

August 23, 2022

Rich Szpyrka, Director
Public Works
Indian River County
1801 27th Street
Vero Beach, FL 32960

Re: Providence Pointe
Waiver Request - 15' SMA

Dear Mr. Szpyrka:

The Providence Pointe PD is currently under review for a modification to the approved site plan. Concurrent with the site plan application, the applicant is hereby requesting that the public works director approve a waiver or recommendation for a waiver from the 15' Stormwater maintenance area (SMA) typically provided around the perimeter of the stormwater management tract (IRC code section 930.07 (1)(m)(2) and (4)). This change is applicable to a portion of the development within Phase 2 that will be located at the SE corner of the site development, adjacent to 58th Ave/ 41st street.

The proposal includes a new residential concept, aptly named "East Lake BoatHouse" homes. These homes are proposed to be built adjacent to a 3 acre+- stormwater tract (pond) that is connected to an existing very large on-site 32-acre lake. The connection will be made via a Con-Span culvert or equivalent, that is large enough to permit the passage of small boats (i.e. kayaks, canoes, row boats, paddle boards, etc.). This land plan proposes a unique boating and recreational lifestyle for the community, providing direct access to the 32-acre lake and recreation amenity, and provides a unique home design with a traditional waterfront lifestyle.

I have included several exhibits (attached), which illustrate this proposal and the alternate maintenance provisions as described below.

The design of the stormwater tracts and lots for the Providence Pointe East Lake Boat House – Phase 2, propose the following:

Stormwater Tract:

- The stormwater tract (Tract 10) will be a manmade pond (approx. 3 acres) designed to operate as a standard wet detention system, and will be interconnected with an existing 32-acre lake, and two other manmade ponds, that together will provide approximately 51 acres of surface water serving the entire Providence Pointe TND PD.
- The pond will have a seawall at the stormwater tract / rear lot line boundary (pond perimeter). Top of wall (el. 20.25') will be set above the 25 yr. peak stage (el. 20.1' estimated)
- The submerged lake bottom is designed to have a flat 15' wide maintenance shelf at el. 15.0', which is approx. 3' below normal water level (NWL = 18.0 ft.). This flat shelf will extend from the seawall 15' waterward then the lake bottom slopes at 4:1 to el. 12.0 ft., then 2:1 or flatter to the proposed lake bottom.

- There will be six (6) openings in the seawall at common area tracts where access to the water body and maintenance shelf can be made via 6:1 or flatter slopes.
- The pond depth is shallow (2' to 3') at either end of the Con-Span culvert connection between the pond and the 32-acre recreation lake. This location is accessible for equipment and designed to provide a location to construct a temporary cofferdam in the event that the pond needs to be drawn down for any future major lake bottom or seawall maintenance. Design draw down elevation is 13.5 ft.

Stormwater Tract/ lot interface:

- Adjacent homes would be subject to a min. 6' rear primary building setback
- Decks/ docks may extend into the setback, and over the seawall and water body into the tract as much as 5'.
- Decks may be supported by pilings installed waterward of seawall.

POA regulations will include:

- Lot owners are permitted to encroach into stormwater tract for construction, use and maintenance of decks/ pilings, and access to the pond for recreation.
- POA or its designated agent will be the sole maintenance entity for all properties/ all lots.
- All lots are subject to a general access and maintenance easement for maintenance of the grounds, including drainage, irrigation, landscape, seawall and adjacent pond.
- POA retains rights to maintain the seawall and lake bottom and may remove decks/ pilings as needed. (POA rights to the construct and maintain the seawall supersede lot owners' rights to the deck structure).
- All rear lots adjacent to the stormwater tract are subject to a 5' construction and maintenance easement for POA.
- The building foundation for all homesites shall provide design considerations that permit long term viability of the residential structure, and the design shall consider possible future seawall repair, reconstruction or replacement. Foundations will be designed to a depth and location that would not be undermined or compromised in the event of the removal, replacement or repair of the seawall.

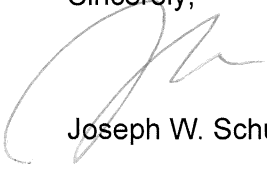
Maintenance provisions:

- The seawall will provide a hardened edge of the water body and should minimize common maintenance issues that would otherwise occur at standard SMA's (erosion of lake bank and regrading/ sodding needed).
- POA, as the singular maintenance entity, will annually inspect the seawall and adjacent grading and stability of earth, and make repairs as needed.
- POA will, when necessary, draw down lake and access the lake and seawall via the maintenance shelf for inspections, repairs, reconstruction, or replacement of seawall, and provide any required regrading and stabilization of the lake bottom or areas landward of the seawall.

We believe that a waiver from the required stormwater maintenance area should be approved with the condition that the above outlined design, operation and maintenance provisions are incorporated within the land development permit engineering design, individual home site design, and within the development's covenants and deed restrictions.

