



Community Development Report February 2000

1840 25th Street
Vero Beach, FL 32960
Phone: (561) 567-8000, Ext. 1237
Fax: (561) 978-1806

Issue #6

\$4.00

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)

<input type="checkbox"/> Attorney	<input type="checkbox"/> Licensed Contractor	<input type="checkbox"/> Land Developer	<input type="checkbox"/> Real Estate Agent
<input type="checkbox"/> Engineer/Architect	<input type="checkbox"/> Private Resident	<input type="checkbox"/> Visitor/Tourist	<input type="checkbox"/> Other: _____

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

<input type="checkbox"/> Demographics	<input type="checkbox"/> Commerce and Industry	<input type="checkbox"/> Labor Information	<input type="checkbox"/> Current Development
<input type="checkbox"/> Incentives	<input type="checkbox"/> Department Activity	<input type="checkbox"/> Schedule of Meetings	<input type="checkbox"/> New Development Projects

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

<input type="checkbox"/> Demographics	<input type="checkbox"/> Commerce and Industry	<input type="checkbox"/> Labor Information	<input type="checkbox"/> Current Development
<input type="checkbox"/> Incentives	<input type="checkbox"/> Department Activity	<input type="checkbox"/> Schedule of Meetings	<input type="checkbox"/> 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)

<input type="checkbox"/> Paper Copy	<input type="checkbox"/> Computer Disk	<input type="checkbox"/> Web Page
-------------------------------------	--	-----------------------------------

**Please return this evaluation form to:
Peter Radke, Economic Development Planner
Community Development Department**

1840 25th Street, Vero Beach, FL, 32960
FAX: (561) 978-1806
pradke@bcc.co.indian-river.fl.us

Table of Contents

Introduction.....1

Demographics.....2

Commerce and Industry.....5

Labor Information.....8

Incentives.....11

Current Development.....13

New Development Projects.....16

 North County Projects.....16

 Central County Projects.....22

 South County Projects.....33

Department Activity.....49

Schedule of Meetings.....53

Introduction

The Community Development Report provides a collection of some of the most recent statistical information on Indian River County. Most of the data is 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 are 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 (561) 567-8000, ext. 1259.

Web Site Development

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

- < Upcoming meetings and events information;
- < Planning and Zoning Commission Agendas and Minutes;
- < Technical Review Committee Agendas;
- < Planning Department Projects;
- < Planning Department related development applications; and
- < Various plans and reports (including the Community Development Report).

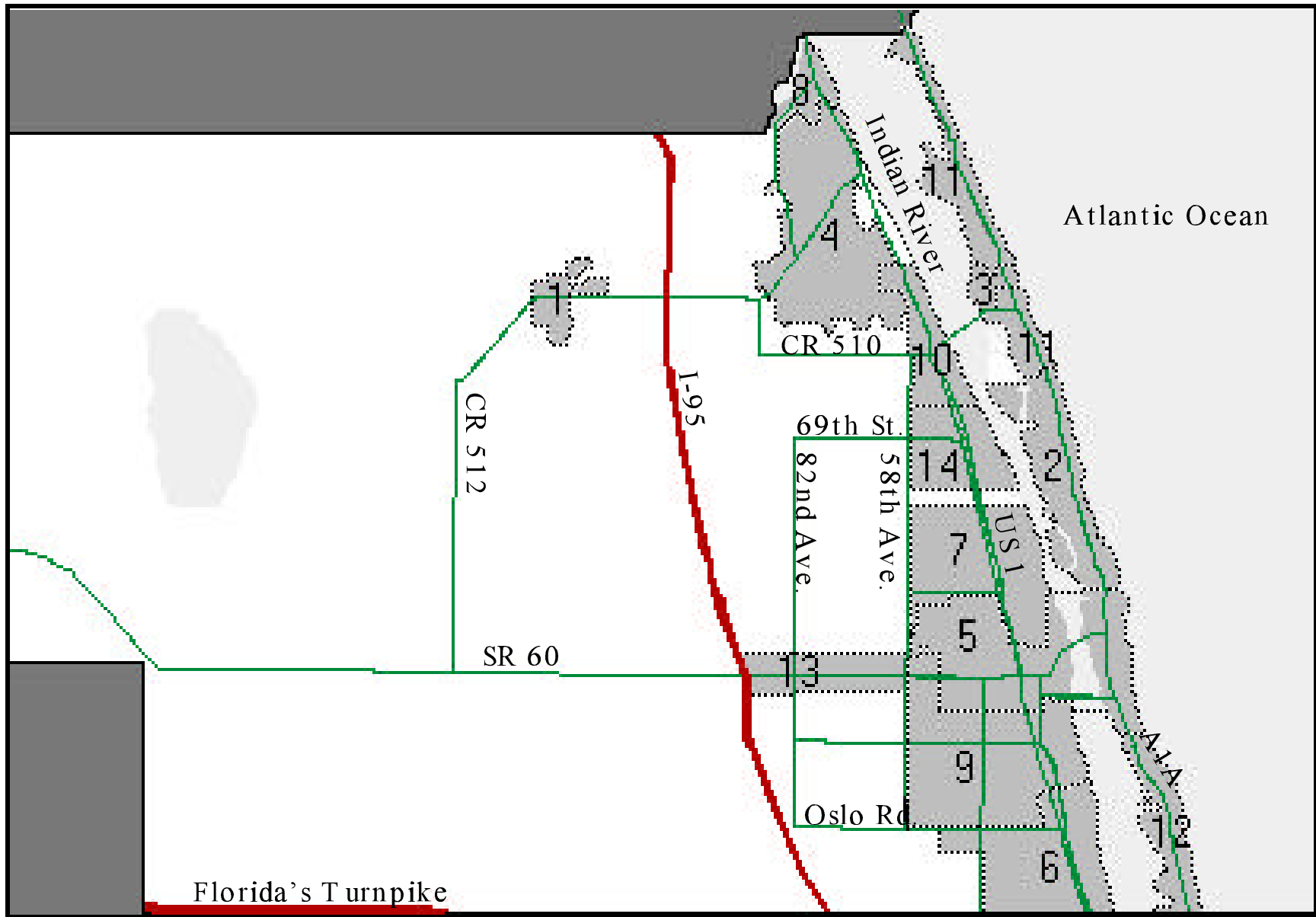
More information is being added to the site on a regular basis. Please visit the site and provide feedback as to how the county's web site can best serve your needs.

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

bcc1.co.indian-river.fl.us

Table 1: Indian River County Population									
Map Reference #		Historical Population							
		1980	1990	1995	1999	2005	2010	2015	2020
COUNTY†		59,896	90,208	100,261	109,579	122,200	132,400	143,000	154,100
UNINCORPORATED COUNTY‡		38,455	58,143	64,114	70,425	77,338	83,420	89,733	96,348
MUNICIPALITIES‡									
1	Fellsmere	1,161	2,179	2,354	2,572	2,938	3,205	3,481	3,768
2	Indian River Shores	1,254	2,278	2,599	2,848	3,329	3,662	4,007	4,367
3	Orchid	19	10	25	45	55	62	68	79
4	Sebastian	2,831	10,248	13,488	15,878	20,575	24,022	27,587	31,292
5	Vero Beach	16,176	17,350	17,681	17,811	17,965	18,030	18,124	18,245
Census Designated Places‡									
6	Florida Ridge	4,988	12,183	13,172	15,078	17,388	19,382	21,464	23,649
7	Gifford	6,240	6,278	7,740	8,335	8,966	9,531	10,107	10,696
8	Roseland	1,607	1,379	1,818	1,947	2,081	2,200	2,318	2,439
9	Vero Beach South	12,636	17,182	17,966	18,997	19,827	20,613	21,424	22,260
10	Wabasso	2,157	1,145	1,278	1,367	1,396	1,437	1,483	1,525
Unincorporated Designated Areas‡									
11	North Beach	225	639	1,127	1,479	1,946	2,338	2,739	3,152
12	South Beach	1,098	2,754	2,926	3,340	3,843	4,279	4,733	5,211
13	SR 60 Corridor	3,102	7,519	8,154	9,336	10,767	12,002	13,291	14,644
14	Winter Beach	978	818	1,132	1,225	1,327	1,415	1,504	1,594
Unallocated Population		5,424	8,246	8,801	9,321	9,797	10,224	10,670	11,178

Source: †Bureau of Business Research, [Florida Statistical Abstract](#). University of Florida.
 ‡Indian River County Planning Division.



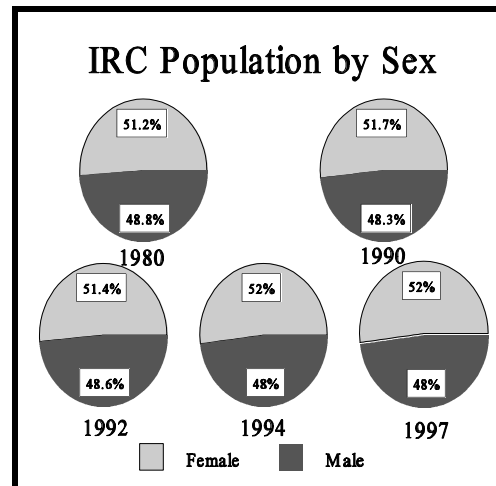
Year	0-14	Share of Population	15-24	Share of Population	25-44	Share of Population	45-64	Share of Population	65 and Over	Share of Population
1985	12,369	16.18%	10,347	13.54%	18,269	23.90%	17,817	23.31%	17,639	23.08%
1990	14,684	16.28%	8,996	9.97%	22,435	24.87%	19,501	21.62%	24,592	27.26%
1992	15,262	16.22%	9,485	10.08%	23,187	24.64%	20,456	21.74%	25,701	27.32%
1994	16,591	17.03%	10,167	10.44%	23,610	24.24%	19,381	19.90%	27,666	28.40%
1997	16,920	16.18%	9,671	9.25%	24,789	23.70%	23,127	22.11%	30,098	28.77%

Source: Bureau of Economic and Business Research, Florida Statistical Abstract. University of Florida.

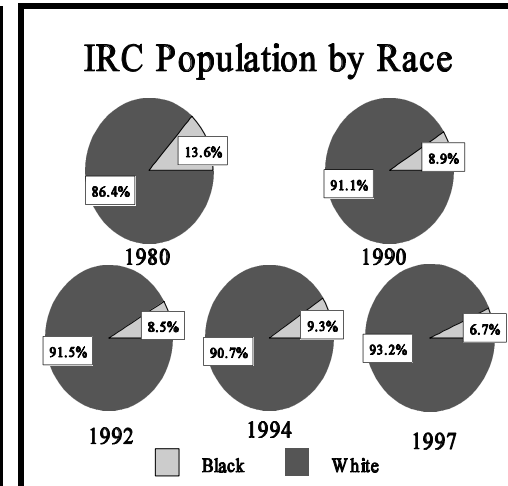
Year	Sex		Race†	
	Female	Male	Black	White
1980	30,667	29,229	8,000	51,000
1990	46,630	43,578	8,000	82,000
1992	48,359	45,732	8,000	86,000
1994	50,626	46,789	9,000	88,000
1997	54,537	50,168	7,000	96,000

†Rounded to thousands.

Source: Bureau of Economic and Business Research, Florida Statistical Abstract. University of Florida.



Source: Bureau of Economic and Business Research, Florida Statistical Abstract. University of Florida.



Source: Bureau of Economic and Business Research, Florida Statistical Abstract. University of Florida

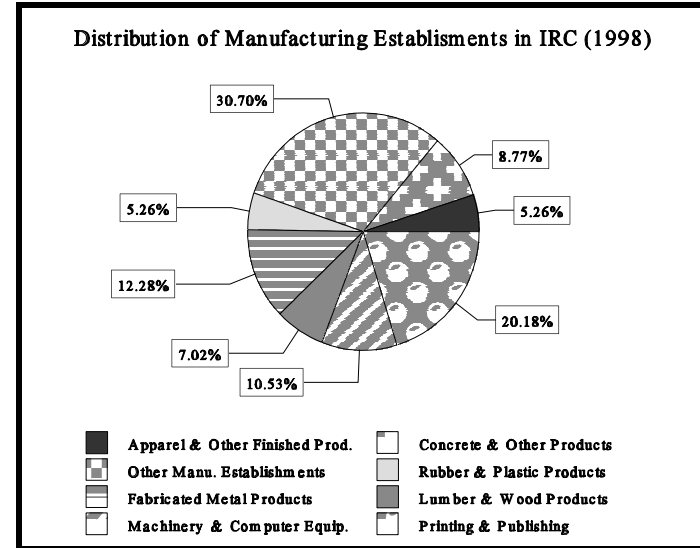
Largest Employers in Indian River County (1999)						
1999 Ranking	1998 Ranking	Firm	SIC Major Group	Employees		
				Total	Full-time	Part-time
1	1	School District of Indian River County	Government	1,700	1,700	N/A
2	2	Indian River Memorial Hospital	Health Services (SIC 80)	1,520	916	604
3	3	Indian River County	Government	1,379	1,296	83
4	4	The New Piper Aircraft	Transportation Equipment (SIC 37)	1,249	1,190	59
5	5	Publix Supermarkets	Food Stores (SIC 54)	792	397	395
6	6	Wal-Mart	General Merchandise Stores (SIC 53)	774	584	190
7	7	City of Vero Beach	Government	606	556	50
8	13	Sun Ag, Inc.	Agricultural Services (SIC 07)	550	250	300
9	15	Winn-Dixie	Food Stores (SIC 54)	520	156	364
10	8	Hale Indian River Groves	Agricultural Services (SIC 07)	505	320	185
11	10	Gracewood Fruit Packing	Agricultural Services (SIC 07)	500	50	450
12	11	Dodgertown Complex	Amusement and Recreation Services (SIC 79)	438	125	313
13	9	John's Island	Hotels and Other Lodging Places (SIC 70)	415	210	205
14	13	Graves Brothers	Agricultural Services (SIC 07)	400	39	361
15	16	Sebastian River Medical Center	Health Services (SIC 80)	375	245	130
16	18	Disney's Vero Beach Resort	Hotels and Other Lodging Places (SIC 70)	347	285	62
17	19	Visiting Nurse Association	Health Services (SIC 80)	304	104	200
18	16	Indian River County Exchange Packers	Agricultural Services (SIC 07)	300	68	232
19	12	Indian River Estates	Health Services (SIC 80)	289	155	134
20	20	Doctor's Clinic	Health Services (SIC 80)	260	250	10

N/A - not available.

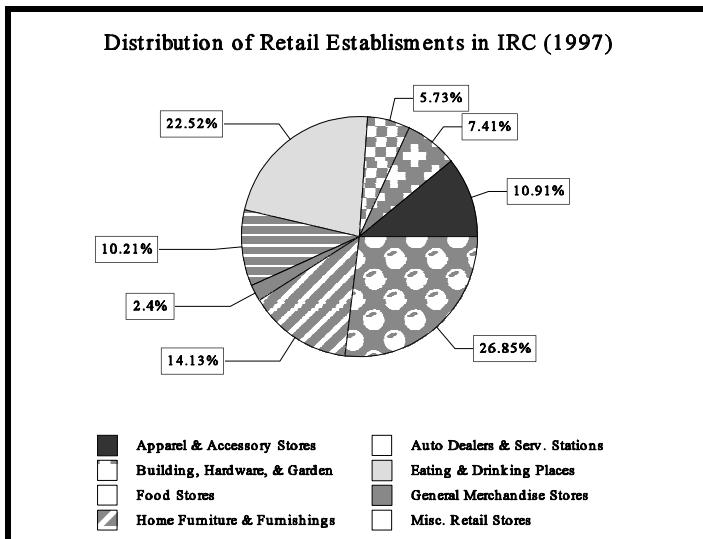
Source: Indian River County Chamber of Commerce, 12/16/00.

