

**INDIAN RIVER COUNTY
PLANNED DEVELOPMENT APPLICATION**



Please indicate the type of application being submitted:

- Conceptual PD Special Exception:
- Concurrent Conceptual PD Special Exception & Preliminary PD:
- Preliminary Planned Development:
- Final Planned Development:

Note: For a PD rezoning also include the appropriate rezoning application.

PROJECT NAME: HARMONY RESERVE

Plan Number: PD-18-04-02

Project #: 99080101-81067

PROPERTY OWNER: (PLEASE PRINT)
HARMONY RESERVE, LLC

APPLICANT (PLEASE PRINT)
SAME AS OWNER

NAME
3880 39TH SQUARE

NAME

ADDRESS
VERO BEACH, FL 32960

ADDRESS

CITY, STATE, ZIP
772-567-9154

CITY, STATE, ZIP

PHONE NUMBER
t.hill@thehillgroup.biz

PHONE NUMBER

EMAIL ADDRESS
J. PATRICK (TOBY) HILL

EMAIL ADDRESS

CONTACT PERSON

CONTACT PERSON

PROJECT ENGINEER: (PLEASE PRINT)
SCHULKE, BITTLE & STODDARD, LLC

AGENT (PLEASE PRINT)
INSITE SOLUTIONS, INC

NAME
1717 INDIAN RIVER BOULEVARD, STE 201

NAME
5070 N. HIGHWAY A-1-A SUITE C-1

ADDRESS
VERO BEACH, FL 32960

ADDRESS
VERO BEACH, FL 32963

CITY, STATE, ZIP
772-770-9622

CITY, STATE, ZIP
772-999-3494

PHONE NUMBER
jbittle@sbsengineers.com

PHONE NUMBER
chuck@insitesolutions.biz

EMAIL ADDRESS
JODAH B. BITTLE, P.E.

EMAIL ADDRESS
CHUCK MECHLING

CONTACT PERSON

CONTACT PERSON

[Signature]

SIGNATURE OF OWNER OR AGENT

TAX PARCEL ID #(s) OF SUBJECT PROPERTY: SEE SUBMITTED PLANS

PROPERTY CLASSIFICATION(S):

<u>Land Use Designation</u>	<u>Zoning District</u>	<u>Acreage</u>
L-2	PD	124.24

TOTAL PROJECT ACREAGE: 124.24

EXISTING SITE USE(S): SINGLE FAMILY RESIDENCES AND UNDEVELOPED LAND

PROPOSED SITE USE(S) AND INTENSITY (e.g. # of units, square feet by use): 413 UNITS

**** PLEASE COMPLETE THE SUBMITTAL CHECKLIST ****

The following items must be attached to the application:

- N/A If the applicant is other than the owner(s), a sworn statement of authorization from the owner;
- Two deeds and a verified statement naming every individual having legal or equitable ownership in the property; if owned by a corporation, provide the names and address of each stockholder owning more than 10% of the value of outstanding corporation shares;
- Two copies of the owner's recorded warranty deed;
- A check, money order or cash made payable to "Indian River County":

Planned Development Request - Conceptual PD Special Exception		
less than 20 acres	\$ 2075.00	
20-40 acres	2475.00	
over 40 acres	2575.00	+ 100.00 for each additional 25 acres over 40 acres

Preliminary PD Plan		
less than 20 acres	\$ 1150.00	
20-40 acres	1250.00	
over 40 acres	1300.00	+ 50.00 for each additional 25 acres over 40 acres

Final PD Plans \$ 1400.00

For concurrent applications: combine the appropriate fees and subtract \$400.00.

- Ten sets of complete Conceptual, Preliminary or Final PD (final plat plans must be signed and sealed by surveyor). Plans as per Chapter 915, pursuant to the type of approval being requested.
- Any requirements of the zoning or subdivision ordinance which the applicant is requesting to be waived (such as minimum lot width and size, street frontage requirements, setbacks, etc.) shall be clearly indicated by section and paragraph numbers, together with the rationale for the waiver request(s), on an attached sheet.

- 10
Aerials for conceptual or preliminary FDs
- Revised response to pre-application for conceptual or concurrent applications
- 10 copies
sealed surveys
- N/A
3 sets of floor plans and elevation for commercial or multi-family buildings
- Written Statement and Photograph of Posted Sign

For Final Plat's only

_____ Letter from developer providing timeline for achieving the 75% completion threshold for the overall subdivision improvement

ONE OF THE FOLLOWING SETS OF REQUIRED IMPROVEMENT DOCUMENTS:

CONSTRUCTION COMPLETE - BUILT OUT:

_____ Certificate of Completion from Public Works or copy of letter to Public Works and Utilities requiring inspection of improvements.

IF IMPROVEMENTS ARE DEDICATED TO THE PUBLIC:

_____ Original Engineer's Certified Cost Estimate for Improvements (signed and sealed)

Failure to provide information on which option is being selected may result in a delay in processing the application.

=====**OR**=====

CONSTRUCTION INCOMPLETE - BOND OUT:

_____ Original Engineer's Certified Cost Estimate for Improvements (signed and sealed; note items to be completed or percent completed at 75% threshold for overall subdivision).

_____ Statement that improvements are nearing completion and a certificate of completion will be obtain prior to final plat approval

Copies of Documents to be recorded with the final plat:

- a. Covenants, Deed Restrictions, Bylaws, etc. or Statement
There Are None _____
- b. Property Owner's Association Articles of Incorporation or
statement indicating why recording of POA is NOT required. _____