



TO: Nicholas Mimms, P.E, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Application for Subdivision Review – Final Plat
Inlet Palms
1502 Seaway Drive**

DATE: November 21, 2017

STAFF REPORT

Owner(s)/Applicant(s): Foglia Contracting Corp
1555 Indian River Blvd, Suite B141
Vero Beach, FL 32960

Representative: Jodah Bittle
Schulke, Bittle & Stoddard, LLC
1717 Indian River Blvd., Suite 201,
Vero Beach, FL 32960

Requested Action: Approval of Final Plat

Location: 1502 Seaway Drive

Parcel IDs: 2401-501-0279-000-1, & 2401-501-0279-010-4

Collective Size: .94 acres

Current Zoning: PD, Planned Development

Current Future Land Use: HIR, Hutchinson Island Residential

Surrounding Zoning:

North	East	South	West
Inlet	R-4A	R-3, R-4A	C-5

Request:

The applicant is requesting the review and approval of a Final Plat application at the site of the Inlet Palms Planned Development located at 1502 Seaway Drive. This project is on approximately .94 acres of land. The project will consist of six (6) townhome units as well as private dock slips for its residents. The plat displays how lots shall be divided and their individual sizes, ranging from 2,801 to 3,613 square feet. The plat also identifies one Tract for the development as Tract 'A'. A 15 ft. drainage easement is dedicated along the southwest portion of the property. Staff has reviewed the Final Plat according to code Section 18-10 (b) Final Plat Specifications and has determined these code requirements are met.

History/Analysis:

The development received preliminary plat approval by the City Commission on August 3, 2015. The Preliminary Plat featured seven (7) townhome lots and the development was divided into Tract 'A' and Tract 'B'. Since that time the applicant has decided to reduce the number of townhome lots from seven (7) to six (6) and there is only one Tract which is Tract 'A'.

The development is currently under construction and Final Plat approval is needed by the City Commission before the applicant can receive a Certificate of Occupancy from the Building Department. The applicant has provided the City a Letter of Credit in the amount of \$94,333.54. That amount is consistent with City Code 18-12 (a)(2)(b.) which requires a cost estimate to be provided that covers 110 percent of the the total cost of the improvements.

Technical Review Committee:

All affected departments have reviewed the proposed Final Plat with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the City Commission. All outstanding responses from reviewing departments have been satisfied by the applicant and their representative.

Staff Recommendation:

The proposed subdivision (Final Plat) is consistent with the City's Land Development Code and Comprehensive Plan therefore Staff Recommends the City Commission approve the request of a Final Plat for the Inlet Palms Development.