



Indian River County Community Development Report

January 2010

**Please return evaluation forms to:
Current Development Section
Community Development Department
or email your comments to:
sboling@ircgov.com**

1801 27th Street
Vero Beach, FL 32960
www.ircgov.com
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Issue #41

\$5.00

Evaluation Form

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	CD Disk	Web Page

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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) 226-1259 or pod@ircgov.com

Web Site Development

Information that is currently on the county web site includes:

- Zoning maps;
- Future land use maps;
- Upcoming meetings and events information;
- Planning and Zoning Commission Agendas and Minutes;
- Technical Review Committee Agendas;
- Pre-Application Conference Agendas;
- Planning Department Projects;
- Planning Department related development applications;
- Various plans and reports (including the Community Development Report); and
- 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 website is: www.ircgov.com

The direct address for the county's planning division is: www.irccdd.com/Planning_Division

Demographics

Table 1: Indian River County Population

Map Reference #		Historical Population			
		1980 Census	1990 Census	2000 Census	2009 Estimates ¹
COUNTY		59,896	90,208	112,947	141,475
UNINCORPORATED COUNTY		38,455	58,143	71,660	91,606
MUNICIPALITIES					
1	Vero Beach	16,176	17,350	17,705	17,855
2	Sebastian	2,831	10,248	16,181	22,722
3	Indian River Shores	1,254	2,278	3,448	3,804
4	Fellsmere	1,161	2,179	3,813	5,183
5	Orchid	19	10	140	305
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 Bureau of Economic and Business Research, University of Florida (8/20/09)

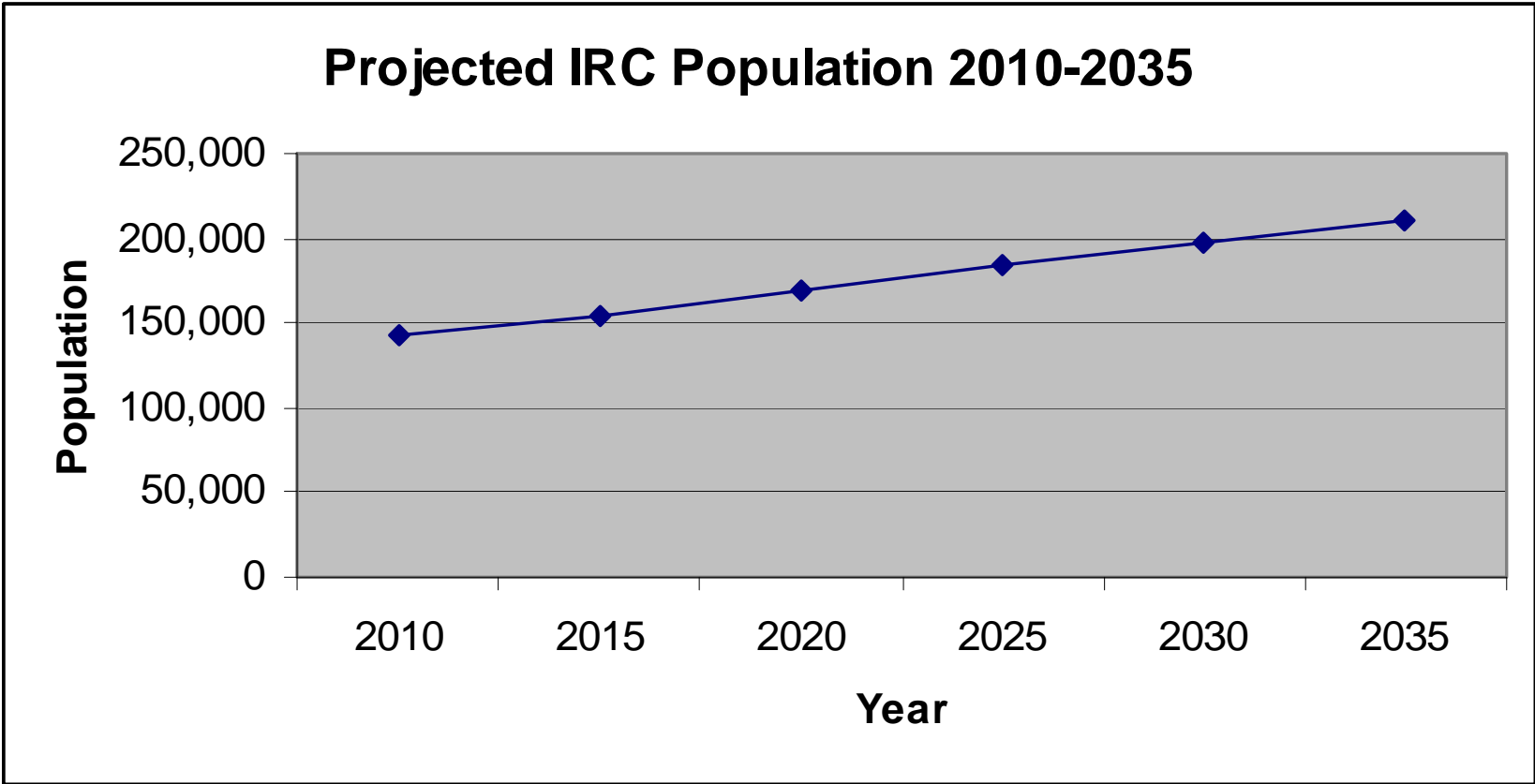
² Boundaries changed in 2000 Census

³ Wabasso Beach CDP was added for the 2000 Census

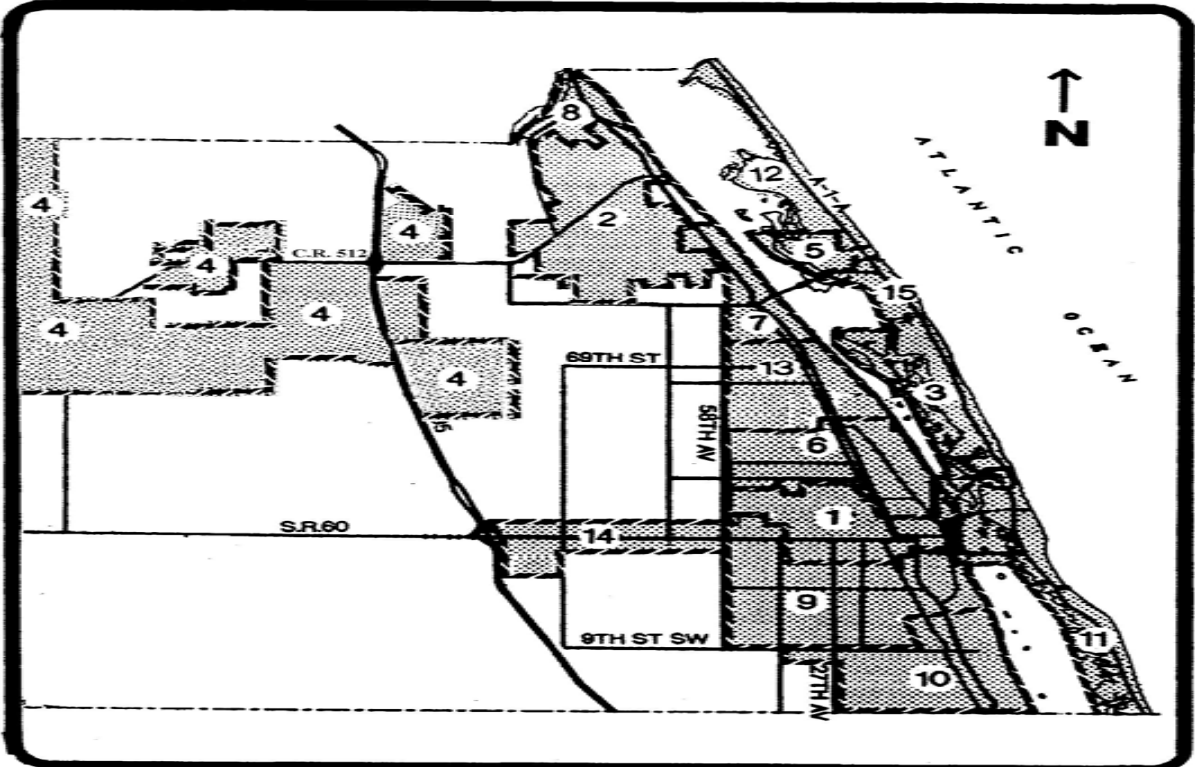
Demographics

Table 2: Indian River County Population Projections 2010-2030					
	2010	2015	2020	2025	2030
Total County (BEBR)	142,300	155,000	169,300	183,400	196,900

Source: 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 |

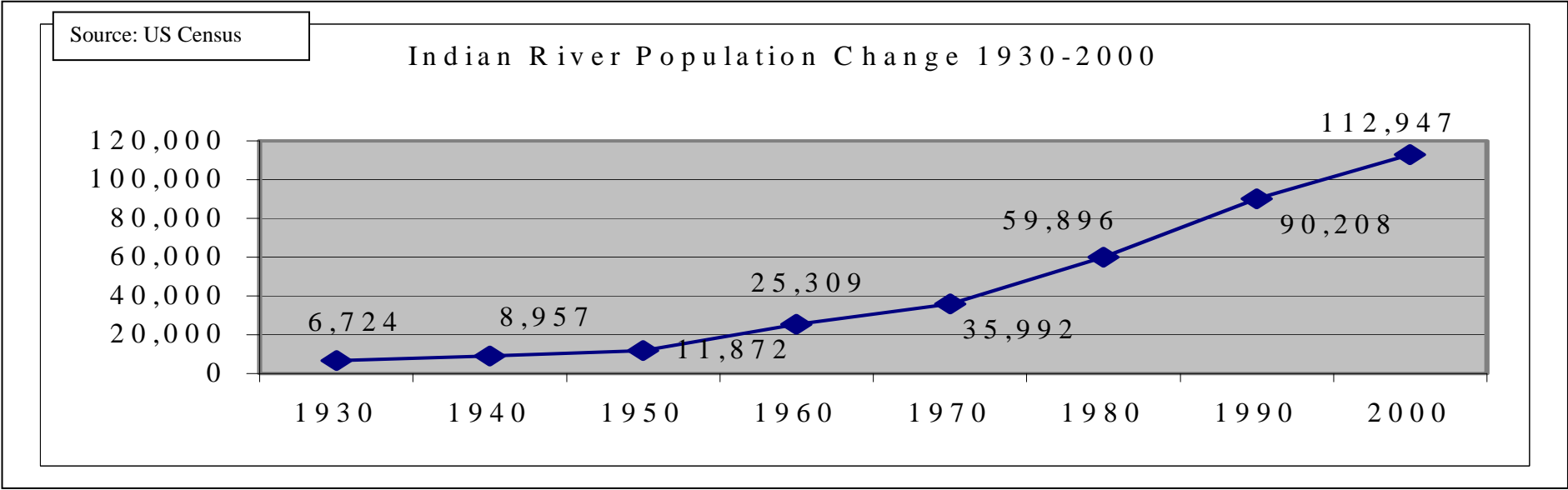
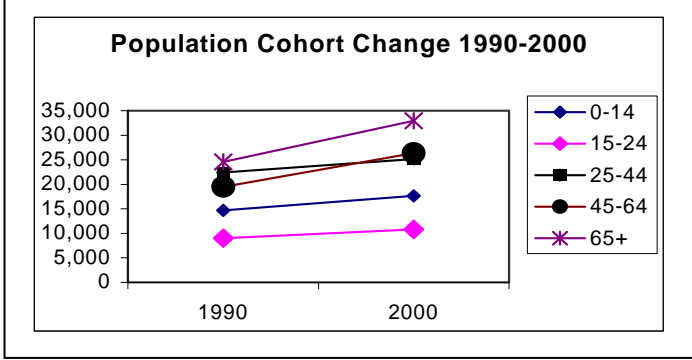
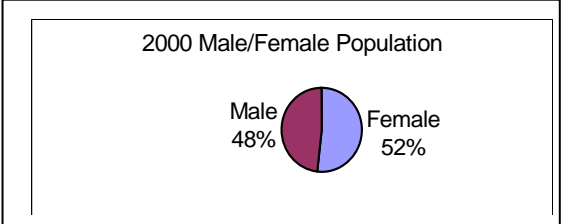
Demographics

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

Table 5.10: Largest Employers in Indian River County (2009)

Name	NAICS Major Group	Employees			
		Total	Full-time	Part-time	Seasonal
School District of Indian River County	Educational Services (NAICS 61)	2,147	2,147	0	0
Indian River County	Public Administration (NAICS 92)	1,706	1,548	98	60
Indian River Medical Center	Health Care and Social Assistance (NAICS 62)	1,671	1,093	253	325
Publix Supermarkets	Food and Beverage Stores (NAICS 445)	1,104	535	569	0
The New Piper Aircraft	Transportation Equipment Manufacturing (NAICS 336)	700	700	0	0
City of Vero Beach	Public Administration (NAICS 92)	561	489	67	5
John's Island	Accommodation (NAICS 721)	475	250	50	175
Indian River Estates	Health Care and Social Assistance (NAICS 62)	442	222	136	84
Wal-Mart	General Merchandise Stores (NAICS 452)	404	293	111	0
Sebastian River Medical Center	Health Care and Social Assistance (NAICS 62)	380	380	0	0
Visiting Nurse Association	Health Care and Social Assistance (NAICS 62)	348	195	153	0
CVS Warehouse/Distribution	Transportation and Warehousing (NAICS 47-48)	278	278	0	0
Grand Harbor Management	Construction (NAICS 23) & Real Estate (NAICS 531)	312	208	73	31
Disney's Vero Beach Resort	Accommodation (NAICS 721)	300	195	66	39
St. Edwards School	Educational Services (NAICS 61)	218	134	9	75
Sun Ag, Inc.	Agricultural, Forestry, Fishing, and Hunting (NAICS 11)	235	100	0	135
Captain Hiram's Restaurant & Resort	Restaurant/Resort	219	85	134	0
City of Sebastian	Public Administration (NAICS 92)	212	154	58	0
Medical Data System	Collection Agency (NAICS 561440)	186	171	15	0
Flight Safety International	Educational Services (NAICS 611)	155	111	44	0
	Technical and Trade Schools (NAICS 6115)	120	120	0	0
Novurania of America	Boat Manufacturing (NAICS 336612)	219	85	134	0

Source: IRC Chamber of Commerce (December 2009)

Private Companies in Florida's Top 200 Located in Indian River County

Company	City	Rank	Revenue	Full-time Employees	Type of Business
George E. Warren Corp.*	Vero Beach	7	\$2,585,700,000	32	Wholesale Petroleum Distributor

*Ranked by 2006 Revenue. Source: Florida Trend (2007)

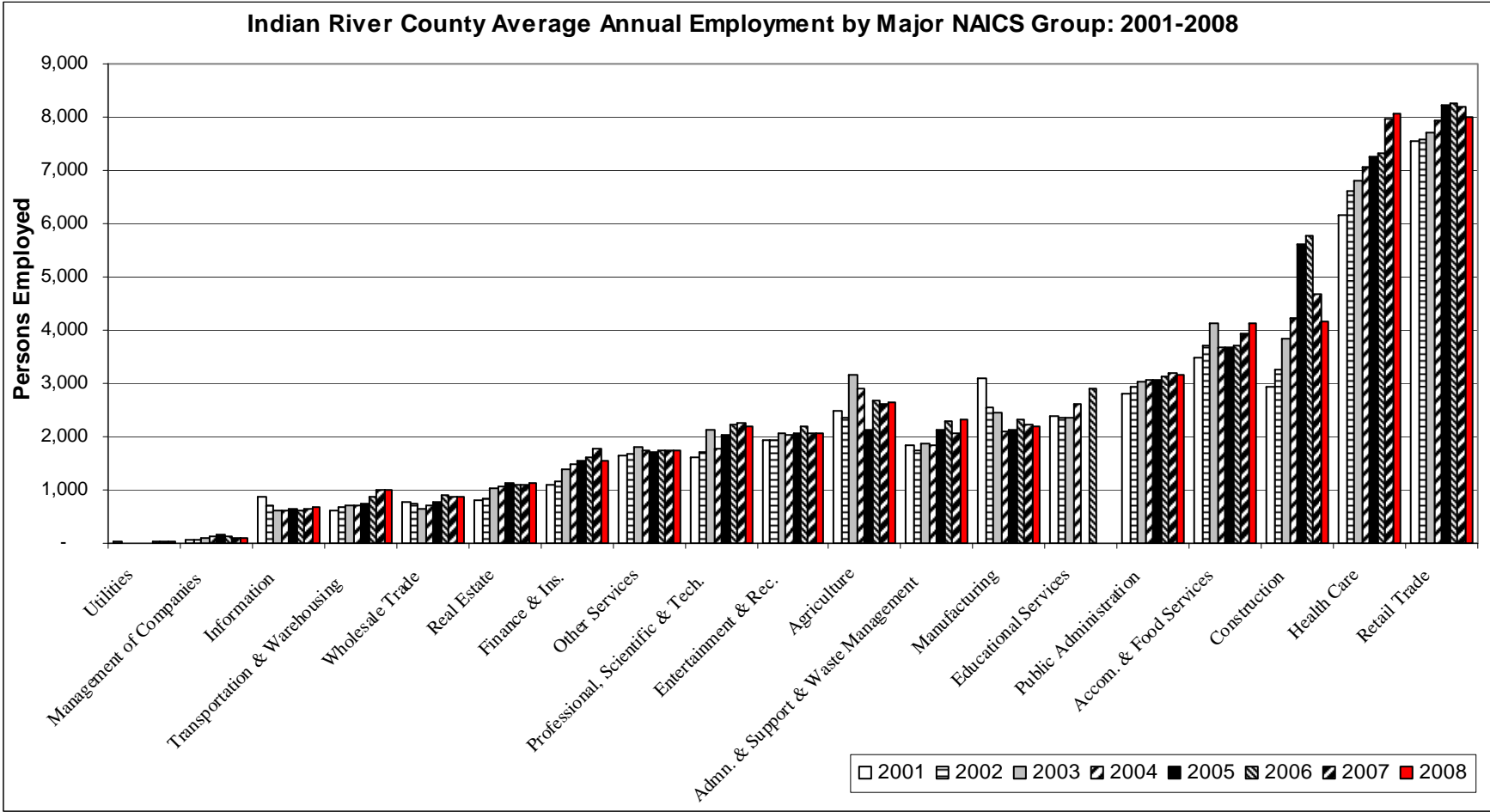
Commerce and Industry

***Note for the table below:** Employment Data are obtained from the Florida Agency for Workforce Innovation. Because annual employment data are published during the summer (July/August) of each year for the prior year, 2009 employment data will not be available until the summer (July/August) of 2010.

*2008 Employment Information for Indian River County					
NAICS #	NAICS Division	# of Employees	% of Total Employment	Annual Payroll	Average Annual Wage Per Employee
11	Agriculture	2,641	5.38%	\$67,519,526	\$ 25,571
21	Mining	Not Published	Not Published	Not Published	Not Published
22	Utilities	21	0.04%	\$670,104	\$ 32,688
23	Construction	4,167	8.49%	\$150,605,363	\$ 36,140
31-33	Manufacturing	2,185	4.45%	\$90,422,787	\$ 41,388
42	Wholesale Trade	867	1.77%	\$148,726,474	\$ 171,640
44-45	Retail Trade	8,011	16.32%	\$197,970,711	\$ 24,713
48-49	Transp. & Warehousing	1,013	2.06%	\$40,536,963	\$ 40,030
51	Information	662	1.35%	\$37,876,528	\$ 57,237
52	Finance & Ins.	1,563	3.18%	\$91,215,218	\$ 58,359
53	Real Estate	1,133	2.31%	\$33,964,239	\$ 29,990
54	Professional, Scientific & Tech.	2,191	4.46%	\$119,848,857	\$ 54,690
55	Management of Companies	92	0.19%	\$12,006,090	\$ 130,738
56	Waste Manag. & Remediation Serv.	2,308	4.70%	\$60,798,290	\$ 26,341
61	Educational Services	Not Published	Not Published	Not Published	Not Published
62	Health Care	8,055	16.41%	\$320,741,339	\$ 39,817
71	Entertainment & Rec.	2,052	4.18%	\$58,207,056	\$ 28,364
72	Accom. & Food Services	4,114	8.38%	\$67,515,267	\$ 16,411
81	Other Services	1,737	3.54%	\$43,141,972	\$ 24,835
92	Public Administration	3,164	6.45%	\$141,592,292	\$ 44,748
99	Unclassified	Not Published	Not Published	Not Published	Not Published
	Totals	45,976	93.69%	\$ 1,683,359,076	\$ 36,520
	Actual Total (including "Not Published" Information)	49,074	100.00%	\$ 1,792,161,033	\$ 25,571

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Quarterly Census of Employment and Wages Program (ES-202). In cooperation with the U.S. Department of Labor, Bureau of Labor Statistics.

Commerce and Industry

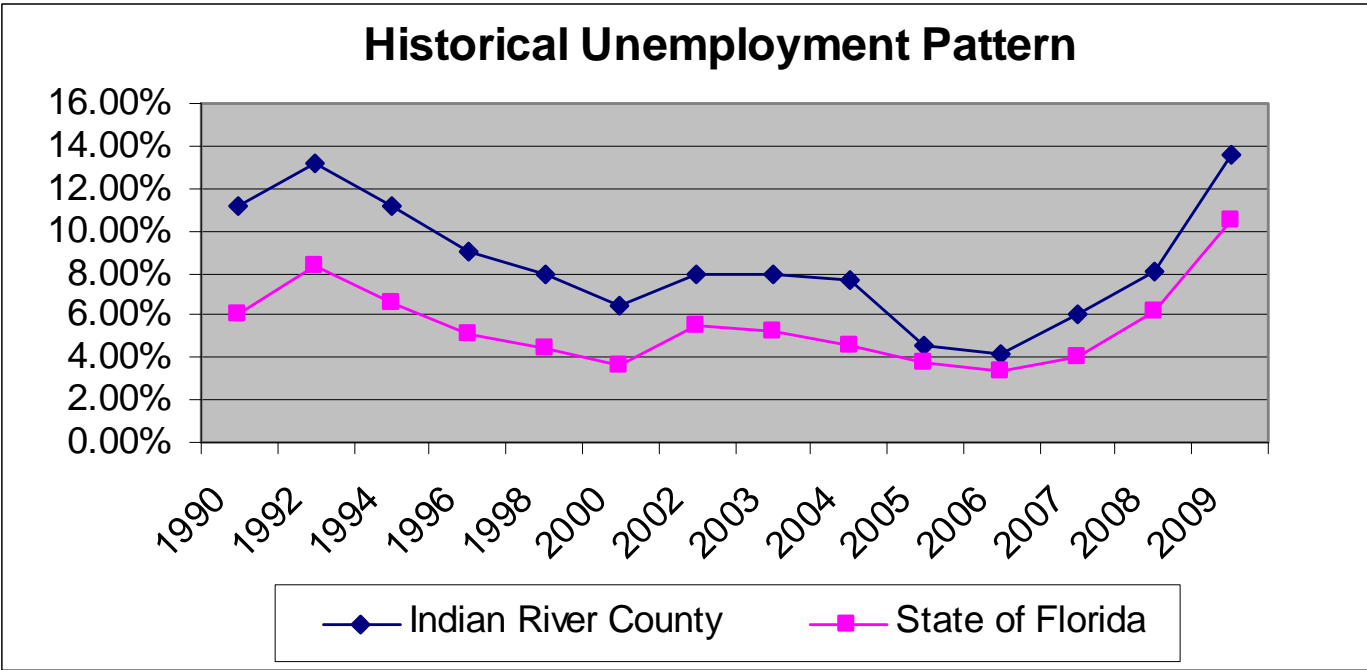


Commerce and Industry

Indian River County Unemployment Information														
2006 & 2007 Annual Average			2007 Monthly											
	2006	2007	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Labor Force	59,597	60,439	60,472	60,415	60,911	60,343	60,621	61,180	61,587	61,553	61,597	61,193	61,703	60,999
Unemployment Rate	4.2%	5.8%	4.5%	4.2%	4.1%	4.1%	4.4%	5.7%	6.6%	6.8%	7.0%	6.5%	6.0%	6.1%
2008 Annual Average			2008 Monthly											
Labor Force	62,237		61,331	60,635	61,391	60,829	61,243	61,054	61,820	61,794	61,246	61,429	61,429	61,614
Unemployment Rate	8.1%		6.2%	6.0%	6.2%	5.9%	7.2%	8.0%	9.2%	10.1%	10.1%	9.6%	9.6%	9.6%
2009 Annual Average			2009 Monthly											
Labor Force			61,339	61,079	61,547	61,334	60,976	61,176	61,559	61,393	61,041	60,794	61,143	60,616
Unemployment Rate			10.9%	11.5%	12.1%	11.9%	13.1%	14.1%	15.3%	15.2%	15.3%	14.9%	14.6%	14.1%

