



Community Development Report June 2000

1840 25th Street
Vero Beach, FL 32960
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Issue #7

\$4.00

We would like to hear from you!

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

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

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

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

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

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

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

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

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

<input type="checkbox"/> Paper Copy	<input type="checkbox"/> Computer Disk	<input type="checkbox"/> Web Page
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Please return this evaluation form to:
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Introduction

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

The purpose of this report is to provide information to county residents, employers, and visitors relating to Indian River County's ongoing economic growth and development. If the information included in this report does not answer your questions or if you wish to inquire about the contents of the report, Indian River County Community Development staff are always available to meet with you and discuss your inquiries. Through the "Planner-of-the-Day" office, a county planner is always available to the general public during regular business hours (8:30 AM - 5:00 PM) at (561) 567-8000, ext. 1259.

Web Site Development

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

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

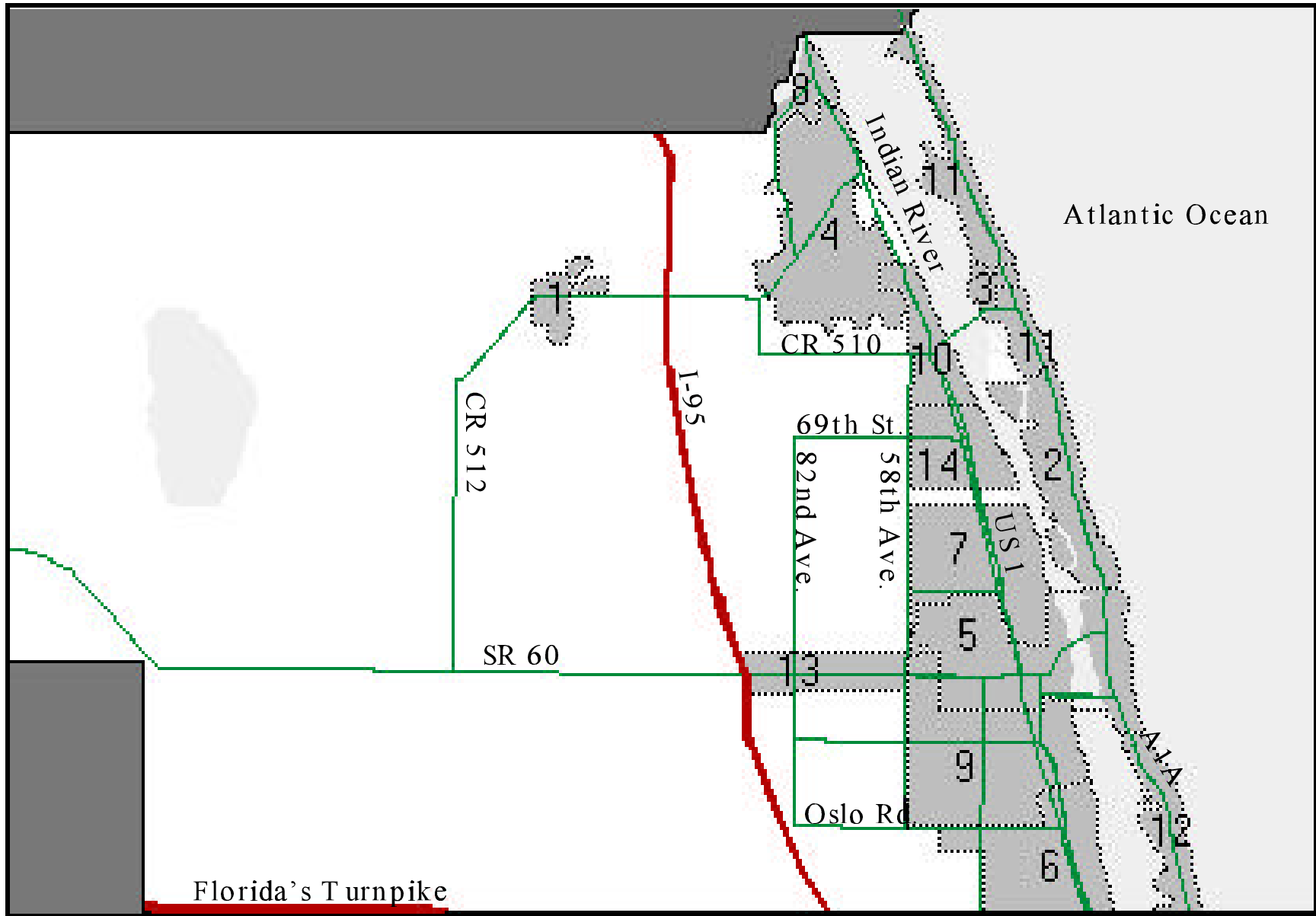
More information is being added to the site on a regular basis. Please visit the site and provide feedback as to how the county's web site can best serve your needs.

