



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

February 2000

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Introduction

The Community Development Report provides a collection of some of the most recent statistical information on Indian River County. Most of the data 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).

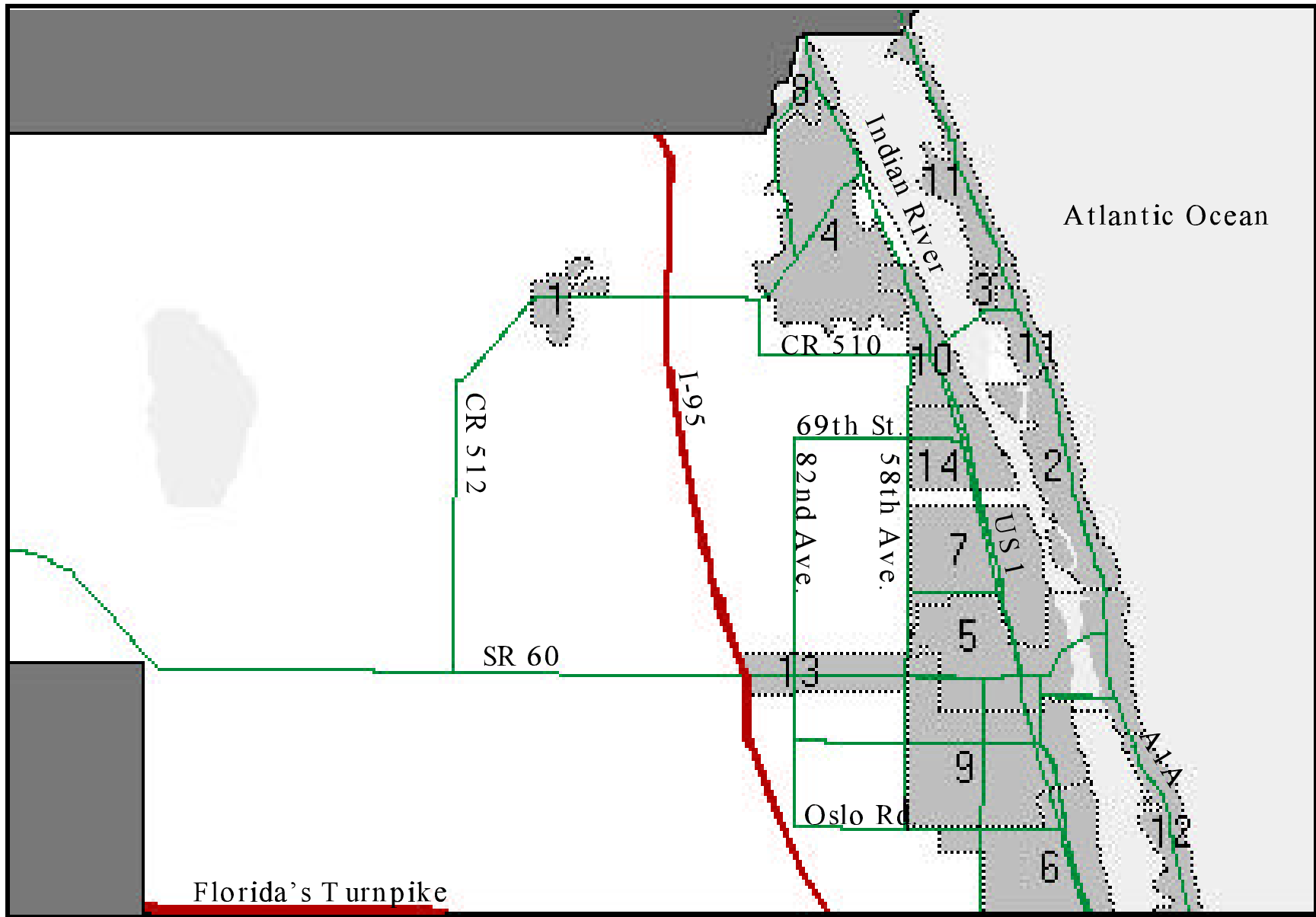
More information is being added to the site on a regular basis. Please visit the site and provide feedback as to how the county’s web site can best serve your needs.