Source: State of Florida, Local Area Unemployment Statistics

Note: Unemployment data are obtained from the Florida Agency for Workforce Innovation (AWI). Monthly unemployment data are published by AWI approx. 1 to 2 months after the particular month. See the following website for current unemployment data: <http://www.labormarketinfo.com/Library/LAUS.htm>



Incentives

Business Incentives Offered Directly by Indian River County Board of County Commissioners									
Local Jobs Grant Program	Impact Fee Financing Program								
<p><u>Qualifications:</u> At least 5 or more full-time jobs in the county’s target industries must be created. Wages for the newly created jobs must equal at least 75% of the county’s average salary/wage level.</p> <p>An application must be submitted to the Community Development Department. All eligible applications shall be reviewed by the Board of County Commissioners.</p> <p><u>Amount of Award:</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Percent of Average Wage of New Qualified Jobs</td> <td style="width: 40%;">Grant Amount/Job</td> </tr> <tr> <td>75% of county average wage</td> <td>\$3,000 per job</td> </tr> <tr> <td>100% of county average wage</td> <td>\$5,000 per job</td> </tr> <tr> <td>150% of county average wage</td> <td>\$7,000 per job</td> </tr> </table> <p>*10% bonus – if business is located within an Enterprise Zone.</p> <p><u>Other Requirements:</u> A grant to an individual company may not exceed \$500,000, except for businesses in an Enterprise Zone that may receive \$500,000 plus bonus amount for being located within and Enterprise Zone.</p> <p>Grant payments will be spread over three years, with the first installment beginning one year after the Jobs Grant request is approved by the Board of County Commissioners. Each year, the business will receive one third of the total grant, provided that the business has maintained the necessary jobs at the minimum income requirements.</p>	Percent of Average Wage of New Qualified Jobs	Grant Amount/Job	75% of county average wage	\$3,000 per job	100% of county average wage	\$5,000 per job	150% of county average wage	\$7,000 per job	<p><u>Qualifications:</u> Business must be listed on the county’s target industries list.</p> <p><u>Benefits:</u> A business is able to finance impact fees over a six year period, to correspond to the timeframe in which impact fees must be spent. Interest rate is established by the Board of County Commissioners. Impact Fee loan is repaid in annual payments.</p> <p><u>Other Requirements:</u> A lien must be recorded against the benefiting real property at terms approved by the Board of County Commissioners.</p> <p><u>Temporary Suspension of Certain Impact Fees</u> As an incentive to spur economic development during the current economic downturn, the BCC voted to suspend several impact fees during the period from April 1 – March 31, 2010. Prior to March 31, 2010, the BCC will consider whether or not to extend the suspension.</p>
Percent of Average Wage of New Qualified Jobs	Grant Amount/Job								
75% of county average wage	\$3,000 per job								
100% of county average wage	\$5,000 per job								
150% of county average wage	\$7,000 per job								
Waiving County Utility Deposit									
<p><u>Qualifications:</u> Business must be listed on the county’s target industries list. Business must have a good credit history.</p> <p><u>Benefits:</u> 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><u>Other Requirements:</u> The county will guarantee up to a \$10,000 utility deposit.</p>									
<p><u>Other Incentives:</u> 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>									

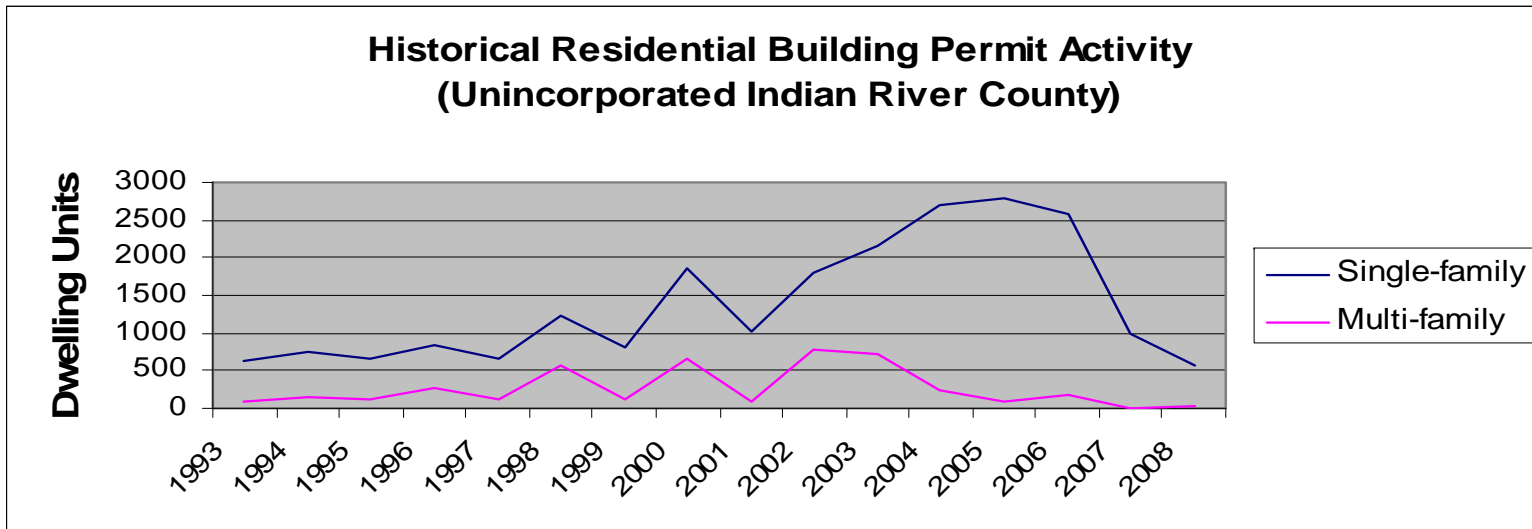
Incentives

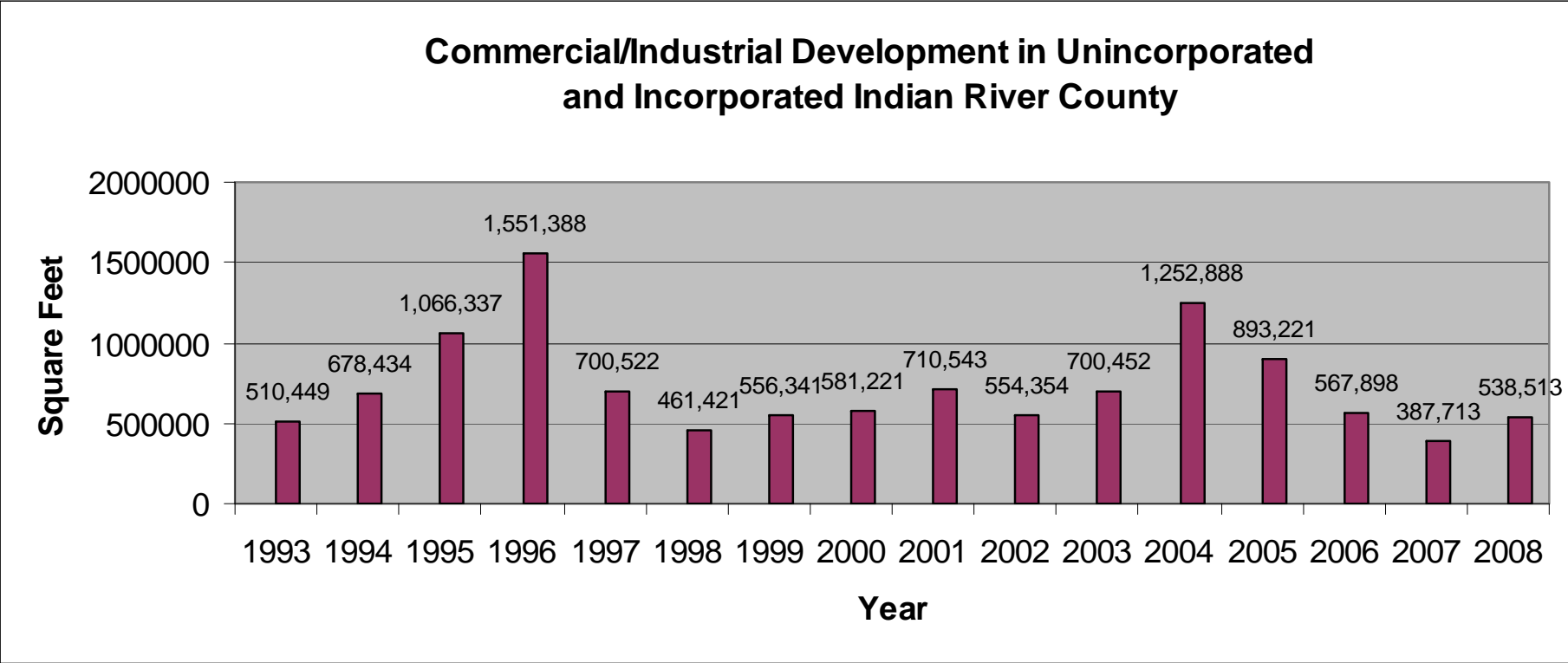
Business Incentives Offered by State or Federal Agencies					
Program	Qualified Target Industry Tax Refund Program (QTI)	Quick Response Training (QRT)	Economic Development Transportation Fund (Road Fund)	CDBG Economic Development	Public Works and Economic Development
Offered By	Enterprise Florida (850) 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

Building Permit Information for New Construction: Permits Issued											
Jurisdiction	Building Type	Total Housing Units -Census 2000 (April 1 st)	April 1, 2000 to December 31, 2000 Permits	Permits Per Calendar Year							
				2002	2003	2004	2005	2006	2007	2008	2009
Unincorporated County	Single-Family Units	22,384	620	1,035	1,436	2,479	2,703	2,415	965	532	212
	Multi-Family Units	8,536	400	774	720	236	78	180	11	36	0
	Mobile Home Setups	5,397	17	16	11	14	283 replaced 11 new	118 replaced 5 new	34 replaced, 2 new	9 replaced 6 new	5 replaced 2 new
	Commercial/Industrial Sq. ft.	-----	-----	395,569	433,279	948,532	454,107	350,058	259,156	329,676	
Vero Beach	Single-Family Units	5,265	24	21	31	37	24	27	26	15	2
	Multi-Family Units	4,461	13	108	20	20	30	0	10	4	0
	Mobile Home Setups	506	0	0	0	5	34 replaced, 2 new	4 replaced, 1 new	1	4 replaced	2 replaced
	Commercial/Industrial Sq. ft.	-----	-----	109,901	65,865	167,945	232,275	190,156	50,256	145,205	
Sebastian	# of Single-Family Units	6,425	183	328	503	571	613	316	84	32	23
	# of Multi-Family Units	446	10	24	13	186	24	2	3	0	0
	# of Mobile Home Setups	564	2	17	34	31	20 replaced, 78 new	6	3	2 replaced	3
	Commercial/Industrial Sq. ft.	-----	-----	36,684	192,408	136,411	200,086	27,684	63,160	63,632	14,946
Fellsmere	# of Single-Family Units	505	20	30	21	20	17	23	19	16	6
	# of Multi-Family Units	28	2	3	160	96	0	0	82	0	0
	# of Mobile Home Setups	403	2	9	7	18	22	5	3	1	0
	Commercial/Industrial Sq. ft.	-----	-----	21,200	8,900	6,335	6,753	0	15,141	0	0
Indian River Shores	# of Single-Family Units	1,567	30	44	47	50	60	28	9	16	5
	# of Multi-Family Units	1,279	15	24	0	24	12	0	0	0	0
	Commercial/Industrial Sq. ft.	-----	-----	0	0	0	0	0	1	0	0
Orchid	# of Single-Family Units	94	32	26	12	11	9	4	1	4	1
	# of Multi-Family Units	42	3	0	0	0	0	0	0	0	0
	Commercial/Industrial Sq. ft.	-----	-----	N/A	N/A	N/A	0	0	0	0	0

Total # of Permits/ Calendar Year (all jurisdictions)	April 1, 2000 to December 31, 2000 Permits	2001 Permits	2002 Permits	2003 Permits	2004 Permits	2005 Permits	2006 Permits	2007 Permits	2008 Permits
Total Single Family Units	909	1,361	1,484	2,050	3,168	3,426	2,813	1,104	615
Total Multi-family Units	443	122	991	913	562	144	182	106	40
Total Mobile Home Setups	21	49	42	52	68	91	17	9	7
Total Commercial SQFT	1,373	710,543	554,354	700,452	1,259,223	893,221	567,898	387,713	538,513
Total Residential Units and Permits	Total Housing Units - Census 2000 (April 1st)	April 1, 2000- Dec. 31, 2008 Permits	Total Residential Units Through 2008						
Total Single Family Units	36,240	16,930	53,170						
Total Multi-family Units	14,792	3,503	18,295						
Total Mobile Home Setups	6,870	356	7,226						
Total Housing Units	57,902	20,789	78,691						





Planning and Zoning Commission Approved Projects for Calendar Year 2009

Preliminary Plat and PD Plan Projects	Number of Lots
Ocean Bluff (Windsor)	15
Total	15
Multi-Family Preliminary Plan Projects	
Number of Units	
Preserve at Oak Lake	42
Shoppes & Villas at Lakeside	13
Total	55
Conceptual Plan Projects	
Number of Lots/Units	
Falcon Trace Phase III PD*	258
Quail Ridge PD	40
Total	298

*re-approved previously expired preliminary plat/PD plan

Total Number of Lots/Units 2009	368
Total Number of Lots/Units 2008	1,470
Total Number of Lots/Units 2007	700
Total Number of Lots/Units 2006	3,024
Total Number of Lots/Units 2005	5,090
Total Number of Lots/Units 2004	8,098
Total Number of Lots/Units 2003	3,458
Total Number of Lots/Units 2002	2,823

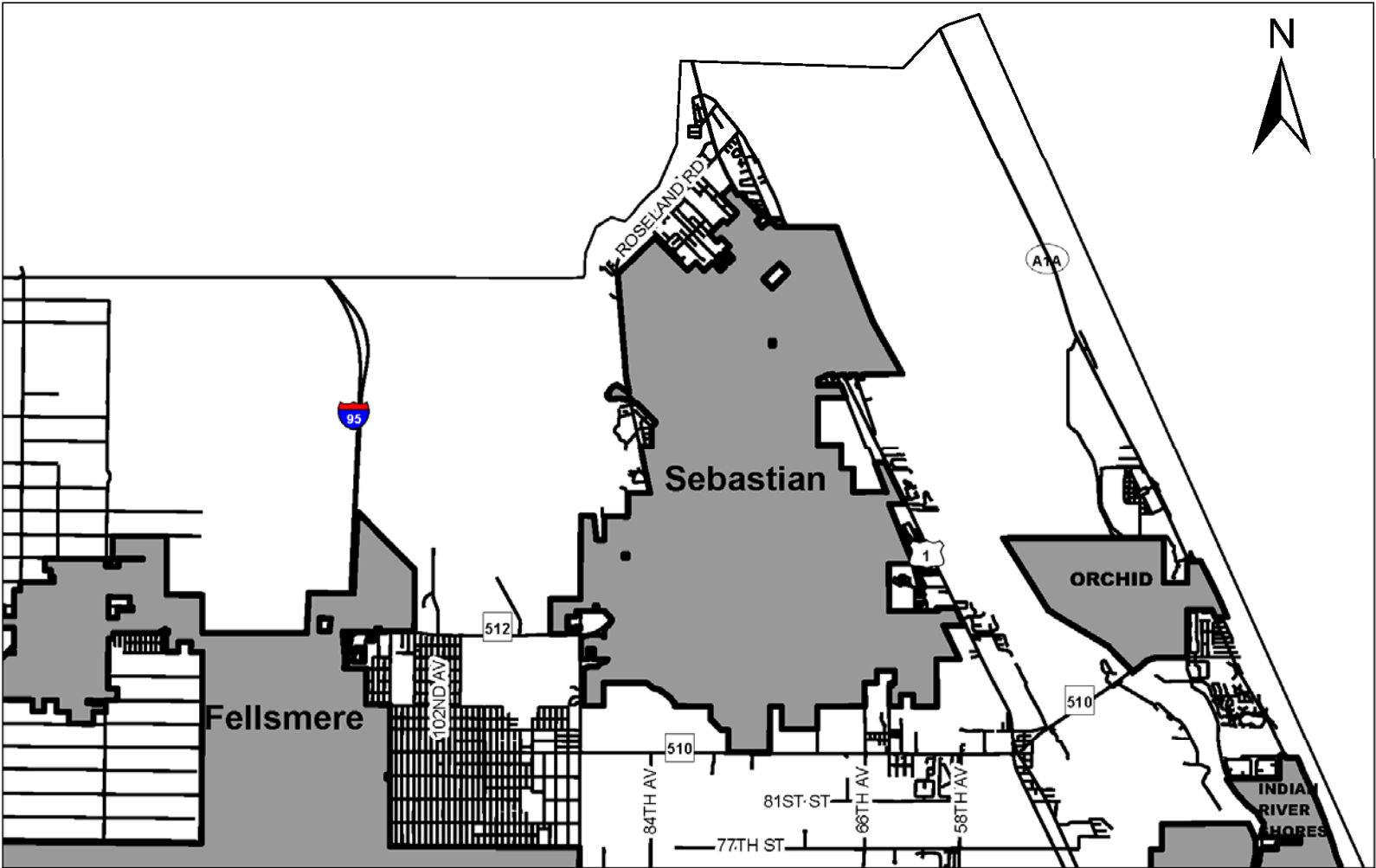
Development Plan Extensions: Under state legislation known as Senate Bill 360 (SB 360), development project applicants were allowed to request, up until December 31, 2009, 2 year extensions. Under the SB 360 provisions, staff received, reviewed, and approved 44 development plan (site plan, preliminary plat, PD plan) extensions.

January 2010

NEW DEVELOPMENT PROJECTS

NORTH COUNTY COMMERCIAL PROJECTS

INDIAN RIVER COUNTY NORTH AREA



To access more details on a specific project property location you may go to the Indian River County Property Appraisers website at www.ircpa.org and input the project site's parcel ID number (use no dashes) provided in this report. Sample parcel number: 32392700009005000002.0. (If you need assistance call 772-226-1242 for walk-thru instructions)

January 2010

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						
Llonch Property 2010010004	11420 US Highway 1 31-39-07-00000-1000-00007.0	Re-establish auto repair use Contact: Leo Llonch 772-664-9816	01-18-10	TBA	N/A	N/A
			Awaiting formal submittal.			
Gas Station/Convenience Store						
NONE						
Health Care Offices and Facilities						
Sebastian River Medical Office Building 2009050014	13605 US Highway 1 30-38-25-00000-0020-00006.0	40,737 SF office building with related parking & infrastructure Contact: Masteller & Moler, Inc. (772)567-5300	05/18/09	TBA	N/A	N/A
			Awaiting formal submittal.			
Sebastian River Medical Center 98060013 SP-MA-09-05-13	13695 US Highway 1 30-38-25-00000-0020-00006.1	Patient Tower Addition Contact: Masteller & Moler, Inc. (772)567-5300	12/08/08	02/25/09	05/28/09	N/A
			PZC approved site plan 5-28-09. Site plan released 10-7-09.			
Industrial Establishments						
Furex, Inc. 2004110124 SP-MA-09-03-09	11085 Old Dixie Hwy 31-39-08-00000-0030-00001.0	Trucking terminal, distribution, receiving station, storage & office Contact: Todd Smith 589-8722	03/31/08	12/17/08	TBA	
			Awaiting resubmittal.			
Ocean Concrete 2004110124 SP-MA-06-02-05 expired SP-MA-07-03-15 expired	West side Old Dixie Hwy, South of CR510 31-39-08-00000-0030-00001.0	Concrete Batching Plant Contact: Todd Smith 589-8722	11/29/04	11/30/05 12/20/06	TBA	
			Site plan SP-MA-06-02-05 expired. TRC reviewed new site plan 12-20-06. BCC changed LDRs affecting concrete plant uses on 7-24-07. Site plan application expired 12-6-07. Request to extend application for one year denied by staff. PZC 1-10-08 upheld staff's decision not to extend the application. BCC on 3-18-08 upheld decision not to extend the application. Application expired December 2007. Currently under litigation.			

*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
Roseland Water Tank Replacement 2006120134 SP-MI-07-06-36	13431 US Highway 1 30-38-21-00001-0000-00011.2	Install new water storage tank Contact: Neel-Schaffer, Inc. (772) 770-4707	01/08/07	04/11/07	TBA	
			Application placed on hold by applicant. Application extension approved to 3-28-09. Application expired, resubmittal required.			
77 th Street Commerce Center 2006070097	4310 77 th Street 31-39-33-00000-7000-00034.0	Wholesale Nursery Contact: MBV Engineering Inc. (772) 569-0035	08/17/09	TBA	TBA	
			Awaiting formal submittal.			
Institutional Establishments						
Christ the King Presbyterian Church fka Indian River Presbyterian Church 2006090037 SP-MA-07-06-34	4050 77 th Street 31-39-34-00000-0050-00011.0	5,904 sq. ft./200 seat church Contact: Masteller & Moler, Inc. (772) 567-5300	09/18/06	04/04/07	N/A	N/A
			Staff approved site plan 6-21-07. Approval extended to 6-21-09. Site plan released 11-7-08. Certificate of Occupancy released 7-30-09.			
Church of God by Faith 2008110065 SP-MI-09-02-08	8580 58 th Avenue 31-39-28-00007-0000-00001.0	2,502 sq. ft. sanctuary Contact: John Dean Architect 772-567-4907	N/A	12/10/08	9/8/09	10/13/09
			PZC recommend approval at its 9-8-09 meeting. 10-13-09 BCC approved special exception use and staff approved site plan, pending release.			
Kashi Church Foundation 2001070204 PD-02-08-11 PD-03-11-20	11145 Roseland Road 11-31-38-00000-0020-00001.0	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. (772) 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 03/04/08 06/17/08
			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. LDP issued 2-2-06. Site improvements are under construction. Phase 1 "Village of Kashi" final plat approved by BCC 3-4-08, recorded 3-13-08. Replat of Final Plat for Phase 1 "Village of Kashi" approved by BCC 6-17-08, recorded 7-23-08. Certificate of completion issued 5-14-09 for phase 1.			

*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	
Kashi Church Foundation "By the River" 2001070204 PD-07-05-04	11145 Roseland Road 11-31-38-00000-0020-00001.0	40 beds ACLF & admin offices Contact: MBV Engineering Inc. (772) 569-0035	N/A	02/28/07 04/09/08	05/24/07	06/17/08	Preliminary PD plat approved by PZC 5-24-07. Released 3-7-08. Final plat approved by BCC 6-17-08, recorded 7-23-08. Certificate of completion requested 8-14-09. Certificate of Occupancy for all four buildings applied for 8-26-09. Certificate of Occupancies issued for all four bldgs 9-11-09.
			Approved by staff 4-17-09. Site plan released 10-7-09.				
Lakeside Fellowship Baptist Church 2001030090 SP-MI-08-12-50	8000 66 th Avenue 31-39-32-00000-5000-00008.1	Phase II 12,726 sq. ft. church Contact: MBV Engineering Inc. (772) 569-0035	05/19/08	10/08/08	N/A	N/A	Approved by staff 4-17-09. Site plan released 10-7-09.
			Approved by staff 4-17-09. Site plan released 10-7-09.				
RCMA Daycare Facility 2001110154 SP-MA-07-12-45	7625 85 th Street 33-38-02-00001-0100-00007.0	Covert home into a daycare facility Contact: Knight, McGuire & Associates, Inc. (772) 770-9622	06/04/07	10/03/07	01/10/08	N/A	1-10-08 PZC approved administrative permit use, and 1-10-08 staff approved the site plan. Site plan released 2-27-09. Certificate of occupancy released 11-9-09.
			Approved by staff 4-17-09. Site plan released 10-7-09.				
Reflections Commercial 2003070312 SP-MA-08-04-19	10670 US Highway 1 31-39-17-00004-0000-00000.3	2,665 sq. ft. bank/24,000 sq. ft retail Contact: MBV Engineering, Inc. 772-569-0035	08/11/03 03/09/07	02/13/08	N/A	N/A	Staff approved site plan 3-20-09, pending release.
			Approved by staff 4-17-09. Site plan released 10-7-09.				
Other Non-Residential Projects							
CWN, LLC ROW Abandonment 2006050200 ROW-06-08-06	7550 129 th Street 30-38-00-00001-0300-00016.0	Abandon 60' wide ROW of 76 th Avenue Near Lot 16 Contact: CWN, LLC (772) 589-5547	N/A	05/31/06	N/A		Awaiting resubmittal.
			Awaiting resubmittal.				
510 LLC 2007050003 ROW-07-07-04	4695 86 th Place 31-39-28-00006-0080-00001.0	County initiated ROWA, 86 th Street & 46 th Avenue, Weona Park Contact: Public Works 772-226-1245	N/A	05/16/07	N/A	08/18/09	BCC approved the abandonment of 46 th Avenue and denied the abandonment of 86 th Street. Resolution 2009-126 recorded.
			Approved by staff 4-17-09. Site plan released 10-7-09.				
510 LLC 2007050003 ROW-10-01-01	4695 86 th Place 31-39-28-00006-0080-00001.0	86 th Street, Weona Park Contact: Collins, Brown, Caldwell, Barkett & Garavaglia (772)231-4343	N/A	N/A	N/A	11/03/09	BCC approved the abandonment of 86 th Street. Resolution 2009-163 recorded.
			Approved by staff 4-17-09. Site plan released 10-7-09.				

