



Indian River County Florida

Indian River County
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Legislation Details (With Text)

File #: 20-2155 **Version:** 1
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File created: 11/17/2020 **In control:** Public Hearings
On agenda: 12/8/2020 **Final action:** 12/8/2020
Title: The Virginia W. Russell Family Limited Partnership and Segment Markets 85, Inc.'s Request to Rezone Approximately 78.29 Acres from MED, Medical to PD, Planned Development and to Obtain Conceptual PD Plan Approval for a Project to be known as Harbor Bluffs PD [PD-20-09-02 / 99040218-87279] (QUASI-JUDICIAL)

Sponsors:

Indexes: Planned Development / TND / Mixed Use, Public Hearing

Code sections:

Attachments: 1. Staff Report, 2. Location Map, 3. Aerial, 4. Excerpt from Draft November 12, 2020 PZC Minutes, 5. PD Rezoning Ordinance, 6. Conceptual PD Plan, 7. Alternate Conceptual PD Plan - Single Family and Villas, 8. Conceptual Landscape Plan

Date	Ver.	Action By	Action	Result
12/8/2020	1	Board of County Commissioners	Approved	Pass

The Virginia W. Russell Family Limited Partnership and Segment Markets 85, Inc.'s Request to Rezone Approximately 78.29 Acres from MED, Medical to PD, Planned Development and to Obtain Conceptual PD Plan Approval for a Project to be known as Harbor Bluffs PD [PD-20-09-02 / 99040218-87279] (QUASI-JUDICIAL)

Staff recommends that the Board of County Commissioners grant approval of the PD rezoning request and the conceptual PD plan for Harbor Bluffs PD, with the following conditions: 1. Prior to issuance of a land development permit for Phase 1, the applicant shall obtain Public Works approval of the final design of the 11th Drive improvements including all applicable turn lanes, external sidewalks, and offsite drainage improvements. 2. a. Obtain Planning staff approval of the final landscape plan for the respective phase. b. Obtain Planning staff approval of the final streetlighting plan for the respective phase. c. Obtain Environmental Planning staff approval of the final tree protection and mitigation plan for the respective phase. 3. Prior to issuance of a certificate of completion for Phase 1, the applicant shall construct all 11th Drive improvements as outlined in the approved Developer's Agreement and associated land development permit. 4. Prior to issuance of a certificate of completion for any project phase, the applicant shall construct required improvements such as sidewalks and buffers that are tied to that specific phase, or otherwise guarantee completion of the improvements as provided for in the LDRs. 5. Prior to or via the final plat for Phase 1, the applicant shall dedicate the required right-of-way for 17th Avenue and 39th Street without compensation, as shown on the conceptual PD plan. 6. The Harbor Bluffs PD project site shall revert to its original MED, Medical zoning designation if project construction has not commenced within 10 years of the date of the PD rezoning and conceptual PD plan approval.