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.



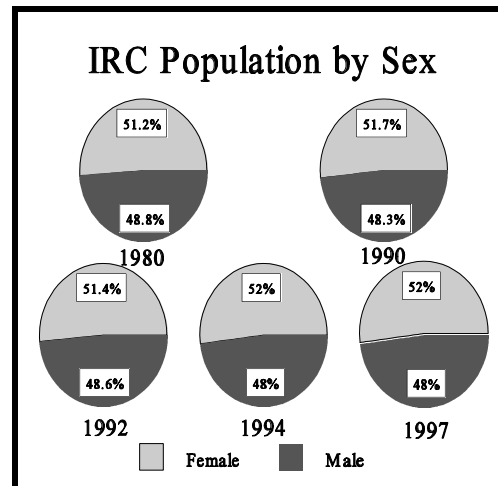
| Year | 0-14 | Share of Population | 15-24 | Share of Population | 25-44 | Share of Population | 45-64 | Share of Population | 65 and Over | Share of Population |
|------|--------|---------------------|--------|---------------------|--------|---------------------|--------|---------------------|-------------|---------------------|
| 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.

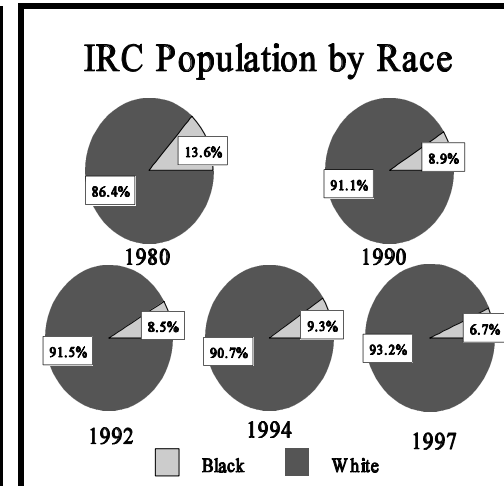
| Year | Sex | | Race† | |
|------|--------|--------|-------|--------|
| | Female | Male | Black | White |
| 1980 | 30,667 | 29,229 | 8,000 | 51,000 |
| 1990 | 46,630 | 43,578 | 8,000 | 82,000 |
| 1992 | 48,359 | 45,732 | 8,000 | 86,000 |
| 1994 | 50,626 | 46,789 | 9,000 | 88,000 |
| 1997 | 54,537 |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

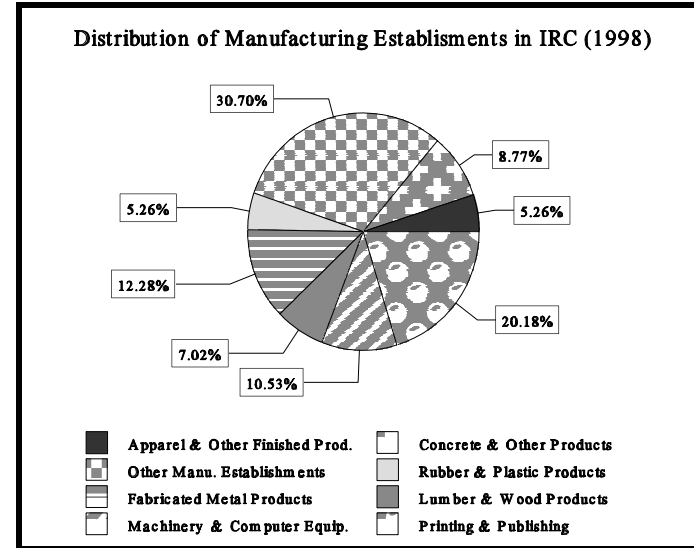
| Largest Employers in Indian River County (1999) | | | | | | |
|---|--------------|--|--|-----------|-----------|-----------|
| 1999 Ranking | 1998 Ranking | Firm | SIC Major Group | Employees | | |
| | | | | Total | Full-time | Part-time |
| 1 | 1 | School District of Indian River County | Government | 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.

