

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:           X          

Note: For a PD rezoning please use the appropriate rezoning application.

PROJECT NAME: The Reserve at Grand Harbor, Plat 33 (Phase 1)

Plan Number: PD- 13-10-03 ✓

Project #: 2001020101- 77703

PROPERTY OWNER: (PLEASE PRINT)

APPLICANT (PLEASE PRINT)

GH Vero Beach Development, LLC  
NAME

Masteller, Moler & Taylor, Inc.  
NAME

4755 South Harbor Drive  
ADDRESS

1655 27th Street, Suite #2  
ADDRESS

Vero Beach, Florida 32967  
CITY, STATE, ZIP

Vero Beach, Florida 32960  
CITY, STATE, ZIP

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PHONE NUMBER

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PHONE NUMBER

ccleary@bayswaterbrokeragefl.com  
EMAIL ADDRESS

dt5243@bellsouth.net  
EMAIL ADDRESS

Christopher J. Cleary  
CONTACT PERSON

David M. Taylor  
CONTACT PERSON

PROJECT ENGINEER: (PLEASE PRINT)

AGENT (PLEASE PRINT)

Masteller & Moler, Inc.  
NAME

Masteller, Moler & Taylor, Inc.  
NAME

1655 27th Street, Suite #2  
ADDRESS

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Stephen E. Moler, P.E.  
CONTACT PERSON

David M. Taylor, PSM, CFM  
CONTACT PERSON

SIGNATURE OF OWNER OR AGENT

TAX PARCEL ID #(s) OF SUBJECT PROPERTY: 32391400000500000004.3

PROPERTY CLASSIFICATION(S):

<u>Land Use Designation</u>	<u>Zoning District</u>	<u>Acreage</u>
M-1	RM-6 (PD)	75.55

TOTAL PROJECT ACREAGE: 75.55

EXISTING SITE USE(S): Single-family residential

PROPOSED SITE USE(S) AND INTENSITY (e.g. # of units, square feet by use):  
Plat to create 59 single-family lots, landscape/stormwater tracts and road right-of-ways.

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

The following items must be attached to the application:

- 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;
- Two copies of the owner's recorded warranty deed;
- A check, money order or cash made payable to "Indian River County":

<b>Planned Development</b>		
<b>Request - Conceptual PD Special Exception</b>		
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

<b>Preliminary PD Plan</b>		
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 application fees combine the appropriate fees and subtract \$400.00.**

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

**For Final Plat's only**

- CONSTRUCTION COMPLETE - BUILT OUT:
  - (A) 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:

  - (B) Original Engineer's Certified Cost for Improvements (Signed and Sealed) OR
- X CONSTRUCTION INCOMPLETE - BONDING OUT:
  - (A) Original Engineer's Certified Cost Estimate for Improvements (Signed and Sealed)  
 Engineer's statement that certificate of completion will be obtained prior to approval
- X COPIES OF DOCUMENTS TO BE RECORDED WITH THE FINAL PLAT:
  - a. Covenants, Deed Restrictions, Bylaws, etc. or Statement There Are None (ORB 1922, Pg. 2473)
  - b. Property Owner's Association Articles of Incorporation or Statement Indicating Why Recording of POA is Not Required