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

bcc1.co.indian-river.fl.us

Table 1: Indian River County Population									
Map Reference #		Historical Population				Projected Population			
		1980	1990	1995	1999	2005	2010	2015	2020
COUNTY†		59,896	90,208	100,261	109,579	122,200	132,400	143,000	154,100
UNINCORPORATED COUNTY‡		38,455	58,143	64,114	70,425	78,305	84,634	91,199	98,055
MUNICIPALITIES‡									
1	Fellsmere	1,161	2,179	2,354	2,600	2,940	3,213	3,493	3,784
2	Indian River Shores	1,254	2,278	2,599	2,790	3,162	3,460	3,767	4,085
3	Orchid	19	10	25	150	217	272	327	386
4	Sebastian	2,831	10,248	13,488	15,707	19,556	22,739	26,039	29,483
5	Vero Beach	16,176	17,350	17,681	17,907	17,965	18,019	18,082	18,177
Census Designated Places‡									
6	Florida Ridge	4,988	12,183	13,172	15,078	17,466	19,743	21,919	24,192
7	Gifford	6,240	6,278	7,740	8,335	9,009	9,554	10,106	10,702
8	Roseland	1,607	1,379	1,818	1,947	2,081	2,186	2,296	2,413
9	Vero Beach South	12,636	17,182	17,966	18,997	20,146	21,029	21,943	22,892
10	Wabasso	2,157	1,145	1,278	1,367	1,396	1,437	1,483	1,525
Unincorporated Designated Areas‡									
11	North Beach	225	639	1,127	1,479	1,956	2,350	2,753	3,171
12	South Beach	1,098	2,754	2,926	3,340	3,902	4,361	4,838	5,336
13	SR 60 Corridor	3,102	7,519	8,154	9,336	10,925	12,224	13,571	14,997
14	Winter Beach	978	818	1,132	1,225	1,326	1,405	1,487	1,574
Unallocated Population		5,424	8,246	8,801	9,321	9,920	10,355	10,803	11,274

Source: †Bureau of Business Research, Florida Statistical Abstract. University of Florida.
 ‡Indian River County Planning Division.



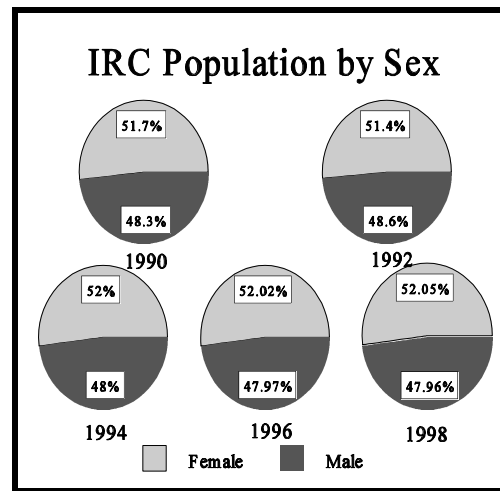
Indian River County Population by Age Group										
Year	0-14	Share of Population	15-24	Share of Population	25-44	Share of Population	45-64	Share of Population	65 and Over	Share of Population
1990	14,684	16.28%	8,996	9.97%	22,435	24.87%	19,501	21.62%	24,592	27.26%
1992	15,262	16.22%	9,485	10.08%	23,187	24.64%	20,456	21.74%	25,701	27.32%
1994	16,591	17.03%	10,167	10.44%	23,610	24.24%	19,381	19.90%	27,666	28.40%
1996	16,652	16.29%	9,434	9.23%	24,504	23.97%	22,275	21.79%	29,346	28.71%
1998	17,724	16.61%	9,859	9.24%	24,967	23.40%	23,916	22.42%	30,724	28.80%

