



Indian River County Community Development Report April 2002

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Vero Beach, FL 32960
Phone: (772) 567-8000, Ext. 1237
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Issue #14

\$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)

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

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

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

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

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

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

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

Paper Copy	Computer Disk	Web Page
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Please return this evaluation form to:
Long Range Planning Section
Community Development Department
1840 25th Street, Vero Beach, FL, 32960
FAX: (772) 978-1806
srohani@bcc.co.indian-river.fl.us

<u>Table of Contents</u>	Page #
Introduction	4
Demographics	5
Commerce and Industry	9
Labor Information	11
Incentives	13
Current Development	15
Planning and Zoning Commission Reviewed Residential Projects	17
New Development Projects	18
North County Commercial/Industrial	18
North County Residential	23
Central County Commercial/Industrial	28
Central County Residential	40
South County Commercial/Industrial	49
South County Residential	65
Comprehensive Plan Amendment Applications and Rezoning Applications	75
Department Activity	78

Introduction

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

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

Web Site Development

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

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

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:

<http://bcc1.co.indian-river.fl.us>

Demographics

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

¹ Boundaries changed in 2000 census.

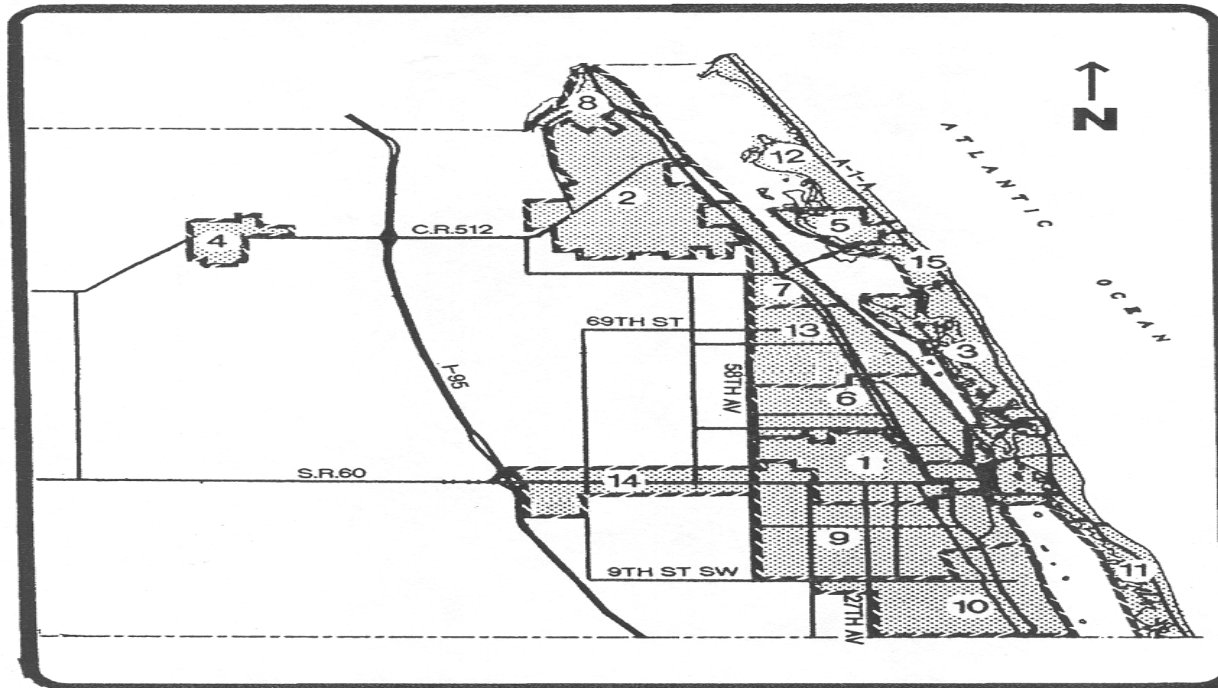
² Wabasso Beach CDP was added for the 2000 Census

Demographics

Table 2: Indian River County Population Projections 2005-2030

Map Reference #		2000 Census Population and Projections					
		2000	2005	2010	2020	2025	2030
COUNTY		112,947	122,700	133,100	155,200	166,200	176,200
UNINCORPORATED COUNTY		71,660	76,764	82,124	93,053	99,210	108,255
MUNICIPALITIES							
1	Vero Beach	17,705	17,569	17,650	17,730	17,755	17,800
2	Sebastian	16,181	19,673	22,746	31,575	35,569	36,335
3	Indian River Shores	3,448	3,926	4,700	5,470	5,600	5,600
4	Fellsmere	3,813	4,578	5,640	7,025	7,666	7,800
5	Orchid	140	190	240	347	400	410
Census Designated Places							
6	Gifford	7,599	7,953	8,030	8,618	8,376	9,208
7	Wabasso	918	914	917	918	920	920
8	Roseland	1,775	1,838	1,848	1,941	1,866	2,005
9	Vero Beach South	20,362	21,170	22,153	24,712	24,746	28,226
10	Florida Ridge	15,217	17,340	19,000	22,089	23,702	27,243
11	South Beach	3,457	3,885	4,236	5,053	5,039	5,136
12	North Beach	243*	261	276	320	270	400
13	Winter Beach	965	958	960	965	980	986
14	West Vero (S.R. 60) Corridor	7,695	8,337	8,971	10,449	10,564	11,125
15	Wabasso Beach	1,075	1,279	1,503	1,988	2,100	2,300
Unallocated Population		12,354	12,829	14,230	16,000	20,647	20,706

Source: U.S. Census Bureau,
Indian River County Planning
Department



**BOUNDARIES OF MUNICIPALITIES
AND
CENSUS DESIGNATED PLACES**

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

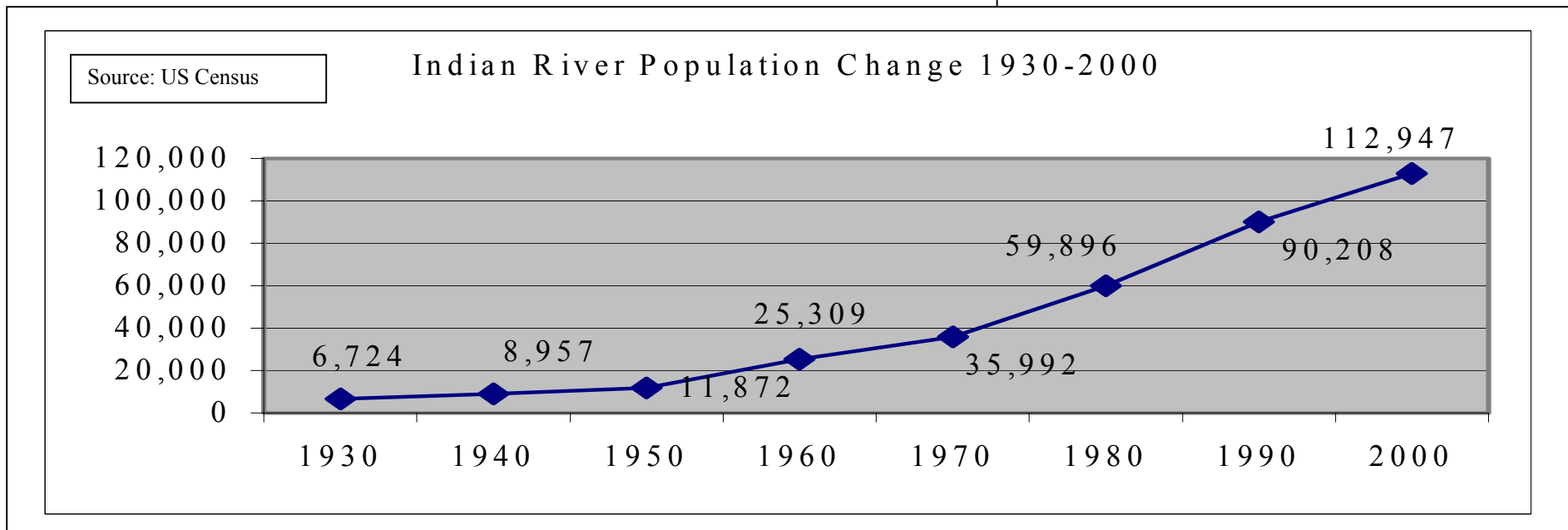
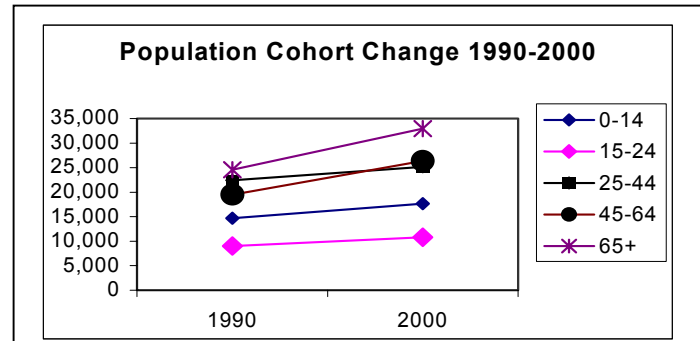
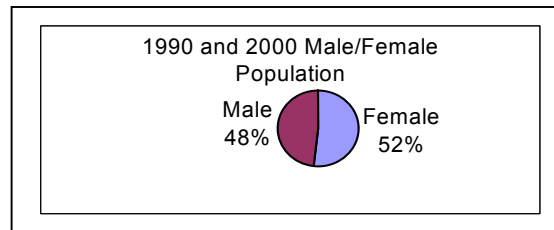
Demographics

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

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

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

Source: U.S. Census



Commerce and Industry

Largest Employers in Indian River County (2001)						
2001 Ranking	2000 Ranking	Firm	SIC Major Group	Employees		
				Total	Full-time	Part-time
1	1	School District of Indian River County	Government	1,800	1,550	250
2	2	Indian River Memorial Hospital	Health Services (SIC 80)	1,538	705	833
3	3	Indian River County	Government	1,464	1,362	78
4	4	The New Piper Aircraft	Transportation Equipment (SIC 37)	1,349	1,294	55
5	5	Gracewood Fruit Packing	Agricultural Services (SIC 07)	800	110	690
6	6	Publix Supermarkets	Food Stores (SIC 54)	792	397	395
7	7	Wal-Mart	General Merchandise Stores (SIC 53)	774	584	190
8	8	Hale Indian River Groves	Agricultural Services (SIC 07)	675	225	450
9	9	City of Vero Beach	Government	606	556	50
10	10	Indian River Estates	Health Services (SIC 80)	492	215	277
11	16	Sun Ag, Inc.	Citrus, Agric. (SIC 75)	425	175	250
12	13	Winn-Dixie	Food Stores (SIC 54)	420	106	314
13	14	John's Island	Hotels and Other Lodging Places (SIC 70)	415	210	205
14	15	Sebastian River Medical Center	Health Services (SIC 80)	390	275	115
15	17	Indian River County Exchange Packers	Agricultural Services (SIC 07)	350	48	302
16	19	Visiting Nurse Association	Health Services (SIC 80)	332	142	190
17	--	Flight Safety Int.	Flight Instruction	322	254	68
18	18	Disney's Vero Beach Resort	Hotels and Other Lodging Places (SIC 70)	338	243	95
19	11	Dodgertown Complex	Convention/sports	250	125	125
20	--	Graves Brothers	Citrus	236	53	183

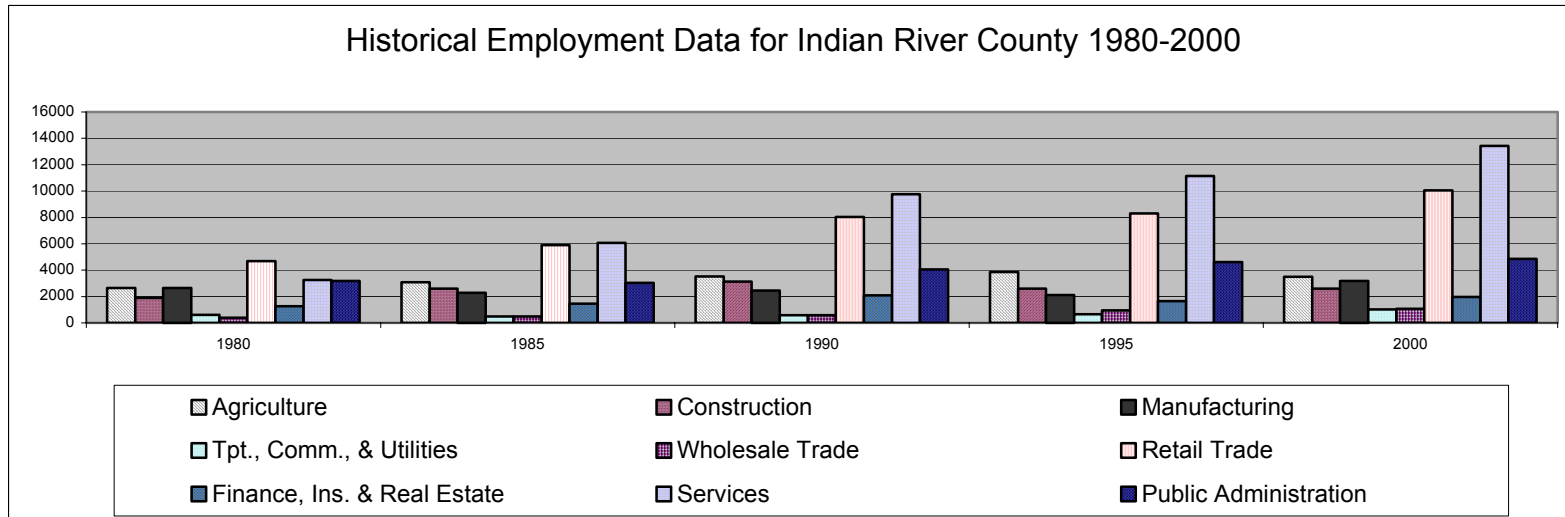
Source: IRC Chamber of Commerce

Commerce and Industry

Private Companies in Florida's Top 200 Located in Indian River County†					
Company	City	Rank	Revenue (2000)	Full-time Employees	Type of Business
George E. Warren Corp.	Vero Beach	4	\$2,350,522,000	25	Petroleum Trading
The New Piper Aircraft Inc.	Vero Beach	94	\$182,000,000	1,294	Aircraft Manufacturer
Seald Sweet Growers	Vero Beach	169	\$100,000,000	35	Wholesale Fresh Fruits and Vegetables
†Ranked by 2000 Revenue. Source: Florida Trend (2001)					

Employment Information for Indian River County (2000)				
SIC Division	# of Employees	% of Total Employment	Annual Payroll	Average Annual Wage Per Employee
Agriculture, Forestry, & Fishing	3,505	8.39%	\$73,087,157	\$20,851
Construction	2,595	6.21%	\$73,087,681	\$28,165
Manufacturing	3,184	7.62%	\$116,095,245	\$36,468
Tpt., Communications, & Utilities	1,025	2.45%	\$26,761,404	\$26,102
Wholesale Trade	1,059	2.53%	\$43,353,797	\$40,935
Retail Trade	10,055	24.07%	\$172,495,227	\$17,156
Finance, Insurance, & Real Estate	1,976	4.73%	\$82,916,201	\$41,953
Services	13,434	32.16%	\$381,494,635	\$28,398
Public Administration	4,867	11.55%	\$164,139,229	\$33,724

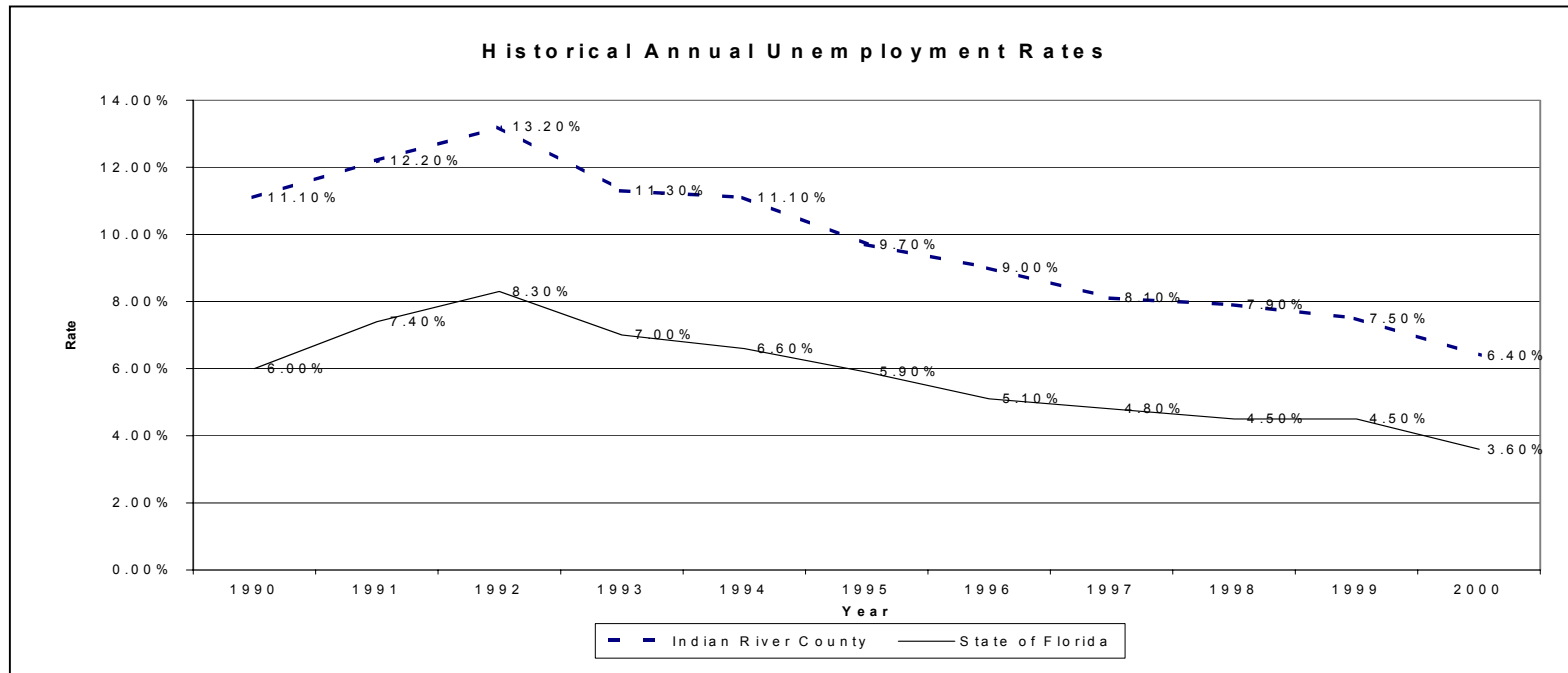
Labor Information



Labor Information

Indian River County Unemployment Information														
	Annual		2000-2001 Monthly											
	1999	2000	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct
Labor Force	45,043	45,001	46,212	45,804	45,310	45,397	46,176	46,153	45,943	45,880	46,176	46,153	45,880	46,868
Unemployment Rate	7.5%	6.4%	5.9%	4.0%	5.0%	4.1%	3.9%	3.8%	5.3%	8.3%	9.6%	9.9%	9.8%	8.7%

Source: State of Florida, Local Area Unemployment Statistics



Source: State of Florida, Local Area Unemployment Statistics

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

Incentives

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 10 new jobs in any of the state's target industries. If an expansion, the expansion must result in at least a 10% increase in the business's employment.	No minimum job requirements.	No minimum requirement for grant request of less than \$200,000; 100 full-time jobs for grant request of \$200,000 - \$1 million; 200 full-time jobs for grant over \$1 million.	CDBG cost per job shall be less than \$35,000. i.e. \$500,000 grant creates 55 jobs, therefore CDBG cost per job will be \$9,090.91
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.

