

A VISION FOR



Heritage Reserve

IN VERO - IN TOWN - INCREDIBLE

A CONCEPT FOR THE COMMUNITY AND ITS ARCHITECTURAL PHILOSOPHY

PREPARED BY
SouthStar Development Partners, I nc.

DECEMBER 2004



Heritage Reserve site

While the information set forth in these Conceptual Guidelines describes the current vision for Heritage Reserve, it is subject to change.



PROPOSED MASTER LAND USE PLAN

Kings Highway 58th Avenue

43rd Avenue

HERITAGE RESERVE

26th Street

Single Family (50' Wide Lots) -	149
Single Family (65' Wide Lots) -	235
Single Family (80' Wide Lots) -	105
Single Family (95' Wide Lots) -	71
Coach Home (Four Units per Building) -	88
Townhome (Four to six Units per Building) -	<u>130</u>
TOTAL UNITS -	778

STATEMENT OF PURPOSE

Every once in a while, the opportunity arises for a municipality and a developer to create something special on a property that has significant meaning to the community where it is located. That opportunity is now, here in Vero Beach. The property, which has been named Heritage Reserve, is located on the Dodger Pines site adjacent to Dodgertown and the Vero Beach Airport.

The name Heritage Reserve is more than just a name. It is a vision for a community which will reflect all that is special about traditional neighborhoods, tempered and improved by all that has been learned about planned communities.

Heritage Reserve is being planned to carefully select those elements from traditional neighborhoods that provide a sense of community, relaxed elegant design and respect for the natural environment and blend them seamlessly with all the contemporary amenities available in the best, upscale communities.

As envisioned, Heritage Reserve will be a new master-planned, private, residential community on 333 acres located near downtown Vero Beach, Florida. Current zoning allows for a development of up to 950 homes, however Heritage Reserve will contain no more than 778 residences. This lower density of just over 2 homes per acre will ensure lasting beauty and value for all property owners and a community the City of Vero Beach will be proud of to call their own.

The purpose of this document is to demonstrate how the Developer will preserve the natural beauty of the site while enhancing the value of the land and providing a quality lifestyle for our residents. This will be accomplished, in part, by focusing on preserving the natural environment and enhancing the site with lush, native landscaping and open spaces. The image of Heritage Reserve will be determined as much by that landscape as its traditional neighborhood design, its blend of architectural styles and its low density. The backdrop of clusters of towering pines, stately live oaks and mature palms provides a tranquil setting for Heritage Reserve; in essence, a beautifully preserved country setting in an in-town location.

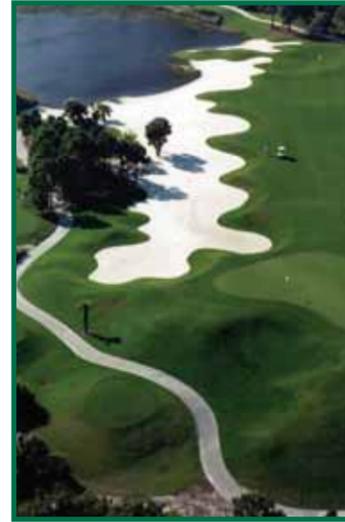


Artist's rendering of Entry Boulevard



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VERO BEACH, ONE OF FLORIDA'S STORYBOOK COMMUNITIES

Vero Beach is a small coastal community with a rich history. Development began near the shores of the Indian River Lagoon and along the barrier island fronting the Atlantic Ocean and it has slowly moved westward. Strict development controls have helped create and maintain Vero's image as a residential retreat of low rise, low-density charming communities ranging from high quality modestly priced homes to multi-million dollar estates.

As one of the wealthier communities in Florida, Vero Beach offers a wide range of access to the arts, theater, schools, beaches, boating and other outdoor recreation. Medical facilities are numerous and state of the art. Shopping, featuring both large national retailers and specialty boutiques, a wide range of restaurants, and a full complement of service businesses add to the comfort and convenience of living and working here. Heritage Reserve is centrally located between the beaches to the east and Interstate 95 west of town. Three shopping centers and many other shops, restaurants, banks and service businesses are within a mile of the front door of Heritage Reserve. Public and private schools are nearby. Vero Beach and Indian River County have extensive public parks with numerous access points to the ocean beaches and the Intracoastal Waterway. Indian River County ranks fourth in the nation in the number of public and private golf courses per resident.

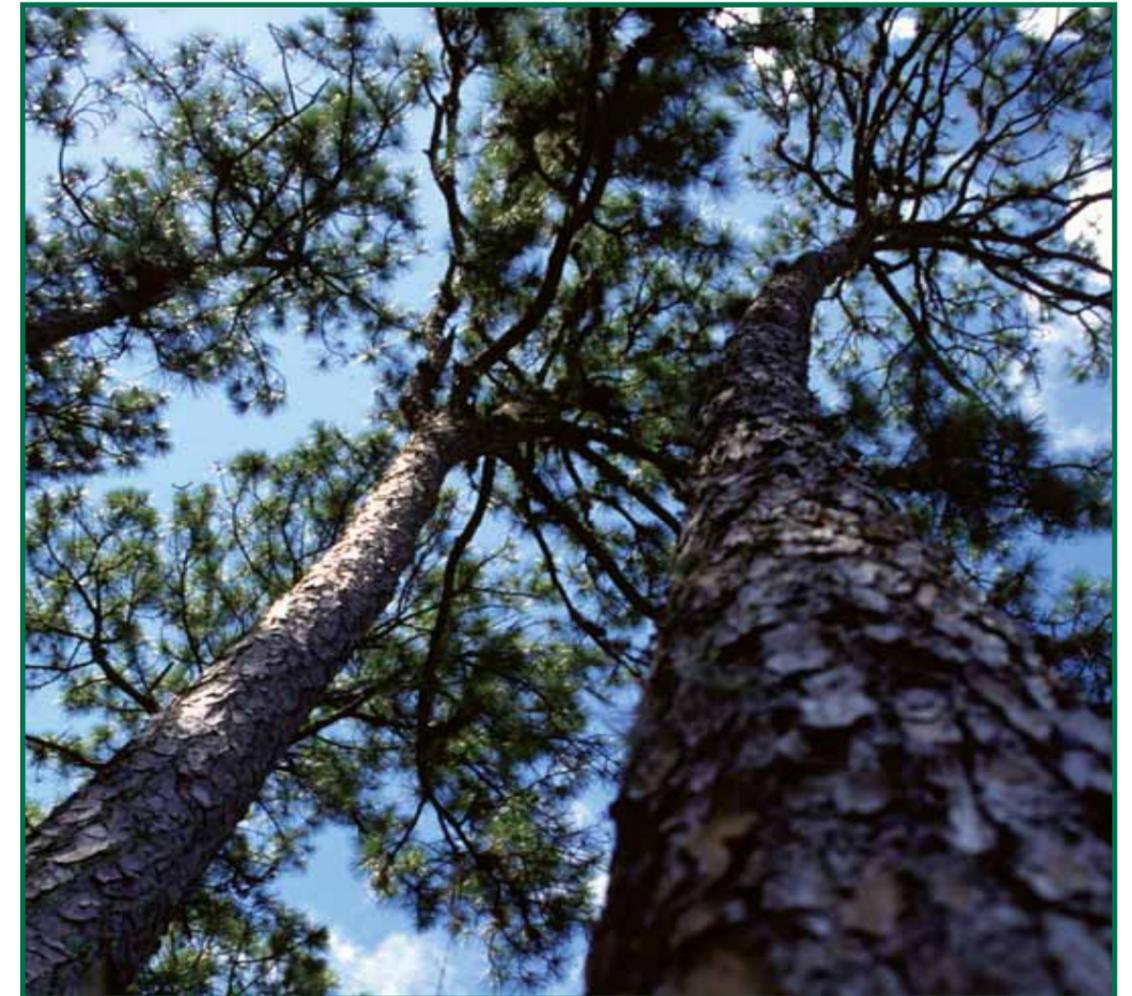
It's no surprise then that Vero Beach was rated by Money magazine as one of the best places to retire and Vero Beach is continually ranked as one of the "best small towns in America".



THE LAND, THE TREES AND THE LAKES

The 333 acres of Heritage Reserve consist of pine and palmetto woodlands, mature live oaks, open green spaces and lakes. The goal of the master plan for Heritage Reserve is to balance development while conserving the existing natural systems. The plan calls for 185 acres of open space consisting of parks, conservation, upland wooded habitat, green spaces and lakes. This represents 55% of the total acreage of Heritage Reserve.