Business Establishments in Indian River County			
SIC Division	# of Firms 1990	# of Firms 1998	% Increase
Agriculture, Forestry, & Fishing	229	228	-0.44%
Construction	448	389	-13.17%
Manufacturing	112	114	1.79%
Transportation., Communications, & Utilities	79	107	35.44%
Wholesale Trade	124	176	41.94%
Retail Trade	627	715	14.04%
Finance, Insurance, & Real Estate	282	326	15.60%
Services	1,039	1,331	28.10%
Government	52	59	13.46%

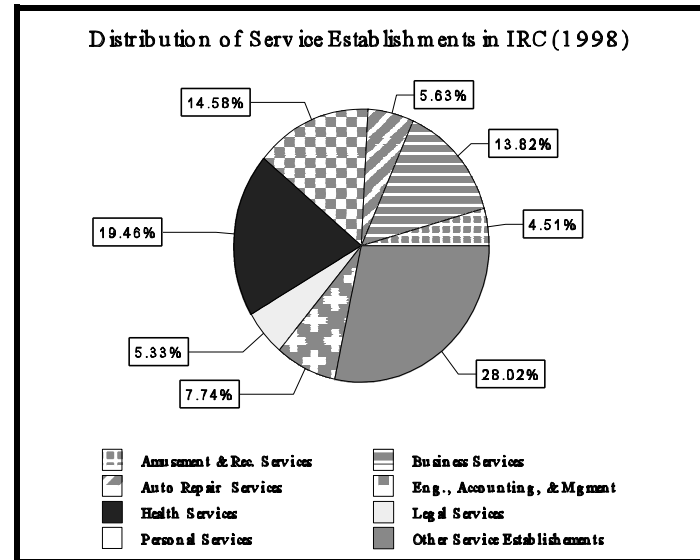
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.

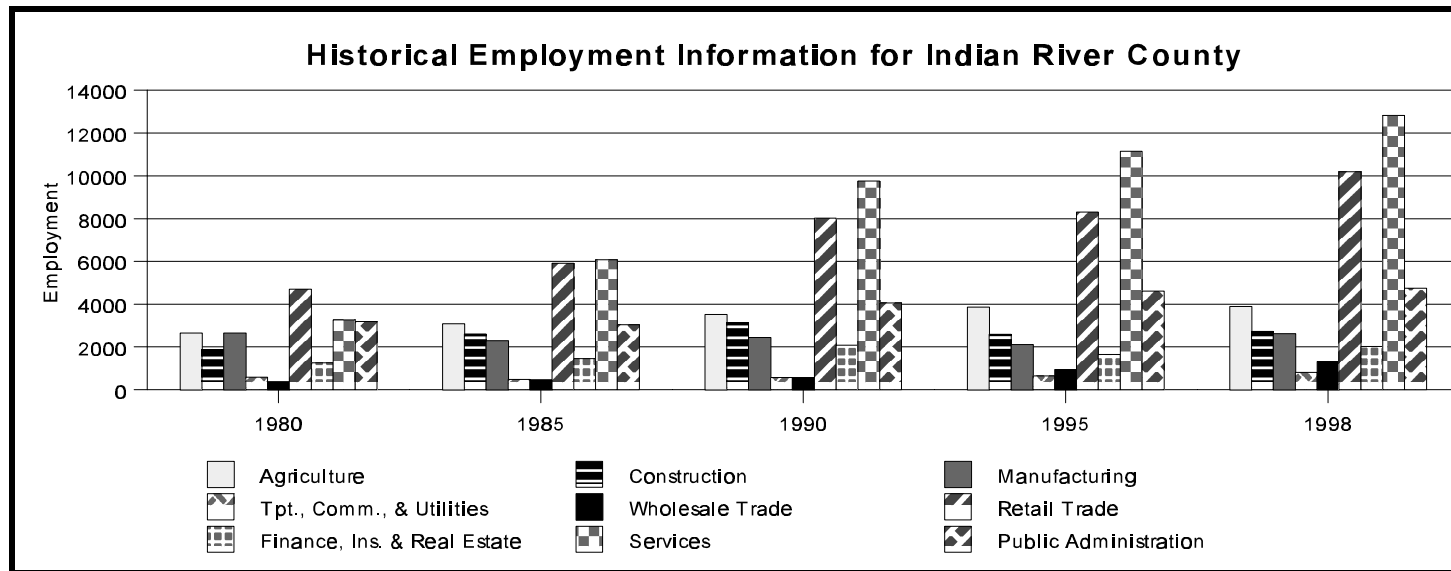
Sales Information for Private Companies in Indian River County				
Establishment	1990		1998	
	Gross Sales	% of State Wide Gross Sales	Gross Sales	% of State Wide Gross Sales
Aircraft Dealers	\$121,963,921	5.04%	\$123,800,392	2.68%
Communications	\$45,655,383	0.59%	\$74,931,015	0.51%
Department Stores	\$50,390,623	0.64%	\$188,287,001	1.16%
Grocery Stores	\$177,183,058	0.82%	\$226,256,056	0.75%
Industrial Machinery Equipment	\$7,636,082	0.15%	\$104,342,290	0.12%
Medical, Dental, Surgical, Hospitals	\$1,006,201	0.05%	\$6,727,383	0.10%
Motor Vehicle Dealers	\$135,689,606	0.44%	\$268,640,883	0.46%
Motorboat and Yacht Dealers	\$9,490,314	0.43%	\$18,358,387	0.45%
Office Space and Commercial Rentals	\$44,796,756	0.48%	\$82,770,898	0.51%

Source: Florida Department of Revenue, Office of Research and Analysis.

Private Companies in Florida's Top 200 Located in Indian River County†					
Company	City	Rank	Revenue (1997)	Full-time Employees	Type of Business
George E. Warren Corp.	Vero Beach	5	\$1,406,162,000	24	Petroleum Trading
Seald Sweet Growers	Vero Beach	89	\$145,000,000	51	Wholesale Fresh Fruits and Vegetables
The New Piper Aircraft Inc.	Vero Beach	103	\$120,000,000	857	Aircraft Manufacturer
†Ranked by 1998 Revenue.					

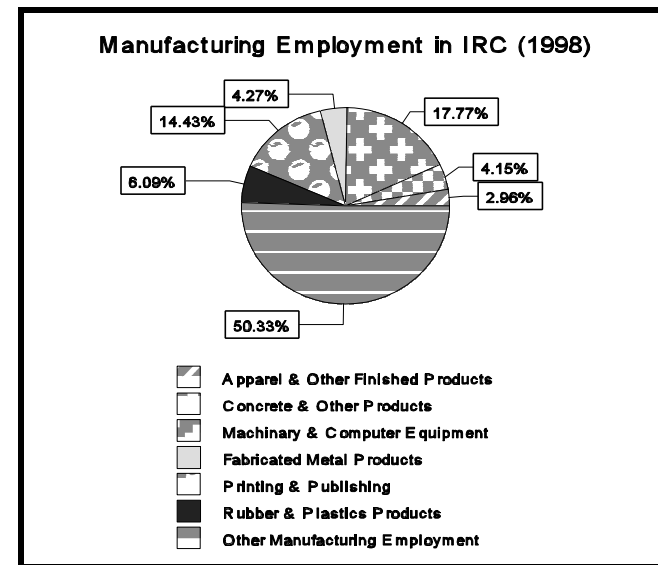
Source: Florida Trend, 1999.

Employment Information for Indian River County (1998)				
SIC Division	# of Employees	% of Total Employment	Annual Payroll	Average Annual Wage Per Employee
Agriculture, Forestry, & Fishing	3,887	9.40%	\$75,298,062	\$19,373
Construction	2,729	6.60%	\$68,478,255	\$25,089
Manufacturing	2,629	6.35%	\$88,800,492	\$33,775
Tpt., Communications, & Utilities	808	1.95%	\$20,770,520	\$25,719
Wholesale Trade	1,315	3.18%	\$42,131,736	\$32,045
Retail Trade	10,196	24.64%	\$164,656,002	\$16,149
Finance, Insurance, & Real Estate	2,018	4.88%	\$77,079,002	\$38,194
Services	12,822	30.99%	\$320,605,847	\$2,500
Public Administration	4,746	11.47%	\$145,804,527	\$33,432

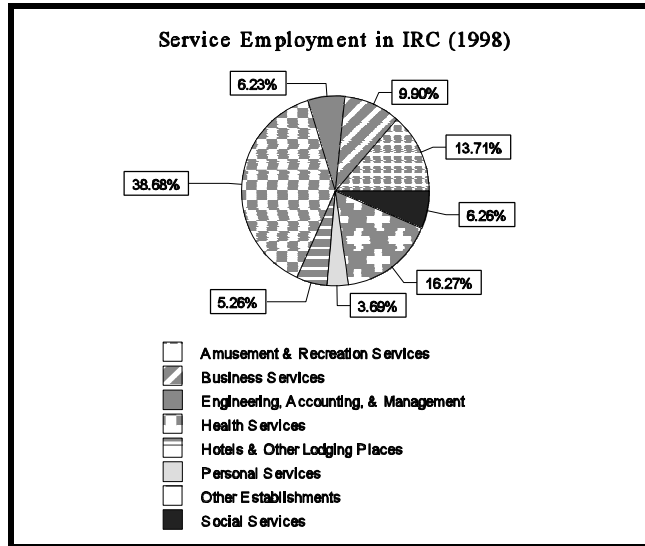


S
o
u
r
c
e
:
F
l
o
r
i
d
a
D
e
p
a
r
t
m
e
n
t

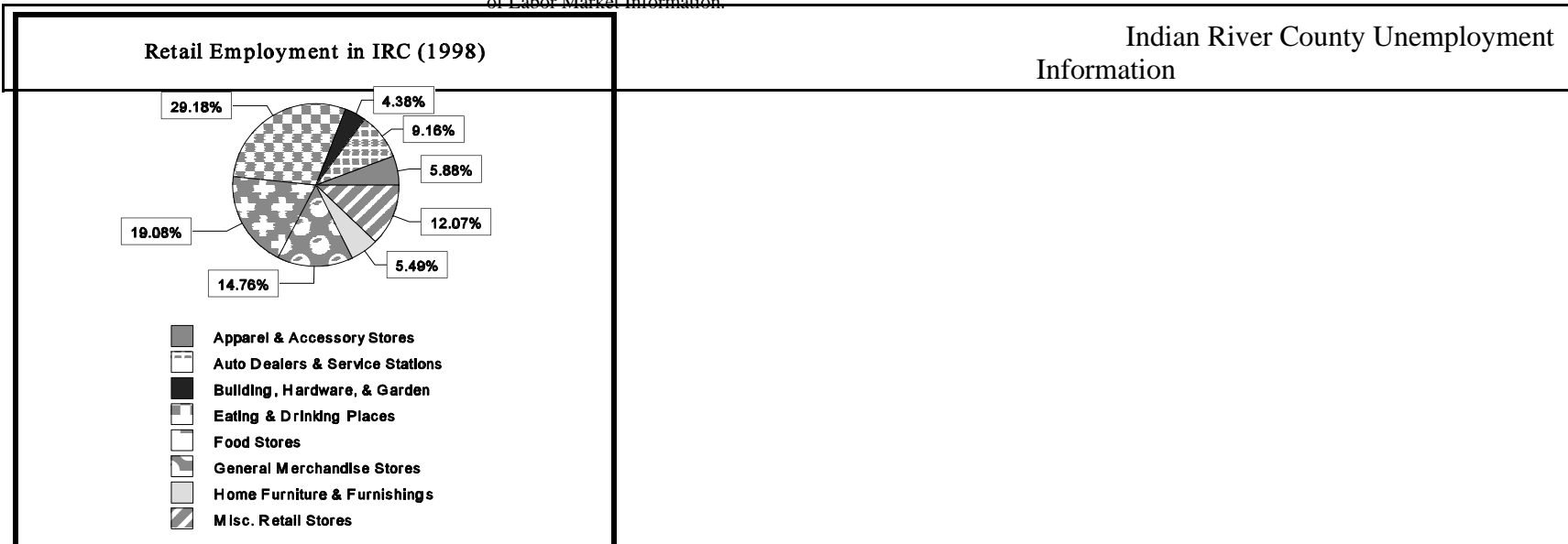
Department of Labor & Employment Security, Bureau of Labor Market Information.



Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



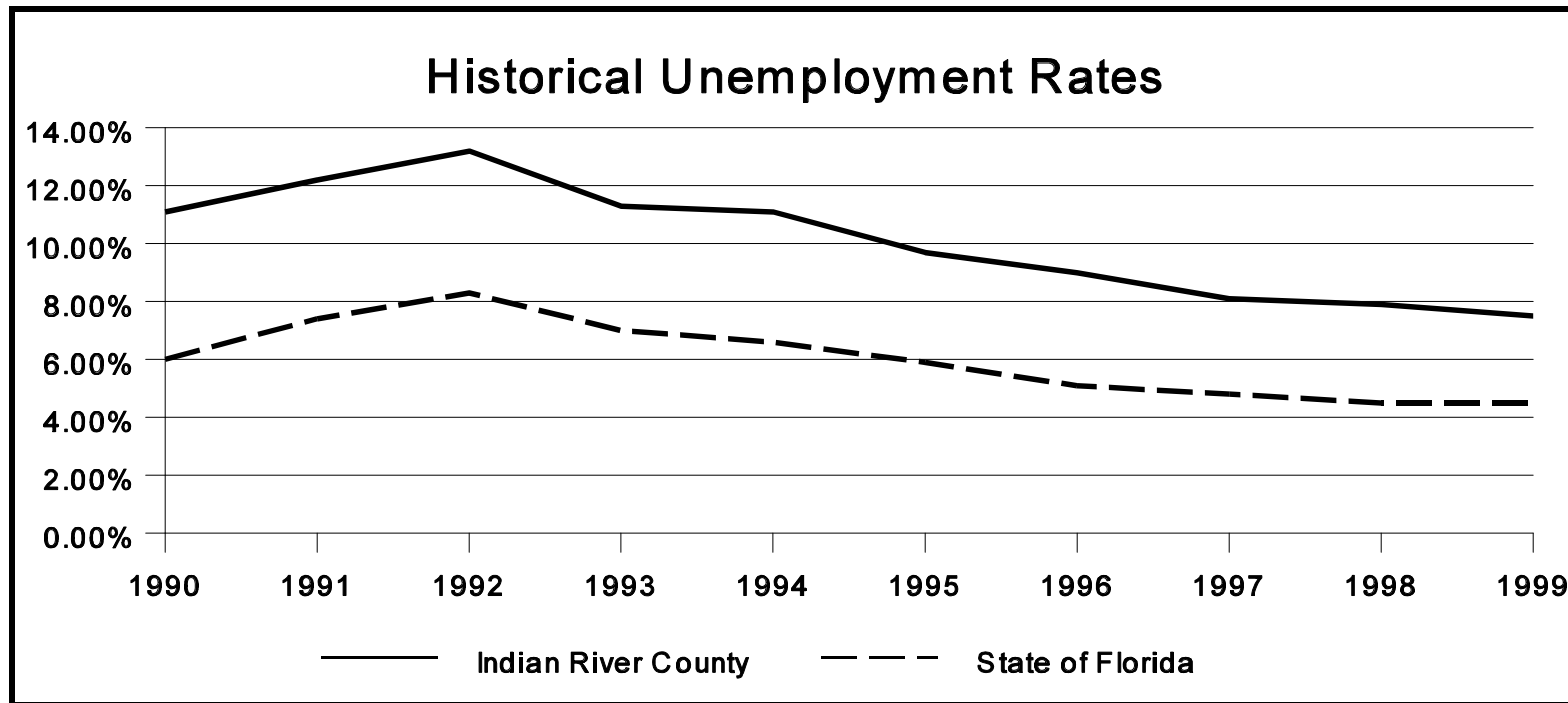
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.