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

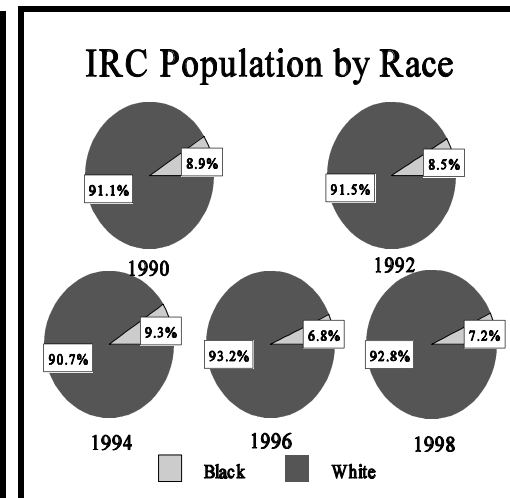
Indian River County by Sex and Race				
Year	Sex		Race†	
	Female	Male	Black	White
1990	46,630	43,578	8,000	82,000
1992	48,359	45,732	8,000	86,000
1994	50,626	46,789	9,000	88,000
1996	53,179	49,032	7,000	94,000
1998	55,534	51,156	7,000	99,000

†Rounded to thousands.

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



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



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

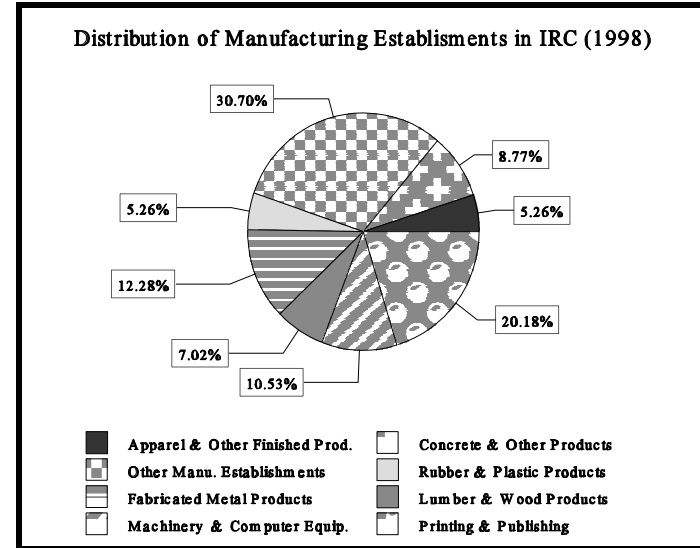
Largest Employers in Indian River County (1999)						
1999 Ranking	1998 Ranking	Firm	SIC Major Group	Employees		
				Total	Full-time	Part-time
1	1	School District of Indian River County	Government	1,700	1,700	N/A
2	2	Indian River Memorial Hospital	Health Services (SIC 80)	1,520	916	604
3	3	Indian River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

N/A - not available.

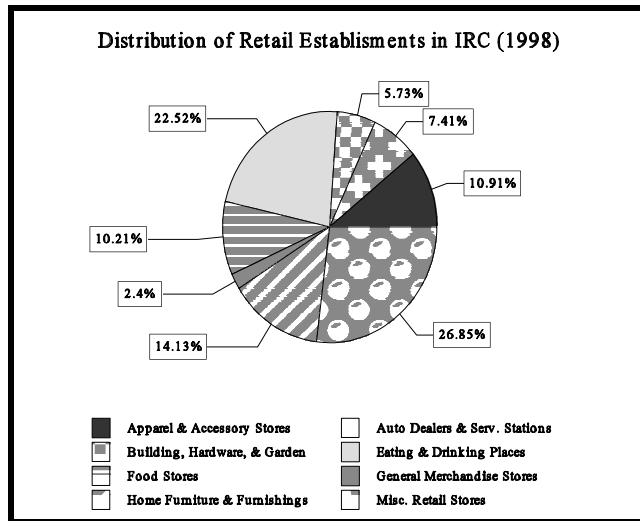
Source: Indian River County Chamber of Commerce, 12/16/00.