The native environment will be preserved and enhanced wherever possible as the community evolves. Homes and roadways will be sited to protect existing native landscape. Mature canopy trees will be left intact to shade and shelter the homes and parks. Landscape design will reflect the community's commitment to green space and the enhancement of indigenous habitat by using native, drought tolerant species wherever practical. Heritage Reserve is, and will continue to be, a tribute to nature.



Heritage Reserve site



Heritage Reserve site

ARCHITECTURE THAT TRANSCENDS TIME

Vero Beach has developed over the years with a diverse mix of architectural styles.

But, that diversity has always been firmly placed in a context of tradition and casual elegance.

The architecture of Heritage Reserve will continue that tradition. The design concept is to create an image which will reflect the natural environment and the careful planning of an upscale traditional neighborhood community of varying architectural styles, which as a whole, will present a compatible and visually pleasing blend along each streetscape.

Planning and design at Heritage Reserve are in tune with the relaxed pace that is deeply rooted in Florida's traditional way of coastal life. Emphasis is placed upon a natural greenscape and areas of landscaped open space. Buildings and structures will also reflect sensitivity towards location on site, as well as the relationship of their massing within the surrounding environment. The charm of front porches, picket fences and tree-lined lanes will be a reflection of this objective throughout the community.

At Heritage Reserve, Florida itself teaches us how to live, close to nature, in tune with a subtropical climate, in elegant yet simple surroundings.

Heritage Reserve will be a premier residential community in Florida, recognized for the quality of its development and for the preservation and enhancement of its natural surroundings. Existing vegetation will be preserved as much as possible, and at the same time, it will also be reinforced with native, indigenous plant material together with compatible introduced species.



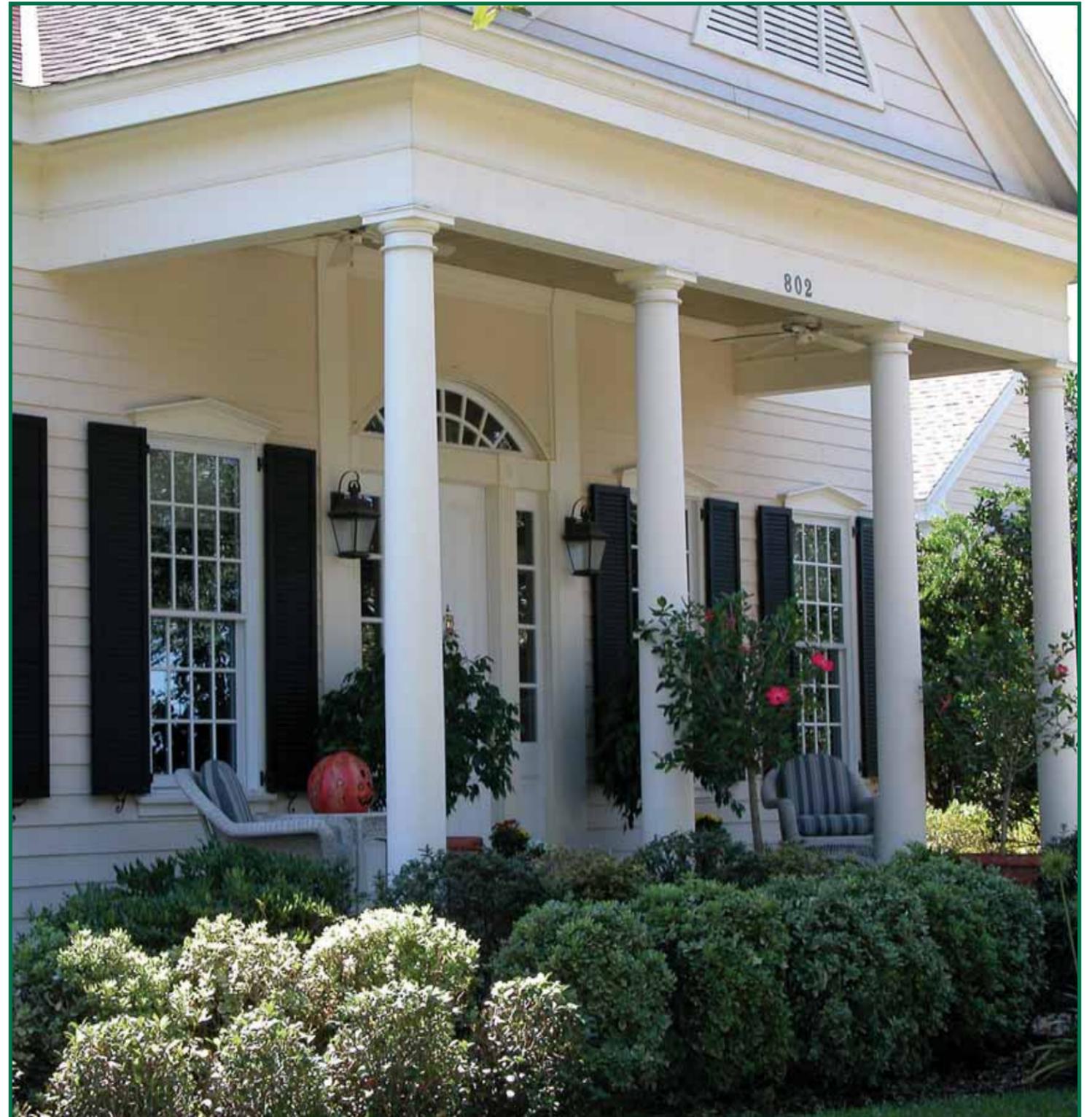
Native landscaping and traditional architecture blend together.

This mix will create the effect that, when fully developed and mature, Heritage Reserve appears to have been developed in a preexisting wooded environment.

The architectural styles will be primarily old coastal Florida and Anglo-Caribbean which is a mixture of simplicity, elegance and refinement. Its character is expressed through classic structures, with medium pitched, white flat tile or standing seam metal roofs and finish materials such as stucco, lap siding, wood shutters and stone. This style is enriched with accent treatments with the use of bandings, quoins, wood details and complementary colors in shades of pastels and light earth tones. Some homes will be reminiscent of the timeless designs of Bermuda, while others will reflect a more relaxed style of old coastal Florida.

The architecture at Heritage Reserve is addressed throughout the whole site in many different ways, from the treatment of the main and secondary entrances and the monumentation throughout, to the detailing at the amenity complex. The handling of these elements has been carefully arranged in order to provide a sense of cohesiveness among neighborhoods, and at the same time, the individuality of each home.

Heritage Reserve will follow the traditions of Vero's most desirable and well established neighborhoods, -- Riomar, McAnsh Park and Country Club Point with a mix of architecture nestled into lushly landscaped and canopied streets. That tradition of style, proportion and casual elegance will serve to foster the sense that Heritage Reserve is indeed a special place, for now and for future generations.



Front porches and other traditional features will be part of the architectural style of the homes.

THE HOME STYLES

In keeping with our architectural philosophy, the homes at Heritage Reserve will reflect a comfortable Floridian and Southern traditional vernacular, featuring generous overhangs, wide welcoming porches, and well-proportioned details. Such homes reflect the timeless images of classic coastal cities the likes of Charleston, Beaufort and Savannah. The homes here will reflect Florida's early colonial architecture known as old coastal Florida or "the Cracker Style" as well as some of the character of Spanish "Mission" style.

Home styles will include traditional Single Family Homes, Single Family Homes with rear garages, Town Homes and Coach Homes. Following the lessons learned by Florida's early builders, the homes of Heritage Reserve will have stem-wall foundations, which places the finished floor above existing grade. Historically that design allowed for cooling breezes to circulate through the space under the home. By continuing that tradition, the slight elevation will give the homes an added sense of proportion and grace. More importantly the use of stem walls and elevated foundations negates the need for extensive fill and allows for greater tree preservation on the home site.

Whichever architectural antecedents are followed, the homes of Heritage Reserve will be defined by their sense of scale and proportion, a predominance of welcoming front porches and a backdrop of a mature forested canopy.



Heritage Reserve will encourage the use of traditional Florida design criteria.



Artist's rendering of the conceptual home styles for Heritage Reserve

A WIDE ARRAY OF HOMESITE SELECTIONS

Heritage Reserve will offer a range of home styles and sizes. Single-family homes predominate with lot sizes from over 90' wide to cottages on sites of 50'. In addition to traditional single-family homes, owners at Heritage Reserve may also select from town homes and coach homes. Town homes are built in clusters of no more than six homes per building and are blended into neighborhoods with single-family homes. Coach homes offer the convenience of maintenance free lifestyle with four homes per building and are designed to visually anchor street intersections throughout the community.