	Annual		1999 Monthly											
	1997	1998	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Labor Force	44,109	44,993	46,297	46,436	46,884	46,592	46,774	47,131	47,277	47,236	47,143	48,099	49,155	48,483
Unempl. Rate	8.1%	7.9%	6.4%	5.3%	5.0%	4.9%	7.1%	9.4%	10.3%	10.9%	10.4%	8.3%	7.1%	5.5%

Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



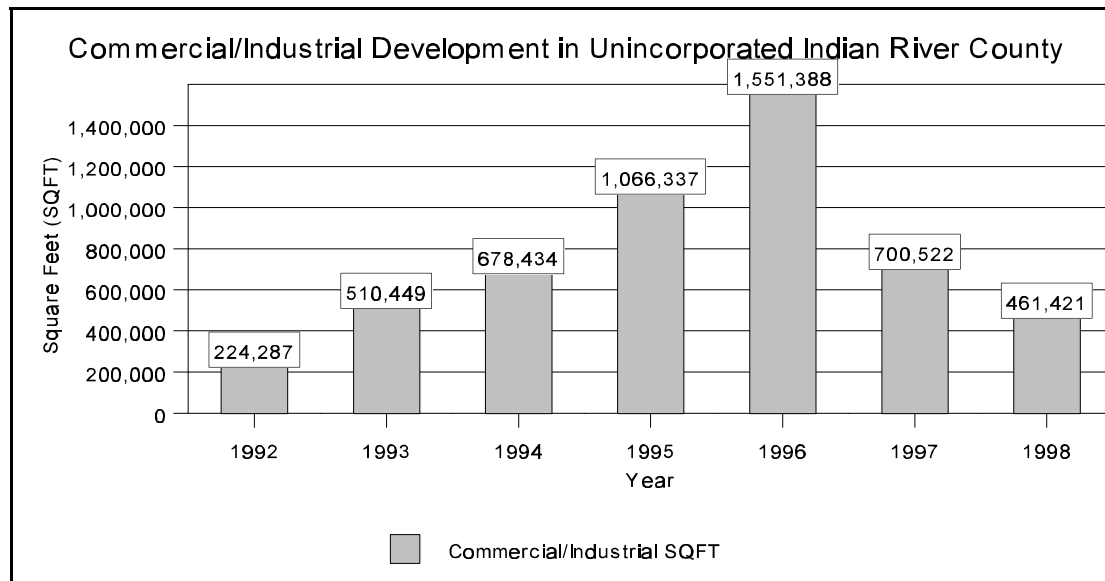
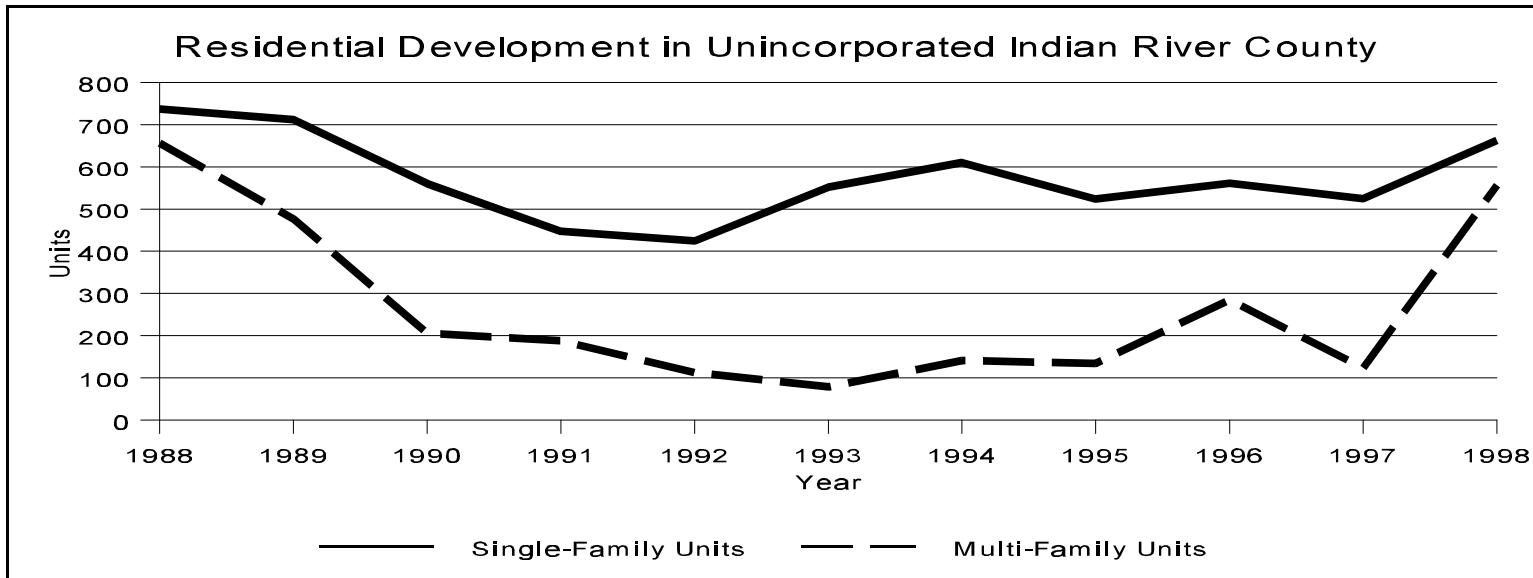
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.

Business Incentives Offered Directly by Indian River County Board of County Commissioners											
Local Jobs Grant Program	Traffic Impact Fee (TIF) Financing Program										
<p><u>Qualifications:</u></p> <ul style="list-style-type: none"> < At least 20 or more manufacturing jobs (SIC code's 20-39) or 20 or more jobs in the county's target industries must be created. < Wages for the newly created jobs must equal at least 100% of the county's average salary/wage level. < An application must be submitted to the Community Development Department. All eligible applications shall be reviewed by the Board of County Commissioners. <p><u>Amount of Award:</u></p> <table border="0"> <thead> <tr> <th># of Jobs Created</th> <th>Grant Amount</th> </tr> </thead> <tbody> <tr> <td>20-49</td> <td>\$1,000/job created</td> </tr> <tr> <td>50-99</td> <td>\$1,250/jobs created</td> </tr> <tr> <td>100-149</td> <td>\$1,500/job created</td> </tr> <tr> <td>150+</td> <td>\$2,000/job created</td> </tr> </tbody> </table> <p>10% Grant Bonus - At least 50 jobs created are in the county's target industries. 10% Grant Bonus - At least 75% hired are Indian River County residents. 10% Grant Bonus - Salary of qualified jobs are at least 125% of county's average salary. 20% Grant Bonus - Salary of qualified jobs are at least 150% of county's average salary. 25% Grant Bonus - Salary of qualified jobs are at least 175% of county's average salary.</p> <p><u>Other Requirements:</u></p> <ul style="list-style-type: none"> < A grant to an individual company may not exceed \$500,000 < Grant funds can be used for costs associated with expansion or relocation such as moving expenses, permitting costs, impact fees, infrastructure costs, rent, day care facilities, equipment, or other expenses to be approved by the Board of County Commissioners < Grant funds will be paid over a three year period. <ul style="list-style-type: none"> < 50% of the grant is received in the first year. < 25% of the grant is received in the second year. < 25% of the grant is received in the third year. 	# of Jobs Created	Grant Amount	20-49	\$1,000/job created	50-99	\$1,250/jobs created	100-149	\$1,500/job created	150+	\$2,000/job created	<p><u>Qualifications:</u></p> <ul style="list-style-type: none"> < Business must be classified as a manufacturing establishment (SIC codes 20-39), or listed on the county's target industries list. <p><u>Benefits:</u></p> <ul style="list-style-type: none"> < A business is able to finance a TIF over a six year period, to correspond to the timeframe in which traffic impact fees must be spent. < Interest rate is established by the Board of County Commissioners. < TIF loan is repaid in annual payments. <p><u>Other Requirements:</u></p> <ul style="list-style-type: none"> < A lien must be recorded against the benefitting real property. < The TIF financing lien must be a first lean on the property.
# of Jobs Created	Grant Amount										
20-49	\$1,000/job created										
50-99	\$1,250/jobs created										
100-149	\$1,500/job created										
150+	\$2,000/job created										
	<p><u>Waiving County Utility Deposit</u></p> <p><u>Qualifications:</u></p> <ul style="list-style-type: none"> < Business must be classified as a manufacturing establishment (SIC codes 20-39), or listed on the county's target industries list. < Business must have a five year good credit history with its previous utility provider. <p><u>Benefits:</u></p> <ul style="list-style-type: none"> < The county will guarantee county utility deposits for all qualified businesses. < The county will pledge funds that can be drawn upon when necessary. <p><u>Other Requirements:</u></p> <ul style="list-style-type: none"> < The county will guarantee up to a \$5,000 utility deposit. 										
<p><u>Other Incentives:</u> UFinancing of water & sewer impact fees UAvailability of infrastructure with sufficient capacity UExpedited Permitting Process UAvailability of industrial revenue bonds UAvailability of job training through IRCC and JEPP. UAssistance in acquiring federal or state grants</p>											

Other State Incentives				
	Qualified Target Industry Tax Refund Program (QTI)	Quick Response Training (QRT)	Economic Development Transportation Fund (Road Fund)	CDBG 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
Type of Incentive	Tax Refund	Grant	Grant	Grant or Loan
Award made to whom	Business	Training Provider	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.
# of jobs required	At least 100 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
Available to expanding industries	Yes	Yes	Yes	Yes
Available to new industries	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.

Building Permit Information for New Construction (Last 12 Months)						
Jurisdiction	Building Type	Jan. - Mar. (1999)	Apr. - Jun. (1999)	Jul. - Sep. (1999)	Oct. - Dec. (1999)	Total
Unincorporated County	Single-Family Units	162	191	190	154	697
	Multi-Family Units	14	6	2	93	115
	Commercial/Industrial Sqft	55,234	155,213	230,388	115,506	556,341
Vero Beach	Single-Family Units	4	7	8	6	25
	Multi-Family Units	8	8	0	124	140
	Commercial/Industrial Sqft	8,509	506	3,283,507	535,093	45,141
Sebastian	Single-Family Units	62	73	63	64	262
	Multi-Family Units	2	4	2	2	10
	Commercial/Industrial Sqft	7,879	2,000	8,152	17,843	35,874
Fellsmere	Single-Family Units	10	8	0	4	22
	Multi-Family Units	0	0	0	0	0
	Commercial/Industrial Sqft	0	0	0	0	0
Indian River Shores	Single-Family Units	7	14	14	16	51
	Multi-Family Units	0	6	6	6	18
	Commercial/Industrial Sqft	0	0	0	0	0
Orchid	Single-Family Units	9	15	12	11	47
	Multi-Family Units	0	0	0	0	0
	Commercial/Industrial Sqft	0	3,541	0	0	3,541
Total Single Family Units		254	308	287	255	1,104
Total Multi-family Units		24	24	10	225	283
Total Commercial SQFT		71,622	161,260	268,646	139,369	640,897

Sources: Indian River County Building Division; City of Sebastian; City of Fellsmere; Town of Indian River Shore; Town of Orchids.



Indian River County Real Estate Tax Roll (1999)			
Use	Count	Land Value	Improvement Value
Residential			
Single Family Residential Units	32,262	\$1,179,878,110	\$2,685,325,450
Multi-Family (2-9 Units)	729	\$19,523,290	\$44,158,160
Multi-Family (10 Units +/-)	41	\$8,260,030	\$40,780,210
Condominium	11,412	\$3,754,580	\$1,170,582,920
Other Improved Residential	415	\$51,633,320	\$1,996,140
Vacant Residential	18,803	\$569,575,460	\$860
Commercial			
Stores (One Story)	241	\$39,818,640	\$66,753,260
Department Stores	9	\$11,668,590	\$28,394,070
Supermarkets	53	\$5,991,200	\$11,737,890
Community Shopping Center	22	\$23,810,950	\$60,522,860
Regional Shopping Center	2	\$6,862,020	\$62,967,980
Other Improved Commercial	930	\$178,809,280	\$306,164,040
Vacant Commercial	1,394	\$99,120,170	
Industrial			
Light Manufacture, Small Machine Shop, Etc.	55	\$4,243,940	\$16,872,660
Heavy Industry	3	\$3,166,050	\$10,835,180
Packing Plants: Fruit, Vegetables, & Meat	27	\$5,655,420	\$9,740,070
Other Improved Industrial	290	\$29,621,710	\$54,043,300
Vacant Industrial	220	\$13,393,160	

Source: Indian River County Property Appraisers Office, February 2000.

New Development Projects in Indian River County			
NORTH COUNTY (all new projects located north of 77 th Street)		(37 Projects Listed)	
Health Care Offices and Facilities			
Project Name	Location	Proposal	Status
Dean Wellness Center 99070080-001	Between 50 th Avenue and US#1, North of 87 th Street	Redevelopment of a Single-Family Dwelling Unit to a Medical Office. Contact: Darco 569-7165	Pre-application conference held on 7/23/99. Awaiting formal site plan submittal.
Three Palms 99100027-001	9050 66 th Avenue	70 Bed Assisted Living Facility Contact: CRA Development, Inc. 850-574-1574	Pre-application conference held on 10/26/99. Awaiting formal site plan submittal.
Industrial Establishments			
KSM Engineering & Testing 97050041-002 SP-MA-99-05-27	11345 US #1	Engineer/Testing lab - 3,700 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 3/3/99. Approved by PZC on 3/25/99 with conditions. Pending release for construction.
Institutional Establishments			
Kashi Church Foundation SP-MI-00-03-15 99120007-001	Roseland Road	Office Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 12/15/99. Awaiting resubmittal.
Christ Presbyterian Church (conceptual plan) SP-MA-99-06-37 99010068-002	North Side of CR 510, Just West of the Wabasso Causeway	Church = 7,508 sq. ft. Contact: Merrill, Hatch, and Pastor Architects 567-9090	Pre-application conference held on 1/27/99. TRC meeting held on 4/14/99. Resubmittal received on 5/7/99. Approved by PZC on 6/10/99. BCC approved on 7/6/99. Awaiting final site plan application.