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

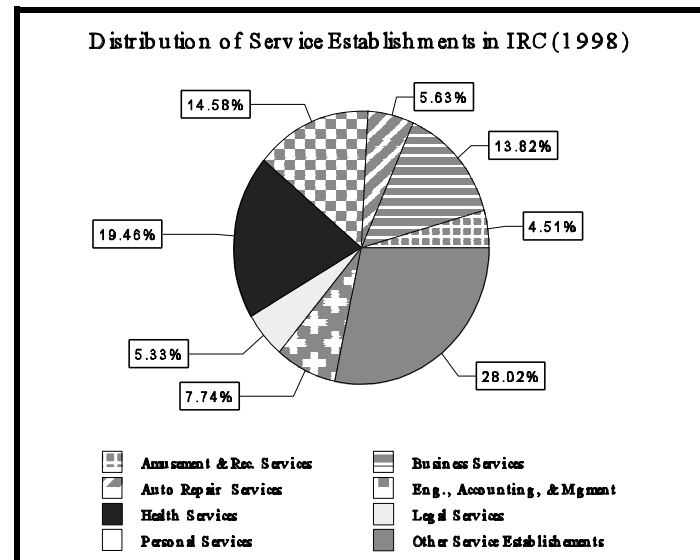
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



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



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



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

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

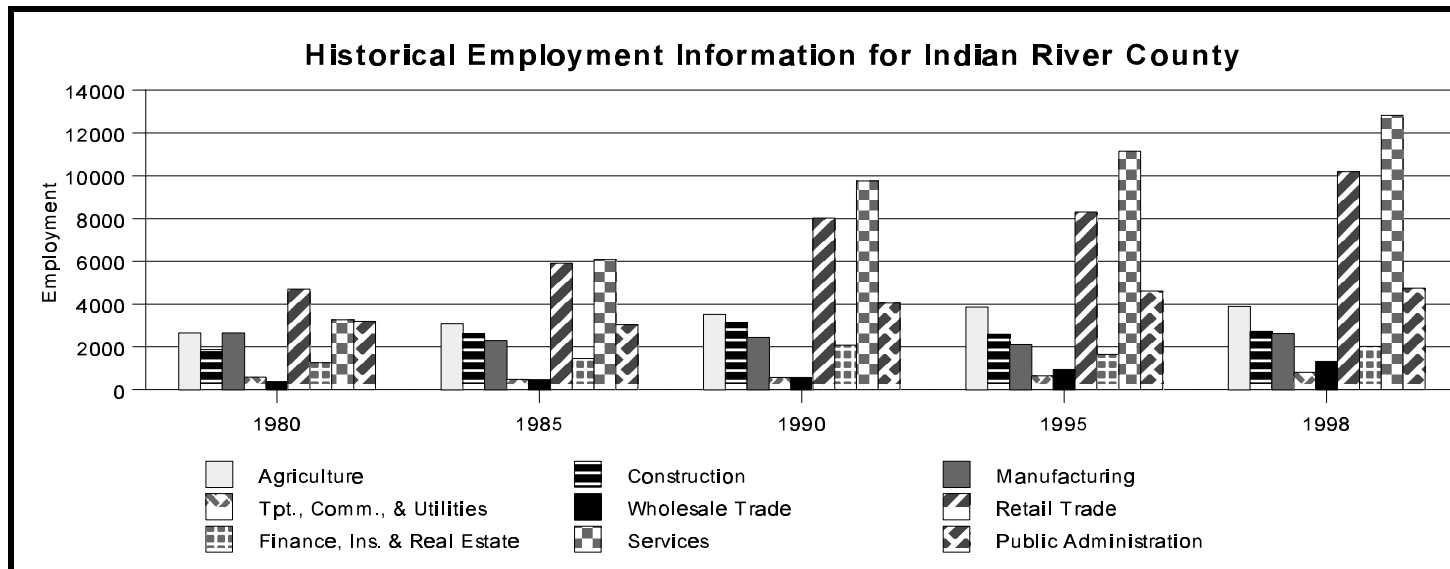
Source: Florida Department of Revenue, Office of Research and Analysis.