January 2010

NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Morning Glory Farms 2002060136	13180 105 th St 31-37-00-00001-1056-00001.0	Food processing facility Contact: Richard Waltermire 772-473-8368	01/11/10	TBA	N/A		Awaiting formal submittal.
Firehouse Trade Center 2006070138 ROW-07-08-05	6965 Harrison Street 31-39-06-00015-0020-00011.0	Abandon 35' of Louisiana Ave between Woodmere Rd and 2 nd St Contact: Masteller & Moler (772)567-5300	N/A	05/16/07	N/A	TBA	Awaiting resubmittal.
Johns Island Club West 97080115 SP-MA-09-01-02	5804 87 th Street 31-39-28-00000-3000-00026.1	Access roadway Contact: Schulke, Bittle & Stoddard LLC 772-770-9622	N/A	10/22/08	N/A	N/A	Revised plans under review.
Petro Algae 2007090084 SP-MA-09-01-06	14655 101 st Street 31-37-00-00001-1323-00001.0	Aquaculture Facility Contact: Petro Algae 321-409-7963	9/29/08	11/05/09	12/11/08	N/A	PZC approved 12-11-08. Site plan released 5-8-09. Certificate of Occupancy released 8-7-09.
Professional and Financial Offices							
Osprey Ridge Office Park 2001080085 SP-MA-09-01-04	13480 US Highway 1 30-38-25-00000-0050-00005.0	Medical & Professional Offices Contact: Progressive Engineering Services (772) 589-6879	06/20/08	10/29/08	N/A	N/A	Staff approved site plan 3-19-09, pending release.
Public and Private Recreation Facilities							
Indian River County Parks Maintenance Complex 2007030199 SP-MA-08-02-05	5790 77 th Street 31-39-33-00000-5000-00003.0	Maintenance office, workshops & parking Contact: Carter Associates, Inc. 772-562-4191	04/9/07	11/21/07	N/A	N/A	Site plan approved 1-22-09. Site plan released 2-24-09. Under construction.
Eagles Landing Retreat 2006020121	14355 91 st Street 31-37-00-00001-1826-00001.0	Retreat Contact: Steven Naylor 321-632-4276	10/05/09	TBA	N/A	N/A	Awaiting formal submittal.
Mid County Greenway 2001120027	4290 79 th Street 31-39-34-00000-0030-00004.0	Site Parking for Greenway Trail Contact: Knight, McGuire & Associates, Inc. 569-5505	10/05/09	TBA	N/A	N/A	Awaiting formal submittal.
Retail Trade Establishments							
Bristol Bay Commercial 2006090048 SP-MA-07-07-09	4705 CR510 31-39-28-00006-0030-00011.0	36,518 sq. ft. office/14,500 sq. ft. restaurant/39,268 sq. ft. retail/ 2,500 sq. ft. bank Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	09/18/06	05/02/07 08/22/07 11/28/07	09/25/08	N/A	PZC approved major site plan 9-25-08, pending release. SB360 extension granted, approval valid until 9-25-2011.

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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	
8025 US 1 Commercial 2000070086	8025 US Highway 1 31-39-33-00000-7000-00022.0	6,800 sf commercial Contact: MBV Engineering Inc. (772) 569-0035	02/23/09	TBA	TBA		
			Awaiting formal submittal.				
81 st St & US1 Development 2007010087 SP-MA-09-03-11	4595 81 st Street 31-39-33-00000-7000-00007.0	3,300 sq. ft. Retail & 1,200 sq. ft. apartments Contact: MBV Engineering Inc (772) 569-0035	01/29/07	01/07/09	N/A	N/A	
			Staff approved site plan 5-12-09, pending release.				
Fisher US1 Commercial 2007010080 SP-MA-07-12-46	11225 US Highway 1 31-39-08-00000-0020-00005.0	3,000 sq. ft. Restaurant/5,000 sq. ft. office Contact: MBV Engineering Inc. (772) 569-0035	01/29/07	10/10/07	N/A	N/A	
			Approved by staff 4-17-09, pending release.				
Hampton Inn Sebastian 97040004 SP-MA-08-04-15	13975 US Highway 1 30-38-25-00000-0020-00005.0	109 room hotel w/accessory use Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/15/07	02/06/08	N/A		
			Application expired, resubmittal required.				
Massey Ice Box 2009020052 SP-MI-09-05-14	8466 US Highway 1 31-39-33-00001-0020-00013.0	Ice House Vending Contact: Randy Mosby 704-651-2176	N/A	03/11/09	N/A	N/A	
			Staff approved site plan 4-7-09. Site plan released 9-1-09. Certificate of Occupancy requested 1-5-2010.				
Shoppes & Villas at Lakeside Centre fka Island Royalty 2006090197 SP-MA-07-07-08	9118 US Highway 1 31-39-28-00000-3000-00008.0	21,230 sq. ft. commercial and 13 Multi-family units Contact: MBV Engineering, Inc. (772) 569-0035	10/9/06	04/25/07 02/06/08 07/02/08	03/26/09		
			PZC approved multi-family portion 3-26-09, staff approved commercial portion 3-26-09, pending release.				
The Ice Shanty 2009110022	11640 US Highway 1 31-39-07-00003-0000-00001.0	Ice Vending Machine in Parking Lot Contact: Lisa Frederick 772-589-3297	12/07/09	TBA	TBA		
			Awaiting formal submittal.				
Utility Facilities							
Fire Station #9 2007110019 SP-MA-08-04-17	Roseland Road 30-38-21-00001-0000-00011.5	Fire Station Contact: MBV Engineering, Inc. 772-569-0035	11/19/07	02/06/08	N/A	N/A	
			Staff approved site plan 8-22-08. Site plan released 9-19-08. Certificate of Occupancy released 10-8-09.				
Indian River County Wellhouses 92090142 SP-MI-08-09-36	7955 58 th Ave 31-39-32-00000-7000-00002.0	Well houses for 2 existing wells and 6 new wells Contact: PBS&J, Inc. (863) 533-7000	N/A	07/09/08	N/A	N/A	
			Staff approved site plan 12-22-08, pending release. Approval extended to 12-22-2010.				

January 2010

NEW DEVELOPMENT PROJECTS

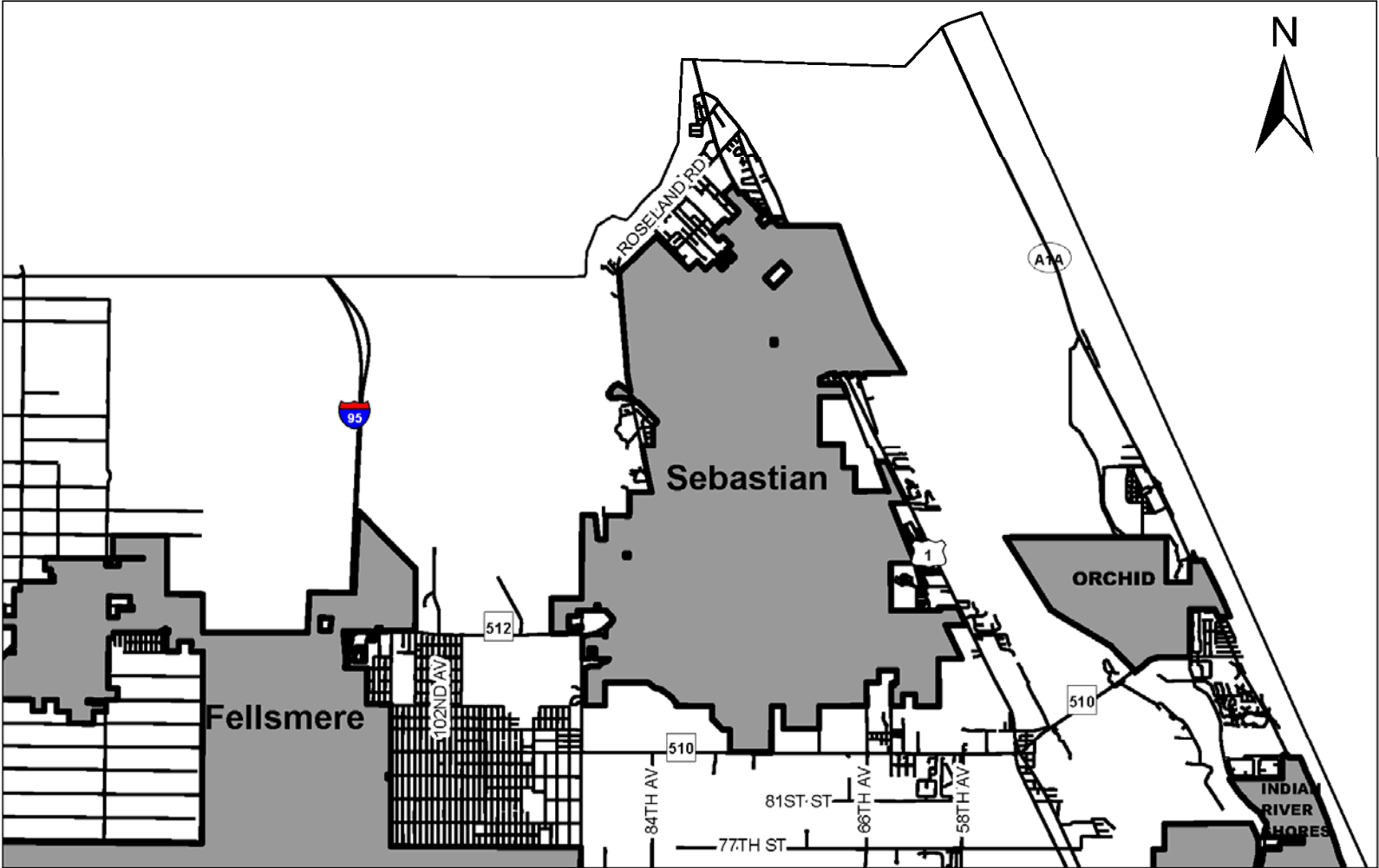
*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
North County Wastewater Treatment Plant 98080053 SP-MA-08-10-43	5150 77 th Street 31-39-33-00000-5000-00003.0	Construct 3 million gal reuse water storage tank, pump station & parking Contact: Masteller & Moler, Inc. (772) 567-5300	05/05/08	08/06/08	10/09/08	N/A	
			PZC approved 10-9-08. Site plan released 4-24-09.				
Warehouse and Storage Establishments							
Firehouse Trade Center 2007080089 SP-MA-08-02-09	6985 Harrison Street 31-39-06-00015-0010-00017.0	Accessory storage yard Contact: Todd Smith 772-589-8722	08/27/07	12/12/07	N/A	N/A	
			Staff approved site plan 5-9-08. Site plan released.				

January 2010

NEW DEVELOPMENT PROJECTS

NORTH COUNTY RESIDENTIAL PROJECTS

INDIAN RIVER COUNTY NORTH AREA



To access more details on a specific project property location you may go to the Indian River County Property Appraisers website at www.ircpa.org and input the project site's parcel ID number (use no dashes) provided in this report. Sample parcel number: 32392700009005000002.0. (If you need assistance call 772-226-1242 for walk-thru instructions)

*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							
Beach Cove MHP 96040173 SD-08-05-04 SP-MA-08-10-44	6200 99 th Street 31-39-20-00000-3000-00002.0	Phase 2 - manufactured home community. Contact: Culpepper & Terpening (772) 464-3537	N/A	02/27/08 08/06/08 01/20/10	TBA		
			Awaiting resubmittal. Staff granted application extension to 2-12-2010.				
Bristol Bay fka Orchid Landing Village 99070005 SP-MA-04-06-25 concept SP-MA-05-12-71 prelim	4475 Wabasso Rd, East of US 1 on south side of CR 510 31-39-27-00003-0000-00001.1	Commercial, 499 SF Residential & MF Development Contact: Knight, McGuire & Assoc (772) 569-5505	02/23/04	03/24/04 03/30/05 05/25/05 10/26/05 12/07/05	07/14/05 03-23-06		
			Conceptual site plan approved by PZC on 7/14/05. Preliminary site plan approved by PZC 3-23-06. Site plan released 8-14-06. Site work under construction. Site stabilized with "hydro mulching" July 2007. Residential portion of project inactive and for sale. Commercial portion owned and being developed by P&S Properties. Property to be sold see new submittal information under name of "Town Center at Indian River".				
Encore RV Resort 2001010166 SP-MA-07-01-01	9455 108 th Avenue 31-38-20-00000-5000-00001.1	Addition of RV slips & associated parking Contact: Zev Cohen & Associates (386) 677-2482	03/01/04	10/18/06 04/18/07	TBA	TBA	
			Application expired. New application required for any proposed development.				
Encore RV Resort 2001010166 SD-07-07-06	9455 108 th Avenue 31-38-20-00000-5000-00001.1 4	Subdivide property to add 48 lots/rec bldg Contact: Zev Cohen & Associates (386) 677-2482	12/11/06	04/18/07	TBA	TBA	
			Application expired. New application required for any proposed development.				
Erling Townhomes 2001080039 SP-MA-09-01-01	14505 US Highway 1 30-38-25-00001-0010-00001.0	4 townhomes Contact: MBV Engineering, Inc. 772-569-0035	03/13/06	10/15/08	TBA	N/A	
			Awaiting resubmittal. Site plan application extension granted to 10-2-2010.				

*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
Orchid Reserve (fka Wabasso Residential 2004050460 SP-MA-06-03-11 Prelim SD-06-03-05)	8910 US Highway 1 31-39-28-00000-3000-00010.0	100 unit multi-family Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/28/05	05/11/05 12/28/05	7/28/05 05/25/06 12/18/07	N/A
			Conceptual site plan SP-MA-05-08-33 approved by PZC 7/28/05. Preliminary plat and site plan approved by PZC 5-25-06. Site plan released 12-21-06. Final Plat approved 12-18-07 by BCC. Recorded 1-18-08.			
Vero Estates fka Suaya 11 Acres 2005090329 SD-06-08-26 SP-MA-06-08-43	NE Corner of 66 th Ave & CR510 31-39-29-00000-5000-00080.0	58 Multi-family units Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/03/05	06/14/06	05/24/07	12/02/08
			Site plan and preliminary plat approved by PZC 5-24-07, pending release. 12-2-08 BCC approved extension site plan valid until 5-24-2010. Approval extended to 5-24-2011 under SB360.			
Worden Duplex 2006010190 SP-MI-06-08-38	9420 52 nd Court 31-39-21-00011-0000-00006.0	Duplex Contact: Bracken Construction (321) 403-8211	01/30/06	05/24/06	N/A	N/A
			Staff approved minor site plan 1-31-07. Site plan released 7-16-07. Under construction.			
Residential Planned Development (PD) Projects						
Bluewater Bay PD 2001080013 PD-04-10-19	90 th C.R. 510 31-38-26-00000-5000-00001.0	379 lot residential PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/07/04	08/04/04 06/29/05 04/18/07 05/09/07	01/13/05	02/15/05
			Concurrent SE and Preliminary PD. PZC recommended approval with conditions. BCC approved conceptual & preliminary PD special exception use on 2/15/05. LDP issued 5-25-06. Final plat applications submitted. SB360 extension granted, approval valid until 2-15-2012.			
Liberty Park PD 2004110163 PD-06-06-06	SW corner 85 th ST and 66 th Ave 31-39-31-00000-1000-00001.0	913 Unit PD (Traditional Neighborhood) Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/29/04	03/22/06 06/07/06 10/24/07 01/09/08	03/27/08	10/14/08
			Awaiting traffic study resubmittal. PZC recommended approval 3-27-08. On 10-14-08 BCC approved the conceptual plan.			
Liberty Park PD 2004110163	SW corner of 85 th ST & 66 th Ave 31-39-31-00000-1000-00001.0	Commercial Tract FF & modification to conceptual PD Plan Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/06/09	TBA	TBA	TBA
			Awaiting formal submittal			

January 2010

NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Ocean Sands fka Veromar Beach Club 2003010058 PD-07-09-08	East side of A1A bet Disney Resort & Sea Oaks Dune Houses 31-39-26-00030-0000-00000.3	60 Residential Units, 2 clubhouses, 2 pools, tennis courts Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	N/A	04/21/04 06/16/04 06/27/07	07/22/04 09/13/07	N/A
			PZC denied 7/22/04. Under settlement of lawsuit AA-06-02-03 approved by staff, this plan will control overall site. Released for construction 8-1-06. AA-06-02-03 expired. PD-07-09-08 approved by PZC 9-13-07, pending release. BCC 10-7-08 granted extension, approval valid until 9-13-2010.			
Quail Creek PD 2004020196 PD-04-07-12	81 st ST – North side of 81 st ST, west of 58 th Ave 31-39-32-00000-1000-00029.0	91 Lot single family residential PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/01/04	05/12/04 06/16/04 06/22/05	01/13/05	02/22/05 09/06/05
			PZC recommended approval on 1-13-05. BCC approved 2-22-05. Final Plat to BCC 9/6/05. LDP Approved 8-29-05. Final Plat recorded 10-19-05. Certificate of completion requested 7-24-08.			
Sebastian Park PD 2003050053 PD-03-11-21 – Concep PD-05-05-09 – Prelim	8400 85 th Street 31-38-26-00000-7000-00001.0	400 unit single family residential PD. Contact: Knight, McGuire & Associates (772) 569-5505.	06/02/03	09/10/03 02/16/05	10/28/04 12/08/05	12/7/04
			PZC approved 7-0 10/28/04. BCC approved 12/07/04. Preliminary PD plan approved by PZC 12/08/05. LDP under review. SB360 extension granted, approval valid until 12-8-2012.			
Windsor Ocean Bluff 2000050099 PD-08-09-04	2230 Ocean Bluff Lane 31-39-14-00002-0000-00001.0	Conceptual plan modification to Windsor PD boundary and preliminary plat approval for a 15 lot subdivision Contact: Kimley-Horn & Associates, Inc. 772-562-7981	03/17/08	06/18/08	03/12/09	04/14/09
			PZC on 3-12-09 recommended approval of the Windsor PD conceptual plan boundary change and granted approval for the Ocean Bluff preliminary plat. BCC on 4-14-09 approved the Windsor PD conceptual plan modification.			
Single-Family Conventional Subdivision Projects						
The Estates at Quail Creek 2005040288 SD-06-06-20	North side of 81 st Street, West of 58 th Avenue 31-39-32-00000-3000-00013.0	35 SF Lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/18/05	03/29/06	08/24/06	N/A
			Preliminary plat approved by PZC 8-24-06.			
Michael Creek Sub 2004020120 SD-05-07-34	South side of CR510, east of Wabasso causeway 31-39-26-00000-0040-00002.0	60 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/28/05	04/20/05 08/20/08	11/10/05	N/A
			PZC approved 11-10-05. LDP issued 6-19-07. Final plat pending resubmittal. SB360 extension granted, approval valid until 11-10-2012.			

January 2010

NEW DEVELOPMENT PROJECTS

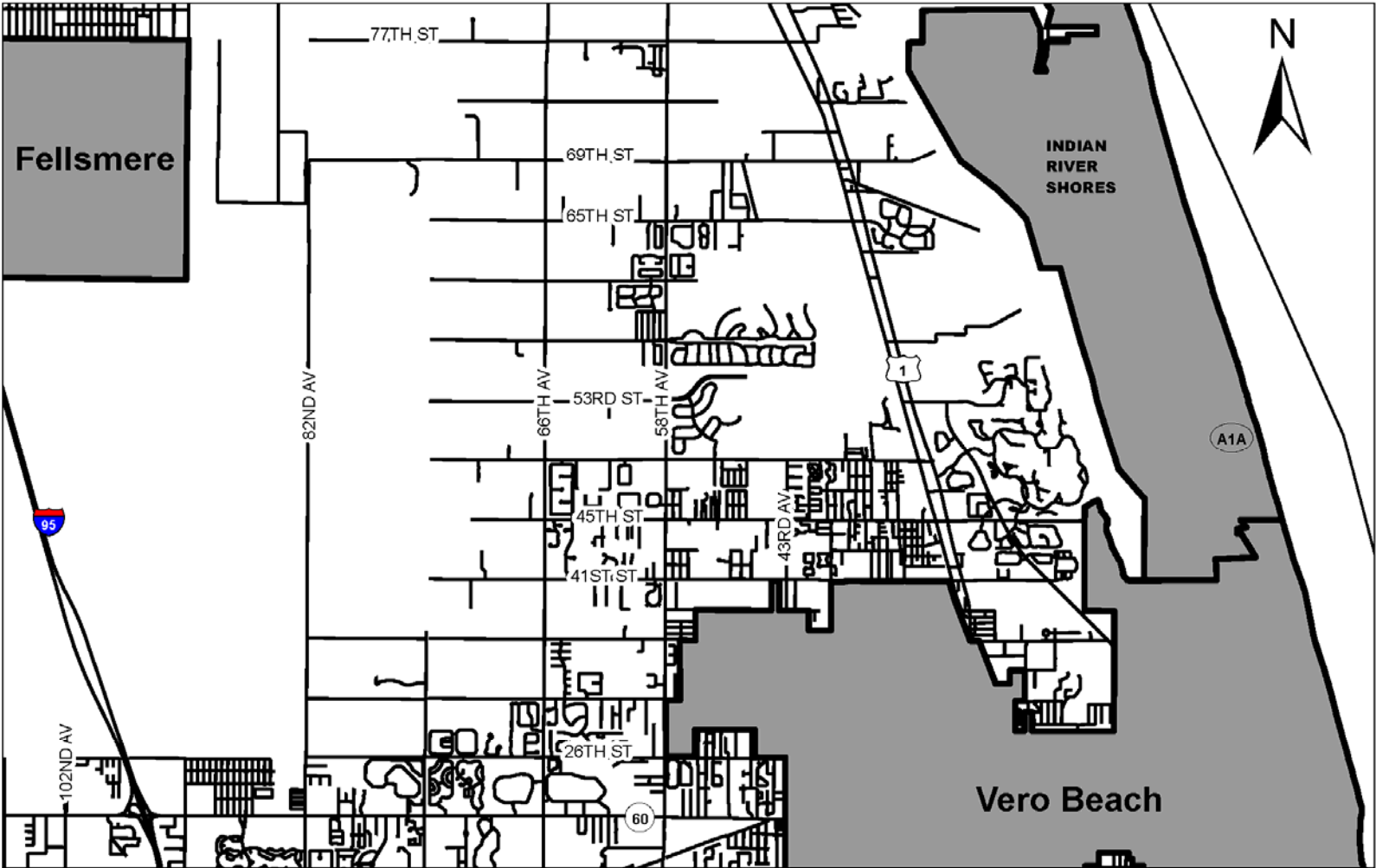
*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Paladin Hammock 2005010130 SP-MA-05-07-26 SD-05-07-35	6115 85 th Street 31-39-32-00000-1000-00011.0	12 SF lots/ 9 MF Lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	01/24/05	04/20/05	12/08/05	N/A
			Approved by PZC 12-8-05. LDP under review. Approval extended to December 8, 2012.			
The Reserve at Pelican Island fka Paskor LLC 2004080035 SD-05-06-24	West side of SR A1A just south of the north jungle trail access 31-39-03-00000-0030-00002.0	10 Lot SF residential Sub Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	02/28/05	03/30/05 05/18/05 12/27/06	07/14/05	N/A
			Approved by PZC 7/14/05. LDP Issued 5-8-06. Final Plat pending resubmittal. Certificate of Completion requested 9-12-07.			
The River Preserve 2001030063 SD-01-07-12	9900 US Highway 1 20-31-39-00000-1000-00003.0	24 lot single-family subdivision; multi-family tract, recreation tract. Contact: Carter Associates Inc. (772) 562-4191	3/19/01 08/18/03	5/09/01 09/10/03 06/14/06	6/14/01 10/09/03	N/A
			LDP approved 12/09/04. Under construction. Final Plat to TRC 6/14/06 await resubmittal. The preliminary plat approval as expired and a new application is required.			
Windsor Ocean Way Addition 2005060753 PD-05-12-19	10915 Highway A1A 31-39-10-00003-0000-00001.0	16 SF Lots Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	07/11/05	11/09/05 11/19/08	01/12/06	02-07-06
			PZC recommended for BCC approval 1-12-06. BCC approved 2-7-06. Certificate of completion for Phase 1 issued 12-12-08. Final plat for Phase 1 approved by BCC 12-16-08.			