Project Name	Location	Proposal	Status
Mixed Commercial Use Projects			
Wabasso Village 99070206-001	South Side of CR 510 between US #1 and the Wabasso Bridge	Commercial/Retail (Food Market, Retail and Office) Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 8/10/99. Awaiting formal site plan submittal.
Multi-Family Residential Projects			
Dune House Point SP-MA-99-10-67 99070164-001	Sea Oaks Blvd., Between SR A- 1-A and the Ocean, Extreme North end of Sea Oaks Oceanside	6 Unit Residential Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 8/4/99. Approved by the PZC on 8/26/99. Not yet released for construction.
Terry Duplex 99110121-001	6665 US #1, Grant	Create Duplex Unit Contact: Thomas & Valerie Pendleton 388-5742	Pre-application conference held on 12/2/99. TRC meeting scheduled for 2/2/00.
Windsor Plat 18 (North West Perimeter) (preliminary plat)	Northwest Corner of Windsor	17 Lots and 12 Multi-Family units Contact: Knight, McGuire & Associates, Inc. 569-5505	Preliminary plat was approved by the PZC on 8/27/98. LDP issued. Final plat revisions routed to staff for review on 11/23/99. Final plat approved on 12/14/99 by BCC and recorded.
Other Non-Residential Projects			
Godfrey Sand Mine (NEW APPLICATION) SP-MA-99-12-75 99090020-001	East side of Babcock Street (CR 507) about ½ mile north of Fellsmere	Same proposal as previous application, with minor changes. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 9/22/99. Scheduled for PZC consideration on 10/28/99, however, on 11/27/99 the applicant requested to be removed from this agenda. Awaiting application direction from application.

Project Name	Location	Proposal	Status
Groveland Sand Mine SP-MA-99-09-59 99070008-001 and Cross Creek Sand Mine SP-MA-99-09-57 99070006-001	West Side of Powerline Road, South of Sebastian Highlands	80 Acre and 40 Acre Side-by-Side Sand Mine Operations Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 7/21/99. Resubmittal received. Both projects were approved by the PZC on 10/14/99 with conditions. Awaiting compliance with conditions and release of site plans.
Indian River County Department of Fire/EMS Station #11 SP-MA-99-06-35 99030182-001	Indian River Lagoon & Jungle Trail	Fire EMS Station - 6,847 sq. ft. Contact: Edlund & Dritenbas Architects, Inc. 569-4320	TRC meeting held on 4/7/99. Approved by PZC on 5/13/99. Site plan released on 8/16/99. Concurrency issued. Building permit applied for.
K & R Northeast Passage Roadway Plat (preliminary plat) SD-99-09-15 99070005-001	CR 510 (Wabasso Road) at 45 th Avenue	Roadway Plat on South Side of CR 510, Intended to Serve Future Commercial and Residential Projects Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 7/14/99. PZC approved preliminary plat application on 10/28/99.
Other Residential Projects			
Windsor Properties Town Hall 98100056-006 PD-99-01-01	10775 Wittington Avenue	Windsor Town Hall 2,140 sq. ft. Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 10/21/98. Resubmitted. Second TRC meeting held on 11/18/98. PZC on 12/10/98 approved the PD application. Under construction. TRC meeting held on 11/3/99. Final plat approved by BCC on 12/14/99. C.O. issued.
Sea Oaks POA Maintenance Facility SP-MI-00-02-11 99100094-002	8815 Hwy A-1-A (Wastewater Treatment Plant at Sea Oaks)	Maintenance Building = 2,688 sq. ft. Contact: Carter Associates, Inc. 562-4191	Site plan approved and released and under construction.
Professional and Financial Office Establishments			

Project Name	Location	Proposal	Status
Indian River Federal Credit Union SP-MA-99-05-32 99010058-002	11638 U S 1 Sebastian Square Out Parcel	2,530 sq. ft. Credit Union building With Drive-In. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 9/1/99. Approved by the PZC on 9/23/99. Site plan released on 10/15/99. Building permit issued in 11/99. Under construction.
Public and Private Recreation Facilities			
Indian River County Agricultural Pavilion SP-MA-99-11-73 99080118-001	7955 58 th Avenue	20,000 sq. ft. Exhibit Building Contact: Jim Davis, P.E. at Indian River County 567-8000	TRC meeting held on 9/1/99. Approved by the PZC on 9/23/99. Site plan release pending.
Indian River County Shooting Range SP-MA-98-12-68	Approx. ½ mile north and west of the north terminus of 102 nd Terrace, adjacent to the east side of I-95	Recreation and Hunter Education; various gun ranges with berming, 1,500 sq. ft. building area, and conservation areas.	Approved by the PZC on 10/08/98 with conditions. Revisions made to address concerns of neighboring XL Vision. Site plan released and construction has commenced.
Red Stick Golf Club 98100172-002 and 98100172-004 PD-99-02-04 and PD-99-05-07	South of 85 th Street/Kings Highway and Old Dixie	18 Hole Golf Course / Clubhouse / Golf Maintenance Facility on 315 Acres Contact: Masteller & Moler, Inc. 567-5300	Overall plan and PD rezoning approved by BCC on 3/2/99. Preliminary plan/plat approved by PZC on 4/8/99 with conditions. Pending site plan release. Golf course released for construction.
Residential Planned Development (PD) Projects			
Bermuda Club (Conceptual PD Plan and Special Exception Use) 98100141-002 PD-99-03-22	West Side of S.R. A-1-A Between Sea Oaks and Disney (west and south of Coralstone Club)	Single-Family 90 Lots and Multi-Family 78 units on 56 acres. Contact: Richard Kern, P.E. 407-253-9595	Approved by BCC on 4/6/99 with conditions. LDP submitted and under review. Administrative approval to modify certain buildings and lake locations approved with conditions. Currently under construction. LDP issued on 11/22/99.

Project Name	Location	Proposal	Status
Pelican Pointe Phase II PD-98-05-08 97070035	East of Pelican Pointe; 9700 N. US 1.	PD for 15 single family units (rather than the previously proposed 19 single family units). Contact: Shalloway, Foy, Rayman & Newell 407-221-2128	TRC meeting held on 3/11/98. BCC on 12/8/98 approved special exception use/conceptual PD. LDP applied for on 12/29/98. LDP not yet issued. TRC meeting held for final plat on 10/20/99. Final plat revisions under review by staff (11/19/99). Comments not yet fully addressed for final plat. Final plat consideration for approval before the BCC will not be scheduled until comments are addressed.
Pelican Pointe Phase II NEW APPLICATION PD-00-02-03 97070035-008	East of Pelican Pointe; 9700 N. US 1.	Lot Setback Changes (see below) Contact: Houston Cuozzo Group 407-221-2128	TRC meeting held on 12/1/99. Scheduled for BCC consideration on 2/15/00.
Plantation Houses / Sea Oaks Preliminary Residential PD PD-99-07-07 99040059-001	W. Orchid Island Circle (northwest corner of Sea Oaks west side)	Four buildings containing 48 units located on 3.94 acres. Contact: Carter Associates, Inc. 562-4191	TRC meeting held on April 21, 1999. Approved by the PZC on 7/8/99 with conditions. Not yet released for construction.
Sunrise Estates (f.k.a. Boos Subdivision) SD-99-11-17 99060066-002	South Side of Wabasso Causeway, Along the West Bank of the Indian River	22 Lot Planned Development Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 6/21/99. TRC held on 9/1/99 and project will be RE-TRC'd. Awaiting resubmittal.
Windsor Town Center Preliminary PD Plat 10 / Town Center and Fitness PD-99-05-08 95110109-010	3125 Windsor Blvd.	7 Multi-Family Units on 2 Tracts, 1 Single-Family on 1 Lot Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 2/24/99. Approved by PZC on 3/25/99. Final plat reviewed by TRC on 1/26/00. Awaiting resubmittal of final plat.
Restaurant Establishments			

Project Name	Location	Proposal	Status
Wabasso Burger King SP-MA-98-10-54 98050051	Southeast corner of US Highway 1 and 87 th Street (Bridge Blvd.)	1,925 sq. ft. Fast Food Restaurant with Drive-Through Facility Contact: Mosby & Associates, Inc. 569-0035	Rezoned from CL to CG. TRC meeting held on 8/12/98. Approved by PZC on 10/08/98. BCC approved a one year site plan approval extension on 10/12/99.
Retail Trade Establishments			
Quality Wood Floors 99050093-001 SP-MA-99-08-50	11655 Old Dixie Highway	14,190 sq. ft. Building Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 5/26/99. Approved by PZC on 6/10/99. Not yet released for construction.
Single-Family Residential Projects			
CR 510 (Gordon Nutt) Residential Project 99110063-001	Southeast Corner of CR 510 and Jungle Trail	100 Single-Family Units on 34.06 Acres Contact: K. Hovnanian Companies of Florida, Inc. 561-478-0060	Pre-application conference held on 11/19/99. Awaiting formal submittal.
Island Club Riverside Phases IV-VI SD-99-07-10 99030155-001	SR A-1-A Just West of the Existing Island Club Development and North of Marbrisa	Residential Subdivision - 120 lots Contact: Masteller & Moler, Inc 567-5300	Pre-application conference held on 4/5/99. TRC meeting held on 5/12/99. Approved by the PZC on 6/24/99. LDP issued in September 1999. Final plat under review by TRC on 1/12/00.
Orchid Dunes of Vero Beach (f.k.a. Boston Homes) SP-MA-99-07-41 99020039-002	North of Summer Place Subdivision Between SR A-1-A and the Atlantic Ocean	Single-Family Units Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 2/16/99. TRC meeting held on 4/21/99. RE-TRC on 7/14/99. Denied by PZC on 1/27/00.
Park Property Subdivision 99090121-001	Corner of 58 th Avenue and 57 th Street (5855 57 th Street)	29 Lot Residential Subdivision on 16.78 Acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 10/4/99. Awaiting formal site plan submittal.

Project Name	Location	Proposal	Status
Ridge Grove Estates / Davis 99030202-001	195 Kildare Drive, Unincorporated Area Parcel Surrounded by Sebastian Highlands.	Residential Subdivision /Affidavit of Exemption - 16 " 5 acre" lots Contact: Wesley Davis 562-4335	Pre-application conference held on 4/15/99. Awaiting formal plan submittal.
Sea Oaks River Cottages Preliminary Replat PD-96-06-14 96030108-007	1235 E. Winding Oaks Circle	Replat Existing 40 Lot Subdivision to a 39 Lot Subdivision Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 3/24/99. Approved by PZC on 4/8/99. Final plat scheduled for BCC approval on 2/1/00.
Sea Oaks Tennis Bungalows SP-MA-99-07-39 93110095-004	South Central Sea Oaks	41 Single-Family Units Approved as Site Plan Contact: Carter Associates, Inc. 562-4191	Approved by PZC on 5/13/99. Not yet released for construction.
Windsor (9 Village Residences) SP-MA-00-03-19 99120171-001	3125 Windsor Blvd.	Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC review meeting held on 1/12/00. Awaiting resubmittal.
Windsor Plat (Beachside) PD-98-10-17 98070104	Windsor - East of SR A-1-A	5 Single- Family Lots Contact: Knight, McGuire & Associates, Inc. 569-5505	PZC approved plan on 8/27/98. LDP issued on 7/9/99. Final plat approved on 7/27/99.
Windsor Plat 19 (North Village) (preliminary plat) PD-98-10-20 98070166	North side of Windsor Village Center.	31 Residential Units Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting was held on 8/5/98. Preliminary plat approved by the PZC on 08/27/98. LDP applied for 7/30/99.
CENTRAL COUNTY (all new project located between 77 th Street and SR 60)			(63 Projects Listed)
Automotive Repair/Sales and Maintenance Establishments			

Project Name	Location	Proposal	Status
Gools Service Center 99100078-001	NW Corner of 86 th Avenue and SR 60	Auto Repair, Convenience Store, Gas Pumps (10 fueling position), and Office Area Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 10/27/99. Awaiting formal site plan submittal.
Raceway Lube 99070109-001	Northwest Corner of 86 th Drive and SR 60	1,626 sq. ft. Quick Lube Building and Corresponding Facilities Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 8/3/99. Awaiting formal site plan submittal.
Gasoline Stations with Convenience Stores			
Chestnut Convenience Store SP-MA-99-12-77 99070163-001	Southeast Corner of US #1 and 53 rd Street	1,225 sq. ft. Retail/Gasoline Sales & Car Wash (5 fueling positions proposed) Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 8/9/99. TRC meeting held on 10/06/99. Punch list of discrepancy items sent to applicant on 11/8/99. Plans resubmitted on 1/13/00 and under review
SR 60 Convenience Store (aka Paradise Enterprises) 99100053-001	NE Corner of SR 60 and 90 th Avenue	Convenience Store with Gas Pumps (Demolition and Re-construction) Contact: M.E. Construction, Inc. 407-723-5661	Pre-application held on 10/26/99. Awaiting formal site plan submittal.
Health Care Offices and Facilities			
Hussany Clinic and Ambulatory Surgery Center 99060213-001	North Side of 37 th Street Between 10 th Court and 7 th Terrace	5,050 sq. ft. Medical Office Building Contact: Commons Medical 407-425-8454	Pre-application conference held on 7/13/99. Awaiting formal site plan submittal.
Indian River Estates Phase II Buildings H and J SP-MA-99-05-29 99020148-001	7730 Indian Oaks Drive	Building Modifications to Adult Congregate Living Facility Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 3/3/99. Approved by PZC on 4/8/99 with conditions. Pending site plan release. Approved for land-clearing and earthwork. Site plan released on 11/22/99.