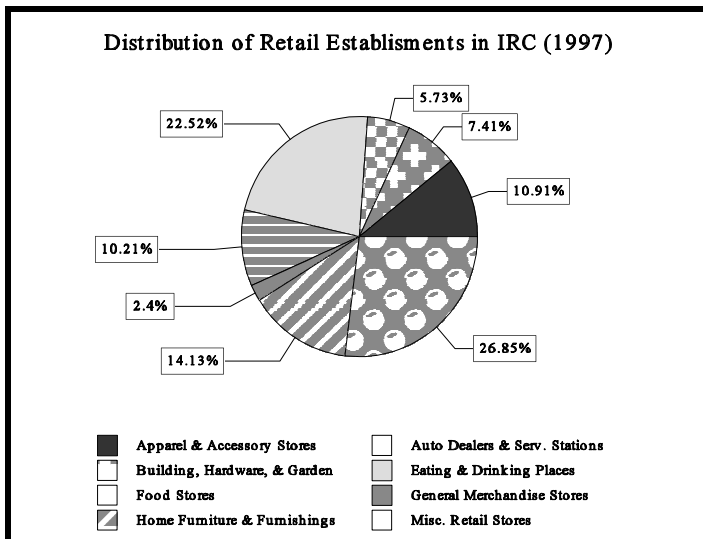
Source: Indian River County Chamber of Commerce, 12/16/00.

| 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% |

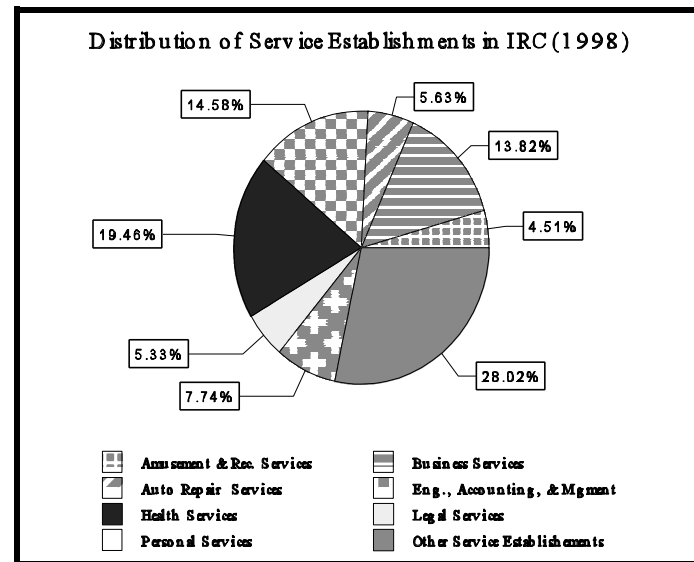
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