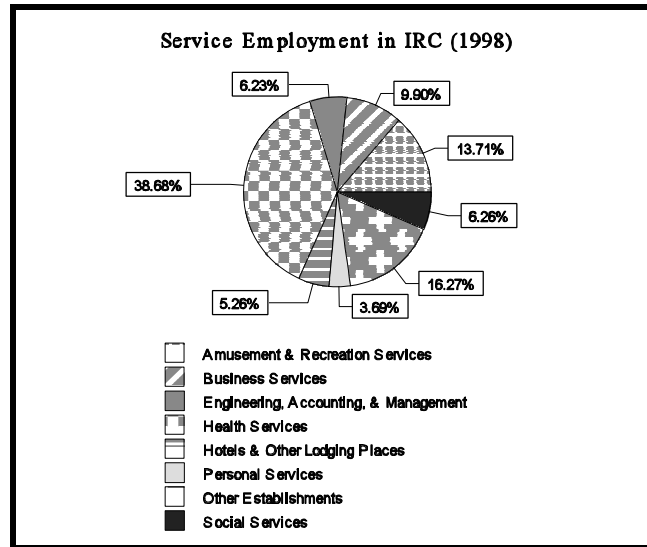
Private Companies in Florida's Top 200 Located in Indian River County†					
Company	City	Rank	Revenue (1998)	Full-time Employees	Type of Business
George E. Warren Corp.	Vero Beach	5	\$1,406,162,000	24	Petroleum Trading
Seald Sweet Growers	Vero Beach	89	\$145,000,000	51	Wholesale Fresh Fruits and Vegetables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

Source: Florida Trend, 1999.

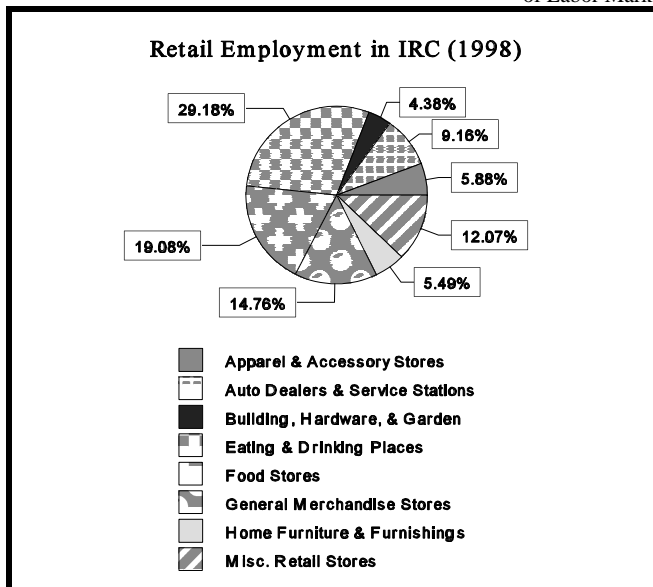
Employment Information for Indian River County (1998)				
SIC Division	# of Employees	% of Total Employment	Annual Payroll	Average Annual Wage Per Employee
Agriculture, Forestry, & Fishing	3,887	9.40%	\$75,298,062	\$19,373
Construction	2,729	6.60%	\$68,478,255	\$25,089
Manufacturing	2,629	6.35%	\$88,800,492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