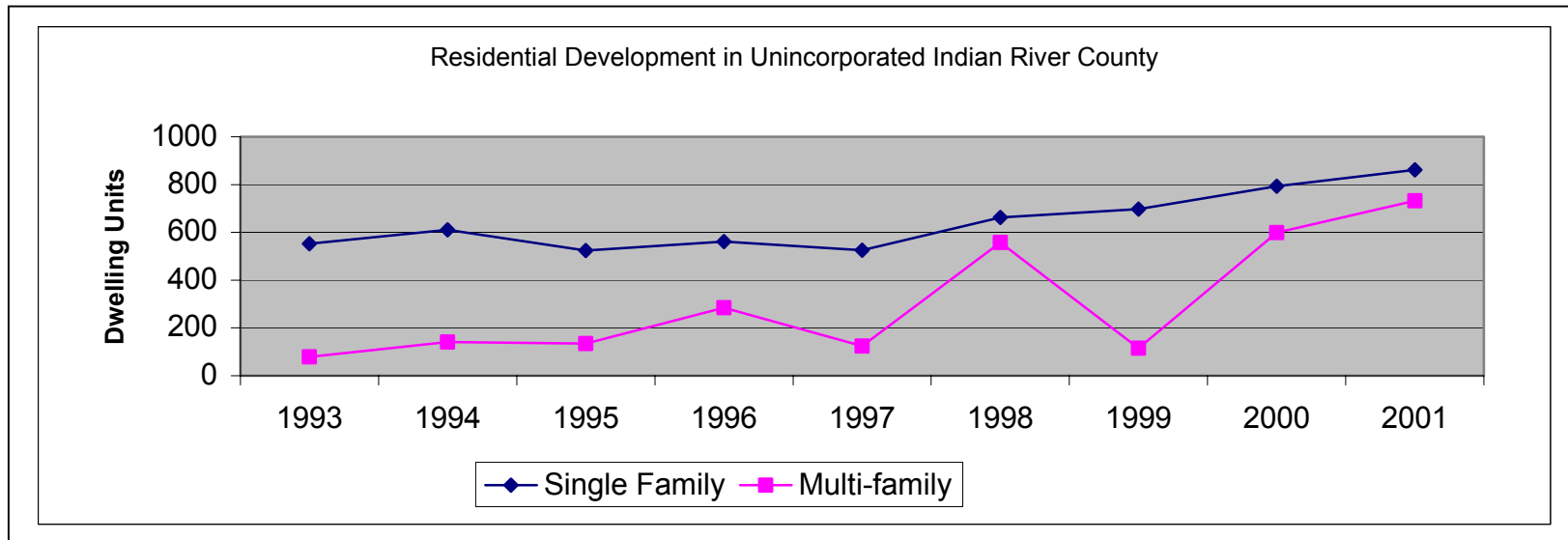
Source: State of Florida, Indian River County

Current Development

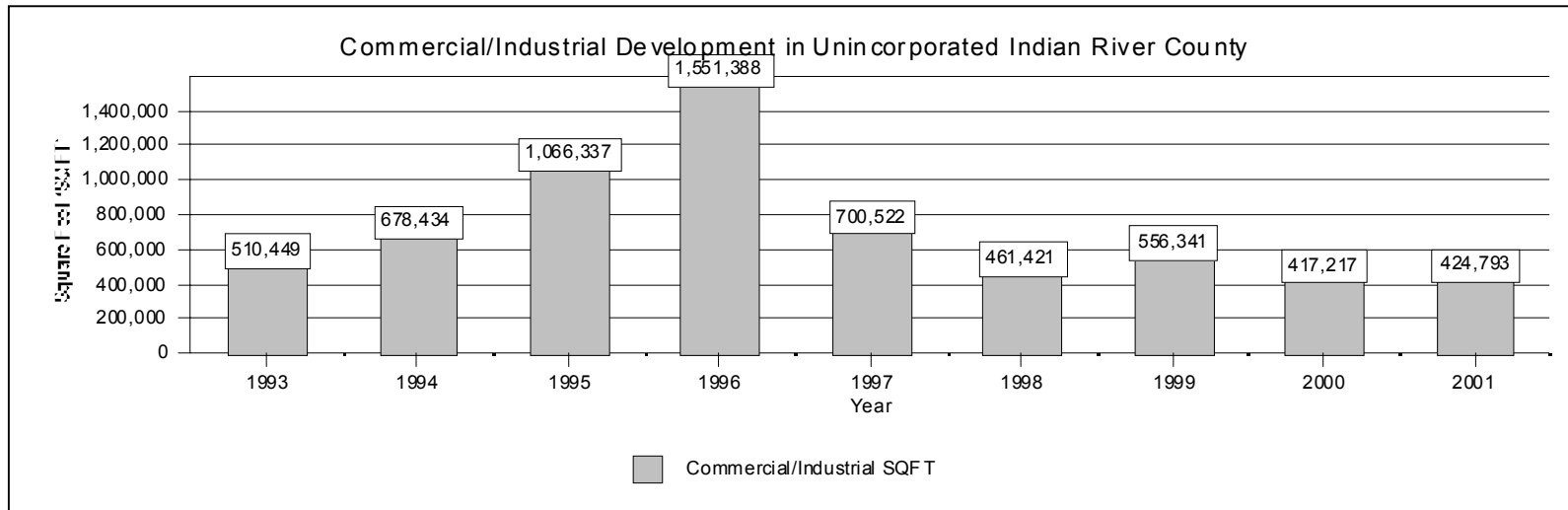
Building Permit Information for New Construction: Permits Issued		
Jurisdiction	Building Type	January 1, 2001 - December 31, 2001
Unincorporated County	Single-Family Units	927
	Multi-Family Units	98
	Mobile Home Setups	32
	Commercial/Industrial Sqft.	229,245
Vero Beach	Single-Family Units	25
	Multi-Family Units	13
	Mobile Home Setups	8
	Commercial/Industrial Sqft.	167,877
Sebastian	Single-Family Units	294
	Multi-Family Units	13
	Mobile Home Setups	18
	Commercial/Industrial Sqft.	119,579
Fellsmere	Single-Family Units	25
	Multi-Family Units	5
	Mobile Home Setups	3
	Commercial/Industrial Sqft.	6,307
Indian River Shores	Single-Family Units	46
	Multi-Family Units	16
	Commercial/Industrial Sqft.	0
Orchid	Single-Family Units	33
	Multi-Family Units	0

Current Development

	Commercial/Industrial Sqft.	0
Total Single Family Units		1,350
Total Multi-family Units		145
Total Mobile Home Setups		61
Total Commercial SQFT		523,008



Current Development



Planning and Zoning Commission Reviewed Residential Development Projects, January 2002-April 2002					
Preliminary Plat	Preliminary PD Plan	Conceptual Approval	Major Site Plan Approval	Total for Quarter	Data are proposed number of dwelling units reviewed by PZC in between January 2002 and April 2002.
42 lots	30 lots/unit	17 lots/unit	348 units	437	

April 2002

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
NORTH COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (north of 77 th Street)							
Automotive Repair/Sales and Maintenance Establishments							
Protansmasters 2001060194-29978	8980 U.S. Hwy 1 (former abandoned gas station site) 28-31-39-00002-0000-00004.0 Map Location 20	Building #1: 5,000 sq. ft. auto repair. Building #2: 5,000 sq. ft. retail. Contact: Ralph Horan	2/25/02				
			Awaiting formal submittal.				
Gas Station/Convenience Store							
Speedway (Fellsmere) #8370 2000110171-26578 SP-MJ-01-06-37	9020 Fellsmere Road (CR 512) at the Northwest Corner of CR 510 and CR 512 22-31-38-00001-0000-00002.0 Map Location 1	3,800 sq. ft. of Retail (Convenience Store) Building Area and 12 Fueling Positions Contact: LA Civil 727-518-6885	12/11/00	4/04/01	5/10/01		
			Pending site plan release.				
Wabasso Convenience Store 2001030187-27396	NE Corner of U.S. Highway 1 and 86 th Street 28-31-39-00006-0001-000001.0 Map Location 2	Gas/Retail/Fast Food/Restaurant/Carwash Contact: Friscia Engineering (561) 340-4990	4/16/01	06/27/01 08/08/01	12/13/01	N/A	
			Pending site plan release.				
Institutional Establishments							
Community Baptist Church SPMA-01-08-52 2001050068	12534 Roseland Road 00-30-38-0001-0220-00038.1 Map Location 3	15,000 sq. ft. Two phase addition for activity center		5/23/01	6/28/01		
			Released 10/31/01.				
Lakeside Fellowship Baptist Church 2001030090-28914	East of 66 th Ave., south of 81 st St. 32-31-39-00000-5000-00008.0 Map Location 4	4,992 sq. ft. church (Phase I) 9,000 sq. ft. church (Phase II) Contact: Mosby & Associates, Inc. 569-0035		11/07/01	N/A	N/A	
			Pending resubmittal that addresses fire protection requirements.				

April 2002

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
North County Elementary School	8955 85 th St. 35-31-00000-30000-00001.0	76,202 Sq. Ft. school for approximately 500 Students Contact: Indian River County 567-8000		10/03/01		
	Map Location 5		Approved by Joint Committee 12/12/01. Under construction.			
Kashi Church Foundation 2001070204-27915	11155 Roseland Road	Conceptual master plan Contact: Knight, McGuire & Associates, Inc. 569-5505	8/6/01			
	Map Location 6		Awaiting formal submittal.			
Other Non-Residential Projects						
Atlantic Coast Enterprises Sand Mine 94100074-29098	11425 Old Dixie Hwy, Sebastian 07-31-39-00000-1000-00004.0	Phase 7 (19.3 acres) sand mine addition Contact: George Simons, PE	10/22/01	11/28/01	12/13/01	N/A
	Map Location 7		Pending site plan release.			
Catala Right-of-Way Abandonment 2002030021-30388	Right-of-way portions of 134 th Ave. and Beech St. at lot 1, Block 52A in Roseland. 21-30-38-00001-0521-00001.0	Right-of-Way Abandonment Contact: Frank Catala		3/20/02		
	Map Location 8		Awaiting resubmittal.			
Fischer Sand Mine 93100153-26032 SPMA-01-04-31	West of Schumann Drive, South of the City of Sebastian, east of Powerline Rd.	73.6 Acre Sand Mine Operation Contact: Mosby & Associates, Inc. 569-0035	10/13/00	1/31/01	2/22/01	
	Map Location 9		Site plan released 8/14/01. In operation.			
The Humane Society of Vero Beach 2001020017-26185	North side of 77 th Street ½ mile west of 58 th Ave.	Humane Society Facility Contact: Knight, McGuire & Associates, Inc. 561-569-5505	2/12/01	8/8/01	10/25/01	
	Map Location 10		Site plan released 12/13/01. Construction trailer permit issued. Under construction.			

April 2002

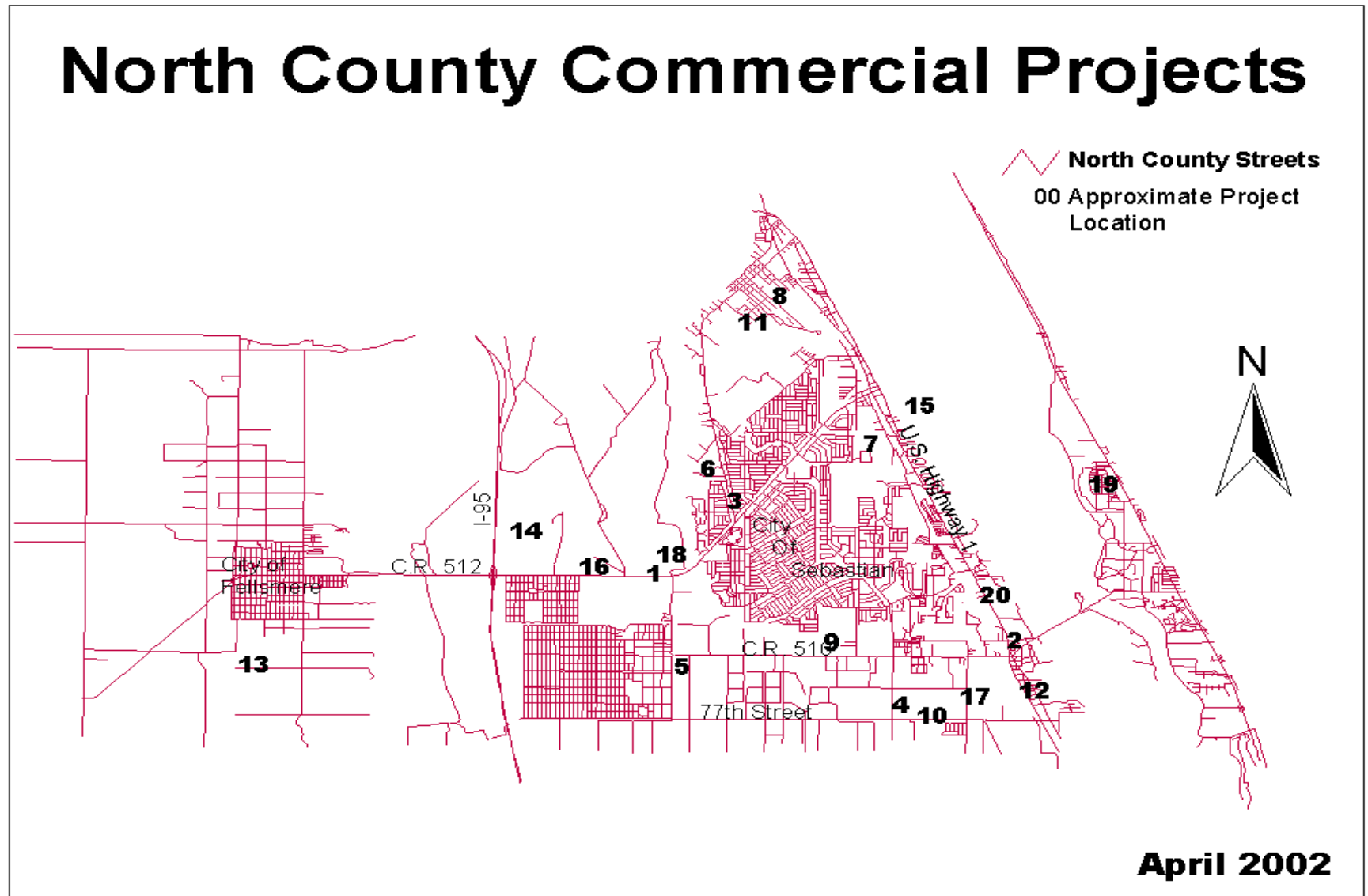
New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Indian River County Right-of-Way Abandonment 2001090090-28456	130 th St. Roseland Map Location 11	Right of Way Abandonment Contact: Roland DeBlois		9/13/01		
			TRC 9/13/01, awaiting resubmittal and resolution (responsibility assigned to County Attorney's Office).			
Professional and Financial Office Establishments						
Garcia Development 200112027-29339	4100 79 th St. Map Location 12	12,000 sq. ft. of office space & 12,000 sq. ft. of retail space & 12 units. Contact: Mosby & Associates, Inc. 569-0035	12/17/01			
			Pending submittal of formal application.			
Public and Private Recreation Facilities						
Elite Boxing 2001040196	79 th Street west of Willow 00-31-37-00001-2356-00001.0 Map Location 13	Boxing Camp Youth Camp Contact: Bill McCain 770-1093	5/07/01			
			Pending formal submittal.			
Indian River County Shooting Range 98090044-30461 SP-MJ-02-06-37	10455 102 nd Terrace 00-30-38-00001-0250-00001.0 Map Location 14	Archery Range and Shooting range additions Contact: Sean McGuire 567-8000		3/27/02		
			Pending resubmittal.			
Jungle Trail/Pelican Island Wildlife Refuge SP-MA-01-03-24 2000120035-25732	Jungle Trail Map Location 15	Conservation Education Facility Located on 5.13 Acres		12/20/00	3/8/01	
			Pending site plan release.			

April 2002 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
North County Regional Park SP-MA-00-10-58 2000050084-24170	West of the Sebastian Middle School on C.R. 512 Map Location 16	County Park Located on ± 121 Acres; pools and recreation fields Contact: Brad Smith Associates, Inc. 567-4285	5/19/00	7/26/00 8/28/00	9/28/00 10/17/00	10/17/00
			Site plan released 8/28/01. Construction pending.			
North County Soccer Association AA-01-05-89 2001020149-26347	Map Location 17	Future Soccer Expansion Contact: Masteller & Moler, Inc. 567-5300				
			AA approved by staff on 4/30/01. Building permit for bathrooms/concessions building issued 5/3/01. Under construction.			
Sebastian Canoe Launch SP-MA-00-07-37 2000040050-23187	Northeast of the Intersection of CR 512 and CR 520, to the West of the St. Sebastian River. Map Location 18	Canoe Launch and Parking Area Contact: Indian River County 567-8000		4/19/00	11/9/00	
			Site Plan released 06/07/01. Building permit issued 9/18/01. Building finalized 12/04/01.			
Windsor Equestrian Center PD-00-12-22 99070214-24782 99070214-28784	3125 Windsor Blvd. Map Location 19	Equestrian center, polo field and future development Contact: Knight, McGuire & Associates, Inc. 569-5505		9/20/00 10/24/01	10/26/00 11/09/00	4/02/02
			LDP issued 06/01/01. Final plat approved 4/02/02.			