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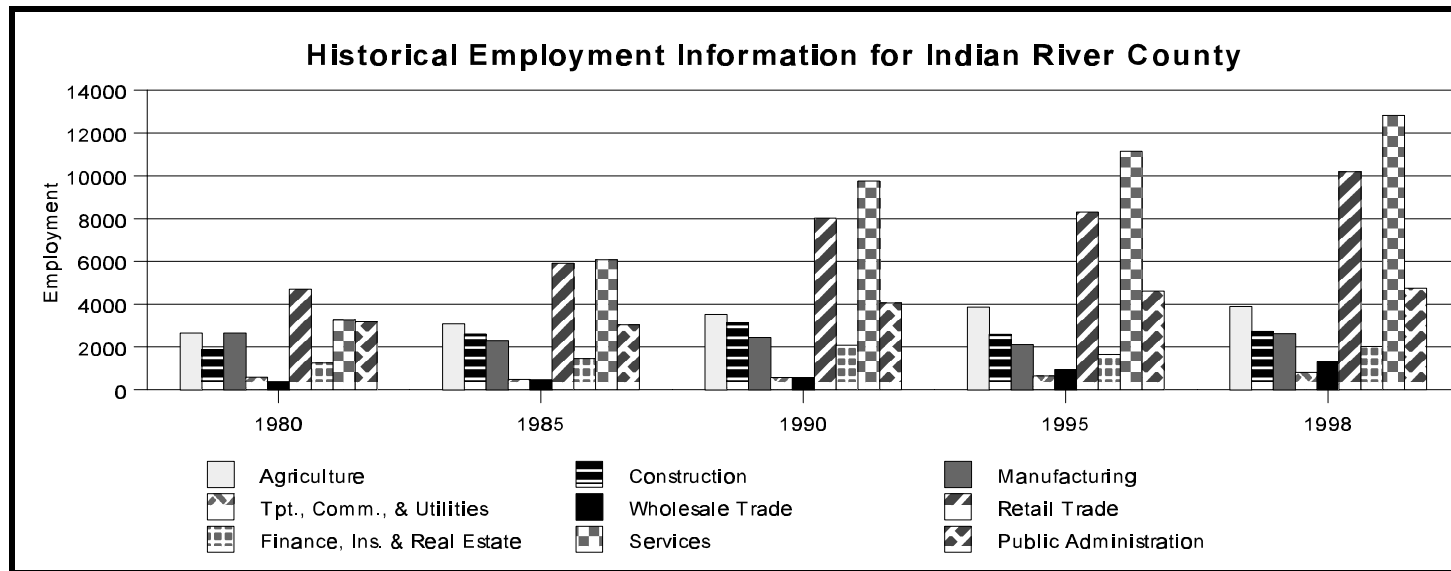
| Sales Information for Private Companies in Indian River County | | | | |
|--|---------------|-----------------------------|---------------|-----------------------------|
| Establishment | 1990 | | 1998 | |
| | Gross Sales | % of State Wide Gross Sales | Gross Sales | % of State Wide Gross Sales |
| 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. | | | | | |

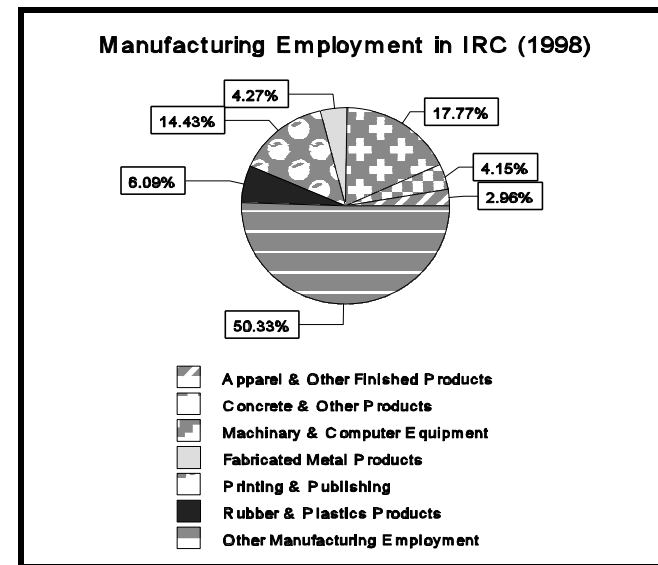
Source: Florida Trend, 1999.