Upon your review, please let me know if you have any questions or would like to meet and further discuss. Your support for this request for a waiver would be greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Schulke', is written over the typed name.

Joseph W. Schulke, P.E.

DETAILED EXHIBITS OF BOATHOUSES

FOR

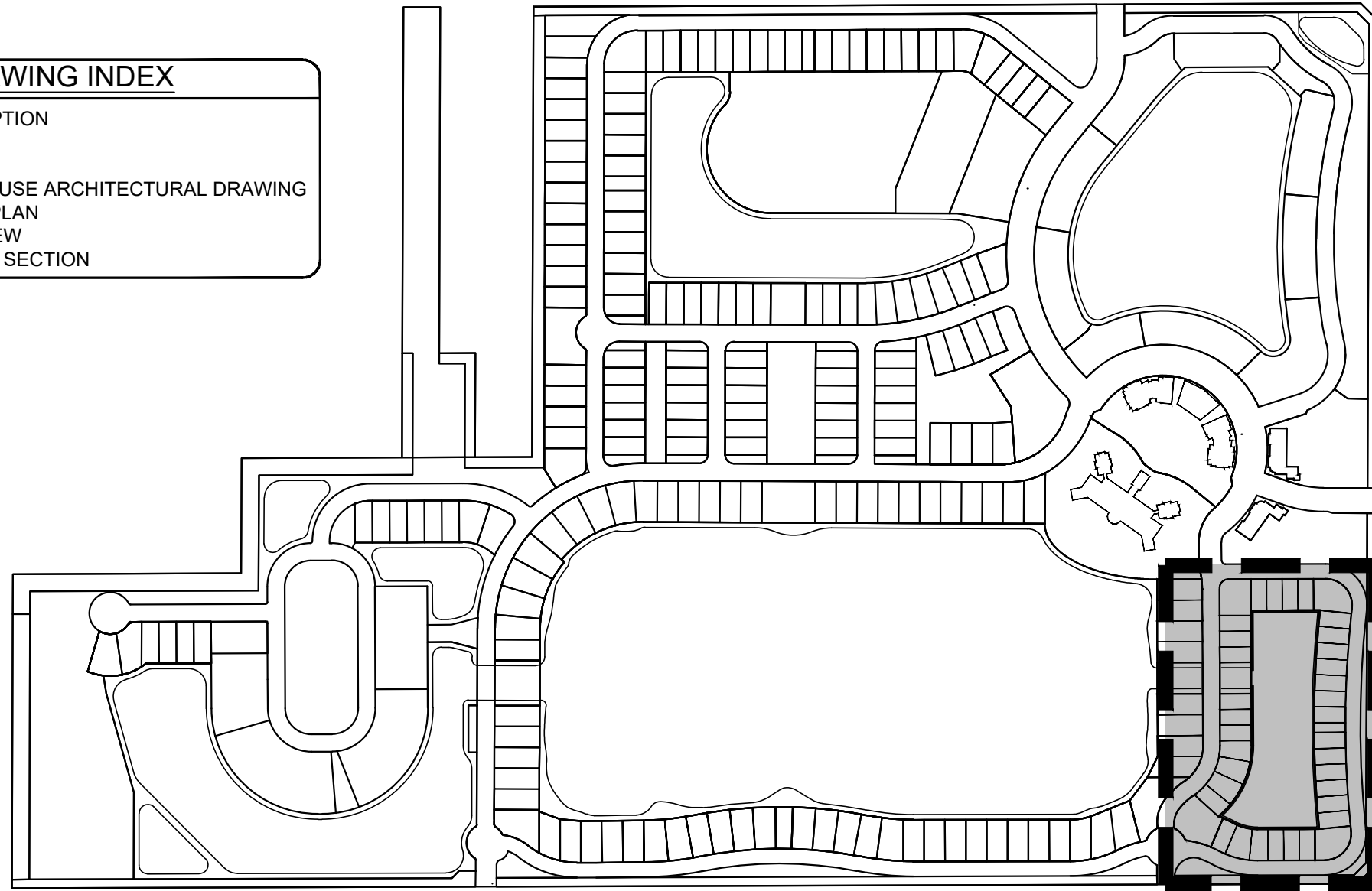
PROVIDENCE POINTE

A TRADITIONAL NEIGHBORHOOD DESIGN COMMUNITY

SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST

INDIAN RIVER COUNTY, FLORIDA

DRAWING INDEX	
SHEET	DESCRIPTION
1	COVER
2	BOATHOUSE ARCHITECTURAL DRAWING
3	FLOOR PLAN
4	PLAN VIEW
5	TYPICAL SECTION



SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668

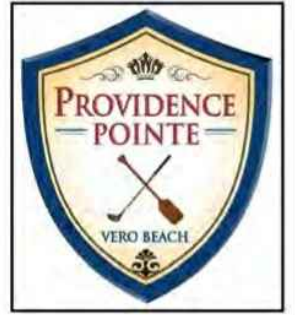
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

