



**INDIAN RIVER COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

1801 27th Street, Vero Beach FL 32960

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

www.ircgov.com

August 21, 2013

Joseph Schulke, P.E.
Schulke, Bittle & Stoddard LLC
1717 Indian River Blvd
Suite 201
Vero Beach FL 32960

RE: Providence Pointe Vero Beach, LLC's Request to Rezone Approximately 186.33 Acres from A-1 and RS-3 to PDTND and to Approve the Conceptual PD Plan for "Providence Pointe" [PD-13-04-01 / 2004110179-70350]

Dear Mr. Schulke:

At its regular meeting of August 20, 2013, the Board of County Commissioners approved the PDTND rezoning request and granted conceptual PD plan approval for the project referenced above. Those actions approved at a conceptual level development of 481 detached and attached residential units, 72,000 square feet of commercial building area, a 57 room hotel with restaurant, a clubhouse, and an executive 9-hole golf course, with the following conditions:

1. Prior to or via any final plat, the applicant shall restrict the planting and maintenance of Caribbean Fruit Fly and Citrus Greening host plants on all PD sites. Said host plant prohibition shall be included in covenants and restrictions filed on project properties.
2. Prior to approval of the LDP plan for Phase I, the applicant shall dedicate the ultimate right-of-way for 49th Street and 58th Avenue adjacent to the project, with density credit provided for Providence Pointe, as shown on the conceptual PD plan. In addition, the applicant shall dedicate the small portion of 49th Street right-of-way shown on sheet 4 of the conceptual plan in advance of the Phase I LDP when notified by the County.
3. Prior to the issuance of a land clearing and tree removal permit, the applicant shall document that all agencies have approved the Conservation and Habitat Management Plan and issued any required jurisdictional permits.
4. Prior to approval of the preliminary PD plan for Phase I, the applicant shall enter into a developer's agreement that provides for all off-site traffic improvements and stormwater capacity for adjacent streets required by Traffic Engineering.

Attachment 2

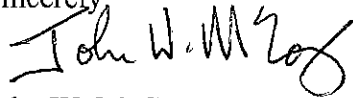
5. Prior to the issuance of a land development permit for Phase I, the applicant shall:
 - a. Submit a sign package for the Market Place commercial/area and obtain approval of the sign package from staff. The sign package must comply with County Corridor Plan requirements and demonstrate a consistent aesthetic theme for the entire project.
 - b. Provide a final design, acceptable to Traffic Engineering and MPO Staff, for the project transit stops.
 - c. Provide a final design, acceptable to Engineering, for stormwater capacity for run-off from adjacent public roads.
6. Prior to the issuance of the first certificate of completion for any preliminary PD plan within any sub-phase of Phase I, the applicant shall:
 - a. Complete or bond out the sidewalk segment on 49th Street and 58th Avenue adjacent to Phase 1.
 - b. Pave that portion of 53rd Street from 58th Avenue to the western project driveway.
 - c. Complete all site related traffic improvements depicted on the preliminary PD plan and listed in section 13 of the staff report that serve that portion of Phase 1 or sub-phase of Phase 1.
7. Prior to issuance of a certificate of completion for Phase 1b, the applicant shall pave that portion of 49th Street adjacent to Phase 1b as shown on the preliminary PD plan
8. Prior to or via the final plat approval for Phase 1, the applicant shall dedicate the 120' right-of-way for 53rd Street to the county, subject to the terms of a developer's agreement.
9. Prior to the issuance of a certificate of completion for Phase II, the applicant shall complete all site-related traffic improvements required to serve Phase II, as identified by Traffic Engineering and listed in the approved traffic impact analysis.
10. Prior to issuance of a certificate of completion for Phase III, the applicant shall complete all site-related improvements required to serve Phase III, as identified by Traffic Engineering and listed in the approved traffic impact analysis.
11. Prior to or via the final plat for Phase IIA, the applicant shall escrow the applicant's fair share for the future paving of the project's remaining 53rd Street frontage.
12. All preliminary PD plan/plats shall be subject to the following conditions:
 - a. All Market Place blocks and all mixed use areas shall be subject to and shall demonstrate compliance with the County Corridor Criteria or Planning & Zoning Commission approved alternative requirements for landscaping.

- b. Preliminary PD plans shall include final architectural and streetscape designs, acceptable to the Planning and Zoning Commission, for implementing Future Land Use Policy 18.1, and demonstrate compliance with section 915.13(5).
 - c. All buildings at street corners in the Market Place commercial shall be designed to be accessible from both streets or street sidewalks.
 - d. All buildings in the Market Place shall be two stories or have a vertical mass similar to a two story building, unless otherwise approved by the Planning and Zoning Commission.
 - e. All single-family phases shall include submittal of a plan book, approved by staff, demonstrating compliance with Policy 18.1 criteria and Section 915.13(5).
 - f. Commercial/office uses in the Market Place/mixed use areas shall be limited to 72,000 sq. ft.
 - g. The streetscape (buildings and landscape) shall be consistent on both sides of any street, even between different use types.
13. The Providence Pointe project site shall revert to its original (current as of August 2013) zoning if construction has not commenced within 7 years of the approval of the conceptual PD plan and rezoning.
14. Prior to or via each final plat that is adjacent to the Urban Service Area boundary, the applicant will provide a notice pursuant to Florida Statutes 163.3163, if required by that statute.

The next step in the process is for the applicant to submit a preliminary PD plan, which must be reviewed and approved by the Technical Review Committee and the Planning & Zoning Commission.

Please find enclosed three copies of the approved conceptual PD plan for your records. If you require any additional information please contact me at 772-226-1235.

Sincerely,



John W. McCoy, AICP
Senior Planner

- | | |
|-----------------------------------|----------------------------------|
| cc: Robert M. Keating, AICP | Lt. John Duran (via e-mail) |
| Stan Boling, AICP (via e-mail) | Jeanne Bresett (via e-mail) |
| Roland DeBlois, AICP (via e-mail) | Joseph Barile (via e-mail) |
| Sasan Rohani, AICP (via e-mail) | Bruce Barkett, Esq. (via e-mail) |
| Chris Mora, P.E. (via e-mail) | Andrew Kennedy (via e-mail) |
| Chris Kafer, P.E. (via e-mail) | Bill Caldwell (via e-mail) |
| David Hays (via e-mail) | Joe Idlette III (via e-mail) |
| Environmental Health (via e-mail) | Freddie Woolfork (via e-mail) |
| Jesse Roland (via e-mail) | |