| 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 |

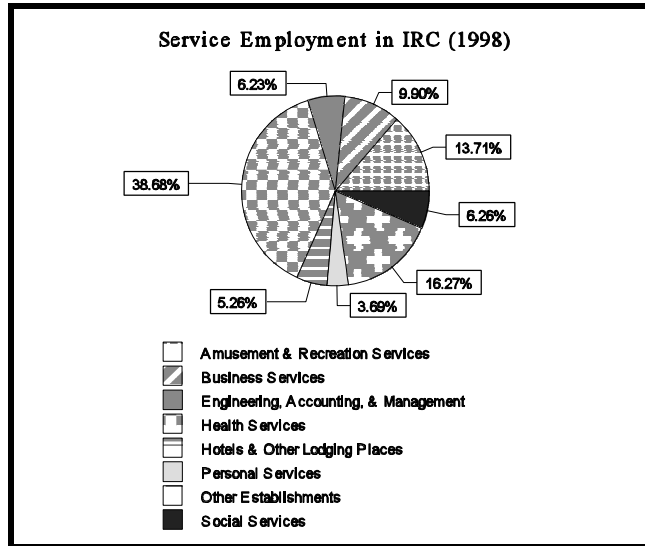


Source: Florida Department

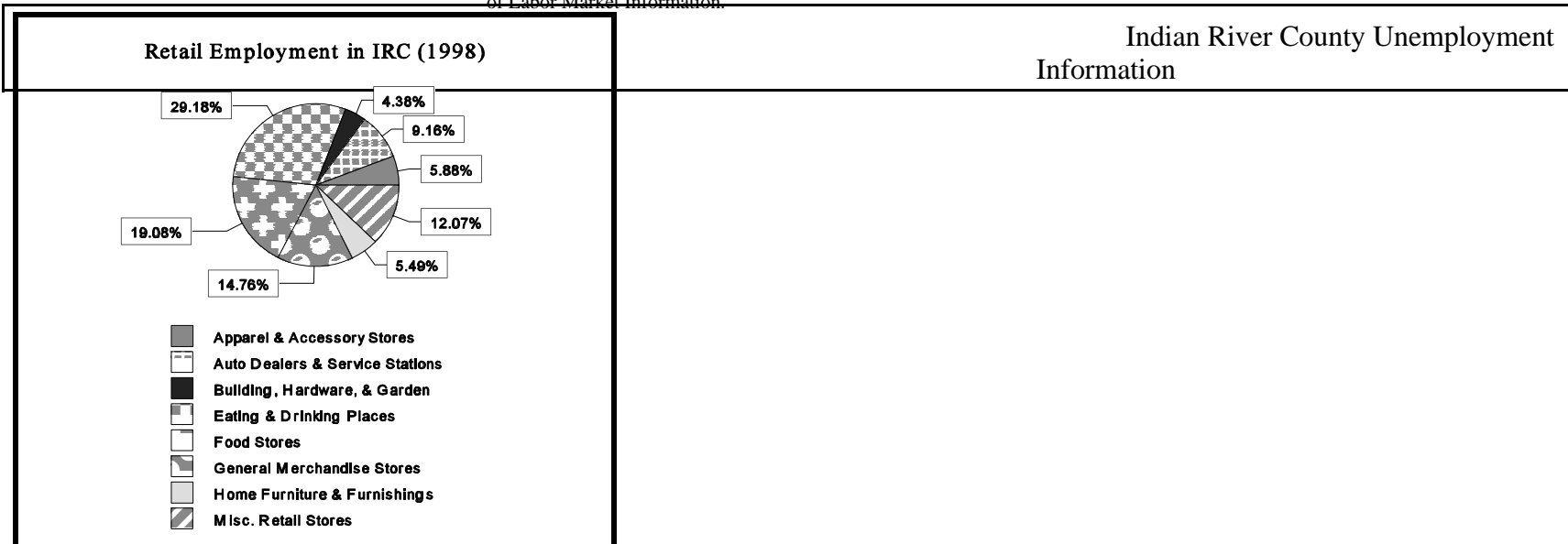
t of Labor & Employment Security, Bureau of Labor Market Information.



