



# Indian River County Florida

Indian River County  
Administration Complex  
1801 27th Street, Building A  
Vero Beach, Florida, 32960-  
3388  
www.ircgov.com

## Legislation Text

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**File #:** 21-1178, **Version:** 1

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Meritage Homes'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 Hampton Park PD [PD-21-04-04 / 2004040192 -88914] Quasi-Judicial

Staff recommends that the BCC grant conceptual PD plan and special exception approval with the following conditions:

1. Prior to issuance of land clearing and tree removal permits, the applicant shall:
  - a. Provide documentation that the wetlands mitigation credits have been secured for the project.
  - b. Obtain a County wetlands resource permit.
  - c. Obtain Planning staff approval for the tree mitigation plan.
2. Prior to issuance of a land development permit, the applicant shall:
  - a. Dedicate the proposed 8<sup>th</sup> Street right-of-way dedications.
  - b. Obtain Planning staff approval of a final landscape and buffer plan.
  - c. Obtain Planning staff approval of the final streetlighting design.
  - d. Obtain Public Works approval of the final design of the 8<sup>th</sup> Street widening and restoration plan including the eastbound left turn lane, the on-site stormwater storage and treatment, and the 8<sup>th</sup> Street replacement sidewalk.
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. Provide a shared pedestrian access for the residents of the Laurel Oaks Subdivision, subject to review and acceptance by the County Attorney's Office.
4. Prior to issuance of a certificate of completion, the applicant shall:
  - a. Construct the 8<sup>th</sup> Street widening and restoration improvements including the eastbound left turn lane, the on-site stormwater storage and treatment, and the 8<sup>th</sup> Street replacement sidewalk.
  - 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.