January 2010

NEW DEVELOPMENT PROJECTS

CENTRAL COUNTY COMMERCIAL PROJECTS

INDIAN RIVER COUNTY CENTRAL AREA



To access more details on a specific project property location you may go to the Indian River County Property Appraisers website at www.ircpa.org and input the project site's parcel ID number (use no dashes) provided in this report. Sample parcel number: 32392700009005000002.0. (If you need assistance call 772-226-1242 for walk-thru instructions)

*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						
NONE						
Gas Station/Convenience Store						
Sebastian Creek LLC 43 rd Ave 2002100214 SP-MA-08-08-30	4075 43 rd Ave 32-39-28-00001-0090-00001.0	Gas Station/Cashwash/Retail Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/28/08	06/04/08	N/A	N/A
			Staff approved site plan 10-9-08, pending release. SB360 extension granted, approval valid until 10-9-2011.			
Health Care Offices and Facilities						
East Coast Animal Medical Center 2002120119 SP-MA-07-04-22	6580 69 th Street 32-39-05-00001-0130-00001.1	Veterinary Care Contact: Knight, McGuire & Associates, Inc. (772) 569-5505	N/A	02/14/07	08/09/07	N/A
			PZC approved administrative permit use 8-9-07, staff approved site plan 8-21-07. 1 year approval extension approved. Site plan released 4-22-09.			
Fountains Lots 4 & 5 2007050183 SP-MA-10-04-04	3755 & 3765 11 th Circle 32-39-25-00007-0000-00004.0	Medical Offices Contact: Schulke, Bittle & Stoddard, LLC 772-770-9622	N/A	1/27/10	N/A	N/A
			Awaiting formal submittal.			
Gator Group Medical Sub 2006080051 SD-08-01-01	625 37th Street 32-39-36-00000-1000-00005.0	6 Lot medical subdivision Contact: Carter Associates, Inc. 772-562-4191	08/14/06	11/07/07 04/02/08	09/25/08	N/A
			PZC approved preliminary plat 9-25-08.			
Indian River Medical Center 92040031 SP-MA-08-07-28	1000 36th Street 32-39-36-00000-3000-00001.0	Parking Lot Expansion Contact: Masteller & Moler, Inc. (772) 567-5300	02/18/08	05/07/08 07/09/08	N/A	N/A
			Staff approved site plan 10-1-08, pending release.			
Indian River Medical Center 2008020042 SP-MA-08-09-33	1000 36th Street 32-39-36-00000-3000-00001.0	Surgery Expansion Contact: Masteller & Moler, Inc. (772) 567-5300	02/25/08	07/02/08	N/A	N/A
			Site plan approved 10-1-09, pending release.			

January 2010

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	
53 rd ST/US1 Commercial fka Collard Commercial Sub 2007090011 SD-08-05-05	5298 Old Dixie Hwy 32-39-22-00000-1000-00001.0	3 Lot Commercial Sub Contact: Knight, McGuire & Associates, Inc. 772-569-5505	09/17/07	02/27/08 08/12/09	01/22/09	12/01/09	PZC approved preliminary plat 1-22-09. Final plat reviewed at TRC 8-12-09, awaiting resubmittal. Certificate of completion issued 11-19-09.
Industrial Establishments							
Foress-45 th St 2009100022	4995 45 th Street 32-39-28-00001-0020-00012.0	Modular Office Building Contact: MBV Engineering, Inc. 569-0035	10/26/09	TBA	N/A	N/A	Awaiting formal submittal
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	3,298,363 sq. ft. commercial / industrial park. Contact: Knight, McGuire & Associates (772) 569-5505	07/28/03	11/04/03 10/12/05	01/22/04	02/17/04	PZC approved 01/22/04. Approved by BCC 02/17/04. LDP under review. 98 th Avenue improvements under construction. Incentive agreement under review. Final Plat Phase I resubmittal under review. LDP issued 5-8-08.
Perfection Trusses/Universal Forest Products 2002080056 SP-MA-07-11-37	5235 45 th Street 32-39-28-00001-0030-00005.0	33,000 sq. ft. truss production area with parking Contact: Universal Forest Products (616) 364-6161	02/12/07	09/05/07	TBA		Application expired. New application required for any proposed development.
Prestige AB Ready Mix 2005050590 SP-MA-07-06-32	5045 45 th Street 32-39-28-00001-0030-00001.0	Ready Mix Concrete Plant/Modular Office Contact: Stitzel Engineering (863) 607-4455	01-08-07	03/28/07	N/A	N/A	Staff approved site plan 6-29-07, pending release. Staff granted one year site plan extension, approval valid until 6-29-10.
Southern Storage fka Rexford US 1 2004010269 SP-MA-04-08-44	6255 Old Dixie Hwy 32-39-10-00000-7000-00022.0	54,300 sq ft contractors trade Contact: MBV Engineering Inc. (772) 569-0035	02/09/04 04/05/04	05/19/04	N/A	N/A	Staff approved major site plan 9-1-05. Site plan released 9-14-05. Project approval expired, new application needed for development in future.
Total Golf 2009070026 SP-MI-09-12-19	4045 43 rd Avenue 32-39-28-00001-0090-00008.0	2,400 sq. ft. storage building Contact: Schulke, Bittle & Stoddard, LLC 772-770-9622	08/10/09	10/07/09	N/A	N/A	Staff approved site plan 12-22-09, pending release.

January 2010

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						
ABC Child Development & Pre-School 2008120047	3826 44 th Street 32-39-27-00008-0020-00018.0	Child Care Center Contact: Yolanda Woods 772-766-4463	01/12/09	TBA	TBA	TBA
			Awaiting formal submittal.			
Davis Temple Church 95070045 SP-MI-10-01-01	3450 45 th Street 32-39-22-00000-7000-00067.1	Add sidewalks, handicap access, modify parking Contact: Schulke, Bittle & Stoddard, LLC 772-770-9622	08/03/09	10/21/09	N/A	N/A
			Staff approved site plan 1-6-2010. 1-15-10 site plan released.			
Gifford Community Fire Station #12 2007030196 SP-MA-07-07-11	3620 49 th Street 32-39-22-00000-3000-00002.0	7,260 sq. ft. Fire Station Contact: MBV Engineering, Inc. (772) 569-0035	04/09/07	05/02/07	N/A	N/A
			Awaiting resubmittal. Application extension approved 4-17-08, expiration 4-17-09. Site plan approved 11-14-08. Site plan released 12-22-08. Certificate of occupancy released 10-13-09.			
Imagine Charter School 58th Avenue 2008020017 SP-SE-08-07-25	Southwest corner of 58th Avenue & 69th Street 32-39-08-00001-0010-00001.0	K-8 Charter School Contact: MBV Engineering, Inc. (772) 569-0035	02/18/08	04/16/08	TBA	TBA
			Application expired. New application required for any proposed development.			
Macedonia Baptist Church 2003010217 SP-MI-06-05-21	4350 30 th Avenue 32-39-27-00001-0000-00016.0	Pave existing driveways Contact: MBV Engineering, Inc. (772) 569-0035	N/A	02/22/06	N/A	N/A
			Staff approved site plan 8-15-06, site plan released 9-22-06.			
Mount Zion Baptist Church 2005090139 SP-MA-07-11-39	4405 43rd Avenue 32-39-28-00001-0010-00001.1	Church Complex Contact: James Young & Associates Inc. 772-569-6707	05/15/06	09/12/07	02/28/08	N/A
			02/26/07	PZC approved administrative permit use 2-28-08 and staff approved the site plan 2-28-08. Site plan released 7-17-08. Certificate of Occupancy released 10-16-09.		
Salt of the Earth Ministry 2007040131 SP-MA-07-11-41	3190 45 th Street 32-39-22-00000-7000-00085.1	7,000 sq. ft. church Contact: MBV Engineering, Inc. (772) 569-0035	04/30/07	09/12/07	12/13/07	TBA
			12-5-07 resubmittal under review. Parking use approved by PZC 12-13-07, site plan approved by staff, pending release. Site plan extension granted, approval valid until 12-13-2010.			

January 2010

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	
St. John's of the Cross Catholic Church 99010111 SP-MI-09-09-17	7550 26 th Street 32-38-36-00000-7000-00002.0	Addition of rectory building Contact: Schulke, Bittle & Stoddard, LLC 772-770-9622	05/11/09	07/08/09	N/A	N/A	Staff approved site plan 8-17-09. Site plan released. Under construction.
St. Peter's Academy 2000080126 SP-MA-02-03-15	4250 38 th Avenue 27-32-39-00000-3000-00012.1	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. Site plan extension approved 12/7/04. Site plan released 11/16/05. Certificate of Occupancy released 8-12-09.
Other Non-Residential Projects							
NONE							
Professional and Financial Offices							
National City Bank 98060121 SP-MA-09-02-08	2550 53 rd Street (northeast corner) 32-39-14-00000-5000-00004.0	Bank with drive-thru within "The Landings" shopping center Contact: Interplan LLC 407-645-5008	09/22/08	12/03/08	N/A	N/A	Staff approved site plan 3-10-09, pending release.
Realtors Association of Indian River County 2006060290 SP-MA-09-05-15	6735 US Highway 1 32-39-10-00001-0030-00008.0	Office Contact: Kimley-Horn & Associates Inc. 772-794-4043	07/10/06	03/11/09	07/23/09	N/A	Approved by PZC 7-23-09. Site plan released 12-16-09. Under construction.
Public and Private Recreation Facilities							
Grace Grove Sub 2002040060 SP-MA-08-01-04	4050 41st Street 32-39-27-00009-0050-00001.0	Community Park Tract B & H Basketball court, shelter, & playground area Contact: Carter Associates, Inc., 772-562-4191	08/06/07	11/14/07	N/A	N/A	1-24-08 staff approved. Site plan released 4-2-08. Certificate of Occupancy issued 9-3-09.
Indian River Estates Phase II 2007040082 SP-MI-08-04-18	7855 26th Street 33-38-01-00001-0030-00001.1	Micro Golf Addition Contact: Carter Associates, Inc. 772-562-4191	N/A	02/06/08	N/A	N/A	Staff approved site plan 2-29-08. Site plan released 3-27-08. Under construction.

*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							
Andrade Plaza 2004040246 SP-MA-08-02-07	8980 20th Street 33-38-02-00001-0050-00004.0	6,576 sq. ft. office / 6,959 sq. ft. retail Contact: Florida Consulting Engineers (561) 353-1152	12/05/07	12/05/07	N/A	N/A	
			Application expired. New application required on any proposed development.				
Harbor Point fka 53 rd ST Shopping Center 2004040368 SP-MA-07-08-17 SD-07-08-08	5270 US Highway 1 32-39-23-00000-3000-00005.0	45,600 sq. ft. Grocery / 25,300 sq. ft. retail Contact: Carter Associates, Inc. (772) 562-4191	03/26/07	05/23/07 08/22/07 11/19/08	04/23/09	N/A	
			On April 23, 2009 the PZC approved the major site plan and preliminary plat, pending release.				
Shoppes at Vero Beach 2004050025 SP-MA-08-10-37 SD-08-10-09	8900 20 th Street 33-38-02-00001-0050-00001.0	Retail, Restaurant, Bank Contact: DeGirolomo & Associates (954) 255-6045	02/25/08	07/16/08 09/03/08	11/13/08	N/A	
			PZC approved 11-13-08, pending release. SB360 extension granted, approval valid until 11-13-2012.				
Springhill Suites fka Harbor Walk 2006060227 SP-MA-07-09-27	5115 Indian River Blvd 32-39-23-00000-3000-00002.1	86 room/16,170 sq. ft. hotel Contact: Knight, McGuire & Associates Inc. (772) 569-5505	07/18/07	09/05/07	N/A	N/A	
			Staff has met with Fairways residents and applicant to address residents' concerns. Staff approved site plan 2-28-08. Site plan released 7-21-08. Certificate of Occupancy released 8-6-09.				
Utility Facilities							
FPL Gifford Substation 2005100345 SP-MA-06-09-45	East of Kings Hwy, north side of 43 rd Street 32-39-28-00001-0040-00001.0	542 Sq. Ft. Unmanned Electrical Substation Contact: Arcadis G & M Inc (772) 878-1700	10/31/05	06/21/06	TBA	N/A	
			Site plan approved by staff 4-2-07. Site plan released 7-20-07. Certificate of occupancy released 12-11-09.				
Spoonbill Marsh Brine Disposal Facility 2007100118 SP-MI-08-01-03	5550 US Highway 1 32-39-14-00000-1000-00001.0	Brine Disposal Facility Contact: Masteller & Moler, Inc. 772-567-5300	N/A	11/07/07	N/A	N/A	
			Site plan approved by staff 1-10-08. Site plan released 5-8-08.				
Verizon #68831 (West Gifford) 99010089 SP-MI-08-10-42	5435 45 th Street 32-39-28-00001-0040-00001.0	150' Stealth Telecom Tower Contact: William English (954) 415-5705	06/02/08	08/06/08	TBA	N/A	
			Application expired. New application required on any proposed development.				

January 2010

NEW DEVELOPMENT PROJECTS

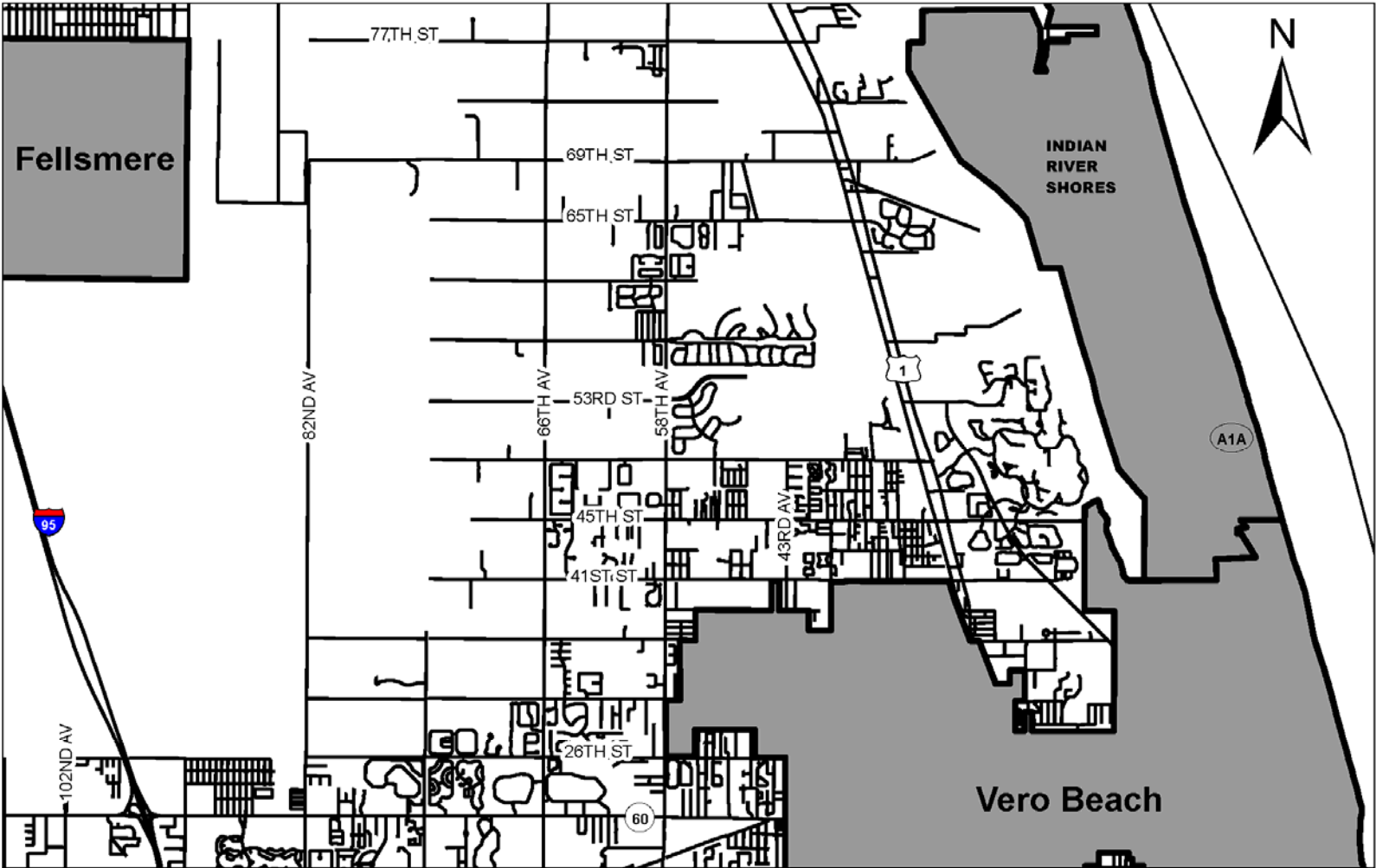
Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project	Location	Proposal	Status			
			Pre-app	TRC	PZC	BCC
Warehouse and Storage Establishments						
Elgin Marble 2008020072 SP-MA-08-09-34	5915 US Highway 1 32-39-15-00000-1000-00002.4	Outdoor storage lot Contact: Carter Associates, Inc. (772) 562-4191	N/A	07/02/08	N/A	N/A
			Staff approved site plan 4-9-09. Site plan released 5-18-09.			
Indian River Industrial Center Lots 2 through 4 2006010124 SP-MA-06-05-23	4155 49 th Avenue 32-39-28-00001-0060-00001.0	50,000 sq. ft. Warehouse Contact: Carter Associates, Inc. (772) 562-4191	01/23/06	03/15/06	N/A	N/A
			Site plan approved 6-9-06. Site plan released for Phase I and Phase II. Approval expired, new application required for site development.			
Kenny Industrial Subdivision 2004010268 SD-04-09-40	5275 45 th ST 32-39-28-00001-0030-00007.0	Warehouses and Storage Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/09/04	06/16/04	03/23/06	N/A
			PZC approved 3/23/06. Awaiting LDP approval.			
Schlitt Modular Office 2004110224 SP-MA-08-04-13	4880 43rd Street 32-39-28-00001-0020-00011.1	500 sq. ft. modular office Contact: MBV Engineering Inc. (772) 569-0035	10/15/07	01/23/08	N/A	N/A
			Staff approved 7-29-08. Site plan released 09-18-08. Certificate of Occupancy requested 6-26-09.			
Strunk RV Storage 2006070110	6050 Old Dixie Hwy 32-39-15-00000-1000-00003.2	RV Storage Contact: MBV Engineering Inc. (772) 569-0035	01/26/09	TBA	N/A	N/A
			Awaiting formal submittal.			

January 2010

NEW DEVELOPMENT PROJECTS

CENTRAL COUNTY RESIDENTIAL PROJECTS

INDIAN RIVER COUNTY CENTRAL AREA



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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						
Bella Rosa (fka Village Oaks) 2003050252 SP-MJ-04-04-14 (approved) SD-05-10-48	5995 26 th Street, south side of 26 th Street, west of 58 th Avenue 33-39-05-00000-1000-00003.2	80 unit multi-family. Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/09/03	01/28/04 08/10/05 12/07/05 07/11/07	08/26/04 02/09/06 06-28-07	09-/11-07
			Major site plan approved by PZC 08/26/04. Approved site plan release, modification under review. Preliminary plat approved by PZC 2/9/06. Under Construction. Final Plat to TRC 7-11-07, awaiting resubmittal. 6-28-07 PZC approved a modification to previous approval conditions. 9-11-07 BCC approved final plat. Final plat recorded 11-14-07. Certificate of completion issued 2-6-08 for Phase 1A (bldg C lots 17 - 24). CO issued for building "C" 2-8-08.			
Bella Vista Isles 2004070335 SP-MA-05-02-09 SD-05-04-18	SE corner of 26 th ST & 66 th Ave 33-39-05-00001-0040-00001.0	64 Multi-Family townhomes Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	08/09/04	12/08/04 01/26/05	04/28/05 09/26/07	05/16/06 11-6-07
			Approved by PZC 4-28-05. Site plan extension request received 4-10-06. Site plan released 4-24-06. Site plan extension to 4-28-07 approved by BCC 5-16-06. Under construction. Final plat approved by BCC 11-6-07, pending recording			
The Boulevard Village & Tennis Club 2003010089 SP-MJ-03-12-76	Southwest corner of 45 th Street and Indian River Blvd. 32-39-26-00000-1000-00001.0	98 unit multi-family with clubhouse, tennis & swim club. Contact: Masteller & Moler (772) 567-5300.	01/27/03	09/24/03 04/26/06	11/20/03	12/16/03
			Site plan released 05/06/04. Final plat approved and recorded 7-18-06 Under construction. Certificate of Occupancy issued for bldgs E, F, J thru Q, and clubhouse/pool.			

January 2010

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	
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	166 unit multi-family residential with clubhouse/pool. Contact: Masteller & Moler (772) 567-5300	03/24/03	05/14/03 06//09/04	06/11/03	TBA	
			Site plan released 11/06/03. Under construction. Final Plat scheduled for TRC 06/09/04. BCC approved Final plat 2/1/05 recorded 3-8-05. CO's issued for Bldgs 2-13, 15, 17, 19, 29-38, and clubhouse.				
The Falls at Grand Harbor 2001110069 SP-MA-07-07-07	2121 Grand Harbor Blvd 32-39-23-00000-3000-00003.0	750 sq. ft. bath house & pool Tract "F" Contact: Masteller & Moler Inc. 772-567-5300	N/A	05/02/07	N/A	N/A	
			Staff approved site plan 10-25-07. Site plan released 5-21-08. Certificate of occupancy released 8-6-09.				
Foxwood (fka Parkwood at Vero fka Windsor Park) 2003010222 SP-MA-04-05-21 SD-06-03-09	Northeast corner of 26 th Street and 66 th Avenue. 32-39-32-00001-0130-00001.0	55 townhome units. Contact: Carter Associates, Inc. (772) 562-4191.	12/22/03	03/03/04 1/11/06	08/12/04 05/25/06	09/04/07	
			Major site plan approved by PZC 08/12/04 with conditions. Site plan released 4-29-05. Under construction. Preliminary plat approved by PZC 5-25-06. Final plat approved by BCC 9-4-07, recorded 9-21-07.				
Indian River Estates Phase III 2007040082 SP-MA-08-02-06	7500 20 th Street 33-38-01-00001-0030-00001.1	ACLF Nursing facility & multi-family residences Contact: Carter Associates, Inc. (772)562-4191	04/23/07	11/21/07	01/10/08	02/12/08	
			Approved by BCC 2-12-08. Site plan released 10-1-08. Under construction.				
Princeton Pointe fka Palisades Town Villas 99090038 SP-MA-05-12-63 SD-05-12-52	1935 45 th Street 32-39-26-00000-1000-00003.0	40 Unit Townhomes Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/13/05	10/05/05	07/26/06	N/A	
			PZC approved 7-26-06. LDP issued 1-8-08. SB360 extension granted, approval valid until 7-27-2013.				
Preserve at Oak Lake fka Gregory MF 94020113 SP-MA-07-05-28	3850 Indian River Blvd 32-39-25-00000-7000-00002.0	42 Multi-Family Units Contact: Knight, McGuire & Associates (772) 569-5505	06/06/05	03/14/07	02/26/09	N/A	
			PZC approved the major site & preliminary plat 2-26-09, pending release.				
Timberlake Sub (fka Laporte) 2001110057 SD-05-03-14/SP-MA-05-03-10	2150 85 th CT 33-38-02-00001-0070-00001.0	102 Multi-Family units Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/06/04	12/29/04 10/04/06	06/09/05 07/28/05	02/06/07	
			Approved by PZC 7/28/05. Site plan released 5-10-06. Final plat to TRC 10-4-0. Final plat approved by BCC 2-6-07 and recorded. Certificate of completion for phase 1 (bldgs 1-6, 14-24, & 29-33) issued 4-29-08. CO's issued for bldgs 2, 3, 4, 5, 6, 20, 21, 22, 24, and clubhouse. SB360 extension granted for preliminary plat, approval valid until 7-28-2012.				