April 2002
New Development Projects



April 2002

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
NORTH COUNTY RESIDENTIAL PROJECTS (north of 77 th Street)						
Multi-Family Residential Projects						
Dune House Point SP-MA-99-10-67 99070164	Sea Oaks Blvd., Between SR A-1-A and the Ocean, Extreme North end of Sea Oaks Oceanside Map Location 1	6 Unit Residential Contact: Carter Associates, Inc. 562-4191		8/4/99	8/26/99	
			Under Construction.			
Inlet at Sebastian 2001040115-26815	Fronting on Old Dixie and Indian River Drive south of Roseland Road and north of 134 th Street Map Location 2	84 Multi-family units with a multi- slip dock Contact: Mosby & Associates 569-0035	3/5/01	6/20/01		
			4/23/01	10/17/01	Awaiting further information and revised plans from applicant prior to scheduling for PZC.	
Island View Multi-Family Project 2001030063-26912	9800 US Highway 1 20-31-39-00000-1000-00003.0 Map Location 3	84 unit condominium complex and recreation facilities. Contact: Masteller & Moler 567-5300	3/19/01	5/9/01	6/14/01	N/A
			Pending site plan release.			
Residential Planned Development (PD) Projects						
Bermuda Club (Conceptual PD Plan and Special Exception Use) 98100141-22736 PD-99-03-06 (final plat)	West side of SR A-1-A between Sea Oaks and Disney (west and south of Coralstone Club) Map Location 4	Single-family 90 Lots and Multi- family 78 units on 56 acres. Contact: Richard Kern, P.E. 321-253-9595		3/8/00		8/1/00
			Final plat approved. Certificate of completion for Phases 1-3 issued on 7/31/00. LDP modified 11/16/00 and 4/03/02. C.O. issued for six-plex, second six-plex under construction, permit pending Blg. #3.			

April 2002 New Development Projects

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Marsh Island Planned Development- Final Plat PD-00-07-11 20020035-23376 20020035-28991	Marsh Island Drive on the Wabasso Causeway 27-31-39-00000-1000-00008.0 Map Location 5	27 Single-Family Lots, 8 Duplex Units, and Fitness Center Final Plat for 35 unit subdivision Contact: Kimley-Horn & Associates, Inc. 562-7981	2/24/00	5/10/00 11/28/01	7/13/00	11/14/00 2/5/02	
			LDP issued 3/19/01. Under Construction. LDP issued 6/21/01. Final plat recorded 3/13/02.				
Old Orchid Phase III 95060039-29329 PD-02-03-05	2100 93 rd St. (CR 510) 23-31-39-00000-5000-00006.0 Map Location 6	Phase III - 30 unit single family PD Contact: Knight, McGuire & Associates, Inc. 569-5505	N/A	12/26/01	1/24/02	N/A	
			LDP application under review. Final plat submittal under review.				
River Island PD (f.k.a. Lighthouse Point) PD-01-01-02 2000030017-25117	Located 250' South of 95 th Street, Adjacent to the West Shore of the Indian River Lagoon 21-31-39-00000-0050-00003.0 Map Location 7	Redevelop 12 existing rental units into 3 single-family lots and 3 duplex lots for a total of 9 residences on 6 lots. Contact: Mosby & Associates, Inc. 569-0035	3/13/00 8/14/00	10/25/00 1/23/02	12/14/00	01/09/01	
			BCC approved corrected plans on 5/15/01 with conditions. Special eviction notice condition satisfied 5/22/01. Units abandoned by 9/18/01 and now demolished. Pending applicant's response to LDP discrepancy letter. Final plat under review.				
Seasons Community PD-00-05-09 99110063-22748	Southeast Corner of CR 510 and Jungle Trail 26-31-39-00000-0030-00002.0 Map Location 8	100 Single-Family Units on 34.06 Acres Contact: K. Hovnanian Companies of Florida, Inc. 561-478-0060	11/19/99	3/8/00 5/16/01	7/13/00	9/12/00 2/12/02	
			LDP construction issued on 12/15/00. Final plat. C.O. issued for clubhouse and sales center 2/28/02. Certificate of completion issued 2/02. Final plat recorded 3/13/02.				

April 2002

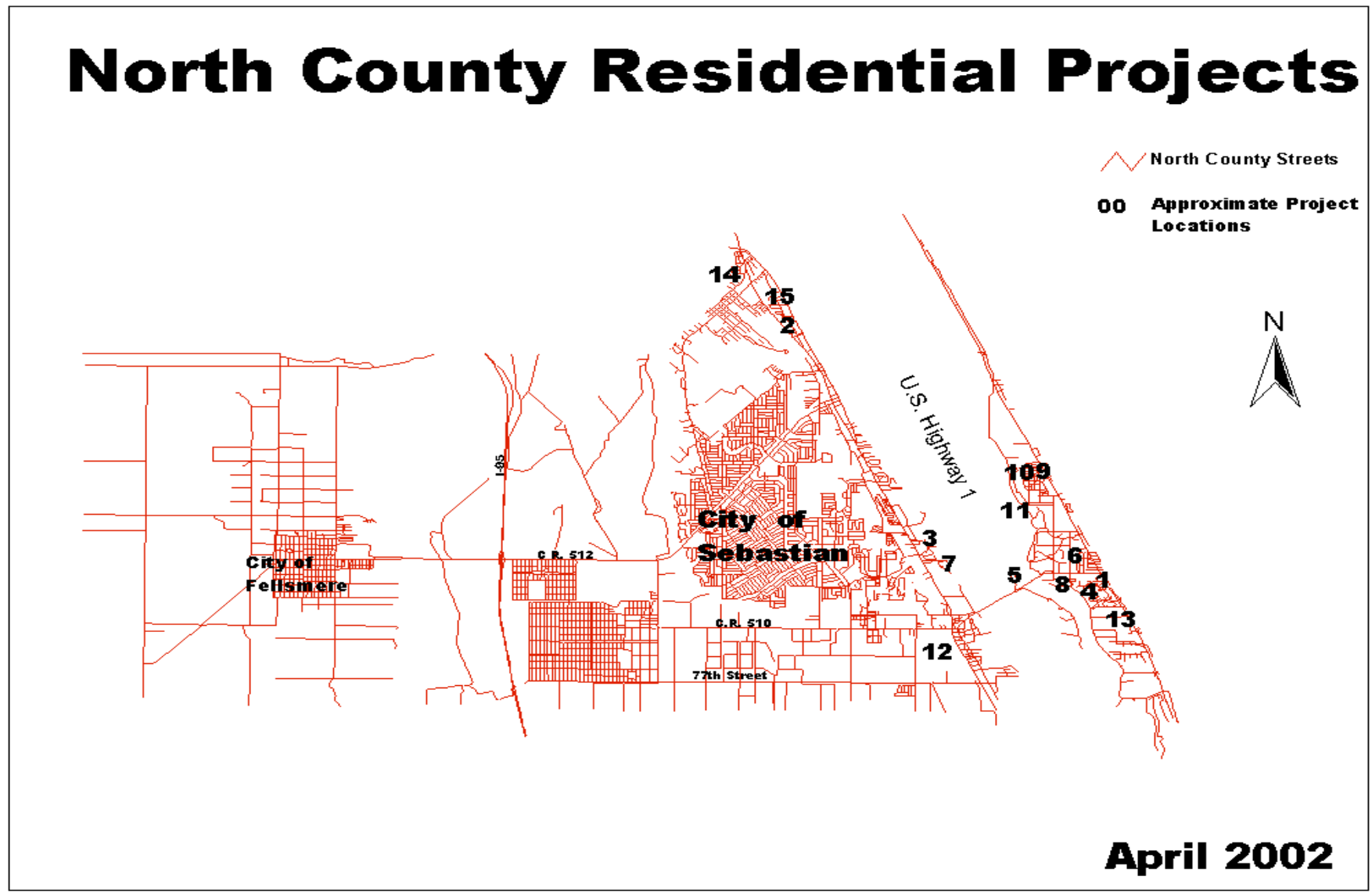
New Development Projects

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Windsor Plat 24 PD (Equestrian Center) PD-00-12-22 99070214-28784	A-1-A Hwy. and Windsor Dr. 15-31-39-00000-0001-00000.0 Map Location 9	7 lots and 2 tracts for barn, paddocks, and dressing ring		10/24/01	11/19/01	3/19/01	
			Final plat under review. Approved and recorded final plat 3/19/02.				
Windsor Plat 21 PD Replat of Tract A Windsor Plat 18 PD-01-06-16	Northwest corner at Windsor Development Area. 15-31-39-00000-0030-00001.0, 1.1 Map Location 10	4 Lot single-family development Contact: Knight, McGuire, & Associates, Inc. 569-5505			4/12/01		
			PZC approved 4/12/01. Final plat under review.				
Windsor South Village PD-01-05-14 2001020102-26298	South end of Windsor Development on the North Barrier Island Map Location 11	53 single-family lots Contact: Scott McGuire 562-4191		2/28/01 10/17/01	4/5/01	12/11/01	
			LDP application submitted. Final plat approved and recorded.				
Other Residential Projects							
Hobart Court Town Homes f.k.a. Garcia Development 200112027-29339	4100 79 th St. Map Location 12	21,600 sq. ft. storage buildings and 8 multi-family residential units Contact: Mosby & Associates, Inc. 569-0035	11/17/01	4/17/02			
			Formal site plan now submitted and scheduled for TRC.				
Sea Oaks Dune House 5 and 6 SP-MA-99-05-30 99010077	8862 N. Sea Oaks Way Map Location 13	Revise/ Relocate Units and Parking on Sea Oaks Oceanside Contact: Carter & Associates, Inc. 562-4191		6/30/99			
			Site plan approved and released and under construction. C.O. issued 10/01/01.				

April 2002 New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Single-Family Conventional Subdivision Projects						
Applegate Subdivision SD-02-01-05 2001100139-28986	Northeast corner of 144 th St & 80 th Ave. in Sebastian 25-30-38-00001-0030-00003.0	4 lot residential subdivision Contact: Mosby & Associates, Inc. 569-0035	10/29/01	11/14/01	12/13/01	
	Map Location 14		Awaiting LDP/waiver formal request.			
Island View Preliminary Plat 200030063-26909 SD-01-07-12	9800 US Highway 1 20-31-39-00000-1000-00003.0	24 lot single-family subdivision; multi-family tract; recreation tract Contact: Masteller & Moler 567-5300	3/19/01	5/09/01	6/14/01	N/A
	Same as Map Location 3		Awaiting applicant's response to LDP discrepancy letter.			
Scott Sanders Subdivision 2001080085-28081	13575 Old Dixie Hwy and 77 th Ct. 25-30-38-00000-0050-000005.0	24 lot single-family subdivision Contact: Sam Jolley	8/27/01			
	Map Location 15		Await formal submittal.			

April 2002
New Development Projects



April 2002 New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
CENTRAL COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (between 77 th Street and SR 60)						
Health Care Offices and Facilities						
Central Grove Corp. Medical Service Center Lots 1 & 2 2001120074-29401	1040 37 th Pl. 25-32-39-00001-00000-00001.0, 2.0	12,425 sq. ft., 2-story medical office building		12/26/01		
	Map Location 1		Staff-level approval for lot 2 on 1/31/02 and for lot 1 2/4/02. Under construction.			
Indian River Estates, Phase III 2001030053-26483	7730 SR 60 north side	10 acre expansion of Indian River Estates 60 unit ALF, 10 Duplexes, 40 villas Contact: John Blum 562-4191	3/19/01			
	Map Location 2		Pending formal submittal.			
IRMH- Oncology Center 2001070113-29371 SP-MI-02-03-23	1000 36 th St. 36-32-39-00000-3000-00001.0	Add 4,000 sq. ft. of parking Contact: Carter Associates, Inc. 562-4191		1/16/02		3/21/02
	Map Location 3					
Medical Service Center Lots 3 & 4 2001040317-26844	37 th Place and 10 th Court in Medical Service Center Subdivision 25-32-39-00001-0000-00003.0	Medical Service Facility Contact: Mosby & Associates, Inc. 569-0035		5/02/01	5/24/01	
	Map Location 4		Site plan released 8/02/01. Completed: C.O. issued 3/1/02..			

April 2002 New Development Projects

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Medical Service Center Lots 5 & 6 2001040137-26844	37 th Place and 10 th Court in Medical Service Center Subdivision 25-32-39-00001-0000-00005.0 Map Location 5	Medical Service Facility Contact: Mosby & Associates, Inc. 569-0035		7/24/01	8/9/01		
			Awaiting site plan release.				
Oak Pointe Development Medical Office Building 2001110100-29116	1285 36 th St. in Grove Place Medical Park 35-32-39-00011-0000-00002.0 Map Location 6	22,519 sq. ft. medical office building Contact: Schulke, Bittle & Stoddard 770-9622	11/26/01	12/12/01			
			Staff-level approval 2/05/02.				
Proctor and Bagget Facial Surgery Center 2001090156-28533	South of 36 th Street at 15 th Avenue west of IRMH. 35-32-39-00011-0000-00004.0 Map Location 7	16, 243 sq. ft. Medical Office (9,093 sq. ft. medical & 7,150 sq. ft. Surgical) Contact: David M. Fisher	10/01/01	11/14/01			
			Staff-level approval 3/19/02.				
Smith Office Building 2001070197-27902	1710 36 th Street; east of US 1 35-32-39-00000-1000-00004.0 Map Location 8	5,550 sq. ft. Medical Office Contact: Robert Wood	8/06/01				
			Awaiting formal submittal.				
Spine and Sport Medical Office SP-MJ-01-10-73 2001070136-27829	1345 36 th Street 35-32-39-00011-0000-00003.0 Map Location 9	2, 863 sq. ft. Medical Office Contact: Schulke Bittle & Stoddard 770-9622	N/A	8/01/01	8/23/01	N/A	
			Under Construction.				
37 th Street Medical Offices 98020104-29660	1255 37 th St. Map Location 10	Medical offices Contact: Dr. Frasier					
			C.O. issued 1/16/02.				

April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Urgent Care Facility 2001040042-26726	37 th Place and 17 th Ave southwest corner 26-32-39-00010-0150-00204.0 Map Location 11	10,010 sq. ft. Urgent care facility Contact: Charles Block Architect: McCain & Assoc.	4/16/01	9/26/01	10/25/01	
			Site plan release 2/26/02.			
Industrial Establishments						
Fischer Sand Mine 2002030037-30422	77 th St., Southeast corner 66 th Ave & 77 th St. 05-32-39-00001-0030-00002.0 Map Location 12	Sand Mine	3/18/02			
			Awaiting formal submittal.			
Harbor Island Citrus, Inc. 2001020173-26365	4420 Old Dixie Hwy Map Location 13	Redevelop existing packing house Contact: Randy Mosby 569-0035	3/19/01	8/15/01		
			Approved 10/18/01 by staff. Pending site plan release.			
Southern Plumbing/ Contractors Trade Building 2001120026-29336	4069 43 rd Ave. 28-32-39-00001-0090-00001.1 Map Location 14	5,000 sq. ft. warehouse Contact. Schulke, Bittle & Stoddard 770-9622	12/17/01	2/13/02		
			Awaiting formal submittals. Discrepancy letter sent 3/21/02.			
Syngenta Crop Protection 2001050120-29403 SP-MI-02-03-19	7145 58 th Ave. 05-32-39-00001-0090-00001.0 Map Location 15	2,800 sq. ft. pole barn for outdoor storage Contact: Carter Associates, Inc. 562-4191	N/A	12/26/01 1/02/02	N/A	N/A
			Site plan released 2/6/02.			

April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Syngenta Crop Protection 2001050120-29490 SP-MA-02-03-20	7145 58 th Ave. 05-32-39-00001-0090-00001.0 Map Location same as 15	22,820 sq. ft. addition to Agricultural Research Facility Contact: Carter Associates, Inc. 562-4191	N/A	1/2/02	N/A	N/A
			Staff-level approval 2/27/02. Pending site plan release.			
Wilson Contractor Trades 2000090122-28264 SP-MA-01-11-82	6598 Old Dixie Highway 10-32-39-00000-1000-00028.0 Map Location 16	4,800 sq. ft. contractor trades building Contact: Mosby & Associates, Inc. 569-0035	10/2/00	9/12/01	N/A	N/A
			Staff-level approval 1/25/02. Pending site plan release.			
Institutional Establishments						
Gifford Church of Christ SP-MA-01-03-36 2000110078-25848	4665 and 4675 33 rd Avenue 22-32-39-00008-0010-00007.0, 8.0, 9.0, 10.0 Map Location 17	Church = 2,320 sq. ft. Contact: Schulke, Bittle & Stoddard 770-9622	11/27/00	01/03/01	2/08/01	3/05/02
			Awaiting site plan release. One year extension on all permits.			
IRC Road & Bridge and Traffic Engineering Facility 92030035-27945 SP-MI-01-10-76	4548 41 st Street 28-32-39-00001-0080-00001.0 Map Location 18	Public Works Maintenance Complex Contact: Indian River Public Works 567-8000 ext.1379	8/28/00	8/15/01	TBA	N/A
			Awaiting resubmittal.			
IRC Public Works Dept. and IRC School Board District Fleet Maintenance Facility 2000080143-27922 SP-MA-01-10-77	South Gifford Road, east of 56 th Avenue 28-32-39-00001-0110-00002.0 Map Location 19	38,800 sq. ft. building and bus parking area. Contact: Indian River Public Works 567-8000 ext. 1379	8/28/00	8/15/01	1/10/02	N/A
			Pending site plan release.			

April 2002 New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
King’s Baptist Site Plan, Major and Administrative SP-MA-01-05-34 2001010085-26221	West side of 58 th Avenue & south of 33 rd Street Map Location 20	New Sanctuary, Life Center, and associated parking Contact: Randy Mosby 561-569-0035	2/5/01	2/21/01	4/5/01	5/8/01
			Pending site plan release.			
St. John’s of the Cross Catholic Church SP-MA-00-08-48 99010111-23596	7550 26 th Street Map Location 21	36 Acres, 1,200 seat church and 12,000 sq. ft. multi-purpose building Contact: Carter Associates, Inc. 562-4191	1/29/99	5/31/00	7/12/01	N/A
			Pending site plan release. Administrative approval for minor changes: pending applicant response.			
St. Peter’s Academy 2000080126-29289	4250 38 th Avenue Map Location 22	9,680 sq. ft. multi-purpose room 8,723 sq.ft. Multi-purpose facility Contact: Triad International 234-0203	8/28/00	10/17/01 12/19/01		
			Awaiting resubmittal.			
Other Non-Residential Projects						
Banack Terrace SD-01-02-02 2000110121-25536	Atlantic Blvd. Map Location 23	Road Right-of-Way Private (Road Plat) Contact: Carter Associates, Inc. 562-4191		11/29/00 3/07/01	01/11/01	1/08/02
			Final plat reviewed. Finalizing for BCC approval 1/08/02. Final plat recorded 2/12/02.			
Indian River Courts 2000020288-29453	4225 Indian River Blvd. 26-32-39-00000-1000-00007.0 Map Location 24	Garbage Comp. Building Contact: Captec 561-692-4344				
			C.O. issued 2/1/02.			