Project Name	Location	Proposal	Status
Medical Specialty Center of Vero Beach 99030154-003	South Side of 37 th Street, Just West of IRMH	Medical Offices/Medical Storage Contact: John Dean 567-4907	Pre-application conference held on 10/12/99. TRC meeting held on 11/17/99. Approved by PZC on 12/9/99. Pending site plan release.
MRI Medical Office SP-MA-99-11-68 99080041-001	1850 37 th Street, Between US#1 and 17 th Avenue on the North Side of 37 th Street	4,115 sq. ft. Medical Office Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 8/18/99. Approved by PZC on 9/23/99. Site plan released on 11/9/99.
NHC Place Alzheimer Unit Addition SP-MI-99-09-58 99060047-002	3855 Indian River Blvd.	40 Unit Alzheimer Addition Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 8/9/99. Approved by staff on 8/12/99. Site plan released on 10/11/99.
Tandem Health Care SP-MA-99-12-74 99070136-002	1805 41 st Street	157,255 sq. ft. Adult Congregate Living Facility Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 9/22/99. Awaiting resubmittal.
Tandem Health Care of Vero Beach SP-MA-00-03-18 99120043-002	North Side of 37 th Street, Approximately 600 Feet East of 17 th Avenue	Addition of 39 Beds to Existing 120 Bed Facility Contact: Kimley-Horn & Associates, Inc. 562-7981	Pre-application conference held on 12/21/99. TRC meeting held on 1/5/00. Approved by the PZC on 1/27/00.
VNA of Treasure Coast Inc., Hospice House SP-MA-98-03-12 97030177	South Side of 37th Street Approximately 500' East of IRMH Hospital Building, on Hospital Property.	24 Bed Hospice House Contact: James Young 569-6707	PZC approval on 1/22/98; building under construction.
Vero Beach Orthopedic Center SP-MA-99-10-63 99070090-001	3725 12 th Court, Just North of the Existing VBOC and 37 th Street	9,500 sq. ft. Medical Office Building Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 7/28/99. Approved by the PZC on 10/14/99 with conditions. Site plan released on 1/5/00.
Industrial Establishments			

Project Name	Location	Proposal	Status
Gracewood Gift Fruit Packing Facility SP-MA-99-03-13 98120009-001	1626 90 th Avenue	Citrus Packing Facility Expansion New Building: 62,700 sq. ft. Contact: Kimley-Horn and Associates, Inc. 562-7981	TRC meeting held on 1/6/99. Resubmittal received. Approved by PZC on 2/25/99 with conditions. Under construction. C.O.s will be granted in phases. Site inspection done 11/3/99. Staff has no objection to issuance of C.O for packing house. Awaiting Phase II improvements.
Institutional Establishments			
Church of Christ 98090012	4675 and 2665 33 rd Avenue	Church Sanctuary 2,450 sq. ft. of Building Area Contact: Ladell Young 567-2067	Pre-application conference held on 9/11/98. Awaiting formal site plan submittal.
First Baptist Church of Winter Beach SP-MA-98-04-25 98010174	5065 65 th Street	Church - 24,595 sq. ft. / Extension of Conceptual Site Plan Contact: Mosby & Associates, Inc. 569-0035	Extension approved by the BCC on 4/6/99. New expiration date of 4/14/00.
Friendship Baptist Church 98120062-001	4545 30 th Avenue	Addition / Sanctuary 4,900 sq. ft. Contact: Jack Jewell, P.E. 561-335-1470	Pre-application conference was held on 1/5/99. Awaiting formal site plan submittal.
St. Edwards Upper School Addition	1895 St. Edward's Drive	99,200 sq. ft. Additional Building Area for High School and Middle School Campus.	Approved by BCC on 8/12/97. BCC granted a 1 year site plan extension. Site plan released, under construction. C.O. issued for one building.
St. John of the Cross Catholic Church 99010111-001	Northwest Corner of 26 th Street and 74 th Avenue	36 Acres, 1,200 Seat Church and 12,000 sq. ft. Multi-purpose Building Contact: Carter Associates, Inc. 562-4191	Pre-application conference held on 1/29/99. Awaiting formal site plan submittal.
Mixed Commercial Use Projects			

Project Name	Location	Proposal	Status
Mama Mias Italian Restaurant SP-MA-99-06-34 97030166-003	7450 39 th Avenue	Restaurant / Retail / Office / Building Addition of 1,800 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 3/31/99. Partial resubmittal received. Awaiting full submittal.
Randle Properties (Attic 60) PD-99-09-14 98040077-002	8545 20 th Street (Just W of Ethan Allen Furniture Store)	70,000 sq. ft. Retail/Office/Storage Facility Contact: Knight, McGuire & Associates, Inc. 569-5505	Preliminary PD approved by the PZC on 8/7/99. One year preliminary PD approval extension request granted by BCC on 9/28/99.
Southern Dunes Golf Club PD-99-02-05 98100081	Generally Located West of the FEC Railroad and South of 65 th Street	Special Exception PD and Rezoning. Golf Club, 30 Short Term Rental Cottages (contains commercial/industrial property) Contact: Carter Associates, Inc. 562-4191	PD rezoning approved by BCC on 2/16/99. Site plan approved by PZC on 4/8/99. Awaiting site plan release and application for issuance of LDP.
Woodlake Commons 99030142-001	3929 US #1	Retail, Medical, Professional Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 4/2/99. Awaiting formal site plan submittal.
Multi-Family Residential Property			
Grand Harbor - River Village 99020110-002	South Harbor Drive within the Grand Harbor Development	44 Multi-Family Residential Lots Containing a total of 140 Dwelling Units. Contact: Masteller & Moler, Inc. 567-5300	Pre-application conference held on 1/28/00. Awaiting formal plan submittal.
Santa Maria Lake Apartments (f.k.a. Christenson Family Development) SP-MA-99-06-36 98100151-002	Southeast Corner of Kings Highway and 26 th Street	Multi-Family - 153 Units = 87,195 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	A pre-application conference was held on 11/4/98. TRC meeting held on 4/14/99. Approved by PZC on 5/13/99. Not yet released for construction.

Project Name	Location	Proposal	Status
Vero Beach Apartments 99090118-003	SR 60, West of 74 th Avenue and Adjacent to Indian River Estates	176 Unit Apartment Complex on 22 Acres Contact: Kimley-Horn & Associates Inc. 562-7981	Pre-application conference held on 1/24/00. Awaiting formal plan submittal.
Vero Groves Apartments (f.k.a. Affordable Neighborhoods) SP-MA-99-12-81 99090038-002	South Side of 45 th Street Between US #1 and Indian River Blvd.	240 Multi-Family Units on 40 Acres; No Affordable Housing Density Bonus Proposed Contact: Masteller & Moler, Inc. 567-5300	Pre-application conference held on 9/20/99. TRC meeting held on 10/13/99. Approved by PZC on 11/17/99.
Walker Avenue Club (NEW APPLICATION) SP-MA-99-12-78 96120101-006 SP-MA-00-01-05 96120101-009	6900 26 th Street	172 Units Proposed; No Affordable Housing Density Bonus Proposed Contact: Coronado Construction Corp. 407-599-9998	TRC meeting held on 10/6/99 to review conceptual site plan. Conceptual site plan approved by PZC on 11/28/99. Final site plan reviewed at 11/10/99 TRC meeting. RE-TRC meeting held on 11/24/99. Approved by PZC on 12/9/99. Pending site plan release.
Other Non-Residential Projects			
Hammond Groves SP-MA-99-12-80 99090228-001	3885 41 st Street	Pole Barn and Storage Building Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 10/13/99. Site plan approved by staff on 11/18/99. Pending release for construction.
Humane Society Animal Center SP-MA-00-02-13 98020009-002	4701 41 st Street	26,719 sq. ft. of Additional Building Area for Animal Shelter Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC review meeting held on 11/24/99. Approved by the PZC 1/13/00. Pending site plan release.
Public and Private Recreation Facilities			

Project Name	Location	Proposal	Status
Gifford Youth Activity Center 99090123-001 (pool) 98080008-002 (bldg) SP-MI-00-01-04	SW Corner of 43 rd Avenue and 49 th Street (4715 43 rd Avenue)	6,583 sq. ft. Building Addition Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 10/5/99. TRC scheduled for 11/3/99. Site plan approved by staff on 12/22/99. Awaiting site plan release.
Gifford Youth Learning and Recreation Center SP-MA-00-04-24 98080008-005	4875 43 rd Avenue	6,583 Building Addition Contact: Mosby & Associates, Inc. 569-0035	TRC meeting scheduled for 2/9/00.
Windsor PD / Windsor Golf Course SP-MA-99-06-33 99030133-001	3315 Charleston Place	Golf Course, Clubhouse - 14,850 sq. ft. Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 3/31/99. Applicant resubmitted and a RE-TRC meeting was held on 4/21/99. Approved by PZC on 5/13/99. Pending site plan release.
Restaurant			
Bob Evans Restaurant SP-MA-00-04-20 20010020-001	Next to Don Olson Tire on north side of SR 60 (6079 20 th Street)	Restaurant Contact: Bob Evans Farms 614-898-7100	TRC review meeting held on 1/19/00. Awaiting resubmittal. Will require a RE-TRC review.
Retail Trade Establishments			
Books-A-Million SP-MA-99-08-19 99050035-001	58 th Avenue South End of Ryanwood Shopping Center	Retail/Building Addition & Site Upgrade Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 5/19/99. Resubmitted and approved. Building permit issued, under construction.
Wabasso Golf Shop (Nelson's) SP-MA-99-03-10 98100175-001	Northeast Corner of Intersection of US 1 and 43 rd Avenue	Retail Golf Equipment and Accessories 10,625 sq. ft. Contact: Carter Associates, Inc. 562-4191	Pre-application conference was held on 11/13/98. Formal site plan application was submitted on 12/9/98. TRC meeting was held on 12/16/98. New application expiration date of 12/9/00 granted by staff. No revisions to site plan have yet been received.

Project Name	Location	Proposal	Status
Residential and Agricultural Planned Development (PD) Projects			
Grand Harbor Plat 13 PD-98-06-11 98030082-004	5570 N. Harbor Village Drive	9 duplex lots and tract for a 9 unit building. Contact: Masteller & Moler, Inc. 567-5300	TRC meeting held on 1/27/99. Final plat approved on 4/13/99 by the BCC. LDP issued 6/5/98.
Grand Harbor / POD E & POD D PD-98-09-15 98060217-001	In Grand Harbor, Just South of Marina	Preliminary P.D. 26 units Contact: Masteller & Moler, Inc. 567-5300	Approved by PZC on 5/27/99. LDP for POD D under review. Final plat TRC meeting for POD E held on 1/26/00. Awaiting resubmittal of final plat.
Grand Harbor Village Phase V PD-99-07-08 98100169-002	Harbor Village Drive	Five duplex units and 1 four plex unit with one pool house: 14 units total Contact: Masteller & Moler, Inc. 561-5300	TRC meeting held on 4/28/99. Resubmittal received; approved by PZC on 5/27/99. LDP issued. TRC meeting held on 1/26/99 for final plat review.
Indian River Courts SP-MA-99-07-42 98100061-004	Generally at the NW Corner of Indian River Blvd. and 41 st Street	Planned Development Special Exception (multi-family and single-family) 230 Residential Units Contact: Captec Engineering, Inc. 561-398-8182	Approved by PZC on 6/24/99. Approved by BCC on 7/20/99. LDP applied for but not yet issued. LDP issued on 11/22/99.
Riverbend Golf Club PD-00-01-01 99080024-002	5300 Block of US#1	Residential Golf Community Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 10/27/99. RE-TRC meeting held on 12/8/99. Awaiting resubmittal.
Terra Development 99110173-001	Southwest Corner of 21 st Street SW and 58 th Avenue SW	Agricultural Planned Development Contact: Clemente Vallejo or Donald McAllister	Pre-application conference held on 12/13/99. Awaiting formal plan submittal.
Single-Family Residential Projects			

Project Name	Location	Proposal	Status
Canady Subdivision PD-99-08-12 98110163-001	49 th Street, West of 66 th Avenue	4 Lots Contact: Carter Associates, Inc. 562-4191	Approved by BCC on 7/8/99. Final plat applied for on 8/5/99. TRC comments sent on 9/2/99. Awaiting resubmittal. LDP applied for and under review. Staff comments forwarded to applicant.
Cascades of Vero (preliminary plat) SD-98-09-09 98040202-002	Immediately West of the Lateral G Canal Between 65 th and 59 th Streets.	80 lot subdivision. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held 7/1/98. Resubmitted. Second TRC meeting held on 11/18/98. Approved by PZC on 1/14/99. LDP reviewed, awaiting applicant response.
Cobblestone Subdivision SD-99-02-03 98100044-007	South Side of 65 th Street, Immediately East of High Pines	Residential Subdivision of 24 Lots Contact: Masteller & Moler, Inc. 567-5300	TRC meeting held on 12/16/98. PZC approved on 1/14/99. LDP resubmitted and under review. Final plat reviewed by TRC 9/22/99. Awaiting resubmittal.
Eagle Trace Subdivision SD-00-04-02 99070209-003	6100 58 th Avenue	72 Lot Residential Subdivision on 18.485 Acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 11/8/99. TRC review held on 1/26/00. Awaiting resubmittal.
Grace Oaks Subdivision (f.k.a. Habitat Pines Subdivision and Habitat for Humanity) SD-99-07-09 99020172-006	Near 34 th Court and 44 th Street	11 lot, small lot subdivision Contact: Mosby & Associates, Inc. 569-0035	Pre-application held on March 5, 1999. TRC meeting held on May 12, 1999. On 5/19/99 resubmittal received and under review. Approved by the PZC on 6/10/99 with conditions. LDP application submitted on 7/28/99 and reviewed. Final plat reviewed by TRC on 1/19/00; awaiting resubmittal.
Klekamp Equestrian Subdivision 99080143-001	Southeast Corner of 41 st Street and 74 th Avenue	8 unit single-family subdivision on 36.88 acres Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 1/26/00, awaiting response.

Project Name	Location	Proposal	Status
River Lake Estates Subdivision SD-99-03-04 98070084-002	North End of 33 rd Court off of 73 rd Street in Copelands Landing	Single - Family - 5 Lots Contact: Carter Associates, Inc. 562-4191	Approved 1/14/99 by PZC. LDP issued 5/12/99.
Sabal Trace SP-MA-00-02-14 99080039-002 and 99080039-003	2225 58 th Avenue	28 Single-Family Units on 5.55 Acres Contact: James Young 569-6707	TRC meeting scheduled for 12/1/99. Approved by the PZC on 1/13/00. Pending site plan release.
Shannon's Walk Subdivision (preliminary plat) SD-99-08-14 99040028-001	Located on 49 th Avenue, East Side of 58 th Avenue	Residential Subdivision Contact: Todd Smith 567-1882	Pre-application conference held on 4/16/99. TRC meeting held on 6/2/99. Approved by the PZC on 6/24/99. LDP applied for on 6/11/99, reviewed and waiting for applicants response.
Village of Lexington SD-99-02-02 98110133-002	6905 20 th Street	Replat of Lots 28 and 29 Contact: Brandon Capital Corporation 770-1464	Approved by the BCC on 12/14/99. Mylar and documents released to applicant.
Winter Beach Estates (f.k.a. Prosser Subdivision) SD-99-08-11 99030166-003	5700 65 th Street, East and North of Reece Subdivision	Residential Subdivision / Preliminary Plat - 6 lots Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 5/19/99. Approved by the PZC on 6/10/99. Application for LDP received. LDP comments issued on 8/12/99. Awaiting response.
Utility Facilities			
City of Vero Beach Electrical Substation SP-MA-98-03-19 97110136	Southwest Corner of 26th Street and Kings Highway, North of Westminster Presbyterian Church.	Electrical Substation. (2,014 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	Approved by BCC on 4/21/98. Site plan not yet released. No building permits applied for. Land clearing permit issued. Site plan extension approved by BCC on 4/6/99. Pending release for construction. New expiration date is 4/21/00.
Warehouse and Storage Establishments			

Project Name	Location	Proposal	Status
Design Center 99120042-001	2101 45 th Street	Contractors Trades/Storage Building Contact: Rod Mickley 234-4550	Pre-application conference held on 12/20/99. Awaiting formal site plan submittal.
Cathco Construction Yard SP-MI-00-01-02 99090212-001	5550 41 st Street	Warehouse / Contractors Trades 3,000 sq. ft. Building Contact: Bill Bryant & Associates, Inc. 567-0045	TRC meeting held on 10/20/99. Approved by staff on 11/18/99. Site plan released on 11/22/99.
FPL Storage Facility SP-MI-99-12-79 99090161-002	2536 96 th Court	Storage Yard Expansion Contact: Canterbury Engineering, Inc. 561-820-8869	TRC meeting held on 10/13/99. Awaiting resubmittal.
Herbig Contractor's Trade Building SP-MA-99-09-56 99040032-001	4036 43 rd Avenue	7,500 sq. ft. Building Contact: Knight, McGuire & Associates, Inc. 231-2533	Site plan approved by PZC on 8/26/99. Not yet released for construction.
Jimmy's Tree Service SP-MA-99-05-25 99020098-001	Old Dixie Hwy & 61 st Place	New Impervious Area 28.331 sq. ft. of Outdoor Unpaved Storage on 3 Acres. Contact: Carter Associates, Inc. 562-4191	TRC meeting held 2/24/99. Approved by PZC on 3/25/99. Released 9/9/99. Code enforcement staff performed site inspection, no objection to issuance of a C.O.
Maxrodon Marble 99080146-001	1020 11 th Place	Warehouse for Contractor Trades Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 9/7/99. Awaiting formal site plan submittal.
Treasure Coast Mini- Storage SP-MA-99-03-15 98110051	5825 North US 1	163,645 sq. ft. Mini-Storage Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 11/23/98. TRC meeting held on 1/6/99. Approved by PZC on 1/28/99. Pending site plan release.