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

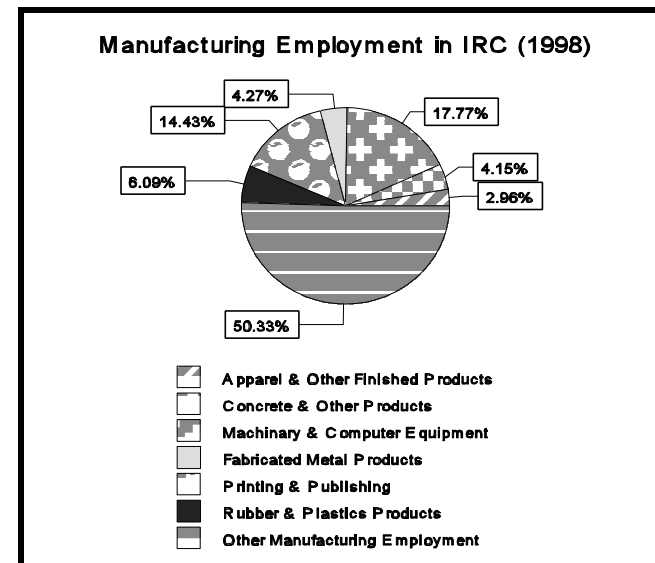




Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



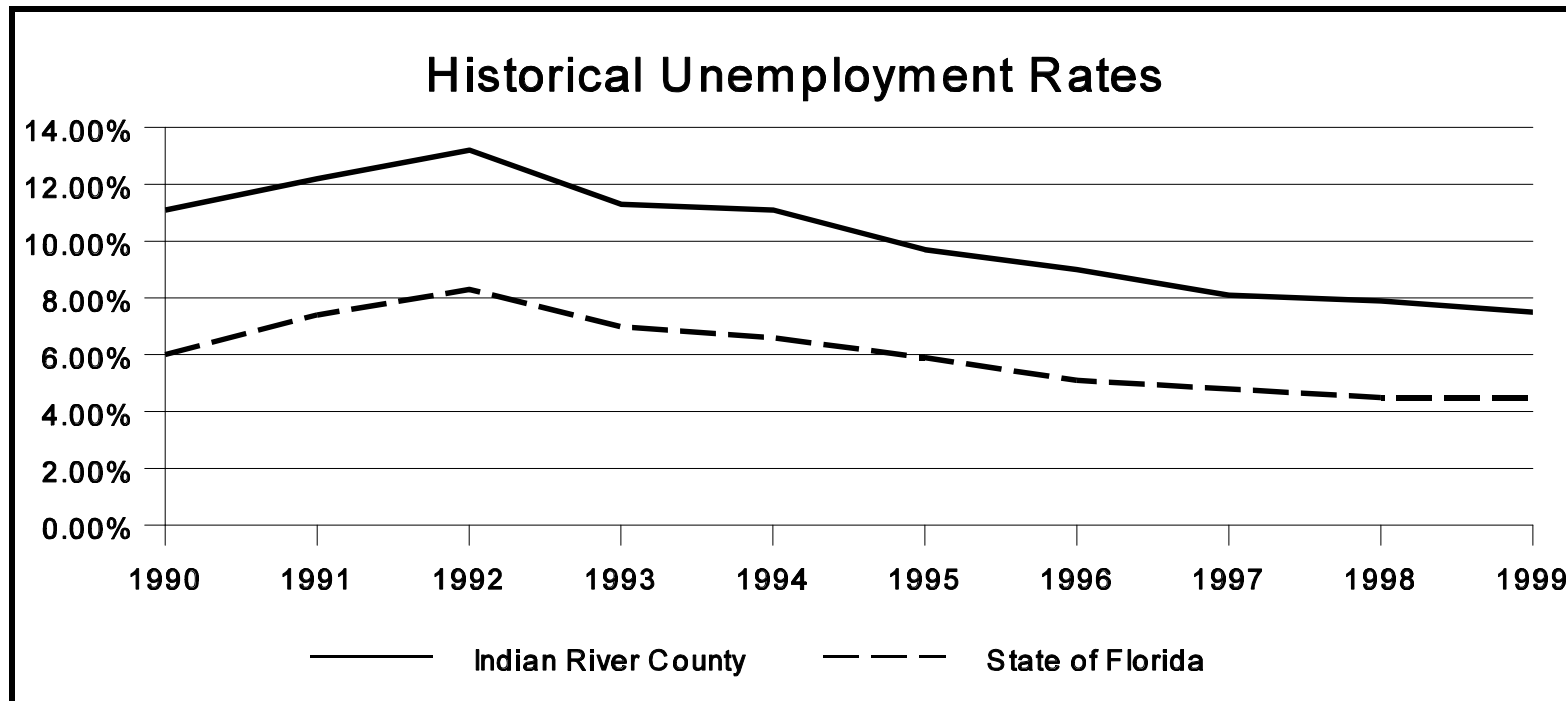
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



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

Indian River County Unemployment Information														
	Annual		1999 Monthly								2000 Monthly			
	1998	1999	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Labor Force	44,993	45,043	46,774	47,131	47,277	47,236	47,143	48,099	49,155	46,652	45,365	45,275	45,906	45,441
Unempl. Rate	7.9%	7.5%	7.1%	9.4%	10.3%	10.9%	10.4%	8.3%	7.1%	5.6%	5.8%	4.8%	4.6%	4.7%