SINGLE FAMILY HOMES ON 95' LOTS; Street Garage Access

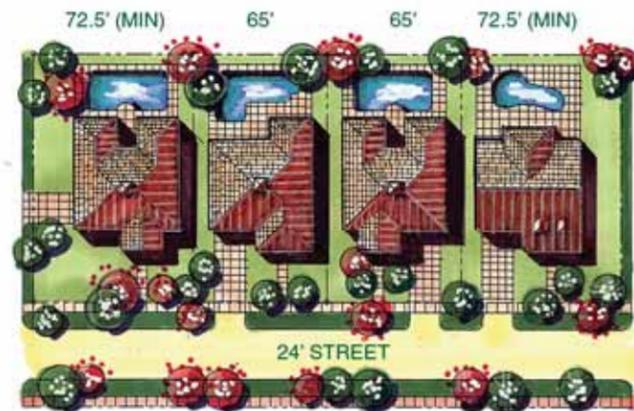
- ▣ Single family detached homes
- ▣ 3,000 sf. minimum air conditioned space
- ▣ Two car garages are required
- ▣ Side entry garages are encouraged
- ▣ 13,300 sf. minimum lot size
- ▣ Building setbacks; 25' front setback, 35' front garage setback, 10' side setback, 20' side setback to road (corner lots) 15' rear setback
- ▣ Accessory setback; 5' setback for accessory structures and pools
- ▣ All setbacks to be measured from the property line

SINGLE FAMILY HOMES ON 80' LOTS; Street Garage Access

- ▣ Single family detached homes
- ▣ 2,500 sf. minimum air conditioned space
- ▣ Two car garages are required
- ▣ Side entry garages are encouraged
- ▣ 11,200 sf. minimum lot size
- ▣ Building setbacks; 25' front setback, 35' front garage setback, 7.5' side, 17.5' side setback to road (corner lots), 15' rear setback
- ▣ Accessory setbacks; 5' setback for accessory structures and pools
- ▣ All setbacks to be measured from the property line

Homes shown on these pages are for illustrative purposes only.

Actual styles may vary.



SINGLE FAMILY HOMES ON 65' LOTS;

Street Garage Access

- 🏠 Single family detached homes
- 🏠 2,000 sf. minimum air conditioned space
- 🏠 Two car garages are required
- 🏠 Side entry garages are encouraged
- 🏠 8,125 sf. minimum lot size
- 🏠 Building setbacks; 15' front setback, 25' front setback for garage, 7.5' side setback, 15' side setback to road (corner lots), 15' rear setback
- 🏠 Accessory setbacks; 5' setback for accessory structures and pools
- 🏠 All setbacks to be measured from the property line

SINGLE FAMILY HOMES ON 65' LOTS;

Alley Garage Access

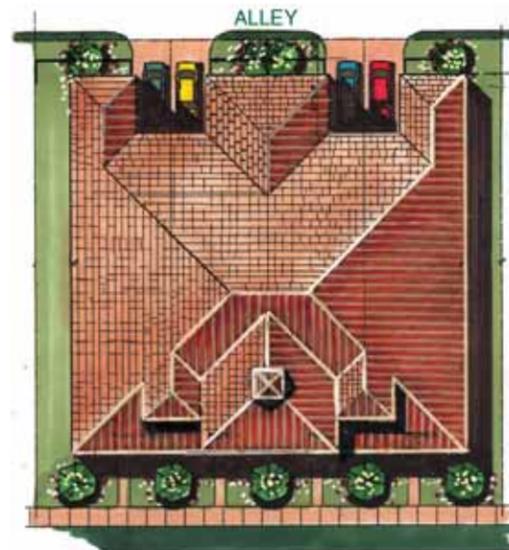
- 🏠 Single family detached homes
- 🏠 2,000 sf. minimum air conditioned space
- 🏠 Two car garages are required
- 🏠 8,125 sf. minimum lot size
- 🏠 Building setbacks; 15' front setback, 7.5' side setback, 15' side setback to road (corner lots), 10' rear setback for house, 25' rear setback to garage, 5' rear setback to fence
- 🏠 Accessory setbacks; 5' setback for accessory structures and pools
- 🏠 All setbacks to be measured from the property line

SINGLE FAMILY HOMES ON 50' LOTS;

Alley Garage Access

- 🏠 Single family detached homes
- 🏠 1,500 sf. minimum air conditioned space
- 🏠 Two car garages are required
- 🏠 6,000 sf. minimum lot size
- 🏠 Building setbacks; 15' front setback, 5' side setback, 15' side setback for road (corner lots), 10' rear setback for house, 25' rear setback to garage, 5' rear setback to fence
- 🏠 Accessory setbacks; 5' setback for accessory structures and pools
- 🏠 All setbacks to be measured from the property line

PICTURE PERFECT STREETSCAPES



TOWN HOMES;

- ▣ Single family attached homes
- ▣ 1,500 sf. minimum air conditioned space
- ▣ Minimum of one car garage per unit is required
- ▣ 25' unit width, 4 unit minimum buildings
- ▣ Building setbacks; 15' front setback, 10' side setback, 15' side setback to road (corner lots), 10' rear setback for house, 25' rear setback to garage, 5' rear setback for fence
- ▣ 20' minimum clearance between adjacent buildings
- ▣ Accessory setbacks; 5' setback for accessory structures and pools
- ▣ All setbacks to be measured from the property line

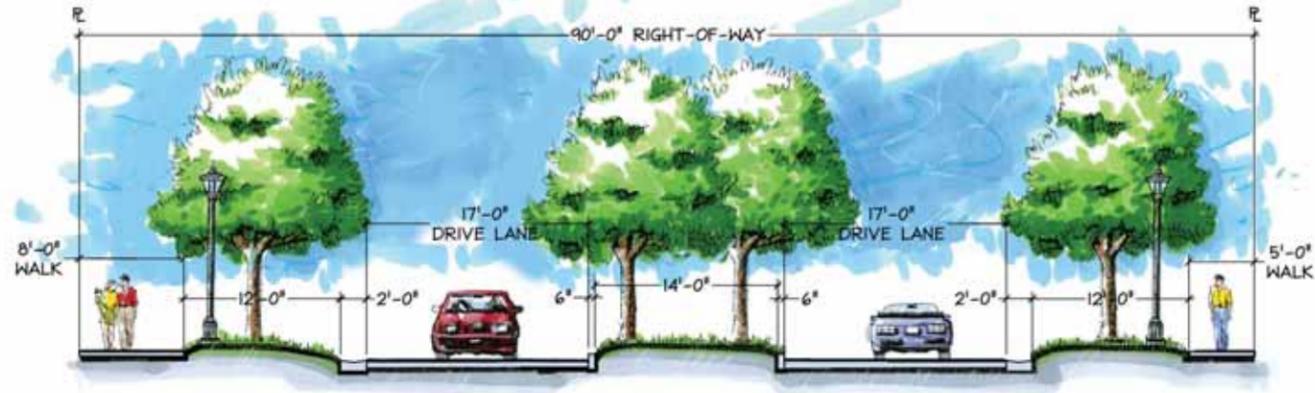
COACH HOMES;

- ▣ Condominium Multi family attached homes
- ▣ 1,600 sf. minimum air conditioned space
- ▣ Minimum of two car garages per unit
- ▣ Entry to the garages could be from the side, front or rear of the building
- ▣ Building setbacks; 20' front setback, 10' side setback, 20' side setback to road (corner lots), 25' rear setback for house, 25' rear setback to garage, 5' rear setback for fence
- ▣ 20' minimum clearance between adjacent buildings
- ▣ Accessory setbacks; 5' setback for accessory structures and pools
- ▣ All setbacks to be measured from the property line

The main boulevards will be wide with landscaped medians, an 8' wide bike path on one side and a sidewalk or recreational trail on the other. Neighborhood streets will be flanked with sidewalks. All streets will be landscaped and shaded with native trees. To further the pedestrian friendly design, garages will be side loaded or setback in from the front of the house or accessed through a side alley leading to a rear garage. Occasionally roads sweep around stands of trees that will remain untouched. Wherever necessary, street trees will be added as development progresses through the community so that Heritage Reserve, just like the great older neighborhoods of Vero Beach, will be an inviting and picture perfect community of tree shaded lanes.

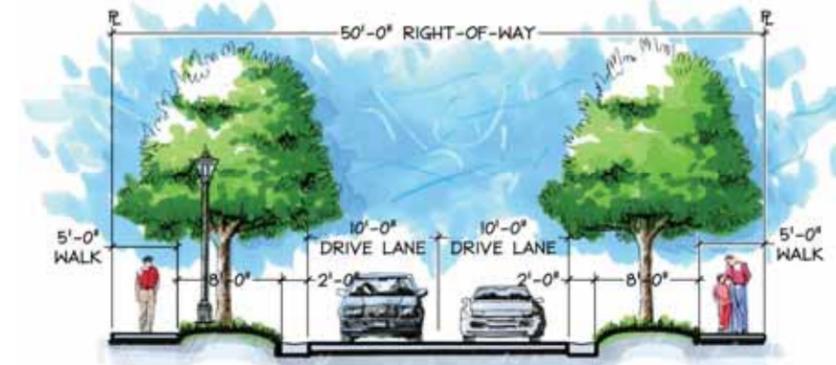


Side and rear alley ways preserve the street scape at the front of the homes by providing garage access and refuse pickup at the rear.