April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Indian River Courts Storage Building 2000020289-29454	1625 N. 42 nd Circle 26-32-39-00000-1000-00007.0 Map Location 25	Maintenance Building Contact Captec 561-692-4344				
	C.O. issued 2/1/02.					
Morris/Paradise Park – ROW Abandonment 2002010153-29849	93 rd Ave. 03-33-38-00002-0160-00001.0 Map Location 26	Right-of-way portion of 94 th (129 th Ave.) from lots 1-11, Block P and lots 14-22, Block K Contact: John Morris		2/13/02		
Francisco Munoz-ROW Abandonment 2001070129-27817	5910 24 th Street Map Location 27	Right-of-Way Abandonment Contact: Francisco Munoz		8/01/01		
	On hold pending development of adjacent site.					
Mark Plate’ – ROW Abandonment 99100072-28989	2106 79 th Ave. Vacate portion of 21 st St., east of 79 th St. Map Location 28	Right-of-Way Abandonment Contact: Mark Plate’		11/14/01		
	Resubmittal under review. Pending sketch of survey.					
Sciaccotta – ROW Abandonment 2002020142-30239	2195 84 th Ter. 02-33-38-00002-0170-00003.0 Map Location 29	Abandonment of 84 th Terrace, south of 22 nd St. Contact: Anthony Sciaccotta		3/13/02		
	Pending resubmittal.					
Via Marbella Blvd.- ROW	Via Marbella Blvd. Map Location 30	Abandon a 6’ wide portion Via Marbella Blvd.				2/12/02
	Approved by BCC and recorded.					

April 2002 New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Public and Private Recreation Facilities						
The Falls at Grand Harbor 2001110069-30486	Pod West #2 is located south of Grand Harbor Dr., between U.S. 1 and Indian River Blvd. 23-32-39-00000-3000-00003.0 Map Location 31	32,810 sq. ft. Commercial: Sales and Fitness Centers/ 3 Residential models Contact: Masteller & Moler, Inc. 567-5300	N/A	3/27/02	TBA	N/A
			Pending resubmittal.			
Indian River BMX Track 2002010089-29737	North side of 26 th St., west of 66 th Ave. Map Location 32	BMX Track Contact: Christopher Morcillo	1/28/02			
			Pending formal submittal.			
Quail Valley Golf Club 2001070111-29579	7555 69 th Street Map Location 33	Rain Shelter Contact: Knight, McGuire, & Associates, Inc. 569-5505				
			C.O. issued 1/7/02.			
Quail Valley Golf Club 2001010151-29577	7535 69 th Street Map Location 34	Pump House Contact: Knight, McGuire, & Associates, Inc. 569-5505				
			C.O. issued 1/7/02.			
Quail Valley Golf Club 2001010152-29576	6545 Pinnacle Drive Map Location 35	Maintenance building and foundation for clubhouse. Contact: Knight, McGuire, & Associates, Inc. 569-5505				
			C.O. issued 1/7/02.			
Quail Valley Golf Club 2001070110-29578	7555 69 th Street Map Location 36	Comfort Station Contact: Knight, McGuire, & Associates, Inc. 569-5505				
			C.O. issued 1/11/02.			

April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Quail Valley Golf Club 2001040060-29575	6545 Pinnacle Drive Map Location 37	Golf Clubhouse Contact: Knight, McGuire, & Associates, Inc. 569-5505				
			C.O. issued 1/10/02			
Quail Valley Golf Club SP-MA-01-03-27 (preliminary) SP-MA-00-10-59 (conceptual) 2000050005-25854	East of 82 nd Avenue and South of 69 th Street 12-32-38-00000-1000-00001.0 Map Location 38	Golf Course, Clubhouse, and Maintenance Facility Located on 290 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	5/15/00	8/2/00 01/03/01	11/9/00	1/25/01
			Approved site plan released 3/4/01. Under construction. C.O. for maintenance building requested 10/01/01. C.O issued 11/28/01.			
Quail Valley Golf Club Fishing Lodge/9-Hole Addition 2000050005-29324	7615 69 th St. Map Location 39	9-Hole Addition and Fishing lodge Contact: Knight, McGuire, & Associates, Inc. 569-5505		12/19/01		
			Awaiting resubmittal.			
Restaurant Establishments						
Plantation Club f.k.a. Jimmy's Tree Service 99020098-29494	6255 U.S. Hwy. 1 10-32-39-00000-7000-00022.0 Map Location 40	14,437 sq. ft. restaurant/bar; 8,278 sq. ft. Disco; 4,000 sq. ft. commerical Contact: James W. Young	12/31/01			
			Pending resubmittal.			
Retail Trade Projects						
Knight Shopping Center 2001050156-27157	SW Corner of Indian River Blvd. & 41 st Street 25-32-39-00000-5000-00002.0 Map Location 41	Retail shopping center with out parcels. Contact: Carter Associates, Inc. 562-4191	6/4/01			
			Pending formal submittal.			

April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Mr. Mulch f.k.a. Chip Harvesters/LaFountain SP-MI-02-01-05 95090092	5420 41 st Street 28-32-39-00001-0060-00001.3 Map Location 42	Modify, clean-up, and re-activate chipping and recycling business Contact: Mosby & Associates, Inc. 569-0035	10/31/01			
			Staff-level approval granted 2/13/02.			
Perry Partners 98010177-29338	South of 45 th St., between 24 th Ave. & FEC RR 26-32-39-00004-0210-00001.0 Map Location 43	29,560 sq. ft. retail 8,160 sq. ft. retail/restaurant Contact: Mosby & Associates, Inc. 569-0035	12/17/01	2/20/02	N/A	N/A
			Staff-level approval 3/27/02.			
Rental Center & Outdoor Storage 2002010050-29689	4035 43 rd Ave. 28-32-39-00001-0090-00002.0 Map Location 44	Equipment rental center & outdoor storage Contact: Jim Young 569-6707	1/21/02	3/27/02		
			Awaiting resubmittal.			
Woodlake Commons 99030142-25387 PD-01-04-13	3929 US #1 Map Location 45	85,620 sq. ft. of retail/office building area Contact: Mosby & Associates, Inc. 569-0035	10/13/00	02/14/01 4/11/01	05/24/01	07/03/01
			BCC approval 07/03/01. Rezoning and PD plan approval. Pending PD plan release.			
Utility Facilities						
City Electric Supply 2002020125-30050 SP-MI-02-05-33	1146 Old Dixie Hwy. 12-33-39-00000-5000-00003.0 Map Location 71	Enclose 840 square foot canopy. Contact: Mosby & Associates, Inc. 569-0035		3/06/02		
			Awaiting resubmittal.			

April 2002 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
City of Vero Beach Electrical Substation SP-MA-98-03-19 97110136	Southwest corner of 26 th Street and Kings Highway, North of Westminster Presbyterian Church. Map Location 46	Electrical Substation. (2,014 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035				4/21/98 4/06/99
			Project under construction. Equipment building finished 8/10/01. Awaiting C.O. inspection request.			
Warehouse and Storage Establishments						
BCM Storage 2000100097-27444 SP-MA-01-09-63	3890 69 th Street 03-32-39-00000-5000-00008.0 Map Location 47	92,815 sq. ft. Mini-Storage Facility Contact: Chris Pontello 231-1743	10/23/00	6/27/01	9/27/01	N/A
			Pending site plan release.			
Be Safe 2001040130 SP-MA-01-07-47	4004 43 rd Avenue 27-32-39-00009-0120-00014.0 Map Location 48	4000 sq. ft./ contractor trade building Contact: Schulke, Bittle & Stoddard 770-9622		5/03/01	6/14/01	
			Site plan released 8/7/01. Under construction.			
Design Center 99120042-28535 SP-MA-01-12-88	2101 45 th Street 26-32-39-00000-3000-00001.0 Map Location 49	40,019 sq. ft. Warehouse Contact: Knight, McGuire, & Associates, Inc. 567-5300	N/A	10/03/01	N/A	N/A
			Discrepancy letter sent 11/9/02. Pending resubmittal.			
Easy Storage SP-MA-00-11-68 2000030248-24723	4020 43 rd Avenue Map Location 50	2,195 sq. ft. of storage facility Contact: Mosby & Associates, Inc. 569-0035		9/13/00	10/12/00	
			Site plan released on 2/14/01. C.O. application under review.			

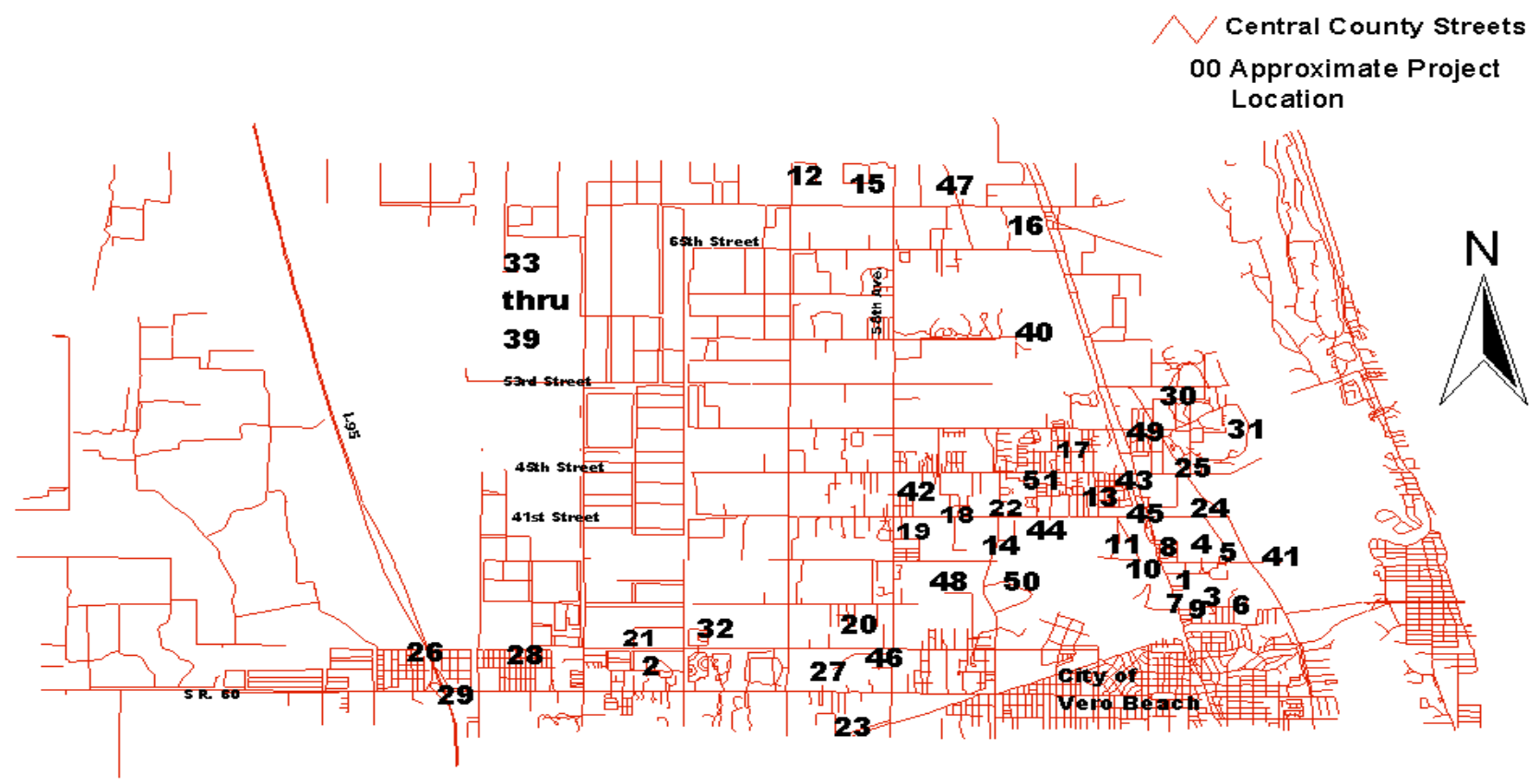
April 2002

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Wahoo Management 2001060232-27607	2190 45 th Street Map Location 51	Warehouse and Storage Contact: Mosby & Associates, Inc. 569-0035	7/09/01			
			Awaiting formal submittal.			

April 2002
New Development Projects

Central County Commercial Projects



April 2002

April 2002

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
CENTRAL COUNTY RESIDENTIAL PROJECTS (between 77 th Street and SR 60)						
Multi-Family Residential Property						
Grand Harbor Villages Phase IV (Plat 13) – Marina Villages “A” Preliminary Plat PD-01-01-01 98030082-25061	5570 N. Harbor Village Drive Map Location 1	3 Duplex Structures Contact: Masteller & Moler, Inc. 567-5300		10/18/00	11/9/00	2/5/02
			Plans released. Under construction. Final plat approved 2/05/02.			
Grand Harbor Villages Phase VI – Marina Villages Marina Villages Site “B” plat 25 2000110011-29265	5085 N. Harbor Village Dr. 13-32-39-00000-0010-00001.1 Map Location 2	2 six-plex condos, 4 duplex structures, ship’s store, tiki bar w/ kitchen/bathroom facilities & pool Contact: Masteller & Moler, Inc. 567-5300	N/A	12/19/01	N/A	TBA
			Pending resubmittal of final plat.			
Habitat for Humanity SD-00-05-03 2000020183-22648	3400 44 th Place Map Location 3	Convert abandoned motel to 3 townhouse units. Contact: Mosby & Associates, Inc. 569-0035		3/1/00	8/24/00	9/12/00
			Pending LDP submittal..			
Lakeside Apartments f.k.a. Santa Maria Lake Apartments 981000151-30404 SP-MA-02-06-35	2455 58 th Ave. 04-33-39-00001-0040-00002.0 Map Location 4	153 Multi-family units, clubhouse and storage building. Contact: Mosby & Associates, Inc. 569-0035	N/A	3/20/02	4/11/02	N/A
			Plans resubmitted. Awaiting traffic study update submittal.			
Laporte Multi-Family 2001110057-29065	2150 85 th Ct. 02-33-38-00001-0070-00001.0 Map Location 5	105 Unit Multi-Family Residential Contact: Mosby & Associates, Inc. 569-0035	11/19/01			
			Pending formal site plan submittal.			

April 2002

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Osprey Pointe (f.k.a. The Estuary at Grand Harbor) 2000040230-23398 PD-00-09-15	Grand Harbor (POD F) Map Location 6	12 Multi-Family Units (2 six-unit condominium buildings) on 0.89 acres Contact: Legendary Construction, Inc.	5/8/00	6/28/00	8/24/00		
			Plan released on 2/05/01. Under construction.				
Pinnacle Grove 2001120128-30485	1815 45 th St. 26-32-39-00000-1000-00002.0 Map Location 7	11 Multi-family buildings containing 234 multi-family units and a clubhouse Contact: Mitchell Friedman 305-854-7100	3/25/02				
			Pending formal site plan submittal.				
Regency Park f.k.a. Tobin 97070174-30167	900 41 st St., east of Indian River Blvd. 25-32-39-00000-3000-00006.0 Map Location 8	Age restricted community, 250 multifamily units, 40 duplex units Contact: Masteller & Moler, Inc. 567-5300	3/11/02				
			Pending formal site plan submittal.				
Vero Beach Apartments SP-MA-00-05-27 99090118-22135	SR 60, west of 74 th Avenue and adjacent to Indian River Estates Map Location 9	176 unit apartment complex on 22 acres Contact: Kinley-Horn & Associates 562-7981	1/24/00	3/8/00	4/27/00	5/15/01	
			Pending site plan release. Site plan extension approved by BCC. New expiration date is 04/27/02.				
Walker Avenue Club SP-MA-00-01-05 96120101-13957	6900 26 th Street 31-32-39-00001-0150-00002.0 Map Location 10	172 units proposed; no affordable housing density bonus proposed Contact: Coronado Construction Corp. 407-599-9998		11/24/99	12/9/99		
			Site plan released 11/30/00. Under construction. C.O. issued 2/20/02.				
Walker Woods f.k.a. Walker Terrace 2001070010-29042	7100 26 th St. 31-32-39-00001-0140-00001.0 Map Location 11	208 unit multi-family residential Contact: Carter Associates, Inc. 562-4191	10/15/01	11/21/01	12/13/01	N/A	
			Pending site plan release.				

April 2002

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Residential Planned Development (PD) Projects						
Grand Marina Villages PD-01-02-04 2000110011-25363 (PRDP) 2000110011-26187 (LDP)	North Harbor Village Drive	2 six-plex condos, 4 duplex structures, ship's store, Tiki bar, kitchen, bathroom, and swimming pool Contact: Masteller & Moler, Inc. 567-5300		11/15/00	12/14/00	2/5/02
	Map Location 12		Pending site plan release. Land Development Permit issued 2/23/01. Plat 24 approved by BCC 2/5/02.			
The Falls at Harbor Grand 2001110069-30032 PD-02-05-08	2121 Grand Harbor Blvd. 23-32-39-00000-3000-00003.0	36 Single-family units, 18 duplex units, 1 fitness center Contact: Masteller & Moler, Inc. 567-5300	11/26/01	2/27/02	TBA	N/A
	Map Location 13		Pending resubmittal			
Grand Harbor – Harbor Lakes 2001020101-28931	2550 53 rd St. and Indian River Blvd.	100 Lot Residential Subdivision Contact: Carter Associates, Inc. 562-4191	11/05/01			
	Map Location 14		Pending formal application.			
Grand Harbor Plat 19 – Marina Village Site “A”/plat 24 98030082-29264	5570 N. Harbor Village Dr. 13-32-39-00005-0000-00000.1	Final PD Marina Village Site “A”/ Plat 24 Contact: Masteller & Moler, Inc. 567-5300		12/12/01		
	Map Location 15		Pending resubmittal. C.O. issued 1/25/02.			
Grand Harbor – The Reserve 2001020101-29876	2550 53 rd St. & Indian River Blvd. 14-32-39-00000-5000-00004.0	86 lot single family residential Contact: Carter Associates, Inc. 562-4191		2/13/02		
	Map Location 16		Pending resubmittal.			
Grand Harbor – River Village 99020110-29850	5085 S. Harbor Drive 23-32-39-00000-3000-00003.0	River Village Estates Plat 26 f.k.a. River Village Pods S & T/ Contact: Masteller & Moler 567-5300	N/A	2/13/02		TBA
	Map Location 17		LDP issued 02/09/01. Final plat application pending resubmittal.			

