

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:

Note: For a PD rezoning also include the appropriate rezoning application.

PROJECT NAME: Vero Beach Square

Plan Number: PD- 17-04-02

Project #: 2007110117 - 78442

PROPERTY OWNER: (PLEASE PRINT)

Vero Capital LLC c/o Triarch Invest Grove Inc.
NAME

18205 Biscayne Blvd
ADDRESS

Aventura, FL 33160
CITY, STATE, ZIP

PHONE NUMBER

EMAIL ADDRESS

CONTACT PERSON

PROJECT ENGINEER: (PLEASE PRINT)

Kimley-Horn and Associates, Inc.
NAME

445 24th Street, Suite 200
ADDRESS

Vero Beach, FL 32960
CITY, STATE, ZIP

772-794-4100
PHONE NUMBER

chris.hollen@kimley-horn.com
EMAIL ADDRESS

Chris Hollen, P.E.
CONTACT PERSON

APPLICANT (PLEASE PRINT) contract purchaser

Knonover Acquisition Corp.
NAME

431 Fairway Drive, #201
ADDRESS

Deerfield Beach, FL 33441
CITY, STATE, ZIP

954-354-8282
PHONE NUMBER

bhyatt@konoversouth.com
EMAIL ADDRESS

Blair Hyatt, Executive VP
CONTACT PERSON

AGENT (PLEASE PRINT)

Kimley-Horn and Associates, Inc.
NAME

445 24th Street, Suite 200
ADDRESS

Vero Beach, FL 32960
CITY, STATE, ZIP

772-794-4100
PHONE NUMBER

chris.hollen@kimley-horn.com
EMAIL ADDRESS

Chris Hollen, P.E.
CONTACT PERSON

Chris Hollen, P.E. - Authorized Agent for Contract Purchaser
SIGNATURE OF OWNER OR AGENT

TAX PARCEL ID #(s) OF SUBJECT PROPERTY: 33-39-04-0000-1011-000001-0 ⁰⁰⁰⁰¹⁻⁰¹¹⁰⁻⁰⁰⁰⁰¹⁻⁰

PROPERTY CLASSIFICATION(S):

<u>Land Use Designation</u>	<u>Zoning District</u>	<u>Acreage</u>
C/I	CL	9.66

TOTAL PROJECT ACREAGE: 9.66

EXISTING SITE USE(S): Vacant Land

PROPOSED SITE USE(S) AND INTENSITY (e.g. # of units, square feet by use): Grocery = 19,787 SF
Fast Food with Drive-Thru = 5,100 sf, Restaurant = 6,300 sf, Retail = 4,920 sf, Tire Store = 7,100 sf,
Medical Office = 7,000 sf

**** 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;
- 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":

Planned Development Request - Conceptual PD-Special Exception		
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
Preliminary PD Plan		
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 applications: combine the appropriate fees and subtract \$400.00.

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.

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.

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

For Final Plat's only

_____ Letter from developer providing timeline for achieving the 75% completion threshold for the overall subdivision improvement

ONE OF THE FOLLOWING SETS OF REQUIRED IMPROVEMENT DOCUMENTS:

CONSTRUCTION COMPLETE - BUILT OUT:

_____ 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:

_____ Original Engineer's Certified Cost Estimate for Improvements (signed and sealed)

Failure to provide information on which option is being selected may result in a delay in processing the application.

====OR====

CONSTRUCTION INCOMPLETE - BOND OUT:

_____ Original Engineer's Certified Cost Estimate for Improvements (signed and sealed; note items to be completed or percent completed at 75% threshold for overall subdivision).

_____ Statement that improvements are nearing completion and a certificate of completion will be obtain prior to final plat approval

Copies of Documents to be recorded with the final plat:

- a. Covenants, Deed Restrictions, Bylaws, etc. or Statement There Are None _____
- b. Property Owner's Association Articles of Incorporation or statement indicating why recording of POA is NOT required. _____