

**INDIAN RIVER COUNTY, FLORIDA  
MEMORANDUM**

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**TO:** Board of County Commissioners

**THROUGH:** John A. Titkanich, Jr. County Administrator

**FROM:** Richard B. Szyrka, P.E., Public Works Director

**SUBJECT:** Providence Pointe PD  
Waiver Request to Eliminate 15-foot Stormwater Maintenance Area

**DATE:** September 5, 2023

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**DESCRIPTION AND CONDITIONS**

The Engineer of Record for the Providence Pointe PD development has contacted Public Works and Planning regarding a waiver to eliminate the requirement for the 15-foot Stormwater Maintenance Area (SMA) around the stormwater retention system in Phase Two of the development. See the attached Waiver Request Letter.

Phase two of the development features a unique design with the residential units located close to the rear property line at the lake. The lake is proposed to be entirely built with a seawall, with the homes built close to the rear, which incorporates porches/decks that overhang the seawall over the lake and will have access docks for small water craft (canoes, kayaks, small sailboats). See the attached Boathouse Exhibit.

Planning and Zoning approved the conceptual plan for Phase Two on June 22, 2023. The Engineer was aware at that time that the Board would need to approve a waiver to the SMA and due to the unique design Public Works and Planning would support a waiver request to the Board.

The Developer is planning on moving forward with the design of Phases One and Two, but is reluctant to complete the design and submit a Land Development Permit (LDP) application until a waiver to the 15-foot SMA for phase two is approved.

**FUNDING**

No funding is required for this item.

**RECOMMENDATION**

Staff recommends that the Board approve the waiver to eliminate the 15-foot Stormwater Maintenance Area for Phase Two only and condition the approval such that if the design concept changes in the future, the waiver will be terminated.

**ATTACHMENTS**

1. Boathouse Waiver Request Letter
2. Boathouse Exhibit

**APPROVED AGENDA ITEM FOR SEPTEMBER 12, 2023**