



Indian River County Community Development Report January 2004

Issue #21

\$4.00

1840 25th Street
Vero Beach, FL 32960
Phone: (772) 567-8000, Ext. 1237
Fax: (772) 978-1806

We would like to hear from you!

Completing this brief evaluation page will enable Community Development staff to improve the Community Development Report and provide the information that professionals, residents, and visitors of Indian River County need for their projects.

Which of the following best describes your occupation as it relates to using the Community Development Report: (Please check only one answer)

Attorney	Licensed Contractor	Land Developer	Real Estate Agent
Engineer/Architect	Private Resident	Visitor/Tourist	Other: _____

Which section of the Community Development Report best served your needs? (Please check all answers that apply)

Demographics	Commerce and Industry	Labor Information	Current Development
Incentives	Department Activity	New Development Projects	

Which section of the Community Development Report least served your needs? (Please check all answers that apply)

Demographics	Commerce and Industry	Labor Information	Current Development
Incentives	Department Activity	New Development Projects	

What type of information would you like to see added to the Community Development Report?

In what form would the Community Development Report be most useful? (Please check only one answer)

Paper Copy	Computer Disk	Web Page
------------	---------------	----------

Please return this evaluation form to:
Long Range Planning Section
Community Development Department
1840 25th Street, Vero Beach, FL, 32960
FAX: (772) 978-1806
or email your comments
<mailto:gcarmony@ircgov.com>

<u>Table of Contents</u>	Page #
Introduction	4
Demographics	5
Commerce and Industry	9
Incentives	13
Current Development	15
Planning and Zoning Commission Reviewed Residential Projects	18
New Development Projects	20
North County Commercial/Industrial	21
North County Residential	28
Central County Commercial/Industrial	34
Central County Residential	44
South County Commercial/Industrial	54
South County Residential	69
Comprehensive Plan Amendment Applications and Rezoning Applications	84
Department Activity	85

Introduction

The Community Development Report provides a collection of some of the most recent statistical information on Indian River County. Most of the data are provided at the county level, although this report does provide some data at the city level, the census designated area level, and other sub-county areas. Much of the data displayed in this report was provided by various agencies of the State of Florida.

The purpose of this report is to provide information to county residents, employers, and visitors relating to Indian River County's ongoing economic growth and development. If the information included in this report does not answer your questions or if you wish to inquire about the contents of the report, Indian River County Community Development staff is always available to meet with you and discuss your inquiries. Through the "Planner-of-the-Day" office, a county planner is always available to the general public during regular business hours (8:30 AM - 5:00 PM) at (772) 567-8000, ext. 1259.

Web Site Development

Recently, the county established an official web site. Information that is currently at this web site includes:

- Upcoming meetings and events information;
 - Planning and Zoning Commission Agendas and Minutes;
 - Technical Review Committee Agendas;
 - Planning Department Projects;
 - Planning Department related development applications; and
 - Various plans and reports (including the Community Development Report).
- Indian River Code of Ordinances (www.municode.com)

More information is being added to the site on a regular basis. Please visit the site and provide feedback as to how the county's web site can best serve your needs.

The address for the county's official web site is:

<http://www.ircgov.com>

Demographics

Map Reference #		Historical Population			
		1980 Census	1990 Census	2000 Census	2003 Estimates ¹
COUNTY		59,896	90,208	112,947	121,129
UNINCORPORATED COUNTY		38,455	58,143	71,660	76,908
MUNICIPALITIES					
1	Vero Beach	16,176	17,350	17,705	17,945
2	Sebastian	2,831	10,248	16,181	18,275
3	Indian River Shores	1,254	2,278	3,448	3,574
4	Fellsmere	1,161	2,179	3,813	4,173
5	Orchid	19	10	140	299
Census Designated Places					
6	Gifford	6,240	6,278	7,599	N/A
7	Wabasso ²	2,157	1,145	918	N/A
8	Roseland	1,607	1,379	1,775	N/A
9	Vero Beach South	12,636	17,182	20,362	N/A
10	Florida Ridge	4,988	12,183	15,217	N/A
11	South Beach	1,098	2,754	3,457	N/A
12	North Beach	225	639	243 ³	N/A
13	Winter Beach	978	818	965	N/A
14	West Vero (S.R. 60) Corridor	3,102	7,519	7,695	N/A
15	Wabasso Beach ³	n/a	n/a	1,075	N/A
Unallocated Population		5,424	8,246	12,354	N/A

¹ Florida Statistical Abstract, Bureau of Economic and Business Research, 2002

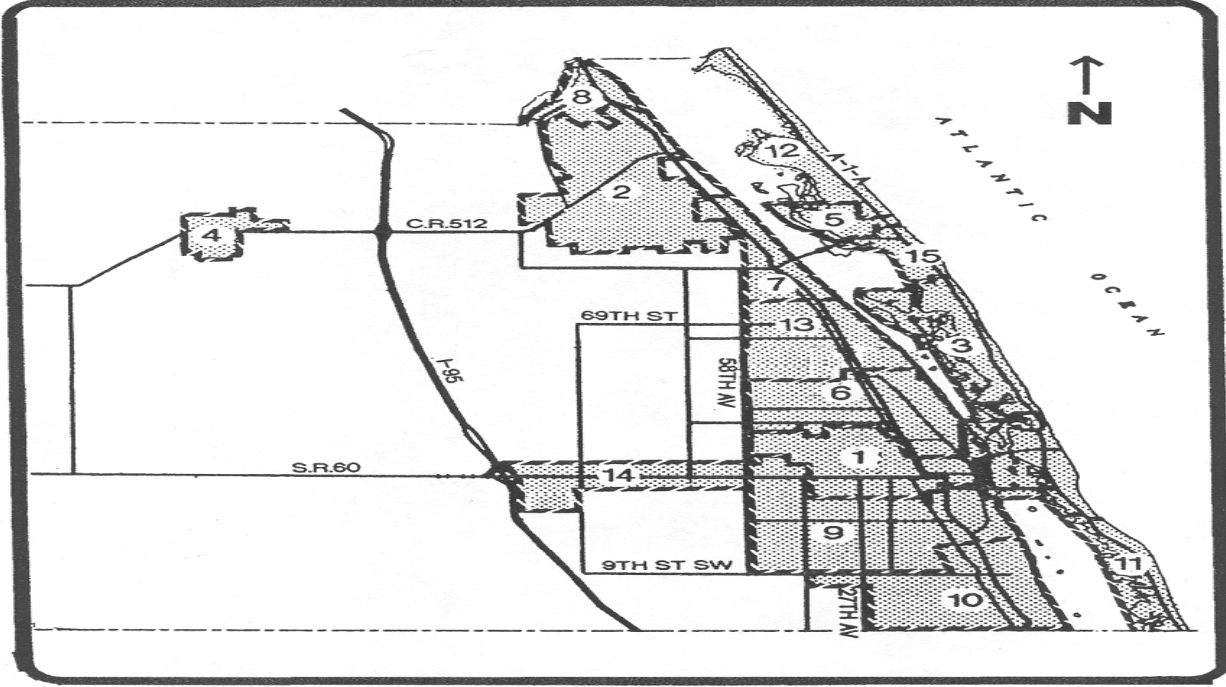
² Boundaries changed in 2000 Census

³ Wabasso Beach CDP was added for the 2000 Census

Demographics

Table 2: Indian River County Population Projections 2005-2030						
Map Reference #		2005	2010	2020	2025	2030
	Total County		124,400	135,800	157,500	168,000
Unincorporated County		77,796	84,206	94,326	100,139	108,563
Municipalities						
1	Vero Beach	18,058	18,239	18,422	18,606	18,792
2	Sebastian	19,732	22,675	31,972	35,568	36,335
3	Indian River Shores	3,926	4,700	5,470	5,600	5,600
4	Fellsmere	4,578	5,640	6,923	7,687	7,800
5	Orchid	310	340	387	400	410
Total Municipalities		46,604	51,594	63,174	67,861	68,937
Census Designated Places						
6	Gifford	7,949	8,029	8,376	8,618	9,208
7	Wabasso	918	918	924	945	960
8	Roseland	1,838	1,848	1,858	1,887	2,005
9	Vero Beach South	21,170	23,053	24,852	25,484	29,220
10	Florida Ridge	17,540	19,875	22,889	23,702	27,209
11	South Beach	3,985	4,236	5,013	5,039	5,136
12	North Beach	261	265	269	270	400
13	Winter Beach	968	970	977	980	986
14	West Vero (S.R. 60) Corridor	8,327	9,262	10,501	10,564	11,125
15	Wabasso Beach	1,291	1,503	1,988	2,100	2,300
Total CDPs		64,247	69,959	77,647	79,589	88,549
Unallocated Population		13,549	14,247	16,679	20,550	20,014
Source: U.S. Census Bureau; University of Florida, Bureau of Economics and Business Research; Indian River County Planning Division						

Demographics



**BOUNDARIES OF MUNICIPALITIES
AND
CENSUS DESIGNATED PLACES**

- | | | | |
|----|-----------------------------|-----|-------------------------|
| 1. | CITY OF VERO BEACH | 8. | ROSELAND, CDP |
| 2. | CITY OF SEBASTIAN | 9. | VERO BEACH SOUTH, CDP |
| 3. | TOWN OF INDIAN RIVER SHORES | 10. | FLORIDA RIDGE, CDP |
| 4. | CITY OF FELLSMERE | 11. | SOUTH BEACH, CDP |
| 5. | TOWN OF ORCHID | 12. | NORTH BEACH, CDP |
| 6. | GIFFORD, CDP | 13. | WINTER BEACH, CDP |
| 7. | WABASSO, CDP | 14. | WEST VERO CORRIDOR, CDP |
| | | 15. | WABASSO BEACH, CDP |

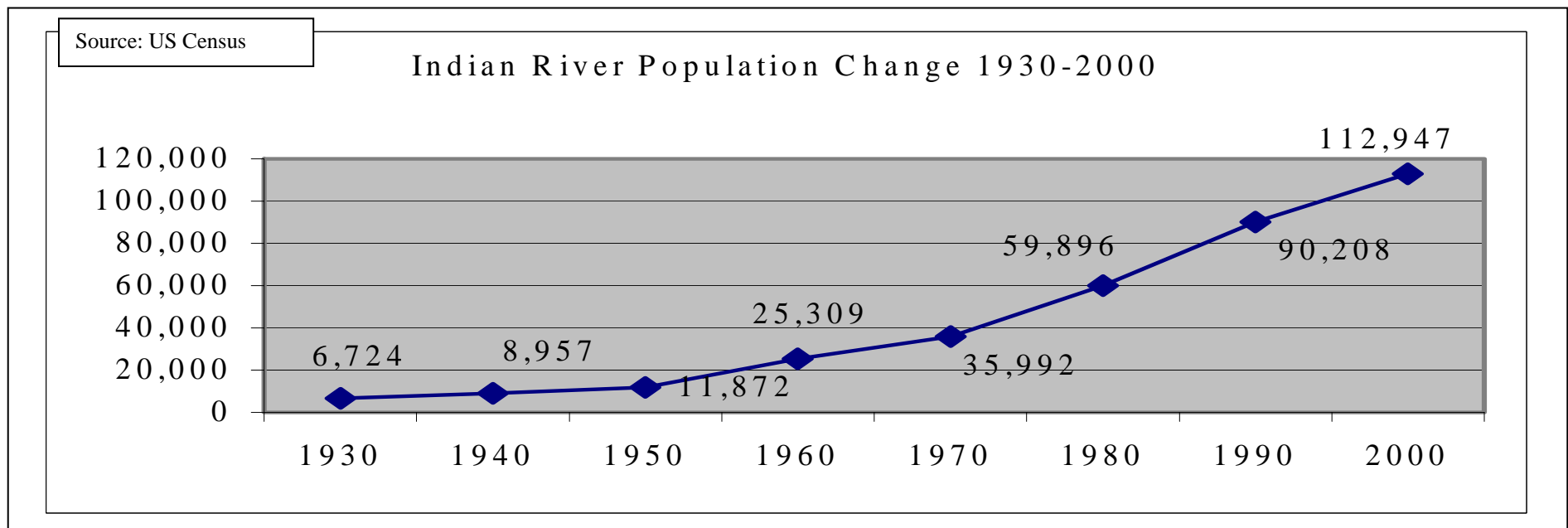
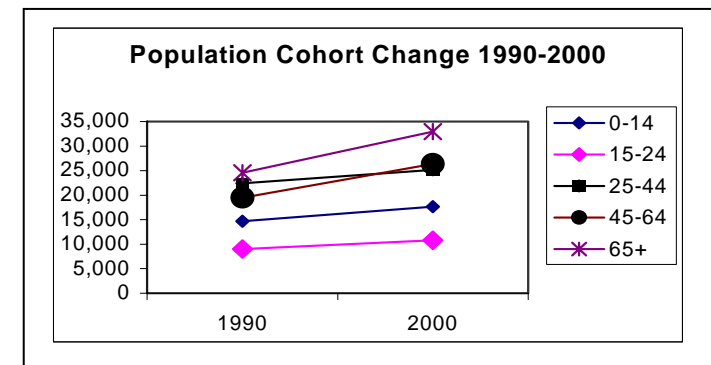
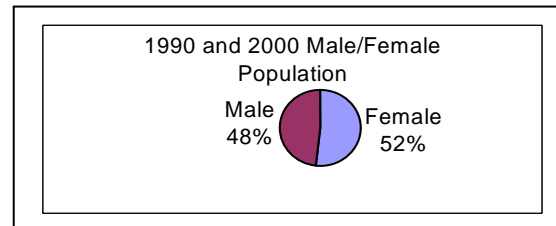
Demographics

Indian River County Population by Age Group										
Year	0-14	Share of Population	15-24	Share of Population	25-44	Share of Population	45-64	Share of Population	65 and Over	Share of Population
1990	14,684	16.28%	8,996	9.97%	22,435	24.87%	19,501	21.62%	24,592	27.26%
2000	17,677	15.65%	10,784	9.55%	25,154	22.27%	26,360	23.34%	32,972	29.19%

Source: Bureau of Economic and Business Research, [Florida Statistical Abstract](#), University of Florida. US Census Bureau.

Indian River County Population by Sex and Race		
Year	Sex	
	Female	Male
1990	46,630	43,578
2000	58,314	54,633

Source: U.S. Census



Commerce and Industry

Largest Employers in Indian River County (2003)						
2003 Ranking	2002 Ranking	Firm	SIC Major Group	Employees		
				Total	Full-time	Part-time
1	1	School District of Indian River County	Government	1,945	1,940	5
2	2	Indian River Memorial Hospital	Health Services (SIC 80)	1,100	1,100	0
3	3	Indian River County	Government	1,333	1,254	79
4	5	Publix Supermarkets	Food Stores (SIC 54)	801	397	404
5	4	The New Piper Aircraft	Transportation Equipment (SIC 37)	752	749	3
6	11	Gracewood Fruit Packing	Agricultural Services (SIC 07)	700	140	560
7	6	City of Vero Beach	Government	607	555	52
8	7	Wal-Mart	General Merchandise Stores (SIC 53)	540	0	0
9	16	Sebastian River Medical Center	Health Services (SIC 80)	500	500	0
10	10	John's Island	Hotels and Other Lodging Places (SIC 70)	500	250	250
11	9	Hale Indian River Groves	Agricultural Services (SIC 07)	500	175	325
12	8	Sun Ag, Inc.	Citrus, Agric. (SIC 75)	475	175	300
13	12	Winn-Dixie	Food Stores (SIC 54)	440	120	320
14	20	Disney's Vero Beach Resort	Hotels and Other Lodging Places (SIC 70)	375	270	75
15	17	Indian River County Exchange Packers	Agricultural Services (SIC 07)	350	48	302
16	18	Visiting Nurse Association	Health Services (SIC 80)	332	142	190
17	14	Legend Properties, Inc.	Developer	314	232	82
18	15	Indian River Estates	Health Services (SIC 80)	306	160	146
19	12	Dodgertown Complex	Convention/sports	272	175	97
20	--	Grace Brothers	Agricultural Services (SIC 07)	225	48	177

Source: IRC Chamber of Commerce (2003)

Commerce and Industry

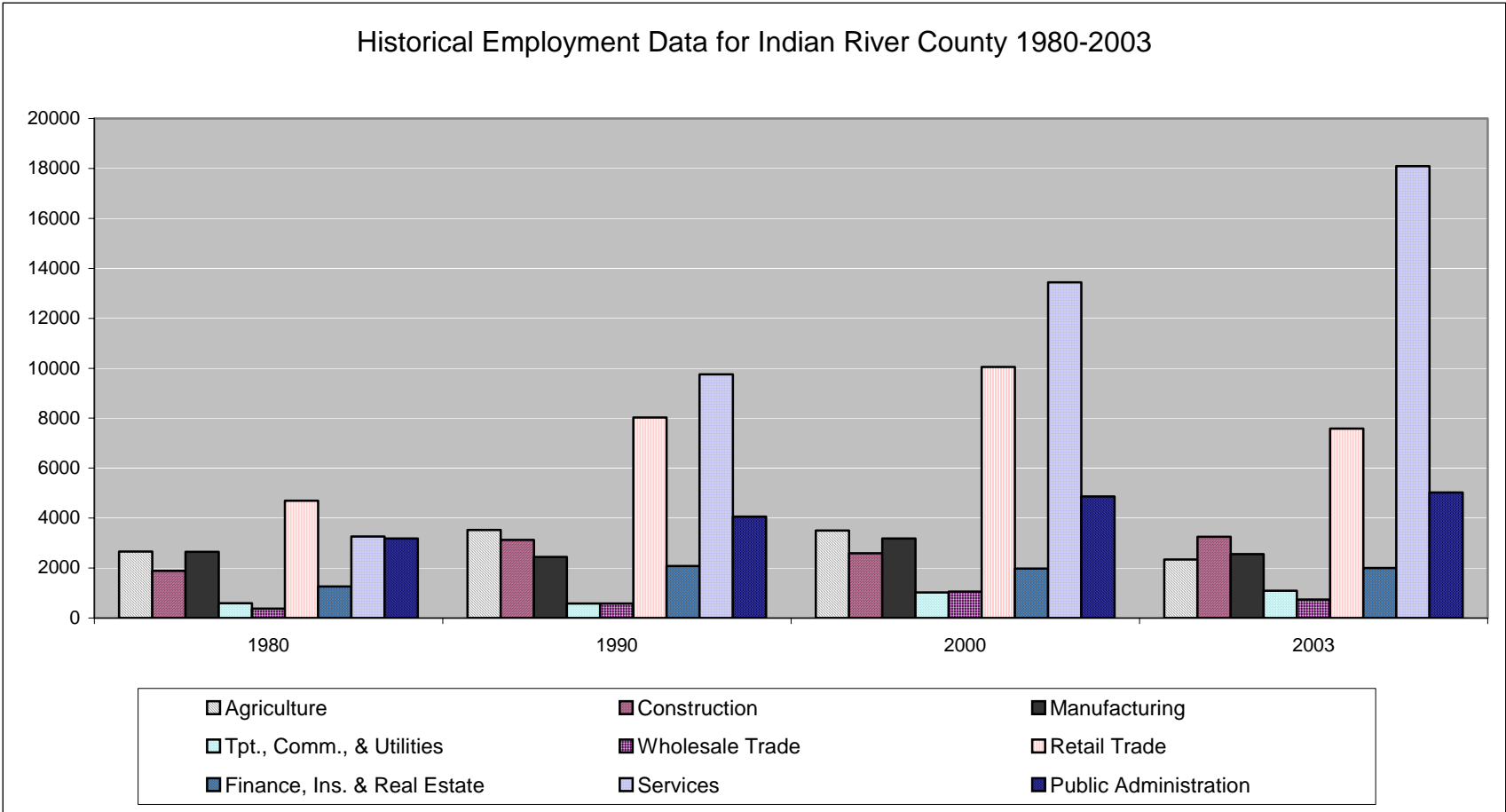
Private Companies in Florida's Top 200 Located in Indian River County†					
Company	City	Rank	Revenue (2001)	Full-time Employees	Type of Business
George E. Warren Corp.	Vero Beach	6	\$2,585,700,000	30	Petroleum Trading
The New Piper Aircraft Inc.	Vero Beach	91	\$175,000,000	670	Aircraft Manufacturer

†Ranked by 2002 Revenue. Source: Florida Trend (2003)

Employment Information for Indian River County (2002)				
SIC Division	# of Employees	% of Total Employment	Annual Payroll	Average Annual Wage Per Employee
Agriculture, Forestry, & Fishing	2,342	5.49%	\$53,258,762	\$22,742
Construction	3,252	7.62%	\$102,497,283	\$31,522
Manufacturing	2,556	5.99%	\$87,453,235	\$34,220
Tpt., Communications, & Utilities	1096	2.57%	\$38,588,786	\$33,568
Wholesale Trade	740	1.73%	\$37,978,617	\$51,351
Retail Trade	7,581	17.76%	\$158,261,892	\$20,877
Finance, Insurance, & Real Estate	2,001	4.69%	\$77,079,782	\$38,525
Services	18,091	42.39%	\$476,460,825	\$26,336
Public Administration	5,020	11.76%	\$181,489,296	\$38,364

Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information, ES-202 Program.