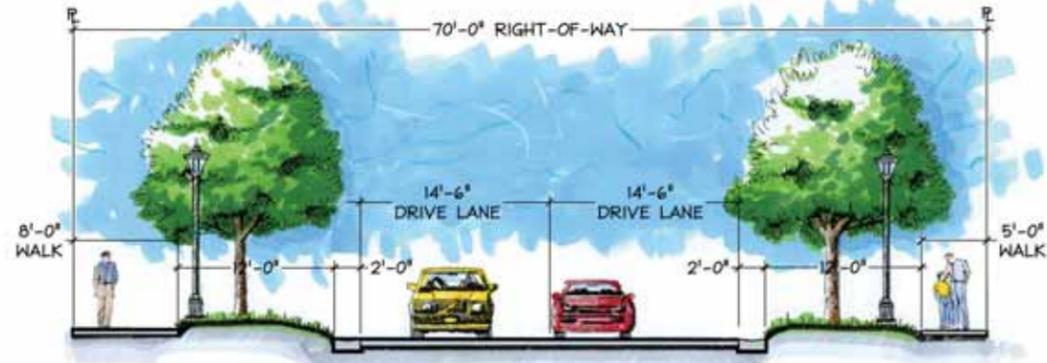
A 90' DIVIDED RIGHT-OF-WAY (MAIN ENTRANCE) - TYPICAL ELEVATION

SCALE: 1/8"=1'-0"



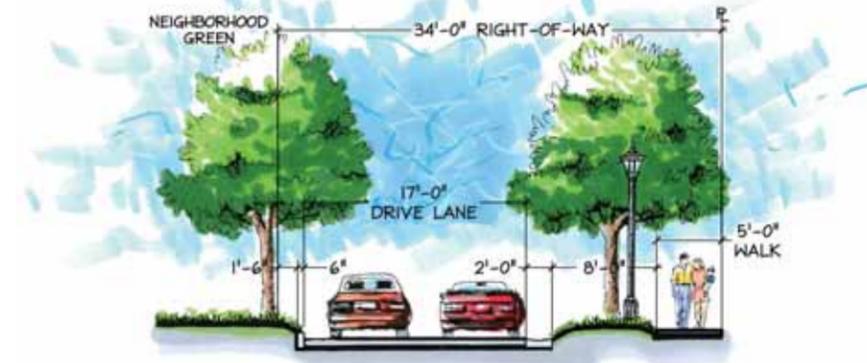
D 50' RIGHT-OF-WAY (20' ROADWAY) - TYPICAL ELEVATION

SCALE: 1/8"=1'-0"



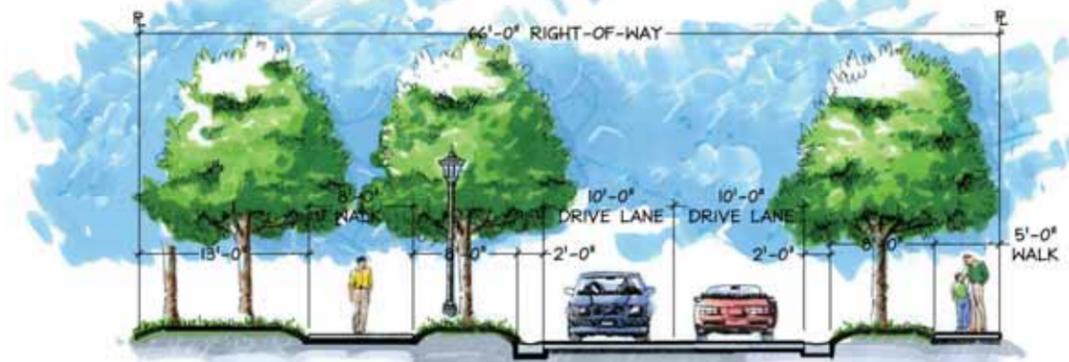
B 70' RIGHT-OF-WAY (29' ROADWAY) - TYPICAL ELEVATION

SCALE: 1/8"=1'-0"



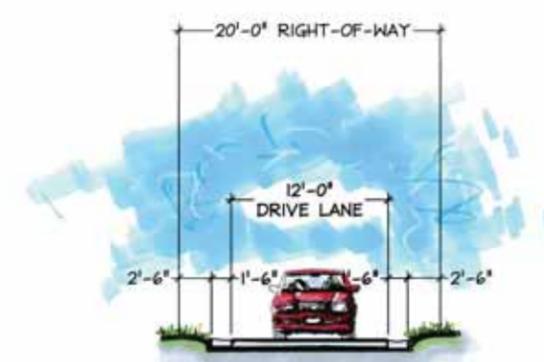
E 34' RIGHT-OF-WAY (17' ROADWAY) - TYPICAL ELEVATION

SCALE: 1/8"=1'-0"



C 66' RIGHT-OF-WAY (20' ROADWAY) - TYPICAL ELEVATION

SCALE: 1/8"=1'-0"



F 20' RIGHT-OF-WAY (ALLEY) - TYPICAL ELEVATION

SCALE: 1/8"=1'-0"

OPEN SPACES, RECREATION AND PARKS

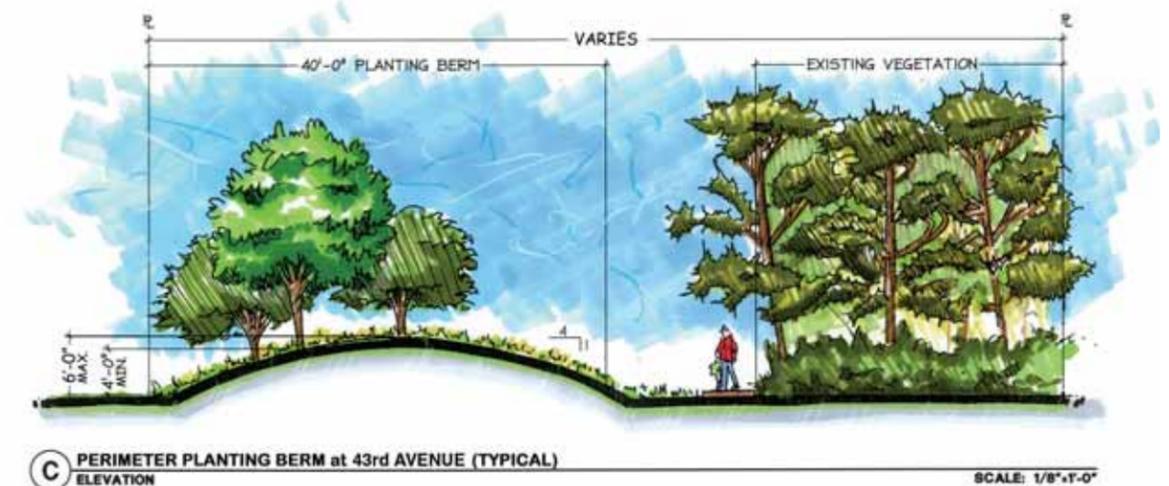
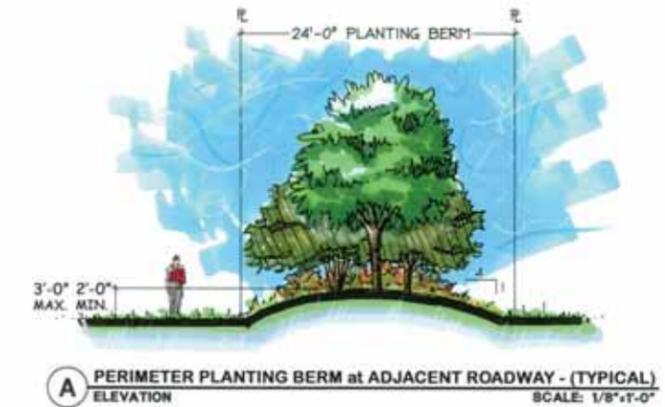


