

City of Vero Beach

1053 - 20th PLACE - P.O. BOX 1389
VERO BEACH, FLORIDA 32961-1389



OFFICE OF THE
PLANNING AND DEVELOPMENT DIRECTOR

March 26, 2026

Ms. Terri L. Bowman, Manager
Vero Beach Cottages, LLC
P.O. Box 643543
Vero Beach, Florida 32963

RE: **927- 931 Bahia Mar Road, Vero Beach, Florida 32963;
Extension to Reconstruct Storm-Damaged Structures**

Dear Ms. Bowman:

This letter is to officially confirm the receipt of your letter, dated March 23, 2026, requesting to extend the intent to reconstruct the storm-damaged triplex structure at 927 – 931 Bahia Mar Road [Parcel ID: 32 40 29 00022 0000 00000.0, 32 40 29 00022 0000 00927.0, 32 40 29 00022 0000 00929.0, & 32 40 29 00022 0000 00931.0]. The triplex structure was damaged as a result of the EF3 tornado from Hurricane Milton on October 9, 2025. Pursuant to Sec 64.27 of the City's Land Development Regulations, a storm-damaged structure may be reconstructed as previously permitted by development order or building permit, so long as the nonconformities are not increased. As required by Sec. 64.27(g), your letter of intent has been submitted within one year of the date of damage to the structure.

Please be advised that this acknowledgement of intent does not constitute project approval or a guarantee of final site plan approval. The formal review process will commence upon receipt of a complete site plan application package.

Sec. 64.27(g) requires the site plan application to occur within six months of the acceptance of the letter of intent. The site plan application must include all materials outlined in the Minor Site Plan Application form, including the required number of signed and sealed plans, supporting documentation, and applicable fees. With the six-month extension, please **submit your full site plan application package by September 26, 2026**. The Planning Director may further extend the application deadline with written receipt of good cause.

Should you have any questions regarding the submission requirements or wish to schedule a pre-application meeting, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. H. Jeffries", is written over the word "Sincerely,".

Jason H. Jeffries, AICP
Director of Planning and Development

cc. George Simon, PE

JHJ/tf