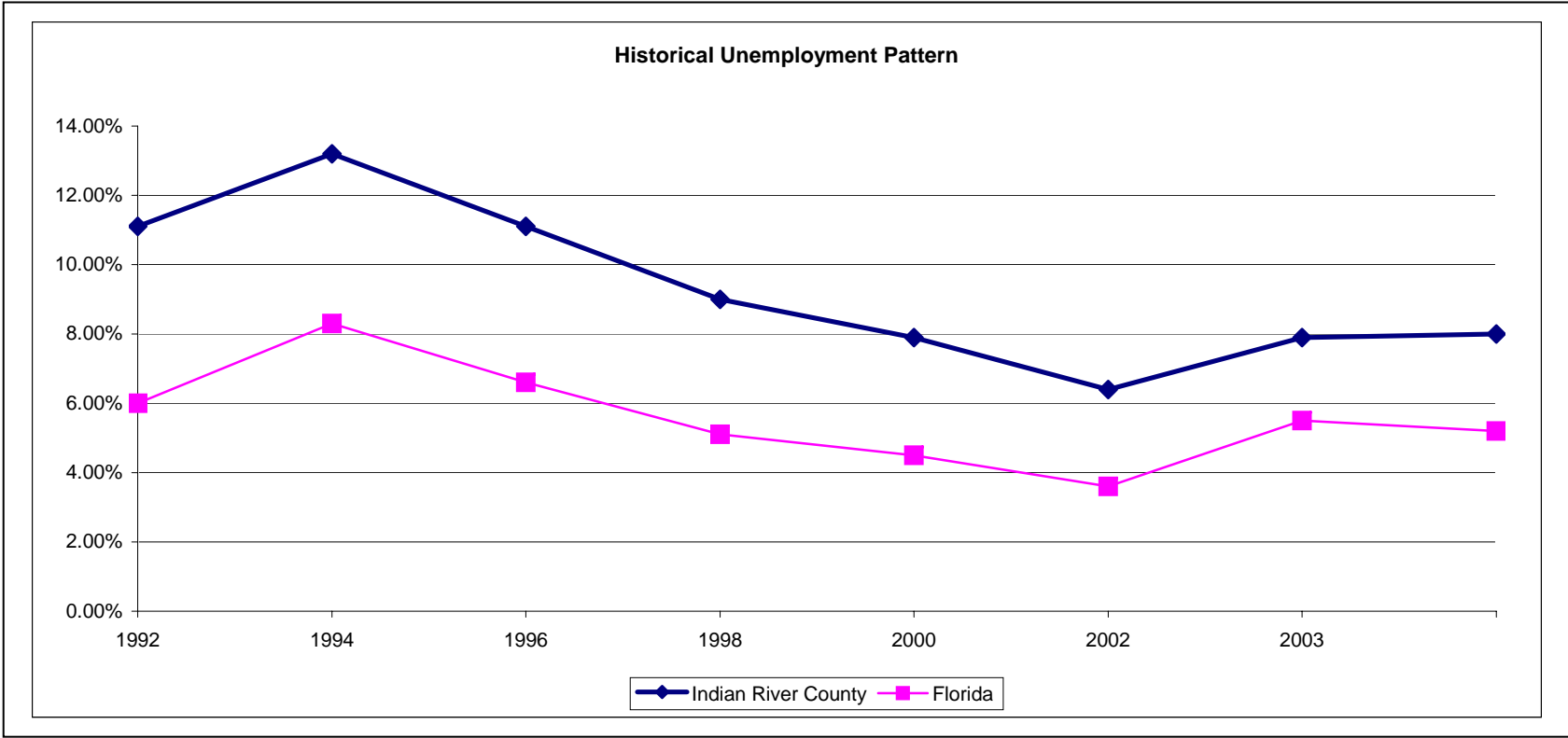
Commerce and Industry



Commerce and Industry

Indian River County Unemployment Information														
2002 Annual Average			2002 Monthly											
	2001	2002	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Labor Force	46,700	49,195	48,915	48,728	49,070	48,554	48,714	49,107	49,594	49,370	48,748	49,110	49,925	50,504
Unemployment Rate	7.3%	7.9%	6.2%	6.0%	5.6%	5.5%	7.2%	9.6%	11.2%	11.1%	10.2%	8.5%	7.1%	6.2%
2003 Annual Average			2003 Monthly											
Labor Force	49,693		49,829	49,418	49,750	49,479	49,390	49,542	49,224	49,302	49,258	50,071	50,184	50,829
Unemployment Rate	8.0%		6.9%	6.3%	6.1%	6.5%	7.8%	10.3%	10.8%	11.2%	10.2	7.6	6.5	5.4

Source: State of Florida, Local Area Unemployment Statistics



Incentives

Business Incentives Offered Directly by Indian River County Board of County Commissioners													
Local Jobs Grant Program	Traffic Impact Fee (TIF) Financing Program												
<p>Qualifications: At least 20 or more manufacturing jobs (SIC code's 20-39) or 20 or more jobs in the county's target industries must be created. Wages for the newly created jobs must equal at least 100% of the county's average salary/wage level. An application must be submitted to the Community Development Department. All eligible applications shall be reviewed by the Board of County Commissioners.</p> <p>Amount of Award:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"># of Jobs Created</th> <th style="text-align: left;">Grant Amount</th> </tr> </thead> <tbody> <tr> <td>10-19</td> <td>\$1,000/job created</td> </tr> <tr> <td>20-49</td> <td>\$1,250/jobs created</td> </tr> <tr> <td>50-99</td> <td>\$1,500/job created</td> </tr> <tr> <td>100-149</td> <td>\$1,750/job created</td> </tr> <tr> <td>150+</td> <td>\$2,000/job created</td> </tr> </tbody> </table> <p>10% Grant Bonus – At least 50 jobs created are in the county's target industries. 10% Grant Bonus – At least 75% hired are Indian River County residents. 10% Grant Bonus – Salary of qualified jobs are at least 125% of county's average salary. 20% Grant Bonus – Salary of qualified jobs are at least 150% of county's average salary. 25% Grant Bonus – Salary of qualified jobs are at least 175% of county's average salary.</p> <p>Other Requirements: A grant to an individual company may not exceed \$500,000 Grant funds can be used for costs associated with expansion or relocation such as moving expenses, permitting costs, impact fees, infrastructure costs, rent, day care facilities, equipment, or other expenses to be approved by the Board of County Commissioners Grant funds will be paid over a five year period. 20% each year</p>	# of Jobs Created	Grant Amount	10-19	\$1,000/job created	20-49	\$1,250/jobs created	50-99	\$1,500/job created	100-149	\$1,750/job created	150+	\$2,000/job created	<p>Qualifications: Business must be classified as a manufacturing establishment (SIC codes 20-39), or listed on the county's target industries list.</p> <p>Benefits: A business is able to finance a TIF over a six year period, to correspond to the timeframe in which traffic impact fees must be spent. Interest rate is established by the Board of County Commissioners. TIF loan is repaid in annual payments.</p> <p>Other Requirements: A lien must be recorded against the benefiting real property. The TIF financing lien must be a first lien on the property.</p>
# of Jobs Created	Grant Amount												
10-19	\$1,000/job created												
20-49	\$1,250/jobs created												
50-99	\$1,500/job created												
100-149	\$1,750/job created												
150+	\$2,000/job created												
Waiving County Utility Deposit													
<p>Qualifications: Business must be classified as a manufacturing establishment (SIC codes 20-39), or listed on the county's target industries list. Business must have a five year good credit history with its previous utility provider.</p> <p>Benefits: The county will guarantee county utility deposits for all qualified businesses. The county will pledge funds that can be drawn upon when necessary.</p> <p>Other Requirements: The county will guarantee up to a \$5,000 utility deposit.</p>													
<p>Other Incentives: Financing of water & sewer impact fees Availability of infrastructure with sufficient capacity Expedited Permitting Process Availability of industrial revenue bonds Availability of job training through IRCC and JEPP. Assistance in acquiring federal or state grants</p>													

Incentives

Business Incentives Offered by State or Federal Agencies					
Program	Qualified Target Industry Tax Refund Program (QTI)	Quick Response Training (QRT)	Economic Development Transportation Fund (Road Fund)	CDBG Economic Development	Public Works and Economic Development
Offered By	Enterprise Florida (850) 488-6300	Enterprise Florida (850) 488-6300	Enterprise Florida (850) 488-6300	Florida Department of Community Affairs. (850) 487-3644	Department of Commerce Economic Development Agency
Type of Incentive	Tax Refund	Grant	Grant	Grant or Loan	Grant
Award made to whom	Business	Training Provider	Local Government on behalf of business	Local Government on behalf of business	Local Government on behalf of business
Wage requirement	At least 115% of county's average salary.	Goal is 115% of county's or state's average salary, whichever is lower.	No requirements but is a consideration.	No wage requirements. Activity must meet one of the national objectives of the CDBG program.	Activity must meet one of the national objectives of the EDA program.
# of jobs required	At least 10 new jobs in any of the state's target industries. If an expansion, the expansion must result in at least a 10% increase in the business's employment.	No minimum job requirements.	No minimum requirement for grant request of less than \$200,000; 100 full-time jobs for grant request of \$200,000 - \$1 million; 200 full-time jobs for grant over \$1 million.	CDBG cost per job shall be less than \$35,000. i.e. \$500,000 grant creates 55 jobs, therefore CDBG cost per job will be \$9,090.91	No minimum job requirements.
Available to expanding industries	Yes	Yes	Yes	Yes	Yes
Available to new industries	Yes	Yes	Yes	Yes	Yes
Amount of reward	Up to \$5,000/job Up to \$7,500/job in an Enterprise Zone. Grant cannot exceed \$5 million (\$7.5 million in an Enterprise Zone).	Negotiated with local education provider to meet industry need.	Up to \$2 million.	Between \$500,000 and \$750,000. Grant funds can be used for public infrastructure improvements.	Between \$850,000 and \$1,000,000. Grant funds can be used for public infrastructure improvements.

Source: State of Florida, Indian River County

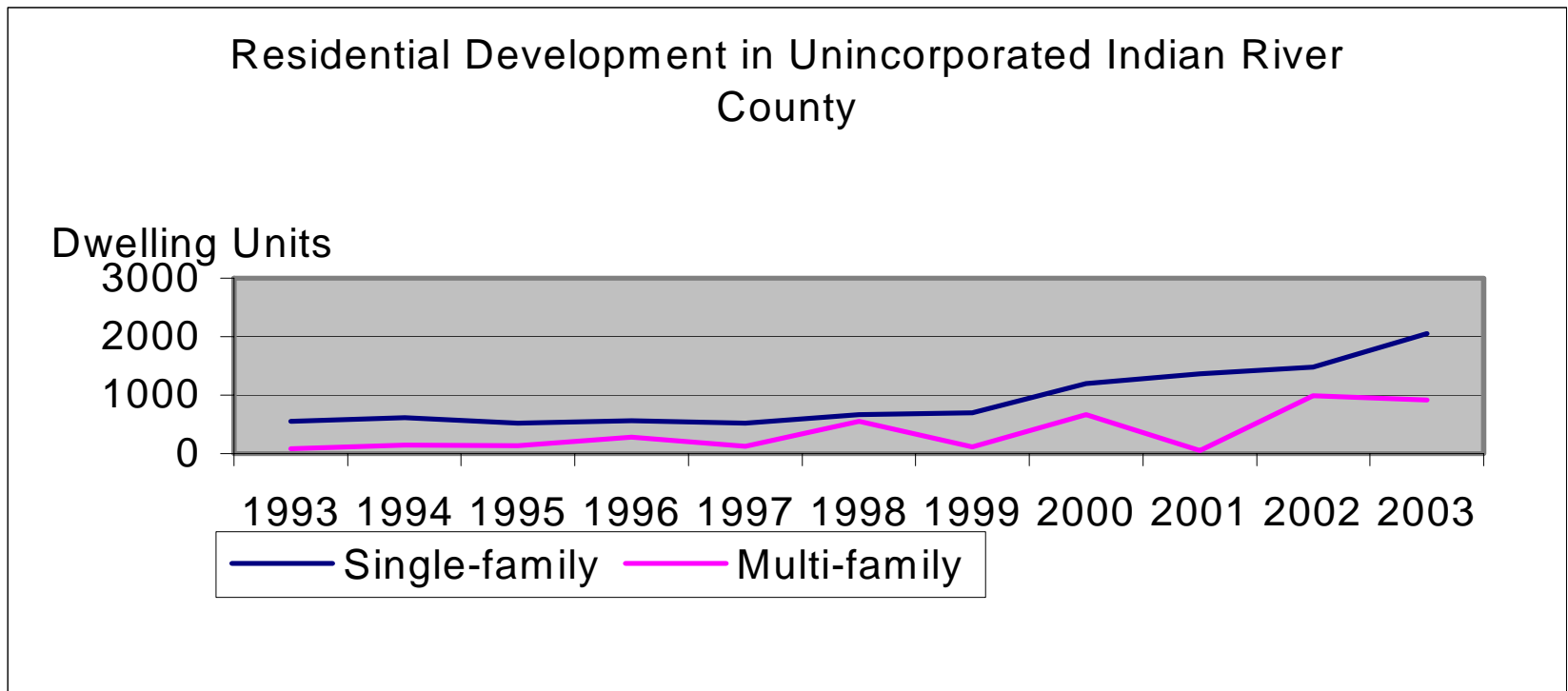
January 2004 New Development Projects

Building Permit Information for New Construction: Permits Issued					
Jurisdiction	Building Type	2000	2001	2002	2003
Unincorporated County	Single-Family Units	793	943	1,035	1,436
	Multi-Family Units	599	85	774	720
	Mobile Home Setups	N/A	29	16	11
	Commercial/Industrial Sq. ft.	417,217	351,383	395,569	433,279
Vero Beach	Single-Family Units	28	25	21	31
	Multi-Family Units	13	16	108	20
	Mobile Home Setups	N/A	0	0	0
	Commercial/Industrial Sq. ft.	84,449	259,660	109,901	65,865
Sebastian	Single-Family Units	278	294	328	503
	Multi-Family Units	18	0	24	13
	Mobile Home Setups	N/A	18	17	34
	Commercial/Industrial Sq. ft.	74,355	92,971	36,684	192,408
Fellsmere	Single-Family Units	24	26	30	21
	Multi-Family Units	2	5	3	160
	Mobile Home Setups	N/A	2	9	7
	Commercial/Industrial Sq. ft.	5,200	6,529	21,200	8,900
Indian River Shores	Single-Family Units	34	45	44	47
	Multi-Family Units	21	16	24	0
	Commercial/Industrial Sq. ft.	0	0	0	0
Orchid	Single-Family Units	43	28	26	12
	Multi-Family Units	15	0	0	0

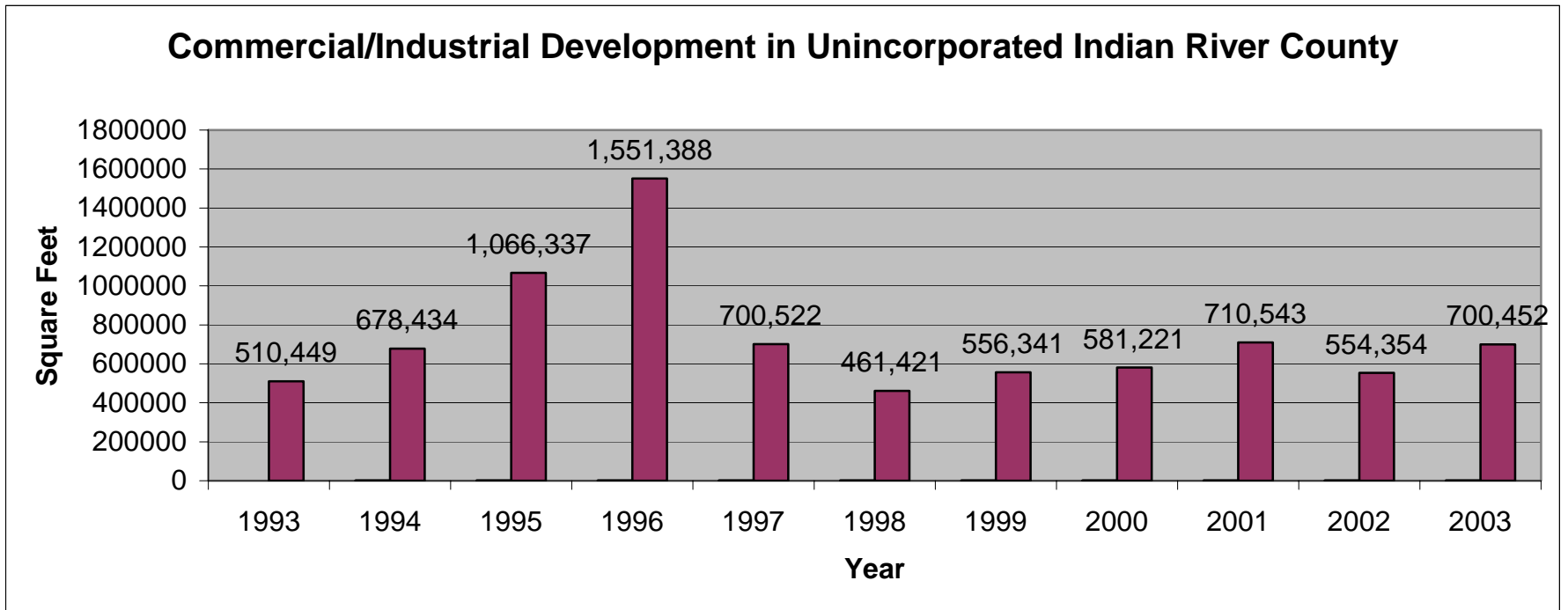
January 2004

New Development Projects

Orchid	Commercial/Industrial Sq. ft.	N/A	N/A	N/A	N/A
Total # of Permits/ Calendar Year		2000	2001	2002	2003
Total Single Family Units		1,200	1,361	1,484	2,050
Total Multi-family Units		668	122	991	913
Total Mobile Home Setups		N/A	49	42	52
Total Commercial SQFT		581,221	710,543	554,354	700,452



January 2004 New Development Projects



January 2004

New Development Projects

Planning and Zoning Commission Approved Projects for Calendar Year 2003

Single Family Preliminary Plan Projects	Number of Lots
Amelia Plantation	61
Citrus Springs Village D, a Portion of Village F, and Village G	224
Diamond Court Village	51
Diamond Lake	115
Falcon Trace	326
Falyn Estates	41
Gen Development	162
Kashi Ashram Phase I	34
Old Orchid Phase IV	35
Paladin Place	142
Serenoa	294
South Lakes	104
Sunrise	134
The Fountains at Amber Lakes	50
The Lakes at Brookhaven	49
Two Lakes	58
Westfield	137
Woodfield At Vero Beach	282
Total	2299
Multi-Family Preliminary Plan Projects	Number of Units
Bridgepointe	166
Diamond Court Village West	44
Harbor Chase	16
Pineapple Cay	32
The Boulevard Village & Tennis Club	98
Valencia Pointe	70
Woodfield at Vero Beach	144
Total	570

January 2004
 New Development Projects

Planning and Zoning Commission Approved Projects for Calendar Year 2003

Conceptual Plan Projects	Number of Lots/Units
Harbor Place	53
Kashi Ashram	54
26 th Street Residential	482
Total	589
Total Number of Lots/Units 2003	3458

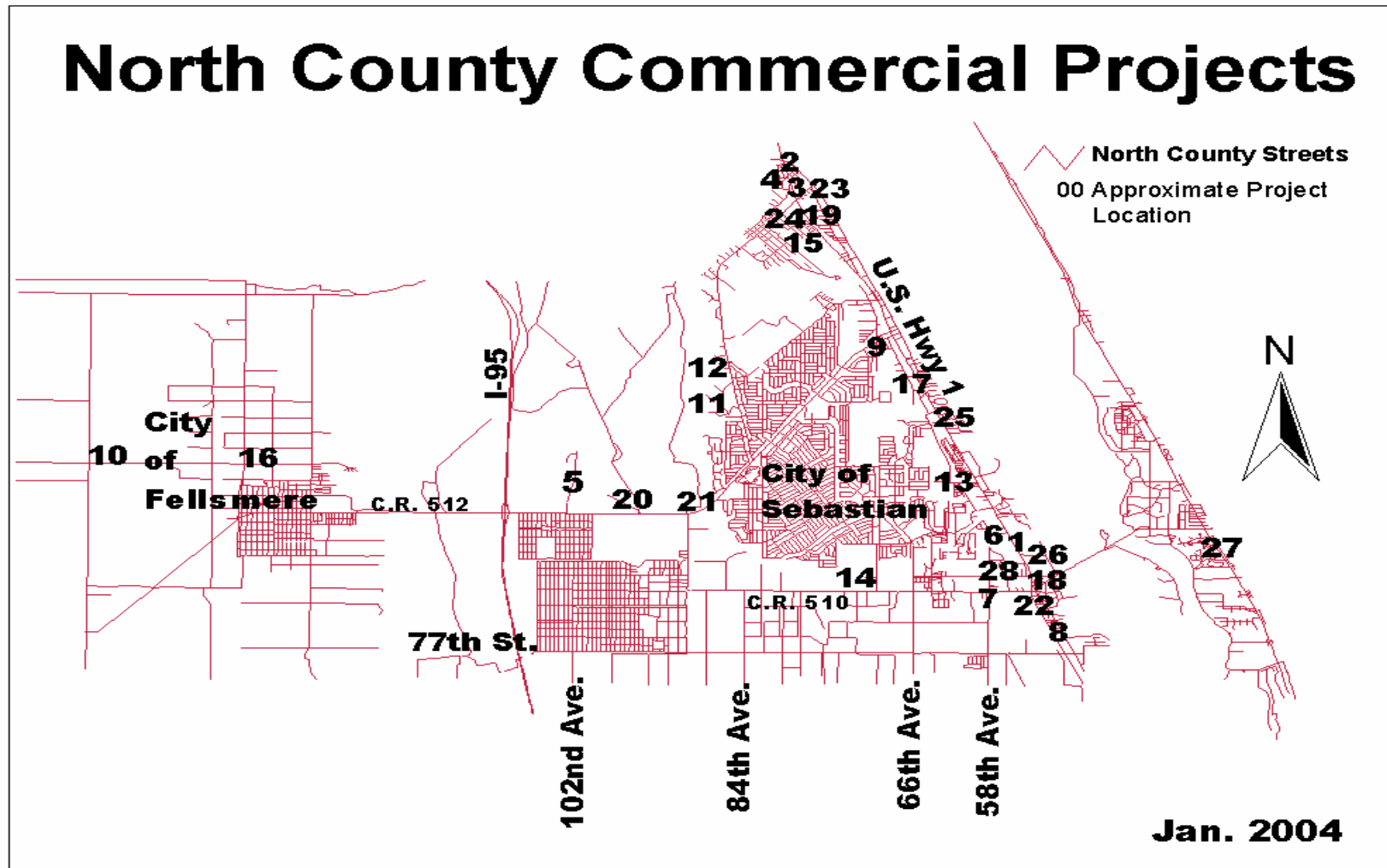
Planning and Zoning Commission Approved Projects for Calendar Year 2004

Single Family Preliminary Plan Projects	Number of Lots
Indian Lakes Estates	39
Lost Lake	20
Warren Way	45
Waterside	53
Total	157
Multi-Family Preliminary Plan Projects	Number of Units
Townhomes West	32
Total	32
Total Number of Lots/Units 2004	189