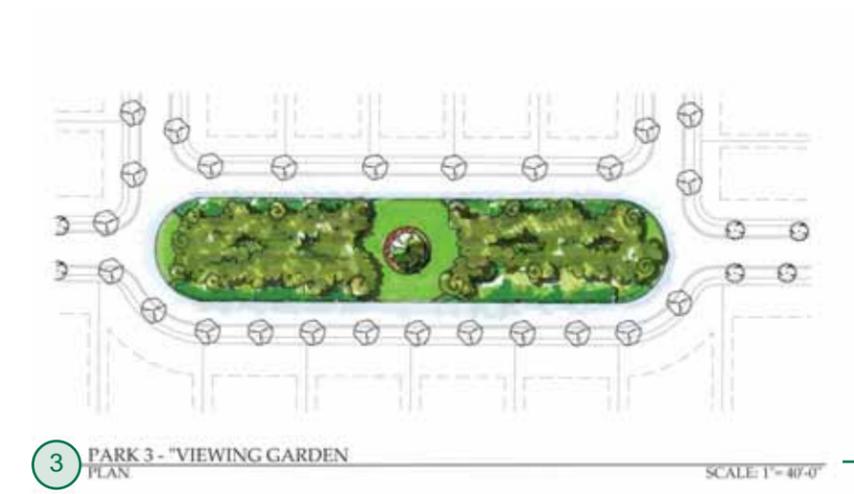
Heritage Reserve site

The parks and clubs within Heritage Reserve are defined by their landscaping. Parks have been designed around existing stands of mature trees and five lakes. Parklands are typically grassed greenswards with a mature canopy of trees. A series of fitness trails, nature trails and bike paths will wind throughout the community. Public spaces around the Club provide a transition from native vegetation to a more structured, but still relaxed landscape palette.

The lakes will be stocked with fish and bordered with fishing trails. An extensive eco-trail will wind its way throughout the parks and preserve areas of the community.

In total, over 62 acres of Heritage Reserve has been set aside for parks, recreation and conservation. In keeping with the community's traditional neighborhood design, all of the parks and amenities are open to the public.





A series of walking/jogging trails interconnect the community and link the parks together

THE CLUBHOUSE AND COMMUNITY AMENITIES

The residents of Heritage Reserve will have a wide array of recreational opportunities available.

The Clubhouse will be the center of community activities with pools, play fountains, fitness center, tennis courts and business center. An expansive area of lawn and sundeck overlooks one of the 5 large lakes.

In addition, the clubhouse will be equipped with a full kitchen for community or private functions.

The design of the clubhouse is an extension of the entry promenade and rotary. The two separate buildings flanking the promenade provide a village center feeling, while maximizing the site without interrupting the pedestrian flow.



LANDSCAPE AND ENVIRONMENTAL PRESENTATION

Trees, trees and more trees. Each home site will have a required number of canopy trees, either preserved or added. In addition, each home site will have one or more street trees to enhance the overall community landscape program. The landscape guidelines provide specific guidance on the plant palette, tree canopy requirement and ground cover requirements.



Heritage Reserve site



Heritage Reserve site



Artist's rendering of main entry

The goal for public and private spaces of Heritage Reserve has been driven by a commitment to sound environmental planning principles. The primary principle has been to design the community so that much of the native canopy of large pines, old oaks and the many species of palm trees is preserved.

Added landscaping will be designed to enhance the role native vegetation plays in the community's ecosystem. That reduces maintenance requirements for fertilizer and other chemicals.

In addition, Heritage Reserve will have its own community-wide irrigation system drawing from the lakes and nearby freshwater canals. This state of the art irrigation system will reduce overall water consumption in the community virtually eliminating reliance on ground water supplies while providing the optimum amount of water needed for irrigation.

MASTER PLAN ZONE WORKBOOK

AS DEFINED BY ARTICLE VI. MPZ MASTER PLAN ZONE.

Section 61.95. Purpose of District.

The Purpose of the MPZ is to allow diversification in the types and relationships of various buildings, structures, uses, and open spaces in a planned, primarily residential environment, while ensuring that adequate standards relating to the public health, safety, and general welfare are observed. The MPZ is to provide an opportunity for application of innovative concepts of unified site planning by permitting a more economical and concentrated use of building areas, increasing the amount and use of open space areas, preserving natural amenities and environmental assets of the land, and ensuring that a major residential development that may impact existing systems (including utilities, transportation, schools, recreation, police, fire protection, or scenic areas) will occur according to the limitations and phasing as stipulated in an approved master plan.

(Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)



Response:

Heritage Reserve is being planned to carefully select those elements from traditional neighborhoods that provide a sense of community, of relaxed elegant design and respect for the natural environment and blend them seamlessly with all the contemporary amenities available in the best, upscale communities.

Heritage Reserve employs the innovative concept of “traditional neighborhood planning” that results in a neighborhood based plan that provides non-vehicular transportation options, a mix of residential architectural styles, and extensive public spaces in the form of parks and recreation areas and open space covering over 55% of the site.

Vero Beach has developed over the years with a diverse mix of architectural styles. But, that diversity has always been firmly placed in a context of tradition and casual elegance. The architecture of Heritage Reserve will continue that tradition. The design concept is to create an image that will reflect the natural environment and the careful planning of an upscale traditional neighborhood community that reflects varying architectural styles, which allows each neighborhood to present a compatible and visually pleasing blend along each streetscape.

HERITAGE RESERVE MAXIMUM DENSITY

Section 61.97. Density.

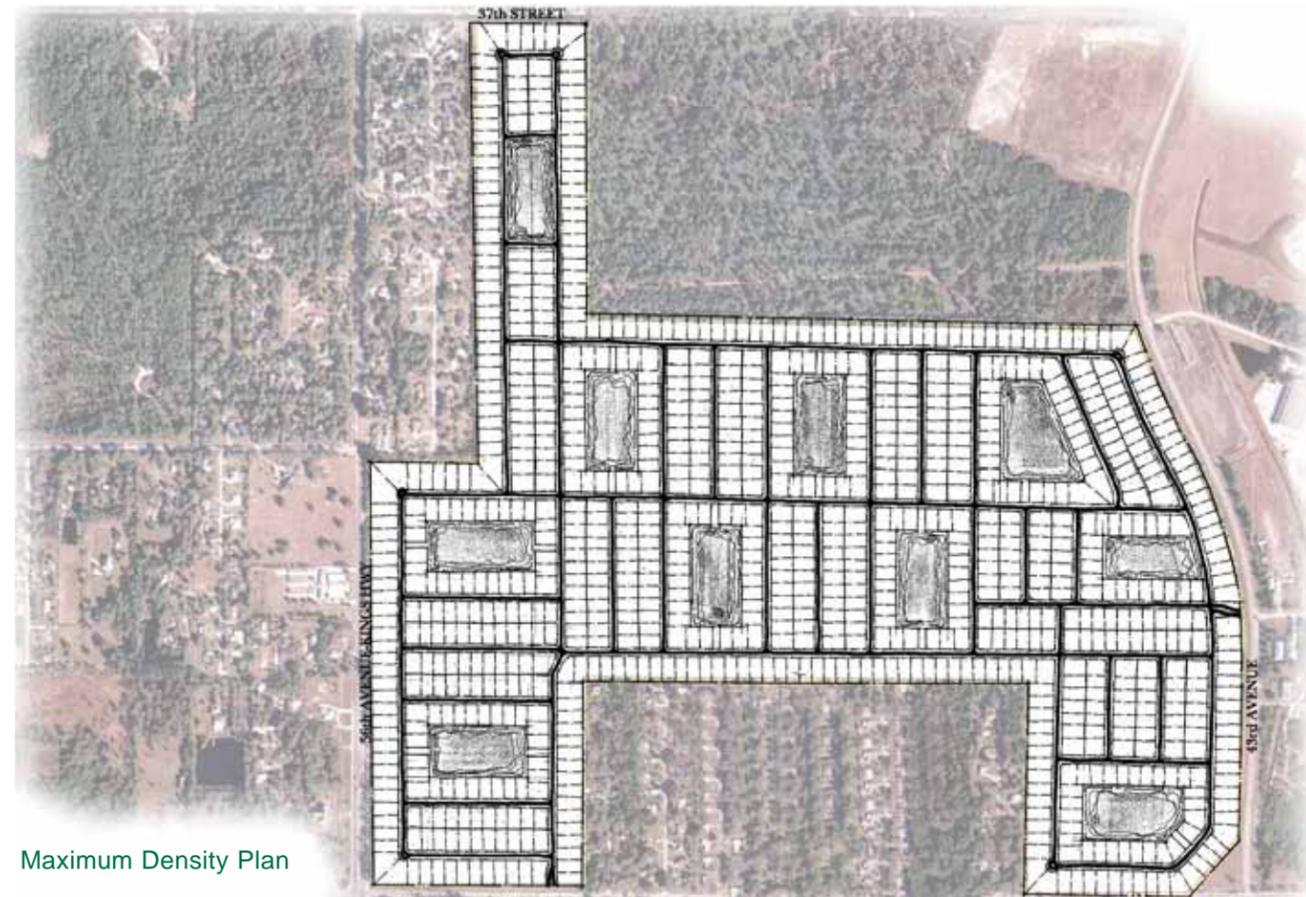
The maximum density in an MPZ shall equal the number of platted lots that could be created on the property in compliance with the subdivision, zoning and any other regulations applicable to the property at the time the MPZ application is submitted. A conceptual plat that conforms to the applicable regulations shall be submitted with the MPZ application. The conceptual plat shall include sufficient detail to allow a determination to be made that the plat meets the zoning and subdivision regulations. If the property includes water bodies or wetlands that are intended to be filled, then the applicant shall provide evidence that the proposed fill meets permitting requirements of the Florida Department of Environmental Protection and/or any other federal or state agency with jurisdiction over fill activity. Once the maximum number of lots that could be platted on the property has been determined, the permitted density shall be calculated as the total number of acres to be included in the MPZ divided into the number of lots and expressed as units per acre. (Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)