January 2010

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 Grove Townhomes (fka Vero Beach Townhomes) 99090118 SP-MA-07-09-26	7950 20 th Street 33-38-01-00001-0070-00001.1	169 unit multi-family townhomes. Contact: Kimley Horn & Associates (772) 562-7981	N/A	03/23/05 07/11/07	05/12/05 09/13/07	06/21/05 09/23/08	
			PZC denied 5/12/05. On 6/21/05 BCC overturned the PZC decision to deny and approved the major site plan 5-0. Site plan approval extended until 6-21-07 by BCC. Approval expired 6-21-07. SP-MA-07-09-26 approved by PZC 9-13-07, pending release. SP approval extension approved by BCC 9-23-08 approval valid until 9-13-2010.				
Residential Planned Development (PD) Projects							
Bent Pine Preserve (fka Martin Tabor Sub) 96010108 SD-05-02-11	NW Corner 58 th Avenue & 57 th Street 32-39-16-00000-3000-00001.0	134 lot residential subdivision Contact: Knight, McGuire & Associates (772) 569-5505	05/10/04	12/08/04	12/08/05	N/A	
			PZC approved 12/08/05. LDP approved 10-5-07. CC for Phase 1 requested 12-9-08. CO for guard house released. SB360 extension granted, preliminary plat approval valid until 12-8-2012.				
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	100 lot single family residential Contact: Carter Associates, Inc. (772) 562-4191	N/A	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. Under construction.				
Lost Tree Preserve PD 99040238 PD-04-11-20	N side of 65 th St, E of Old Dixie 32-39-10-00000-3000-00016.0	389 SF lots 64 SF attached units Contact: Neel Schaffer (772) 770-4707	07/26/04	09/21/04 11/24/04	05/26/05	06/21/05	
			BCC approved 6/21/05. LDP for on-site improvements only issued 5-16-08.				
Mandala Club 2003010102 PD-03-08-18 Conceptual PD-06-03-04 Preliminary	2220 63 rd Street 32-39-11-00000-5000-00001.0	56 SF Lots / 34 MF Units Contact: Knight, McGuire & Assoc (772) 569-5505	01/27/03	05/28/03 12/21/05	04/14/05 04/27/06	05/17/05	
			BCC approved rezoning to PD and the conceptual PD plan on 5/17/05. PZC approved Preliminary PD plan 4-27-06. LDP under review. SB360 extension granted, approval valid until 4-27-2013.				
Mandala Club 2003010102 PD-03-08-18	2220 63 rd Street 32-39-11-00000-5000-00001.0	Amendment: Extend site plan approval 10 years, reshape stmwtr pond Contact: Knight, McGuire & Assoc (772) 569-5505	N/A	09/10/08	TBA	TBA	
			Awaiting resubmittal.				

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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	
Quail Ridge PD 2004060408 PD-09-01-02	7885 68 th Street 32-38-12-00000-3000-00002.0	Preliminary Plat 40 Lot planned development Contact: Knight, McGuire & Assoc (772) 569-5505	N/A	10/29/08	TBA	TBA	Awaiting resubmittal.
Siena Groves 2001040041 SD-05-06-29	7905 26 th Street 33-38-01-00001-0030-00001.0	87 Single-family lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/29/04	04/13/05 06/08/05 09/07/05	01/26/06	N/A	Approved by PZC 1-26-06. LDP under review. SB 360 extension granted approval extended to 1-26-2013.
Sunnyside Up 2008050077 PD-08-08-03	6205 26 th Street 33-39-05-00000-1000-00002.0	304 MF Units, 46 SF lots, 32,000 Sq. ft. commercial Kimley-Horn & Associates Inc. (772) 794-4035	07/08/02 01/09/06 04/16/07	06/04/08 08/06/08	12/11/08	01/20/09	PZC recommended approval. BCC approved rezoning/conceptual PD plan 1-20-09.
The Isles at Waterway Village/Phase I 2004010124 PD-05-04-08	5110 58 th Avenue 32-39-21-00001-0010-00001.0	462 Single-Family, Clubhouse, Pool. Contact: Kimley-Horn & Associates, Inc. (772) 562-7981. (part of Waterway Village)	N/A	02/02/05 03/16/05 04/19/06	04-14-05	10-16-07	PZC approved 4-15-05. LDP phase I issued 1-5-06. Plat 1A & 1B to TRC 4-19-06. Plat 1A & 1B approved 7-18-06 and recorded. Certificate of Completion Plat 1B Lots 60-238 issued 9-18-06. Plat 1C (239-462) final plat to approved by BCC 10-16-07, recorded. CC for (lots 1-59) issued 10-20-06. CO for clubhouse issued 10-25-07. CC (Lots 239-341) issued 12-17-07. CC (Lots 342-462) issued 9-29-09.
The Lakes at Waterway Phase IIA 2004010124 PD-05-11-17	5110 58 th Avenue 32-39-21-00001-0010-00001.0	123 SF Lots, 148 Attached SF Lot, Open Space, Amenities Contact: Arcadis-LNW 561-684-6686. (part of Waterway Village)	N/A	08/24/05	01/12/06	N/A	Scheduled for PZC 1/12/06. PZC approved 1-12-06. SB 360 extension granted, approval valid until 1-12-2013.
Winter Beach Village PD 2003110064 PD-04-08-13	E of US 1, bet 69 th St & Quay Dock 32-39-10-00000-1000-00001.0	118 lot single family residential PD. Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/17/03	06/09/04 08/10/05 12/21/05	01/13/05 10/13/05	03/15/05	PZC recommended approval on 1-13-05. BCC approved 3/15/05. Final Plat to TRC 12-21-05. Awaiting resubmittal. LDP issued 3-16-06. Extension granted under SB360, approval valid until 1-13-2012.

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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 Club @ Woodfield (fka Monticello) 2002120063 PD-05-03-04	6350 26 th Street 32-39-32-00001-0120-00001.1	144 multi-family (part of woodfield) Contact: Kimley-Horn & Associates, Inc. 794-4043	11/15/04	01/05/05 04/20/05	02/24/05	09-13-05	
			PZC approved 2/24/05. Phase I Final Plat to TRC 4/20/05. Final plat under review. Phase 1- 4 Final Plats approved by BCC 9-13-05. LDP Modification #1 issued 11-15-05. CO's issued for blgds 1, 5, 10 thru 12, 14 thru 31, 33 - 35, 36, and guardhouse.				
Single-Family Conventional Subdivision Projects							
Brooks Sub (fka 22 nd St Sub) 91080129 SD-05-06-25	2301 43 rd Ave 33-39-04-00001-0010-00002.0	13 lot subdivision Contact: Knight, McGuire & Associates Inc (772) 569-5505	08/30/04	04/06/05	04-13-06	N/A	
			PZC approved 4-13-06. LDP issued 2-11-08.				
Coquina Bay (fka 10 Acre Residential) 2005090497 SD-06-04-13	5900 65 th Street 32-39-08-00001-0080-00002.0	21 SF lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/10/05	02/01/06	07/13/06	N/A	
			Approved by PZC 7-13-06. LDP under review.				
Devonwood Lakes (fka Mt. Vero Holding Sub) 2004110179 SD-05-05-22	58 th Ave, Between 49 th & 53 rd ST 32-39-20-00001-0020-00001.0	242 Lot subdivision Contact: Knight, McGuire & Assoc (772) 569-5505	11/29/04	03/09/05 07/20/05	12/08/05	N/A	
			PZC Approved on 12/8/05. LDP under review.				
Eagle Trace II 2002110093 SD-04-11-54	5500 61 st Street 32-39-09-00002-0190-00002.0	49 lot single family sub Contact: W. F. McCann & Associates Inc. (772) 770-1093	06/07/04	10/13/04 05/31/06	03/24/05	10/3/06	
			PZC approved 03/24/05. Final plat approved by BCC 10-3-06, recorded. Certificate of completion requested 10-22-09.				
The Enclave (fka San Messina) 2000030189 SD-04-06-21	5910 65 th ST 32-39-08-00001-0080-00001.0	22 lot single family subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/09/04	03/17/04 05/17/06	05/13/04	09/12/06	
			PZC approved 05/13/04. LDP issued 10/22/04. Final Plat approved by BCC 9-12-06, recorded.				
Estancia fka Murano Place fka St Andrews Green 2004120073 SD-05-08-43	4955 65 th Street 32-39-09-00002-0080-00001.0	17 lot sub Contact: W. F. McCain & Assoc (772) 770-1093	12/20/04	06/01/05 09/07/05 12/14/05	12/14/06	N/A	
			PZC approved preliminary plat 12-14-06.				

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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	
Fieldstone Ranch fka Tuscany Lakes 2004050472 SD-04-11-58	6125 77 th Street 32-39-05-00001-0010-00001.0	129 Lot single family sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/07/04	09/01/04 11/24/04 06/29/05 11/28/07	12/18/04	12/02/08	
			PZC approved 12/18/04. LDP issued 7-18-06. Certificate of completion phase 1 (lots 1-4, 32-76, 104-121, & 129) issued 11-21-08. Phase 1 final plat approved by BCC 12-2-08. Plat recorded 1-29-09. Extension granted under SB360, approval valid until 11-18-2011.				
Fox Run (fka Bittle/Hensick) 2000070032 SD-04-09-42	61 st Street 32-39-17-00001-0020-00002.0	24 Lot single-family residential Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/07/04	06/30/04 11/22/06	08/26/04	N/A	
			Preliminary plat approved by PZC on August 26, 2004. LDP issued 8-23-05. Final Plat to TRC 11-22-06 awaiting resubmittal.				
Hamilton Trace (fka Foster- Ranch Road Estates) 2004100071 SD-05-02-09	82 nd Ave south of 69 th Street 32-38-13-00000-3000-00002.0	54 lot subdivision Contact: MBV Engineering Inc (772) 569-0035	10/18/04	12/1/04	07/28/05	TBA	
			Approved by the PZC 7/28/05. LDP under review 9-27-05. Preliminary plat approval expires 7-28-2010.				
Hammock Shores (fka Winter North fka Winter Beach Road Sub) 2004120094 SD-05-08-45	Between 69 th St & 73 rd St, East of US Highway 1 32-39-03-00000-7000-00001.0	111 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/20/04 05/16/05	06/15/05	02/23/06	N/A	
			PZC approved preliminary plat 2-23-06. AA to reduce number of lots to 111 approved 6-28-07. SB360 extension granted, approval valid until 2-23-2013.				
High Point PD 98100081 PD-04-11-22	3745 65 th Street 32-39-09-00002-0010-00001.0	247 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	08/09/0 4	10/13/04	02/24/05	03/29/05	
			PZC approved 2/24/05. BCC approved 3/29/05. LDP under review. SB360 extension granted, approval valid until 3-29-2012.				
Hunter Grove Sub 2004050087 SD-04-12-55	4206 41 st Street 32-39-27-00009-0050-00002.0	70 lot single-family subdivision Contact: MBV Engineering Inc. (772) 569-0035	05/17/0 4	10/06/04	04/14/05	N/A	
			PZC approved 4/14/05. LDP issued 7-6-06. Preliminary plat approval expires 4-15-2010.				

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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	
Madison Farms (fka Country Acres) 2004070404 SD-05-01-01	Southeast Corner of 57 th ST & 66 th Ave 32-39-17-00001-0120-00001.0	7 Lot Subdivision AOE Contact: Carter Associates, Inc. (772) 562-4191	08/09/04	10/27/04	12/09/04	N/A	
			PZC approved preliminary plat 12/9/04. LDP issued 3-10-07. Preliminary plat approval expired 12-9-2009.				
Magnolia Plantation fka Paladin 33 rd Street Sub 2005090327 SD-06-03-06	6285 33 rd Street 32-39-32-00001-0110-00001.1	21 Lot Residential Sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/03/05	01/04/06	03/23/06	N/A	
			PZC approved 3-23-06. LDP issued 11-21-06.				
Mandala River Club 2005060484	1975 63 rd St 32-39-11-00000-0040-00001.0	17 Lot subdivision Contact: Knight, McGuire & Associates, Inc. 772-569-5505	11/30/09	TBA	TBA	N/A	
			Awaiting formal submittal.				
Meadowbrook Sub (fka Chestnut/Kirby 41 st St Sub) 2004070072 SD-04-11-53	6065 41 st Street, south side of 41 st St, east of 61 st Ave 32-39-29-00002-0050-00001.0	16 Lot single-family subdivision Contact: MBV Engineering Inc. (772) 569-0035	07/19/04	09/21/04	01/27/05	N/A	
			PZC approved 1/27/05. LDP Issued 10-25-05. Preliminary plat approval expires 1-27-2010.				
Murano Preserve fka Grande Reserve PD 2004080145 SD-06-05-17	South side of 65 th ST, West of Old Dixie 32-39-09-00002-0040-00001.0	19 Lot residential sub Contact: W. F. McCain & Assoc (772) 770-1093	08/09/04	10/05/05 03/15/06	04/27/06	TBA	
			PZC approved preliminary plat 4-27-06.				
Oak Hollow Estates West Subdivision 2004020300 SD-04-07-32	41 st St, south side of 41 st St, between 58 th Ave & 66 th ST 32-39-29-00002-0110-00001.0	24 lot SF residential subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/08/04	04/21/04 09/28/05	01/27/05	N/A	
			PZC approved 1-27-05. Final plat pending resubmittal, comments sent to engineer 12-28-06. LDP issued 11-1-06.				
Orchid Landing at Warren Way fka Warren Way 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	58 lot residential subdivision. Contact: Carter Associates, Inc. (772) 562-4191	01/20/03	05/07/03 12/10/03 12/27/06	08/14/03 01/08/04	N/A	
			Preliminary plat approved by PZC 01/08/04. LDP issued 3-21-06. Final plat to TRC 12/27/06, pending resubmittal.				

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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	
Royal Oak Subdivision 2002100165 SD-04-05-18	26 th Street, south side between 43 rd Ave & 58 th Ave 33-39-04-00001-0020-00002.0	39 Lot single family subdivision Contact: Neel Schaffer (772) 770-4707	N/A	02/25/04 03/17/04	08/12/04		
			PZC approved 8/12/04. LDP applied for 2005; never obtained. May be inactive.				
Royal Preserve Sub 2003010035 SD-04-06-27	49 th Street 32-39-21-00001-0100-00004.0	34 lot residential subdivision. Contact: McCain & Associates, Inc. (772) 770-1093.	11/24/03	04/07/04	08/26/04		
			Preliminary plat approved by PZC on August 26, 2004. LDP issued 4-28-05. Preliminary plat approval expires 4-28-2010.				
St. Augustine (fka Royal Professional Builders) 2005070188 SD-06-04-11	6975 33 rd Street 32-39-31-00001-0100-00003.0	57 Lot Residential Sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/18/05	01/25/06	08/09/07	10/09/07	
			Resubmittal under review. Must be rezoned to RS-3. Rezoning approved by BCC. PZC approved preliminary plat 8-9-07.				
Sandridge on the Green Sub 2006020268 SD-06-11-35	5010 69 th Street 32-39-04-00002-0240-00001.0	60 Lot Residential Sub Contact: W. F. McCain & Associates (772) 770-1093	03/06/06	09/06/06	09/13/07 09/27/07		
			PZC tabled item until 9-27-07 for consideration. PZC approved preliminary plat 9-27-07, pending release.				
Stolze Acres AOE 2001070185	7220 41 st Street 32-39-30-00001-0050-00001.1	3 lot AOE Contact: Brian or Kelly Stolze (772) 569-9130	10/31/05	TBA			
			Under review by attorney's office.				
Trillium West aka Drexel Park 2004070203 SD-05-02-10 SP-MA-05-02-07 Drexel SD-08-02-03 Drexel II SD-09-11-02	West of 66 th Ave, bet 26 th St & 33 rd St 32-39-31-00001-0100-00001.0	25 single-family /52 multi-family Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/26/04	12/01/04 08/31/05 12/19/07 08/26/09	3/24/05	05/01/07 02/19/08	
			PZC approved 3/24/05. Final plat approved by BCC 5-1-07. Final plat recorded 5-11-07. Certificate of completion issued 7-13-07. Final Plat for Drexel Park (replat of Trillium west portion of 29 townhomes converted to 20 SF) approved by BCC 2-19-08, recorded 3-13-08. Final plat for Drexel Park II reviewed by TRC 8-26-09, awaiting resubmittal. CO's issued for buildings 8 & 10.				
Two Bridges Equestrian AOE 96010022 SD-06-06-19	6625 West 82 nd Ave 32-38-11-00000-1000-00003.0	5 Lot AOE subdivision Contact: Garrick Kantzler 562-2592	09/12/05	03/22/06	01/11/07	N/A	
			Approved by PZC 1-11-07.				

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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 Village (fka Sandhill) 2001010025 SD-05-08-38	Southside of 37 th Street, East of 66 th Avenue 32-39-32-00001-0030-00001.0	83 Lot Single-Family Contact: Kimley-Horn & Associates, Inc. (772) 794-4114	02/10/03	05/18/05 07/06/05 08/10/05	10/13/05	N/A	
			PZC approved preliminary plat 10-13-05. LDP under review. SB360 extension granted, approval valid until 10-13-2012.				
Versage at Vero fka Messina AOE 2004110241 SD-05-06-23	6505 69 th Street 32-39-08-00001-0040-00002.0	7 lot affidavit of exemption Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/06/04	03/30/05	04/28/05	N/A	
			PZC approved preliminary plat 4/28/05. LDP Issued 7-19-06. Preliminary plat approval expires 4-28-2010.				
Whispering Farms AOE (fka Chase 65 th St) 2004010145 SD-04-10-49	65 th Street – ¼ mile East of 66 th Ave on 65 th Street 32-39-08-00001-0050-00002.0	AOE for 5 lot subdivision Contact: Carter Associates, Inc. (772) 562-4191	02/02/04	08/04/04	01/13/05	N/A	
			PZC approved 1/13/05. LDP under review. Preliminary plat approval expired 1-13-2010.				
Wild Turkey Estates 2004120019 SD-07-10-09	4705 82 nd Avenue 32-38-23-00000-1000-00001.0	Private road r-o-w Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/31/06 02/19/07	08/15/07	TBA	TBA	
			Application expired. New application required on any further proposed development.				
Wild Turkey Sand Mine 2004120019 SP-MA-07-10-34	4705 82 nd Avenue 32-38-23-00000-1000-00001.0	Sand Mine Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	08/15/07 04/22/09 07/01/09	TBA	TBA	
			Awaiting resubmittal.				
Wild Wind Sub 2009070030 SD-10-02-01	2830 Quay Dock Road 32-39-10-00000-1000-00040.0	2 lot subdivision Contact: Carter Associates, Inc. (772) 562-4191	08/10/09	12/09/09	TBA	TBA	
			Awaiting formal submittal.				

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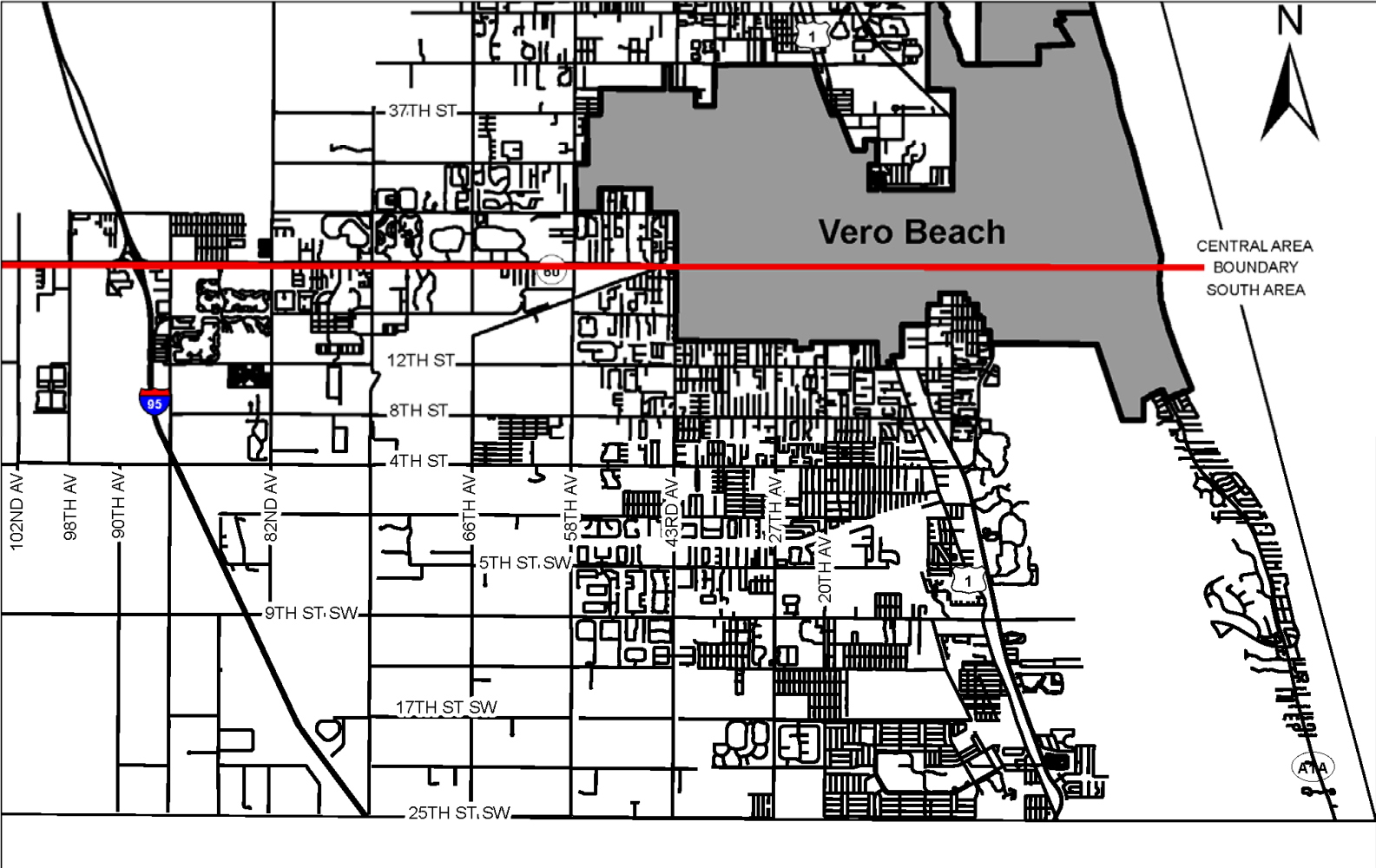
NEW DEVELOPMENT PROJECTS

SOUTH COUNTY COMMERCIAL PROJECTS

January 2010

NEW DEVELOPMENT PROJECTS

INDIAN RIVER COUNTY SOUTH AREA



To access more details on a specific project property location you may go to the Indian River County Property Appraisers website at www.ircpa.org and input the project site's parcel ID number (use no dashes) provided in this report. Sample parcel number: 32392700009005000002.0. (If you need assistance call 772-226-1242 for walk-thru instructions)

*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	1,207 sq. ft. auto repair. Contact: MBV Engineering Inc. (772) 569-0035.	N/A	01/07/04	N/A	N/A
			Staff approved site plan. Site plan released 12-14-05. Under construction.			
Dons Import Auto 2008120045 SP-MA-09-07-16	150 43 rd Avenue 33-39-15-00001-0130-00001.1	Auto repair & retail Contact: MBV Engineering Inc. (772) 569-0035.	01/05/09	05/06/09	N/A	N/A
			Staff approved site plan 7-31-09. Site plan released 10-28-2009. Under construction.			
Lot 7 Olde South Commercial Park 2007060135 SP-MA-07-11-35	3 rd Lane SW 33-39-24-00018-0001-00007.0	Unpaved outdoor vehicle storage Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/19/07	08/22/07	N/A	N/A
			Staff approved site plan 10-5-07, pending release. Approval expired, new application required in future for any development.			
Vero Beach Chrysler Saab 96060140 SP-MI-05-11-57	855 S US Highway One 33-40-19-00000-5000-00009.1	Add 4,573 sq ft bldg/covered carport, pavement Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	05/02/05	09/07/05	N/A	N/A
			Site plan approved by staff 4-26-07. Site plan released 7-10-07. Certificate of occupancy released 11-3-09.			
Gas Station/Convenience Store						
NONE						
Health Care Offices and Facilities						
Treasure Coast Community Health Center 2005090174 SP-MA-08-09-32	1545 9th ST SW 33-39-26-00001-0010-00003.0	10,800 sq. ft. medical office bldg Contact: Masteller & Moler, Inc. 772-567-5300	01/21/08	06/25/08	N/A	N/A
			Staff approved site plan 9-25-08. Site plan released 10-20-08. Certificate of Occupancy released 10-9-09.			
Industrial Establishments						
Cairns 80 Acre Sand Mine 2006060083 SP-MA-07-07-13	955 122nd Ave SW 33-37-25-00001-0010-00001.0	Sand Mine Contact: MBV Engineering, Inc. (772) 569-0035	06/19/06	05/09/07 03/18/09 09/30/09 12/23/09	TBA	
			Resubmittal under review.			