January 2004
New Development Projects

NORTH COUNTY COMMERCIAL PROJECTS

January 2004
New Development Projects



January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
NORTH COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (north of 77 th Street)						
Automotive Repair/Sales and Maintenance Establishments						
Protransmasters II 2001060194	8980 US Highway 1 31-39-28-00002-0000-00004.0 Map Location: 1	Two buildings, auto repair /retail. Contact: McCain & Associates, Inc. 770-1093	09/22/03			
			Awaiting resubmittal.			
Gas Station/Convenience Store						
No Projects Pending						
Health Care Offices and Facilities						
Riverside Clinic & Surgery Center 95050076 SP-MI-04-01-01	14410 U.S. Highway 1, Sebastian 25-30-38-00000-0020-00002.1 Map Location: 2	Adding 1,895 square feet of single-family medical Contact: Mosby & Associates, Inc. 569-0035	N/A	6/05/02 10/29/03	N/A	N/A
			County staff approved 11/21/03. Pending site plan release.			
Sebastian Northpoint Office Building 2003050056 SP-MJ-04-01-03	US Highway 1, Sebastian 30-38-25-00000-0020-00001.8 Map Location: 3	8,000 sq. ft. medical office Contact: G.E. Cantelou, III (321)259-1529	05/19/03	11/05/03		
			Awaiting resubmittal.			
Sebastian River Medical Center/Hospital 98060013 SP-MA-02-11-62	13695 U.S. Hwy. 1 30-32-39-00001-0040-00003.0 Map Location: 4	Renovations/ additions to emergency department Contact: Masteller & Moler, Inc. 567-5300		8/14/02		
			Under review. Staff level sign off. Site plan released 10/15/02. Work C.O.'d 12/19/03.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Industrial Establishments						
Aeroshade Commercial 2003060125 SP-MJ-04-04-13	102 nd Terrace 31-38-22-00000-1000-00001.0 Map Location: 5	Multi-phase commercial building. Contact: McCain & Associates 770-1093.	06/23/03	01/21/04		
			Awaiting resubmittal. Staff has “fast-tracked” reviews.			
Gator Millworks 97110117 SP-MJ-03-08-46	9555 US Highway 1 31-39-21-00000-0030-00001.1 Map Location: 6	Building supplies office expansion. Contact Mosby & Associates 569-0035.	04/21/03	05/21/03		
			County staff approved 07/29/03. Pending site plan release.			
Mike’s Trade Center 2002100227	5560 85 th Street 31-39-28-00004-0010-00001.0 Map Location: 7	Builders Trade Center, storage. Contact: McCain & Associates 770-1093.	07/07/03			
			Awaiting formal submittal.			
Releaf Trees 2002090043 SP-MA-03-01-06	7855 US Highway 1 31-39-34-00000-0050-00002.0 Map Location: 8	1,200 sq. ft. office; landscape nursery. Contact: Mosby & Associates, Inc. 569-0035		10/30/02		
			Site plan approval 03/13/03. Pending site plan release. Code Enforcement Board case pending – operating business without C.O.			
Stadnik 2 nd Street Contractor Trades 2003070069 SP-MJ-03-12-80	11645 Hewlett Drive 31-39-06-00015-0020-00007.0 Map Location: 9	7,500 sq. ft. contractor trades. Contact: Mosby & Associates, Inc. 569-0035.		10/08/03		
			Awaiting resubmittal.			
TM Logging & Recycling 95110095	13660 101 st Street 31-37-00-00001-1260-00003.0 Map Location: 10	Logging operation, preparing logs for delivery to mills. Contact: Robert Barnes 571-0947	12/01/03			
			Awaiting formal resubmittal.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Institutional Establishments						
Camp Oklawaha 94050158	8598 Potomac Avenue 31-38-14-00000-3000-00001.0 Map Location: 11	Addition of bathroom and chapel.	011/04/02			
			Administrative approval for chapel approved. Under construction.			
Kashi Church Foundation 2001070204 PD-02-08-11 PD-03-11-20	11145 Roseland Road, Roseland 11-31-38-00000-0020-00001.0 Map Location: 12	Conceptual master plan Pods A thru M Development. Rezone 78.22 acres to PD. Plans revised (downsized) via staff & PZC meetings & workshops. Contact: Knight, McGuire & Associates, Inc. 569-5505	8/6/01	6/05/02 7/24/02 09/03/03	12/12/02 01/09/03 01/15/03 11/20/03	02/18/03
			BCC approved PD rezoning 02/18/03. Phase I preliminary plat reviewed by TRC 09/03/03. Preliminary plat for Phase 1 approved by PZC 11/20/03.			
Other Non-Residential Projects						
Comcast Sebastian Equipment Building 95080057 SP-MN-03-03-20	6180 99 th Street, Sebastian. 31-39-20-00000-3000-00001.0 Map Location: 13	Addition of equipment building. Contact: Brian Hobbs (317)334-1738		01/15/03		
			Site plan released 02/11/03. Awaiting applicant response on building permit review.			
Cross Creek/Fischer Land Mine 99070006 SP-MI-02-07-45	9045 70 th Ave., Sebastian 30-31-39-00000-3000-00002.0 Map Location: 14	Sand mine expansion Contact: Mosby & Associates, Inc. 569-0035		5/08/02	N/A	N/A
			Staff approved 9/12/02. Site plan expired. New site plan application submitted for staff review.			
Dissis Right-of-Way Abandonment 2003070205 ROW-03-10-12	134 th Street, Roseland. 30-38-21-00001-0521-00002.0 Map Location: 15	Corner of Beech Street and 134 th Avenue. Contact: Adrienne Dissis 388-0065		08/06/03		11/18/03
			Reviewed by TRC 08/06/03. Approved by BCC 11/18/03. Out for recording.			
Godfrey Sand Mine 2003030173 SP-MJ-03-06-32	9980 138 th Avenue, southeast corner of 138 th Avenue (Babcock Street & 101 st Street) 31-37-23-00001-1332-00001.0 Map Location: 16	19.7 acre sand mine. Same proposal made a few years ago that was denied by PZC & BCC. Contact: Mosby & Associates, Inc. 569-0035		04/02/03		
			Denied 4-2 by PZC 09/11/03. Appeal of denial filed by Michael O'Haire. Appeal heard by BCC 11/18/03. BCC approved project 4-1. Pending site plan release..			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Meeks Right-of-way abandonment 2002120008 ROW-03-09-11	11196 Indian River Blvd. 31-39-08-00000-0020-00007.0 Map Location: 17	Right-of-way abandonment portion between north & south property line and US 1. Contact: Ronald Meeks 473-8502		07/16/03		
			Reviewed by TRC 07/16/03.			
Orange Street ROW Abandonment 2002090170 ROW-03-05-07	Orange Street; abandon a portion of Orange Street between CR 510 and Sunrise Avenue 31-39-28-00006-0100-00001.0 Map Location: 18	Abandon portion of ROW. Contact: Knight, McGuire & Associates 569-5505		02/26/03		09/23/03
			Correspondence between applicant and county surveyor. BCC approved 09/23/03 per Ordinance 2003-121.			
Professional and Financial Office Establishments						
Indian River Federal Credit Union 99010058 SPMJ-03-03-19	11638 U.S. Highway #1 31-39-07-00000-0010-00001.4 Map Location: 19	2,752 square foot credit union. Contact Mosby & Associates 569-0035	N/A	01/02/03	N/A	N/A
			Site plan approved by staff 05/19/03. Site plan released 06/25/03. C.O. issued 12/05/03.			
Public and Private Recreation Facilities						
North County Regional Park Kitching Railhead Station 2000050084 SP-MN-03-09-48	West of the Sebastian Middle School on C.R. 512 31-38-22-00000-1000-00001.0 Map Location: 20	Display of rail station. Contact: Rob Skok, IRC 567-8000.		06/18/03		
			Staff level approval of site plan 07/14/03. Site plan released 12/16/03.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Retail Trade Establishments						
CR 510 / CR 512 Development 2004010125	95 th Street, northwest corner of intersection of CR 510 & CR 512. 31-38-22-00001-0000-00001.1 Map Location: 21	11,000 sq. ft. retail center, 2,000 sq. ft. restaurant, and 2,470 sq. ft. bank. Contact: Schulke, Bittle & Stoddard 770-9622.	01/26/04			
			Awaiting formal resubmittal.			
Eckerd Drug Store (Graves Bros. Retail) 91100028 SP-MJ-03-10-57	8495 U.S. Hwy 1; southwest corner of US 1 / CR 510 31-39-33-00001-0020-00004.1 Map Location: 22	Drug Store (Phase I) Contact: Randy Mosby 569-0035	10/28/02	08/06/03 09/03/03		
			Site plan reviewed by TRC 08/06/03. Re-TRC 09/03/03. Site plan approved by staff 12/22/03.			
Eckerd Drug Store 98090187 SPMJ 03-01-10	13550 U.S. Hwy. 1; southeast corner US 1 / Roseland Road 25-30-38-00003-0001-00003.1 Map Location: 23	Drug Store Contact: Masteller & Moler, Inc. 567-5300	8/12/02	11/06/02 11/27/02	12/11/02	
			Site plan released 06/11/03. Under construction.			
Home Depot 92020034	13361 US Highway 1 30-38-21-00001-0000-00011.3 Map Location: 24	Redevelopment of abandoned K-Mart. Home Improvement Retail Sales. Contact: Kimley-Horn 794-4073	12/29/03			
			Awaiting formal resubmittal.			
Midriver 2003070312	US Highway 1, across from Schumman Drive, Sebastian 31-39-17-00004-0000-00000.3 Map Location: 25	44,600 sq. ft. retail/commercial. Contact: Randy Mosby 569-0035.	08/11/03			
			Awaiting resubmittal.			
Winckel Antiques 2003100069	8905 US Highway 1 31-39-28-00000-3000-00011.0 Map Location: 26	Add paved parking to commercial structure. Contact: Masteller & Moler 567-5300.	10/20/03			
			Awaiting formal resubmittal.			

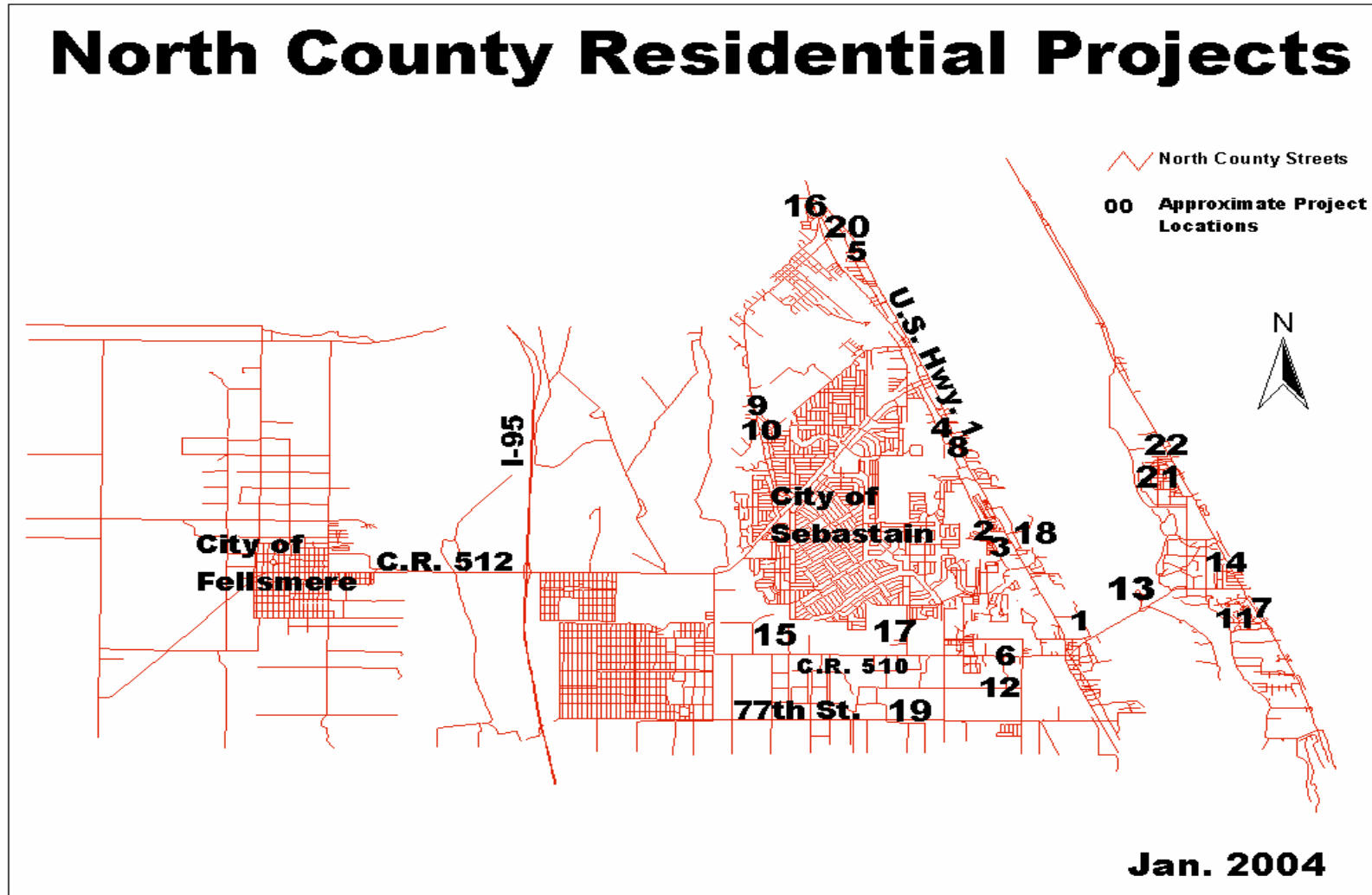
January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Utility Facilities						
Verizon (Sea Oaks Dune House) 99010077	8862 N. Sea Oaks Way 31-39-25-00000-0010-00001.0 Map Location: 27	Install antenna & equipment. Contact: Justin Proffitt (561)226-9453	09/22/03			
			Awaiting resubmittal.			
Warehouse and Storage Establishments						
Poly-Planer 2003050120 SP-MJ-03-09-49	55 th Avenue 31-39-28-00004-0020-00002.0 Map Location: 28	22,000 sq. ft. manufacturing warehouse. Contact: Mosby & Associates 569-0035	06/02/03	06/25/03		
			Reviewed by TRC 06/25/03. Resubmittal under review. Awaiting additional information.			

January 2004
New Development Projects

NORTH COUNTY RESIDENTIAL PROJECTS

January 2004
New Development Projects



January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
NORTH COUNTY RESIDENTIAL PROJECTS (north of 77 th Street)							
Multi-Family Residential Projects							
Baiting Hollow on the Indian River 2003040052	87 th Street, Wabasso. East of US 1 on 87 th Street (Bridge Blvd) 31-39-28-00000-0040-00002.0 Map Location: 1	146 Multi-family units Contact: Mosby & Associates 569-0035	04/21/03				
			Awaiting formal submittal.				
Beach Cove MHP 96040173 SP-MJ-03-09-53	6200 99 th Street 31-39-20-00000-3000-00002.0 Map Location: 2	Expansion of recreation area to include pool, restroom, tennis court. Contact: Bart Cook (772)283-6972		07/09/03			
			Awaiting resubmittal.				
Beach Cove MHP 96040173 SP-MJ-03-09-54	6200 99 th Street 31-39-20-00000-3000-00002.0 Map Location: 3	Addition of overflow paved parking area. Contact: Bart Cook (772)283-6972		07/09/03			
			Awaiting resubmittal.				
Godfrey Duplex 2003030034 SP-MN-03-07-36	6606 110 th Place 31-39-08-00002-0000-00036.0 Map Location: 4	2,763 sq. ft. duplex Contact: Bracken Construction (321)403-8211		04/16/03			
			Staff level approval 07/13/03. Awaiting site plan release.				
Inlet at Sebastian 2001040115 SP-MA-02-01-01	Fronting on Old Dixie and Indian River Drive south of Roseland Road and north of 134 th Street 30-38-25-00000-0041-00002.0 Map Location: 5	84 Multi-family units with a multi-slip dock. Contact: Mosby & Associates 569-0035	3/5/01 4/23/01	6/20/01 10/17/01 5/08/02	6/13/02		
			Pending site plan release. Historic Resources Advisory Committee (HRAC) conditions approved. HRAC approved to BCC and second HRAC hearing approved 06/13/02, BCC extended site plan approval to 06/13/04. Pending site plan release.				
Paladin 20 Acres fka Ryall Groves 96020082	85 th Street west of 58 th Avenue. 31-39-32-00000-1000-00008.0 Map Location: 6	26 single-family and 28 multi-family units. Contact: Schulke, Bittle & Stoddard 770-9622.	01/26/04				
			Awaiting formal resubmittal.				

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Plantation House / Sea Oaks 99040059 PD-99-07-07	8855 W. Orchid Island Circle 31-39-25-00000-0010-00001.0 Map Location: 7	3 – 6 unit buildings. Contact: Carter Associates 562-4191	03/10/03			05/06/03
			Final plat approved 05/06/03. Certificate of completion issued 07/30/03.			
Reyes Duplex 2003030170 SP-MN-03-07-39	6615 110 th Street 31-39-08-00002-0000-00026.0 Map Location: 8	3,674 sq. ft. duplex. Contact: Mosby & Associates, Inc. 569-0035.		04/30/03		
			Staff level approval 08/14/03. Awaiting site plan release.			
River Preserve 2001030063 SP-MJ-03-11-72	9900 US Highway 1 20-31-39-00000-1000-00003.0 Map Location: same as 18	78 unit multi-family units located in single-family subdivision Contact: Carter Associates, Inc. 562-4191		09/10/03	10/09/03	
			Pending site plan release.			
Scott Sanders Duplex 99080225 SP-MN-03-06-31	11183 Airport Drive 31-38-11-00003-0020-00006.0 Map Location: 9	Duplex lots 6 & 7 Contact: Mosby & Associates 569-0035		03/19/03		
			Approved by staff 06/16/03. Site plan released 07/11/03. C.O. issued 01/23/04.			
Scott Sanders Duplex 2003030054 SP-MN-03-06-30	11177 Airport Drive 31-38-11-00003-0020-00007.0 Map Location: 10	Duplex lots 7 & 8 Contact: Mosby & Associates 569-0035		03/19/03		
			Approved by staff 06/16/03. Site plan released 07/11/03. C.O. issued 01/23/04.			

January 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Residential Planned Development (PD) Projects							
Bermuda Club (Conceptual PD Plan and Special Exception Use) 98100141 PD-99-03-06 (final plat)	West side of SR A-1-A between Sea Oaks and Disney (west and south of Coralstone Club) 31-39-26-00018-0000-00000.2 Map Location: 11	90 Single-family Lots and 78 Multi-family units on 56 acres. Contact: Richard Kern, P.E. 321-253-9595		3/8/00		8/1/00	
			Final plat approved. Certificate of completion for Phases 1-3 issued on 7/31/00. LDP modified 11/16/00 and 4/03/02. C.O. issued for two six-plex, issued Bldg. #3 and Bldg. #4. LS Inspection:1/12/01; Bldg. : 6/14/01; Club House 11/21/01. C.O. for Clubhouse issued 01/02/02 and Building 2 C.O. issued 04/24/02. Building 3 C.O issued 05/20/03. Building 4 C.O. issued 06/18/03. Building 5 under construction.				
The Lakes at Sand Ridge Club fka Paladin Place fka 81 st Street fka Sam Freas PD 2002120179 PD-03-07-17	81 st Street; northwest corner of 58 th Avenue and 81 st Street 31-39-32-00000-1000-00030.0 Map Location: 12	142 lot residential PD. Contact: Schulke, Bittle & Stoddard 770-9622	01/06/03	05/07/03	07/24/03	08/19/03	
			LDP issued 10/15/03.				
Marsh Island Planned Development- Final Plat PD-00-07-11 20020035	Marsh Island Drive on the Wabasso Causeway 27-31-39-00000-1000-00008.0 Map Location: 13	27 Single-Family Lots, 8 Duplex Units, and Fitness Center Final Plat for 35 unit subdivision Contact: Kimley-Horn & Associates, Inc. 562-7981	2/24/00	5/10/00 11/28/01	7/13/00	11/14/00 2/5/02	
			LDP issued 3/19/01. Under Construction. LDP issued 6/21/01. Final plat recorded 3/13/02. No building permits issued. Certificate of completion pending.				
Old Orchid Phase IV 95060039 PD-03-05-13	2100 93 rd Street 23-31-39-00000-5000-00006.0 Map Location: 14	Phase IV – 35 lot single family PD Contact: Knight, McGuire & Associates 569-5505		03/05/03 04/23/03 08/20/03	05/22/03		
			LDP issued 09/15/03. Final plat under review.				
Sebastian Park PD 2003050053 PD-03-11-21	8400 85 th Street 31-38-26-00000-7000-00001.0 Map Location: 15	406 unit single family residential PD. Contact: Knight, McGuire & Associates 569-5505.	06/02/03	09/10/03	TBA	TBA	
			Awaiting resubmittal.				

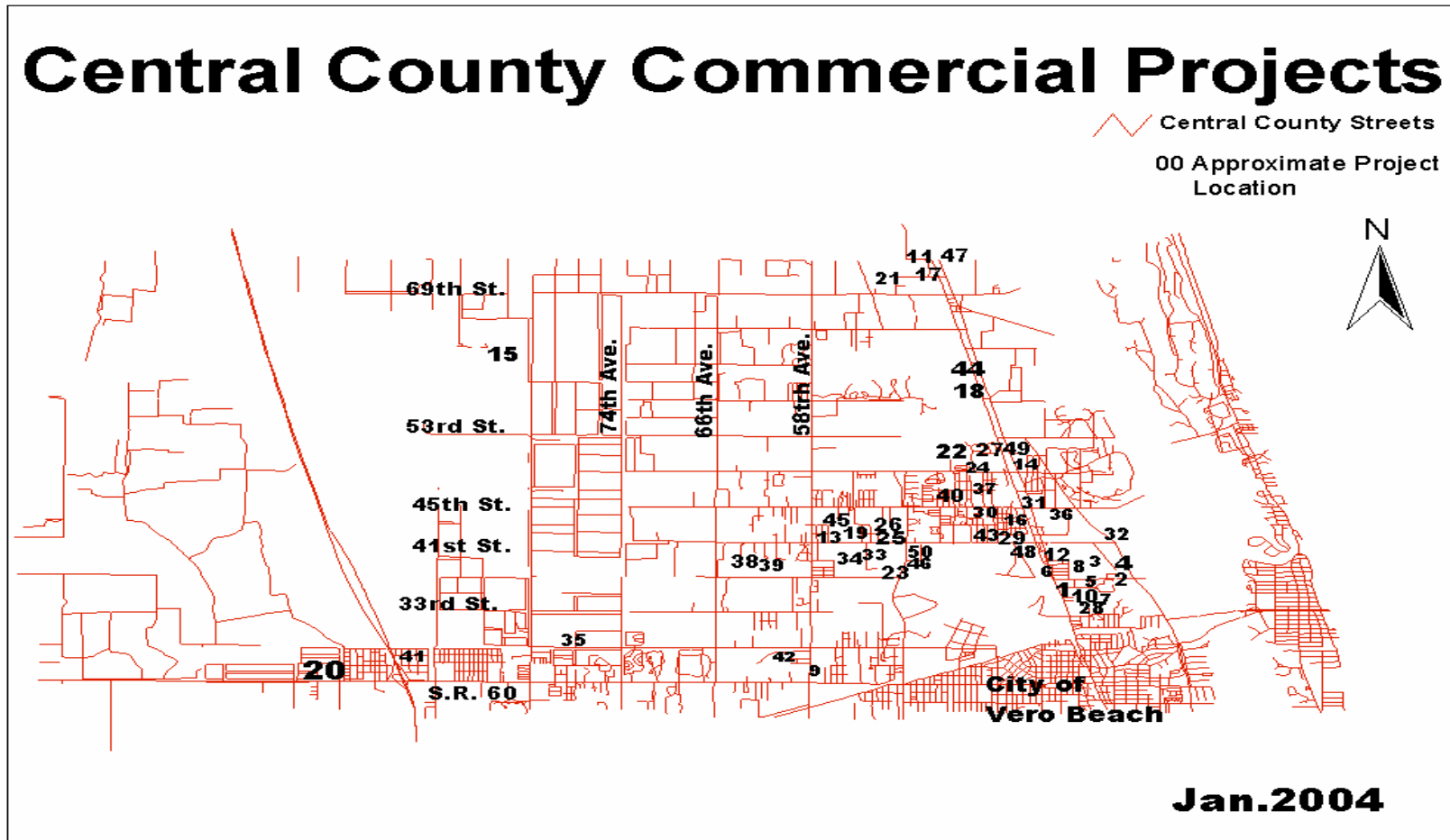
January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Single-Family Conventional Subdivision Projects						
Applegate Subdivision SD-02-01-05 2001100139	Northeast corner of 144 th St & 80 th Ave. in Sebastian 25-30-38-00001-0030-00003.0 Map Location: 16	4 lot residential subdivision Contact: Mosby & Associates, Inc. 569-0035	10/29/01	11/14/01 02/19/03	12/13/01	11/04/03
			Certificate of completion issued 09/16/03. BCC approved final plat 11/04/03.			
Cross Creek/Fischer Land Mine 99070006	9045 70 th Ave., Sebastian 30-31-39-00000-3000-00002.0 Map Location: 17	149 lot residential subdivision. Contact: Mosby & Associates, Inc. 569-0035	02/17/03		N/A	N/A
The River Preserve fka Island View 2001030063 SD-01-07-12	9900 US Highway 1 20-31-39-00000-1000-00003.0 Map Location: 18	24 lot single-family subdivision; multi-family tract, recreation tract. Contact: Carter Associates, Inc. 562-4191	3/19/01 08/18/03	5/09/01 09/10/03	6/14/01 10/09/03	N/A
			Revised subdivision layout.			
Jackson Drive Subdivision 2002040044 Homestead Road Plat SD-02-09-18	77 th Street west of 66 th Avenue 31-31-39-00000-5000-00003.0 Map Location: 19	8 lot residential subdivision Affidavit of Exemption Contact: Carter Associates, Inc. 562-4191	4/22/02	7/10/02 9/04/02	9/26/02	
			Final plat approved. Stormwater permit for roadway plat issued 03/25/03. Certificate of completion issued 11/06/03.			
Grand Oak Estates (formerly River Oak Estates) 2002070178 SD-03-03-11	West side of Old Dixie Hwy. South of Roseland Road 25-30-38-00000-0050-00005.1 Map Location: 20	15 lot residential subdivision Contact: Schulke, Bittle & Stoddard 770-9622.	08/05/02	01/02/03 07/30/03	01/23/03	N/A
			LDP issued 08/21/03. Final plat approved 09/02/03. Pending certificate of completion.			
Windsor Pointe 2003010156	12505 Highway A-1-A 31-39-04-00000-0010-00001.0 Map Location: 21	6 lot residential subdivision Contact: Knight, McGuire Associates 569-5505	02/03/03			
			Awaiting resubmittal.			
Windsor Beach Club 93070111 SP-MI-03-10-58	2625 E. Windsor Blvd. 31-39-15-00008-0000-00000.2 Map Location: 22	Addition of golf cart tunnel under A1A and modify parking area. Contact: Scott McGuire 569-5505		07/23/03		
			Awaiting resubmittal. Staff level approval 10/07/03.			