Project Name	Location	Proposal	Status
U-Store It SP-MA-99-12-76 99060128-002	9050 17 th Place	7,425 sq. ft. Mini-Warehouse/Storage Contact: Bernier Carr & Associates 904-261-8711	TRC meeting held on 9/22/99. Awaiting resubmittal.
Vocelle Warehouse SP-MA-99-04-18 99010029-001	3190 Old Dixie Highway	Warehouse / Storage Facility 8,105 sq. ft. (warehouse use = 3,600 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	Reviewed at TRC meeting on 1/20/99. Awaiting resubmittal. Approved on 3/15/99. Site plan released on 6/3/99.
SOUTH COUNTY (all new projects located south of SR 60)		(84 Projects Listed)	
Automotive Repair/Sales and Maintenance Establishments			
Coastal Automotive SP-MA-00-02-12 9910009-001	12 th Street, Between Old Dixie and FEC Railroad	6 Bay Car Wash and Storage Building Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 10/1/99. TRC meeting scheduled for 11/24/99. Approved by the PZC on 1/13/00. Pending site plan release.
General Equities, Inc. 99090156-001	9097 20 th Street/SR 60	2,700 sq. ft. Truck Stop / Service Station on 2.79 Acres (total re-development of existing gas station) Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 10/11/99. Awaiting formal site plan submittal.
J & J Auto SP-MA-98-08-37 98050002	Southeast Corner of Old Dixie Highway and 2 nd Street S.W.	7,500 sq. ft. Auto Body & Paint Shop Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 5/13/98. Approved by PZC on 5/28/98. Land clearing/tree removal permit issued. Site plan released, under construction. Code enforcement staff performed inspection on 1/3/00 with no objection to the issuance of a CO.
Stepanek Auto Sales 98100109-001	1210 Oslo Road	Used Car Sales West of Existing Auto Services/Repair Use Contact: Carter Associates, Inc. 562-4191	Approved by PZC on 1/28/99. Pending site plan release.

Project Name	Location	Proposal	Status
Gasoline Stations with Convenience Stores			
Cumberland Farms 99100147-001	1925 43 rd Avenue	Contact: Mosby & Associates, Inc. 569-0035	Pre-application meeting held on 11/9/99. Awaiting formal site plan submittal.
Hometown Hess SP-MA-99-10-65 99070087-001	4110 Old Dixie Hwy.	Convenience Store / Gas Station New Building Area = 4,800 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	Approved by PZC on 10/28/99 with conditions which included a right-of-way abandonment. Pending satisfaction of conditions and release of site plan. Documents submitted and under review by the Attorney's Office.
Jenkins Gas Station SP-MA-99-01-01 98070207	755 4 th Street / Old Dixie Southeast Corner of 4 th and Old Dixie	Gas Station / Convenience Store Convenience Store; 1,226 sq. ft. Total Impervious Area; 10,704 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 10/28/98. Site plan resubmitted on 11/13/98. PZC approved site plan on 12/10/98. Subsequent revisions approved by staff. Pending site plan release.
Oslo Convenience Store (f.k.a. Cooksey Convenience Store) SP-MA-99-04-21 98110047-001	Southeast Corner of 20 th Avenue and Oslo Road	Convenience Store, Fast Food Store with Fuel Pumps Fast Food area = 900 sq. ft. Conven. Store area = 1,854 sq. ft. Fueling Positions = 6 Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference was held on 11/20/98. TRC meeting held on 2/3/99. Approved by PZC on 4/22/99. Released on 6/17/99 and under construction. On 12/3/99 code enforcement conducted inspection and have no objection to issuance of C.O.
Health Care Offices and Facilities			
Sterling Cottage SP-MA-98-08-48 95060128-009	410 4 th Court (Adjacent to Existing Sterling House Building)	Adult Congregate Living Facility for 46 Residents. Contact: Carter Associates, Inc. 562-4191	Site plan and special exception use approved by BCC on 7/28/98, pending site plan release.
Industrial Establishments			

Project Name	Location	Proposal	Status
Olde South Commercial Park - Lot 3 SP-MA-99-11-71 99080157-001	430 3 rd Lane SW	Manufacturing Facility (6,200 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 9/1/99. Awaiting resubmittal.
Olde South Commercial Park - Lot 4 SP-MA-99-11-72 99080156-001	440 3 rd Lane SW	Manufacturing Facility (6,200 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 9/1/99. Awaiting resubmittal.
Institutional Establishments			
Congregation B'NAI EMET SP-MI-99-10-66 99070117-001	3076 12 th Street	Change of Use From Residence to Synagogue Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 8/4/99. Approved by the PZC on 9/23/99. Approved by the BCC on 10/19/99 with conditions. Awaiting site plan release.
First Church of God SP-MA-98-01-04 97040154	S.W. Corner of 58th Avenue/12th Street Intersection	83,957 sq. ft. Place of Worship; Daycare Center and 575 Student School Contact: Kimley-Horn & Associates, Inc. 562-7981	BCC approved special exception use application on 11/17/98. Lawsuit filed by 12 th Street residents. Building under construction.
Unity Center of Vero Beach 99090017-001	SE Corner of 10 th Street and 43 rd Avenue	19,206 sq. ft. Church Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 9/17/99. TRC meeting scheduled for 11/17/99. BCC approved on 1/11/00. Pending site plan release.
Mixed Commercial/Residential Projects			
Jungle Club (Health Club Addition and Apartment Complex) 98110048-001	1060 6 th Avenue, East to Indian River Blvd.	Health Club Addition Contact: Carter Associates, Inc. 562-4191	Pre-application conference was held on 11/19/98. Approved by PZC on 9/9/99. Pending site plan release.

Project Name	Location	Proposal	Status
The Kensington Associates, Inc. SP-MA-99-07-43 98120123-002	1150 12 th Avenue	Commercial/Multi-Family Project Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on May 26, 1999. Awaiting resubmittal.
Kensington Associates, Inc. (f.k.a. Ferber Commercial / Multi-Family Project) 98120123-002 SP-MA-99-07-43	Northeast Corner of 12 th Street in 1100 Block	46 Unit Apartment Building (45,600 sq. ft.) and Commercial Building (33,440 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 1/7/99. TRC meeting held on 4/28/99. Resubmitted for Phase I only, for 8 multi-family units. TRC review on 5/26/99. Awaiting resubmittal. Pre-application conference held on 12/13/99 to review major revisions.
Mixed Commercial Use Projects			
Indian Lake Commercial Park 99090187-001	SE Corner of I-95 and SR 60	Commercial Subdivision Consisting of 4 Lots Contact: Knight, McGuire & Associates 569-5505	Pre-application conference held on 10/11/99. Awaiting formal site plan submittal.
Prime/Horizon Outlet Mall Expansion 93090089	South of Existing Outlet Center on the West Side of 94 th Drive at SR 60	Outlet-Retail (200,000 sq. ft.); Specialty Retail (120,000 sq. ft.); resort Hotel (200 rooms); Economy Hotel (80 Rooms); Movie Complex (12 Screens); Golf Course (9 Holes); Accessory Golf Improvements (Club House, Maintenance Facility, Driving Range, Putting Practice Area, Chipping Practice Area.); Amusement Park (3 Acres). Contact: Knight, McGuire and Associates, Inc. 231-2533	DRI and accompanying comprehensive plan amendment approved and adopted by BCC 5/26/98. First phase recently submitted for review (see Prime Retail/Horizon D.R.I. item). Applicant may seek extension of Development Order timeframes.
Stepanek's Auto Sales and Mini-Storage 98100109-003	Directly West of 1210 Oslo Road	Auto Sales and Mini-Storage Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 9/7/99. TRC meeting held on 1/19/00. Awaiting resubmittal.

Project Name	Location	Proposal	Status
Oslo West Commercial Park (Preliminary Plat) SD-98-12-11 98050133	North Side of Oslo Road Between 33 rd Avenue S.W. and 34 th Avenue S.W.	8 Lot Commercial Subdivision Contact: Mosby & Associates, Inc. 569-0035	TRC meeting was held on 9/30/98. Resubmittal received. Approved by the PZC on 11/12/98. Pending LDP application. LDP applied for on 10/4/99.
Multi-Family Residential Projects			
Colonial Heights SP-MA-99-03-11 98060222-002	9 th Court / 6 th Street	Triplex Development Multi-Family Residential Subdivision of 24 Units. Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 12/30/98. Approved by PZC on 1/28/99. Site cleared. Buffer/revegetation proposal agreed to by staff and applicant. Lawsuit decided in county's favor, and appeal was denied. Approved plans stand. Pending site plan release. Site plan released on 1/5/00. Applicant advised to obtain concurrency prior to building permit issuance.
Sybil Investments 99110085-001	West Side of Old Dixie Between Hickory Lane and 6 th Place	26 Multi-Family Units on 4.37 Acres Contact: Carter Associates, Inc. 562-4191	Pre-application conference held on 11/30/99. Awaiting formal plan submittal.
Village Walk Subdivision 99110155-001	602 - 650 6 th Avenue (East Side of 6 th Avenue South of 8 th Street)	101 Multi-Family Units Located on 15.60 Acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 12/10/99. Awaiting formal plan submittal.
Woods of Vero Beach (f.k.a. Creative Choice Homes) 98010133-005 SP-MA-99-09-52	S.W. Corner of 9 th Street S.W. (Oslo Road) & 20 th Avenue S.W.	176 unit multi-family apartment complex. Contact: Carter Associates, Inc. 562-4191	Conceptual plan approved by the PZC on 2/26/98. BCC approved extension on 5/4/99. Awaiting submittal of final site plan. AA to modify approved on 1/5/99. Site plan approved by PZC on 7/22/99 with conditions. Released on 9/6/99. Under construction.
Other Non-Residential Projects			

Project Name	Location	Proposal	Status
Coventry Island Fountain SP-MI-99-11-69 99080101-001	1445 Coventry Lane	Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 7/28/99. Awaiting resubmittal.
Du J's Car Wash SP-MA-99-07-46 99020055-002	25 43 rd Avenue, 1 st Street SW and 43 rd (east side)	Car Wash (2,994 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 5/5/99. Approved by PZC on 6/10/99. Site plan released on 11/3/99.
Lakewood Village Tower Camouflage 99010172-001 SP-MI-99-04-23	1455 9 th Avenue (Lakewood Village Mobile Home Park)	110' Tower (seeking after-the-fact approval) Contact: 21 st Century Satellite Communications, Inc. 813-961-7339	TRC meeting held on 2/10/99. Resubmittal received, staff coordinating with applicant, second discrepancy letter sent to applicant. Appeal to staff's denial tentatively scheduled for 2/10/00 PZC agenda.
Prime Retail/Horizon D.R.I. SP-MA-99-03-11 98100128-001	Southwest Corner of SR 60/I-95, Adjacent to Existing Horizon Outlet Mall	Building and Emergency Access Road, Filling Wetlands, Creating Wetlands Contact: Knight, McGuire & Associates Inc. 231-2533	Pre-application conference held on 11/2/98 for SR 60 frontage, west of existing entrance (94 th Court). TRC meeting held on 1/6/99. PZC approved the site plan on 2/25/99 with conditions. Pending release for construction.
Travel Centers of America Subdivision 99090080-001	Truck Stop at SE Corner of SR 60 and 90 th Avenue	Two Lot Subdivision at the Truck Stop and Wendy's Property Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 9/24/99. TRC meeting held on 1/5/00. Approved by PZC on 1/27/00. Pending LDP application.
Professional and Financial Office Establishments			
Umbrella 2000 98100126-002 SP-MA-99-03-07	445 27 th Avenue S.W.	General Offices Behind Existing Offices; 13,518 sq. ft. New Building Area Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 10/23/98. Formal site plan submitted on 12/09/98. TRC meeting held on 12/16/98. Awaiting re-submittal.
Public and Private Recreation Facilities			

Project Name	Location	Proposal	Status
Aerodrome Homeowners Pavilion 98090087-001 SP-MI-98-12-67	Aerodrome Subdivision Common Area	12,787 sq. ft. Pavilion for Residents of the Aerodrome Subdivision. Contact: Knight, McGuire & Associates, Inc. 569-5505	Second revisions to add restrooms submitted. Site plan approved by staff on 12/22/98. Pending site plan release. Building permit for application expired. Must re-apply for building permit.
Dog Park of Indian River County 99120025-001	Northeast Corner of 12 th Street and 16 th Avenue	Off-Leash Dog Park Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference was held on 12/17/99. Awaiting formal site plan submittal.
Family Sports Entertainment Center SP-MA-00-04-23 99120011-001	South of SR 60, Approximately 1/4 Mile West of I-95	Golf and Baseball Field Complex Contact: Knight, McGuire & Associates, Inc. 569-5505	A pre-application conference was held on 12/16/99. TRC meeting scheduled for 2/2/00.
Jungle Club West Parking Addition SP-MA-99-10-64 99070101-001	1060 6 th Avenue	Parking Lot Improvements Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 7/28/99. Approved by the PZC on 9/9/99. Pending site plan release.
McKee Botanical Garden 98070122 SP-MA-98-11-64	350 U S Highway #1; East of U S #1 and South of Vista Gardens Trail	Botanical Gardens and Accessory Uses Contact: Kimley-Horn & Associates, Inc. 562-7981	TRC meeting held on 9/9/98. Reviewed by PZC on 10/21/98. BCC approved special use/site plan application request on 11/17/98. Pending site plan release.
Pointe West Phase I (Golf Course) PD-99-02-03 98050151-004	Approximately 500 Acres Generally Located Between SR 60 and 12 th Street on the East and West Sides of 74 th Avenue	18 Hole Golf Course/Clubhouse/Practice Facilities/Golf Maintenance Complex on 188.69 Acres. Contact: On-Site Management Group, Inc. 234-9988	TRC meeting held for preliminary plat review (Phase I) on 2/17/99. RE-TRC meeting held for Phase I, Golf Course Preliminary PD on 4/28/99. Approved by PZC on 3/9/99. LDP waiver pending.
Round Island Oceanfront Park SP-MA-98-06-30 98030040-001	2205 S. Highway A1A (Oceanside)	Paved Parking, Adding bathrooms, and Picnic Pavilions	TRC meeting held on 3/18/98. Approved by PZC on 4/23/98. Land clearing permit issued. Pending site plan release. One year site plan approval extension granted by BCC on 5/4/99.