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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	
Highland Park 2005110094 SP-MA-07-04-18	1400 9 th ST SW 33-39-23-00001-0160-00002.0	Contractor Trades Contact: MBV Engineering Inc. (772) 569-0035	11-21-05	01-31-07 06/20/07	N/A	N/A	
			Staff approved site plan 4-14-08, pending release.				
Indian River Service Center 2006060024 SP-MA-06-10-55	1575 98 th Ave 33-38-09-00001-0010-00001.0	Office/Industrial/Warehouse Contact: Rohn Ernest-Jones Consulting (561) 744-3678	06/19/06	08/02/06	02/08/07	N/A	
			PZC approved site plan 2-8-07, pending release. Extension request under review. Approval Expired. New application required for any proposed development.				
JC&M Enterprises 2003110011 SP-MA-07-09-24	1805 82 nd Ave 33-38-01-00001-0120-00005.1	Phase I 3,950 sq. ft. employee parking Contact: James Young & Associates Inc. (772) 569-6707	01/22/07	06/27/07	N/A	N/A	
			2-22-08 Staff approved phase 1. Phase 1 site plan released 7-17-08.				
Kuhnert Contractor Trades 2003060053	10 Old Dixie Highway 33-39-13-00000-7000-00031.0	Plat over existing site plan to split into two parcels Contact: Sustainable Engineering & Design 772-257-3032	04/27/09	TBA	TBA	N/A	
			Awaiting formal submittal.				
Liguori Old Dixie 2004120185 SP-MA-08-06-24	710 4 th Place 33-39-13-00000-1000-00028.0	Commercial Subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	None	04/16/08	TBA	N/A	
			Application expired. New application required for any proposed development.				
Liguori 490 Old Dixie 2005110131 SP-MA-06-02-06	490 Old Dixie Highway 33-39-13-00000-1000-00028.6	Contractor Trades Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	None	11/30/05	N/A	N/A	
			Staff approved site plan 11-17-06. Site plan released 3-7-07. Certificate of occupancy for building A & B issued 3-26-08.				
P & S Pointe West Drive 2007070094 PD-07-11-09	1920 Pointe West Drive 33-38-01-00019-0000-00000.1	3 Lot Commercial Sub and medical office building near SR60 Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/30/07	09/05/07 02/06/08	04/24/08	N/A	
			PZC approved 4-24-08. Plan released 6-26-08. Phase I CO released 7-10-09.				

January 2010

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	
Portofino Village 2004110281	9450 8 th Street 33-38-10-00001-0140-00001.0	Mining for Portofino Village South Lake construction Contact: HSQ Group Inc. 561-392-0221	02/16/09	TBA	TBA	N/A	
			Awaiting formal submittal.				
Sandco Group 2007020004 SP-MA-07-07-12	17 th ST SW/94 th Ave SW 33-38-27-00001-0150-00001.1	Sand Mine Contact: MBV Engineering, Inc. (772) 569-0035	02/12/07	05/09/07 05/27/09	TBA		
			Awaiting resubmittal.				
US1 Trade Center fka 601 US Highway 1 2001110066 SP-MA-07-04-17	601 US Highway 1 33-39-13-00000-1000-00029.0	3 Contractor Trade bldgs Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/13/06	01/24/07	N/A	N/A	
			Staff approval site plan 6-15-07, pending release. SB360 extension granted, approval valid until 6-15-2011.				
675 4 th Place fka Stromberg Warehouse 2004050298 SP-MA-07-01-05	675 4 th Place 33-39-13-00000-1000-00020.3	Contractor Trades Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	09/25/06	11/08/06	N/A	N/A	
			Staff approved site plan 5-29-07, pending release. SB360 extension granted, approval valid until 5-29-2011.				
SR 60 Industrial Park (fka moto) 2002040092 SD-02-12-30	9875 20 th Street 04-33-38-00001-0090-00001.1	17 lot Industrial subdivision Contact: MBV Engineering Inc. (772) 569-0035	4/29/02	10/2/02 09/05/07	02/13/03	N/A	
			LDP approved 06/02/04. Type B Flood Protection approved 06/02/04. Final plat awaiting resubmittal. AA-08-04-43 approved to modify buffer along 100th Ave (61000)				
Institutional Establishments							
Audubon Education Center 2009040033	135 9 th Street SW 33-40-30-00000-3000-00003.0	2,856 SF educational center Contact: Carter Associates, Inc. 772-562-4191	05/04/09 10/05/09	TBA	N/A	N/A	
			Awaiting formal submittal.				
Bethlehem Temple 2001100064 SP-MA-08-02-08	875 9th ST SW 33-39-25-00000-3000-00025.0	20,000 sq. ft. church Contact: MBV Engineering Inc 772-569-0035	N/A	12/05/07	N/A	N/A	
			Site plan approved 12-3-08, pending release.				
Christian Fellowship Church 2001080215	North side of 11 th ST SW, East of 18 th Ave SW 33-39-26-00001-0020-00005.0	7,748 sq. ft. church, 2,500 sq. ft. school Contact: MBV Engineering Inc 772-569-0035	04/13/09	TBA	N/A	N/A	
			Awaiting formal submittal.				

January 2010

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	
Church of Jesus Christ of Latter Day Saints 2004090200 SP-MA-07-11-40	3866 12th Street 33-39-10-00001-0060-00006.0	16,288 sw. ft. Church Contact: MBV Engineering, Inc. (772) 569-0035	10/02/06	09/12/07	02/14/08	03/18/08	2/14/08 PZC recommended approval of the special exception. 3-18-08 BCC approved the special exception staff approved the site plan. Site plan released 6-4-08. Under construction. Phase 1 CO issued 10-2-09.
Cornerstone Christian Church 2003030047 SP-MA-08-06-23	North side of 12th Street, West of 58th Avenue 33-39-08-00001-0080-00001.0	6,180 sq. ft. church Contact: Carter Associates, Inc. 772-562-4191	N/A	03/19/08	N/A	N/A	Site plan approved 8-18-08, pending release.
First Impressions Day Care 2007070061 SP-MI-08-08-31	935 9 th Court SW 33-39-25-00001-0010-00008.0	Convert house into day care Contact: Gladys Williams (772) 562-4524	07/23/07	06/04/08	08/14/08	09/09/08	PZC recommended approval. 9-9-08 BCC approved special exception use and staff approved minor site plan, pending release.
			03/03/08				
Full Gospel Assembly & Ebenezer Christian Academy 99100004	1305 Old Dixie Hwy SW 33-39-25-00004-0011-00009.0	Church & Private School Contact: Jean Baptiste jean-Juste 772-646-2446	01/11/10	TBA	N/A	N/A	Awaiting formal submittal.
Imagine Charter School 2001090105 SP-MA-08-05-21	6000 4th Street 33-39-17-00001-0070-00001.0	42,627 sq. ft. K-8 Charter School Contact: MBV Engineering Inc. (321) 253-1510	02/04/08	02/27/08	04/10/08	04/29/08	BCC approved site plan 4-29-08. Staff released site plan 5-20-08. Phase I certificate of occupancy released 1-23-09.
Indian River Charter High School 2003090264 SP-MA-09-03-10	6055 College Lane 33-39-05-00001-0150-00001.1	Student drop off Contact: MBV Engineering Inc. (321) 253-1510	11/03/08	12/24/08	N/A	N/A	Staff approved site plan 2-16-09. Site plan released 5-20-09. Certificate of occupancy requested 9-15-09.
Life for Youth Ranch 92010012 SP-MI-08-12-48	1416 82 nd Ave 33-38-12-00001-0040-00001.0	Chapel Contact: Carter Associates, Inc. 772-562-4191	08/25/08	09/17/08	N/A	N/A	Minor site plan approved by staff 1-21-10, pending release.

January 2010

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	
Roberts Family Home 2001100060 SP-SE-09-01-05	865 23 rd Place SW 33-39-36-00005-1120-00021.0	Child Care Facility Contact: Coastal Technology Corp. (772) 562-8580	08/18/08	10/29/08	01/22/09	02/17/09	
			PZC recommended approval. 2-17-09 the BCC approved special exception use and staff approved site plan, pending release.				
Shiloh Worship Center 2009010046	Timber Ridge Trail SW 33-39-24-00000-7000-00010.0	Sanctuary Contact: MBV Engineering Inc. (321) 253-1510	02/09/09	TBA	N/A	N/A	
			Awaiting formal submittal.				
St. Edwards Private School 97050012 SP-MI-10-03-03	1895 St. Edwards Dr 33-40-21-00000-0010-00002.0	Consolidate lower school with middle/upper school campus Contact: Masteller & Moler, Inc. 567-5300	11/09/09	01/06/10	TBA	N/A	
			Awaiting resubmittal. Parking study will need approval from the PZC.				
Sun-up Adult Care Facility 2006050240 SP-MA-07-04-20	2455 5 th St. SW 33-39-23-00001-0120-00001.2	9 new bldgs (54 beds) & Change of Use for Adult Care Facility in existing building Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/05/06	01/31/07	05/24/07	06/12/07	
			PZC recommended approval, BCC approved special exception use 6-12-07, staff approved site plan. Site plan released 1-15-08.				
Treasure Coast Montessori School 2001060109 SP-MA-07-05-23	6320 8 th Street 33-39-08-00001-0140-00003.0	Convert single-family house into 3,890 sq. ft. daycare facility Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	09/18/06	02/21/07	06/28/07	9-11-07	
			PZC approved administrative permit use and staff approved major site plan 6-28-07, pending release. BCC on 9-11-07 upheld the PZC decision to approve the AP Use. Site plan approval extended to 6-28-09.				
Other Non-Residential Projects							
Bestwestern (5 Star Motel) 2000100144 SP-MI-05-12-62	8797 20 th Street 33-38-02-00001-0110-00002.0	Restore parking lot & retaining walls and berms Contact: Knight, McGuire & Assoc (772) 569-5505	12/6/04	10/05/05	N/A	N/A	
			Site plan approved by staff 3-27-06. Site plan released 5-30-06.				
Bridgeton Realty - Oslo Rd 2006020144 SD-08-05-03	North side of Oslo Road, East of 43rd Avenue SW 33-39-22-00001-0140-00001.0	6 Lot Commercial Subdivision Contact: Schulke, Bittle & Stoddard, LLC 772-770-9622	02/20/06	02/20/08	TBA		
			Awaiting resubmittal.				

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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	
8 th Street & Old Dixie Hwy 2001070199 ROW-09-06-01	825 Old Dixie Hwy 33-39-12-00000-5000-00059.0	Abandon portion of lot 59 not needed for public use Contact: Public Works 226-1620	N/A	04/15/09	N/A	08/13/09	
			BCC approved abandonment 8-13-09. Resolution 2009-127 recorded.				
Egret Marsh Stormwater Park 2006100156 SP-MA-07-05-27	7295 4 th Street 33-39-18-00001-0120-00001.0	Southesat corner of 74 th Ave & 4 th ST Contact: Environmental Consulting (386) 427-0694	10/30/06	03/14/07	05/08/08	N/A	
			PZC approved site plan 5-8-08. Site plan released 12-11-08. under construction.				
Eskin & Michalski / Phyl-Ann Terrace 2003040202 ROW-09-10-03	13 th Street 33-39-10-00019-0000-00008.0	Portion of 13 th Street east of 40 th Avenue	N/A	07/15/09	N/A	TBA	
			Awaiting resubmittal.				
Montgomery/Lowenstein 2009060031 ROW-09-09-02	1230 S US Highway 1 33-40-30-00001-0005-00001.0	Abandon portion of 12 th Place SW west of US Highway 1 to 1 st Ave	N/A	07/08/09	N/A	TBA	
			Awaiting resubmittal.				
Old Dixie Warehouse Center 2003010114 ROW-07-02-01	1330 Old Dixie Hwy 33-40-30-00007-0022-00001.0	Abandon portion of 13 th ST SW, 11 th Ln SW, 2 nd Ave Sw and 424 Ft of A 25' unnamed alley Contact: G. Russell Peterson (772) 794-1505	N/A	11-22-06			
			Awaiting resubmittal.				
The Ranch 2006020257 SP-MA-06-08-41	22005 20 th Street 32-35-26-00000-5000-00001.0	Access Driveway Improvements Contact: Carter Associates, Inc. Inc (772) 562-4191	03/06/06	05/31/06	N/A	N/A	
			Staff approved site plan 10-1-06. Site plan released 3-1-07. Certificate of Occupancy released 7-27-09..				
River Park Place Phase II 97080124 SP-MI-08-08-29	800 Indian River Blvd 33-40-18-00000-0010-00001.0	Phase II Mitigation & Landscaping Contact: Knight, McGuire & Associates, Inc. (772)569-5505	N/A	06/04/08	N/A	N/A	
			Staff approved site plan 5-1-09, pending release. SB360 extension granted, approval valid until 5-1-2013.				
Professional and Financial Offices							
8 th Street & Old Dixie Hwy 2001070199 SP-MA-08-04-14	825 Old Dixie Hwy 33-39-12-00000-5000-00059.0	3,790 sq. ft. professional office bldg Contact: MBV Engineering, Inc. 772-569-0035	02/19/07	01/23/08	N/A	N/A	
			Staff approved site plan 7-27-09, pending release.				

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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 Federal Credit Union 2006040205 SP-MA-08-09-35	9 th St SW 33-39-22-00001-0160-00009.0	2,900 sq. ft. bank, 5,148 sq. ft office, 17,030 sq. ft retail & 2,990 sq. ft. restaurant Contact: MBV Engineering Inc. 772-569-0035	06/25/07	07/02/08	N/A	N/A	Application expired. New application required for any proposed new development.
Sigler Office Bldg 2005060571 SP-MA-05-12-65	593 27 th Ave SW 33-39-22-00002-0001-00004.0	2,885 Sq. Ft. Office Bldg Contact: MBV Engineering (772) 569-0035	07/11/05	10/12/05	N/A	N/A	Site plan approved by staff 6-9-06. Site plan released 5-8-07.
Public and Private Recreation Facilities							
Dog Park of Indian River Inc 99120025 SP-MI-08-11-45	1230 16 th Avenue 33-39-11-00000-1000-00007.0	Extension of Dog Park Trail Contact: MBV Engineering (772) 569-0035	06/02/08	08/20/08	N/A	N/A	Staff approved site plan 6-1-09. Site plan released 6-16-09. Certificate of Occupancy released 8-28-09.
Retail Trade Establishments							
ABC Fine Wine & Spirits 2008100031 SP-MA-09-11-18	5905 20 th Street 33-39-05-00001-0090-00003.0	Retail parckage store Contact: DRMP, Inc. 407-896-0594	04/27/09	08/26/09	N/A	N/A	Staff approved site plan 11-23-09, pending release.
Century Town Center 2004060358 SD-08-07-06	5945 20 th Street 33-39-05-00001-0090-00003.0	Create three separate parcels Contact: Kimley-Horn & Associates, Inc. (772) 794-4073	N/A	05/07/08 09/03/08	07/10/08	N/A	Preliminary plat approved by PZC 7-10-08. Certificate of Completion issued 8-13-09.
Comfort Suites at Vero Beach 2007010033 SP-MI-07-06-29	Lot 1 & 2 Americana Plaza 33-38-03-00009-0000-00001.0	56,311 sq. ft; 75 unit Motel Contact: Knight McGuire & Associates Inc., (772) 569-5505	01/15/07	03/21/07 06/13/07	N/A	N/A	Staff approved site plan 1-16-08. Site plan released 11-14-08. Under construction
LaQuinta Inn at Vero Beach 2008090057 SP-MA-09-01-07	9065 Americana Way 33-38-03-00009-0000-00006.0	80 Room Motel Contact: Commercial Development Solutions 863-802-1500	10/06/08	11/12/08	N/A	N/A	Site plan approved 1-14-09, pending release.

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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	
P & S Office 27 th Ave 2005120295 SP-MA-06-10-56	2855 9 th ST SW 33-39-27-00001-0010-00008.0	Med Office, Restaurant, Retail, Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	01/09/06	08/09/06 01/03/07	N/A	N/A	
			Staff approved site plan 4-12-07. Site plan released 12-6-07. Phase I certificate of completion requested 11-20-08. SB360 extension granted, approval valid until 8-28-2011.				
Value Place Motel & Sonic Restaurant 2006070244 SP-MA-08-05-22	725 15th Place 33-39-12-00000-1000-00002.0	14,100 sq. ft. motel & 1,750 sq. ft. sonic restaurant Contact: Kimley-Horn & Associates, Inc. 772-562-7981	03/12/08	04/16/08	N/A	N/A	
			Awaiting resubmittal. Application expired, new application required for any future site development.				
Vero Shoppes fka Southpointe Plaza 2007050180 SP-MA-07-10-29	580 US Highway 1 33-39-13-00000-1000-00012.0	34,208 sq. ft. retail Contact: Schulke, Bittle & Stoddard, LLC (772)-770-9622.	06/11/07	07/18/07	N/A	N/A	
			Staff approved site plan 2-11-08, pending release. SB360 extension granted, approval valid until 2-11-2012.				
Utility Facilities							
Indian River County Landfill 2000100116 SP-MA-07-08-21	1325 74 th Ave SW 33-38-25-00001-0090-00001.0	92,032 sq. ft. biosolids dewatering facility Contact: Camp, Dresser & McKee Inc (772) 231-4301	09/25/06	06/13/07 08/27/08	N/A	N/A	
			Staff approved site plan 10-28-08. Site plan released 4-1-09.				
INEOS New Planet BioEnergy Ethanol Production Facility 91050251	925 74 th Ave SW 33-38-25-00001-0010-00001.0	Energy & Ethanol Production Facility Contact: Camp, Dresser & McKee, Inc. 772-231-4301	11/16/09	TBA	TBA	N/A	
			Awaiting formal submittal.				
Oslo Convenience Center 2008090047 SP-SE-10-01-02	950 1 st Place 33-39-13-00000-5000-00041.0	New convenience center Contact: Camp, Dresser & McKee 772-231-4301	9/29/08	10/21/09	TBA	N/A	
			Awaiting resubmittal.				
Ridan Tower FL-1260 2006050306 SP-MI-08-10-41	2470 27 th Ave SW 33-39-35-00001-0130-00003.0	Telecommunications tower & related compound Contact: Ridan Industries, Inc. (321) 693-4910	06/25/07	07/30/08 02/25/09	04/23/09	N/A	
			On April 23, 2009, the PZC approved the administrative permit use and planning staff approved the minor site plan. Site plan released 7-29-09.				

January 2010

NEW DEVELOPMENT PROJECTS

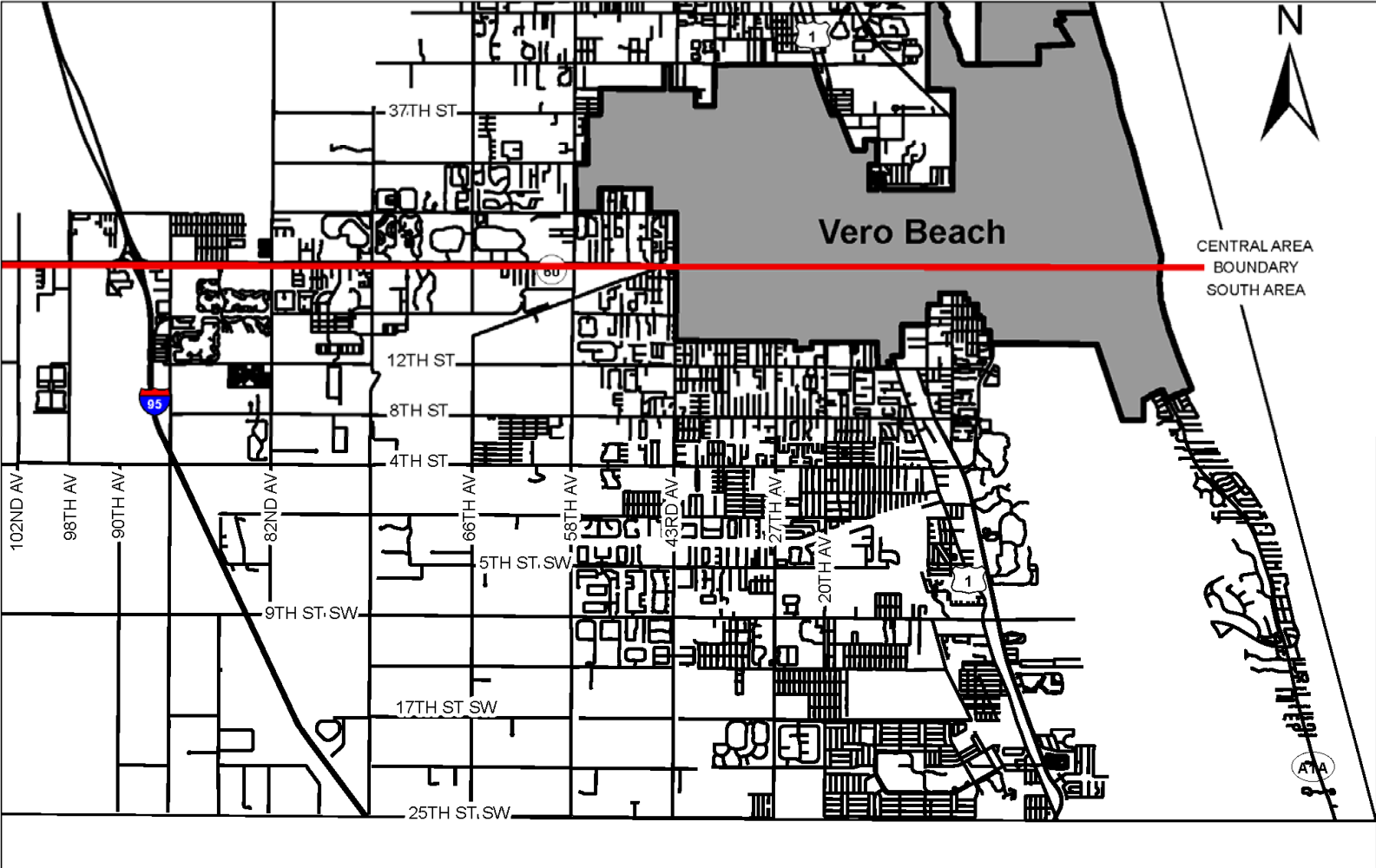
*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
West Regional Wastewater Treatment Plant 2001070121 SP-MA-06-10-54	8405 8 th Street 33-38-14-00001-0020-00001.0	Expansion of existing plant from 2 mdg to 6 mgd Contact: PBS&J Engineering (863) 533-7000	06/05/06	08/02/06	N/A	N/A	Staff approved major site plan 2-16-07. Site plan released 7-18-07. Certificate of occupancy released 11-24-09.
Warehouse and Storage Establishments							
Dickerson Realty Inc – Vero Beach Property 93080149 SP-MA-08-07-26	435 1 st Street 33-39-24-00000-1000-00002.0	Contact: East Bay Group Inc (772) 323-2233	02/26/07	04/23/08 07/23/08	N/A	N/A	Staff approved the site plan 9-11-08, pending release. SB360 extension granted, approval valid until 9-11-2012.
Oslo Oaks Landscape 96010091	60 5 th Ave 33-39-13-00009-0003-00004.0	Equipment storage yard/office Contact: Oslo Oaks Landscape 772-978-1610	02/23/09	TBA	N/A	N/A	Awaiting formal submittal.
Scopinich Warehouse 2003050254 SP-MA-08-01-01	1955 98 th Avenue 33-38-04-00001-0090-00002.1	25,000 sq. ft. Warehouse/Manufacturing Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/02/07	10-17-07	N/A	N/A	Staff approved 11-20-08, pending release. SB360 extension granted, approval valid until 11-20-2011.