January 2004
New Development Projects

CENTRAL COUNTY COMMERCIAL PROJECTS

January 2004
New Development Projects



January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
CENTRAL COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (between 77 th Street and SR 60)						
Automotive Repair/Sales and Maintenance Establishments						
No Projects Pending						
Health Care Offices and Facilities						
Advanced Eye Care 2003110201	US Highway 1, south of 36 th St. 32-39-35-00000-1000-00025.0 Map Location: 1	12,083 sq. ft. Medical Office Contact: Mosby & Associates 569-0035.	12/01/03			
			Awaiting formal resubmittal.			
Dr. Byers Dentist Office 99090213	825 37 th Place 32-39-25-00001-0000-00013.0 Map Location: 2	4,732 sq. ft. dentist office. Contact: Todd Smith 589-8722	09/08/03			
			Awaiting resubmittal.			
Central Grove Corp. Medical Service Center Lots 1 & 2 2001120074 SP-MA-02-03-17	1040 37 th Pl. 25-32-39-00001-00000-00001.0, 2.0 Map Location: 3	12,425 sq. ft., 2-story medical office building		12/26/01		
			Staff-level approval for lot 2 on 1/31/02 and for lot 1 2/4/02. Site plan extension requested to BCC 02/04/02. C.O. issued 07/01/03.			
820 Medical Center 2003060121 SP-MJ-03-10-63	840 37 th Place 32-39-25-00001-0000-00010.0 Map Location: 4	7,500 sq. ft. medical office (2) buildings. Contact: Schulke, Bittle & Stoddard 770-9622	06/23/03	07/30/03		
			Reviewed by TRC 07/30/03. Staff level approval 10/17/03. Awaiting site plan release.			
Flinchum Medical S/D 97040216	1070 37 th Street, NW corner of 37 th Street and 10 th Ct. 32-39-25-00000-5000-00003.0 Map Location: 5	5 lot medical office buildings. Contact: Schulke, Bittle & Stoddard 770-9622	05/19/03			
			Awaiting formal resubmittal.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Heron Pointe Medical Center 2003010043 SP-MJ-03-04-21	1880 37 th Street NE corner of US 1 & 37 th Street 32-39-26-00010-0140-00199.0 Map Location: 6	10,220 sq. ft. medical office Contact: Randy Mosby 569-0035	N/A	01/22/03	N/A	N/A
			Site plan approved by staff 05/19/03. Site plan released 11/12/03.			
IRMH – Emergency Room Expansion 92040031 SP-MJ-04-02-06	1000 36 th Street 32-39-36-00000-3000-00001.0 Map Location: 7	Expansion of emergency room. Contact: Carter Associates, Inc. 562-4191	10/20/03	11/19/03		
			Staff level approval 12/31/03.			
Medical Service Center 2002100186 SP-MJ-03-02-13	920 37 th Place 32-39-25-00001-0000-00007.0 Map Location: 8	2 buildings; 15,004 sq. ft. medical; Contact: Jodah Bittle 770-9622	11/04/02	09/24/03		
			Site plan reviewed by TRC 09/24/03. Staff level approval 10/17/03. Site plan released 12/08/03.			
Ryanwood Vet Clinic 2002050086	58 th Avenue 33-39-04-00024-0000-00000.3 Map Location: 9	5,778 sq. ft. veterinarian clinic. Contact: Mosby & Associates, 569-0035.	01/26/04			
			Awaiting formal resubmittal.			
Smith Medical Office 2001070197 SP-MJ-04-02-11	1710 36 th Street 32-39-35-00000-1000-00004.0 Map Location: 10	3,500 sq. ft. medical office. Contact: Masteller & Moler 567- 5300.	08/04/03	12/10/03		
			Awaiting resubmittal.			
73 rd Street Medical Office fka Natureland Tree & Garden 2001040181	7250 US Highway 1 32-39-03-00000-5000-00001.0 Map Location: 11	72,000 sq. ft. medical office. Contact: Randy Mosby 569-0035	08/29/03			
			Awaiting resubmittal.			
36 th Street Medical Building 99080002 SP-MA-03-02-17	1155 35 th Lane 36-32-39-00000-3000-00002.0 Map Location: 12	22,000 square foot medical / general office building. Contact: Carter Associates 562- 4191	10/28/02	12/11/02	01/23/03	N/A
			PZC approved alternative opaque feature 01/23/03. Staff level approval of major site plan 01/29/03.. Under construction.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Industrial Establishments						
41 st Street Commercial Park 2003040019 SP-MJ-03-10-67	5625 41 st Street 32-39-28-00001-0120-00001.0 Map Location: 13	147,520 sq. ft. contractor trades building. Contact: Stephen Moler 567-5300	04/14/03	08/13/03		
			Pending resubmittal.			
Glendale North 2003040092 SP-MJ-03-10-61	49 th Street 32-39-23-00001-0000-00001.1 Map Location: 14	19,127 sq. ft. contractor trades building. Contact: Mosby & Associates 569-0035.	04/21/03	07/23/03		
			Pending resubmittal.			
Hammond Borrow Pit 2003070266 SP-MJ-03-10-66	82 nd Avenue; west of 82 nd Avenue at 61 st Street. 32-38-14-00000-1000-00005.0 Map Location: 15	8 acre sand mine. Contact: Randy Mosby 569-0035.		08/13/03		
			Pending resubmittal.			
Harbor Island Citrus, Inc. 2001020173 SP-MI-01-10-75	4420 Old Dixie Hwy 26-32-39-00000-3000-00006.1 Map Location: 16	Redevelop existing packing house Contact: Randy Mosby 569-0035	3/19/01	8/15/01		01/14/03
			Approved 10/18/01 by staff. Pending site plan release. Site plan expired pending reapproval. Approved and released 11/13/03.			
Hobart Industrial Park 96090066 SP-MN-04-04-11	4415 77 th Street 32-39-04-00000-1000-00002.0 Map Location: 17	1,600 sq. ft. office, 1,667 sq. ft. warehouse. Contact: McCain & Associates 770-1093	12/08/03	01/21/04		
			Awaiting resubmittal.			
Jimmy's Tree Service 99020098 SP-MN-04-02-09	6250 Old Dixie Highway 32-39-10-00000-7000-00022.1 Map Location: 18	1,344 sq. ft. office. Contact: Carter & Associates 562-4191.		12/10/03		
			Awaiting resubmittal.			
Indian River Industrial Center 2001070149	4950 41 st Street 32-39-28-00001-0060-00001.0 Map Location: 19	7 lot industrial subdivision Contact: Randy Mosby 569-0035.	11/03/03	09/10/03		
			New revised plan submitted to Pre-App 11/03/03.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Indian River Park of Commerce 97030086 PD-04-01-01	20 th Street, Northwest corner of 98 th Avenue & 20 th Street. 33-38-04-00001-0010-00001.0 Map Location: 20	3,298,363 sq. ft. commercial / industrial park. Contact: Knight, McGuire & Associates 569-5505	07/28/03	11/04/03	01/22/04	
			PZC approved 01/22/04. Tentatively scheduled for BCC 02/17/04.			
Mid-State Mechancial Contractors Trade Building 98050108 SP-MA-02-06-40	3825 71 st Street 03-32-39-00000-5000-00014.0 Map Location: 21	10,958 square foot warehouse addition Contact Mosby & Associates, Inc. 569-0035	N/A	4/10/02	7/25/02	
			Staff approved warehouse addition on 8/05/02. Pending site plan release. Site plan approval extended to 08/05/04.			
Rinker Materials 96020133	5390 31 st Avenue 32-39-15-00000-7000-00009.0 Map Location: 22	Concrete production facility. Contact: Alan Gerwig & Associates, Inc. (561)792-9000	11/24/03			
			Awaiting formal resubmittal.			
Southern Plumbing/ Contractors Trade Building 2001120026 SP-MA-02-04-28	4069 43 rd Ave. 28-32-39-00001-0090-00001.1 Map Location: 23	5,000 sq. ft. warehouse Contact. Schulke, Bittle & Stoddard 770-9622	12/17/01	2/13/02		
			Site plan released 12-05-02.. Building permit issued 06/13/03.			
Staski Enterprises 2003060189	5290 31 st Avenue, SE corner of 31 st Avenue and 51 st Street 32-39-22-00000-1000-00007.0 Map Location: 24	Contractors equipment storage yard. Contact: Masteller & Moler 567-5300.	06/30/03			
			Pending resubmittal.			
Tremaine & Lyons 2004060190	5300 41 st Street 32-39-28-00001-0060-00001.2 Map Location: 25	3 Lot commercial subdivision. Contact: Schulke, Bittle & Stoddard 770-9622.	06/30/03			
			Pending resubmittal. Staff has agreed to “fast-track” reviews if manufacturing proposed.			
Venture One 2004010057	5610 41 st Street 32-39-28-00001-0050-00003.0 Map Location: 26	8 lot commercial subdivision for contractor trades. Contact: Joe Schulke 770-9622.	01/19/04			
			Awaiting formal resubmittal.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Vero Ready Mix fka Tarmac Concrete Plant 92080128	2750 Industrial Blvd. 32-39-22-00000-1000-00002.1 Map Location: 27	Replace existing ready mix plant with new one. Contact: Andrew Higier (951)425-4188	09/29/03			
			Awaiting formal submittal.			
Institutional Establishments						
Alchope of the Treasure Coast 2003020191 SP-MJ-03-08-44	3395 11 th Court; southwest of IRMH 32-39-36-00000-3000-00002.0 Map Location: 28	Group home, alcohol rehab center. Contact: Carter Associates, Inc. 562-4191	03/10/03	05/21/03		
			Staff level approval of site plan 08/21/03. Released 11/26/03.			
Faith Temple Evangelistic Church 2002110179 SP-MJ-03-10-59	4176 Old Dixie Highway 32-39-26-00007-0000-00012.0 Map Location: 29	7,139 sq. ft. church Contact: Randy Mosby 569-0035	N/A	07/23/03		
			Pending resubmittal.			
Full Gospel Assembly Inc. of Vero Beach 2002040019 SP-MJ-03-08-45	4420 29 th Avenue, West side of 28 th Court and north of 44 th Street. 32-39-27-00001-0000-00010.2 Map Location: 30	1,680 sq. ft. church. Contact: Mosby & Associates 569-0035.	04/15/02	05/21/03	06/26/03	
			Site plan released 10/13/03.			
Habitat for Humanity 2000050024 SP-MJ-03-11-69	4568 US Highway 1 32-39-23-00000-5000-00027.0 Map Location: 31	3,936 sq. ft. Modular Office Building. Office, Thrift Store, & Warehouse. Contact: Mosby & Associates 569-0035	07/21/03	05/14/03 08/27/03		
			Staff level approval 06/25/03. Site plan released 06/25/03. Major site plan reviewed by TRC 08/27/03. Under review.			
Harbor Chase ALF 2003070076 SP-MJ-03-10-65	4150 Indian River Blvd., northeast corner of IR Blvd. & 41 st Street. 32-39-25-00000-3000-00005.0 Map Location: 32	Assisted living facility; 85 units and 8 duplexes (16 units) Contact: Stephen Moler 567-5300	07/21/03	08/06/03 09/17/03	11/20/03	12/16/03
			PZC approved 11/20/03. BCC approved 12/16/03.			
IRC Road & Bridge and Traffic Engineering Facility 92030035 SP-MI-01-10-76	4548 41 st Street 28-32-39-00001-0080-00001.0 Map Location: 33	Public Works Maintenance Complex Contact: Indian River Public Works 567-8000 ext.1379	8/28/00	8/15/01	N/A	N/A
			Staff approved 6/19/02. Site plan released 8/09/02. Site Plan approval extension granted. New expiration date June 19, 2004.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
IRC Public Works Dept. and IRC School Board District Fleet Maintenance Facility 2000080143 SP-MA-01-10-77	5235 41 st Street; South Gifford Road, east of 56 th Avenue 28-32-39-00001-0110-00002.0 Map Location: 34	38,800 sq. ft. fleet maintenance building and bus parking area. Contact: Indian River Public Works 567-8000 ext. 1379	8/28/00	8/15/01	1/10/02	N/A
			Site plan released 8/09/02. Under construction.			
St. John’s of the Cross Catholic Church 99010111 SP-MA-00-08-48	7550 26 th Street 36-32-38-00000-7000-0002.0 Map Location: 35	36 Acres, 1,200 seat church and 12,000 sq. ft. multi-purpose building. Contact: Carter Associates, Inc. 562-4191	1/29/99	5/31/00	7/12/01	N/A
			Pending site plan release. Site plan modified by Administrative Approval. Released for construction 09/30/02. Building permit issued 10/03/02. Under construction.			
St. Mark’s Church of Indian River County, Inc. 2002050147 SP-SE - 03-01-03	1795 45 th St. – west of Indian River Blvd, south side of 45 th St. 32-39-26-00000-1000-00002.1 Map Location: 36	4,990 square foot church/ 3,280 square foot fellowship hall Contact: Carter Associates, Inc. 562-4191	6/10/02			04/08/03
			Special exception use approval by BCC 04/08/03. Released 10/09/03. Under construction.			
St. Peter’s Academy 2000080126 SP-MA-02-03-15	4250 38 th Avenue 27-32-39-00000-3000-00012.1 Map Location: 37	9,680 sq. ft. multi-purpose room 8,723 sq.ft. Multi-purpose facility Contact: Triad International 234-0203	8/28/00	10/17/01 12/19/01	09/25/03	11/18/03
			School setback LDR amendment approved by BCC 01/21/03. PZC recommended approval 09/25/03. BCC approved 11/18/03.			
Other Non-Residential Projects						
Clark/Villanova ROW Abandonment 2003110002 ROW-04-01-01	3025 62 nd Court 32-39-32-00005-0000-00010.0 Map Location: 38	Abandon a portion of right-of- way along 62 nd Court. Contact: Darrell Clark 569-5431.		11/19/03		02/10/04
			Tentatively scheduled for BCC 02/10/04.			
Connelly ROW Abandonment 97100189 ROW-04-01-02	6240 31 st Street. 32-39-32-00006-0000-00009.0 Map Location: 39	Abandon a portion of right-of- way along south side of property off 62 nd Avenue.		11/19/03		02/10/04
			Tentatively scheduled for BCC 02/10/04.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Cross ROW Abandonment 2003090220 ROW-04-02-03	4600 38 th Avenue, portion of 46 th Street, east of 38 th Avenue. 32-39-22-00003-0020-00001.0 Map Location: 40	Right-of-way abandonment. Contact: Linda Cross 532-4174.		11/19/03		
			Awaiting resubmittal.			
Morris/Paradise Park – ROW Abandonment 2002010153 RW-02-04-02	93 rd Ave. 03-33-38-00002-0160-00001.0 Map Location: 41	Right-of-way abandonment portion of 94 th (129 th Ave.) from lots 1-11, Block P and lots 14-22, Block K Contact: John Morris		2/13/02		
			Awaiting utility provider responses and complete response from applicant.			
Francisco Munoz-ROW Abandonment 2001070129 RW-01-10-04	5910 24 th Street 33-39-05-00004-0040-00001.0 Map Location: 42	Right-of-Way Abandonment Contact: Francisco Munoz		8/01/01		
			On hold pending development of adjacent site.			
Wenisch ROW Abandonment 2003020096 ROW-03-05-08	2048 42 nd Place 32-39-26-00006-0000-00043.0 Map Location: 43	Right-of-Way Abandonment Alley between lots 42 & 43 on 42 nd Place Contact: Fred Wenisch 954)427-2095		03/05/03		
			Pending resubmittal.			
Retail Trade Projects						
Harbor Commercial Center 2002020001 SP-MA-02-09-57	5555 US Hwy 1; West side of U.S. 1, north of North Relief Canal 15-32-39-00000-7000-00005.1 Map Location: 44	50,400 sq. ft. contractors trade Contact: Mosby & Associates 569-0035		07/10/02		
			Staff level approval of site plan 07/29/03.			
Mr. Mulch f.k.a. Chip Harvesters/LaFountain 95090092 SP-MI-02-01-05	5420 41 st Street 28-32-39-00001-0060-00001.3 Map Location: 45	Modify, clean-up, and re-activate chipping and recycling business Contact: Mosby & Associates, Inc. 569-0035	10/31/01			
			Staff level approval granted 02/13/02. Pending site plan release. Site cleaned up and approved for receiving material. Site Plan extension approved by staff 02/16/03 until 02/14/04.			

January 2004 New Development Projects

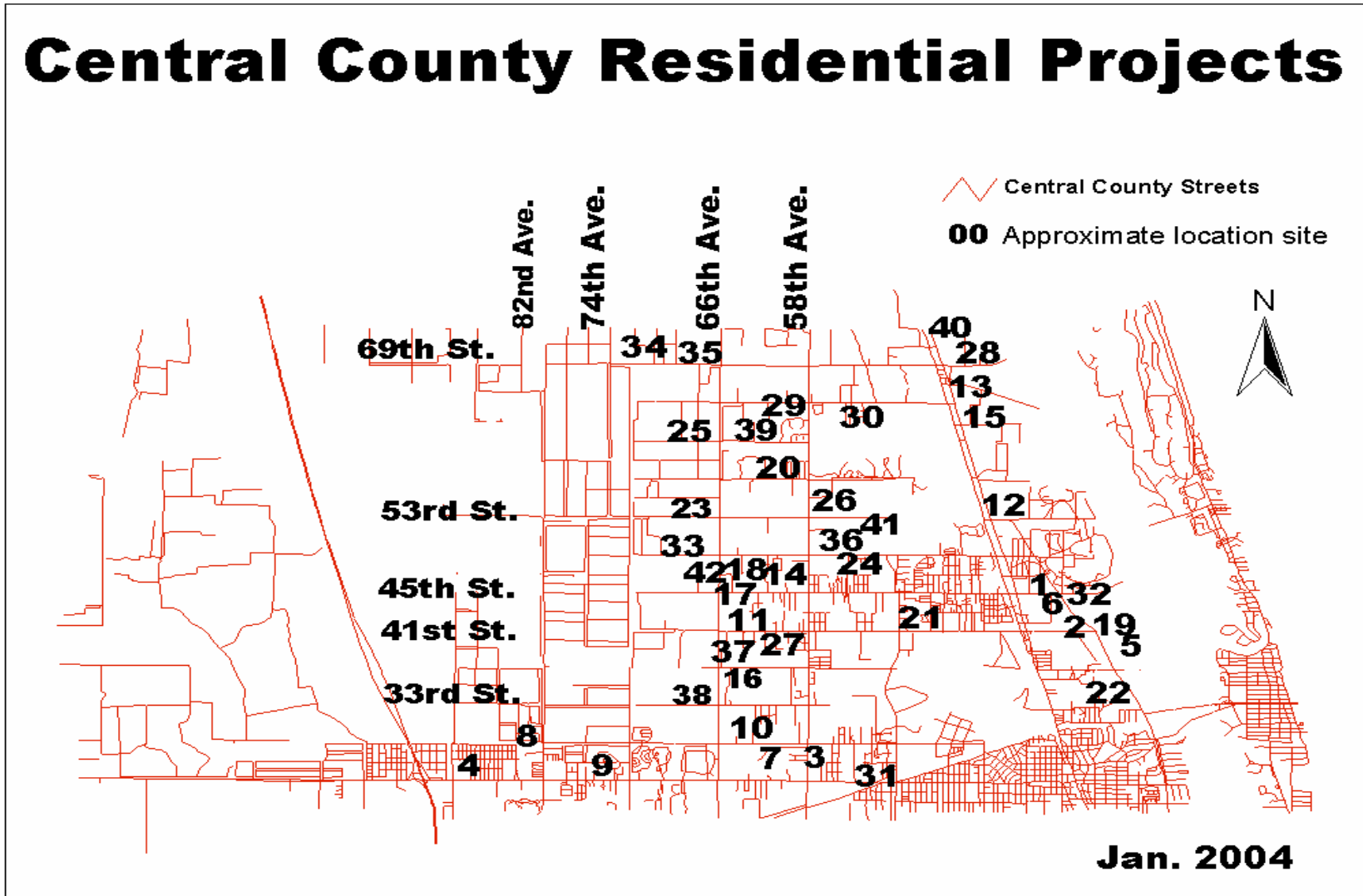
*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Rental Center & Outdoor Storage 2002010050 SP-MA-02-06-36	4035 43 rd Ave. 28-32-39-00001-0090-00002.0 Map Location: 46	Equipment rental center & outdoor storage Contact: Jim Young 569-6707	1/21/02	3/27/02		
Pending site plan release.						
Waltrip Commercial 2003040213	US Hwy 1, just north of 73 rd St 32-39-03-00000-3000-00019.0 Map Location: 47	13,250 sq. ft. office/retail building. Contact: Donn Waltrip 778-8039	06/02/03			
Awaiting formal submittal.						
Woodlake Westside fka Schommer 2000100099 SP-MJ-03-07-41	4001 US Highway 1 32-39-26-00000-5000-00001.0 Map Location: 48	6,400 sq. ft. bldg. supply, 4,000 sq. ft.; 16,958 furniture store. Contact: McCain & Associates 770-1093	02/03/03	05/07/03	07/24/03	
Site plan released 11/06/03. Under construction.						
Utility Facilities						
Amerigas 94100025 SP-MJ-04-03-14	5075 US Highway 1 32-39-23-00000-3000-00014.0 Map Location: 49	4,000 sq. ft. office, 2,250 sq. ft. warehouse Contact: Mosby & Associates, Inc. 569-0035	04/07/03	12/31/03		
Awaiting resubmittal.						
Warehouse and Storage Establishments						
Easy Storage 2000030248 SP-MA-00-11-68	4020 43 rd Avenue 32-39-27-00009-0120-00011.0 Map Location: 50	2,195 sq. ft. of storage facility Contact: Mosby & Associates, Inc. 569-0035		9/13/00	10/12/00	
Site plan released on 2/14/01. Pending complete C.O. information. Building permit expired 10/13/03.						