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



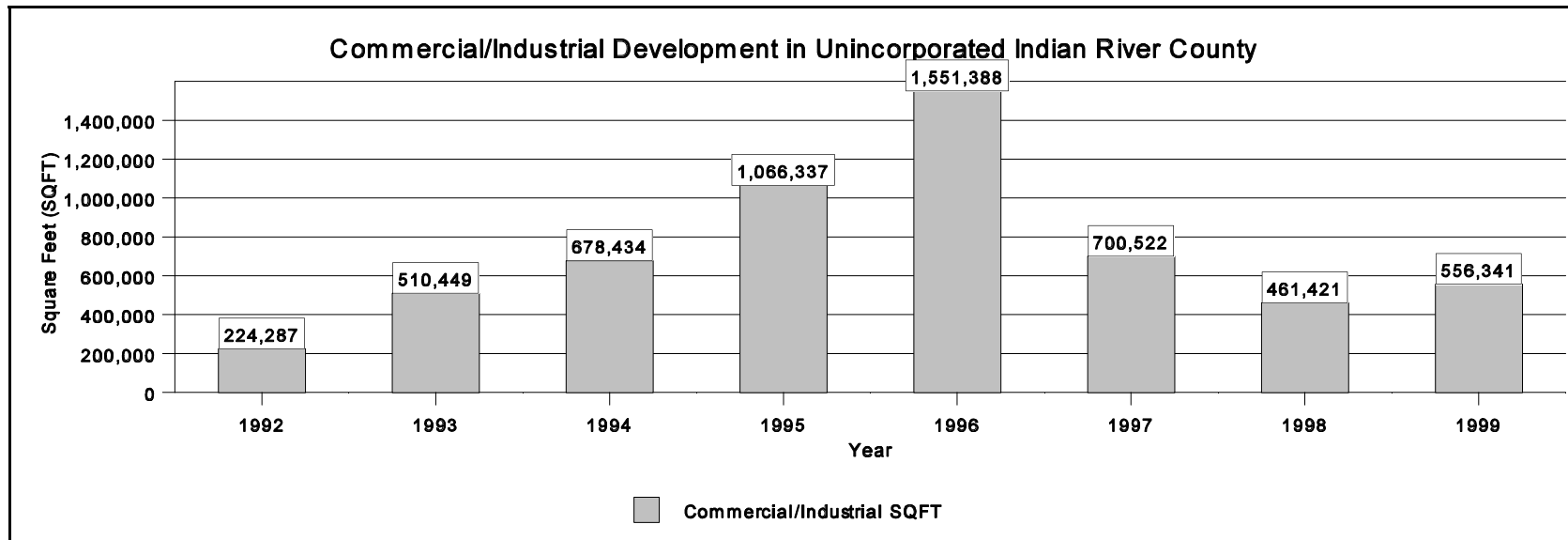
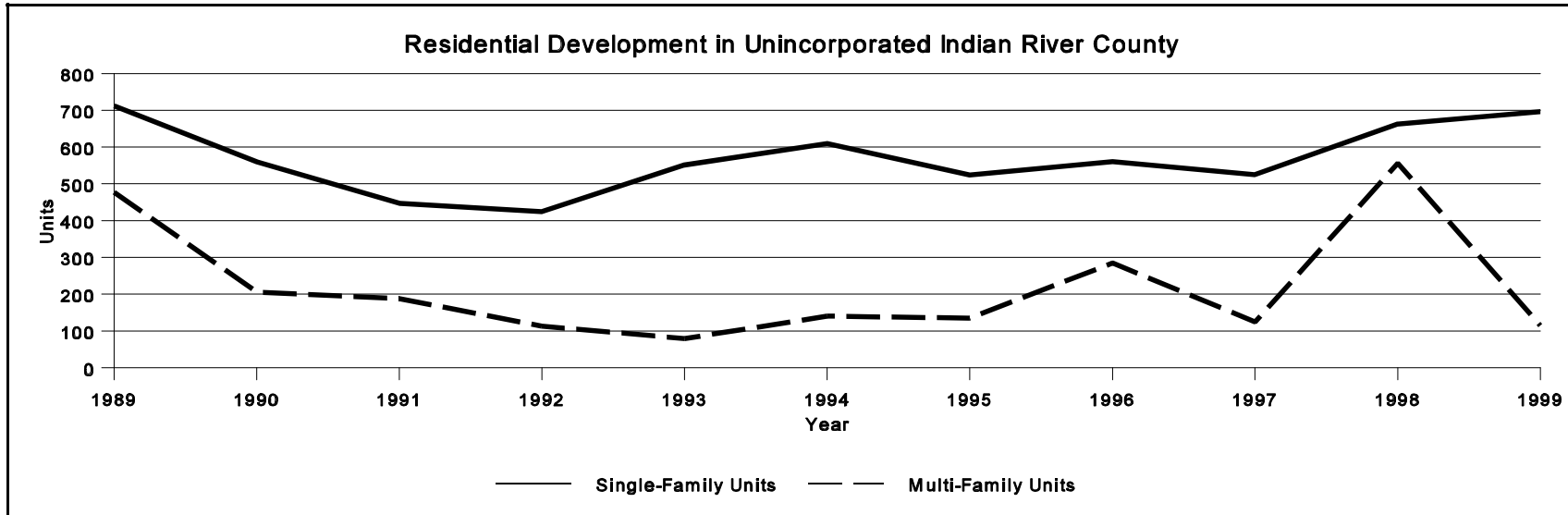
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.

