



# Indian River County Florida

Indian River County  
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## Legislation Details (With Text)

**File #:** 22-0963      **Version:** 1  
**Type:** Public Hearing      **Status:** Agenda Ready  
**File created:** 11/3/2022      **In control:** Public Hearings  
**On agenda:** 11/15/2022      **Final action:** 11/15/2022

**Title:** Kolter Group Acquisitions LLC’s Request for Conceptual Planned Development (PD) Plan and Special Exception Approval and Concurrent Preliminary PD Plan/Plat Approval for a Project to be known as Red Tree Cove PD [PD-21-11-09 / 2021040075-90718]

**Sponsors:**

**Indexes:** Planned Development / TND / Mixed Use, Public Hearing

**Code sections:**

**Attachments:** 1. Staff Report, 2. Draft 10-13-2022 PZC Minutes, 3. Location Map, 4. Aerial, 5. Conceptual-Preliminary PD Plan, 6. Landscape Plan

Date	Ver.	Action By	Action	Result
11/15/2022	1	Board of County Commissioners	Approved	Pass

Kolter Group Acquisitions LLC’s Request for Conceptual Planned Development (PD) Plan and Special Exception Approval and Concurrent Preliminary PD Plan/Plat Approval for a Project to be known as Red Tree Cove PD [PD-21-11-09 / 2021040075-90718]

Staff recommends that the that the BCC grant conceptual PD plan and special exception approval with the following conditions: 1. Prior to issuance of a land development permit for Phase 1, the applicant shall: a. Dedicate all proposed right-of-way dedications. b. Pay their fair share contribution toward the future 17<sup>th</sup> Street SW bridge crossing. 2. Prior to issuance of a land development permit for each project phase, the applicant shall: a. Obtain Public Works approval of the final design of the respective off-site improvements including paving, drainage, turn lanes, and external sidewalks. b. Obtain Planning staff approval of a final landscape and buffer plan. c. Obtain Planning staff approval of the final streetlighting design. 3. Prior to or via the final plat process, the applicant shall: a. Construct or bond-out the required landscape buffers. b. Construct or bond-out the required project streetlighting. c. Dedicate a conservation easement in favor of the County over the 1.55 acres of on-site native uplands. 4. Prior to issuance of a certificate of completion for each respective phase, the applicant shall: a. Construct all required off-site improvements. b. Install all required perimeter buffers and project landscape improvements. c. Install all required project streetlighting. 5. Internal sidewalks shall be constructed along the frontage of common areas and individual lots in accordance with Section 913.09(5)(b)2. of the County LDRs.