April 2002

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Grand Harbor – River Village 2001050237-30083	4850 River Village Drive 23-32-39-00000-3000-00003.0	Clubhouse and recreation area Contact: Masteller & Moler, Inc. 567-5300				
	Map Location 18		C.O. issued 2/26/02.			
Kennedy PD 2001040041-26724 PD-02-05-07	7700 20 th St., next to Indian River Estates and Pine Creek Condos 1-33-38-00001-0030-00001.0 1-33-38-00001-0070-00001.0	70 Single-family Lots 253 multi-family units Contact: Carter Associates 562-4191	4/16/01	2/27/02	TBA	TBA
	Map Location 19		Pending resubmittal.			
Riverbend Golf Club 99080024-25913 PD-00-01-01(conceptual) PD-01-02-07(preliminary) 99080024-25458	5300 Block of US#1, Between North Relief Canal and 63 rd Street, East of US #1	Residential Golf Community Existing of 650 Residential Units, an 18 Hole Golf Course, and Accessory Internal Neighborhood Commercial. Contact: Knight, McGuire & Associates, Inc. 569-5505		10/27/99 12/8/99 11/29/00	5/25/00 01/11/01	6/20/00
	Map Location 20		Land Development Permit issued 3/30/01. No construction activity.			
Sunset Cove PD-01-04-12 2001010020-26132	Via Marbella Blvd. In Grand Harbor 14-32-39-00001-0000-00000.3	11 Single-family lots Contact: Masteller & Moler 567-5300	1/15/01	2/7/01 8/15/01	4/26/01	5/15/01
	Map Location 21		LDP issued 9/7/01. Under construction.			
Sunset Trace PD-01-01-12 2001010020-26132	Via Marbella Blvd. In Grand Harbor 14-32-39-00001-0000-00000.1	6 duplex Units (3 buildings) Contact: Masteller & Moler 567-5300	1/15/01	2/07/01 8/15/01	4/26/01	5/15/01
	Map Location 22		LDP issued 9/7/01. Under construction.			

April 2002 New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Single-Family Conventional Subdivision Project						
Black Bear Reserve SD-01-09-19 2001050157	North side of 45 th Street between 58 th Ave. and 66 th Ave. 20-32-39-00001-0140-00001.0 Map Location 23	19 Lot Subdivision with approximately lots 1 acre in size. Contact: Mosby & Assoc. 569-0035	6/04/01	7/05/01 8/29/01	7/26/01 9/13/01	
			Modified preliminary plat layout approved by PZC 9/13/01. LDP and Type “B” Flood Protection-Stormwater Permit issued on 12/20/01. Note: Modification to preliminary plat still in process: staff comments out; awaiting applicant’s response.			
Cascades of Vero SD-98-09-09 98040202	Immediately west of the Lateral G Canal between 65 th and 59 th Streets. 09-32-39-00001-0080-00001.0 Map Location 24	80 lot subdivision Contact: Mosby & Associates, Inc. 569-0035		7/1/98 11/18/98 2/06/02	1/14/99	
			LDP issued. Under construction. Final plat under review.			
Compass Pointe Subdivision SP-MA-01-06-041 2001030060-26658	South side of 26 th Street just west of 50 th Avenue 04-33-39-00001-0030-00001.0 Map Location 25	57 unit single-family subdivision Contact: Morgan & Associates, Inc. Melbourne FL 321-722-0407	3/26/01	4/11/01 9/5/01	5/10/01	11/06/01
			Final plat approved. C.C. issued 2/14/02.			
Cox & Lindsey Groves 2002010103-29779	7220 49 th St. 19-32-39-00001-0030-00004.0 Map Location 26	Affidavit of Exemption for 11 lot residential subdivision Contact: Carter Associates, Inc. 562-4191	1/28/02	N/A	N/A	N/A
			Revised plans reviewed by staff. Awaiting Attorney’s Office approval.			
Eagle Trace Subdivision SD-00-04-02 99070209	6100 58 th Avenue (east side of 58 th Ave.) Map Location 27	62 lot residential subdivision on 18.485 acres Contact: Mosby & Associates, Inc. 569-0035	11/8/99	1/26/00	4/13/00	
			LDP issued 3/12/01. Under construction.			

April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Grace Pines Subdivision 2001050105-27294	43 rd St., east of 38 th Ave. 27-32-39-00000-3000-00011.0 Map Location 28	Small lot subdivision, 22 lots Contact: Mosby & Associates, Inc. 569-0035	5/21/01	6/13/01 10/17/01	6/28/01 11/08/01	
			LDP discrepancy letter sent 3/27/02. Awaiting response.			
Hooshmand Subdivision 2001090048-28389	S.E. corner of 58 th Ave. and 65 th Street. Map Location 29	25 lot single family subdivision	9/17/01			
			Awaiting formal submittal.			
Indian River Courts Building 4 2000020277-29440	1610 N. 42 nd Circle Map Location 30	Single family building 4 Contact: Captec 561-692-4344				
			C.O. issued 2/1/02.			
Langley-Affidavit of Exemption 99120003-27384	7000 Block of 45 th Street east of Range line canal. Map Location 31	Two lot affidavit of exemption	6/18/01			
			Awaiting resubmittal.			
Nixon Subdivision 2002020121-30039	37 th St. 36-32-38-00000-1000-00001.1 Map Location 32	Subdivide into 3 parcels Contact: Philip Nixon	2/25/02			
			Awaiting formal submittal.			
Oak Island Subdivision (Copeland's Landing West Replat) 97070043-28643	3500 73 rd St. 03-32-39-00005-0000-00000.0 Map Location 33	Phase II subdivision Contact: Steve Snoberger		12/05/01	1/22/01	2/05/02
			Final plat under review. Final plat approved 2/05/02/ Recorded 3/18/02.			

April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Pine Ridge SD-01-09-18 2001060049-28115 SD-01-09-18	SW corner 58 th Ave. and 57 th Street 17-32-39-00001-0090-00001.0 Map Location 34	42 single family lots Contact: Schulke, Bittle & Stoddard 770-9622	6/18/01	7/5/01	7/26/01	
			LDP issued 11/02/01. Under construction.			
Quails Roost/Stolze 2001070185-28425	41 st Street 30-32-39-00001-0050-00001.0 Map Location 35	Affidavit of Exemption Contact: Brian & Kelley Stolze	9/24/01			
			Awaiting formal resubmittal.			
Riverwind f.k.a. Walker/Russell Property 2002020080-30478	S.E. corner of Indian River Blvd. and 45 th St. 25-32-39-00000-3000-00001.0 Map Location 36	146 single family homes and clubhouse Contact: Richard Schaub	2/25/02	3/27/02		
Sabal Trace SP-MA-00-02-14 99080039	2225 58 th Avenue Map Location 37	28 Single-family units on 5.55 acres Contact: James Young 569-6707		12/1/99 7/25/01	1/13/00	12/11/01
			Site plan released 6/20/00; under construction. C.O. inspection underway. Final plat approved 12/11/01 BCC. Awaiting mylar submittal.			
The Sanctuary Subdivision (Phase II) 2001010025-25936	South side of 37 th Street west of 66 th Ave. and north of The Sanctuary Map Location 38	103 single-family lots Contact: Scott McGuire 569-5505	1/15/01			
			Pending resubmittal.			
Sunset Trail 2001100184-28929	South side of 41 st St., just east of 66 th Ave. 29-32-39-00002-0140-00001.0 Map Location 39	7 Unit single-family subdivision Contact: Schulke, Bittle & Stoddard 770-9622	11/05/01			
			Awaiting formal submittal.			

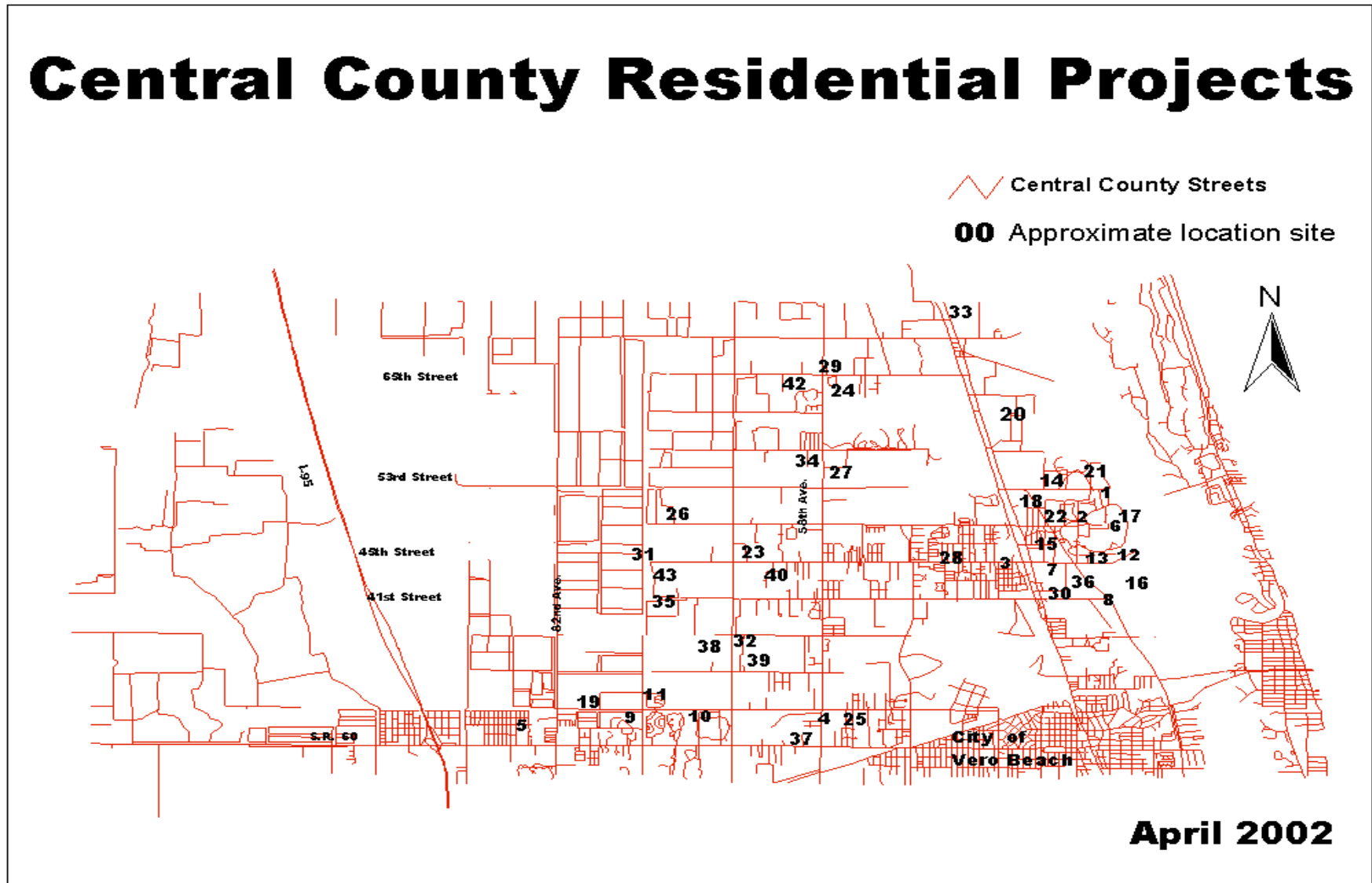
April 2002

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Terra Lakes 2000070058-24163	Between 41 st and 45 th Streets, East of 66 th Ave. 2-32-39-00001-0190-00001.0 Map Location 40	24 Lot Subdivision located on 39 acres (Phase I: 12 lots; Phase II: 12 lots) 12lot/Residential Phase II Contact: W.F. McCain 770-1093	7/24/00	8/01/01 1/30/02	11/8/01 4/11/02	
			LDP under review; awaiting resubmittal. Phase I approved. Phase II scheduled for PZC approval.			
Tropical Isle Subdivision 2002020040-29958 SD-02-05-10	5925 65 th St. 08-32-39-00001-0090-00003.0 Map Location 41	23 lot Single-family subdivision Contact: Mosby & Associates, Inc. 569-0035	2/18/02	3/13/02	3/28/02	
			Awaiting LDP submittal.			
Tyler's Place Subdivision SD-00-12-11 2000090031-24970	North side of 45 th Street in the 6100 Block Map Location 42	67 Single-family lots located on 29.2 acres Contact: Mosby & Associates, Inc. 569-0035	9/18/00	10/11/00	10/26/00	
			LDP applied for 02/13/01; awaiting jurisdictional permits.			
White Gate PD (f.k.a. Klekamp Equestrian Subdivision) PD-00-04-06 99080143-21526	Southeast corner of 41 st Street and 74 th Avenue Map Location 43	8 Unit single-family subdivision on 36.88 acres Contact: Knight, McGuire & Associates 569-5505		1/26/00	3/9/00	4/4/00 Pending LDP
			No response from applicant; appears to be inactive.			

April 2002
New Development Projects

Central County Residential Projects



April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
SOUTH COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (South of SR 60)						
Automotive Repair/Sales and Maintenance Establishments						
8 th Street Car Lot 2001070114-27786	800 US Hwy 1 Map Location 1	Used Vehicle Sales Contact: Mosby & Associates, Inc. 569-0035	7/23/01			
			Awaiting formal submittal.			
Independent Imports of Vero Beach 2001070081-27726	1602 US Hwy 1 Map Location 2	Auto repair and used car sales: redevelopment of former Aamco site. Contact: James Young		7/25/01	9/13/01	10/02/01
			Site plan released 11/01/01. C.O. issued 2/18/02.			
J.D. ByRider of Vero Beach 2001080227-28919	1335 US Hwy 1 Map Location 3	Used Car sales and auto repair. Increase auto dealership from 400 sq. ft. to 4080 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	9/10/01	11/07/01	1/10/02	2/05/02
			Pending site plan release.			
Lige's Used Auto Sales AA-01-18-149 2001050230-27241	640 Old Dixie Hwy. Map Location 4	Used Car sales	N/A	N/A	10/25/01	N/A
			Pending site plan release.			
U.S. 1 Mazda/ Vero Mitsubishi 2001100114-29761	999 U.S. Hwy. 1 12-33-39-00000-5000-00070.1 Map Location 5	New Car Display Area Contact: Knight, McGuire, & Associates, Inc. 569-5505		1/30/02	N/A	N/A
			Discrepancy letter sent 3/11/02. Awaiting resubmittal.			

April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Schommer US 1 (Southone S/D) 2001070151-29679	100 S. US Highway 1 13-33-39-00000-7000-00040.1 Map Location 6	1,080 sq. ft. auto sales and 9 lot commercial Contact: Mosby & Associates, Inc. 569-0035	7/30/01	1/23/02	TBA	TBA
			Pending resubmittal.			
Stepanek Auto Sales SP-MA-00-04-21 98100109	1210 Oslo Road Map Location 7	Used Car Sales west of existing auto services/repair use Contact: Carter Associates, Inc. 562-4191		1/19/00	4/13/00	
			Site plan approval extended by B.C.C. one year to 04/13/02. Site plan released 11/13/01. Under construction.			
Vero Beach Chrysler Plymouth SP-MA-00-08-49 96060140-23574	855 S. US #1 Map Location 8	888 sq. ft. addition Contact: Knight, McGuire & Associates, Inc. 569-5505		5/31/00	10/12/00	
			Site plan released 7/10/01. Under construction.			
Health Care Offices and Facilities						
Dr. Stewart Animal Clinic 2001120025-29335	890 Old Dixie Hwy. SW NE corner of Oslo Rd. and Old Dixie Hwy. 19-33-40-00000-5000-00017.0 Map Location 9	3329 sq. ft. animal clinic Contact: Jodah Bittle 770-9622	12/17/01	1/30/02	2/28/02	
			Awaiting site plan release.			

April 2002 New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Hotel and Other Lodging Facilities						
Microtel SP-MA-00-11-64 2000060150-24541	8850 20 th Street, south side of SR 60, behind the Waffle House site Map Location 10	81 unit hotel Contact: Carter Associates, Inc. 562-4191	7/3/00	8/30/00	9/14/00 10/12/00	8/21/01
			Pending site plan release. Approval extended by BCC to 10/12/02.			
Industrial Establishments						
Adams Oslo Road Commerce Park 98020175-29337	3805 9 th St. SW Map Location 11	135,600 sq. ft. manufacturing/ wholesale/ contractors trades building Contact: Schulke, Bittle & Stoddard 770-9622	12/17/01			
			Awaiting formal site plan submittal.			
Bishop & Buttrey 200202039-29957	South of S.R. 60, between 118 th Ave. Waterway & 122 nd Ave. Map Location 12	230 Acre land excavation site Contact: John Buttrey	2/18/02			
			Pending formal submittal.			
Cal Builders SP-MA-01-02-22 2000110106-25661	East side of Old Dixie Hwy, north of Highland Drive 31-33-40-00000-1000-00006.0 Map Location 13	Contractors Trades Building = 13,800 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	11/27/00	12/13/00 2/27/02	8/9/01	
			Pending site plan release and final plat approval. Final plat scheduled for.			
Chestnut Building 2001080064-28059 SP-MA-01-11-78	826 12 th Ave SW 24-33-39-00011-0001-00007.0 Map Location 14	4,000 sq. ft. Contractor Trades Facility Contact: Mosby & Associates, Inc. 569-0035	N/A	8/22/01	10/25/01	N/A
			Pending site plan release. BCC approved request to initiate paving assessment project and suspended road paving regulation as applied.			

April 2002

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Eastside Oslo Trade Center SP-MA-00-11-67 2000020156-22613	18 th Avenue SW and Oslo Rd. Map Location 15	Four 7,500 sq. ft. Contractor Trades Buildings Contact: Todd Smith 567-1882	2/24/00	9/6/00	9/28/00	
			Site plan released 10/3/00. Under construction.			
Florida River Packing House SP-MA-01-01-03 2000090170-24988	6350 9 th Street SW Map Location 16	25,000 sq. ft. Packing House Facility Contact: BSE Consultants, Inc. 321-725-3674	N/A	10/18/00	11/9/00	
			Site plan released 6/19/01. Under construction.			
Indian River Aquaculture SP-MA-01-01-08 20020033-25204	5505 12 th Street Map Location 17	91,300 sq. ft facility located on 32.5 acres; “fish farm” use Contact: Todd Smith 567-1882	2/15/00	11/1/00 12/26/01	12/14/00	
			Awaiting resubmittal for “phase 2” facilities.			
Knight Enterprises, LLC 2001080114-28120 SP-MI-01-11-79	7750 9 th Street SW 24-33-38-00001-0150-00001.1 Map Location 18	11,000 square foot Manufacturing addition. Contact: Mosby & Associates, Inc. 569-0035	N/A	8/29/01	N/A	N/A
			Staff-level approval 1/31/02. Pending plan release.			
Lucas Development SP-MA-00-06-30 99120144-22839	408 SW Old Dixie Hwy Map Location 19	15,000 sq. ft. Contractor Trades Building Contact: Mosby & Associates, Inc. 569-0035	1/10/00	3/15/00	4/13/00	
			C.O. issued 8/22/01.			
M.L. Cutrone SP-MA-01-03-28 2000050170-25866	1000 Old Dixie Hwy Map Location 20	10,974 sq. ft. additional contractors trades area Contact: Carter Associates, Inc. 562-4191	5/30/00	01/10/01	3/22/01	
			Site plan released 5/7/01. Permits for two buildings issued 6/29/01. C.O. issued 02/02.			