January 2004
New Development Projects

CENTRAL COUNTY RESIDENTIAL PROJECTS

January 2004
New Development Projects

Central County Residential Projects



January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
CENTRAL COUNTY RESIDENTIAL PROJECTS (between 77 th Street and SR 60)						
Multi-Family Residential Property						
Bridgepointe 2003030089 SD-03-07-20 SP-MJ-03-07-43	45 th Street; northwest corner of 45 th Street and Indian River Blvd. 32-39-23-00000-7000-00003.0 Map Location: 1	166 unit multi-family residential with clubhouse/pool. Contact: Masteller and Moler 567-5300	03/24/03	05/14/03	06/11/03	
			Site plan released 11/06/03.			
Diamond Court Village West (fka Polydenis Sub) 2003060191 SD-03-12-30	41 st Street 32-39-26-00000-1000-00008.0 Map Location: 2	20 lot single family / multi family subdivison. Contact: Carter Associates 562-4191	06/30/03	09/24/03	11/20/03	
			PZC approved 11/20/03. Awaiting final plat submittal.			
Lakeside Apartments 98100151 SP-MA-02-06-35	2455 58 th Ave. 04-33-39-00001-0040-00002.0 Map Location: 3	Reduce number of buildings from 15 to 13 with 153 Multi-family units, clubhouse and storage building. Contact: Mosby & Associates, Inc. 569-0035	N/A	3/20/02 04/09/03	4/11/02	N/A
			Staff level approval for revised building layout 05/12/03. Site plan released 06/20/03. Under construction.			
Laporte Multi-Family 2001110057 SP-MA-02-10-59	2150 85 th Ct. 02-33-38-00001-0070-00001.0 Map Location: 4	34 Triplexes (102 Unit) Multi- Family Residential Contact: Mosby & Associates, Inc. 569-0035	11/19/01	7/17/02	9/26/02	N/A
			Site plan released 07/18/03.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Regency Park 97070174 SD-02-12-27	900 41 st St., east of Indian River Blvd. 25-32-39-00000-3000-00006.0 Map Location: 5	Age restricted community, 250 multifamily units, 40 duplex units Contact: Masteller & Moler, Inc. 567-5300	3/11/02	9/25/02	11/14/02	N/A
			Site plan released 09/03/03. Under construction.			
The Boulevard Village & Tennis Club fka Rodman / Walker Site 2003010089 SD-03-12-31 SP-MJ-03-12-76	Southwest corner of 45 th Street and Indian River Blvd. 32-39-26-00000-1000-00001.0 Map Location: 6	80 unit multi-family with clubhouse, tennis & swim club. Contact: Masteller & Moler 567-5300.	01/27/03	09/24/03	11/20/03	12/16/03
			Pending site plan release.			
Siew Property 2003050252 SP-MJ-04-04-14	5995 26 th Street, south side of 26 th Street, west of 58 th Avenue 33-39-05-00000-1000-00003.2 Map Location: 7	78 unit multi-family. Contact: McCain & Associates 770-1093.	06/09/03	01/28/04		
			Scheduled for TRC 01/28/04.			
Swezy Subdivision 2003090239	North side of 20 th Street, west of 82 nd Avenue. 33-38-02-00001-0080-00001.1 Map Location: 8	257 unit multi-family subdivision. Contact: Kimley Horn 562-7981.	10/06/03			
			Awaiting resubmittal.			
Vero Beach Townhomes 99090118 SP-MJ-04-03-15	7950 20 th Street 33-38-01-00001-0070-00001.1 Map Location: 9	167 unit multi-family townhomes. Contact: Kimley Horn & Associates 562-7981	09/08/03	12/31/03	01/22/04	
			Approved by PZC 01/22/04.			
Parkwood at Vero fka Windsor Park 2003010222	Northeast corner of 26 th Street and 66 th Avenue. 32-39-32-00001-0130-00001.0 Map Location: 10	55 townhome units. Contact: Carter Associates 562-4191.	12/22/03			
			Awaiting formal resubmittal.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Residential Planned Development (PD) Projects						
Abington Woods PD 2002080054 PD-02-11-15	6220 41 st Street, west of 61 st Ave. 29-32-39-00001-0240-00001.0 Map Location: 11	144 Lot Single Family subdivision Contact: Schulke, Bittle, & Stoddard 770-9622	8/19/02	9/11/02 09/24/03	10/10/02	11/05/02
			Land Development Permit issued 03/26/03. Final plat reviewed by TRC 09/24/03. Resubmittal under review.			
Grand Harbor – The Reserve 2001020101 PD-02-10-13	2550 53 rd St. & Indian River Blvd. – 53 rd Street and Indian River Blvd. 14-32-39-00000-5000-00004.0 Map Location: 12	100 lot single family residential Contact: Carter Associates, Inc. 562-4191		2/13/02 7/17/02	7/02/02 7/25/02 8/08/02	9/10/02
			Pending resubmittal. NOPC request to add site to overall Grand Harbor DRI approved by BCC 8/13/02. Preliminary PD approved by BCC 09/17/02. BCC right-of-way swap approved and Land Development Permit issued 04/01/03.			
Mandala PD 2003010102 PD-03-08-18	Quay Dock Road; east of US 1, between 63 rd Street and Quay Dock Road. 32-39-11-00000-5000-00001.0 Map Location: 13	56 Single-family & 32 multi-family residential PD Contact: Knight, McGuire & Associates 569-5505.	01/27/03	05/28/03		
			Pending resubmittal. Informal discussions on-going.			
Hidden Lake (fka Jackson Grove/Novak PD) 2002050008 PD-03-06-15	4625 58 th Ave. 20-32-39-00001-0160-00001.0 Map Location: 14	47 unit single-family development Contact: Schulke, Bittle & Stoddard 770-9622	5/13/02	04/02/03	05/08/03	06/03/03
			LDP issued 10/24/03.			
Winter Beach Village PD 2003110064	69 th Street, east of US 1, between 69 th Street & Quay Dock Road 32-39-10-00000-1000-00001.0 Map Location: 15	138 lot single family residential PD. Contact: Carter Associates, Inc. 562-4191.	11/17/03			
			Awaiting formal resubmittal.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Woodfield at Vero Beach (fka 26 th Street Residential) PD 2002120063 PD-03-04-11	6350 26 th Street; North side of 26 th Street, east of 66 th Avenue 32-32-39-00001-0120-00001.1 Map Location: 16	436 multi-family and single-family subdivision. Contact: Thomas Yonge 562-7981	12/23/02	02/12/03 10/08/03	03/27/03 12/18/03	04/22/03 07/15/03
			Pending approval of right-of-way abandonment and submittal of LDP application.			
Single-Family Conventional Subdivision Projects						
Amelia Plantation fka Terra Lakes 2000070058 SD-03-08-22	Between 41 st and 45 th Streets, East of 66 th Ave. 02-32-39-00001-0190-00001.0 Map Location: 17	Subdivision located on 39 acres (Phase I: 12 lots; Phase II: 12 lots) Revise layout to increase lot number from 24 to 60. Contact: W.F. McCain 770-1093 60 lot residential subdivision	7/24/00 7/8/02*	8/01/01 1/30/02 7/08/02 10/02/02 06/11/03	11/8/01 4/11/02 01/23/03 09/25/03	
			LDP issued 6/13/02. Type “A” stormwater permit issued 6/13/02. Awaiting resubmittal. Phase I approved. Phase II scheduled for PZC approval. *Redesigned for 60 lots – Pre-App 7/8/02. PZC approved preliminary plat 01/23/03. Awaiting final plat application. *Redesigned for 61 lots under new name. Reviewed by TRC 06/11/03. PZC approved 09/25/03. Awaiting LDP issuance and final plat submittal.			
Black Bear Reserve 2001050157 SD-01-09-19	North side of 45 th Street between 58 th Ave. and 66 th Ave. 20-32-39-00001-0140-00001.0 Map Location: 18	24 lot Subdivision with approximately lots 1 acre in size. Contact: Mosby & Assoc. 569-0035	6/04/01	7/05/01 8/29/01 06/25/03	7/26/01 9/13/01	
			Modified preliminary plat layout approved by PZC 9/13/01. LDP and Type “B” Flood Protection-Stormwater Permit issued on 12/20/01. Note: Modification to preliminary plat approved. Final plat reviewed by TRC 06/25/03. Resubmitted 10/14/03. Approved by BCC 01/13/04.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Diamond Court Village 2002040105 SD-03-06-16 SP-MA-02-09-55	4210 Indian River Blvd.; north of 41 st St. on east side of Indian River Blvd. 25-32-39-00000-3000-00003.0 Map Location: 19	Small Lot subdivision; 51 lots Contact: Carter Associates, Inc. 562-4191	4/29/02	7/03/02 03/31/03	9/12/02 04/24/03	
			Approved 9/12/02. Pending site plan release. Final plat TRC 03/31/03. Preliminary plat and administrative permit use approved by PZC 04/24/03. LDP issued 11/26/03. Awaiting final plat submittal.			
Falyn Estates 2003100110 SD-04-02-05	5910 61 st Street 32-39-08-00001-0160-00002.0 Map Location: 20	41 lot single-family residential subdivision. Contact: Schulke, Bittle & Stoddard 770-9622.	10/20/03	11/19/03	01/08/04	
			Preliminary plat approved by PZC 01/08/04.			
Grace Grove Subdivision 2002040060 SD-02-08-14	4050 41 st Street; North side of 41 st Street, east of 43 rd Ave. 27-32-39-00009-0050-00001.0 Map Location: 21	82 lot single-family residential subdivision Contact: Mosby & Associates, Inc. 569-0035	5/22/02	5/15/02 09/10/03	6/27/02	12/16/03
			LDP issued 08/21/03. Final plat approved by BCC on 12/16/03.			
Healy, Rymer, Young Sub. 2003080050	30 th Street 32-39-36-00000-5000-00006.0 Map Location: 22	3 lot residential subdivision Contact: Carole Healy 562-0397	08/18/03			
			Awaiting resubmittal.			
Kingsberry Subdivision 2003070306	53 rd Street, west of 66 th Avenue. 32-39-19-00001-0020-00001.0 Map Location: 23	Affidavit of exemption for 4 lot subdivision. Contact: Mosby & Associates, Inc. 569-0035	08/11/03			
			Awaiting resubmittal.			
Lindsey Lanes Phase II-B Lindsey Lanes Phase II-C & D 98010101 SD-98-06-06	4751 49 th Street 32-39-21-00001-0100-00002.0 Map Location: 24	Final Plat. Contact: Schulke, Bittle & Stoddard 770-9622		04/16/03 10/15/03		08/05/03 02/03/04
			Final plat approved 08/05/03. Certificate of completion issued 11/25/03. Final plat for C&D to TRC 10/15/03. Final plat 2C and 2D to BCC 02/03/04.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Marousky Subdivision 2002090163	65 th Street, west of 66 th Avenue. 32-39-07-00001-0110-00002.0 Map Location: 25	2 lot residential subdivision. Affidavit of Exemption. Contact: David Marousky 567-7812	10/07/02			
			Awaiting formal submittal.			
North Lakes Subdivision Bayer Site 96070055 SD-04-03-11	5690 58 th Avenue, south of Bent Pine 32-39-16-00000-5000-00001.0 Map Location: 26	520 small lot subdivision. Contact: Schulke, Bittle & Stoddard 770- 9622.	12/01/03	01/07/04		
			Pending resubmittal.			
Oak Hollow fka Country Estates 2003110238 SD-04-04-15	41 st Street, south side between 58 th Avenue and 66 th Avenue. 32-39-29-00002-0100-00001.0 Map Location: 27	24 lot residential subdivision. Contact: Schulke, Bittle & Stoddard 770-9622.	12/08/03	01/21/04		
			Awaiting resubmittal.			
Oak Island Phase III 2003030145	U.S. Highway 1 32-39-03-00000-3000-00024.0 Map Location: 28	17 lot residential subdivision. Contact: McCain & Associates, Inc. 770-1093	06/02/03			
			Pending formal submittal.			
Park Lane Estates fka Hooshmand Subdivision 2001090048 SD-02-12-25	5875 65 th Street at 58 th Avenue. 08-32-39-00001-0090-00001.0 Map Location: 29	44 lot single family subdivision Contact: Schulke, Bittle & Stoddard 770-9622	9/17/01 8/26/02	9/18/02	10/10/02	
			Preliminary plat approved 10/10/02. Final plat under review. LDP issued 09/05/03. Awaiting final plat submittal.			
Pecan Grove Subdivision fka Pecan Road Development 2002110093	5500 Pecan Grove Road 32-39-09-00002-0190-00002.0 Map Location: 30	48 lot single-family residential subdivision. Contact: William McCain 770-1093	11/25/02 07/28/03			
			Awaiting resubmittal.			
The Gardens at River Grove (Riverview Groves) 2002070010 SD-03-02-10	Northwest corner 20 th St. and Main Relief Canal, west of 45 th Ave. 33-39-04-00001-0080-00005.0 Map Location: 31	66 unit Single family subdivision Contact: Boris Belfer	07/15/02	12/17/02 10/29/03	02/27/03	12/16/03
			PZC approved with conditions. Final plat to TRC 10/29/03. LDP issued 11/24/03. BCC approved 12/16/03.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Riverwind f.k.a. Walker/Russell Property 2002020080 SD-02-06-11	S.E. corner of Indian River Blvd. and 45 th St. 25-32-39-00000-3000-00001.0 Map Location: 32	146 single family homes and clubhouse. Contact: Richard Schaub	2/25/02	3/27/02 02/19/03	4/25/02	04/15/03
			LDP issued 12/10/02. Final plat to TRC 02/19/03. Approved by BCC 04/15/03. Certificate of completion issued 01/15/04.			
Roux Subdivision (formerly Zapf Subdivision) 97090069	6814 49 th Street 32-39-19-00001-0080-00001.0 Map Location: 33	Affidavit of Exemption – 3 residential lot subdivision. Contact: Carter Associates, Inc. 562-4191.	06/17/02 03/24/03			
			Formal resubmittal 09/27/02. Under review. Resubmitted as Roux 03/24/03. Pending resubmittal.			
Royal Palm Lakes Phase I Affidavit of Exemption 2003010212	77 th Street; west of 66 th Avenue, between 77 th Street & 73 rd Street 32-39-06-00001-0020-00001.0 Map Location: 34	Affidavit of Exemption for 15 lot residential subdivision. Contact: Carter Associates 562-4191	02/10/03			
			Awaiting resubmittal.			
Royal Palm Lakes Phase II Affidavit of Exemption 2003010212	77 th Street; west of 66 th Avenue, between 77 th Street & 73 rd Street 32-39-06-00001-0020-00001.0 Map Location: 35	Affidavit of Exemption for 15 lot residential subdivision. Contact: Carter Associates 562-4191	02/10/03			
			Awaiting resubmittal.			
Royal Reserve 2003010035	49 th Street 32-39-21-00001-0100-00004.0 Map Location: 36	34 lot residential subdivision. Contact: McCain & Associates 770-1093.	11/24/03			
			Awaiting formal resubmittal.			
Sandhill Estates (fka The Sanctuary “North”) Subdivision 2001010025	6325 37 th Street; south side of 37 th Street, east of 66 th Avenue 32-39-32-00001-0030-00001.0 Map Location: 37	95 lot residential subdivision Contact: Knight, McGuire & Associates, Inc. 569-5505	02/10/03			
			Pending resubmittal.			

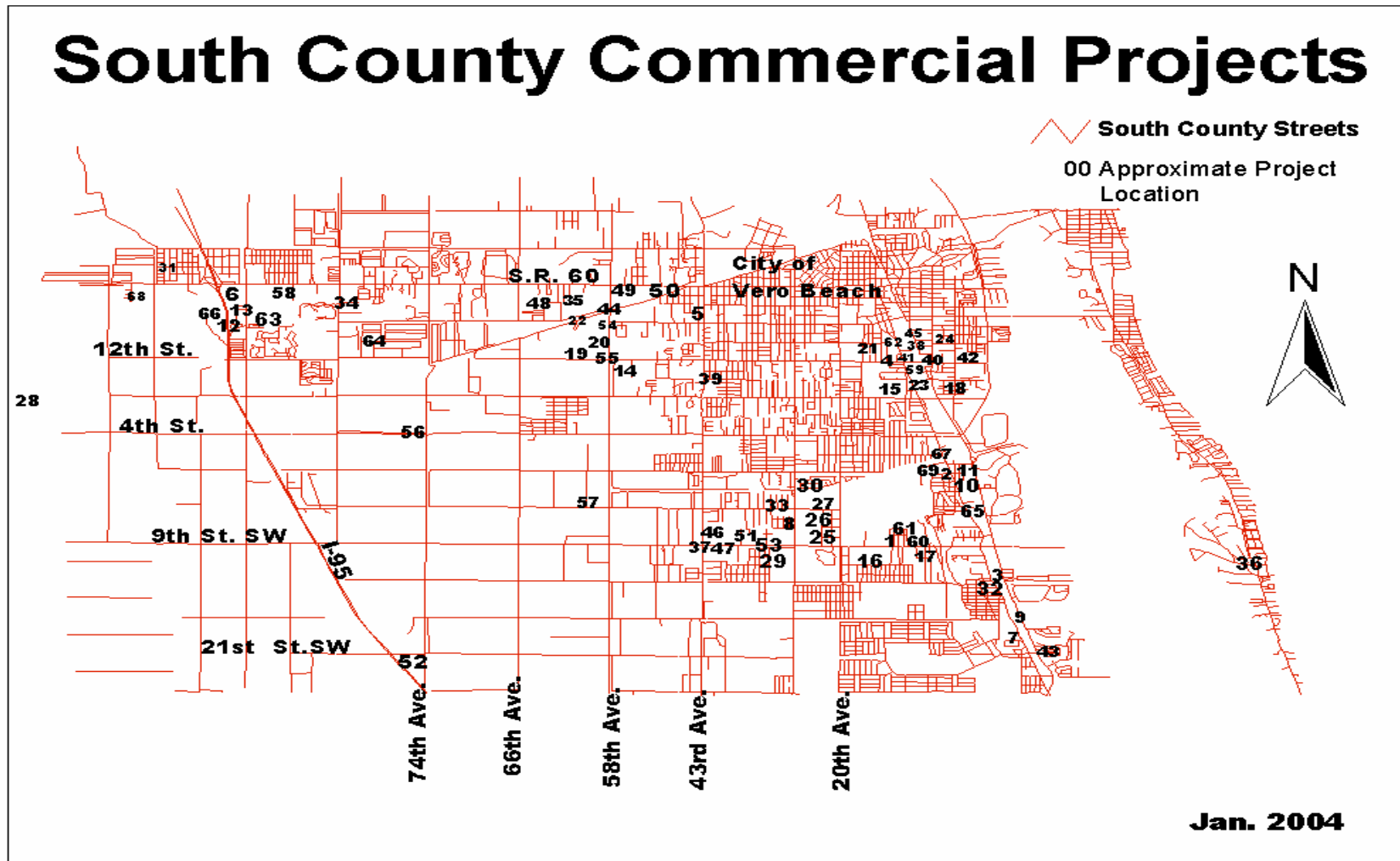
January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Trillium (fka Tradition Subdivision) 2002040022 SP-MA-02-12-73	6650 33 rd Street 31-32-39-00001-0090-00001.0 Map Location: 38	217 residential units Contact Schulke, Bittle & Stoddard: 770-9622	7/8/02	10/9/02 12/31/03	01/09/03	N/A
			LDP issued 07/21/03. Site plan released 08/11/03. Under construction. Final plat for Village B & C to TRC 12/31/03. Awaiting resubmittal.			
Tropical Isle Subdivision 2002020040 SD-02-05-10	5925 65 th St. 08-32-39-00001-0090-00003.0 Map Location: 39	23 lot Single-family subdivision Contact: Mosby & Associates, Inc. 569-0035.	2/18/02	3/13/02 03/05/03	3/28/02	
			LDP issued 11/11/02. Final Plat to TRC 03/05/03. Pending resubmittal.			
Warren Way (aka David Chase 73 rd Street PD) 2003010063 SD-04-02-08	73 rd Street; east of US 1, south side of 73 rd Street 32-39-03-00000-7000-00003.0 Map Location: 40	58 lot residential subdivision. Contact: Carter Associates, Inc. 562-4191	01/20/03	05/07/03 12/10/03	08/14/03 01/08/04	
			Preliminary plat approved by PZC 01/08/04.			
Waterway Village 2004010124	5110 58 th Avenue 32-39-21-00001-0010-00001.0 Map Location: 41	1,740 lot residential subdivision. Contact: Kimley-Horn 562-7981.	01/28/04			
			Awaiting resubmittal.			
Ashley Lakes fka Welsch Subdivision fka Valencia Groves 91100023 SD-04-02-07	6555 45 th Street 32-39-29-00001-0150-00001.0 Map Location: 42	36 lot single-family subdivision. Contact: Schulke, Bittle & Stoddard 770-9622.	10/20/03	11/26/03		
			Awaiting resubmittal.			

January 2004
New Development Projects

SOUTH COUNTY COMMERCIAL PROJECTS

January 2004
New Development Projects



January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
SOUTH COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (South of SR 60)						
Automotive Repair/Sales and Maintenance Establishments						
Autos Plus 99020067 SP-MI-04-03-10	875 11 th Court 33-39-24-00011-0002-00020.0 Map Location: 1	1,207 sq. ft. auto repair. Contact: Mosby & Associates 569-0035.		01/07/04		
			Awaiting resubmittal.			
Mazzarella Auto Repair 2002100265 SP-MJ-03-01-11	40 Old Dixie Highway 33-39-13-00000-7000-00031.0 Map Location: 2	4,500 square foot auto repair business. Contact: Mosby & Associates, Inc. 569-0035.	N/A	11/13/02	N/A	N/A
			Site plans approved by staff on 09/19/03. Site plan released 10/17/03. Under construction.			
Toyota-Kia-Daewoo of Vero Beach 2000030068 SP-MJ-03-11-68	1105 S. US Highway 1 33-40-30-00000-3000-00028.0 Map Location: 3	3,948 sq. ft. service center with drive-up kiosk. Contact: Soyka Engineering (321)952-7200	06/06/03	08/27/03		
			Site plan reviewed by TRC 08/20/03. Staff level approval 10/03/03. Site plan released 12/18/03.			
Treasure Coast Motorcycle 94020158	915 13 th Lane 33-39-12-00000-3000-00037.0 Map Location: 4	Redevelopment to allow motorcycle repair and parts sales. Contact: Randy Mosby 569-0035	09/06/02			
			Staff level administrative approval. Approved 01/13/03. Under construction.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Health Care Offices and Facilities						
Swezey Medical Building 2003120188	1815 43 rd Avenue 33-39-04-00010-0000-00012.0 Map Location: 5	4,928 sq. ft. medical building. Contact: Schulke, Bittle & Stoddard 770-9622.	12/29/03			
			Awaiting formal resubmittal.			
Hotel and Other Lodging Facilities						
No projects pending.						

