



**INDIAN RIVER COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
1801 27th Street, Vero Beach FL 32960  
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[www.ircgov.com](http://www.ircgov.com)

September 30, 2022

Stephen E. Moler, P.E.  
Masteller & Moler, Inc.  
1655 27<sup>th</sup> Street  
Suite 2  
Vero Beach, FL 32960

**RE: Liberty Park PDTND Administrative Approval [AA-22-12-113 / 2004110163-93441]**

Dear Mr. Moler:

County staff has approved the above-referenced administrative approval application. This action approves a modification to the approved conceptual PDTND plan to increase the project's overall open space from 340.27 acres to 350.34 acres (10% over the minimum open space requirement) for the Liberty Park PDTND project to be located at 7000 85<sup>th</sup> Street, with the following condition:

1. If the Liberty Park Community Development District (CDD) is approved by the Board of County Commissioners (BCC), then the project must maintain the new minimum overall open space requirement of 350.34 acres in all future development phases. If the CDD is not approved, then the applicant may formally request to withdraw this subject AA approval, and the project's minimum provided overall open space will remain at 340.27 acres.

Please be advised that this approval shall run concurrent with the extended conceptual PD plan approval and shall terminate and become null and void on October 14, 2025.

Please find attached three copies of the approved plans. If you have any questions, please contact me at 772-226-1239 or [rsweeney@ircgov.com](mailto:rsweeney@ircgov.com).

Sincerely,

Ryan Sweeney  
Chief, Current Development

cc: Phillip J. Matson, AICP (via e-mail)  
Andy Sobczak (via e-mail)  
Andrew Kennedy (via e-mail)