April 2002

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Oslo West Commercial Park (site plan) SP-MA-00-09-54 98050133-23980	North side of Oslo Rd. between 33 rd Ave. SW and 34 th Ave. SW Map Location 21	44,000 sq. ft. Contractor Trades Facility Contact: Mosby & Associates, Inc. 569-0035	N/A	7/5/00	8/24/00	
			Site plan released 11/27/00. Awaiting C.O. request.			
Stewart Mining Industries 2001080027-27992	South 13 th Street SW and 74 th Ave. 30-33-39-00001-0120-00001.0 Map Location 22	Sand Mine Contact: Mosby & Associates, Inc. 569-0035	8/13/01			
			Pending formal site plan resubmittal.			
Institutional Establishments						
Anglican Church of the Advent 2000040154-29771	1180 8 th St. 12-33-39-00000-5000-00051.2 Map Location 23	2,400 sq. ft. Church Contact: Todd E. Smith 567-1882		1/30/02		
Apostolic Assembly of the Lord 2001110110-29136	1510 11 th St. SW 26-33-39-00001-0010-00004.0 Map Location 24	3,200 sq. ft. Church Contact: Larry Horne 794-2716	12/03/01			
			Awaiting formal site plan submittal.			
Bethlehem Temple 2001100064-28752	SW corner of Oslo Rd & 8 th Ct. SW Map Location 25	Increase from 1700 sq. ft. church to 3200 sq. ft. church/fellowship Contact: Linden Pettys	10/22/01			
			Awaiting formal site plan submittal.			
Children's Home Society Centennial Center 2001100108-28807	1015 6 th Ave. Map Location 26	15,000 sq. ft. group home and 7,500 sq. ft. accessory facilities Contact: Keith Pelan	10/29/01			
			Awaiting formal submittal.			

April 2002

New Development Projects

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Christian Fellowship Church 2001080215-29482	1690 11 th St. SW Map Location 27	Church; 6,840 sq. ft. Phase I/ 10,248 sq. ft. build out Contact: Mosby & Associates 569-0035	12/31/01				
			Awaiting formal submittal.				
Christian Outreach Retreat 2000020146-29897	6025 12 th St., just west of First Church of God 08-33-39-00001-0100-00001.0 Map Location 28	Phase I/ retreat center, maintenance building, office, lodge, cabins, chapel, dining, rec hall; Special exception use. Contact: Mosby & Associates, Inc. 569-0035		2/20/02			
			Awaiting resubmittal.				
Church of the Advent SP-MA-00-07-38 2000040154-23313 (previous file SP-MA-94-01- 03/93060048-4475)	11808 th Street Map Location 29	2,400 sq. ft. Church Contact: Todd Smith, P.E. 567-1882	N/A	5/3/00	7/13/00	8/8/00	
			Pending site plan release. Re-applied and resubmitted.				
Family Options Transitional Housing Program 2001110024-29011	720 4 th St. Map Location 30	Expand building by 3,802 sq. ft. for residential homeless shelter use Contact: Carter Associates 562-4191	11/19/01 3/25/02				
			Awaiting formal submittal.				
Senior Center 2001030140-28368 SP-MA-01-12-83	651 15 th Pl. 12-33-39-00000-1000-00001.0 Map Location 31	Senior Center for the Indian River Council of Aging Contact: Schulke, Bittle & Stoddard 770-9622	04/02/01	9/06/01			
			Pending resubmittal.				
Sun-Up Assisted Living 20010135-29561 SP-MA-02-03-22	2455 5 th St. SW 23-33-39-00001-0120-00001.0 Same as Map Location #32	Phase I Community Center- 9,227 square foot Contact: Bill McCain 770-1093	12/17/01	1/30/02	02/14/02	03/12/02	
			Pending site plan release.				

April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Sun-up Assisted Living Facility 20010135-28634	2455 5 th St. SW 23-33-39-00001-0120-00001.0 Map Location 32	17 adult care facility units. (homes) Overall project will house 102 residents. Contact: W.F. McCain 770-1093	12/17/01	1/30/02	2/14/02	3/12/02
			Conceptual Plan approved. Pending final site plan submittal.			
Wesleyan Church Social Hall SP-MA-01-01-02 2000090049-25028	125 SW 27 th Ave. Map Location 33	1,400 sq. ft. Social Hall Addition Contact: Mosby & Associates, Inc. 569-0035		10/18/00	11/9/00	12/12/00
			Released 1/9/01 for construction. Under construction.			
Other Non-Residential Projects						
Re-Plat of 83 rd Drive 2001060180-30063	825 83 rd Dr. Map Location 34	Re-Plat 83 rd Dr. Contact: J. Atwood Taylor, III, esq.	2/25/02			
			Pending formal submittal.			
Cal Builders Plat SD-01-09-16 2000110106	2020 Old Dixie SE 31-33-40-00000-1000-00006.0 Map Location 35	1 lot commercial subdivision	N/A	6/27/01	7/26/01	4/09/02
			Scheduled for BCC approved 4/9/02.			
Sun-up 20010135-29341	2455 5 th St. SW 23-33-39-00001-0120-00001.0 Map Location same as 32	Affidavit of exemption request to correct illegal lot split Contact: Bruce Barkett 231-4343	12/17/01	N/A	N/A	N/A
			Pending resubmittal.			

April 2002 New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Restaurant Establishments						
Bonos Pit Bar-B-Q 92120001-29784	1500 U.S. Hwy 1	3,332 sq. ft. addition to restaurant and 3,000 sq. ft. banquet facility Contact: Mosby & Associates, Inc. 569-0035	1/28/02			
	Map Location 36					
Sonny's Bar-B-Q 2000030151-28292	5001 20 th Street	5,885 sq. ft. for restaurant and 3,015 sq. ft for office. Contact: Masteller & Moler, Inc. 567-5300		9/12/01	2/14/02	3/12/02
	Map Location 37		Approved. Pending site plan release.			
Professional and Financial Offices						
Countryside North Park Office Building 2002020086-30008	8775 20 th St. 02-33-38-00001-0110-00001.0	Office Building Contact: Masteller & Moler, Inc. 567-5300	2/25/02			
	Map Location 38		Awaiting formal submittal.			
Vero Beach Fidelity Federal 2001040116-26818	SW Corner of 58 th Ave. and SR 60; outparcel west of Eckersds. 5-33-39-0000-7000-00001.1	13,000 sq. ft. bank/office building and retail Contact: Ken Natoli Houston Cuozzo Group, Inc. 561-221-2128	4/30/01	07/05/01	7/26/01	N/A
	Map Location 39		Pending site plan release. Discussions on modifying to allow for a fast-food restaurant.			

April 2002

New Development Projects

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Public and Private Recreation Facilities							
Colony Club House SP-MI-01-08-56	1500 block of 43 rd Ave. SW east side 27-33-39-00001-0120-00001.0 Map Location 40	Clubhouse, maintenance and recreation facility for Colony Golf Courses		5/30/01			
			Pending resubmittal of plans.				
*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Dog Park of Indian River County SP-MI-00-07-40 99120025	Northeast corner of 12 th Street and 16 th Ave. Map Location 41	Off-leash dog park Contact: Mosby & Associates, Inc. 569-0035	12/17/99	5/10/00	5/25/00	N/A	
			C.O. issued 2/04/02.				
Falcon Trace Golf Course 2001050262-27703 SP-SE-01-10-69	2105 20 th Ave SW 35-33-39-00001-0030-00001.0 Map Location 42	18 Hole Championship Golf Course Clubhouse, and Driving Range Contact: Masteller & Moler 567-5300	6/4/01	7/25/01	11/08/01	12/11/01	
			Pending site plan release.				
Jungle Club 95040054-26612	1060 6 th Ave. Map Location 43	Building addition, expansion of locker rooms. Minor site plan review. Contact: Mosby & Associates, Inc. 569-0035	4/9/01	4/25/01			
			Minor site plan released 5/10/01.				

April 2002

New Development Projects

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Jungle Club Medical Day Spa 2001070152-29189	1060 6 th Ave. Map Location 44	12,000 sq. ft. health building/ 7,200 sq. ft. residential (units) Contact: Mosby & Associates, Inc. 569-0035		12/05/01	2/28/02		
			To be scheduled for BCC consideration after plan revisions are received.				
Oktane Club 98040110-28792 SP-MI-02-01-04	555 9 th St. SW 25-33-39-00000-1000-00006.1 Map Location 45	Conversion of Lodge Hall into Non-alcoholic Dance Club Contact: Mosby & Associates, Inc. 569-0035	N/A	10/31/01	N/A	N/A	
			Site plan released 01/30/02.				
Retail Trade Establishments							
Badcock Home Furnishing 99080147-28863	1610 U.S. Hwy. 1 Map Location 46	Add 1,550 sq. ft. of display area to existing furniture store Contact: Jodah Bittle 770-9622	11/05/01				
			Awaiting formal submittal.				
Berlin Retail SP-MI-01-08-51 2001050045	676 US #1 13-33-39-00000-1000-00044.0 Map Location 47	12,960 retail and office building Contact: Mosby & Associates, Inc. 569-0035	N/A	5/16/01 7/03/01			
			Approved 7/3/01. Pending site plan release.				
Holsum Bakery 96020128-29109	205 Highland Dr. SE Map Location 48	Add 4,200 sq. ft. of retail & storage to existing building Contact: Jack Hyde	11/26/01				
			Awaiting formal submittal.				
Sciara Rt. 60 Shopping Center 2001030153-26595	South side of SR 60/4905 SR 60, just east of Rex T.V. Map Location 49	22,000 sq. ft. commercial center and office, using/preserving oldest building on site. Contact: Bill McCain 770-1093	4/2/01	8/29/01	9/13/01		
			Pending site plan release.				

April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Shopping Center @ 43 rd Ave. & 9 th St. SW (Oslo) 2001120080-29412	Southeast corner of 9 th St. SW and 43 rd Ave. Map Location 50	44,350 sq. ft. grocery & 23,800 sq. ft. retail shopping center Contact: John Blum	12/31/01			
			Awaiting formal submittal.			
Vero Mall 2001080260-28309 2001080260-28911	1255 US Hwy 1 12-33-39-00000-3000-00045.0 Map Location 51	Redevelopment of site for retail and restaurants. Retail with two out parcels Conceptual PD/SE and rezone from CG to PD Contact: Paul Hanna	9/10/01	11/07/01 1/20/02 4/02/02	2/14/02 2/28/02	01/08/02
			Pending site plan release. Final plat and building plans reviewed. Carabba's Restaurant building permit and administrative approval application submitted.			
Utility Facilities						
Blue Heron Energy Center (CALPINE) 2000040055-23194	Between I-95 and 74 th Ave., north of the St. Lucie County Line Map Location 52	Energy Center, Power Plant on ±59 Acre site Contact: Calpine Eastern 813-637-2520	4/25/00	11/29/00		9/18/01
			Special exception/conceptual site plan approved by BCC. Awaiting "final" site plan submittal and state-level approval. State land use hearing held 02/06/02 and positive determination made. Certification hearing tentatively scheduled for July 2002.			
Indian River County Landfill Scalehouse SP-MI-01-01-10 2000100116-25160	1325 74 th Ave. SW Map Location 53	To add 769 sq. ft. Scalehouse and Entry Modifications Contact: Camp Dresser & McKee, Inc. 231-4301	N/A	11/01/00 6/27/01	7/26/01	
			Pending site plan release.			

April 2002 New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Lakewood Village Tower Camouflage 99010172 SP-MI-99-04-23	1455 9 th Avenue (Lakewood Village Mobile Home Park) Map Location 54	110' Tower (seeking after-the-fact approval) Contact: 21 st Century Satellite Communications, Inc. 813-961-7339			Denial	4/4/00
			Code enforcement action pending outcome of FCC exemption sought by applicant. Appeal of PZC denial upheld by the BCC. No word or ruling on applicant's appeal to a FCC for preemption. Code Enforcement action reinitiated. No change in status for 2 years.			
West Regional Wastewater Treatment 2001070121-27801	8405 8 th Street Map Location 55	Storage Building Contact: John Blum	N/A	8/01/01	N/A	N/A
			Major/Minor site plan. Staff approval granted. Pending site plan release.			
Warehouse and Storage Establishments						
Cutrone Contractor Trades 2000050170-30108	1000 Old Dixie Hwy. Map Location 56	Contractor Trades Contact: M.L. Cutrone	5/30/00	1/10/01	3/08/01	
			C.O. issued 3/8/02.			
Dixie Gardens Lot 15-20 99100025-29684	474 5 th St. SW 24-33-39-00005-0030-00020.0 Map Location 57	10,000 sq. ft. and 5,000 sq. ft. warehouse Contact: Rexford Builders 569-4087	N/A	10/20/99		8/16/01
			C.O. issued 1/16/02.			
Frank Vehicle Storage Lot 98040022-30104 SP-MA-02-05-32	836 10 th Ct. SW 24-33-39-00011-0005-00007.0 Map Location 58	Vehicle Storage Lot Contact: Mosby & Associates, Inc. 569-0035	N/A	3/06/02	N/A	N/A
			Pending resubmittal.			

April 2002 New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Kempken Trades & Services Warehouse SP-MA-01-05-35 2000050254-26338	1436 Old Dixie Hwy SW 30-33-40-00007-0022-00023.0 Map Location 59	8,000 sq. ft. warehouse facility Contact: Masteller & Moler, Inc. 567-5300	6/12/0	3/07/01	6/14/01	N/A
			Pending site plan release.			
L. Parks Inc. Warehouse 2000100115-25972	9015 16 th Place 03-33-38-00006-0000-00008.0 Map Location 60	13,200 sq. ft. Warehouse Contact: Thomas Carey 231-2931	10/30/00	1/24/01	2/22/01	N/A
			Site plan released on 05/11/01. C.O. issued 4/02/02.			
Old South Commercial Park Lot 3 SP-MA-01-07-48 99080157-26841	430 3rd Lane SW 24-33-39-00018-0002-00003.0 Map Location 61	6,200 sq. ft. Warehouse building Contact Mosby & Assoc. Phone: 569-0035	N/A	5/2/01	5/24/01	N/A
			Site plan released on 9/28/01. Under construction.			
Old South Commercial Park Lot 4 SP-MA-01-08-57 99080156-26842	440 3rd Lane SW 24-33-39-00018-0002-00004.0 Map Location 62	6,200 sq. ft. Warehouse building Contact: Mosby & Assoc. Phone: 569-0035	N/A	5/2/01	5/24/01	N/A
			Site plan released on 9/28/01. Under construction.			
Sandcastle storage f.k.a. Rexford Inc. 2001080136-28361 SP-MA-01-12-85	5 th Street SW; east of Old Dixie Highway Map Location 63	Mini Storage Facility; 86 units Contact: Mosby & Associates, Inc. 569-0035	8/27/01	9/06/01 11/07/01	10/11/01	N/A
			Pending site plan release.			

April 2002 New Development Projects

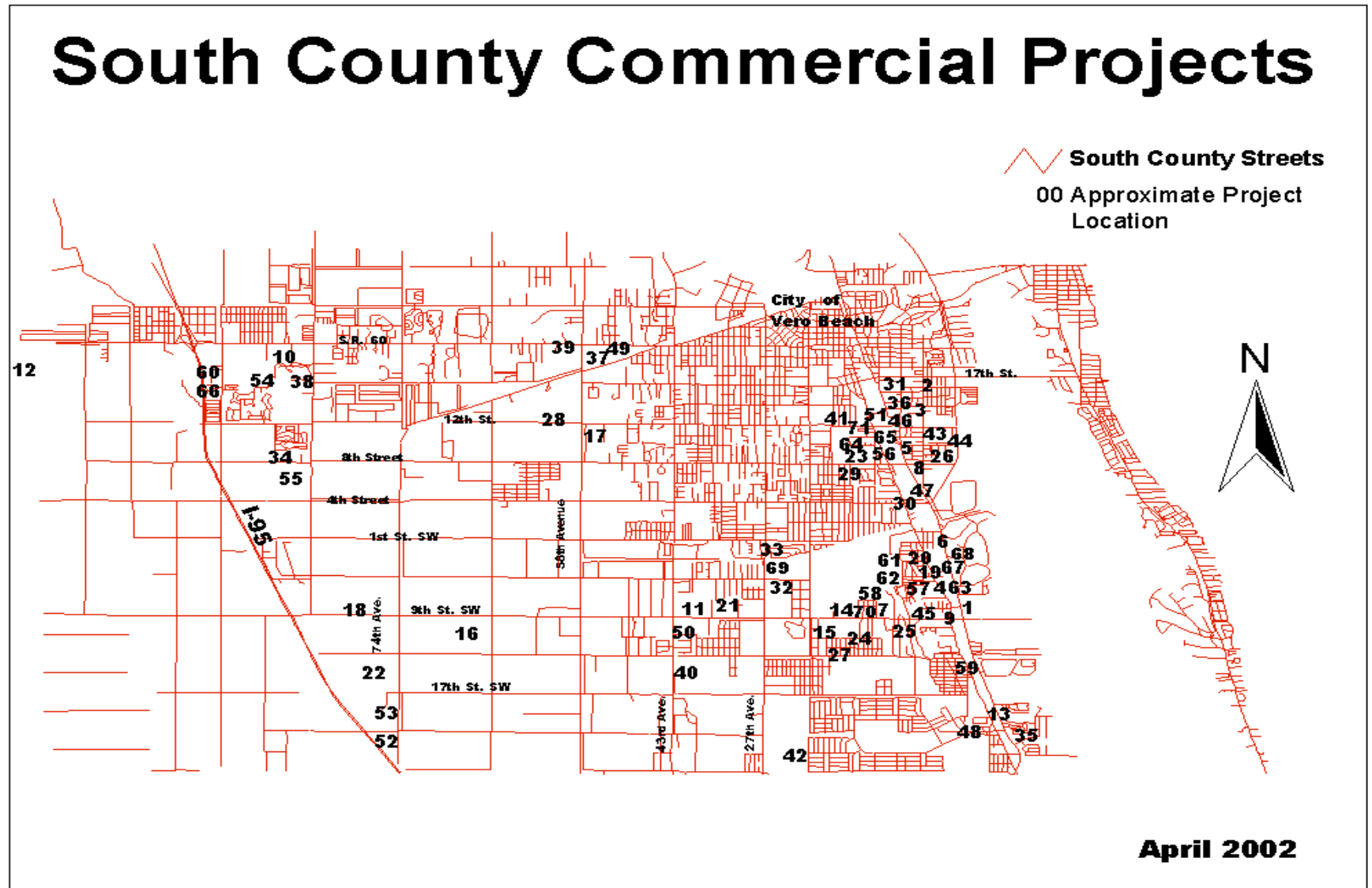
*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Ralph's Storage Service 99060028-30340 SP-MA-02-05-34	1060 Old Dixie Hwy. 30-33-40-00000-3000-00016.1 Map Location 64	17,964 square foot self-service storage facility Contact: Knight, McGuire, & Associates, Inc. 569-5505	10/15/01	3/20/02	N/A	N/A	
			Pending resubmittal.				
Rose Commercial Plaza SP-MA-01-09-65 2001060218-27585	1452 Old Dixie Hwy 30-33-40-00007-0022-00009.0 Map Location 65	10,000 sq. ft. Multi tenant contractor trades; storage Contact: Todd Smith	N/A	7/11/01	N/A	N/A	
			Staff-level approval 1/7/02. Site plan released 3/11/02.				
Scopinich Warehouse SP-MA-01-01-01 99040216-25032	1675 98 th Avenue Map Location 66	Warehouse = 6,000 sq. ft. Contact: KSM Engineering 589-0712	5/6/99	10/18/00	3/8/01		
			Awaiting right-of-way dedication for site plan release. Building permit applied for.				
South Dixie Commercial Park Lots 6 & 7 2001050083-27055 SP-MA-01-08-53	525 2nd St. SW 24-33-39-00017-0000-00006.0 Map Location 67	13,824 sq. ft. Warehouse/wholesale building Contact Mosby & Assoc. Phone: 569-0035	N/A	5/23/01	6/14/01	N/A	
			C.O. issued 3/28/02.				
South Dixie Commercial Park Lot 8 2001050082-27051 SP-MA-01-08-54	535 2nd St. SW 24-33-39-00017-0000-00008.0 Map Location 68	5,184 sq. ft. Warehouse building Contact Mosby & Assoc. Phone: 569-0035	N/A	5/23/01	6/14/01	N/A	
			C.O. issued 3/28/02.				
Tri Partners Commercial & Storage SP-SE-02-02-12 98100126-29238	445 27 th Ave SW 22-33-39-00001-0080-00009.0 Map Location 69	3,948 sq. ft. office and 21,375 sq. ft. storage Contact: Joe Schulke 770-9622	11/05/01	12/12/01	2/14/02	3/05/02	
			Pending site plan release.				