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



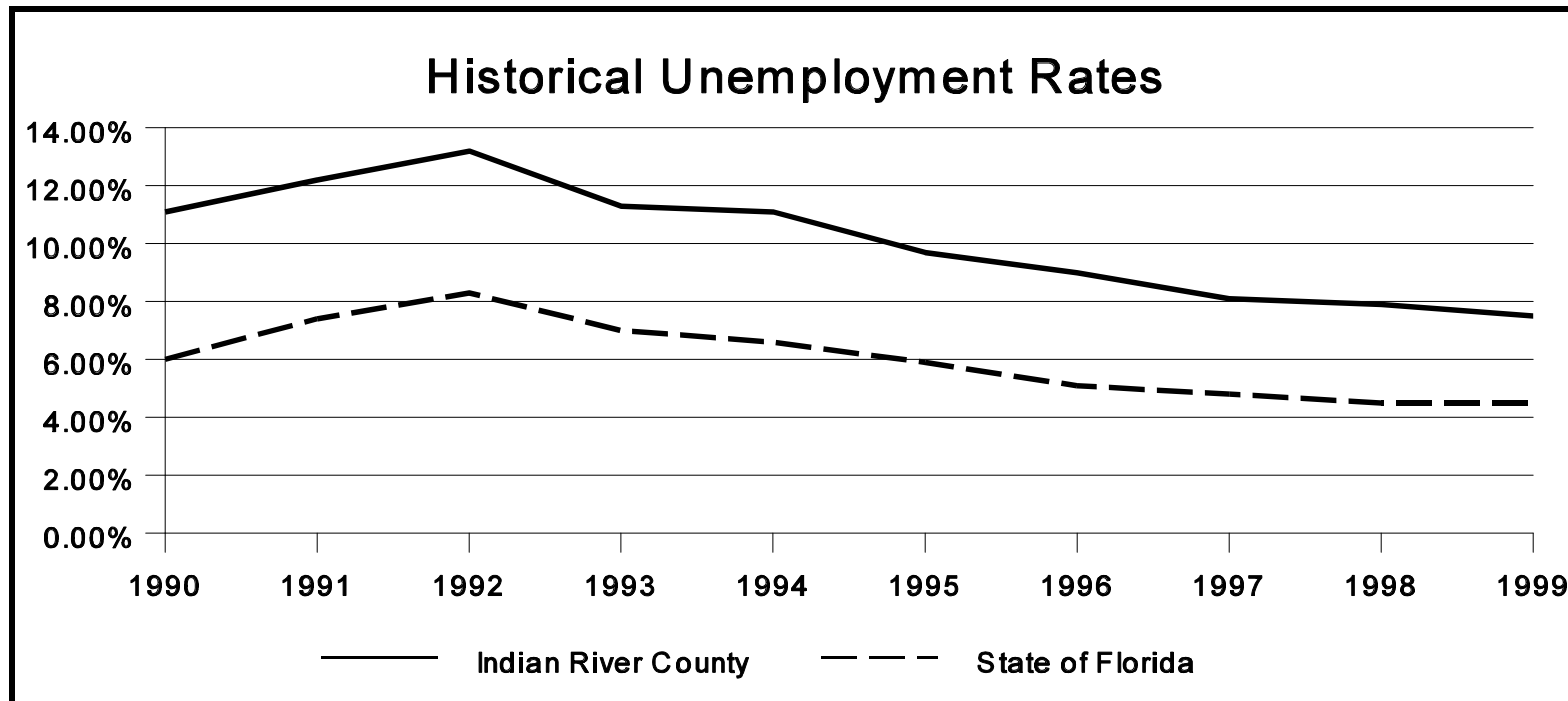
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



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.



