

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 PD - PHASE 2

Plan Number: PD- 14-10-12

Project #: 97080101 - 79738

PROPERTY OWNER: (PLEASE PRINT)

HARMONY RESERVE, LLC

NAME

3880 39TH SQUARE

ADDRESS

VERO BEACH, FL 32960

CITY, STATE, ZIP

772-567-9154

PHONE NUMBER

t.hill@thehillgroup.biz

EMAIL ADDRESS

J. PATRICK HILL

CONTACT PERSON

APPLICANT (PLEASE PRINT)

SAME AS OWNER

NAME

ADDRESS

CITY, STATE, ZIP

PHONE NUMBER

EMAIL ADDRESS

CONTACT PERSON

PROJECT ENGINEER: (PLEASE PRINT)

SCHULKE, BITTLE & STODDARD, LLC

NAME

1717 INDIAN RIVER BLVD, STE 201

ADDRESS

VERO BEACH, FL 32960

CITY, STATE, ZIP

772-770-9622

PHONE NUMBER

jbittle@sbsengineers.com

EMAIL ADDRESS

JODAH B. BITTLE, P.E.

CONTACT PERSON

AGENT (PLEASE PRINT)

NAME

ADDRESS

CITY, STATE, ZIP

PHONE NUMBER

EMAIL ADDRESS

CONTACT PERSON


SIGNATURE OF OWNER OR AGENT

TAX PARCEL ID #(s) OF SUBJECT PROPERTY: 32393200022000000000.1

PROPERTY CLASSIFICATION(S):

<u>Land Use Designation</u>	<u>Zoning District</u>	<u>Acreage</u>
L-2	PD	120.10 (PLAT IS FOR 21.56 ACRES)

TOTAL PROJECT ACREAGE: 120.10 (PLAT IS FOR 19.97AC)

EXISTING SITE USE(S): UNDEVELOPED

PROPOSED SITE USE(S) AND INTENSITY (e.g. # of units, square feet by use): 397 UNITS (PLAT IS FOR 85 UNITS)

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

The following items must be attached to the application:

- NA If the applicant is other than the owner(s), a sworn statement of authorization from the owner;
- ON-FILE 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;
- ON-FILE 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.

NA 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.

- NA 2 Aerials for conceptual or preliminary PDs
- NA Itemized response to pre-application for conceptual or concurrent applications
- NA 2 sealed surveys
- NA 3 sets of floor plans and elevation for commercial or multi-family buildings
- NA Written Statement and Photograph of Posted Sign

For Final Plat's only

- NA 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:

- NA 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).

- NA 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 ON-FILE _____
- b. Property Owner's Association Articles of Incorporation or statement indicating why recording of POA is NOT required. ON-FILE _____