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NEW DEVELOPMENT PROJECTS

SOUTH COUNTY RESIDENTIAL PROJECTS

INDIAN RIVER COUNTY SOUTH AREA



To access more details on a specific project property location you may go to the Indian River County Property Appraisers website at www.ircpa.org and input the project site's parcel ID number (use no dashes) provided in this report. Sample parcel number: 32392700009005000002.0. (If you need assistance call 772-226-1242 for walk-thru instructions)

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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						
Children’s Home Society Centennial Center 2001100108 SP-MA-08-10-39	650 10 th Street 33-39-12-00015-0000-00004.0	9 unit residential transition facility Contact: Kimley-Horn & Associates, Inc. (772) 794-4035	06/23/08	07/23/08	10/09/08	N/A
			PZC approved 10-9-08. Site plan released 2-5-09. Certificate of Occupancy requested 11-20-09.			
Crofton Meadows 2000040154 SD-04-02-06	1180 8 th Street, north side of 8 th Street, west of Old Dixie Hwy. 33-39-12-00000-5000-00051.2	11 lot small lot subdivision Contact: McCain & Associates (772) 770-1093	08/18/03	11/19/03	05/13/04	N/A
			08/29/03 Preliminary plat approved by PZC 05/13/04. LDP issued 1/21/05. Preliminary plat approval expired 5-13-2009.			
Indian River Club Parcel 9 99110164 PD-05-07-11	800 Highland Drive SW 33-40-31-00000-5000-00001.0	18 single-family lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	04/27/05	09/08/05	N/A
			Approved by PZC 9/8/05. LDP issued 5-31-06.			
Indigo fka Indigo Lakes 2006040206 SP-MA-06-09-51 (SD-06-09-31)	North side of 16 th ST, West of 66 th Ave 33-39-06-00001-0150-00004.0	116 MF Units Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/24/06	07/05/06	06/14/07	N/A
			PZC approved 6-14-07. Extension of site plan approval requested. Site plan to be revised. 12-2-08 BCC approved site plan extension approval valid until 6-14-2010. SB360 extension to 6-14-2011 granted.			
Oak Grove fka Milton Bloom 2004110182 SD-05-10-46/SP-MA-05-10-49	1991 74 th Avenue 33-38-01-00001-0090-00001.0	108 unit multi-family sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	05/16/05	08/10/05	01/26/06	N/A
			09/28/05 12/07/05 01/02/08 Approved by PZC 1-26-06. Site plan released 8/15/06. Final plat scheduled for TRC review 1-2-08. CO’s for bldgs B & C requested 12-26-07.			
Provence Bay 2004020217 SD-04-10-46 SP-MI-04-10-66	Indian River Blvd, East side of Indian River Blvd at 12 th ST 33-40-07-00000-0060-00001.0	232 unit multi family residential Contact: Bowyer Singleton & Assoc (561)683-7101	03/01/04	07/28/04	03/24/05	12/12/06
			11/03/04 11/30/05 PZC approved 3/24/05. LDP waiver approved 5/24/05. Site plan released 1/27/06. Final Plat approved by BCC 12-12-06, recorded. CO’s issued for buildings 1-6, 9, 19 & 20, , 21 22, 25, 27, 34and pool & clubhouse. Certificate of completion phase 1 released 2-5- 09.			

January 2010

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	
Toscana (fka Aqualago) 2002110134 SP-MA-05-11-56 SD-05-12-53	620 27 th Ave SW 33-39-23-00001-0120-00001.5	90 MF units Contact: W F McCain (772) 770-1093	04/11/05	09/07/05 11/09/05 01/04/06	02/23/06	03/13/07	
			PZC approved 2-23-06. Site plan released 11-14-07. Under construction. SB360 extension granted, approval valid until 2-23-2013.				
Water Oaks (Indian River Club Phase 7) 99110164 PD-04-03-05	800 Highland Drive SW 33-40-31-00000-5000-00001.0	32 multi-family residential units. Contact: Kimley Horn (772) 562-7981	07/14/03	01/07/04 11/23/05	02/12/04 01/11/07	06/05/07	
			Approved 02/12/04 released 8-18-06. LDP issued 7/6/05. PD modification scheduled for PZC 1-11-07. Final plat approved by BCC 6-5-07, recorded 7-2-07. Certificate of Completion issued. CO's for bldgs 1, 2 & 3 issued.				
Verona Trace & The Villages at Verona Trace 2003070038 SD-04-09-39 SP-MA-04-10-64	98 th Ave between 12 th St & 8 th St 33-38-09-00001-0090-00001.0	447 Multi Family units Contact: Neel-Schaffer Inc (772) 770-4640	05/03/04	06/16/04 07/21/04 06/22/05	12-9-04	09-13-05 10-24-06	
			Approved 12/9/04. Final Plat approved by BCC 9-13-05. LDP issued 9-8-05. Final plat recorded 12-29-05. Site plan released 7-24-06. Certificate of Completion for Single Family Lots 1-157 issued 9-26-06. Replat of MF section easements approved by BCC 10-24-06. Certificate of Completion for MF lots 158-447 issued 11-14-06. CO's issued for bldgs 1-5 and 19 & 20. 11-12-08 CO requested for bldg 18. CO requested bldg 21 11-21-08.				
Windsor Ridge fka Tall Pines Sub 2005070381 SP-MA-06-06-28 SD-06-06-23	South side of 9 th ST SW, West of 9 th CT SW 33-39-25-00000-3000-00027.0	13 SF Lots/13 MF Units Contact: Kimley-Horn & Associates, Inc. & Associates (772) 562-9781	08/01/05	04/12/06	07/13/06	N/A	
			Approved by PZC 7-13-06, pending release.				

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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 and Agricultural Planned Development (PD) Projects						
Bloomfield @ Vero Beach fka The Enclave at Vero Beach 2006020021 PD-06-10-08	South side of Oslo Rd, West of 12 th Ave SW 33-39-26-00001-0010-00001.0	108 Townhomes conceptual special exception Contact: Kimley-Horn & Associates, Inc. (772) 794-4073	02/13/06 04/17/06	08/02/06	02/08/07	03/13/07
			PZC recommended approval by BCC. Approval by the BCC 3/13/07. Pending submission of preliminary PD plan.			
Echo Lake 2003090035 PD-04-03-03 PD-04-09-18	17 th Street SW, southeast corner of 17 th Street SW & 43 rd Avenue. 33-39-34-00001-0040-00001.0	310 lot single-family residential PD, public park, and neighborhood commercial site. Contact: Knight, McGuire & Associates, Inc. (772) 569-5505	09/15/03	12/17/03 07/14/04	03/11/04 05/13/04 10/14/04	06/22/04
			Part of “south county initiative”. BCC approved conceptual PD 06/22/04. Preliminary PD approved by PZC 10/14/04. LDP issued for Phases 1 & 2.. Preliminary plat approval expired 10-14-2009			
Echo Lake Phase IV 2003090035 PD-05-07-13	Southeast corner of 17 th ST SW & 43 rd Ave 33-39-34-00001-0040-00001.0	90 Multi-Family Units Contact: Knight, McGuire & Assoc (772) 569-5505	N/A	05/04/05 06/15/05 07/05/06	09/14/06	N/A
			Approved by PZC 9-14-06.			
Falcon Trace Phase III PD 2001050202 PD-09-01-01	2105 20 th Avenue SW 33-39-35-00001-0030-00001.0	Concurrent, Conceptual/Special Exception & Preliminary Plat 258 residential units Contact: Knight, McGuire & Assoc (772) 569-5505	09/08/08	10/29/08	01/22/09	02/17/09
			BCC approved special exception/conceptual PD plan 2-17-09.			
Hammock Lakes Phase III 94110133 PD-98-08-05 PD-04-09-17	5695 W 1 st Square SW 33-39-21-00004-0000-00000.1	96 Single Family residential PD Contact: Knight, McGuire & Associates (772) 569-5505	05/12/03	11/05/03 07/14/04	05/04/04 08/12/04	
			Conceptual PD plan approved by BCC 05/04/04. Preliminary PD plan approved by PZC on 08/12/04. LDP for Phase III approved 4- 6-06.			
Madera Isles 2003090034 PD-04-02-02 PD-04-09-16	25 th Street SW, east of 43 rd Avenue on north side of 25 th Street. 33-39-34-00001-0130-00001.0	114 lot single family residential PD. Contact: Knight, McGuire & Associates, Inc. (772) 569-5505	09/15/03	12/03/03 07/07/04	03/11/04 08/26/04	05/04/04
			Pending submittal of preliminary PD plan. Part of “south county initiative”. BCC approved 05/04/04. Preliminary PD submitted for TRC 07/07/04. PZC approved preliminary PD plan on 08/26/04. AA approved 5-11-06 to reduce lots to 114. LDP issued 11-13-06. SB 360 extension granted, approval valid until August 26, 2011.			

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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	
Milano Estates PD 2005100235 PD-06-05-05	South side of 20 th ST, W of 66 th Ave 33-39-06-00001-0110-00002.0	49 MF Units with clubhouse & pool Contact: W. F. McCain & Assoc (772) 770-1093	10/31/05	03/08/06	04/27/06	05/23/06	PZC recommended denial 4/27/06. BCC approved 5-23-06, release pending.
Millstone Landing (Jo-Bar Farms PD) 2003100068 PD-04-08-14	Southwest corner of 17 th Street SW and 27 th Avenue 33-39-34-00001-0070-00001.0	630 lot residential PD with clubhouse, elementary school site. Contact Masteller & Moler (772) 567-5300.	10/20/03	02/02/04 04/17/06 08/09/06 08/23/06 09/06/06 09/13/06	08/12/04	10/19/04 04/17/07 09/18/07 11/6/07	Pending resubmittal. Part of “south county initiative”. PZC approved on 8/12/04. BCC approved on 10/19/04. LDP issued 9/28/05. CC for phase I issued 4/10/07. Phase I final plat approved by BCC 4-17-07, recorded 4-19-07. CC for Phase II issued 9-13-07, Final plat for Phase II approved at 9-18-07 BCC, recorded 10-4-07. CC for Phase III issued 10-10-07. Phase III Final Plat approved by BCC 11-6-07, recorded. Phases IV - VI final plats under review.
Nalpak 20 th Avenue fka Minker 20 th Ave Sub 2006010122 SD-06-11-36	1355 20 th Ave 33-39-11-00006-0060-00007.0	24 lot sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/31/05	09/06/06	01/25/07	N/A	PZC approved preliminary plat 1-25-07. Preliminary plat released 2-9-07.
Orchard Park PD 2004100070 PD-05-02-01	5600 1 st ST SW 33-39-16-00001-0130-00001.0	73 lot single family subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/18/04	12/01/04	12/08/05	01/10/06	PZC recommended approval 12-8-05. BCC approved 1/10/06. LDP issued 4-28-08. SB360 extension granted, approval valid until 1-10-2013.
Pointe West Central Village Townhomes (Tract M) 99070081 SP-MA-05-05-21 SD-05-08-41	7525 12 th Street 33-38-12-00001-0030-00001.0	52 Multi-Family townhome units Contact: Neel Schaffer Inc 770-4707	N/A	03/16/05 05/25/05 04/12/06	07/14/05	07/18/06	PZC approved on 7/14/05. Site plan released 1/9/06. Final plat to TRC 4-12-06. BCC approved final plat 7-18-06.

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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 East Village 99070081 PD-05-08-15	7645 20 th Street 33-38-12-00001-0030-00001.0	305 lots and park tracts Contact: Neel-Schaffer Inc (992) 770-4707	N/A	06/15/05 06/14/06 09/20/06	07/28/05	12/19/06
			Approved by PZC 7/28/05. Phase I Final Plat to TRC 6/14/06 await resubmittal. LDP issued 7-26-06. Phase II Final plat to TRC 9-20-06 awaiting resubmittal. Phase I final plat approved by BCC 12-19-06. Certificate of Completion for Phase I requested 1-16-07, still pending			
Pointe West North Village 99070081 PD-99-10-15	North of 16th St, South of SR 60 33-38-12-00001-0030-00001.0	Various Residential and Commercial Development including the Lakes at Pointe West (ALF) Contact: Masteller & Moler, Inc. (772) 567-5300	N/A	7/28/99 12/29/99 01/07/04 07/06/05 09/06/06	10/14/99 5/9/00	12/6/05 03/06/07
			25 single-family lots platted and homes under construction.. Phase IV final plat approved by BCC 12-6-05, recorded. Phase V final plat approved by BCC 3-6-07, await recording Phase V certificate of completion issued 2-27-07. Phase V final plat to TRC 1-11-07. Final Plat Phase V approved 3-6-07, recorded			
Pointe West Central Village Recreational Park 99070081 SP-MI-05-11-55	7645 20 th Street 33-38-12-00001-0030-00001.0	Recreational Park Contact: Neel Schaffer Inc (772) 770-4707	N/A	09/07/05	N/A	N/A
			Site plan approved by staff 10/27/05. Site plan released 3-29-06			
Pointe West Town Center 99070081 SP-MA-06-09-49 AA-08-02-24	7645 20 th Street 33-38-12-00001-0030-00001.0	Towncenter (Commercial/Residential) Contact: Neel Schaffer Inc (772) 770-4707	N/A	07/05/06	04/26/07	N/A
			PZC approved 4-26-07. Site plan released 4-25-08. AA-08-02-24 approved 3-12-08 to modify site plan.			
Pointe West Town Center 99070081 PD-08-04-01	7645 20 th Street 33-38-12-00001-0030-00001.0	Preliminary Plat over the Towncenter SP-MA-06-09-49 (Commercial/Residential) Contact: Neel Schaffer Inc (772) 770-4707	N/A	01/16/08	03-27-08	N/A
			Final plat also reviewed at 1-16-08 TRC. Preliminary Plat approved by PZC 3-27-08.			

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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 Town Center 98050151 PD-08-10-05	7645 20 th Street 33-38-12-00001-0030-00001.0	PD Modification Contact: On-Site Management (772) 794-4577	N/A	07/30/08	08/14/08	08/19/08
			PZC recommended approval 8-14-08, BCC approved 8-19-08.			
Portofino Village (North Phase) 2004110281 SP-MA-05-08-37 SD-05-08-44	9450 8 th Street 33-38-10-00001-0140-00001.0	100 Single & 284 Multi-family development Contact: Culpepper & Terpening (772) 464-3537	12/06/04	06/08/05 09/14/05 11/30/05	08/10/06	N/A
			PZC approved 8-10-06. Pending LDP submittal, preliminary plat approval valid until 8-11-2011.			
Segovia PD 2003090165 PD-04-03-04	5815 Atlantic Blvd. 33-39-05-00000-7000-00002.0	82 lot single-family residential PD. Contact: MBV Engineering Inc. (772) 569-0035.	10/20/03	12/31/03 11/02/05	03/25/04	04/20/04
			Approved by BCC on 04/20/04. LDP issued 4-21-05. Final Plat to TRC 11/2/05, under review. Certificate of Completion requested 9-13-06, certain improvements deemed incomplete. Project appears to be for sale.			
Tripson Estates (fka Tripson Trail) PD 2001090106 PD-04-04-07	North & South side of 21 st Street SW, West of 43 rd Avenue 33-39-33-00002-0090-00001.0	201 lot residential PD. Contact: Knight, McGuire & Associates (772) 569-5505.	05/19/03	02/02/04 01/19/05	09/23/04 04/28/05	10/19/04
			Part of “south county initiative”. Approved by PZC 09/23/04. BCC voted 5-0 to approve on 10/19/04. Preliminary Plat reviewed by TRC 01/19/05. Prelim PD approved by PZC 4-28-05. AA-06-08-100 approved to reduce number of lots to 201. SB 360 extension granted, approval valid until April 28, 2012.			
Turtle Creek Preserve PD (fka the Colony) 2000050121 PD-05-01-01	1525 27 th Ave SW 33-39-27-00001-0120-00001.0	506 (450 sf 56 mf) residential PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/14/04	11/10/04	02/23/06	03/21/06
			06/28/04	03/23/05		04/04/06
			PZC approved with modifications 2/23/06. BCC approved 4-4-06. Modifications discussed with staff.			
Verde Ranches PD fka 874 Résidentiel PD 2004080130 PD-05-03-03	7205 8 th Street 33-39-18-00001-0040-00001.0	4 lot planned development Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	08/23/04	12/15/04 11/15/06	04/14/05	05/03/05 07/01/08
			Approved by PZC 4-14-05, Approved by BCC 5-3-05. LDP under review. LDP issued 3-16-06. Certificate of completion issued. Final plat approved by BCC 7-1-08, pending recording.			

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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						
Beale 5 th ST SW Sub 2006040056 SD-06-11-34	5 th ST SW, Just north of 12 th Ave SW 33-39-23-00001-0090-00001.0	36 Lot Subdivision Contact: MBV Engineering Inc. (772) 569-0035	04/17/06	08/23/06	01/25/07	N/A
			PZC approved preliminary plat 1-25-07.			
Bella Terra North (fka Poinciana Trail Sub) 2004060248 SD-05-02-07	1 st Street SW – west of 66 th Ave 33-39-19-00001-0030-00001.0	16 lot residential subdivision Contact: MBV Engineering Inc. (772) 569-0035	06/28/04	11/17/04	01/13/05	06/12/07
			08/30/04	08/02/06	PZC approved 01/13/05. LDP approved 10/19/05. LDP modification approved. Final plat approved by BCC 6-12-07, final plat recorded 6-26-07. Certificate of Completion requested 3-7-08.	
Bella Terra South (fka Steeple Chase) 2004070239 SD-05-02-06	5 th ST SW 33-39-19-00001-0050-00001.0	16 Lot subdivision, Affidavit of Exemption Contact: MBV Engineering Inc. (772) 569-0035	08/02/04	11/17/04	01/13/05	5-22-07
			08/30/04	08/02/06	PZC approved 01/13/05. LDP issued 11/21/05. LDP modification approved. Final plat approved by BCC 5-22-07. Final Plat recorded 5-30-07. Certificate of completion issued 9-3-09.	
Bruno AOE 2005060587 AOE-06-06-03	South side of 1 st ST SW, East of 74 th Ave SW 33-39-19-00001-0020-00003.0	4 Lot Sub Contact: W. F. McCain & Assoc (772) 770-1093	07/11/05	04/12/06		
			Final plat to TRC 12-19-06, awaiting resubmittal.			
Cleman Oaks Sub (fka Pieces of Eight fka Buccaneer) 2004120353 SD-05-07-33	286 43 rd Avenue 33-39-15-00001-0120-00006.0	25 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	01/03/05	04/20/05	01/26/06	N/A
			Approved by PZC 1-26-06. LDP under review. SB360 extension granted for preliminary plat only, approval valid until 1-26-2013.			
Deer Valley Subdivision 2004030139 SD-04-10-47	West of 66 th Ave, South side of 13 th ST SW 33-39-30-00001-0100-00001.0	31 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/22/04	07/28/04	09/08/05	N/A
			06/14/04	Preliminary plat approved by PZC 9-8-05. Preliminary plat approval valid until 9-8-2010.		
El Rancho Development (fka 21 st Street SW AOE) 99110173 SD-05-10-47 AOE-05-10-10	21 st ST SW 33-39-32-00001-0060-00001.0	12 lot single-family AOE Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/04/05	08/10/05	06/22/06	N/A
			PZC approved 6-22-06.			

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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	
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	Approved in 2003 as 593 small lot subdivision. Contact: Knight McGuire & Associates (772) 569-5505	6/4/01	7/25/01 04/16/03 03/16/05	11/08/01 06/11/03 05/24/07	N/A	
			Part of “south county initiative”. AA approved, LDP Phase 1 & 2 issued 4/29/05. Final Plats 1 – 6 approved by BCC 7/12/05. Plats 1-3 recorded. CC for plats 1 & 3 issued 7-21-06 (lots 1-17, 126, 217-252, 304-330). Final plat 5 revised, approved 7-18-06, recorded. Final plat 6, revised, approved 7-18-06, recorded. CC for plat 4 (lots 18-50 & 279-303) & Plat 2 (lots 51-59, 176-216 & 253-278) issued 10-2-06. CC for Plats 5 & 6 issued 2-15-07. Extension request to be considered by PZC but postponed by applicant. Extension request not yet rescheduled. Staff's position: no extension because project does not meet current small lot subdivision LDRs.				
1 st Street Subdivision fka Pine Forrest 91050113 SD-04-03-13	1 st Street, southwest corner of 1 st Street and 24 th Avenue 33-39-14-00001-0130-00004.0	22 lot residential subdivision. Contact: Knight McGuire & Associates (772) 569-5505.	11/24/03	12/31/03	05/27/04	N/A	
			Preliminary plat approved by PZC on 05/27/04. Preliminary plat approval expired 5-27-2009.				
Grove Cottages (fka McKinley Ltd Sub) 2003040244 SD-05-07-36	4705 12 th Street 33-39-09-00001-0100-00001.0	5 lot single family residential subdivision. Contact: WF McCain & Associates (772) 770-1093	05/17/04 01/29/07	04/27/05 12/14/05	01/26/06	N/A	
			Preliminary plat approved by PZC 1-26-06. LDP issued 9-1-06. Second pre-application conference requested and held 1-29-07.				
Grace Woods West Sub fka Habitat for Humanity 11 th ST SW Sub 2008040082 SD-08-09-08	1770 11 th ST SW 33-39-26-00001-0020-00003.1	20 small lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	05/05/08	06/18/08	09/25/08	N/A	
			PZC approved 9-25-08.				

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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	
Lexington Place fka Preserve Estates 2002020162 SD-04-04-16	Southeast corner 20 th Ave. SW and South Relief Canal, surrounds Oslo Middle School 33-39-23-00001-0010-00001.0	276 small lot residential subdivision. Contact: Masteller & Moler (772) 567-5300.	12/01/03	02/02/04 03/23/05	05/13/04	06/21/05 04/06/06	
			PZC denied approval of the project. Appeal tentatively scheduled for 07/13/04 BCC meeting. Final Plat to TRC 3/23/05. LDP issued 4/11/05. Type A stormwater issued 4/11/05. Phase II, III & IV final plats to TRC 6/1/05. Final Plat Phase I approved by BCC 6-21-05. Plat 1 recorded. Final Plat Phase II approved by BCC 4-4-06, recorded. Certificate of Completion Phase I issued 5-16-06. Certificate of completion for Phase III requested 2-10-09. CC for Phases II and IV requested 2-13-09. June 2, 2009 BCC approved two year extension of preliminary plat to 7-13-2011.				
Lexington Place Clubhouse 2002020162 SP-MI-06-03-10	NW Corner 12 th Ave & 5 th St SW 33-39-23-00001-0010-00001.0	Clubhouse and pool Contact: Masteller & Moler (772) 567-5300.	N/A	12/28/05	N/A	N/A	
			Staff approved and released site plan 7-7-06.				
Marquesas Sub (fka 20 sub) 2002100121 SD-04-10-45	2410 S Highway A1A 33-40-34-00001-0000-00021.0	12 lot residential subdivision Contact: Knight, McGuire & Associates (772) 569-5505	05/10/04	07/21/04 06/28/06	10/28/04	N/A	
			Preliminary plat approved by PZC 10/28/04. LDP issued 5-3-06. Final Plat to TRC 6-28-06, awaiting resubmittal.				
Old Florida Estates (fka Fifth Lakes AOE Sub) 2005060756 SD-06-02-01/AOE-06-02-01	5 th ST SW, East of 66 th Ave 33-39-20-00001-0110-00001.0	5 Lot AOE Contact: Carter Associates, Inc. (772) 562-4191	07/11/05	11/16/05	1/12/06	N/A	
			Approved by PZC 1-12-06				
Old Palm Sub (fka 775 Sub) 2000050112 SD-04-10-50	1940 S Highway A1A 33-40-34-00001-0000-00001.0	24 lot residential subdivision Contact: Knight, McGuire & Associates (772) 569-5505	05/24/04	08/04/04	01/13/05		
			Preliminary plat approved by PZC 01/13/05. LDP issued 5-3-06. Preliminary plat approval expired 1-13-2010.				

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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	
Oak View (fka Oslo 43 rd) 2002090171/2005020156 SD-05-04-21	4250 9 th ST SW 33-39-22-00001-0130-00001.0	4 lot subdivision Contact: Carter Associates Inc (772) 562-4191	12/06/04	02/09/05	03/10/05		
			PZC approved 3/10/05. LDP Issued 12-13-05. Preliminary plat approval expires 3-10-2010.				
Oslo Properties 2006040163 SD-06-08-25	900 13 th ST SW 33-39-25-00000-3000-00029.0	26 SF Lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/24/06	06/07/06	01/25/07	N/A	
			PZC approved preliminary plat 1-25-07. Preliminary plat released 2-15-07.				
Pelican Bay Estates Sub 97010033 SD-99-05-08 Phase I	West side of S.R. A-1-A just north of Round Island Park 34-33-40-00001-0000-00005.1	5 single family lots Contact: Schulke, Bittle & Stoddard, LLC (772)-770-9622.	N/AT	1/17/01 10/29/03	4/26/01		
			Approved by PZC 4/26/01 with conditions. LDP issued 8/20/02. Final plat approved 03/09/04. Certificate of Completion for phase I requested 6/6/03, punchlist items still need to be addressed before CC can be issued.				
Pine Valley Sub 2006060255 SD-07-01-02	7705 1 st ST SW 33-38-24-00001-0020-00001.0	19 lot Sub Contact: WF McCain & Associates (772) 770-7093	07/19/04	04/20/05	05-24-07	N/A	
			07/03/06	11-15-06	Preliminary plat approved by PZC 5-24-07, pending release.		
Portofino Preserve (fka Oslo Ridge) 2005060500 SD-06-06-18	Southeast corner of 5 th ST SW & 12 th Ave 33-39-24-00000-5000-00001.0	178 lot residential sub Contact: Kimley-Horn & Associates, Inc. (772) 794-4073	10/31/05	03/15/06	06/22/06	N/A	
			Preliminary plat approve by PZC 6-22-06. LDP under review.				
Robynwood Sub 97060102 SD-06-03-08	1500 14 th ST SW 33-39-26-00001-0090-00005.0	14 Lot Sub Contact: Jim Young 569-6707	06/13/05	1/11/06	04/12/07	N/A	
			10/03/05	03/15/06	PZC approved 4-12-07. LDP under review.		
Romani Palms (fka Laporte Sub fka Mercedes homes) 2004040365 SD-05-06-30	420 27 th Ave 33-39-14-00001-0050-00002.0	18 lot single-family subdivision Contact: MBV Engineering Inc. (772) 569-0035	05/10/04	04/13/05 08/17/05	01/12/06	N/A	
			Approved by PZC 1-12-06. LDP Under review.				