Comparison of the 950-unit plan to Heritage Reserve:

	Heritage Reserve	950 du Plan
Unit Count	778 du	950 du
Density	2.3 du/acre	2.8 du/acre
Open Space	185 acres	195 acres
Recreation	63 acres	10 acres
Amenities		
Pool	yes	no
Tennis	yes	no
Children's play area	yes	no
Bike Paths	yes	no
Nature Trail	yes	no
Upland Habitat	23 acres	0 acres
Gated	no	yes
Public access to recreation	yes	no
Multiple bike & pedestrian options	yes	no

Response:

A plan was commissioned that yielded a density of 950 units, 20% more than the plan for Heritage Reserve. The maximum density plan meets all the requirements of the City of Vero Beach standard subdivision ordinances and our engineers have verified that the plan meets all site plan requirements including storm water retention. It should be noted that the storm water management program for the 950 unit plan would require elevating the site resulting in a wholesale clear and fill operation and loss of much of the existing tree cover.



Maximum Density Plan

PERMITTED USES

Section 61.98. Permitted Uses.

- (a) Dwelling units in detached, attached, duplex, town home patio-styled configuration or any combination thereof.
- (b) Golf course clubhouse including dining facilities.

Other non-residential uses of a commercial character to the extent they are designed primarily to serve the residents of the MPZ

Non-residential uses other than a golf course clubhouse and dining facilities shall be governed by the following standards:

- (1) The non-residential use shall be located a minimum of 1,000 feet from all perimeter roads and adjacent properties;
- (2) Direct access to a perimeter road by a non-residential use or signage visible from a perimeter road or adjacent property by a non-residential use is prohibited;
- (3) Exclusive of a golf course clubhouse and dining room the cumulative total of non-residential uses shall equal to a maximum of 20 square feet per dwelling unit;
- (4) When located at sites other than the golf course clubhouse, the maximum size of any one non-residential use shall be 4,000 square feet per site;
- (5) When located at sites other than the golf course clubhouse non-residential uses shall be located a minimum of 1,000 feet from one another and 1,000 feet from the golf course clubhouse;
- (6) At sites other than the golf course clubhouse, a minimum of 50 percent open space shall be required;
- (7) Signage shall be limited to one freestanding sign a maximum of 16 square feet and one facade sign of 16 square feet;
- (8) Freestanding signs shall be a maximum of eight feet high;
- (c) Accessory uses.

(Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)

Response:

Heritage Reserve Proposed Uses:

1. Single Family	
95' x 140' Lots	71 Homes
80' x 140' Lots	105 Homes
65' x 125' Lots	235 Homes
50' x 120' Lots	149 Homes

Town Home (4 to 6 homes per building)	
25' unit width	130 Homes

2. Coach Home (4 homes per building)	
120' x 120' Lots	88 Homes

Total Homes	778
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- 3. Heritage Reserve Clubhouse
- 6,500 Square Feet
- Two (2) Tennis Courts
- Multipurpose Room
- Fitness Center
- Aerobics Room
- Business Center
- Catering Kitchen
- Men's & Women's Lockers & Bathrooms
- Management Office
- Covered Open Seating
- Pools
- Play Fountain
- Fishing Dock

55% open space provided.

There are no other non-residential uses proposed.

MINIMUM SITE SIZE, MINIMUM FLOOR AREA, MAXIMUM HEIGHT, PARKING

Section. 61.99. Minimum Site Size.

The minimum site size for a Master Plan Zone shall be 200 contiguous acres.
 (Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)

Response:

Heritage Reserve is 333 acres in size.

Section. 61.100. Minimum Floor Area.

Single-family detached dwelling units shall have a minimum floor area of 1,000 square feet.
 All other types of dwelling units shall have a minimum floor area of 850 square feet.
 (Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)

Response:

The minimum size for all homes including single-family detached and attached in Heritage Reserve will be 1,500 square feet. two story homes will have a minimum floor area of 850 square feet on the ground floor.

Section. 61.101. Maximum Height.

The maximum height of any building in the MPZ shall be 35 feet as defined in the Code of Ordinances.
 (Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)

Response:

The maximum height of any structure in Heritage Reserve will be 35 feet as defined in the City Code of Ordinances.

Section. 61.102. Parking.

All uses proposed in the MPZ shall provide parking as follows:

Residential use	2 spaces per dwelling unit
Golf course (including club house)	4 spaces per golf hole
Dining room (including kitchen)	1 space per 100 square feet
Other nonresidential uses	A maximum of 25 percent of parking spaces required for the most similar use in other zoning districts
Accessory uses	The same number of spaces required for the most similar use in other zoning districts.

(Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)

Response:

All residential home sites will have at least two parking spaces provided on the lot.
 The Community Center will have 70 parking spaces.

Parking Calculation:

	Required	Proposed
Clubhouse 6,500 sf.	42	45
Pool	19	19
Tennis Courts (two)	6	6
Total	67	70

OPEN SPACE, BUILDING COVERAGE

Section. 61.103. Open Space.

A minimum of 50 percent of the MPZ shall be open space.

(Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)

Response:

The open space in Heritage Reserve will amount to 55.6% of the total acreage as provided below.

Impervious Area:	(,000's sf.)			
Houses -	3,564	=	81.8 Acres	(24.5%)
Roadway/Curb -	1,322	=	30.3 Acres	(9.1%)
Sidewalks -	438	=	10.1 Acres	(3.0%)
Clubhouse/Pool-	50	=	1.1 Acres	(0.3%)
Total impervious area -	5,373	=	123.4 Acres	(37%)
Lakes -	2,141	=	49.2 Acres	(14.7%)
Green Space -			160.8 Acres	(48.3%)
Open Space:				
Green Space -			160.8 Acres	
Lakes (50%) -			24.6 Acres	
Total Open Space -			185.4 Acres	(55.6%)

Note: For open space calculation, lakes are credited for 50% of their area.

Section. 61.104. Building Coverage.

A maximum of 30 percent of the MPZ area shall be covered by structures under roof.

(Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)

Response:

The area covered by structures will be less than the 30% maximum allowed as calculated below:

778 homes at 4000 sf. average	71 Acres	(21.5%)
Clubhouse	6,500 sf. = 0.14 Acres	(0.01%)
Total covered area		21.5%

RECREATION REQUIREMENTS, PERIMETER SETBACKS

Section. 61.105. Recreation Requirements.

A minimum of one acre of active or passive recreation area shall be designated for each 25 residential units. The recreation space shall be designed and located so as to be accessible by the residents and reasonably usable for the intended recreational activity.

(Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)

Response:

The total recreational area required is 778 homes * 1 acre/25 homes = 31.12 acres.

The total recreation area provided is 62.7 acres as follows:

RECREATION AREA PROVIDED:

Parks/Amenity -	33.9 Acres (10.2%)
Sidewalks & Bike Paths -	10.1 Acres (3.0%)
Conservation (in addition to park areas)	9.3 Acres (2.8%)
Lakeside parks	9.4 Acres (2.8%)
Total -	<u>62.7 Acres (18.8 %)</u>

Section. 61.106. Perimeter Setbacks.

Perimeter setbacks and buffers in Master Plan Zones shall be as follows:

(1) All structures, recreational uses and accessory uses shall have a minimum setback of 25 feet from the MPZ zoning district line around the entire perimeter of the site. The perimeter setback shall include landscaping that will provide an adequate buffer between the MPZ uses and the abutting properties and rights-of-way. The buffer is also intended to provide adequate screening for the future residents of the MPZ from adjacent non-residential uses and rights-of-way.

(2) Where a golf course is adjacent to a single-family residential use or area zoned for single-family use the perimeter landscape buffer shall be increased to a minimum of 50 feet. Twenty-five feet of the buffer may be designed as part of the golf course rough by the designer of the golf course. The "rough" area may include walking trails and bicycle paths. The twenty-five feet closest to the adjacent single-family area shall include a dense landscape buffer.