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Industrial Establishments						
Americana Plaza fka Lakeside Office Park 99090187 SD-03-05-14	9155 20 th Street; southeast corner of I-95 and SR 60 33-38-03-00001-0090-00002.0 Map Location: 6	17 lot commercial subdivision Contact: Knight, McGuire & Associates 569-5505	01/27/03	02/19/03 12/03/03	03/13/03	02/03/04
			Preliminary plat approved by PZC 03/13/03. LDP issued 12/08/03. Under construction. Final plat to BCC 02/03/04.			
Cal Builders 2004010112	Old Dixie Highway, east side at 19 th Circle SW. 33-40-31-00000-1000-00006.3 Map Location: 7	27,766 sq. ft. Mini storage, 27,600 sq. ft. contractor trades. Contact: Schulke, Bittle & Stoddard 770-9622.	01/26/04			
			Awaiting formal resubmittal.			
Cooksey 27 th Avenue Commercial 2003060269	601 27 th Avenue 33-39-22-00002-0008-00001.0 Map Location: 8	3,200 sq. ft. retail, 3,200 sq. ft. office space. Contact: Schulke, Bittle, & Stoddard 770-9622	07/07/03			
			Awaiting resubmittal.			
Hawkins Contractors Trades 2003030192	Old Dixie Highway 33-40-30-00000-3000-00027.3 Map Location: 9	16,250 sq. ft. Contractor Trades Contact: Mosby & Associates, Inc. 569-0035.	05/12/03			
			Awaiting formal submittal.			
Kuhnert Contractor Trades 2003060053 SP-MJ-03-12-79	40 Old Dixie Highway 33-39-13-00000-7000-00031.0 Map Location: 69	12,000 sq. ft. Contractor Trades Contact: Mosby & Associates, Inc. 569-0035.	06/16/03	10/08/03	N/A	N/A
			Awaiting resubmittal.			
Light Source Business Systems 99120034 SP-MJ-03-02-16	210 Old Dixie Highway 13-33-39-00000-7000-00014.1 Map Location: 10	3,250 square foot expansion for storage. Contact: Mosby & Associates, Inc. 569-0035	N/A	12/11/02	N/A	N/A
			Approved by staff on 07/03/03. Site plan released 09/17/03. Building permit issued 09/18/03. Under construction.			
McGann Auto Sales 2002100256 SP-MJ-03-01-12	40 Old Dixie Highway 33-39-13-00000-7000-00031.0 Map Location: 11	3,000 Contractor trades building. Contact: Mosby & Associates, Inc. 569-0035	N/A	11/13/02	01/08/04	N/A
			Staff level approval 09/19/03. Site plans released 10/21/03. Change of use administrative approval granted by PZC on 01/08/04 changing from contractor trades to auto sales. Under construction.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Moto, Inc. 2002040092 SD-02-12-30	9875 20 th Street 04-33-38-00001-0090-00001.1 Map Location: 68	17 lot Industrial subdivision Contact: Mosby & Associates, Inc. 569-0035	4/29/02	10/2/02	02/13/03	
Pending LDP issuance.						
Paragon (formerly Granims Contractor Trades) 2002110045 SP-MJ-03-04-23	9120 16 th Place 33-38-03-00006-0000-00005.0 Map Location: 12	16,780 square foot and 11,000 square foot building Contact: Joseph Schulke 770-9622	11/18/02	01/29/03	N/A	N/A
Staff level approval 03/04/03. Site plan released 04/23/03. Pending C.O. inspection.						
Paragon Lot 16 2003100034 SP-MJ-04-03-13	1605 90 th Avenue 33-38-03-00006-0000-00016.0 Map Location: 13	14,244 sq. ft. contractor trades. Contact: Schulke, Bittle & Stoddard 770-9622.	10/13/03	12/31/03		
Awaiting resubmittal.						
Sable Bay Shrimp Farm formerly (Indian River Aquaculture) 20020033 SP-MA-01-01-08	5505 12 th Street 33-39-09-00001-0120-00001.1 Map Location: 14	Addition of 32,534 sq. ft. greenhouse & 900 sq. ft. pole barn Contact: McCain & Associates 770-1093	03/10/03	07/23/03		
Pending C.O. approval 06/18/03. Reviewed by TRC 07/23/03. Staff level approval of site plan 09/22/03. Pending site plan release.						
Institutional Establishments						
Anglican Church of the Advent 2000040154 SD-04-02-06	1180 8 th St. 12-33-39-00000-5000-00051.2 Map Location: 15	2,400 sq. ft. Church Contact: Todd E. Smith 567-1882		1/30/02		
Staff approved on 4/17/02. Site plan released 02/18/03. Concurrency issued 04/09/03. Site plan extension approved 06/13/03. New expiration date 04/17/04.						
Apostolic Assembly of the Lord 2001110110 SP-MI-03-09-55	1510 11 th Street S.W. 33-39-26-00001-0010-00004.0 Map Location: 16	Church Phase I Contact: Anthony Velie 770-2515		07/09/03	TBA	TBA
Awaiting resubmittal.						

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Bethlehem Temple 2001100064 SP-MJ-03-10-64	Southwest corner of Oslo Road and 8 th Court SW. 33-39-25-00000-3000-00025.0 Map Location: 17	3,570 sq. ft. church Contact: Randy Mosby 569-0035		08/06/03	11/20/03	12/16/03	
			Pending site plan release.				
Children’s Home Society 2001100108 SP-MJ-04-01-05	1015 6 th Avenue 33-39-12-00015-0000-00004.0 Map: 18	Community Center, living, recreation building, administration building. Contact: Kimley-Horn 562-7981.		11/12/03 01/21/04			
			Awaiting resubmittal.				
Christian Outreach Retreat 2000020146 SP-MI-02-04-29	6025 12 th St., just west of First Church of God 08-33-39-00001-0100-00001.0 Map Location: 19	Phase I/ retreat center, maintenance building, office, lodge, cabins, chapel, dining, rec hall; Special exception use. Contact: Mosby & Associates, Inc. 569-0035		2/20/02	10/10/02	11/05/02	
			Approved with conditions 11/5/02. Phase I released 07/03/03. Building permit issued 11/06/03. Under construction.				
First Church of God 97040154 SP-MN-04-04-15	1105 58 th Avenue 33-39-08-00001-0090-00001.0 Map Location: 20	Add 19 classrooms. Contact: Kimley Horn 562-7981.	11/24/03	01/28/04			
			Awaiting resubmittal.				
Hibiscus Village 95100005 SP-MA-02-09-52	12 th St. – west of Old Dixie on south side of 12 th Ave. 12-33-39-00009-0000-00017.1 Map Location: 21	9-unit abused children’s center group home facility Contact: WCG Inc. 772-770-4707	5/20/02	6/19/02	8/08/02	8/20/02	
			Site plan released 05/09/03. Under construction.				
Indian River Charter High School 99080200 SP-MJ-03-06-29	6055 College Lane 33-39-05-00001-0150-00001.1 Map Location: 22	Special exception use for 20,000 square foot visual arts center. Major site plan submitted. Contact: Randy Mosby 569-0035	12/23/02	03/19/03	04/10/03	05/06/03	
			PZC recommended approval on 04/10/03. Approved by BCC 05/06/03. Released for construction 09/08/03. Building permit issued 10/10/03.				

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
The Learning Garden Montessori School 2003030045	995 Old Dixie Highway 33-40-30-00000-3000-00018.0 Map Location: 23	1,762 sq. ft. school Contact: Schulke, Biddle & Stoddard 770-9622	03/17/03				
			Awaiting resubmittal.				
Senior Center 2001030140 SP-MA-01-12-83	651 15 th Place 12-33-39-00000-1000-00001.0 Map Location: 24	Senior Center for the Indian River Council of Aging. Contact: Schulke, Bittle & Stoddard 770-9622	04/02/01	9/06/01	5/09/02	N/A	
			Site plan released 8/19/02. Site plan approval extended by BCC to 05/09/04.				
Sun-Up Assisted Living Phase I 20010135 SP-MA-02-03-22	2455 5 th St. SW 23-33-39-00001-0120-00001.0 Map Location: 25	Community Center- 9,227 sq. ft Contact: Bill McCain 770-1093	12/17/01	1/30/02 9/18/02	02/14/02	03/12/02	
			Pending site plan release. Under construction.				
Sun-up Assisted Living Facility – Phase II 20010135 SP-MA-02-12-68	2455 5 th St. SW 23-33-39-00001-0120-00001.0 Map Location: 26	4 adult care facility units. (homes) Overall project will house 102 residents. Contact: W.F. McCain 770-1093	N/A	01/30/02 9/18/02	N/A	N/A	
			Pending resubmittal.				
Sun-up 20010135	2455 5 th St. SW 23-33-39-00001-0120-00001.0 Map Location: 27	Affidavit of exemption request to correct illegal lot split Contact: Bruce Barkett 231-4343	12/17/01	N/A	N/A	N/A	
			Pending resubmittal.				
Vero Beach Teen Challenge fka Harvest Christian Retreat 93110080 SP-MJ-03-12-74	801 154 th Avenue 33-37-09-00000-7000-00002.0 Map Location: 28	Phase I 5 plex dorm facility. Conact: Mosby & Associates, Inc. 569-0035		09/24/03			
			Site plan reviewed by TRC 09/24/03. Awaiting resubmittal.				
Vero Christian Church & Communication Tower 2003090097	9 th Street SW, between 32 nd Avenue and 33 rd Avenue. 33-39-22-00001-0150-00003.0 Map Location: 29	23,000 sq. ft. church, 2,400 sq. ft. pavilion, 125' tower. Contact: Schulke, Bittle & Stoddard 770-9622.	11/24/03	02/04/04			
			Scheduled for TRC 02/04/04.				

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Wesleyan Church Social Hall 2000090049 SP-MA-01-01-02	125 SW 27 th Ave. 33-39-22-00001-0010-00001.0 Map Location: 30	1,400 sq. ft. Social Hall Addition Contact: Mosby & Associates, Inc. 569-0035		10/18/00	11/9/00	12/12/00
			Released 1/9/01 for construction. Under construction. Additional building permit issued 8/20/02. Building permit expired 09/21/02.			
Other Non-Residential Projects						
Brown Right-of-Way 2003090183 ROW-03-12-13	21 st Lane, abandon 21 st Lane from 98 th Ave to Houston Texas gas line. 33-38-03-00004-1100-00001.0 Map Location: 31	Abandon 21 st Lane. Contact: James and Dee Brown.		10/08/03		
			Reviewed by TRC 10/08/03.			
Hawkins ROW Abandonment 2003030192 ROW-03-06-09	Old Dixie Highway; at 11 th Lane SW 33-40-30-00000-3000-00027.3 Map Location: 32	Abandon ROW & 25' alley at 11 th Lane SW, between Old Dixie and RR. Contact: Mosby & Associates 569-0035		04/09/03		
			Pending resubmittal.			
Mo Land Trust ROWA 2003040263 ROW-03-07-10	27 th Avenue, near SE corner of 27 th Avenue and 5 th Street SW 33-39-23-00001-0120-00001.4 Map Location: 33	Abandon 35' ROW near SE corner of 27 th Avenue and 5 th Street SW Contact: McCain & Associates 770-1093		05/14/03		
			Awaiting resubmittal.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Professional and Financial Offices						
Ameritrend Office Park 2000050013 SP-MJ-03-05-27	South of SR 60 east of 82 nd Avenue 33-38-01-00001-0120-00005.0 Map Location: 34	72,640 square foot office park. Major site plan in 3 phases. Contact: Jodah Bittle 770-9622	11/04/02	03/12/03		
			Staff level approval of site plan 07/14/03. Applied for building permit 01/26/04.			
AmSouth Bank 99010169	58 th Avenue, south of 20 th Street, east side of 58 th Avenue 33-39-04-00001-0120-00003.3 Map Location: 35	Bank with drive-through. Contact: Bob Ziegenfuss-Interplan, LLC (407)645-5008	08/11/03			
			Awaiting resubmittal.			
Moorings Club 2002080138 SP-MI-02-11-66	100 Harbour Drive 21-33-40-00000-0010-00003.0 Map Location: 36	Administrative offices and social services center: club renovation and expansion Contact: Chris Crawford/ John Binkley		9/04/02		
			Approved by staff 11/21/02. Building permit issued 02/12/03. C.O.'d 11/18/03.			
Oslo @ 43 rd Outparcel Harbor Federal 2001120080 SP-MJ-03-12-78	4155 9 th Street SW, southeast corner of 9 th Street & 43 rd Avenue 33-39-27-00001-0040-00005.0 Map Location: 37	4,996 sq. ft. bank, gas station, convenience store. Contact: Carter Associates, Inc. 562-4191	08/25/03	10/01/03		
			Site plan approved. Released 01/23/04.			
Riverside National Bank 93120108 SP-MN-03-11-70	1238 US Highway 1 33-39-12-00000-1000-00028.0 Map Location: 38	1,656 addition to bank. Contact: David Phillips (772)464-3537		09/03/03		
			Reviewed by TRC 09/03/03. Awaiting resubmittal.			
Amsouth Bank South Point Shopping Center 2001120080	4175 9 th Street, southeast corner of 9 th Street & 43 rd Avenue. 33-39-27-00001-0040-00005.0 Map Location: 39	3,820 sq. ft. bank. Contact: Interplan LLC (407) 645-5008.	12/01/03			
			Awaiting formal resubmittal.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Washington Mutual 2000050212 SP-MI-03-01-04	1205 U.S. Hwy. 1; adjacent to Vero Mall site. Map Location: 40	Add new drive-thru lane with canopy Contact: Stanley Hill	9/09/02			
Released 03/10/03. C.O.'d 08/04/03.						
Public and Private Recreation Facilities						
Christi's Fitness 2002110035 SP-MJ-03-04-24	1250 Old Dixie Highway 33-39-12-00000-3000-00023.0 Map Location: 41	32,000 square foot fitness center Contact: Randy Mosby 569-0035	11/18/02	02/05/03		
Staff level approval of site plan 10/07/03. Site plan released 01/23/04. Building permit issued 01/23/04.						
Jungle Club Medical Day Spa 2001070152 SP-MA-02-02-11	1060 6 th Avenue 33-39-12-00015-0000-00011.0 Map Location: 42	12,000 sq. ft. health building/ 7,200 sq. ft. residential (units) Contact: Mosby & Associates, Inc. 569-0035		12/05/01	2/28/02	
Post-PZC meeting held with staff and adjacent property owners. To be scheduled for BCC consideration after plan revisions are received. Awaiting resubmittal. On hold for release of easement.						
Midway Estates Clubhouse 2003030127 SP-MJ-03-06-33	455 Mary Lane 33-40-31-00000-1000-00012.2 Map Location: 43	4,140 sq. ft. clubhouse & lot configuration. Contact: Mosby & Associates 569-0035		04/02/03		
Staff level approval 07/11/03. Awaiting site plan release.						
Restaurant Establishments						
No Projects Pending						

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Retail Trade Establishments						
College Lane Site 2003110147	58 th Avenue 33-39-05-00010-0000-00006.0 Map Location: 44	Retail/office/restaurant. Contact: CE Block Architect 569-3799.	12/01/03			
			Awaiting formal resubmittal.			
Dependable Dodge of Vero Beach 96020048 SP-MI-02-10-61	1440 U.S. Hwy. 1 12-33-39-00000-1000-00012.0 Map Location: 45	Change from printing to automobile services Contact: Jim Young 567-6707		7/31/02		
			Resubmittal under review. Approved 10/10/02. Released 01/29/03.			
Oslo Venture LLC 2002090171 SD-04-01-03 SP-MJ-04-01-04	4250 9 th Street SW, northeast corner of Oslo Road & 43 rd Ave. 33-39-22-00001-0130-00001.0 Map Location: 46	14,490 sq. ft. pharmacy, commercial Contact: Carter Associates, Inc. 562-4191	08/25/03	11/05/03	12/18/03	N/A
			Preliminary plat approved by PZC. Site plan approval pending landscape revisions.			
Oslo @ 43 rd Avenue 2002120018 SP-MA-02-09-51	4145 9 th Street SW, 43 rd Avenue at Oslo Road. 33-39-27-00001-0040-00005.0 Map Location: 47	Grocery store, pharmacy, liquor store. Contact: Carter Associates, Inc. 562-4191	12/31/01	08/28/02	10/10/02	
			C.O. issued 11/03/03.			
Redevgroup Commercial 97030158	6310 20 th Street 33-39-05-00002-0000-00001.0 Map Location: 48	6,800 sq. ft. retail / 1,600 sq. ft. restaurant. Contact: Carter Associates, Inc. 562-4191.	11/10/03			
			Awaiting formal resubmittal.			
Sam's Club 97030182 SP-MN-04-03-12	5565 20 th Street 33-39-04-00031-0000-00001.0 Map Location: 49	Add liquor store & new entry, cart storage & cooler. 9,600 sq. ft. gas station in parking lot. Contact: Chester Lanning (918)877-6000 (Store) Brad Downum (904)797-4004 (gas)	03/24/03	12/17/03		
			Store revisions to TRC 12/17/03. Pending resubmittal. Gas station would involved PD rezoning action. Staff not supporting proposal. Staff determination initially appealed to PZC pending further information from applicant. Appeal may be cancelled.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Sciara Rt. 60 Shopping Center 2001030153 SP-MJ-03-12-75	4905 SR 60, South side of SR 60/just east of Rex T.V. 04-33-39-00001-0100-00001.0 Map Location: 50	22,000 sq. ft. commercial center and office, using/preserving oldest building on site. Redesign parking, building area, lighting. Contact: Bill McCain 770-1093	4/2/01 06/23/03	8/29/01 09/24/03	9/13/01	9/03/02
			Pending site plan release. BCC approved one year extension on 9/03/02. Phase I site plan reviewed by TRC 09/24/03. Awaiting resubmittal.			
Seacoast Business Park fka Adams Oslo Road 98020175 SD-03-10-25	3805 9 th Street SW 33-39-27-00001-0030-00002.3 Map Location: 51	5 lot commercial subdivision. Contact: Schulke, Bittle & Stoddard 770-9622	05/12/03	08/06/03	10/09/03	
			Pending submittal of LDP plans.			
Utility Facilities						
Blue Heron Energy Center (CALPINE) 2000040055 SP-MA-01-02-13	Between I-95 and 74 th Ave., north of the St. Lucie County Line 33-38-36-00001-0090-00001.0 Map Location: 52	Energy Center, Power Plant on ±59 Acre site Contact: Calpine Eastern	4/25/00	11/29/00		9/18/01
			Special exception/conceptual site plan approved by BCC. Awaiting “final” site plan submittal and state-level approval. State land use hearing held 02/06/02 and positive determination made. State certification hearing tentatively scheduled for 2003, now extended to 2004.			
Cingular Florida Ridge 2003090097	9 th Street SW, located between 32 nd Avenue & 33 rd Avenue. 33-39-22-00001-0150-00003.0 Map Location: 53	Stealth communications facility on future church site. Contact: Todd Sadacca (954)929-4932	09/22/03			
			Pending formal submittal.			
Cingular West / IRC Water Tank 99060209	5850 College Lane 33-39-05-00001-0090-00002.1 Map Location: 54	Telecommunication facility on IRC Water Tank. Contact: Todd Sadacca (954)929-4932	09/22/03			
			Staff level approval on 12/18/03.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
FP&L Rosedale Substation 2002080053 SP-MA-02-11-67	Northwest corner of 12 th Street And 58 th Avenue 09-33-39-00001-0050-00001.0 Map Location: 55	Electrical transmission substation Contact: Mosby & Associates 569-0035	8/19/02	9/11/02	10/10/02	11/05/02
Site plan released 03/12/03. Under construction.						
Indian River Farms WD 2002100229 SP-SE-03-06-34	4 th Street and 74 th Avenue 33-39-18-00001-0120-00002.0 Map Location: 56	Government Administrative Complex. Contact: Steve Snoberger 562-4191	11/18/02	04/09/03	06/12/03	07/08/03
Pending site plan release.						
Rebel Road / Nextel (maybe Sprint tower) 2000080160	Located at rear of Immanuel Church site; west of 58 th Avenue; north of 5 th Street S.W. Map Location: 57	145' monopole tower. Contact: Houston Cuzzo Group 561-211- 2128.				
Approved via court decision. Administrative approval minor modification approved 06/16/03. Building permit issued to Sprint contractor 07/14/03..						
Warehouse and Storage Establishments						
Attic 60 Vehicle Storage 97110030 PD-03-05-12	20 th Street east of 86 th Avenue 33-38-02-00001-0100-00012.0 Map Location: 58	3 acre unpaved vehicle/equipment storage. Contact: Joseph Schulke 770-9622	11/18/02	02/26/03	04/24/03	05/20/03
Pending site plan release.						
Creative Tile & Marble 96010135 SP-MJ-03-10-56	935 12 th Street 33-39-12-00009-0000-00002.0 Map Location: 59	Add 7,295 sq. ft. warehouse and modification of parking lot. Contact: Schulke, Bittle & Stoddard 770-9622.	05/19/03	07/16/03		
Awaiting resubmittal.						
11 th @ Oslo Storage 95090052	886 11 th Court SW, 11 th Street @ Oslo Road 33-39-24-00011-0003-00001.0 Map Location: 60	Outdoor Storage Facility. Contact: William Hayhurst 569-6680	06/16/03			
Awaiting resubmittal.						
Frank Vehicle Storage Lot 98040022 SP-MA-02-05-32 SP-MJ-03-09-51	836 10 th Ct. SW 24-33-39-00011-0005-00007.0 Map Location: 61	Vehicle Storage Lot Contact: Mosby & Associates, Inc. 569-0035	N/A	3/06/02	N/A	N/A
Site plan released 01/22/04.						

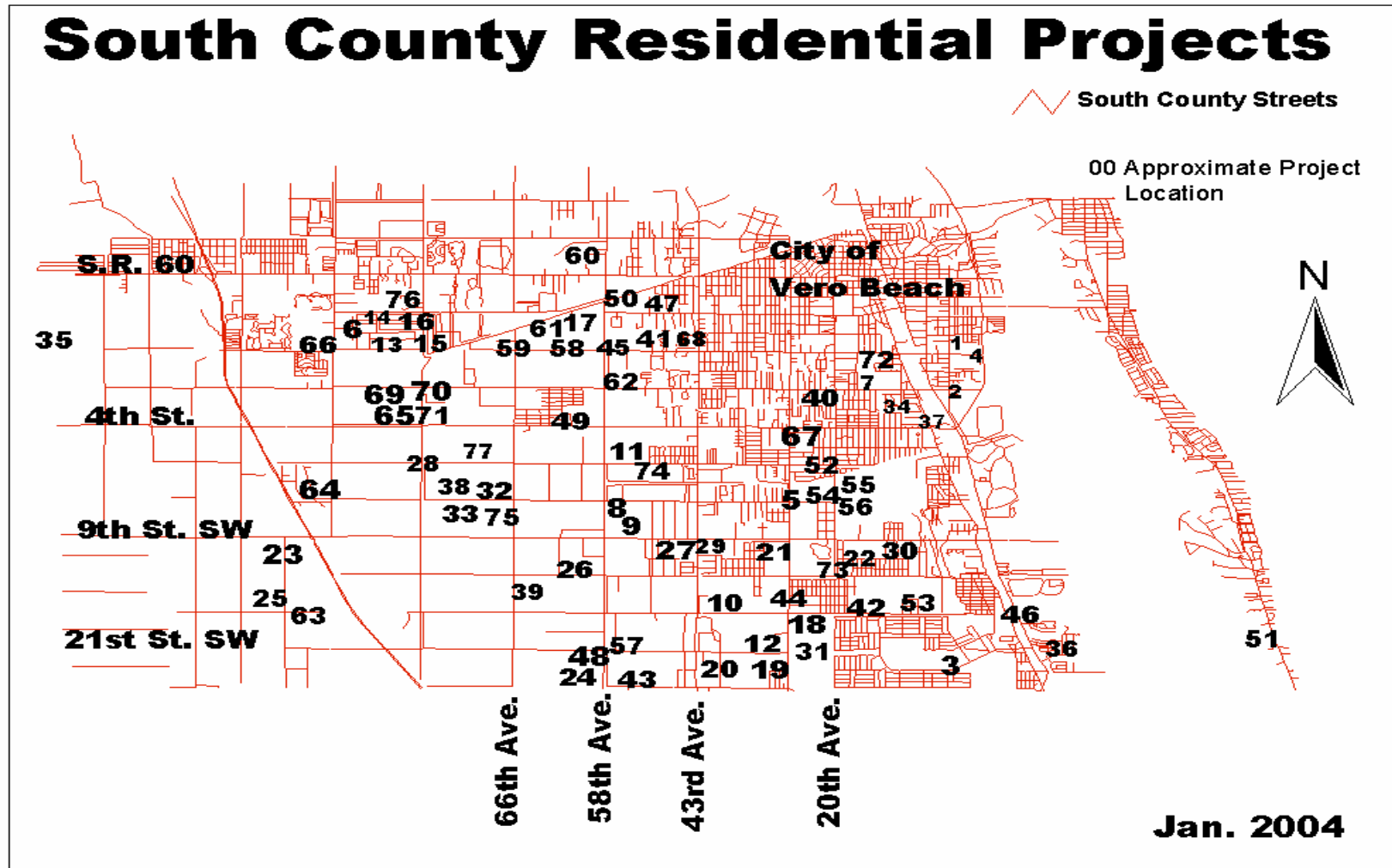
January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
MB Enterprises 2003050121 SP-MJ-03-08-47	1160 Old Dixie Highway 33-40-30-00000-3000-00027.0 Map Location: 62	10,000 sq. ft. warehouse. Contact: Mosby & Associates 569-0035		05/28/03			
			Pending resubmittal.				
O'Neill Commercial Development 2003020098 SP-MJ-04-01-02	1605 91 st Court 33-38-03-00006-0000-00001.0 Map Location: 63	7,000 sq. ft. retail / 13,000 sq. ft. warehouse Contact: McCain & Associates 770-1093	03/03/03	10/29/03			
			Awaiting resubmittal.				
Pointe West Central Village 99070081 SP-MN-03-05-28	7645 20 th Street 33-38-12-00001-0030-00001.0 Map Location: 64	Clubhouse/Recreation Center Minor site plan submitted. Contact: Steve Melchiori 794-4577	12/23/02	03/12/03			
			Plans resubmitted 03/26/03. Site plan released 05/09/03.				
Sandcastle storage f..k.a. Rexford Inc. 2001080136 SP-MA-01-12-85	5 th Street SW; east of Old Dixie Highway 19-33-40-00000-3000-00003.2 Map Location: 65	Mini Storage Facility; 86 units Contact: Mosby & Associates, Inc. 569-0035	8/27/01	9/06/01 11/07/01	10/11/01	N/A	
			Site plan released 10/15/02. Pending C.O. inspection.				
Scopinich Warehouse 2003050254 SP-MJ-03-10-62	1955 98 th Avenue, south of SR 60 33-38-04-00001-0090-00002.1 Map Location: 66	Warehouse Facility Contact: Schulke, Bittle & Stoddard 770-9622	06/09/03	07/23/03			
			Pending resubmittal.				
Transocean Commercial Development f.k.a. Old Dixie Properties Phase I and Phase II 2000110199 SP-MJ-03-07-38	180 Old Dixie Highway, east side of Old Dixie, north of South Relief Canal 33-39-13-00000-7000-00019.0 Map Location: 67	Mini storage/office/commercial in two phases, including 9,912 sq. ft. contractor trades building. Contact: McCain Associates 770-1093	01/27/03 Phase II	5/15/02 04/23/03 Phase II			
			Phase I under review. Phase II under review. Awaiting resubmittal.				