01

BOATHOUSE WITH COVERED PARKING

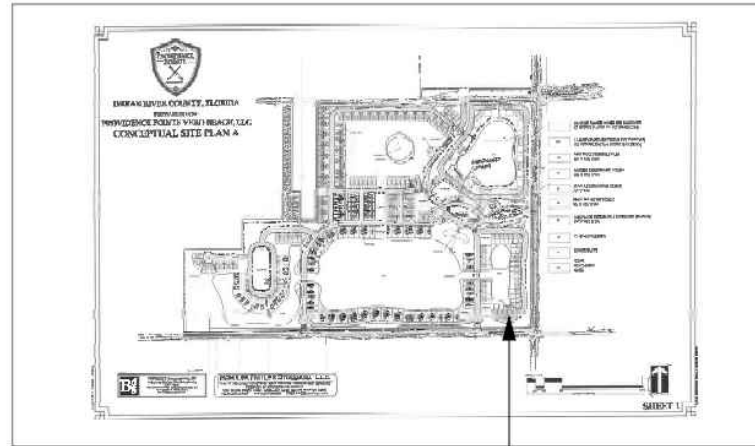
3,0 BEDROOM + 3,0 BATHROOM

45' X 90' LOT



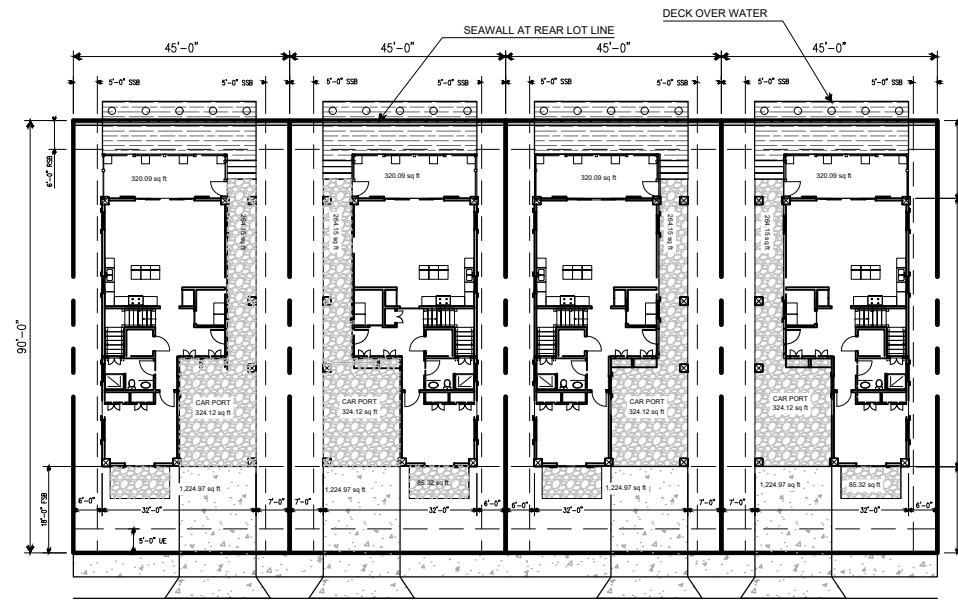
PHASE 2

ARCHITECTURAL DRAWINGS -
FLOOR PLANS AND
RENDERINGS FOR PROPOSED
RESIDENTIAL STRUCTURES



SITE-LOCATION

LOCATION



1ST FLOOR PLAN

TYPICAL BOATHOUSE	LIVING SPACE:	2,075 SQ.FT.
	PORCHES:	450 SQ.FT.
	COVERED PARKING:	325 SQ.FT.