April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Vero Roofing Warehouse SP-MA-01-01-06 2000100087-25116	10 th Avenue SW; North of Oslo Road 24-33-39-00011-0005-00014.0 Map Location 70	Contractors Trades / Warehouse = 10,530 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	N/A	10/25/00	11/9/00 4/5/01	N/A
			Site plan released.			

April 2002
New Development Projects



April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
SOUTH COUNTY RESIDENTIAL PROJECTS (South of SR 60)						
Multi-Family Residential Projects						
East Gate Villas 2001070109-28608 SP-MA-01-12-89	13 th place; east of 6 th Ave. 12-33-39-00025-0000-00005.0 Map Location 1	27 Multi-family units Contact: Mosby & Associates, Inc. 569-0035	7/23/01	10/10/01	10/25/01	N/A
			Pending site plan release.			
The Fountainhead 2001020114-28366 SP-MA-01-12-84	750 6 th Avenue 13-33-39-00000-1000-00002.0 Map Location 2	89 multi-family units Contact: Knight, McGuire, & Associates, Inc. 569-5505	03/05/01	9/19/01	01/10/02 1/24/02	N/A
			Pending site plan release.			
Grand Royale 94070108-28123 SP-MA-01-11-80	100 Vista Royale Blvd. 19-33-40-00012-0000-00000.0 Map Location 3	72 multi-family units Contact: Mosby & Associates, Inc. 569-0035	N/A	8/29/01	10/25/01	N/A
			Site plan released 3/1/02.			
The Palms of Vero 2001060011-29505 SP-MA-02-03-21	450 12 th St.; NW corner of 12 th St and Indian River Blvd. 12-33-39-00000-1000-00049.0 Map Location 4	259 unit rental apartment complex Contact: Culpepper & Terpening, Inc. 561-464-3537	6/11/01	1/9/02	3/14/02	N/A
			Pending site plan release.			
Pointe West ACLF "The Lakes at Pointe West" Preliminary PD PD-99-11-18 99080077	Northwest Corner of the Point West PD Map Location 5	Full Service Retirement Community (Residences, ALF) Contact: On-Site Management Group, Inc. 234-9988	5/24/99	8/25/99 10/20/99	11/17/99	
			Released on 3/29/00. Roadwork and two homes constructed. More homes, ALF building, and apartment building now under construction.			

April 2002

New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Village Grove Apartments SP-MA-01-02-21 200110017-25576	S.E. corner of SR 60 & 74th Ave Map Location 6	256 Multi-family apartment complex. Contact: Knight, McGuire & Associates, Inc. 569-5505	N/A	12/6/00 01/03/01	1/25/01	
			Conceptual plan approved 1/25/01. Awaiting submittal of preliminary PD plan/plat application.			
Village Walk South SP-MA-01-10-67 99110155-27641	620 6 th Ave. 13-33-39-00000-1000-00006.0 Map Location 7	102 unit multi-family subdivision Contact: Carter Associates, Inc. 562-4191	N/A	07/18/01	8/23/01	N/A
			Site plan released 2/20/02.			
Residential and Agricultural Planned Development (PD) Projects						
Arbor Trace PD (f.k.a. Oak Trace) (preliminary plat) 98090107 PD-99-09-13	West Side of 43 rd Avenue Between 5 th Street S.W. and Oslo Road Map Location 8	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		12/8/99	8/12/99 6/20/00	
			Certificate of completion for Phase I issued April 2001. LDP application for Phase II reviewed; await applicant response.			
Citrus Springs Village “B” Phase I Preliminary PD PD-00-08-13 99100114-23529	East Side of 58 th Avenue Between 9 th Street SW (Oslo Road) and the South Relief Canal Map Location 9	Portion of Overall PD: 216 Units on 75.14 Acres Overall PD: 477 Units on 191.64 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505		5/24/00 1/31/01	6/22/00 1/25/01	
			LDP issued 3/12/01. Final plat for Village B (north side of 5th Street SW) and Village C (north side of 5th Street SW) approved. 5 th Street S.W. paved. Certificate of completion issued 3/7/02.			

April 2002 New Development Projects

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Citrus Spring Village “A” PD-01-02-08 99100114	East of 58th Ave. And north of 5th Street SW in Citrus Springs P.D. Development complex 21-33-39-00001-0050-00001.0 Map Location 10	54 lots on 29.06 acres. Planned Development Contact: Suntime Partners Phone: 321-242-6210 Knight McGuire & Assoc. Phone: 569-5505	N/A	6/27/01 8/15/01		7/24/01 9/04/01 3/12/02
			Final plat approved 3/12/02. Subdivision under construction.			
The Colony PD-00-10-21 (preliminary plat/plan) PD-01-02-09 (conceptual plat/plan) 2000050121-24497	3500 17 th Street / Between 43 rd Avenue and 27 th Avenue, and Between 13 th Street SW and 17 th Street SW Map Location 11	550 Single-Family Lots 200 Multi-Family Units 18-Hold Golf Course and Clubhouse on 297 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	5/23/00	08/23/00 12/06/00 01/03/01 04/04/01	9/28/00 1/25/01	10/24/00 11/21/00
			Preliminary plat approved. LDP under review. Right-of-way abandonment approved; zoning reverter extended to 12/31/02. Project “being shopped”.			
Hammock Lakes Phase II PD-95-08-05	Map Location 12	of lots. Land Development Permit Modification and Type “B” Flood Protection-Stormwater Permit Modification permit				
			LDP and Type “B” permit issued 1/02/02. Under construction.			
Pointe West Central Village PD-00-09-17 99070081-23983	One Block south of 16th Street on 75th Terrace and 76th Drive 12-33-38-00001-0030-00001.0 Map Location 13	30 Duplex Buildings (60 units), Phase II 57 Single-Family Lots, Phase I; 41 single-family lots and 32 duplex (64 units) Phase III. Contact: Masteller & Moler 567-5300		7/28/99 12/29/99 11/21/01 3/20/02	10/14/99 5/9/00	
			Phase III to TRC 11/21/01 and 3/20/02 pending resubmittal. Phase II final plat approved 3/9/01.			

April 2002 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Pointe West North Village 99070081	North of 16th Street, South of SR 60	Tracts for Various Residential and Commercial Development including the Lakes at Pointe West (ALF) Contact: Masteller & Moler 567-5300		7/28/99 12/29/99	10/14/99 5/9/00		
	Map Location 14		Site plan released for multi-family building pending building permit; 25 single-family lots platted and homes under construction.				
Pointe West Town Center 99070081-28371	1999 Pointe West Dr.	24 multi-family units 22,680 sq. ft. office 7,560 sq. ft. retail Contact: Masteller & Moler 567-5300		12/26/01			
	Map Location 15		Awaiting resubmittal.				
Single-Family Conventional Subdivision Projects							
80 acre Subdivision 2002020162-30103	Southeast corner of 20 th Ave. SW and South Relief Canal, around Oslo Middle School.	160 unit single family residential subdivision Contact: David Woodward	3/4/02				
	Map Location 16		Awaiting formal submittal.				
Ainsley Park f.k.a. Canterbury Subdivision f.k.a. Clark Subdivision 2001080023-27988	West of 27 th Ave. SW, between 9 th Street SW and 13 th Street SW., next to Grovenor Estates.	Single Family Subdivision P.D.; 115 lots Contact: Schulke, Bittle & Stoddard 770-9622	8/13/01 3/18/02	4/10/02			
	Map Location 17		Formal submittal under review. Will require public hearings.				
Bel Aire Estates 2001030151-26594	1st SW between 50th Ave and 48th Ave North of South Relief Canal	22 lot single-family subdivision on 18.5 acres. Contact: Carter & Associates 561-562-4191	4/2/01	5/9/01	5/24/01		
	Map Location 18		LDP issued 12/28/01. Awaiting final plat submittal.				

April 2002

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Chase Meadows SD-00-06-07 93050013	110 8 th Street 12-33-39-00000-5000-00051.0	Single family subdivision Contact: Carter & Associates 562-4191	5/06/93	3/23/00		
	Map Location 19		Conditional Certificate of completion is issued 1/31/02.			
Falcon Trace 2001050202-27713 SD-01-10-22	SW Corner of 20th Ave. SW and 17th St. SW 35-33-39-00001-0030-00001.0	350 lot subdivision and golf course; 1.2 units/acre proposed Contact: Masteller & Moler, Inc. Phone: 567-5300	6/4/01	7/25/01	11/08/01	N/A
	Map Location 20		LDP discrepancy letter sent 02/27/02. Awaiting response.			
Hamilton 69 th Ct. Road Plat 2002030026-30401	West of 66 th Ave., on south side of 21 st St. SW.	8 lot subdivision Contact: William Hayhurst	3/18/02			
	Map Location 21					
High Hawk 2001060114	SE corner of 6th Ave SW and 17th Lane SW 36-33-39-00001-0010-00001.0	72 single family lots Contact Mosby & Assoc. Phone: 569-0035	6/25/01		8/9/01	
	Map Location 22		Approved 8/9/01 by PZC. Awaiting applicant response to LDP discrepancy letter.			
Hunters Run (f.k.a. Green Acres West) SD-01-01-01 2000070021-25118	South of Oslo Rd. between 47 th Ave. S.W. and 58 th Ave.	39 lot single family subdivision on 26.44 acres Contact : Mosby and Assoc. 598-0035	9/25/00	10/25/00 05/09/01	11/9/00	7/3/01 7/10/01
	Map Location 23		LDP Issued 5/25/01. Under construction. Final plat approved. Bond for completion extended to July 8, 2002.			
Carriage Lake f.k.a. Lake Grace Subdivision PD-00-09-14 20010158-23857	Southwest Corner of Kings HWY and 8 th Street	85 Single-Family Lots on 30.80 Acres Contact: Mosby & Associates, Inc. 569-0035	5/15/00	6/21/00	9/14/00 10/12/00	6/6/00 11/14/00
	Map Location 24		LDP issued 11/01/01. Under construction.			

April 2002 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Lagassey Subdivision (Sabal Trace) 2001070044-28534 SD-01-12-29	82 nd Avenue and 12 th Street Map Location 25	120 unit single-family subdivision Contact: Knight, McGuire, & Associates, Inc. 569-5505		10/3/01	12/13/01	
			Phase I approved 12/13/01. Await LDP application. DRI D.O. approved by BCC 4/02/02 to allow mobile homes in Phase II per existing zoning.			
Legend Lakes (f.k.a. Baratta 78) PD-01-01-03 2000080224-25119	Between 43 rd Avenue and 58 th Avenue on Oslo Road, South of 5 th Street SW Map Location 26	163 Single-Family Lots Located on 79.1 Acres Contact: Mosby & Associates, Inc. 569-0035	10/2/00	10/25/00	12/14/00	01/09/01 03/20/01
			BCC approved modified recreation area plan. Pending LDP issuance.			
Lone Palm Subdivision 2001090105-28478 SD-01-12-24	4 th Street; east of 61 st Ave. Map Location 27	10 lot residential subdivision Contact: Mosby & Associates, Inc. 569-0035	9/24/01	10/10/01		
			Needs rezoning. Rezoning withdrawn.			
Majestic Oaks 2001080194-28216 2001080194-28774 2001080194-28873	1150 27 th Avenue S.W., east side of 27 th Ave. S.W. 26-33-39-00001-0050-00001.0 Map Location 28	156 lot Single-family Residential – plat over site Contact: Knight, McGuire, & Associates, Inc. 569-5505	9/07/01	10/11/01	12/13/01	
			Pending site plan release.			
Ocean Oaks West 2000080158-28387 SD-01-12-25	1750 US Hwy 1 Map Location 29	21 unit residential subdivision Contact: Schulke, Bittle & Stoddard 770-9622	9/17/01		1/24/02	
			Awaiting LDP application.			

April 2002 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
The Oaks of Vero PD-01-02-06 2000100085-25115	Northeast Corner of 12 th Street and 58 th Avenue (Kings Highway) Map Location 30	148 Single-Family Lots Located on 70.40 Acres Contact: Schulke, Bittle and Stoddard 770-9622	10/30/00	11/22/00	01/11/01	2/13/01
			12/11/00	3/14/01	5/8/01	
			LDP application for Phase I under review.			
Oak Terrace Unit 2 2001040067-26751 SD-01-07-09	11th Street SW of Old Dixie Map Location 31	24 Lot single family subdivisions Contact: Jack Andrews 561-460-2200		4/25/01		
			Await Resubmittal.			
Patel Subdivision 2001060115-28286	5650 16 th Street (north side) Map Location 32	36 lot single family subdivision		8/31/01	10/11/01	
			Awaiting LDP submittal.			
Paul Kelly Subdivision 2001090002-28320	1255 US Hwy 1 08-33-39-00001-0030-00002.0 Map Location 33	Residential 5 lot subdivision – Affidavit of Exemption Contact: Carter Associates, Inc. 562-4191	9/10/01	N/A	N/A	N/A
			Restrictions being recorded into public record.			
Pelican Bay Subdivision SD-99-05-08 97010033-25927	West side of S.R. A-1-A just north of Round Island Park Map Location 34	5 single family lots Contact: Scott McGuire 569-5505		1/17/01	4/26/01	
			Approved by PZC 4/26/01 with conditions. Appeal of one approval condition filed but still put on “hold” by applicant.			

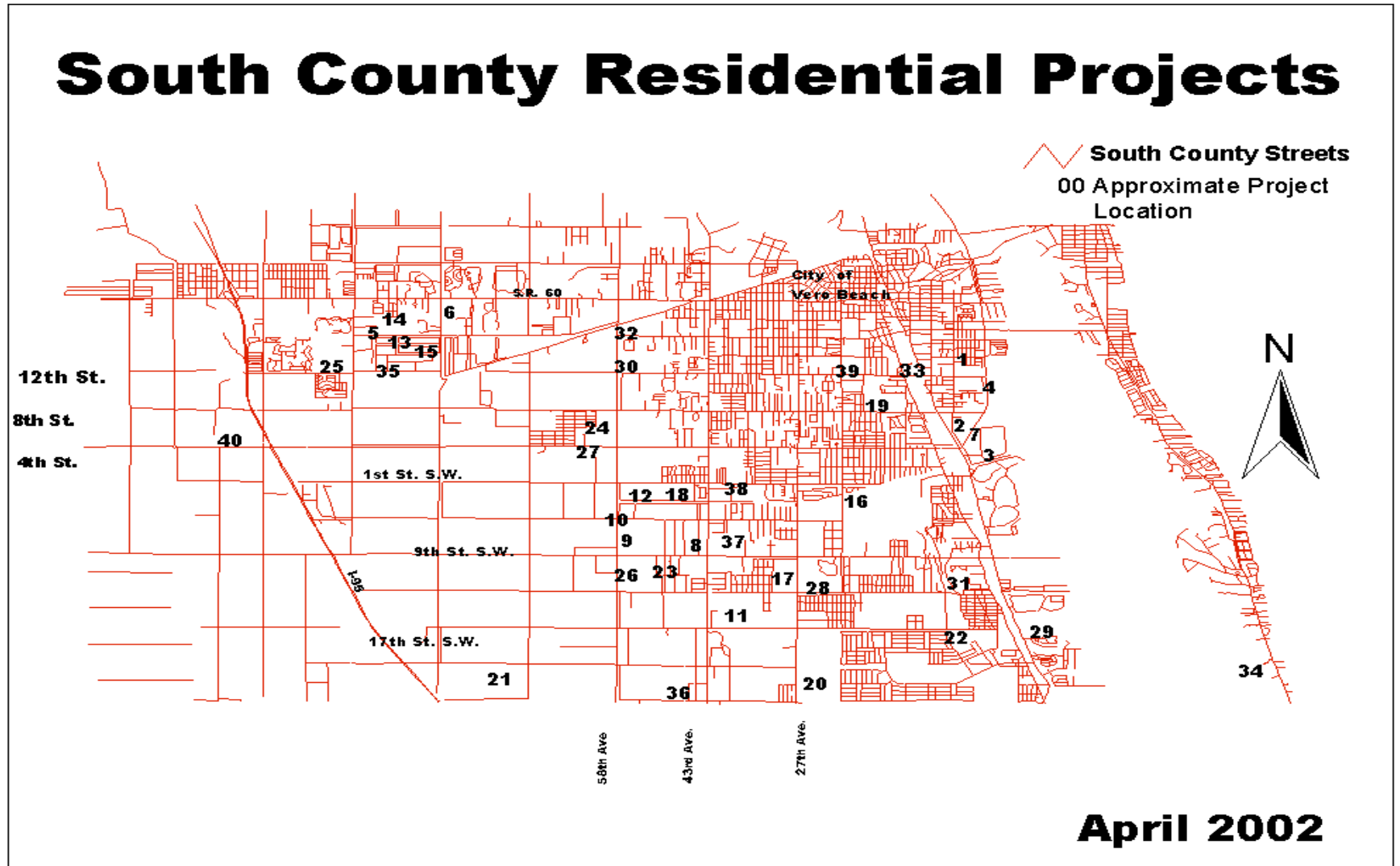
April 2002 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Pointe West Town Center 99070081-28371 SP-MA-01-11-86	7645 20 th Street	Phase I Residential/ Town Center Contact: Rick Melchiori		9/19/01		
	Map Location 35		Awaiting resubmittal.			
Smigiel 43 rd Avenue Subdivision 2001090106-28479	West side of 43 rd Avenue SW at St. Lucie County line	127 lot residential subdivision Contact: Mosby & Associates, Inc. 569-0035	9/24/01			
	Map Location 36		Awaiting formal submittal.			
Village of Kenwood 2000040232-25328 PD-01-10-20	5 th Street SW and 38th Avenue.	91 Single-Family Lots Located on 37.8 Acres 109 Single family located on 43.85 acres Contact: Mosby & Associates, Inc. 569-0035	10/13/00	1/24/01 5/23/01 7/25/01 8/01/01 8/22/01	3/08/01 5/10/01 9/27/01	11/13/01
	Map Location 37		Pending LDP submittal. PD approved 11/13/01. Pedestrian interconnection requirement repealed by BCC 12/18/01.			
Waters Edge (f.k.a. Edgewater Plat Two f.k.a. Oleander Gardens, Smigiel Partners, and Farm Credit Property) 99030122-25799 SD-99-08-13	Southwest Corner of 1 st Street SW and 32 nd Court SW	131 lots on 47.93 acres Contact: Mosby & Associates, Inc. 569-0035	3/25/99	5/26/99 01/03/01	6/10/99	3/21/00
	Map Location 38		Final Plat approved. Certificate of Completion issued March 2001 (phase 1). Phase 2 (west) under construction. Final plat approved 2/05/02. Plat recorded 3/12/02.			
Wilson Property (f.k.a. Clark Development) Waterford Lakes final plat over site plan SP-MA-00-10-61 2000040176-24282	Southeast Corner of 12 th Street and 16 th Avenue	265 Single-Family Lots on ±60 Acres; Plat-Over Site Plan Project Contact: Knight, McGuire & Associates, Inc. 569-5505	5/8/00	8/09/00 6/20/01	9/14/00	9/04/01
	Map location 39		Final plat over site plan approved BCC 9/4/01. Phase I subdivision construction complete 03/02. C.O. being issued for single family homes.			