January 2004
New Development Projects

SOUTH COUNTY RESIDENTIAL PROJECTS

January 2004
New Development Projects



January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
SOUTH COUNTY RESIDENTIAL PROJECTS (South of SR 60)						
Multi-Family Residential Projects						
East Gate Villas 2001070109 SP-MA-01-12-89 AA-02-10-142	13 th place; east of 6 th Ave. 12-33-39-00025-0000-00005.0 Map Location: 1	27 Multi-family units Contact: Mosby & Associates, Inc. 569-0035	7/23/01	10/10/01	10/25/01	N/A
			Revised site layout per AA approved 9/19/02. Site Plan released 03/31/03. Under construction.			
The Fountainhead 2001020114 SP-MA-01-12-84	750 6 th Avenue 13-33-39-00000-1000-00002.0 Map Location: 2	89 multi-family units Contact: Knight, McGuire, & Associates, Inc. 569-5505	03/05/01	9/19/01	01/10/02 1/24/02	N/A
			Site plan released 05/14/03. Under construction.			
Indian River Club Phase 7 99110164	800 Highland Drive SW 33-40-31-00000-5000-00001.0 Map Location: 3	32 multi-family residential units. Contact: Kimley Horn 562-7981	07/14/03	01/07/04		
			Awaiting resubmittal.			
The Palms of Vero 2001060011 SP-MA-02-03-21	450 12 th St.; NW corner of 12 th St and Indian River Blvd. 12-33-39-00000-1000-00049.0 Map Location: 4	259 unit rental apartment complex Contact: Culpepper & Terpening, Inc. 561-464-3537	6/11/01	1/9/02	3/14/02	N/A
			Site plan released 11/27/02. Under construction. C.O.'s are being issued as buildings are being completed.			
Pineapple Cay fka John Perrone Condo 2002070006 SP-MJ-03-11-71	5 th Street SW; northeast corner of 27 th Avenue & 5 th Street SW 33-39-23-00001-0050-00009.0 Map Location: 5	32 unit multi-family condos Contact: Schulke, Bittle & Stoddard 770-9622		09/03/03	11/20/03	
			Site plan released 12/22/03. Under construction.			
Pointe West ACLF "The Lakes at Pointe West" Preliminary PD PD-99-11-18 99080077	Northwest Corner of the Point West PD 33-38-01-00001-0040-00001.0 Map Location: 6	Full Service Retirement Community (Residences, ALF) Contact: On-Site Management Group, Inc. 234-9988	5/24/99	8/25/99 10/20/99 12/03/03	11/17/99	
			Released on 3/29/00. Roadwork complete with a number of homes constructed. C.O. released 02/11/03 for first apartment building and clubhouse. TRC 12/03/03 for addition of pool & poolhouse.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Crofton Meadows fka The Villages of Charleston fka 8 th Street Villas 2000040154	1180 8 th Street, north side of 8 th Street, west of Old Dixie Hwy. 33-39-12-00000-5000-00051.2 Map Location: 7	12 lot small lot subdivision 15 unit multi-family building. Contact: McCain & Associates 770-1093	08/18/03	11/19/03		
			08/29/03	Awaiting resubmittal.		
Residential and Agricultural Planned Development (PD) Projects						
Citrus Springs Village “A-F” Phase I Preliminary PD PD-00-08-13 PD-01-02-08 PD-03-01-03 99100114	East Side of 58 th Avenue Between 9 th Street SW (Oslo Road) and the South Relief Canal 33-39-21-00001-0050-00001.1 Map Location: 8	Portion of Overall PD: 216 Units on 75.14 Acres Overall PD: 477 Units on 191.64 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505		5/24/00 1/31/01 06/27/01 08/15/01 11/05/02 12/03/02 10/15/03 11/05/03	6/22/00 1/25/01 12/20/02 01/09/03	7/24/01 9/04/01 3/12/02
			Final plat Village A Phase I approved 3/12/02. Certificate of completion issued 12/12/02. Final Plat and certificate completion have been issued for the first phase of Villages B all north of 5 th Street SW, home construction is now underway. All of Village “C” is complete. Plans for villages south of 5 th Street S.W. (D, E, & F) now approved. LDP issued 06/13/03 for 2A, D & ½ of F. LDP issued for 2B, E & ½ of F on 09/04/03. Final plat for Village A to TRC 10/15/03 and final for D and ½ of F on 11/05/03.			
Citrus Springs Village G 991000114 PD-03-03-08 PD-03-06-14	North side of Oslo, east of 58 th Avenue. 33-39-21-00001-0050-00001.1 Map Location: 9	To add 29.44 acres and 71 single family lots to project: Village “G”. Contact: Schulke, Bittle & Stoddard 770-9622		01/15/03	02/27/03 05/22/03	04/15/03
			Approved by BCC 04/15/03. Preliminary plat for Village G approved by PZC 05/22/03. LDP issued 10/16/03.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
The Colony PD-00-10-21 (preliminary plat/plan) PD-01-02-09 (conceptual plat/plan) 2000050121 PD-03-03-09	3500 17 th Street / Between 43 rd Avenue and 27 th Avenue, and Between 13 th Street SW and 17 th Street SW 33-39-27-00001-0120-00001.0 Map Location: 10	400 Single-Family Lots 150 Multi-Family Units and Clubhouse on 297 Acres: some units closer to perimeter and elimination of Golf Course Contact: Knight, McGuire & Associates, Inc. 569-5505	5/23/00	08/23/00 12/06/00 01/03/01 04/04/01 01/15/03	9/28/00 1/25/01 02/27/03	10/24/00 11/21/00 03/18/03
			Project design revised, reviewed at 01/15/03 TRC. “Denied” at 03/18/03 BCC on 2-2 vote. 04/01/03 request to bring back with modifications denied. Original plan approval remains in effect with golf course.			
Hammock Lakes Phase III 94110133 PD-98-08-05	5695 W 1 st Square SW 33-39-21-00004-0000-00000.1 Map Location: 11	98 Single Family residential PD Contact: Knight, McGuire & Associates 569-5505	05/12/03	11/05/03		
			Awaiting resubmittal.			
Millstone Landing (Jo-Bar Farms PD) 2003100068 PD-04-04-08	Southwest corner of 17 th Street SW and 27 th Avenue 33-39-34-00001-0070-00001.0 Map Location: 12	650 lot residential PD with clubhouse. Contact Masteller & Moler 567-5300.	10/20/03	02/02/04		
			Pending resubmittal.			
Pointe West Central Village PD-00-09-17 99070081	One Block south of 16th Street on 75th Terrace and 76th Drive 12-33-38-00001-0030-00001.0 Map Location: 13	Phase IV 76 single-family lots. 30 Duplex Buildings (60 units), Phase II 57 Single-Family Lots, Phase I; 41 single-family lots and 32 duplex (64 units) Phase III. Contact: WCG/Neel-Schaffer 77-4707.		7/28/99 12/29/99 11/21/01 3/20/02 7/17/02 12/10/03 01/07/04	10/14/99 5/9/00 4/11/02	11/12/02
			Phase II final plat approved 3/9/01. Final plat approved 11/12/02. Certificate of completion issued 11/08/02 for Phase II. Certificate of completion for Phase III issued 08/21/03. KB Home Sales office reviewed by TRC 12/10/03. Awaiting resubmittal. Phase IV to TRC 01/07/04. Awaiting resubmittal.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Pointe West North Village 99070081	North of 16th Street, South of SR 60 33-38-12-00001-0030-00001.0 Map Location: 14	Tracts for Various Residential and Commercial Development including the Lakes at Pointe West (ALF) Contact: Masteller & Moler 567-5300		7/28/99 12/29/99 01/07/04	10/14/99 5/9/00	
			25 single-family lots platted and homes under construction. Townhomes site plan to TRC 01/07/04. Awaiting resubmittal.			
Pointe West South Village 99070081 PD-04-04-06	7645 20 th Street 33-38-12-00001-0030-00001.0 Map Location: 15	Preliminary plat for 168 single family homes in South Village. Contact: Steve Melchiori 794-4577		01/21/04		
			Awaiting resubmittal.			
Pointe West Town Center 99070081 SP-MA-01-11-86	1999 Pointe West Dr. 33-38-12-00001-0030-00001.0 Map Location: 16	24 multi-family units; 22,680 sq. ft. office, 7,560 sq. ft. retail Contact: Masteller & Moler 567-5300		9/19/01 12/26/01		07/15/03
			BCC approved conceptual PD plan and district modifications on 07/15/03.			
Segovia PD 2003090165	5815 Atlantic Blvd. 33-39-05-00000-7000-00002.0 Map Location: 17	82 lot single-family residential PD. Contact: Mosby & Associates 569-0035.	10/20/03	12/31/03		
			Awaiting resubmittal.			
17 th Street SW PD 2003090035	17 th Street SW, southeast corner of 17 th Street SW & 43 rd Avenue. 33-39-34-00001-0040-00001.0 Map Location: 18	291 lot single-family residential PD Contact: Knight, McGuire & Associates, Inc. 569-5505	09/15/03	12/17/03		
			Awaiting resubmittal.			
Tripson Trail PD fka Smigiel 43 rd Avenue Subdivision 2001090106	North & South side of 21 st Street SW, West of 43 rd Avenue 33-39-33-00002-0090-00001.0 Map Location: 19	296 lot residential PD. Contact: Knight, McGuire & Associates 569-5505.	05/19/03	02/02/04		
			Awaiting resubmittal.			
25 th Street SW PD 2003090034	25 Street SW, east of 43 rd Avenue on north side of 25 th Street. 33-39-34-00001-0130-00001.0 Map Location: 20	203 lot single family residential PD. Cotact: Knight, McGuire & Associates, Inc. 569-5505	09/15/03	12/03/03		
			Awaiting resubmittal.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Single-Family Conventional Subdivision Projects						
Ansley Park f.k.a. Canterbury Subdivision 2001080023	West of 27 th Ave. SW, between 9 th Street SW and 13 th Street SW., next to Grovenor Estates. 27-33-39-00001-0080-00001.0 Map Location: 21	90 units Single Family Subdivision; Contact: Schulke, Bittle & Stoddard 770-9622	8/13/01	4/10/02	6/13/02	7/02/02
			3/18/02	05/14/03		02/03/04
			Approved by BCC 7/16/01. LDP issued 10/29/02. Under construction. Final plat resubmitted. LDP to modify internal sidewalk issued 12/16/03. Certificate of completion issued 01/23/04. Final plat scheduled for BCC 02/03/04.			
B&B Estates 99050139	1750 11 th Street SW 33-39-26-00001-0020-00003.0 Map Location: 22	11 Lot Residential Subdivision Contact: Todd Smith 589-8722.	12/08/03			
			Awaiting formal resubmittal.			
Banov/Orcutt Subdivision 2003090230	86 th Avenue 33-38-36-00001-0120-00001.0 Map Location: 23	Affidavit of exemption for 7 lot subdivision. Contact: Robert Banov (772)231-4740	10/06/03			
			Awaiting resubmittal.			
Bartus Subdivision Affidavit of Exemption 2003040142	North side of 25 th Street SW, west of 58 th Avenue. 33-39-32-00001-0140-00002.0 Map Location: 24	Affidavit of Exemption for 3 lot subdivision. Contact: McCain & Associates 770-1093.	04/28/03			
			Awaiting formal resubmittal.			
Butterfly Lane fka Lady Bug Plantation f.k.a. Beuttell affidavit of exemption 2002040168	86 th Ave. SW – northwest corner of 86 th Ave. SW & 21 st St. SW 35-33-38-00001-0060-00001.0 Map Location: 25	5 lot residential Single family – affidavit of exemption; Roadway plat Contact: Carter Associates, Inc. 562-4191	6/03/02	7/24/02	8/08/02	
			Roadway plat approved 05/06/03. Affidavit of exemption approved 09/05/03. Certificate of completion issued 10/10/03.			
Casa Paloma 2003100264	West of 58 th Avenue, south of 13 th Street SW 33-39-29-00001-0100-00001.0 Map Location: 26	8 lot residential subdivision. Affidavit of exemption. Contact: Robert Mooney (772)473-6230	11/10/03			
			Awaiting formal resubmittal.			
The Fountains at Amber Lakes (fka Chase Oslo & 43 rd Sub) 2002050088 SD-03-02-07	43 rd Ave. – southwest corner of 9 th St. SW, and 43 rd Ave. 33-39-28-00001-0010-00001.0 Map Location: 27	50 lot single family subdivision Contact: Carter Associates, Inc. 562-4191	6/03/02	11/20/02	12/12/02	
			LDP issued 11/26/03.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Cypress Creek Subdivision 2002040162	7150 1 st Street SW, east of 74 th Ave on north side of 1 st Street SW 33-39-18-00001-0140-00001.0 Map Location: 28	Affidavit of exemption for 4 lot subdivision. Contact: Masteller & Moler 567-5300	09/29/03			
			Awaiting resubmittal.			
Diamond Lake (formerly Rogers Grove) 2002040141 SD-03-03-12	9 th St. SW – west of 43 rd Ave., on south side of 9 th St. SW 28-33-39-00001-0030-00001.0 Map Location: 29	Rezone from A-1 to RS-3 and do conventional subdivision. 117 lots Contact: Matt Soyka 772-952-7200	N/A	01/08/03 12/03/03 12/10/03	05/18/03	N/A
			LDP issued 11/07/03. Final plat for Phase I to TRC 12/03/03. Final plat for Phase II to TRC 12/10/03. Resubmittal under review.			
Eighteenth Avenue Development Subdivision 2002090027	Northwest corner of 11 th Street, SW and 18 th Avenue, SW 33-39-26-00001-0020-00004.1 Map Location: 30	7 lot single family residential subdivision	9/16/02	10/16/02	11/14/02	
			LDP under review. Awaiting final plat submittal.			
Falcon Trace 2001050202 SD-03-07-18	2105 20 th Avenue; SW Corner of 20th Ave. SW and 17th St. SW 35-33-39-00001-0030-00001.0 Map Location: 31	Resubmitted as 593 small lot subdivision. Contact: Knight McGuire & Associates 569-5505	6/4/01	7/25/01 04/16/03	11/08/01 06/11/03	N/A
			Preliminary plat and administrative use permit approved by PZC on 06/11/03. Pending submittal of LDP application. Preliminary discussions held on lay-out modifications.			
The Farms 2002040051	Northwest corner of 66 th Avenue and 5 th Street SW 19-33-39-00001-0070-00001.0 Map Location: 32	Roadway Plat/ 3 rd Place SW 16 lot residential – affidavit of exemption Contact: Schulke, Bittle & Stoddard 770-9622	4/22/02	9/04/02 02/12/03	10/10/02 03/04/03	03/04/03
			Preliminary plat approved by PZC on 10/10/02. LDP issued 12/30/02. Final plat approved and recorded 03/04/03. Certificate of completion issued 09/24/03.			
The Farms West fka West Lake 2003070055 SD-04-01-02	5 th Street SW, east of 74 th Avenue 33-39-19-00001-0110-00001.0 Map Location: 33	15 lot single family subdivision. Contact: Schulke, Bittle & Stoddard 770-9622	07/21/03	10/29/03	12/18/03	
			PZC approved roadway plat 12/18/03.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Glendale Development 94080141	West of Old Dixie on 8 th Street 11-33-39-00000-7000-00001.2 Map Location: 34	73 Lot residential development	9/16/02	01/22/03		
			Pending resubmittal.			
Hampton Lake Estates Affidavit of Exemption 2003030119	10 th Street; southwest corner of 10 th Street and 114 th Avenue 33-38-07-00000-7000-00002.0 Map Location: 35	4 lot residential subdivision. Affidavit of exemption. Contact: Carter Associates, Inc. 562-4191.	03/24/03			
			Pending resubmittal.			
Harmony Subdivision SD-00-05-04 98100105	2305 5 th Avenue SE 33-40-31-00000-7000-00012.0 Map Location: 36	43 lot residential subdivision. Contact: Todd Smith 589-8722		08/20/03		
			Awaiting resubmittal.			
Honeycutt Subdivision 2003070313	497 Old Dixie Highway 33-39-13-00000-3000-00009.0 Map Location: 37	3 lot single family subdivision Contact: Carter Associates, Inc. 562-4191	08/11/03			
			Awaiting resubmittal.			
Jackson Road Plat 2002040162	North of 1 st Street SW, on 69 th Ct. 18-33-39-00001-0140-00001.0 Map Location: 77	Road Plat for four (4) lot project. Contact: Bill Hayhurst		8/07/02		
			Awaiting resubmittal. Affidavit of exemption released 10/03/03.			
Legend Lakes Phase II 2000080224	4750 9 th Street SW 33-39-21-00001-0100-00001.0 Map Location: 38	Final Plat for Phase II. Contact: Carter Associates 562-4191.		01/28/04		
			Awaiting resubmittal.			
Lily Lane fka George Beuttell Property Roadway Plat 2002050029	1450 66 th Avenue SW; East side of 66 th Avenue, between 13 th St SW and 17 th St SW 29-33-39-00001-0120-00001.0 Map Location: 39	Roadway Plat Contact: Bruce Barkett	5/20/02	8/21/02 02/19/03	9/12/02	04/15/03
			Final plat to TRC on 02/19/03. Approved by BCC 04/15/03. Certificate of completion issued 10/07/03. Approved and recorded 10/10/03.			
Lost Lake Subdivision 2003080256	8 th Street and 22 nd Avenue. 33-39-14-00001-0030-00007.0 Map Location: 40	20 lot small lot subdivision. Contact: Schulke, Bittle & Stoddard 770-9622	09/08/03	11/12/03	01/08/04	
			Preliminary plat approved by PZC on 01/08/04.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Luisa Garcia 12 St. Sub. 2003070314	12 Street; Southwest corner of 12 th Street and 50 th Avenue 33-39-09-00001-0110-00001.0 Map Location: 41	Preliminary plat for 39 lot single family subdivision. Contact: Scott McGuire 569-5505.	08/18/03	09/24/03	01/22/04	
			Preliminary plat reviewed by TRC 09/24/03. PZC approved 01/22/04.			
Majestic Oaks 2001080194	1170 27 th Avenue S.W., east side of 27 th Ave. S.W. 26-33-39-00001-0050-00001.0 Map Location: 42	156 lot Single-family Residential – plat over site Contact: Knight, McGuire, & Associates, Inc. 569-5505	9/07/01	10/11/01 9/04/02	12/13/01	12/17/02
			Site plan released on 8/13/02. Final plat approved 12/17/02. Under construction.			
Minix Parcel 7 2002120102	5100 25 th Street S.W. 33-39-33-00002-0140-00001.0 Map Location: 43	Preliminary plat for roadway plat. Affidavit of exemption for 3 lot subdivision. Contact: Taylor & Moody 569-1247	12/23/02	06/25/03		
			Pending resubmittal.			
Sunrise Subdivision GEN Development fka Nicholson Homes 2002050024 SD-03-08-21	2550 17 th Lane SW – northeast corner of 17 th St. SW & 27 th Ave. 33-39-26-00001-0130-00001.0 Map Location: 44	124 Single Family Residential Small Lot Subdivision Contact: Masteller & Moler, Inc. 567-5300	5/28/02	05/21/03 09/17/03	11/20/03	
			Scheduled for PZC 11/20/03.			
The Oaks of Vero PD-01-02-06 2000100085	5500 12 th Street. Northeast Corner of 12 th Street and 58 th Avenue (Kings Highway) 33-39-09-00001-0050-00001.0 Map Location: 45	148 Single-Family Lots Located on 70.40 Acres Contact: Schulke, Bittle and Stoddard 770-9622	10/30/00	11/22/00	01/11/01	2/13/01
			12/11/00	3/14/01 04/09/03	5/8/01 8/08/02	02/04/03 08/05/03
			Land Development Permit issued 02/05/03. Under construction. Final plat approved by BCC 08/05/03.			
Ocean Oaks West 2000080158 SD-01-12-25	1750 US Hwy 1 33-40-34-00000-0010-00001.0 Map Location: 46	21 unit residential subdivision Contact: Schulke, Bittle & Stoddard 770-9622	9/17/01		1/24/02	
			LDP issued 08/05/02.			
Old Savannah Subdivision fka Brackett/Patel Subdivision 2002070081	West of 46 th Avenue on north side of 16 th Street 04-33-39-00001-0150-00001.0 Map Location: 47	51 lot single family subdivision Contact: Schulke, Bittle & Stoddard 770-9622	7/22/02	8/28/02		
			Approved 9/26/02 by PZC. Land Development Permit issued 04/08/03. Final plat approved by BCC 07/22/03. Under construction.			

