



**PROJECT INFORMATION**

OWNER: SCHWERN ASSET ADVISORS LLC  
667 OCEAN RD  
VERO BEACH, FL 32963

APPLICANT: CDR CHD HOMES, LLC  
599 HWY MERCANTILE PLACE  
PORT ST LUCIE, FL 34986  
(888) 988-2028 EXT 117

ENGINEER: SCHULKE, BITTLE & STODDARD, L.L.C.  
1717 INDIAN RIVER BLVD SUITE 201  
VERO BEACH, FL 32960  
TEL: (772) 770-9496  
FAX: (772) 770-9496

SURVEYOR: MERIDIAN LAND SURVEYORS, INC. LB # 6005  
1717 INDIAN RIVER BLVD SUITE 201  
VERO BEACH, FL 32960  
TEL: (772) 794-1213

STATEMENT OF USE: DEVELOPMENT OF A SITE PLAN AND PLAY OVERLAY FOR 76 SINGLE FAMILY AND 32 SINGLE FAMILY DUPLEX UNITS

SITE ADDRESS: 1020 41ST STREET VERO BEACH, FL 32967

TAX ID. NOS.: 2232200000100000007.0  
2232200000100000004.0

EXISTING ZONING/LAND USE: RM 6/M-1

PROPOSED MAINTENANCE ENTITY: PROPERTY OWNERS ASSOCIATION

NO GENERATOR AREAS (DRAINAGE PIPES)

NO GENERATOR AREAS (PERIMETER BUFFER)

**INDIAN RIVER COUNTY, FLORIDA**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**ADMINISTRATIVE APPROVAL**  
SP-MA-19-05-09

11/16/23  
**Rate Approved** *Authorized Signature*

Modification to a previous staff-imposed condition of site plan approval to allow back-up generators within common area tracts and an exhibit to delineate areas where back-up generators may not be located within the overall development.

AA-23-11-88/2005120072-95413

LAST SAVED: 10/27/2023 2:28:59 PM. SAVED BY: JOHN T. DROWING. 20231019102531010 LUCAYA POINTE AREA SUBSEGE CODE COORDINATION DIMENSIONS/REVISIONS/COORDINATIONS AREA EXPANDED. DATE: 10/27/2023 2:31:45 PM. PLOTTED BY: JCHMT

DATE	REVISION
10/27/23	REVISED PER IFC ORDINANCES

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
CIVIL & STRUCTURAL ENGINEERING, LAND PLANNING, ENVIRONMENTAL PERMITTING  
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
TEL: 772.770.9496 FAX: 772.770.9496 EMAIL: info@sbstengr.com

**"NO GENERATORS" AREA EXHIBIT**

GHO - LUCAYA POINTE  
41ST STREET  
VERO BEACH, FL  
INDIAN RIVER COUNTY

DocuSigned by:  
10/30/2023

**EXHIBIT**  
PROJECT NO. 1B-234