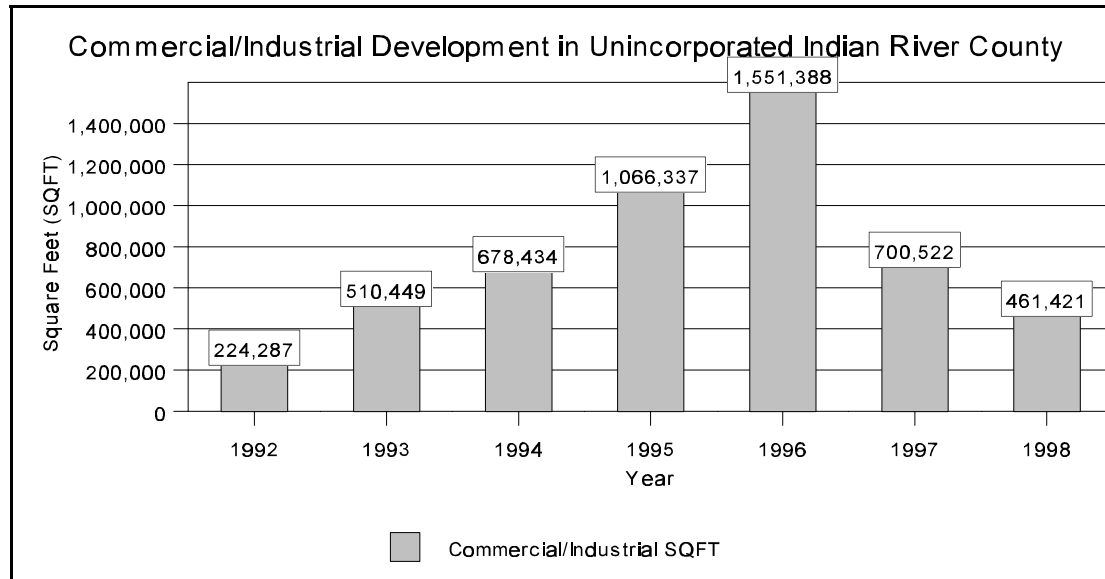
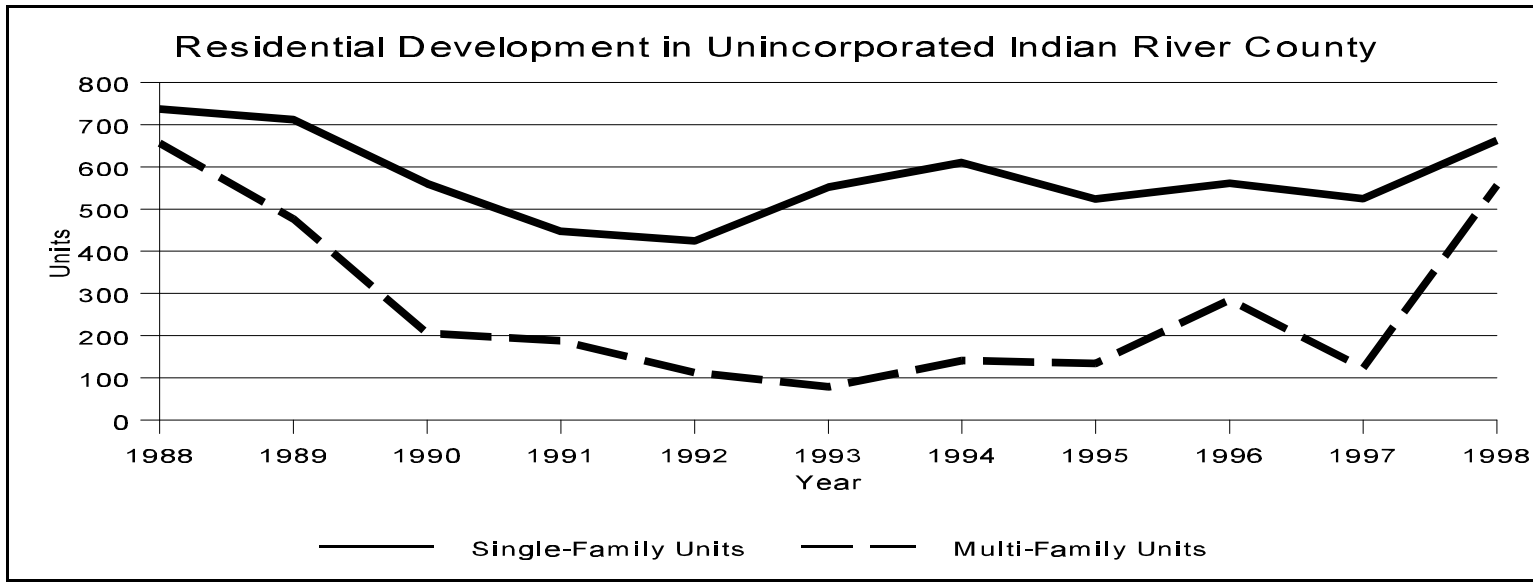
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.

| 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 Cuzzo 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 37 th 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 | | | |

| 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> | | | | | | |

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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 | | | |
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