BIRDS EYE VIEW



STREET SIDE VIEW 01



STREET SIDE VIEW 02



REAR SIDE VIEW 01



REAR SIDE VIEW 02

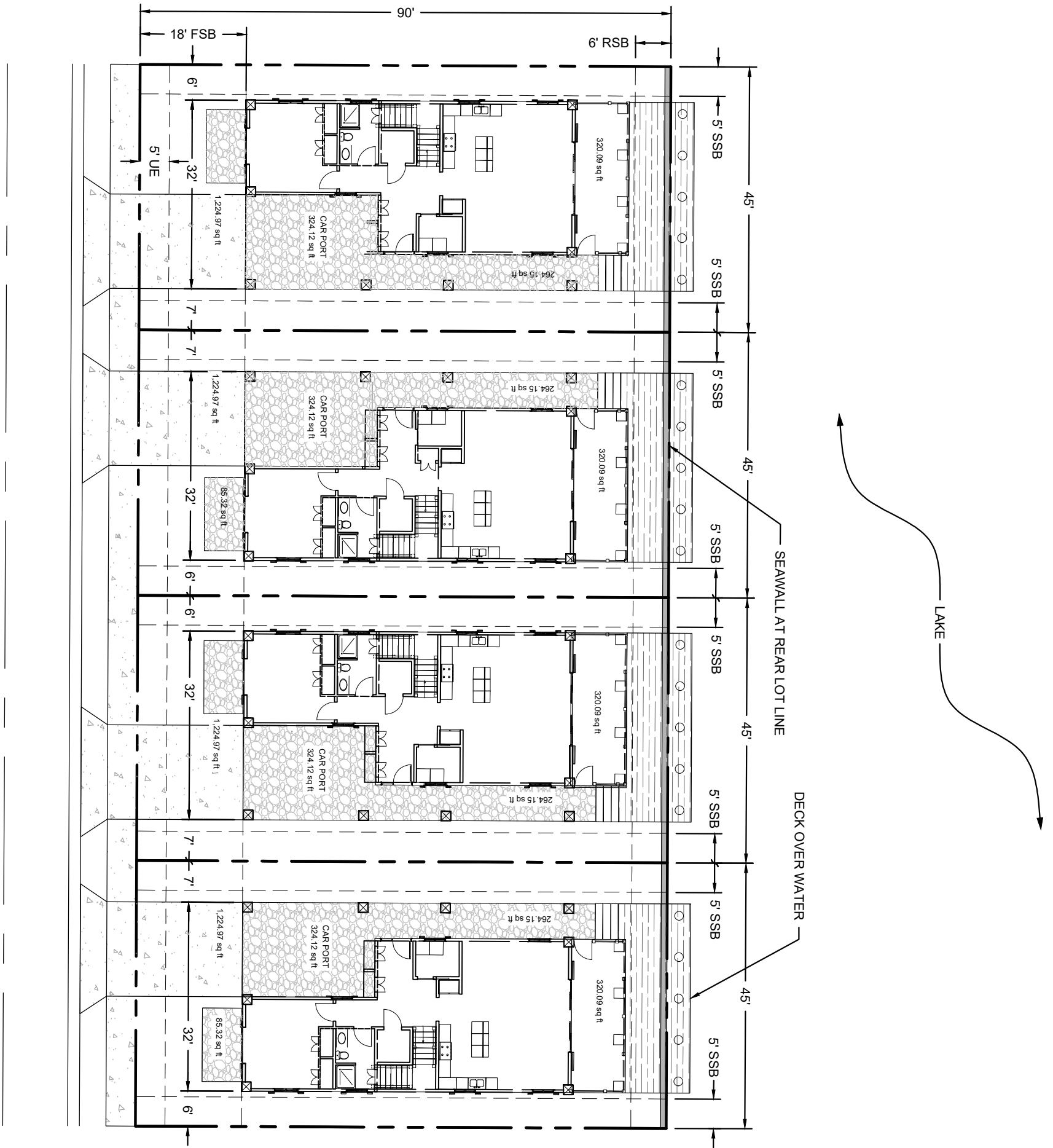


2ND FLOOR PLAN

DATE: 01.25.2020
 DESIGN + DWGS BY: NANAB POLLOCK
 COPYRIGHT:

SHEET TITLE
 PP-BOATHOUSES
 45'X100'

01
 SHEET 1 OF 7



PROVIDENCE POINTE
 VERO BEACH, LLC
 VERO BEACH, FLORIDA
 INDIAN RIVER COUNTY

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00008668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

BOATHOUSES
 FLOOR PLANS
 SCALE: 1 INCH = 20 FEET

- P.O.A. DOCUMENTS WILL PROVIDE THE FOLLOWING REQUIREMENTS:
- RESIDENTIAL STRUCTURAL FOUNDATION [A] SHALL BE CONSTRUCTED TO A DEPTH AND LOCATION SUCH THAT THE FOUNDATION IS STABLE IN THE EVENT THAT THE SEAWALL IS REMOVED.
 - DECK STRUCTURE [B] SHALL NOT BE DEPENDANT ON SEAWALL [C] FOR STRUCTURAL SUPPORT
 - PILING [D] WILL BE PERMITTED WITHIN STROMWATER TRACT FOR DECK STRUCTURE [B] SUPPORT
 - P.O.A. HAS RIGHT TO ACCESS AND MAINTAIN THE SEAWALL, AND MAY REMOVE DECK [B] AND SUPPORTING STRUCTURES [D] IF NECESSARY TO MAINTAIN, CONSTRUCT, REPLACE, AND TO RECONSTRUCT SEAWALL.