January 2004 New Development Projects

Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Owle, Wynn 2002080178	Northwest corner of 25 th Street, SW and 58 th Avenue 33-39-32-00001-0160-00002.0 Map Location: 48	Affidavit of exemption for 2 lot subdivision Contact: Wynn Owle	9/09/02	N/A	N/A	N/A
			Pending resubmittal. Last discrepancy letter sent 09/25/03.			
Parrot Bay f.k.a. Lone Palm Subdivision 2001090105 SD-01-12-24	4 th Street; east of 61 st Ave. 17-33-39-00001-0070-00001.0 Map Location: 49	10 lot residential subdivision Contact: Mosby & Associates, Inc. 569-0035	9/24/01	10/10/01 5/09/02		
			Approved by PZC 5/09/02, LDP issued 01/20/03.			
Patel Subdivision 2001060115	5650 16 th Street (north side) 33-39-04-00000-5000-00001.0 Map Location: 50	36 lot single family subdivision. Contact: Mosby & Associates, Inc. 569-0035		8/31/01	10/11/01	
			Awaiting LDP submittal. Awaiting release. Awaiting final plat submittal.			
Pelican Bay Subdivision SD-99-05-08 97010033	West side of S.R. A-1-A just north of Round Island Park 34-33-40-00001-0000-00005.1 Map Location: 51	5 single family lots Contact: Scott McGuire 569-5505.		1/17/01 10/29/03	4/26/01	
			Approved by PZC 4/26/01 with conditions. LDP issued 8/20/02. Final plat to TRC 10/29/03. Awaiting resubmittal.			
1 st Street Subdivision fka Pine Forrest 91050113	1 st Street, southwest corner of 1 st Street and 24 th Avenue 33-39-14-00001-0130-00004.0 Map Location: 52	21 lot residential subdivision. Contact: Scott McGuire 569-5505.	11/24/03	12/31/03		
			Awaiting resubmittal.			
Pine Grove Small-Lot Subdivision 2002050041	17 th St. SW – west of 12 th Ave., on north side of 17 th St. SW. 26-33-39-00001-0150-00001.0 Map Location: 53	32 lot single family residential subdivision Contact: Carter Associates, Inc. 562-4191	5/20/02	7/03/02	8/08/02	
			LDP issued 05/23/03.			
The Preserve at Vero Beach Phase I & II 99060165	5 th Street SW 23-33-39-00001-0050-00010.0 Map Location: 54	Final Plat for Phase II Contact: Rick Kern		8/28/02		
			Final plat phase 2 approved 11/12/02. Certificate of completion issued 06/11/03.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
The Preserve at Timber Ridge 98110046	5 th Street SW; east of Oslo Middle School and east of proposed “Preserve Estates” 33-39-24-00000-5000-00001.0 Map Location: 55	264 lot residential subdivision Contact: Kimley Horn 562-7981	02/10/03	04/02/03		
			Awaiting resubmittal.			
Lexington Place fka Preserve Estates 2002020162 SD-03-01-05	Southeast corner 20 th Ave. SW and South Relief Canal, surrounds Oslo Middle School 33-39-23-00001-0010-00001.0 Map Location: 56	276 small lot residential subdivision. Contact: Masteller & Moler 567-5300.	12/01/03	02/02/04		
			Awaiting resubmittal.			
Rancho Alegre 2003100263	Corner of 58 th Avenue and 21 st Street SW. 33-39-32-00001-0080-00001.0 Map Location: 57	8 lot residential subdivision. Affidavit of Exemption. Contact: Robert Mooney (772)473-6230.	11/10/03			
			Awaiting formal resubmittal.			
Rodenburg Subdivision Affidavit of Exemption 2003030047	12 th Street; north side of 12 th Street, west of 58 th Avenue 33-39-08-00001-0080-00001.0 Map Location: 58	3 lot residential subdivision Affidavit of Exemption. Contact: Carter Associates 562-4191	03/17/03			
			Resubmittal under review.			
Rosedale Road Subdivision 2002090186	12 Street South between 66 th Avenue and 74 th Avenue. 33-39-07-00001-0110-00001.0 Map Location: 59	9 lot residential subdivision. Affidavit of exemption. Contact: Timothy Maslin 569-5505.	10/07/02			
			Awaiting resubmittal.			
Sable Trace Subdivision 99080039	2225 58 th Avenue 33-39-05-00001-0080-00001.0 Map Location: 60	Replat of Sable Trace. Contact: Jim Young 569-6707		01/08/03		03/20/03
			Final plat approved by BCC 03/20/03.			
Segovia Subdivision 2003090165	5815 Atlantic Blvd. 33-39-05-00000-7000-00002.0 Map Location: 61	86 lot single-family subdivision. Contact: : Mosby & Associates 569-0035	09/29/03	12/30/03		
			Awaiting resubmittal.			

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
South Lakes 2002120150 SD-03-05-15	5695 9 th Street; southeast corner of 58 th Avenue and 9 th Street 33-39-28-00001-0040-00001.0 Map Location: 62	110 lot residential subdivision Contact: Schulke, Bittle & Stoddard 770-9672		03/05/03	05/22/03		
			LDP issued 09/11/03.				
Indian River Acres (fka Southern Lakes Subdivision) 2002070181	South side of 17 th Street SW, between 82 nd Ave. and 86 th Ave. 33-38-35-00001-0010-00001.0 Map Location: 63	Affidavit of exemption for 11 lot residential subdivision Contact: Mosby & Associates 569-0035	8/05/02	9/25/02			
			Comments by County Surveyor 01/28/04. Awaiting resubmittal.				
Stoneybrook Farm 2003110240	8 th Street and 82 nd Avenue, southwest corner. 33-38-14-00001-0010-00001.0 Map Location: 64	111 lot residential subdivision. Contact: Schulke, Bittle & Stoddard 770-9622.	12/08/03				
			Awaiting formal resubmittal.				
Thompson Affidavit of Exemption 2003080127	4 th Street, west of 74 th Avenue on the north side of 8 th Street 33-38-13-00001-0060-00001.0 Map Location: 65	Affidavit of exemption for 4 lot subdivision. Contact: (772)473-9900	08/25/03				
			Awaiting resubmittal.				
Turtle Run Phase I & II fka Blue Water 2001070044	1375 82 nd Avenue 33-38-11-00001-0010-00001.0 Map Location: 66	77 lot single family & 103 lot single family residential subdivision. Contact: Knight, McGuire & Associates 569-5505.		12/03/03 12/17/03			
			Awaiting resubmittal. Await rezoning and NOPC (revise DRI) approval.				
27 th Avenue Subdivision 2003110123	320 27 th Avenue, east of 27 th Avenue and south of 4 th Street. 33-39-14-00001-0120-00006.0 Map Location: 67	67 lot residential subdivision. Contact: Scott McGuire 569-5505.	11/24/03	12/31/03			
			Awaiting resubmittal.				
Two Lakes fka Archer of Vero Beach, Inc. 97020170	4890 13 th Street S.W. 33-39-28-00001-0070-00001.0 Map Location: 68	69 lot residential subdivision Contact: McCain & Associates 770-1093	01/20/03	04/23/03	05/08/03		
			Pending LDP issuance.				

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Vero Beach Polo Phase II a.k.a. Ten Square Farms 2002080148	Southwest corner of 8 th Street and 74 th Avenue 33-38-13-00001-0010-00001.0 Map Location: 69	Affidavit of exemption for 14 lot subdivision – Roadway plat. Contact: Dolf Kahle	9/09/02	12/12/02 01/29/03			
			PZC approval with conditions. Final plat approved for roadway 02/18/03.				
748 LLC Phase I fka Vero Beach Polo Phase III 2002080148	Southwest corner of 8 th Street and 74 th Avenue 33-38-13-00001-0010-00001.0 Map Location: 70	Affidavit of exemption for 2 lot subdivision. Contact: Thomas Yonge 562-7981	11/25/02				
			Resubmitted 01/13/03. Approved and recorded 09/05/03.				
748 LLC Phase II fka Vero Beach Polo Phase IV 2002080148	Southwest corner of 8 th Street and 74 th Avenue 33-38-13-00001-0010-00001.0 Map Location: 71	Affidavit of exemption for 2 lot subdivision. Contact: Thomas Yonge 562-7981	11/25/02				
			Resubmitted 01/13/03. Approved and recorded 09/05/03.				
Waterford Lakes (f.k.a. Wilson Property f.k.a. Clark Development) final plat over site plan SP-MA-00-10-61 2000040176	Southeast Corner of 12 th Street and 16 th Avenue- phase II final plat 11-33-39-00000-7000-00001.0 Map location: 72	265 Single-Family Lots on ±60 Acres; Plat-Over Site Plan Project Contact: Knight, McGuire & Associates, Inc. 569-5505	5/8/00	8/09/00 6/20/01 5/29/02 06/04/03	9/14/00	9/04/01 8/20/02 11/18/03	
			Final plat over site plan approved BCC 9/4/01. Phase I subdivision construction complete 03/02. C.O. being issued for single family homes. Phase II under construction. Phase II final plat approved 8/20/02 by BCC. C.O. issued for Phase II 03/24/03. Final plat for Phase III reviewed by TRC 06/04/03. Final plat Phase III approved 11/18/03.				
Waterside fka Jules Minker 2003060270	20 th Avenue, southwest corner of 20 th Ave. & 11 th St. SW 33-39-26-00001-0060-00001.0 Map Location: 73	54 single family small lot subdivision Contact: Schulke, Bittle & Stoddard 770-9622	07/07/03	10/29/03	01/22/04		
			PZC approved preliminary plat on 01/22/04.				

January 2004 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
The Lakes at Brookhaven fka Wellington Meadows 2001030151 SD-03-02-09	1st SW between 50th Ave and 48th Ave North of South Relief Canal 33-39-21-00001-0020-00003.0 Map Location: 74	43 lot single-family subdivision, west of Forest Lake subdivision. Contact: McCain & Associates 770-1093	10/28/02	12/04/02 03/05/03	05/08/03	N/A
			Pending LDP issuance.			
Wells Subdivision 2003090020	5 th Street SW, south side of 5 th Street SW, west of 66 th Avenue. 33-39-19-00001-0100-00001.0 Map Location: 75	Affidavit of exemption for 3 lot subdivision. Contact: Carter & Associates 562-4191	09/15/03			
			County surveyor approved. To County Attorney for filing.			
Westfield fka Pence Subdivision 2003060192	16 th Street 33-38-01-00001-0130-00002.0 Map Location: 76	140 lot single family subdivision. Contact Carter Associates 562-4191.	06/30/03	08/27/03	10/23/03	
			Pending LDP submittal.			

January 2004

New Development Projects

Comprehensive Plan Amendments/Rezoning					
Project	Location	Description	Status		
			PZC	BCC (Trans)	BCC (Final)
Smigiel Rezon2001090106	West side of 43 rd Avenue, north of 25 th Street Southwest and approximately 608 feet south of 17 th Street Southwest	Rezone 135.77 acres from A-1 to RS-3	10/23/03		12/02/03
Oslo Venture Rezon	Northeast corner of 43rd Avenue and Oslo Road	Rezone 3.21 acres from CH to CG	10/23/03		12/02/03
Sartor RZON 2002040141	south side of 12 th Street, approximately 430 feet east of 54 th Avenue	Rezone 22.08 Acres from A-1 to RS-3	10/23/03		12/02/03
Freeman/Hammock Lakes Rezon2003070280	NW corner of 1 st St. S.W. and 50 th Ave.	Rezone 37.5 acres from A-1 to RS-3	9/25/03		1/22/04
Larceri Rezon2003100277	S.E. corner of 66 th Ave. & 45 th St.	Rezone 18.66 acres from A-1 to RS-3	1/22/04		3/2/04
Vero Beach Investments Rezon2003110168	North of 12 th St. & 1960 feet west 82 nd Ave.	Rezone 21.2 acres from RMH-8 to RM-6	1/22/04		3/2/04
Boyd Rezon2003100246	Timber Ridge Trail 300 feet north of Oslo Rd.	Rezone 3.44 acres from CL to OCR	1/22/04		3/2/04
Sebastian Grove Holding Rezon 2003050053	North of C.R. 510 Sec 26-Twp 31- Rge 38	Rezone 159.6 acres from A-1 to RS-3	2/12/04		
Premier Groves Rezon2003110240	Northwest corner of 4 th Street & 82 nd Avenue	Rezone 77.43 acres from A-1 to RS-3	incomplete		
JoBar Farms Rezon2003100068	Southwest corner of 17 th Street S.W. & 27 th Avenue	Rezone 76.95 acres from A-1 to RS-3	incomplete		

January 2004

Department Activity

Fiscal Year (October - September)	1996/97	1997/98	1998/99	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004 Estimated
Pre-Application Conferences	63	81	76	92	97	119	126	130
Administrative Approval Approvals	179	162	164	150	205	160	170	180
Minor Site Plan Approvals	22	17	7	19	22	11	22	24
Major Site Plan Approvals	50	78	101	71	89	71	76	76
Preliminary Plat Approvals	18	25	28	15	37	32	41	43
Final Plat Approvals	28	14	13	18	25	30	35	37
Rezoning and Comprehensive Pre-App Conferences	23	22	23	19	25	24	64	60
Rezoning Requests (Final)	10	11	12	16	9	18	14	15
Comprehensive Plan Amendment Requests (Final)	5	6	2	2	3	9	9	10
Land Clearing Permits	113	109	131	129	134	172	219	225
Environmental Site Inspection	361	308	320	345	388	260	275	300
Wetland Resource Permits Issued	6	13	14	19	15	13	10	15
Single-Family Dock, Seawall, & Bulkhead Reviews	30	48	64	61	41	52	44	45
Complaints Received Regarding Code Violations	1,614	1,350	1,300	2,228	1,758	1,766	2,302	2,400
Home Occupation Permits Issued	378	309	297	287	334	379	488	500
Sign Permits Issued	125	113	96	146	137	163	169	175
Planner of the Day Inquires	6,589	7,014	6,316	6,389	7,368	7,054	8,360	8,500
Concurrency Certificates	500	759	806	836	1,065	1,319	1,438	1,500
Local Housing Assistance Program Loans	74	65	64	45	74	70	84	80

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
LDR Land Development Regulation) Amendments	A. Gifford Neighborhood Commercial Activity Center special regulations (to implement part of adopted Gifford Neighborhood Plan)	Reviewed by Gifford Progressive League April 28, 2003. Reviewed again by Gifford citizens, property owners, and lenders 06/19/03. Reviewed by PSAC 07/17/03. Reviewed again by Gifford citizens 09/10/03. Consensus of citizens: don't approve. Status: On hold indefinitely.	Stan Boling
	B. Subdivision road buffers	Directive from June 13, 2003 PD workshop to set requirements for landscape trees along Thoroughfare Plan roads for standard subdivisions. Staff proposal formalized. PSAC reviewed 10/16/03 and 11/20/03. PZC reviewed 12/18/03. BCC approved 01/13/04.	Stan Boling
	C. Roseland Special Corridor Regulations.	Plan with specific requirements approved by BCC 09/09/03. PSAC approved 10/16/03. PZC considered 11/20/03. BCC approved 12/16/03.	Stan Boling
	D. Banack/Barkett Retail Fruit, Vegetable, Nursery Plant, and Concessions Sales on "Working Groves".	Approved by PSAC 10/16/03. PZC considered 11/20/03. BCC considered 01/06/04 and approved at final hearing 01/20/04.	Stan Boling
	E. Multi-family project opaque feature requirement.	Discussed at PZC and BCC meetings. Staff to present alternatives to PZC February 2004.	Stan Boling
	F. Implement Certain Comp. Plan Policies on FAR Ratios, Land Use/Zoning Table Update, School Location Policies	Reviewed by PZC with some revisions requested. Coordinated with City of Vero Beach FAR definition. To be reconsidered by PZC in Spring 2004. To be considered by BCC thereafter.	Stan Boling
	G. Lighting Standards	To be re-discussed by PSAC Spring 2004. To be considered by the PZC thereafter.	Stan Boling
	H. Special buffers between non-agricultural uses and agricultural uses (PZC inquiry)	Discussed with Ag. Advisory Committee 01/22/04. Staff to research further and report back to AAC in April. To be discussed with PZC Summer 2004.	Jim Davis

January 2004

Department Activity

	<p>I. Wet stormwater (ponds) requirements west of 43rd Avenue</p> <p>J. Turn lane requirements</p>	<p>Directive from June 13, 2003 PD workshop based on recommendation from Jim Davis.</p> <p>Directive to Public Works at June 3, 2003 BCC Meeting. Public Works to bring back information and analysis on turn lane requirements. Public Works and MPO staff researching standards. Results discussed by Chris Mora at September PZC meeting. Public Works yet to report to BCC.</p>	<p>Jim Davis</p> <p>Jim Davis Chris Mora</p>
Review Fees	AA. Update of review fees charged (not updated since 1990. Fees to increase substantially.	Staff time and labor costs estimated. Fees of other counties researched. Reviewed by PSAC in November 2003. BCC to consider 02/03/04.	Planning Staff
DRI's	<p>AAA. Divosta Waterway Village</p> <p>BBB. Turtle Run (Bluewater)</p>	<p>± 1,740 residential units and small neighborhood commercial area. Located north side of 49th Street, east side of 58th Avenue. Pre-app held at TCRPC 08/20/03. Formal submittal made to County, TCRPC, and agency sufficiency comments sent out 12/03/03. Await resubmittal on DRI. Discussed at TCRPC 12/19/03. TCRPC to "workshop" the project March 2004. PD plans pre-app meeting held by county staff (TRC) 01/28/04.</p> <p>"Notice of Proposed Change" (NOPC) for portion of old Village Green DRI. Located on west side of 82nd Avenue north of 12th Street. Increase from 120 units to 180 units. Rezoning required. Discrepancy letter sent out 10/27/03.</p>	<p>Planning Staff</p> <p>Stan Boling</p>
Environmental Planning and Code Enforcement Section			
Environmental Lands Program, current cost-share grant applications	ORCA South Link , LAAC site acquisition and Krogel Homestead (remaining parcels) acquisition in process.	LAAC endorsed ORCA South Link purchase on 1/28/04; BCC hearing scheduled for 2/24/04. 40% funding grant awarded by Florida Communities Trust (FCT) for OCRA South Link Purchase. 75% funding grant has been awarded by the FCT for the Krogel Homestead purchase.	Roland DeBlois

January 2004

Department Activity

Scrub-Jay HCP	Sebastian Area-Wide Florida Scrub-Jay Habitat Conservation Plan completed in 03/00. Incidental Take Permit (ITP) issued effective 8/31/00.	Formal abandonment of Gibson St. right-of-way, as a condition of the ITP, pending public hearing and resolution of a private land access issue. Resource management (prescribed burns), ongoing. Interagency Management Agreement drafted, pending review comments from the U.S. Fish and Wildlife Service.	Roland DeBlois
Manatee Protection and Boating Safety Comprehension Management Plan (MPP).	LDR amendments pending to reflect policies and directives of the MPP. Proposed amendment to the MPP to allow variance from power boat-slip-to-shoreline ratio endorsed by MANWAC in Nov. 2003.	State Fish and Wildlife Commission (FWC) is in process of reviewing the county's proposed amendment to the MPP. Formal response expected in March 2004.	Roland DeBlois
Tree Protection Ordinance Revisions	The county tree protection ordinance was recently revised to strengthen tree protection requirements and enforcement penalties. New revision to require tree replacement ratio being considered.	Draft revisions to go to PSAC in February 2004, tentatively to PZC and BCC in March 2004.	Roland DeBlois
Flood Protection Ordinance Revisions	Revisions to LDR chapter 930 to specify that utilities equipment in flood zones must be elevated 0.5 feet above the base flood elevation.	Revisions approved by BCC at public hearing on 02/18/03.	Roland DeBlois
Land Acquisition funding referendum	A new bond referendum to fund environmental land acquisition is being considered for Nov. 2004.	The LAAC is tentatively hosting a public workshop in March 2004 for public input on environmental land acquisition funding needs.	Roland DeBlois
Long Range Planning Section			
Gifford Neighborhood Plan	Prepared a neighborhood plan for the Gifford community	BCC approved Plan on 9/17/02	Sasan Rohani
SHIP Program Applications	Processing applications for State Housing Initiatives Partnership (SHIP) Program funding for FY 2002/03 & 2003/04	84 Loans approved for FY 2002-03 YTD, 5 loans approved for FY 2003/04	Sasan Rohani
Roseland Neighborhood Plan	Prepared a neighborhood plan and corridor plan for the Roseland community.	Approved by the BCC September 9, 2003	Sasan Rohani
Transportation Disadvantaged Service Plan	Annual Transportation Disadvantaged Service Plan (TDSP)	TDSP for FY 2003-04 is prepared and approved. Working on FY 2003/04 TDSP	Sasan Rohani
Local Housing Assistance Plan	Indian River County Local Housing Assistance Plan (LHA Plan)	IRC LHA Plan for FY 2003-4/2005-6 prepared, approved by BCC and FHFC.	Sasan Rohani

Metropolitan Planning Organization (MPO)			
(TDP) Transit Development Plan Update	Annual update of County's Transit Development Plan	Major updated TDP adopted by MPO on 10/9/02. Minor update to be adopted July 2004	Phil Matson
FY 2003/2004 Unified Planning Work Program (UPWP)	MPO's annual work program and budget	Adopted by MPO on 05/14/03.	Robert Keating Phil Matson
FY 2003/04 -2007/08 Transportation Improvement Program (TIP)	Staged multi-year program of transportation improvement projects for the Indian River County MPO area.	Adopted by the MPO on 7/9/03.	Robert Keating Phil Matson
2003 Priority Projects Report	MPO's annual list of highway, enhancement, congestion management system, transit, and aviation priorities.	Adopted by MPO on September 10, 2003	Robert Keating Phil Matson

Environmental Lands Program						
	Total Site Acreage	Environmental Land Acreage Required Per 2020 Comprehensive Plan				
		100 Year Floodplain (Drainage Policy 5.2)	Xeric Scrub (Policy 6.2)	Coastal/Tropical Hammock on North Orchid Island (Policy 6.3)	Pine Flatwoods/Dry Prairie (Policy 6.14)	Total Upland Native Plant Communities (Objective 6)
Comp Plan Required Acres		1,000	100	100	500	1,000
LAAC Sites Acquired						
Oslo Riverfront	298	260	0	0	24	64
Korangy Tract	132	123	0	9	0	9
Wabasso Scrub	111	15	42	0	51	93
Kennedy PINWR	36	24	0	0	0	0
Green Salt Marsh	16	16	0	0	0	0
Prange Islands	27	27	0	0	0	5
Jungle Trail Conservation Area	111	50	0	95	0	110
Fischer Tract/Proctor	96	36	51	0	0	60
North Sebastian Conservation Area	412	90	86	0	202	289
Sebastian (Highlands) Scrub Conservation Area Scrub Lots Scuddotsot	10	0	10	0	0	10
Judah Tract	0.17	0.17	0	0	0	0
Harmony Oaks	90	75	0	0	0	15
Spallone/ACNWR	1.43	0	0	1.43	0	1.43
Carson Platt Estate	5,334	1,072	365	0	3,647	4,012
Flinn Tract	37	16	0	0	0	21
Round Island South	59	42	0	0	0	15
Oslo Riverfront South	66	30	25	0	0	36
Oyster Bar Marsh	96	89	0	7	0	7
R. Kroegel Parcel	2.6	2	0	0	0	0.5
Hallstrom Farmstead	93	0	35	0	0	35
Lost Tree Islands	507.6	507.6	0	0	0	0
Total Acreage	7,539.8	2,474.77	614	118.43	3,924	4,782.93
Acreage Remaining by Category to Acquire to achieve minimum comp. plan acreage	N/A	0	0	0	0	0

January 2004

Department Activity

Plans and reports available through the Community Development Department

- 2025 Long Range Transportation Plan (2001)
- An Archaeological Survey of Indian River County, Florida (1992)
- Boater's Guide (1996)
- Bicycle/Pedestrian Plan (1997)
- Comprehensive Plan (1998 as amended)
 - Elements and Sub-Elements
 - Capital Improvements
 - Future Land Use
 - Intergovernmental Coordination
 - Potable Water
 - Sanitary Sewer
 - Stormwater Management
 - Coastal Management Conservation Housing
 - Natural Groundwater Aquifer Recharge
 - Recreation and Open Space
 - Solid Waste
 - Transportation
- Congestion Management System Plan (1998)
- Gifford Neighborhood Plan
- Environmental Lands Program Report (10/98)
- Environmental Lands Program Guide (05/03)
- Evaluation and Appraisal Report of the Comprehensive Plan (1996)
- Historic Properties Survey (1989)
- Jungle Trail Management Plan (1989)
- Land Development Regulations
 - Consists of 33 chapters including chapters related to zoning, subdivisions, site plan review, and the planned development (PD) process.
- Local Housing Assistance Plan (FY 2003-04/2005-06)
- Manatee Protection and Boating Safety Comprehensive Management Plan (01/02)
- Priority Projects Report (2003)
- Roseland Neighborhood Plan
- State Road A1A Origin/Destination Study (1997)
- State Road 60 Corridor Plan (1997)
- Target Industry Studies Report (1994)
- Transit Development Plan (2002)
- Transportation Disadvantaged Service Plan (2002)
- Transportation Improvement Program (2003-04/2007-08)
- Unified Planning Work Program (2003/04)

If you would like a copy of any of the documents listed above, please contact the Indian River County Planning Division at (772) 567-8000, ext. 237.