January 2010

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	
Round Island Plantation 2005090377 SD-07-01-01	S Highway A1A 33-40-34-00001-0000-00025.0	6 SF Lots Contact: Culpepper & Terpening (772) 464-3537	10/17/05	06/21/06 02/27/08	12/14/06	N/A	PZC approved the preliminary plat on 12-14-06. Final plat awaiting resubmittal.
Sandforest Subdivision 98070211 SD-04-06-30	Old Dixie Hwy, west side south of 5 th St SW 33-39-24-00000-7000-00001.1	80 lot residential subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/23/04	04/14/04	07/22/04	N/A	Preliminary plat approved by PZC on July 22, 2004. LDP issued 5-23-08. SB360 extension granted, approval valid until 7-22-2011.
Sapphire Lake Sub 2004120054 SD-05-04-19	North side of 5 th ST SW, East of 58 th Ave 33-39-21-00001-0080-00001.0	37 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/13/04	02/02/05	08/11/05	N/A	Preliminary plat approved by PZC 8/11/05. LDP issued 3-28-06.
Serenoa fka Woodhaven 98110046 SD-03-06-17	North side of 5 th ST SW, east of Oslo Middle school 33-39-24-00000-5000-00001.0	294 small lot subdivision Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	02/10/03	04/02/03 02/08/06	05/08/03	04/04/06	LDP under review. LDP issued 6/13/05. Final plat phase 1 approved by BCC 4-4-06, recorded. Certificate of Completion Phase 1 issued 3-12-07 (Lots 1-29, 113-173 & 283-290), CO for clubhouse requested 2-1-07.
Skyline Subdivision Tract F 2005110133 SD-06-04-12	2055 Skyline Drive SW 33-40-31-00003-0006-00000.1	13 Lots SF Sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9672	11/28/05	01/25/06	11/9/06	N/A	PZC approved preliminary plat 11-9-06. Preliminary plat released 11-16-06.
South Point Village (fka Vero Dev) 2004110229 SD-05-12-51	710 2 nd Street 33-39-13-00000-7000-00022.0	18 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/06/04	09/21/05	02/23/06	N/A	PZC approved 2-23-06

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
The Lakes at Brookhaven 2001030151 SD-03-02-09	1st SW between 50th Ave and 48th Ave N of South Relief Canal 33-39-21-00001-0020-00003.0	49 lot single-family subdivision, west of Forest Lake subdivision. Contact: W.. F. McCain & Associates, Inc. (772) 770-1093	10/28/02	12/04/02 03/05/03 02/15/06	05/08/03	11-6-07	
			LDP issued 1/14/05. Certificate of Completion requested 7-31-07. Final plat approved by BCC 11-6-07, recorded.				
Turtle Run Phase I 2001070044 SD-04-03-09	1375 82 nd Avenue 33-38-11-00001-0010-00001.0	Phase I 77 lot single family Contact: Knight, McGuire & Associates (772) 569-5505.	N/A	12/03/03 12/17/03	05/13/04	N/A	
			PZC Approved Phase I on 5/13/04. SB360 extension granted, approval valid until 5-13-2011.				
27 th Avenue Subdivision 2003110123 SD-04-03-12	320 27 th Ave, south of 4 th Street. 33-39-14-00001-0120-00006.0	66 lot residential subdivision. Contact: Knight, McGuire & Associates Inc. (772) 569-5505.	11/24/03	12/31/03	05/27/04		
			Preliminary plat approved by PZC on 05/27/04. Preliminary plat approval expired 5-27-2009.				
Veronese Lakes (fka Keen Property Sub) 2005030306 SD-06-03-04	5685 4 th Street 33-39-16-00001-0120-00001.0	54 Lot Subdivision Contact: Knight McGuire & Assoc (772) 569-5505	08/01/05	12/21/05 03/08/06	04/27/06	N/A	
			PZC approved 4-27-06				
Waterside fka Jules Minker 2003060270 SD-04-01-01	20 th Avenue, southwest corner of 20 th Ave. & 11 th St. SW 33-39-26-00001-0060-00001.0	54 single family small lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/07/03	10/29/03 04/26/06	01/22/04	N/A	
			PZC approved preliminary plat on 01/22/04. LDP issued 4/12/05. Final plat to TRC 4-26-06, resubmittal under review.				
Wolf Ridge Sub 2004070016 SD-08-08-07	704 Timber Ridge Trail SW 33-39-24-00000-7000-00010.0	14 lot residential sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	05/21/08	TBA	N/A	
			Application expired. New application required on any proposed development.				

Comprehensive Plan Amendments/Rezoning					
Project	Location	Description	Status		
			PZC	BCC (Trans)	BCC (Final)
Indian River County (4 properties in 1 application) LUDA 2009070035-64289		<p><u>Property #1:</u> Redesignate ± 27.97 Acres from L-1, and C/I, to C-1, and Rezone from A-1, and CL, to Con-1, property is known as Canoe Launch Park/Ansin Tract located at 9700 Water Vliet Avenue.</p> <p><u>Property #2:</u> Redesignate ± 37.48 Acres from AG-1, and R, to C-1, and Rezone from A-1, to Con-1, property is known as South Prong Preserve/Shadowbrook Estates and Ryall Parcels</p> <p><u>Property #3:</u> Redesignate ± 70 Acres from C-2, and L-2, to C-1, and Rezone from RS-6, and RS-1, to Con-1, property is known as Oslo Riverfront Conservation Area (ORCA) Diamond Tract</p> <p><u>Property #4:</u> Redesignate ± 457.86 Acres from AG-2, to Con-1, and Rezone from A-2, to Con-1, property is known as Corrigan 460 Tract/Berry Groves Exchange.</p>	Recommended Approval 9/24/09	Approved Transmittal 11-3-09 Not including property #3	
510, LLC & United Indian River Parkers LLC (joint application) LUDA 2009080001-64301	North of CR510, south of 87 th St and east of 47 th Ave	510 LLC: Request to amend comp plan to redesignate ± 6.4 acres from L-2 to C/I and to rezone from RM-6 to CG United Indian River Parkers, LLC: request to amend comp plan to redesignate ± 6.4 acres from C/I to L-2 and to rezone from IL to RM-6	Recommended Approval 9/24/09	Approved Transmittal 11-3-09	
SR60 Vero LLC RZON 98010178-64390	South of SR60 and approx 1,350 feet west of 58 th Ave	Request to rezone 19.98 acres from RM-6 to RM-8	Recommended Approval 10/8/09	Approved 11-17-09	
Indian River County (Corrigan, Beaty, Lambeth, Bailey) LUDA and CPTA	West and north of Indian River Park of Commerce; north side of SR60, west of 98 th Avenue	Redesignate ± 674 acres from AG-2 to C/I with corresponding policy to develop properties as industrial park.	March 2010 (tentative schedule)	April 2010 (tentative schedule)	

Comprehensive Plan Amendments/Rezoning																															
Project	Location	Description	Status																												
			PZC	BCC (Trans)	BCC (Final)																										
EAR-based amendments	County-wide	<p>Amendments to each comprehensive plan element based on results of EAR (Evaluation & Appraisal Report) adopted by BCC November 2008.</p> <p>Numerous committee workshops held.</p> <p>PZC Workshops:</p> <table border="0"> <tr> <td><u>1-14-2010</u></td> <td><u>2-11-2010</u></td> </tr> <tr> <td>Transportation</td> <td>Natural Groundwater Aquifer</td> </tr> <tr> <td>Sanitary Sewer</td> <td>Recharge</td> </tr> <tr> <td>Potable Water</td> <td>Stormwater Management</td> </tr> <tr> <td>Solid Waste</td> <td>Housing</td> </tr> <tr> <td></td> <td>Recreation & Open Space</td> </tr> <tr> <td></td> <td>Intergovernmental Coordination</td> </tr> </table> <table border="0"> <tr> <td><u>1-28-2010</u></td> <td><u>2-25-2010</u></td> </tr> <tr> <td>Introductory</td> <td>Future Land Use</td> </tr> <tr> <td>Economic Development</td> <td></td> </tr> <tr> <td>Capital Improvements</td> <td></td> </tr> <tr> <td>Conservation</td> <td></td> </tr> <tr> <td>Coastal Management</td> <td></td> </tr> </table>	<u>1-14-2010</u>	<u>2-11-2010</u>	Transportation	Natural Groundwater Aquifer	Sanitary Sewer	Recharge	Potable Water	Stormwater Management	Solid Waste	Housing		Recreation & Open Space		Intergovernmental Coordination	<u>1-28-2010</u>	<u>2-25-2010</u>	Introductory	Future Land Use	Economic Development		Capital Improvements		Conservation		Coastal Management		Hearing March 11th and 25th (tentative schedule)	Hearing May 11th (tentative schedule)	
<u>1-14-2010</u>	<u>2-11-2010</u>																														
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Department Activity

Fiscal Year (October - September)	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009
Pre-Application Conferences	97	119	126	173	167	156	110	75	36
Administrative Approval Approvals	205	160	170	180	170	158	164	196	116
Minor Site Plan Approvals	22	11	22	24	21	23	20	8	10
Major Site Plan Approvals	89	71	76	76	76	67	69	67	29
Preliminary Plat Approvals	37	32	41	43	52	47	25	10	6
Final Plat Approvals	25	30	35	37	34	26	20	20	5
Rezoning and Comprehensive Pre-App Conferences	25	24	64	62	40	45	20	25	21
Rezoning Requests (Final)	9	18	14	21	25	15	13	7	4
Comprehensive Plan Amendment Requests (Final)	3	9	9	1	9	6	8	6	2
Land Clearing Permits	134	172	219	225	158	112	93	60	22
Environmental Site Inspection	388	260	275	300	400	375	547	475	350
Wetland Resource Permits Issued	15	13	10	15	14	13	8	9	2
Single-Family Dock, Seawall, & Bulkhead Reviews	41	52	44	45	45	78	40	44	14
Complaints Received Regarding Code Violations	1,758	1,766	2,302	2,400	2,412	2,373	2,171	2,785	2,482
Home Occupation Permits Issued	334	379	488	500	548	475	433	357	350
Sign Permits Issued	137	163	169	175	146	203	132	115	60
Planner of the Day Inquiries	7,368	7,054	8,360	10,711	11,857	10,025	9,353	5,229	4,605
Concurrency Certificates	1,065	1,319	1,438	2,632	2,676	1,834	771	502	191
Local Housing Assistance Program Loans	73	70	84	66	54	46	45	37	13

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
DRI's	AA. Divosta Waterway Village	<p>± 1,596 residential units and small neighborhood commercial area. Located north side of 49th Street, east side of 58th Avenue. At 06/18/04 TCRPC meeting the RPC voted 20-1 to recommend major design changes. Plans significantly revised and presented to joint local government/county workshop meeting. Staff and developer held meetings with Gifford Progressive Civic League. Further revisions reviewed by TRC. School site supported by School Planning Technical Advisory Committee. PZC recommended approval 10/28/04. BCC approved D.O. (development order) 11/09/04. D.O. condition for 4-acre fire station site dedication satisfied 12-30-04. Public Works coordinating developers agreement. Public school site dedicated to the County. (270 Building permits issued overall as Spring 2009).</p> <p>Phase 1 (The Isles @ Waterway) preliminary PD plan approved by PZC April 14, 2005. LDP issued. Certification of Completion Phase 1 Plat A (Lots 1 – 59) issued 10-20-06. Certificate of Completion Phase 1 Plat B (Lots 60-238) issued 9-18-06. Certification of Completion for Phase 1 Plat 1C North Portion (Lots 239-341) issued 12-17-07. Certification of Completion for Phase 1 Plat 1C South Portion requested 4-19-09.</p>	Stan Boling John McCoy

January 2010

Department Activity

		<p>Phase 2A (The Lakes @ Waterway PD-05-11-17, total approved units 733) preliminary PD plan approved by PZC 1/12/06. LDP under review.</p> <p>Phase 2B (The Lakes @ Waterway PD-06-11-11, 295 units in phase) resubmittal under review pending PZC consideration, upon concurrency determination. (Application expired)</p> <p>12-5-06: BCC determines that DRI approval granted in 2004 did not vest the project for all units conceptually approved.</p> <p>1-9-07: BCC postponed decision on current vesting of 733 units. Current status: 733 units “vested” on county’s concurrency management system. Building permits being issued. Some 53rd Street construction complete. Applicant filed lawsuit contending that <u>all</u> development approved in the D.O. is vested.</p> <p>DiVosta lawsuit against county to vest all project units on-going. Settlement agreement conceptually approved, advances completion of 53rd Street. Applicant to file necessary DRI modification (NOPC).</p>	<p>Will Collins</p>
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Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
Public School Planning	AAA. Per interlocal agreement between County, School Board, Vero Beach, Sebastian and Fellsmere, joint planning and committee activities are on-going	<ul style="list-style-type: none"> • Wabasso school renovations site plan approved 2009. Construction status: commenced, scheduled to be completed 3-31-10. • Pre-application review conducted for Glendale Elementary traffic circulation improvements. • Citrus Elementary school campus improvements final site plan approved by SPTAC July 9, 2009. Construction status: complete and in use, with a few minor clear-up items remaining. • Ansin 20 acre elementary school site (Fellsmere) located at western edge of Vero Lake Estates approved by SPTAC July 9, 2009. Impact fee agreement being finalized. • First school concurrency assessment report (2009) finalized. • Dodgertown Elementary school campus addition and improvements site plan approved by SPTAC November 24, 2009. Construction status: commenced, scheduled to be completed October 2010. 	Stan Boling John W. McCoy Chris Mora

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Special Area Plans			
	1. South County Initiative (fka “master plan” concept)	<p>Concept approved by PZC April 2004. BCC approved concept 05/04/04. Being applied to affected area projects. Projects approved or modified: Madera Isles PD, Echo Lake PD, Falcon Trace Subdivision, Sunrise, Tripson Estates PD, Millstone Landing PD.</p> <p>Construction on individual projects. Turtle Creek Preserve(fka The Colony) approved April 4, 2006; but now inactive. Millstone Landing partially constructed. South half of Falcon Trace "inactive" at this time but approvals secured for development over next 10-15 years. Tripson Estates, Madera Isles, and Echo Lake “for sale”. All 3 projects are inactive.</p>	<p>Stan Boling John McCoy Brian Freeman Bill DeBraal</p>

LDR Amendments

	LDR Amendment Topic	Initiation/Workshop	Staff Draft	PSAC	PZC	BCC
1	Revisit “problem” landscape regulations Status: Workshop held. PSAC to consider 1-28-10	BCC initiated June 23, 2009. Public workshop held September 30, 2009.	Working group/staff meetings held. Proposed ordinance drafted.	Recommended for approval by PSAC 1-28-2010.	Scheduled for February 25, 2010 PZC.	To be scheduled for March 2010.
2	Amendments to the RS-6, RT-6, RM-6, RM-8, and RM-10 Maximum Building Coverage Regulations Chapter 911 Status: Complete	Applicant-initiated (Chuck Mechling)	Ordinance finalized	Sept 24, 2009 PSAC recommended approval	Nov 12, 2009 P&Z recommended approval	BCC approved 1-5-2010; ordinance 2010-001.
3.	“West Gifford” zoning study. Staff is meeting with Gifford community leaders and studying possible changes to IG (General Industrial) zoned property west of 43 rd Avenue, north of 41 st Street.	BCC initiated November 10, 2009	No draft changes. Research performed alternatives indentified. Community leaders to hold community meeting February 2010.	Not scheduled	Not scheduled	Not scheduled

Environmental Planning and Code Enforcement Section			
Environmental Lands Program, current cost-share grant applications	In 11/08, the county received ±3.1 million in FCT cost-share funds towards county purchase of Jones’s Pier. Cost-share funding through the State Florida Forever Program is currently on hold due to State budget outs.	County has contracted with The Conservation Fund (TCF) to assist county staff with environmental land acquisition. The County’s most recent purchase was Jones’s Pier (11/08). TCF recently negotiated an option for the County to acquire the Russell property of the St. Sebastian Greenway.	Roland DeBlois
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, completed 9/9/08. Resource management (prescribed burns bird-banning) ongoing. HCP stewardship reports submitted annually to U.S. Fish and Wildlife Service (FWS). The City of Sebastian is in the process of revising components of the HCP relating to the Sebastian Airport.	Roland DeBlois Beth Powell
Manatee Protection and Boating Safety Comprehension Management Plan (MPP).	LDR amendments pending to reflect policies and directives of the MPP. Amendment to the MPP to allow residential marinas in lieu of single family docks and one-time slip-use conversion from 1:100 to 1.5:100 approved by BCC on 06/15/04.	Amendment to MPP formally accepted by FWC in August 2004. The MPP has been revised accordingly. Costal Management Element of the Comprehensive Plan revised 11/21/05 to reflect MPP objectives and policies. Five-year review of MPP due in 2009/2010.	Roland DeBlois
Tree Protection Ordinance Revisions	On 12/7/04 the BCC adopted Ordinance 2004-041, revising the tree protection ordinance to require tree removal permits for single-family lots >1/4 acre in certain circumstances. Revisions also require a 2:1 dbh replacement ratio hardwood 12” dbh or larger, and two canopy trees on new single-family home sites.	The effective date of the revisions was 3/14/05. A landscape \$45.00 inspection fee is required to cover costs of RSF canopy tree requirement implementation.	Roland DeBlois
Land Acquisition funding referendum	In November 2004, county voters approved a \$50 million environmental land bond referendum. The new bond authorizes purchase of agricultural lands and historic sites as well as environmentally significant lands.	The LAAC has developed site eligibility criteria, and has finalized site ranking criteria to account for agricultural and historic land acquisition. County Commission approved establishment of a Conservation Land Advisory Committee (CLAC) in 06/05. Acquisition fund balance as of 10/31/09 approximately \$678,500.	Roland DeBlois

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Department Activity

Long Range Planning Section			
Impact Fee Update	Update of impact fee schedule	The Board of County Commissioners suspended five impact fees until March 30, 2010. BCC approved 2009 update report.	Sasan Rohani
SHIP Program Applications	Processing applications for State Housing Initiatives Partnership (SHIP) Program funding for FY 2008/09 and FY 2009/10	Total SHIP loans approved YTD = 926 (368 very low income, 419 low income, and 139 moderate income) http://www.irccdd.com/Planning_Division/SHIP/Index.htm	Sasan Rohani Diane Pickhardt
Local Housing Assistance Plan	Indian River County Local Housing Assistance Plan (LHA Plan)	IRC LHA Plan for FY 2009-10/2011-12 prepared, approved by BCC on March 17, 2009, and then approved by Florida Housing Finance Corporation http://www.irccdd.com/Planning_Division/SHIP/LHAP.pdf	Sasan Rohani
Community Development Block Grant (CDBG) Disaster Recovery Initiative (2007)	Housing hardening/rehabilitation program for Hurricane Wilma impacted low and moderate income households in the County.	The county has applied to the Department of Community Affairs for a total of \$176,869.25 for this program. Application for funding is approved, see Item 11.A.1 at the following website: http://www.irccgov.com/Boards/BCC/2007/agendas/BCC091807AP.pdf	Steven Deardeuff Sasan Rohani Diane Pickhardt
Community Development Block Grant (CDBG) Neighborhood Revitalization (2007)	Funding to construct a Gifford area fire station.	The county has been awarded a \$750,000 CDBG from the Florida Department of Community Affairs to construct a new fire station at 3620 49 th Street. Construction on the facility is completed. http://www.irccgov.com/Boards/BCC/2007/agendas/BCC041007AP.pdf	Bill Schutt Sasan Rohani
Evaluation and Appraisal Report (EAR) based Comprehensive Plan Amendments	Evaluation and Appraisal of Indian River County's Comprehensive Plan was completed in November of 2008. The County is now updating the Comprehensive Plan based on the EAR.	Each Comprehensive Plan Element is at various stages of being prepared by county staff.	Various Planning Staff
Neighborhood Stabilization Program (NSP) Community Development Block Grant (CDBG)	Funding to purchase and redevelop abandoned and foreclosed properties.	The County applied for \$4,680,825 of earmarked funds to purchase and redevelop abandoned and foreclosed properties. It is anticipated that the state will award the full amount to the county during the summer. The County is in the process of negotiating contracts with the Indian River County Housing Authority and the Treasure Coast Homeless Services Council to assist with acquiring and selling/renting foreclosed homes. The County has also issued Request for Qualifications for Surveyors and Contractors and Invitations to Bid for 8 separate housing acquisition and pre-acquisition related services (i.e. title and closing services, lead inspection services, mold inspections services, termite inspection services, etc.).	Various Planning Staff

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Department Activity

Metropolitan Planning Organization (MPO)			
(TDP) Transit Development Plan Update	Annual update of County's Transit Development Plan	Major update adopted by MPO October 8, 2008	Phil Matson
Transportation Disadvantaged Service Plan	Annual Transportation Disadvantaged Service Plan (TDSP)	TDSP for FY, 2009/2010 was adopted in May, 2009.	Phil Matson
Central Indian River County Greenways Plan	Plan for identifying and preserving trails in parks, public rights-of-way, and open spaces	Greenways Plan adopted February 14, 2007	Phil Matson
2030 Long Range Transportation Plan	Cost affordable listing of future roadway projects	Amended by MPO November 9, 2007	Phil Matson
North Indian River County Greenways Plan	Plan for identifying and preserving trails in parks, public rights-of-way, and open spaces	Adopted by MPO July, 9, 2008	Phil Matson
Safe Walk to School Study for Thompson Magnet School	Identify needed pedestrian and bicycle improvements in the vicinity of Thompson Magnet School	Adopted by MPO November 12, 2008	Phil Matson

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Department Activity

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	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
ORCA South Link	6.69	0	0	1	0	1

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)
Ansin Tract – St. Sebastian River Buffer	32	14	0	0	16	29
ORCA Diamond Tract	70	70	0	0	0	0
Russell Grove River Buffer	46	15	2	0	0	6
Ryall Parcel – South Prong Slough	7.73	5	0	0	0	2
Shadowbrook Parcel – South Prong Slough	30	7	0	0	0	5
Sebastian Harbor Preserve	163	120	0	0	132	132
Sexton Ranch agricultural conservation easements	462	105	0	0	111	111
Padgett Branch conservation easements	1,585	312	0	0	812	812
Sand Lakes Tract	1,256	728	100	0	428	528
Corrigan 460 Tract cons easement	458	0	0	0	0	0
Fellsmere Trailhead Preserve cons. Easement	62	0	0	0	23	23
Roseland Satellite NSCA Add.	0	0	0	0	109	109
Jones’s Pier	14	0	0	1	0	1
Total Acreage	11,732	3,851	716	120	5,555	6,542
Acreage Remaining by Category to Acquire to achieve minimum comp. plan acreage	N/A	0	0	0	0	0

Plans and reports available through the Community Development Department

- 2030 Long Range Transportation Plan (2006)
- An Archaeological Survey of Indian River County, Florida (1992)
- Boater's Guide (1996)
- Bicycle/Pedestrian Plan (2004)
- Comprehensive Plan (1998 as amended)
 - Elements and Sub-Elements
 - Capital Improvements
 - Conservation
 - Housing
 - Natural Groundwater Aquifer Recharge
 - Potable Water
 - Sanitary Sewer
 - Stormwater Management
 - Coastal Management
 - Future Land Use
 - Intergovernmental Coordination
 - Recreation and Open Space
 - Solid Waste
 - Transportation
 - Manatee Protection and Boating Safety Comprehensive Management Plan (08/2004)
- Congestion Management System Plan (2004)
- Gifford Neighborhood Plan (2002)
- Environmental Lands Program Report (10/98) Supplement (12/00)
- Environmental Lands Program Guide (05/03)
- Evaluation and Appraisal Report of the Comprehensive Plan (2008)
- 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 2009-10/2011-12)
- Manatee Protection and Boating Safety Comprehensive Management Plan (08/2004)
- Priority Projects Report (2006)
- Roseland Neighborhood Plan
- State Road A1A Origin/Destination Study (1999)
- State Road 60 Corridor Plan Major Update (2005)
- Transit Development Plan (2008)
- Transportation Disadvantaged Service Plan (2008)
- Transportation Improvement Program (2008-09/2012-13)
- Unified Planning Work Program (2008/2009 – 2009/2010) Draft

If you would like a copy of any of the documents listed above, please contact the Indian River County Planning Division at (772) 226-1237.