(3) Where multiple family type uses or attached dwelling units are adjacent to a single family use or area zoned for single family use the minimum setback from the perimeter of the Master Plan Zone to the nearest structure, recreation use or accessory use shall be 50 feet. However, walking trails and bicycle paths may be located a minimum of 25 feet from the adjacent single-family area.

An appropriate landscape buffer shall be included within the setback area.

(Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)

Response:

The perimeter setbacks for Heritage Reserve exceed the required 25' minimum setback to structures.

The perimeter setbacks as proposed are to the property lines and are in addition to rear yard setbacks.

Perimeter buffers are a minimum of 25' wide and extend up to 100'. No multi-family, or town homes abut adjoining properties. Walking trails are located only in buffers wider than 25'. The setback buffers will be dedicated as either landscape or open space and will provide a landscaped screen from adjacent properties.

UNIFIED CONTROL, WAIVERS TO DEVELOPMENT GUIDELINES

Section. 61.107. Unified Control.

- (a) The MPZ area shall at all times be owned or controlled by an individual, legal entity or legally established association or organization(s) responsible for ownership and maintenance of the site, all improvements, common facilities, infrastructure, and amenities.
- (b) Prior to approval of an MPZ application the applicant shall document to the satisfaction of the city that unified control as described in this section exists and will continue perpetually. All documents of establishment of the entities shall be submitted to the city for review prior to approval of the MPZ.
(Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)

Response:

Heritage Reserve is owned by Sandler at Pinecrest, LLC who will be responsible for the ongoing ownership, construction and maintenance of the site. A Community Development District (CDD), a unit of local government created under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes will be authorized to finance the acquisition, construction and maintenance of long –term infrastructure to include: storm water management and control facilities, water and sewer lines, irrigation, culverts, roadways, sidewalks, street lighting, landscaping, amenities, mitigation and security. A Homeowner’s Association will be established to preserve the values and amenities of Heritage Reserve and to administer and enforce the land use covenants, restrictions, reservations and regulations including the Architectural Control Committee.

The draft Declaration of Restrictions, Covenants and Conditions for Heritage Reserve will be provided to the City for review during the approval process of the MPZ.

Section. 61.108. Waivers to Development Guidelines.

- (a) Waivers to the development guidelines in the zoning and subdivision sections of the Code of Ordinances may be granted by the city council as follows:

Minimum lot sizes

- (1) Minimum lot width.
- (2) Minimum front side and rear setbacks for principal and accessory structures.
- (3) Minimum right-of-way widths.
- (4) Minimum open space on individual lots, however, the minimum open space standard for the entire MPZ area shall not be reduced.
- (5) Other Code requirements proposed by the applicant provided there is adequate justification and the waiver creates a positive impact on the community as determined by the council.

In granting these waivers as part of a comprehensive MPZ plan the city council shall consider the design of the MPZ that is intended to provide consolidated open space preservation and recreational areas that would not be included if a more conventional development pattern were proposed.

- (b) Other criteria found in the zoning and subdivision ordinances shall apply unless specifically exempted by the city council.

(Ord. No. 2002-13, § 1, Exh. A, 9-17-2002)

Response:

The following waivers are requested:

<u>ITEM</u>	<u>CODE</u>	<u>Waiver</u>
Minimum Lot Size	10,000 sf.	6,000 -13,300 sf.
Lot Width	75'	50' - 95'
Front yard setback	25'	15' - 25' (4)
Side yard setback	15'	5' - 10' (1)
Rear yard setback	25'	10' - 25' (3)

Notes:

- 1) 5' Side yard setback only applies to 50' alley garage access homes.
- 2) The rear yard setback is in addition to perimeter buffer for perimeter lots
- 3) Alley lots have rear-yard setbacks as follows: 10' to house, 25' from garage
- 4) Garages have 25' minimum setbacks

FRONT YARD MODIFICATIONS, HERITAGE RESERVE PROPOSED DEVELOPMENT MATRIX

Section 61.10. Front Yard Modifications.

- (a) Lots with double frontage.
- (b) Corner Lots. Code there shall be a front yard on each street side of a corner lot.
Proposed: The setback on the street designated as side yard shall be increased by 10' from approved side yard setbacks.
- (c) Encroachment of porch or terrace.
- (d) Paved driveway or patio setback.

Response

The setback on the street designated as side yard shall be increased by 10' from approved side yard setbacks.

Setback Intent:

- To encourage creativity of house designs and not limit building forms.
- To establish a uniform standard to apply to all housing types.
- To align each home (in whole or in part) to a uniform setback line.
- Establish a front setback line: The front setback line will be defined as the minimum setback line measured from the property line to the façade of the structure, including the structural walls of the principal house and any porticos or porches.
- Street accessed garages are to be recessed behind the structural building wall that is closest to and parallel with the front setback line, or set back enough to not protrude forward of any structural walls of the principal house.

Setback Criteria:

- Any frontispiece (the principal front of a building), in whole or in part, shall begin at a minimum on the front setback line including structural walls or open-air porticos or porches.
- Street accessed garages must be set back a minimum of ten feet (10') from the principal structural wall of the house behind a portico or parallel with the front setback line, but at a minimum of twenty-five feet (25') from the property line.

LOT TYPES	SINGLE FAMILY					TOWNHOUSE	COACH HOME
	STREET GARAGE ACCESS			ALLEY GARAGE ACCESS		ALLEY GARAGE ACCESS	
	95'	80'	65'	65'	50'	120'	120'
KEY: MAXIMUM BUILDABLE AREA							
	(NOT TO SCALE)	(NOT TO SCALE)	(NOT TO SCALE)	(NOT TO SCALE)	(NOT TO SCALE)	(NOT TO SCALE)	(NOT TO SCALE)
Max. Building Height	35'	35'	35'	35'	35'	35'	35'
Min. Lot Size	13,300 S.F.	11,200 S.F.	8,125 S.F.	8,125 S.F.	6,000 S.F.	3,000 S.F.	15,625 S.F.
Min. Lot Width	95'	80'	65'	65'	50'	25'	120'
SETBACK							
Min. Front Yard	25'	25'	15'	15'	15'	15'	20'
Min. Garage	35'	35'	25'				30'
Min. Side Yard	10'	7.5'	7.5'	7.5'	5'	10'	10'
Min. Road Side Yard (Corner Lots)	20'	17.5'	15'	15'	15'	15'	20'
Min. Rear Yard	15'	15'	15'	5' Fen./10' Main/25' Gar.	5' Fen./10' Main/25' Gar.	5' Fen./10' Main/25' Gar.	5' Fen./25' Main/25' Gar.
Min. Fl. area (S.F.)							
(Grnd. Floor) 1-Sty.	3,000 S.F.	2,500 S.F.	2,000 S.F.	2,000 S.F.	1,500 S.F.	1,500 S.F.	1,600 S.F.
(Grnd. Floor) 2-Sty.	1,500 S.F.	1,250 S.F.	1,000 S.F.	1,000 S.F.	850 S.F.	850 S.F.	850
Min. Open space	25%	25%	25%	25%	25%	25%	25%
Max. Fl. area ratio	0.354	0.371	0.38	0.38	0.38	0.38	0.38

PUBLIC BENEFITS

The plan for Heritage Reserve encompasses a number of public benefits, or “trade-offs” for the waivers requested. Those public benefits are listed below:

- DENSITY. The proposed density of 2.3 homes per acre amounts to 20% fewer than the “maximum density plan” allowed by the current R-1A zoning.
- OPEN SPACE. Required – 50%. Provided – 55.6%.
- UPLAND HABITAT PRESERVATION. Not Required. Provided - 16% of upland habitat on the site will be protected under the community covenants.
- RECREATION. Required - 31.12 acres. Provided – 62.7 acres.
- PUBLIC ACCESS. Not required. Provided – All parks, recreation facilities, bike paths and pedestrian walks and trails will be accessible to the general public.
- TREE PRESERVATION. Accomplished through a combination of the storm water management plan which reduces the amount of fill required; extensive open spaces and parks; routing of roads through areas already cleared; tree preservation standards mandated in the community architectural guidelines and building on stem walls to further reduce fill.
- WATER CONSERVATION. Heritage Reserve will employ a state of the art irrigation system to serve all properties in the community. This plan will eliminate dependence on private wells, reduce dependence on groundwater and generally reduce water consumption for irrigation purposes. Additionally, the preservation of existing trees which need little or no irrigation, the use of xerscape standards and drought tolerant plants will conserve water use.

