



**INDIAN RIVER COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

1801 27th Street, Vero Beach FL 32960

772-226-1237 / 772-978-1806 fax

*www.ircgov.com*

April 24, 2020

Aaron Bowles, P.E.  
MBV Engineering, Inc.  
1835 20<sup>th</sup> Street  
Vero Beach, FL 32960

**RE:** Patrick Marston/Vero Beach MOB, LLC Application for Traffic Impact Fee Credit Agreement for Acceleration Lane, Deceleration Lane, Raised Median Island, and Landscape Repair in Indian River Boulevard ROW to Access Property Parcel # 32-39-25-00000-5000-00001.0

Dear Mr. Bowles:

This is to inform you that your Application on behalf of Vero Beach MOB, LLC for a Traffic Impact Fee (TIF) Credit Agreement for acceleration lane, deceleration lane, raised median island, and landscape repair in Indian River Boulevard Right-Of-Way (ROW) to access the above referenced property parcel was electronically received by Planning Division staff on April 21, 2020 and was subsequently reviewed for completeness and for eligibility consistent with Title X of the Indian River County Code of Ordinances.

With respect to application completeness, please be advised that Planning Division staff reviewed the application submittal and found it to be incomplete. Item IV.2.b) of the application states that an "estimated construction cost prepared and certified by a duly qualified and licensed Florida Engineer" be provided. While the submission includes an "Engineer's Opinion of Probable Cost" sheets, those sheets are not certified by a duly qualified and licensed Florida Engineer. However, in an effort to be responsive to the applicant, staff has proceeded with a review of the application for eligibility as submitted.

With respect to eligibility, please be advised that Title X, Section 1010.04(6) of the Indian River County Code of Ordinances states that no traffic impact fee credit shall be granted for site-related improvements, including but not limited to:

- access roads leading to and from the development;
- acceleration and deceleration lanes, and right and left turn lanes leading to those roads and driveways within the development; and
- traffic control devices (including signs, marking, channelization and signals) for those roads and driveways within the development.

Planning Division staff coordinated with Rich Szyrka, County Public Works Director on this requirement and the proposed improvements and confirmed that the proposed improvements do not qualify for traffic impact fee credit.

Should you have any questions, feel free to contact me at (772) 226-1250.

Sincerely,

A handwritten signature in blue ink that reads "Bill Schutt".

Bill Schutt, AICP  
Chief, Long-Range Planning

cc: Patrick Marston, Vero Beach MOB, LLC  
Jason Brown, County Administrator  
Phillip J. Matson, AICP; Community Development Director  
Rich Szyrka, P.E., Public Works Director  
Ryan Sweeney, Chief, Current Development  
Vickie Johnston, Planning Assistant

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