April 2002 New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Wright Subdivision 200080188-27224	SE corner of 4 th St. and 94 th Ave. 15-33-38-00001-0090-00001.0	Affidavit of exemption subdivision; 6SFD lots Contact: Mosby & Associates, Inc. 569-0035	6/04/01	N/A	N/A	N/A
	Map Location 40		Resubmitted plans under staff review.			

April 2002
New Development Projects



April 2002

Comprehensive Plan Amendment Applications and Rezoning Applications

Comprehensive Plan Amendments/Rezoning					
Project	Location	Description	Status		
			PZC	BCC (Trans)	BCC (Final)
Adamson Rezoning	6760 26 th Street	Rezone 13.3 acres from A-1 to RM-6	4/23/02		
Banack rezoning	SW corner of 33 rd Street and 66 th Avenue	Rezone 17.9 acres from A-1 to RS-6	5/9/02		
Boydston Rezoning	8980 US Highway 1	Rezone 1.7 acres from CL to CG	4/23/02		
Graves Rezoning	Sw corner of CR-510 and US 1	Rezone OCR and CH to CG			
			Owner requested that rezoning be put on hold until further notice		
Beutell LUDA & rezoning	East side of 82 nd Avenue, between 1 st Street S.W. and 5 th Street S.W.	Redesignate 80.48 acres from Ag-1 to R, and rezone those acres from A-1 to RS-1.	4/11/02		
Funka Rezoning	North side of 4 th street (Citrus Road) and approximately a quarter mile west of 58 th Avenue	Rezone 17.5 acres from A-1 to RS-3	11/08/01	4/23/02	

April 2002

Comprehensive Plan Amendment Applications and Rezoning Applications

Project	Location	Description	Status		
			PZC	BCC(Trans)	BCC(Final)
County Initiated North Barrier Island Rezoning	North of CR 510; Mostly east of SR A1A	Rezone privately owned Multiple Family zoned property to RS-3, Single Family Residential District (up to 3 units/acre)	Seeking property owner concurrence. PZC 5/9/2002.		
Indeco (Falcon Trace) Text Amendment	N/A	Amend Fig. 4.13 (the Thoroughfare Plan Map) of the Transportation Element of the Comprehensive Plan to delete 25 th St., SW between 20 th Av. & 27 th Av.	BCC adopted ordinance amending Fig. 4.13 on 3/19/02		
County Initiated Conservation Land Use Amendment and Rezoning	<ol style="list-style-type: none"> 1. E side of US 1; W side of IRL; N side of St. Lucie Co. line (Harmony Oaks) 2. S side of 9th St. SW (Oslo Rd.); E of US 1 3. W side of SR A1A; S of Round Island Pk. 4. S end of 130th St. (Gibson St.); W side of FEC (Anstalt) 5. E side of SR A1A; N side of Golden Sands Pk. (Spallone) 	<ol style="list-style-type: none"> 1. Redesignate 88.5 ac. from L-2, Low-Density Residential-2 (up to 6 DU/A), and C-2, Private Conservation-2 (up to 1 DU/40 ac.), to C-1, Public Conservation-1, (zero density); & rezone those 88.5 ac. from RS-6, SF Residential Dist. (up to 6 DU/A), & RS-1, SF Residential Dist. (up to 1 DU/A), to Con-1, Public Conservation Dist. (zero density) 2. Redesignate 66 ac. from L-2, Low-Density Residential-2 (up to 6 DU/A), to C-1, Public Conservation-1, (zero density); & rezone those 66 ac. from RM-6, MF Residential Dist. (up to 6 DU/A), & RS-6, SF Residential Dist. (up to 6 DU/A), to Con-1, Public Conservation Dist. (zero density) 3. Redesignate 59.5 ac. from C-2, Private Conservation-2 (up to 1 DU/40 ac.), to C-1, Public Conservation-1, (zero density); & rezone those 59.5 ac. from RS-3, SF Residential Dist. (up to 3 DU/A), to Con-1, Public Conservation Dist. (zero density) 	BCC adopted ordinances redesignating and rezoning all properties on 3/19/02.		

April 2002

Comprehensive Plan Amendment Applications and Rezoning Applications

		<p>4. Redesignate 19 ac. from L-2, Low-Density Residential-2 (up to 6 DU/A), to C-1, Public Conservation-1, (zero density); & rezone those 19 ac. from RM-6, MF Residential Dist. (up to 6 DU/A), to Con-1, Public Conservation Dist. (zero density)</p> <p>5. Redesignate 1.5 ac. from L-1, Low-Density Residential-1 (up to 3 DU/A), to C-1, Public Conservation-1, (zero density); & rezone those 1.5 ac. from RM-3, MF Residential Dist. (up to 3 DU/A), to Con-1, Public Conservation Dist. (zero density)</p>	
Yukon Land Corporation Land Use Amendment and Rezoning	NE corner of 85 th St. (C.R. 510) & 90 th Av.	Redesignate 142 ac. from R, Rural Residential (up to 1 DU/A), to L-1, Low-Density Residential-1 (up to 3 DU/A); & rezone those 142 ac. from A-1, Agricultural Dist. (up to 1 DU/5 ac.), to RS-3, SF Residential Dist. (up to 3 DU/A)	BCC adopted ordinance redesignating and rezoning subject property on 3/19/02.
Purdy Rezoning	East side of 78 th Ave., approximately a quarter-mile south of SR 60.	Rezone 5.8 acres from A-1, Agricultural District (up to 1 unit/5 acres), and RM-6, Multi-Family Residential District (up to 6 units/acre), to RM-8, Multi-Family Residential District (up to 8 units/acre).	PZC recommended adoption to BCC on 3/28/2002. Scheduled for BCC 4/23/02.

April 2002

Department Activity

Community Development Activity Over 6 Fiscal Years						
Fiscal Year (October - September)	1995/96	1996/97	1997/98	1998/99	1999/2000	2000/2001
Pre-Application Conferences	57	63	81	76	92	97
Administrative Approval Approvals	160	179	162	164	150	205
Minor Site Plan Approvals	22	22	17	7	19	22
Major Site Plan Approvals	47	50	78	101	71	89
Preliminary Plat Approvals	12	18	25	28	15	37
Final Plat Approvals	15	28	14	13	18	25
Rezoning and Comprehensive Pre-App Conferences	25	23	22	23	19	25
Rezoning Requests	13	8	12	12	16	9
Comprehensive Plan Amendment Requests	7	4	9	6	13	3
Land Clearing Permits	97	113	109	131	129	134
Environmental Site Inspection	323	361	308	320	345	388
Wetland Resource Permits Issued	12	6	13	14	19	15
Single-Family Dock, Seawall, & Bulkhead Reviews	41	30	48	64	61	41
Complaints Received Regarding Code Violations	1,439	1,614	1,350	1,300	2,228	1,680
Home Occupation Permits Issued	368	378	309	297	287	309
Sign Permits Issued	123	125	113	96	146	137
Planner of the Day Inquires	6,552	6,589	7,014	6,316	6,389	7,368
Concurrency Certificates	731	500	759	806	836	1,065
Local Housing Assistance Program Loans	58	74	65	64	45	73

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
LDR (Land Development Regulation) Amendments	A. Interim Wireless Facilities Ordinance	PSAC voted 6-0 to recommend adoption (1/24/02). PZC voted 6-0 to recommend adoption with minor changes (2/28/02). BCC held first hearing and directed staff to make minor changes (3/19/02). BCC held second and final hearing on 4/02/02 and voted 5-0 to adopt and terminate the moratorium on new tower applications.	Stan Boling
	B. Changes to Affidavit of Exemption Allowances (second proposal)	PSAC voted 5-0 to recommend adoption (2/21/02) PZC voted 5-1 to recommend adoption (3/14/02) BCC scheduled to consider adoption 4/9/02.	Stan Boling
	C. Implement Certain Comp. Plan Policies on FAR Ratios, Land Use/Wiring Table Update, School Location Policies	Reviewed by PZC with some revisions requested. To be reconsidered by PZC in Spring 2002. To be considered by BCC thereafter.	Stan Boling
	D. Lighting Standards	To be re-discussed by PSAC in Spring 2002. To be considered by the PZC thereafter.	Stan Boling
	E. Appeal Criteria Revisions	Reviewed by PSAC June 2001. Considered by PZC 12/13/01, continued to 01/24/02 PZC meeting and recommended for approval. BCC voted to standardize appeal timeframes but <u>NOT</u> adopt any changes to the appeal criteria (2/12/02). Adopted ordinance changed timeframes only.	Stan Boling
	F. Special buffers between non-agricultural uses and agricultural uses (PZC inquiry)	To be discussed with PZC Spring 2002.	Stan Boling

April 2002

Department Activity

	G. Acreage criteria for new camps and retreats (Staff-initiated)	To be reviewed by the PSAC April or May 2002	Stan Boling
	H. Paved Road Requirements	To be reviewed by the PSAC May 2002	Stan Boling
Wireless Master Plan	Wireless master plan defining the type of facilities allowed on “pre-approved” sit areas.	CityScope updating inventory maps and soon to do field verification of existing facilities. Wireless master plan draft to be submitted later this Spring.	Stan Boling
Environmental Planning and Code Enforcement Section			
Environmental Lands Program, current cost-share grant applications	Florida Communities Trust (FCT) grants awarded 11/01 for the Lost Tree Islands and Hallstrom Farmstead projects.	Lost Tree Islands approved for FCT funding, up to \$5.5 million depending on approved appraised value. Hallstrom Farmstead approved for FCT. Projects under negotiation.	Roland DeBlois
Scrub-Jay HCP	Sebastian Area-Wide Florida Scrub-Jay Habitat Conservation Plan completed in 03/00. Incidental Take Permit (ITP) issued effective 8/31/00.	Formal abandonment of Gibson St. right-of-way, as a condition of the ITP, in process pending public hearing and resolution of a private land access issue. Resource management (prescribed burns) partially completed, ongoing. Interagency Management Agreement drafted, pending review comments from the U.S. Fish and Wildlife Service.	Roland DeBlois
Revisions to the Manatee Protection and Boating Safety Comprehension Management Plan (MPP).	Revisions to “High Watercraft-related Manatee Mortality” calculations and to marina water depth requirements	Approved by BCC and accepted by State Fish and Wildlife Conservation Commission, LDR revisions pending.	Roland DeBlois or Brian Poole
Tree Protection Ordinance Revisions	The county tree protection ordinance is under review for revision to strengthen tree protection requirements and enforcement	Presentations made to various interests groups. Final consideration pending final (3 rd) workshop in April 2002.	Brian Poole
Long Range Planning Section			
Gifford Neighborhood Plan	Preparing a neighborhood plan for the Gifford community	Staff is working on draft existing conditions and analysis section, and goals and strategies of the plan.	Sasan Rohani

April 2002

Department Activity

County Code Chapter 800 Update	Update to chapter 800 of the county code to regarding the comprehensive plan and amendments of the comprehensive plan.	30% completed	Michael Brillhart
SHIP Program Applications	Processing applications for State Housing Initiatives Partnership (SHIP) Program funding for FY 2001/02.	YTD, 31 loans for FY 2001-02	Sasan Rohani
Roseland Neighborhood Plan	Preparing a neighborhood plan for the Roseland community.	Staff is working on draft existing conditions and analysis section to the plan. Next meeting of Task Force at 4PM, , February 5, County Administration Building.	Sasan Rohani Randy Deshazo
Transportation Disadvantaged Service Plan	Annual Transportation Disadvantaged Service Plan (TDSP)	TDSP for FY 2001-02 is prepared.	Sasan Rohani
Local Housing Assistance Plan	Indian River County Local Housing Assistance Plan (LHA Plan)	IRC LHA Plan for FY 2000-1/2002-3 maintained	Sasan Rohani
Metropolitan Planning Organization (MPO)			
(TDP) Transit Development Plan Update	Annual update of County's Transit Development Plan 2001	Minor updated TDP adopted by MPO on 9/12/01. Notice to proceed for 2002 major TDP update issued 1/16/02.	Sasan Rohani Phil Matson
FY 2001/2002 Unified Planning Work Program (UPWP)	MPO's annual work program and budget	Adopted by MPO on 05/09/01. Draft submitted to FDOT, 3/15/02. MPO to consider 5/8/02.	Robert Keating Phil Matson
FY 2001/2 -2005/6 Transportation Improvement Program (TIP)	Staged multi-year program of transportation improvement projects for the Indian River County MPO area.	Adopted by the MPO on 7/11/01. Next TIP adoption, Spring 2002.	Robert Keating Phil Matson
2001 Priority Projects Report	MPO's annual list of highway, enhancement, congestion management system, transit, and aviation priorities.	Adopted by MPO on 8/08/01. Next Priority Project report adoption, Summer 2002.	Robert Keating Phil Matson

April 2002

Department Activity

Environmental Lands Program						
	Total Site Acreage	Environmental Land Acreage Required Per 2020 Comprehensive Plan				
		100 Year Floodplain (Drainage Policy 5.2)	Xeric Scrub (Policy 6.2)	Coastal/Tropical Hammock on North Orchid Island (Policy 6.3)	Pine Flatwoods/ Dry Prairie (Policy 6.14)	Total Upland Native Plant Communities (Objective 6)
Comp Plan Required Acres		1,000	100	100	500	1,000
LAAC Sites Acquired						
Oslo Riverfront	298	260	0	0	24	64
Korangy Tract	132	123	0	9	0	9
Wabasso Scrub	111	15	42	0	51	93
Kennedy PINWR	36	24	0	0	0	0
Green Salt Marsh	16	16	0	0	0	0
Prange Islands	27	27	0	0	0	5
Jungle Trail Conservation Area	111	50	0	95	0	110
Fischer Tract/Proctor	96	36	51	0	0	60
North Sebastian Conservation Area	412	90	86	0	202	289
Sebastian (Highlands) Scrub Conservation Area Scrub Lots Scuddotsot	10	0	10	0	0	10
Judah Tract	0.17	0.17	0	0	0	0
Harmony Oaks	90	75	0	0	0	15
Spallone/ACNWR	1.43	0	0	1.43	0	1.43
Carson Platt Estate	5,334	1,072	365	0	3,647	4,012
Flinn Tract	37	16	0	0	0	21
Round Island South	59	42	0	0	0	15
Oslo Riverfront South	66	30	25	0	0	36
Oyster Bar Marsh	96	89	0	7	0	7
Total Acreage	6,936.6	1,965.17	579	118.43	3,924	4,747.43
Acreage Remaining by Category to Acquire to achieve minimum comp. plan acreage	N/A	0	0	0	0	0

April 2002

Department Activity

Plans and reports available through the Community Development Department

- | | |
|--|---|
| 2025 Long Range Transportation Plan (2001) | Jungle Trail Management Plan (1989) |
| An Archaeological Survey of Indian River County, Florida (1992) | Land Acquisition Guide (1994) |
| Boater's Guide (1996) | Land Development Regulations
Consists of 33 chapters including chapters related to zoning, subdivisions, site plan review, and the planned development (PD) process. |
| Bicycle/Pedestrian Plan (1997) | Local Housing Assistance Plan (FY 2000-01/2002-03) |
| Comprehensive Plan (1998 as amended) | Manatee Protection and Boating Safety Comprehensive Management Plan (1998) |
| <u>Elements and Sub-Elements</u> | Priority Projects Report (2001) |
| Capital Improvements | State Road A1A Origin/Destination Study (1997) |
| Future Land Use | State Road 60 Corridor Plan (1997) |
| Intergovernmental Coordination | Target Industry Studies Report (1994) |
| Potable Water | Transit Development Plan (2001) |
| Sanitary Sewer | Transportation Disadvantaged Service Plan (2001) |
| Stormwater Management | Transportation Improvement Program (2001) |
| Congestion Management System Plan (1998) | Unified Planning Work Program (2001) |
| Data Source for Commercial & Industrial Development (1997) | |
| Economic Base Study (1997) | |
| Environmental Lands Program Report (10/98) | |
| Evaluation and Appraisal Report of the Comprehensive Plan (1996) | |
| Historic Properties Survey (1989) | |

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