



INDIAN RIVER COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
1801 27th Street, Vero Beach FL 32960  
772-226-1237 / 772-978-1806 fax  
[www.ircgov.com](http://www.ircgov.com)

December 22, 2016

John H. Blum, P.E.  
Carter Associates, Inc.  
1708 21<sup>st</sup> Street  
Vero Beach FL 32960

**RE: The River Preserve Major Site Plan Approval  
[SP-MA-16-09-21 / 2001030063-77155]**

Dear Mr. Blum:

At its regular meeting of December 8, 2016, the Planning and Zoning Commission approved the above-referenced major site plan application. That action approves the construction of a 96 unit multi-family apartment complex on the western portion of the overall River Preserve development site located 9900 US Highway 1, with the following conditions:

1. Prior to site plan release, the applicant shall submit all required jurisdictional permits to Planning Staff as follows:
  - a. Indian River County Initial/Final Concurrency
  - b. Indian River County Land Clearing Permit
  - c. Indian River County Tree Removal Permit
  - d. Indian River County Type 'B' SWMS Permit
  - e. Indian River County Right-of-Way Permit
  - f. FDEP Notice of Intent
  - g. FDEP Water and Wastewater Permits
  - h. SJRWMD Environmental Resources Permit
2. Prior to issuance of a land clearing and tree removal permit, the applicant shall submit to the county a final tree mitigation plan that may include mitigation in the form of fee-in-lieu and/or on-site planting of mitigation trees and pay any required fee-in-lieu of mitigation.
3. Prior to site plan release, the applicant shall:
  - a. Record a unity of title acceptable to county staff.
  - b. Grant the upland and wetland conservation easements shown on the project site plan.
  - c. Provide Public Works written confirmation from FDOT that the proposed emergency access is acceptable.
  - d. Document that access acceptable to Mosquito Control has been provided.

4. Prior to the issuance of a certificate of occupancy (C.O.), the applicant shall:
  - a. Install all required landscape buffers and opaque features.
  - b. Obtain County approval of the US1 turn lane improvements.
  - c. Repair or replace the sidewalk along the site's US1 frontage, as determined by Public Works.
  - d. Plant any required mitigation trees.
5. 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.

Upon satisfaction of the approval conditions, the applicant shall provide, in writing, the intent to begin construction and arrange an appointment with a Current Development Division staff member to release the approved plan.

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 may 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 Code Enforcement Department may conduct periodic inspections to ensure the project is completed in accordance with the approved site plan. Upon completion of construction of each multi-family building, the applicant shall submit a formal request for certificate of occupancy site inspections through the Planning Division, see attached checklist for submittal instructions.

If you require any additional assistance please contact me at 772-226-1235 or [jmccoy@ircgov.com](mailto:jmccoy@ircgov.com).

Sincerely,



John W. McCoy, AICP  
Chief, Current Development

Attachment: Site Plan CO Checklist

- cc: Stan Boling, AICP (via e-mail)  
John W. McCoy, AICP  
Vincent Burke (via e-mail)  
Arjuna Weragoda (via e-mail)  
John King (via e-mail)  
Richard B Szpyrka, P.E. (via e-mail)