- WATER SHED PROTECTION. Through a cooperative agreement with St. Johns River Water Management District, Heritage Reserve will draw water from the main relief canal to supplement irrigation lakes. This will effectively reduce the amount of fresh water runoff flowing through the canal to the Indian River Lagoon.
- WETLANDS RESTORATION. The existing wetland communities are dominated by Brazilian pepper and other exotics. Enhancement and preservation will provide restoration of hydrological and functional systems.
- NEIGHBORHOOD PLANNING. The plan for Heritage Reserve is based on the precepts of Traditional Neighborhood Development. The plan includes an interconnected grid of streets rather than cul-de-sac's; multiple non-vehicular transportation options, including sidewalks, bike paths and nature trails; interconnected neighborhoods with a variety of home styles; avoidance of gated entrances and privacy walls; and, multiple connections to surrounding areas.
- NET ECONOMIC BENEFIT. The Heritage Reserve CDD pays for the construction and/or maintenance of the roads, water and sewer lines, culverts, sidewalks, street lighting, landscaping, mitigation and public spaces of Heritage Reserve, even though open to the public. Roads, Sewer and electric impact fees pay the cost of any increased demand.
- TRANSPORTATION. Heritage Reserve will accommodate storm water retention required for the modification of 26th Street and 58th Avenue on site at no cost to the Indian River County. Heritage Reserve will pay its fair share of roadway and intersection improvements for 26th Street, 58th and 43rd Avenue.
- OFF SITE. Heritage Reserve will provide sidewalks along 26th Street and 58th Avenue along its frontage of those roads.



Artist's rendering of a typical neighborhood

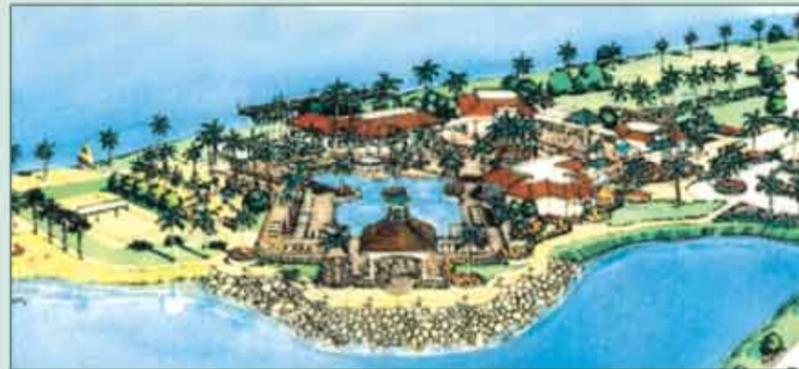
SOUTHSTAR - FROM VISION TO REALITY



The Sports Club at West Bay Club - Estero, Florida



Bartram Springs - Jacksonville, Florida



Sunset Lakes - Broward County, Florida



West Meadows - Tampa, Florida

THE COMPANY WITH THE VISION FOR HERITAGE RESERVE

SouthStar Development Partners, Inc. is a full service real estate company headquartered in Coral Gables, Florida, with offices in Jacksonville, Orlando and Vero Beach. The firm's primary activities include analysis, financing, acquisition, planning, marketing, development and construction of mixed-use and residential projects.

The principals of SouthStar, J. Larry Rutherford, President and Kimball D. Woodbury, Managing Director, have acquired and developed over 50 projects within Florida, Georgia, North Carolina, Tennessee, Virginia, Colorado and Texas. Concentrating in Florida, SouthStar's expertise in the development and management of mixed-use and Development of Regional Impact projects has proven instrumental in meeting the financial and economic goals of the local government, community and investors.

In addition to the design and construction of all infrastructure, common area facilities and open space details in its projects, SouthStar carefully selects the builders in order to insure a cohesive and financially successful project. The company takes pride in building neighborhoods that provide a lasting positive impact on the surrounding community. SouthStar's development activities include land development, major infrastructure, water, sewer, roads, storm water management systems, mitigation, and construction of community features including roadway boulevards, master landscaping, recreational centers, community parks, and identification monuments.

SouthStar Development Partners is an experienced leader in the acquisition, planning and construction of large-scale projects with an ability to work successfully with the local municipalities, state agencies and the residential and business communities.



Kim Woodbury, Managing Director

J. Larry Rutherford, President



HERITAGE RESERVE DEVELOPMENT TEAM

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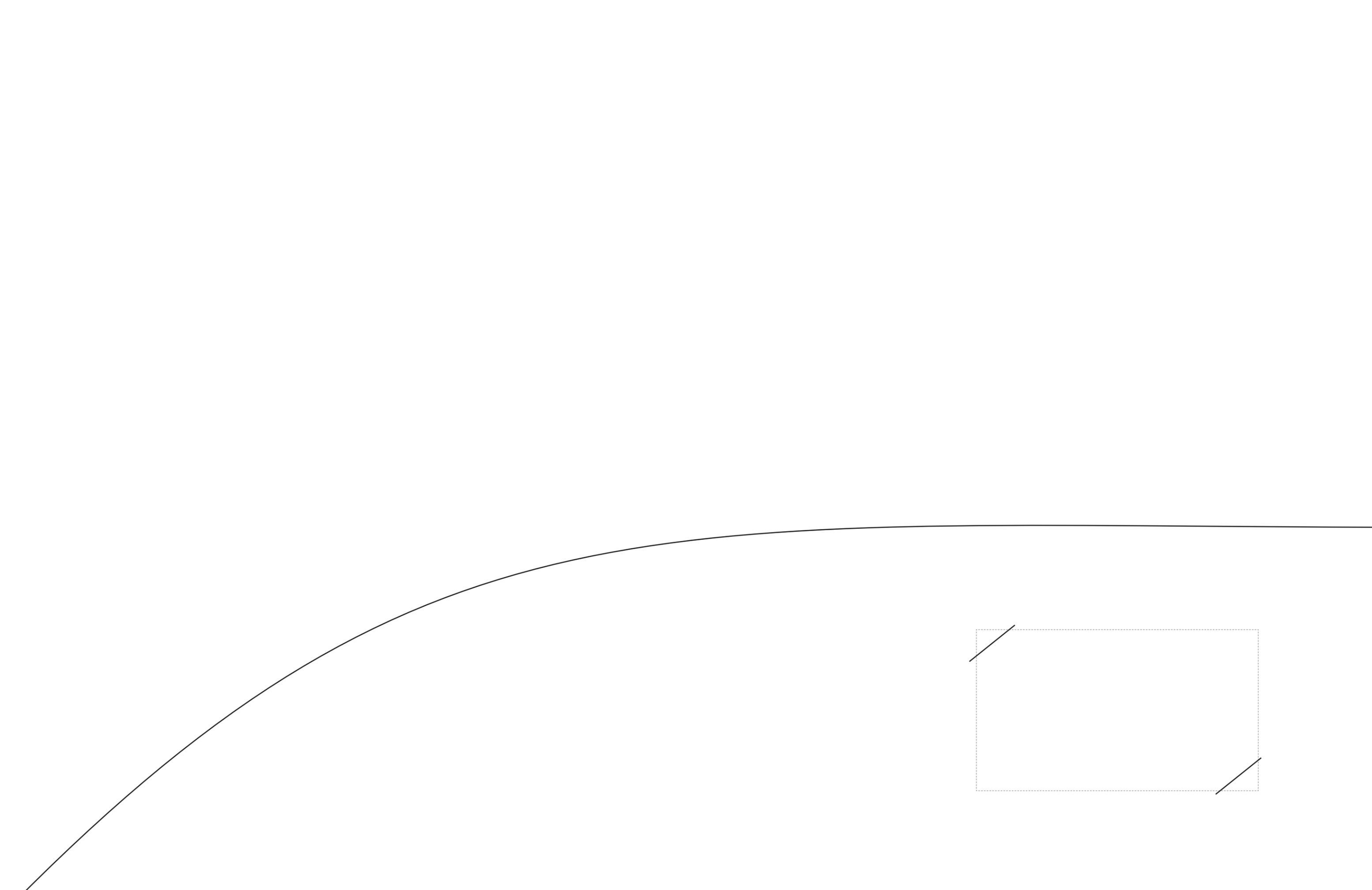
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Heritage Reserve site

The Heritage Reserve project is currently in its planning stages, no development has occurred within the project and certain regulatory approvals and financial agreements must be obtained in a form acceptable to SouthStar Development Partners, Inc. prior to development. The illustrations set forth in these Conceptual Guidelines are an interpretation of the artist. Photographs and graphic images in this publication have been duplicated from other master planned communities only to illustrate possible character and type of facilities which may be included in the future development of Heritage Reserve. For specifications, refer to the construction and project development plans that prevail in this brochure. The developer reserves the right to replace materials with others similar in quality if they are not available at the time of construction.





Heritage Reserve

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