Project Name	Location	Proposal	Status
South County Park Phase II 99020147-001 SP-MA-99-05-28	800 20 th Avenue	Park Improvements (Phase II) Contact: Indian River County Chris Kafer, Jr., P.E. ext 221	TRC meeting held on 3/3/99. Approved by PZC on 4/22/99 with conditions. Pending site plan release.
Vero Beach Country Club SP-MA-99-09-53 99060083-001	800 30 th Street	2,760 sq. ft. Building and Parking Lot Addition Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 6/23/99. Approved by the PZC on 7/22/99. Modifications to east side of proposed parking lot being considered. Pending site plan release.
Residential and Agricultural Planned Development (PD) Projects			
Arbor Trace PD (f.k.a. Oak Trace) (preliminary plat) 98090107-007 PD-99-09-13	West Side of 43 rd Avenue Between 5 th Street S.W. and Oslo Road	Residential Subdivision of 151 single-family lots on ±80 acres. PD Waivers for Certain Setbacks and Corner Lot Width Contact: Masteller & Moler, Inc. 567-5300	Approved by the PZC on 8/12/99. Approved by BCC on 9/7/99. Final plat reviewed at TRC meeting on 12/8/99. Awaiting resubmission or final plat with recommended revisions.
Citrus Springs NEW APPLICATION PD-00-01-02 99100114-001	East Side of 58 th Avenue Between 9 th Street SW (Oslo Road) and the South Relief Canal	Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting scheduled for 11/3/99. PZC approved on 12/9/99. Approved on 1/11/00 by the BCC.
Indian River Club Preliminary PD for Parcels 7,8, and 9 PD-00-02-04 99110164-001	800 Highland Drive	Contact: Kimley-Horn & Associates Inc. 562-9689	TRC review held on 12/8/99. Approved by PZC on 1/13/00.
Lee Agricultural PD 99120009-001	Northeast Corner of 90 th Avenue 17 th Street SW	7 Lot Agricultural PD Contact: William Lee 567-1719	Pre-application conference held on 12/15/99. Awaiting formal plan submittal.

Project Name	Location	Proposal	Status
Pine Hammock Planned Development PD-99-08-10 99040175-001	8 th Street	Residential Planned Development - 7 Lots Contact: Carter Associates, Inc. 562-4191	A pre-application conference was held on 5/7/99. TRC meeting held on 5/26/99. Awaiting applicant's response.
Pointe West Equestrian Area PD-99-12-19 99060179-004	South End of Polo Grounds Project	Equestrian Facilities (Barns, Paddocks, Rings) Contact: Masteller & Moler, Inc. 567-5300	TRC meeting held on 9/22/99. Approved by the PZC on 10/14/99 with conditions. LDP pending.
Pointe West Overall Master Plan PD-99-02-03 98050151-002	Approximately 500 acres generally located between SR 60 and 12 th Street, on the east and west sides of 74 th Avenue.	1,199 Residential Units Plus Golf Course and Commercial Development, TND Project. Contact: On-Site Management Group, Inc. 234-9988	Pre-application conference held on 6/10/98. Formal conceptual plan/PD rezoning application reviewed at TRC on 10/21/98. PZC recommended approval with conditions on 1/28/99. Approved by BCC on 3/9/99. Site plans for various phases under review.
Pointe West Phase IA (preliminary PD) PD-99-10-15 99070081-001 Central Village 99070081-007 North Village 99070081-008	7645 20 th Street	Residential Contact: Masteller & Moler, Inc. 567-5300	TRC meeting held on 7/28/99. Approved by PZC on 10/14/99 with conditions. TRC meeting held on 12/29/99 for final plat review. Awaiting resubmittal. LDP pending. TRC meeting held on 12/29/99 for final plat review. Final plat revisions under staff review. LDP pending.
Pointe West Preliminary PD - Polo Grounds PD-99-09-14 99060179-001	South End of Pointe West TND; Between 12 th Street and 8 th Street, West of 74 th Avenue	46 Single-Family Units with Polo Fields Contact: Masteller & Moler 567-5300	Application approved by the PZC. LDP submitted 9/26/99 and under review.

Project Name	Location	Proposal	Status
Red Fox Farms 990700220-001	East Side of 82 nd Avenue Between 1 st Street SW and 5 th Street SW	16 Lot AG Planned Development on 78 Acres Contact: Carter Associates, Inc. 562-4191	Pre-application conference held on 8/16/99. Awaiting formal site plan submittal.
The Lakes at Pointe West 98050151-009	Northwest Corner of the Point West PD	Full Service Retirement Community (Residences, ALF) Contact: On-Site Management Group, Inc. 234-9988	Pre-application conference held on 5/24/99. TRC meeting held on 8/25/99. RE-TRC meeting held on 10/20/99. Approved by PZC on 11/17/99.
The Preserve at Timber Ridge Planned Development 98110046-001	"Mustapick estate" property, west of Timber Ridge (westside of Lateral J Canal) and east of Oslo Middle School	849 residential units on 273.58 acres. Contact: Kimley-Horn & Associates, Inc. 562-7981	Pre-application conference materials received on 11/5/98. Pre-application conference held on 11/24/98. Await formal site plan submittal.
Walking Fox Farms (f.k.a. Springer Acres) PD-99-08-11 99020065-004	South Side of 1 st Street SW in the 6200 Block	3 lot AG Planned Development Contact: Carter Associates, Inc. 231-6591	Pre-application conference held 2/19/99. TRC meeting held on 6/2/99. Conceptual plan approved by the BCC on 7/20/99. Final plat reviewed by TRC on 7/21/99. Revisions to final plat routed to staff on 12/13/99. LDP pending.
Restaurant Establishments			
Ruby Tuesday Restaurant SP-MA-99-08-48 99040044-001	Located at the Northwest Corner of College Lane and Kings Highway (58 th Ave.), 1825 58 th Avenue	Restaurant (5,800 sq. ft.) Contact: Jeff H. Irvani, Inc. 561-575-6030	Pre-application conference held on 4/19/99. TRC meeting held on 5/19/99. Approved on 6/10/99. Released for construction, building permit issued on 7/26/99. Code enforcement inspection completed on 1/3/00, with no objection to issuance of CO.
Retail Trade Establishments			

Project Name	Location	Proposal	Status
Galego Used Car Sales 99060028-001	1060 Old Dixie Hwy SW	Change of Use From Office to Used Car Sales Contact: Ronald MacMillan 562-6666	Pre-application conference held on 6/18/99. Awaiting formal site plan submittal.
Hollywood Video & Dollar Tree 20010066-001	South Side of SR 60, Just West of Applebees	14,000 sq. ft. Retail Building Contact: Allen Engineering, Inc. 321-783-7443	Pre-application conference held on 1/21/00. Awaiting formal site plan submittal.
Single-Family Residential Projects			
Anna Belle's Way (f.k.a. Tom Schlitt Subdivision) SD-99-08-12 99040048	Located at the Northeast Corner of 43 rd Avenue and 8 th Street	Residential Subdivision / 14 Lots Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 4/22/99. TRC review held on 5/26/99. Planning and Zoning Commission approved on 6/10/99. LDP submitted on 7/20/99. Comments issued on 9/15/99. Awaiting applicant's response.
Brookfield Subdivision 20010030-001	Northeast Corner of 12 th Street and 58 th Avenue	93 Lots on 35 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 1/14/00. Awaiting formal plan submittal.
Clark Development Subdivision 20010156-001	South Side of 8 th Street, West of 45 th Avenue	53 Lot Subdivision on 2.65 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference to be held on 2/10/00.
Edgewater Plat One (f.k.a. Oleander Gardens, Smigiel Partners, and Farm Credit Property) 99030122-001 SD-99-08-13	Southwest Corner of 1 st Street SW and 32 nd Court SW	Proposed 131 lot subdivision on 47.93 acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 3/25/99. TRC meeting held on 5/26/99. Approved by the PZC on 6/10/99 with conditions. LDP issued on 12/15/99 for Phase I. Plat one scheduled for TRC review on 2/2/00.

Project Name	Location	Proposal	Status
Falcetta Subdivision SD-97-10-05 97050155-003	North Side of 12 th Street Along 26 th Avenue	11 Lot Residential Single-Family Subdivision Contact: Mosby & Associates, Inc. 569-0035	PZC granted preliminary plat approval 8/28/97. LDP (land development permit) issued. On 5/10/99 the fourth final plat revisions were received and reviewed by staff. Awaiting applicant's resolution of certificate of completion punch-list items from Public Works. Revised final plat submitted on 1/24/00 and under review by staff.
Laurel Pointe Subdivision (f.k.a. Laurel Cay) Preliminary Plat SD-99-05-07 99010167-002	8 th Street and 23 rd Avenue on the South Side of 8 th Street	28 Single-Family Lots Contact: Carter Associates, Inc. 562-4191	Pre-application conference held on 2/5/99. TRC meeting held on 3/3/99. Approved by PZC on 3/25/99. Site cleared. LDP issued on 9/13/99.
Laurel Reserve Subdivision 99070135-001	Southeast Corner of 8 th Street and 66 th Avenue	24 Lot Single-Family Subdivision Contact: Carter Associates, Inc. 562-4191	A pre-application conference was held on 7/29/99. Awaiting formal submittal.
Lindsey Lanes Phase II	49 th Street and 4 th Court	77 Lot Single-Family Development	Pre-application conference held on 2/2/98. PZC approved on 6/25/98. LDP application under review, awaiting applicant response.
Oak Chase Subdivision Preliminary Plat (f.k.a. James Valley Subdivision) SD-99-05-06 98120120-001	6500 33 rd Street	Single-Family Subdivision on 55.68 Acres Consisting of 121 Units Contact: Carter Associates, Inc. 562-4191	Pre-application conference held on 1/14/99. TRC meeting held on 2/17/99. Approved by PZC on 4/8/99 with conditions. LDP submitted on 6/14/99. Comments provided on 9/21/99. Awaiting applicant's response. TRC review of final plat on 11/24/99. BCC approved final plat on 12/21/99.

Project Name	Location	Proposal	Status
Pelican Cove Subdivision 97010033-003 SD-99-05-08	West Side of A-1-A, 900' North of Round Island Park.	6 lot subdivision. Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 5/26/98. TRC meeting held on 03/03/99. Resubmittal received and follow-up discrepancy letter issued. Originally scheduled for 5/27/99 PZC consideration, with recommendation to redesign. Applicant has put application on hold.
Pompey's Tract "A" Subdivision 99010169-001	9 th Court SW Between Oslo Road and 11 th Street SW	Replat of Tract "A" of Pompey's Subdivision to create 16 lot subdivision. Contact: Edward Netto 231-7565	Pre-application conference held on 2/4/99. Awaiting formal submittal.
Southlakes Subdivision 99060165-001	5 th Street SW	Contact: R.K. Engineering, Inc. 407-253-9595	Pre-application conference held on 7/7/99. Awaiting formal submittal.
The Crossing Subdivision 99070194-001	3400 4 th Street, Between 27 th Avenue and 43 rd Avenue	24 Lot Subdivision on 18.4 acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 8/9/99. TRC meeting held on 8/25/99. Approved by the PZC on 10/14/99 with conditions. Awaiting issuance of a LDP.
Vero Players Club 99110104-001	27 th Avenue and 17 th Street SW	347 Single-Family Units on 281.55 Acres Contact: Triad International 234-0203	Pre-application conference held on 11/29/99. Awaiting formal plan submittal.
Utility Facilities			
South County Wastewater Treatment Plant	South of Indian River Club	1 mgd Expansion	Site plan released; completed but not CO'd yet.
Warehouse and Storage Establishments			
Bourne Commercial Plaza SP-MA-00-01-03 99090194-002	1380 Old Dixie Hwy.	7,495 sq. ft. Warehouse Contact: Todd Smith, P.E. 567-1882	TRC meeting held on 10/20/99. Approved by PZC on 11/17/99. Pending site plan release.

Project Name	Location	Proposal	Status
Brewer International SP-MA-99-10-61 99070046-001	605 90 th Avenue	5,300 sq. ft. Warehouse Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 7/21/99. Approved by the PZC on 9/9/99. Approved by the BCC on 10/05/99. Pending site plan release.
Chesnut Masonry Building 98120043-001 SP-MA-99-03-09	11 th Avenue S W	Contractor Trade / Warehouse 1,200 sq. ft. Warehouse Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 12/16/98. Pending site plan release. Resubmittal approved on 3/15/99. Released for construction on 9/2/99. Code enforcement staff conducted a site inspection and has no objection to issuance of a CO.
Dixie Gardens Lots 15 - 20 SP-MA-00-01-01 99100025-001	474 5 th Street SW	Two Warehouses = 10,000 sq. ft. and 5,000 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 10/20/99. Awaiting resubmittal. Approved by the PZC on 1/27/00. Pending site plan release.
Florida Shutters Accessory Storage SP-MI-99-08-51 99060010-004	1055 Commerce Avenue	Enclose Existing Storage Building Contact: Todd N. Smith 567-1882	TRC meeting held on 6/16/99. Approved by staff on 8/12/99. Pending site plan release.
Florida Shutters (NEW APPLICATION) SP-MA-00-03-17 99060010-005	1055 Commerce Avenue	Contact: Todd N. Smith 567-1882	TRC meeting held on 12/29/99. Awaiting formal site plan submittal. Superseded by application SP-MA-00-03-17.
Lucas Development 99120144-001	408 SW Old Dixie Highway	15,000 sq. ft. Contractor Trades Building Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 1/10/00. Awaiting formal site plan submittal.
Scopinich Storage 99040216-001	Located on the East Side of 98 th Avenue, 1,800' South of SR 60	Warehouse Distribution (6,000 sq. ft.) Contact: KSM Engineering 589-0712	Pre-application conference held on 5/10/99. Awaiting formal site plan submittal. Note, applicant is waiting for SR 60 98 th Avenue area LDR changes.

Project Name	Location	Proposal	Status
Shopco Advisors, Inc. SP-MA-00-02-07 99110037-001	US#1	Contractor Trades Building Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 11/17/99. Awaiting resubmittal. Applicant requested cancellation of application on 1/6/00.
Sullivan Storage Building SP-MA-99-10-60 99070044-001	890 9 th Place	Mini-Storage Building (16,737 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 7/21/99. Approved by the PZC on 9/9/99. Pending site plan release.
Taylor Rental Store SP-MA-97-10-52 97060071	East Side of Old Dixie Highway, North of 12th Street & the Primitive Baptist Church	New 6,000 sq. ft. Equipment Rental Building and Outdoor Vehicle Storage Area Contact: Baseline Engineering 561-417-0700	PZC approval granted on 8/28/97. BCC extended site plan approved to 8/28/99. Not yet released; awaiting agency permits.
Wright 2 nd Street SP-MA-00-02-10 99110086-001	540 2 nd Street SW	1,000 sq. ft. Warehouse Contact: Mosby & Associates, Inc. 569-0035	Scheduled for TRC meeting on 11/24/99. Approved by the PZC on 1/13/00. Pending site plan release.
Woodmere Trade Center SP-MA-99-08-47 99050028	6855 Woodmere Road	Warehouse Contractors Trade (480 sq. ft.) Contact: Todd Smith, P.E. 567-1882	TRC meeting held on 5/19/99. Approved by PZC on 7/8/99. Site plan released on 1/17/00.

