



INDIAN RIVER COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
1801 27th Street, Vero Beach FL 32960
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October 27, 2015

David L. Phillips, P.E.
Sustainable Engineering & Design, LLC
13634 Dogwood Drive
Fayetteville AR 72740

RE: Reflections ALF Major Site Plan [2003070312-75272 / SF-MA-15-11-32]

Dear Mr. Phillips:

At its meeting of October 22, 2015, the Planning and Zoning Commission granted re-approval "final" site plan approval for the referenced project. The reapproval supersedes previously approved SP-MA-12-08-18 and AA-14-06-70. This action approves the major site plan for an adult living facility (ALF), also known as an adult congregate living facility (ACLF) with 98 units (125 beds), to be located on the east side of US1 near Schumann Drive, adjacent to the Reflections on the River condominium development, with the following conditions:

1. Prior to site plan release, the applicant shall submit all required jurisdictional permits to planning staff, which include the following:
 - a. Indian River County Initial/Final Concurrence
 - b. Indian River County Stormwater Type "B" Permit
 - c. Indian River County Right-of-way Permit
 - d. Indian River County Land Clearing Permit
 - e. Indian River County Tree Removal Permit
 - f. Indian River County Utility Permit
 - g. SJRWMD ERP General Modification Permit
 - h. FDEP Domestic Wastewater Permit
 - i. FDOT General Use Permit
 - j. FDOT Drainage Permit
 - k. FDOT Utility Permit
 - l. FDOT Driveway Connection Permit

2. Prior to issuance of a land clearing and tree removal permit, the applicant shall submit to the county funds for fee-in-lieu of tree mitigation.

3. Prior to site plan release, the applicant shall:
 - a. Obtain written approval from Public Works for the construction access point(s).
 - b. Record a unity of title acceptable to county staff.

4. Prior to the issuance of a certificate of occupancy (C.O.):
 - a. All required landscape buffers and opaque features shall be installed.
 - b. The US1 turn lane improvements shall be completed.
 - c. The sidewalk along the site's US1 frontage shall be maintained, repaired, or replaced as determined by Public Works.
 - d. The applicant shall demonstrate to county staff compliance with State regulations for the ALF use.

5. There shall be no increase over 125 residents/beds unless special exception use approval is granted for an increase.

6. Any change in the project area of development from what is presented in the subject site plan application shall require a site plan modification, and the applicant shall comply with all county LDRs related to the size of the property.

7. Project construction must follow County construction hours regulations under 974.04(2):
 - (2) *Construction equipment and activity.* It shall be unlawful to operate any equipment or perform any outside construction or repair work on buildings, structures, roads, or projects within the county between the hours of 8:00 p.m. and 6:00 a.m. unless an administrative approval as set forth in section 974.07 for such construction or repair work between such hours has been obtained from Indian River County on the basis of good cause shown.

Please be advised that site plan approval shall terminate and become null and void without notice if construction has not commenced within 24 months from the date of approval. Site plan approval may be extended one time only for good cause by the Board of County Commissioners for a period not to exceed 12 months. Construction shall be considered abandoned and site plan approval shall be terminated if a good faith effort to proceed with the completion of the project has not occurred for a continuous period of 6 months.

Be advised that the Planning Division may request that a Code Enforcement Officer will conduct periodic site inspections to ensure the project is being completed in accordance with the approved site plan. Prior to obtaining a certificate of occupancy for this project, the applicant shall schedule a final inspection through the planning division by following the attached procedural checklist.

If I may provide any further assistance, please contact me at 772-226-1235 or jmccoy@ircgov.com.

Sincerely,



John W. McCoy, AICP
Chief, Current Development

Attachment: C.O. Procedure Checklist

cc: Stan Beling, AICP (via e-mail)
Roland M. DeBlois, AICP (via e-mail)
Chris Mora, P.E. (via e-mail)
Rich Szpyrka, P.E. (via e-mail)
Vincent Burke (via e-mail)
Arjuna Weragoda (via e-mail)
John King (via e-mail)
David Hays, P.E. (via e-mail)
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Tom Scott (via e-mail)
Reflections Holding Co., LLC (via e-mail)
Joseph Paladis (via e-mail)
Tom Cook (via e-mail)
Bob Ashcroft (US Mail)
Thomas Tierney (via e-mail)
Todd Howder (via e-mail)
David Klein (via e-mail)
Bill DeBraal, Deputy County Attorney (via e-mail)