COMPREHENSIVE PLAN AMENDMENT APPLICATIONS AND REZONING APPLICATIONS

Project Name	Location	Proposal	Status
IRMH/Kennedy land use amendment and rezoning	1. South of IRMH	1. Redesignate ± 8.21 acres from L-1, Low-Density Residential-1 (up to 3 units/acre), to C/I, Commercial/Industrial; & rezone those ± 8.21 acres from RS-3, Single-Family Residential District (up to 3 units/acre) to MED, Medical District.	PZC recommended approval on 10/28/99. BCC voted on 12/7/99 to transmit to state. Final adoption public hearing anticipated in March or April, 2000.
	2. East of IRMH	2. Redesignate ± 8.21 acres from C/I, Commercial/Industrial, to L-1, Low-Density Residential-1 (up to 3 units/acre); & rezone those ± 8.21 acres from MED, Medical District, to RM-3, Multi-Family Residential District (up to 3 units/acre).	
Stella Lorene White & Evelyn Beal rezoning	East side of 6 th Avenue, approximately 850 feet south of 8 th Street	± 4.2 acres from CG, General Commercial District, to OCR, Office/Commercial/Residential District.	PZC recommended approval on 9/23/99. BCC public hearing on 02/15/00.
Tom Collins small scale land use amendment and rezoning	1. South side of Earing Point Drive, ±900 feet west of Jungle Trail	1. Redesignate ±1.39 acres from L-2, Low-Density Residential-2 (up to 6 units/acre), to C-1, Public Conservation-1 (zero density); and to rezone those ±1.39 acres from RS-1, Single-Family Residential (up to 1 unit/acre), to CON-1, Public Conservation (zero density).	PZC public hearing on 1/27/00.
	2. South side of Earing Point Drive, ±700 feet west of Jungle Trail	2. Rezone ±0.54 acres from RS-1, Single-Family Residential (up to 1 unit/acre), to RS-6, Single-Family Residential (up to 6 units/acre).	

Source: Indian River County Planning Division.

Sample of Community Development Department Business					
	Jan. - Mar. (FY 98/99)	Apr. - Jun. (FY 98/99)	Jul. - Sep. (FY 98/99)	Oct. - Dec. (FY 99/00)	Total For Last 4 Quarters
Pre-Application Conferences	15	21	50	34	120
Administrative Approval Applications	50	27	30	30	137
Minor Site Plan Applications	2	2	3	4	11
Major Site Plan Applications	21	19	17	9	66
Preliminary Plat Approvals	6	10	5	2	23
Final Plat Approvals	2	3	3	4	12
Rezoning Requests	1	5	5	1	12
Comprehensive Plan Amendment Requests	2	0	1	0	3
Land Clearing/Tree Removal Permits	43	57	47	9	156
Environmental Site Inspection	44	17	23	11	99
Wetland Resource Permits Issued	3	2	4	1	10
Single-Family Dock, Seawall, & Bulkhead Reviews	16	27	16	10	69
Complaints Received Regarding Code Violations	270	180	142	66	658
Home Occupation Permits Issued	87	56	55	8	206
Sign Permits Issued	20	20	7	1	48
Planner of the Day Inquires	1,731	1,586	1,377	1,156	5,850

Source: Indian River County Planning Division.

Community Development Activity Over 6 Fiscal Years					
Fiscal Year (October - September)	1994/95	1995/96	1996/97	1997/98	1998/99
Pre-Application Conferences	257	430	230	268	134
Administrative Approval Applications	150	160	179	162	164
Minor Site Plan Applications	20	22	22	17	7
Major Site Plan Applications	46	47	50	78	101
Preliminary Plat Approvals	17	12	18	25	28
Final Plat Approvals	15	15	28	14	13
Rezoning Requests	7	13	8	12	12
Comprehensive Plan Amendment Requests	4	7	4	9	6
Land Clearing/Tree Removal Permits	78	97	113	106	217
Environmental Site Inspection	303	323	361	143	320
Wetland Resource Permits Issued	14	12	6	9	9
Single-Family Dock, Seawall, & Bulkhead Reviews	33	41	30	47	64
Complaints Received Regarding Code Violations	1,522	1,439	1,614	1,320	1,300
Home Occupation Permits Issued	343	368	378	381	297
Sign Permits Issued	147	123	125	113	61
Planner of the Day Inquires	6,542	6,552	6,589	7,014	6,316

Source: Indian River County Planning Division.

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 or Under Contract						
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 Cons. Area (Cairns Tract)	103	50	0	87	0	102
Jungle Trail Cons. Area (Irwin Tract)	8	0	0	8	0	8
Fischer Tract	95	36	50	0	0	59
North Sebastian C.A. (AGC Ind. Tr.)	76	26	25	0	25	53
North Sebastian C.A. (St. Seb. PUD)	312	61	43	0	172	215
North Sebastian C.A. (Anstalt)	19	0	18	0	0	18
Sebastian Highlands Scrub Lots	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 (Under contract; closing pending)	5,361	1,072	350	0	3,939	4,289
Flinn Tract	37	16	0	0	0	21
Round Island So. (6 of 9 parcels)	44	32	0	0	0	12
Total Acreage	6,776.6	1,833.17	538	105.43	4,211	4,974.43
Acreage Remaining by Category to Acquire	N/A	0	0	0	0	0

Source: Indian River County Planning Division (as of 05/26/99).

Plans and reports available through the Community Development Department

- i 2020 Long Range Transit Plan (1999)
- i An Archaeological Survey of Indian River County, Florida (1992)
- i Boater's Guide (1996)
- i Bicycle/Pedestrian Plan (1997)
- i Comprehensive Plan (1998)
 - Elements and Sub-Elements
 - Capital Improvements Coastal Management
 - Conservation Economic Development
 - Future Land Use Housing
 - Intergovernmental Coordination Natural Groundwater Aquifer Recharge
 - Potable Water Recreation and Open Space
 - Sanitary Sewer Solid Waste
 - Stormwater Management Transportation
- i Congestion Management System Plan (1997)
- i Data Source for Commercial & Industrial Development (1997)
- i Economic Base Study (1997)
- i Economic Development Strategy Plan (1995)
- i Environmental Lands Program Report (10/98)
- i Evaluation and Appraisal Report of the Comprehensive Plan (1996)
- i Historic Properties Survey (1989)
- i Jungle Trail Management Plan (1989)
- i Land Acquisition Guide (1994)
- i Land Development Regulations
 - Consists of 33 chapters including chapters related to zoning, subdivisions, site plan review, and the planned development (PD) process.
- i Local Housing Assistance Plan (1999)
- i Long Range Transportation Plan (1995)
- i Manatee Protection and Boating Safety Comprehensive Management Plan (1998)
- i Overall Economic Development Plan (1997)
- i State Road A1A Origin/Destination Study (1997)
- i State Road 60 Corridor Plan (1997)
- i Target Industry Studies Report (1994)
- i Transit Development Plan (1999)
- i Transportation Disadvantaged Service Plan (1998)
- i Transportation Improvement Program (1999)
- i Wabasso Corridor Plan (1995)

If you would like a copy of any of the documents listed above , please contact the Indian River County Planning Division at (561) 567-8000, ext. 237.

February 2000†

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 BCC @ 9:00 am	2 TRC @ 1:30 pm	3	4	5
6	7	8 BCC @ 9:00 am CAC@ 2:00 pm	9 TRC @ 1:30 pm MPO @ 10:00 am	10 AHAC @ 3:00 pm AHPG @ 4:00 pm PZC @ 7:00 pm	11	12
13	14 BOA @ 3:00 pm	15 BCC @ 9:00 am	16 TRC @ 1:30 pm	17 PSAC @ 12:15 pm	18	19
20	21 MANWAC @ 1:30 pm	22 BCC @ 9:00 am EDC@ 3:00 pm	23 TRC @ 1:30 pm LAAC @ 1:30 pm	24 TDCLB @ 10:00 am PZC @ 7:00 pm	25 TAC @ 10:00 AM	26
27	28 CEB @ 1:30 pm	29				

! **AHAC**; Affordable Housing Advisory Committee; 1st Floor Conference Room A ! **AHPG**; Affordable Housing Partnership Group; 1st Floor Conference Room A! **BCC**; Board of County Commissioners; Commission Chambers! **BOA**; Board of Adjustment; Commission Chambers! **CAC**; Citizen Advisory Committee (MPO); 1st Floor Conference Room A! **CEB**; Code Enforcement Board; Commission Chambers! **EDC**; Economic Development Council; 1st Floor Conference Room A! **LAAC**; Land Acquisition Board; 1st Floor Conference Room! **MANWAC**; 1st Floor Conference Room! **MPO**; Metropolitan Planning Organization; 1st Floor Conference Room! **PSAC**; Professional Services Advisory Committee; 2nd Floor Conference Room! **PZC**; Planning and Zoning Commission; Commission Chambers! **TAC**; Technical Advisory Committee (MPO); 1st Floor Conference Room A! **TRC**; Technical Review Committee; 2nd Floor Conference Room ! **TDCLB**; Transportation Disadvantaged Local Coordinating Board; 1st Floor Conference Room A

†ALL MEETING TIMES AND LOCATIONS ARE TENTATIVE. PLEASE CALL (561) 567-8000, EXT. 237 TO CONFIRM MEETING TIME AND LOCATION

OF MEETING.

March 2000†

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 TRC @ 1:30 pm	2	3	4
5	6	7 BCC @ 9:00 am	8 MPO @ 10:00 am TRC @ 1:30 pm	9 PZC @ 7:00 pm	10	11
12	13 BOA @3:00 pm	14 BCC @ 9:00 am CAC@ 2:00 pm	15 TRC @ 1:30 pm	16 PSAC @ 12:15 pm	17	18
19	20 MANWAC @ 1:30 pm	21 BCC @ 9:00 am	22 TRC @ 1:30 pm	23 AHPG @ 8:30 am PZC @ 7:00 pm	24 TAC @ 10:00 AM	25
26	27 CEB @ 1:30 pm	28	29 TRC @ 1:30 pm	30	31	

! **AHPG**; Affordable Housing Partnership Group; 1st Floor Conference Room A! **BCC**; Board of County Commissioners; Commission Chambers! **BOA**; Board of Adjustment; Commission Chambers! **CAC**; Citizen Advisory Committee (MPO); 1st Floor Conference Room A! **CEB**; Code Enforcement Board; Commission Chambers! **EDC**; Economic Development Council; 1st Floor Conference Room A! **LAAC**; Land Acquisition Board; 1st Floor Conference Room A ! **MANWAC**; 1st Floor Conference Room A! **MPO**; Metropolitan Planning Organization; 1st Floor Conference Room A! **PSAC**; Professional Services Advisory Committee; 2nd Floor Conference Room! **PZC**; Planning and Zoning Commission; Commission Chambers! **TAC**; Technical Advisory Committee (MPO); 1st Floor Conference Room A! **TRC**; Technical Review Committee; 2nd Floor Conference

†ALL MEETING TIMES AND LOCATIONS ARE TENTATIVE. PLEASE CALL (561) 567-8000, EXT. 237 TO CONFIRM MEETING TIME AND LOCATION OF MEETING.

April 2000†

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30						1
2	3	4 BCC @ 9:00 am	5 TRC @ 1:30 pm	6	7	8
9	10 BOA @ 3:00 pm	11 BCC @ 9:00 am CAC @ 2:00 pm	12 MPO @ 10:00 am TRC @ 1:30 pm	13 PZC @ 7:00 pm	14	15
16	17 MANWAC @ 1:30 pm	18 BCC @ 9:00 am HBEW @ 6:00 pm	19 TRC @ 1:30 pm	20 PSAC @ 12:15 pm	21	22
23	24 CEB @ 1:30 pm	25 EDC @ 3:00 pm	26 TRC @ 1:30 pm	27 PZC @ 7:00 pm	29 TAC @ 10:00 AM	29

April 2000†

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>! BCC; Board of County Commissioners; Commission Chambers! BOA; Board of Adjustment; Commission Chambers! CAC; Citizen Advisory Committee (MPO); 1st Floor Conference Room! CEB; Code Enforcement Board; Commission! HBEW; Homebuyers' Education Workshop; 1st Floor Conference Room A! LAAC; Land Acquisition Board; 1st Floor Conference Room A! MPO; Metropolitan Planning Organization; 1st Floor Conference Room! PSAC; Professional Services Advisory Committee; 2nd Floor Conference Room! PZC; Planning and Zoning Commission; Commission Chambers! TAC; Technical Advisory Committee (MPO); 1st Floor Conference Room! TRC; Technical Review Committee; 2nd Floor Conference Room</p>						

†ALL MEETING TIMES AND LOCATIONS ARE TENTATIVE. PLEASE CALL (561) 567-8000, EXT. 237 TO CONFIRM MEETING TIME AND LOCATION OF MEETING.

May 2000†

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 BCC @ 9:00 am	3 TRC @ 1:30 pm	4	5	6
7	8 BOA @3:00 pm	9 BCC @ 9:00 am CAC@ 2:00 pm	10 MPO @ 10:00 am TRC @ 1:30 pm	11 PZC @ 7:00 pm	12	13
14	15 MANWAC @ 1:30 pm	16 BCC @ 9:00 am	17 TRC @ 1:30 pm	18 PSAC @ 12:15 pm	19	20
21	22 CEB @ 1:30 pm	23 BCC @ 9:00 am	24 TRC @ 1:30 pm	25 AHPG @ 8:30 am TDCLB @ 10:00 am PZC @ 7:00 pm	26 TAC @ 10:00 AM	27

May 2000†

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	31 TRC @ 1:30 pm			
<p>! AHPG; Affordable Housing Partnership Group; 1st Conference Room A! BCC; Board of County Commissioners; Commission Chambers! BOA; Board of Adjustment; Commission Chambers! CAC; Citizen Advisory Committee (MPO); 1st Floor Conference Room A! CEB; Code Enforcement Board; Commission Chambers! EDC; Economic Development Council; 1st Floor Conference Room A! LAAC; Land Acquisition Board; 1st Floor Conference Room A ! MANWAC; Marine Advisory Narrows Watershed Action Committee; 1st Floor Conference Room A! MPO; Metropolitan Planning Organization; 1st Floor Conference Room A! PSAC; Professional Services Advisory Committee; 2nd Floor Conference Room! PZC; Planning and Zoning Commission; Commission Chambers! TAC; Technical Advisory Committee (MPO); 1st Floor Conference Room A! TRC; Technical Review Committee; 2nd Floor Conference Room ! TDCLB; Transportation Disadvantaged Local Coordinating Board; 1st Floor Conference Room A</p>						

†ALL MEETING TIMES AND LOCATIONS ARE TENTATIVE. PLEASE CALL (561) 567-8000, EXT. 237 TO CONFIRM MEETING TIME AND LOCATION OF MEETING.