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

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

Building Permit Information for New Construction (Last 12 Months)						
Jurisdiction	Building Type	Apr. - Jun. (1999)	Jul. - Sep. (1999)	Oct. - Dec. (1999)	Jan. - Mar. (2000)	Total
Unincorporated County	Single-Family Units	191	190	154	173	708
	Multi-Family Units	6	2	93	199	300
	Commercial/Industrial Sqft	155,213	230,388	115,506	125,310	626,417
Vero Beach	Single-Family Units	7	8	6	4	25
	Multi-Family Units	8	0	124	0	132
	Commercial/Industrial Sqft	506	30,106	6,020	18,135	54,767
Sebastian	Single-Family Units	73	63	64	95	295
	Multi-Family Units	4	2	2	8	16
	Commercial/Industrial Sqft	2,000	8,152	17,843	10,050	38,045
Fellsmere	Single-Family Units	8	0	4	4	16
	Multi-Family Units	0	0	0	0	0
	Commercial/Industrial Sqft	0	0	0	0	0
Indian River Shores	Single-Family Units	14	14	16	4	48
	Multi-Family Units	6	6	6	6	24
	Commercial/Industrial Sqft	0	0	0	0	0
Orchid	Single-Family Units	15	12	11	11	49
	Multi-Family Units	0	0	0	12	12
	Commercial/Industrial Sqft	3,541	0	0	0	3,541
Total Single Family Units		308	287	255	291	1,141
Total Multi-family Units		24	10	225	225	484
Total Commercial SQFT		161,260	268,646	139,369	153,495	722,770

Sources: Indian River County Building Division; City of Sebastian; City of Fellsmere; Town of Indian River Shores; Town of Orchid.



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

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

New Development Projects in Indian River County			
NORTH COUNTY (all new projects located north of 77 th Street)		(48 Projects Listed)	
Project Name	Location	Proposal	Status
Health Care Offices and Facilities (North County)			
Dean Wellness Center 99070080-001	Between 50 th Avenue and US#1, North of 87 th Street	Redevelopment of a Single-Family Dwelling Unit to a Medical Office. Contact: Darco 569-7165	Pre-application conference held on 7/23/99. Awaiting formal site plan submittal.
Sadhvani Medical Office 2000040030-23165	East Side of US #1, Across from the WalMart Supercenter	5,000 sq. ft. Medical Office Building Contact: Tahir H. Qizibash 589-6879	Pre-application conference held on 4/17/00. Awaiting formal site plan submittal.
Three Palms 99100027-001	9050 66 th Avenue	70 Bed Assisted Living Facility Contact: CRA Development, Inc. 850-574-1574	Pre-application conference held on 10/26/99. Awaiting formal site plan submittal.
Industrial Establishments (North County)			
KSM Engineering & Testing 97050041 SP-MA-99-05-27	11345 US #1	Engineer/Testing lab - 3,700 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 3/3/99. Approved by PZC on 3/25/99 with conditions. Pending release for construction. Applicant requested 1 year site plan extension approval. Approved by BCC on 4/11/00. New expiration date is 3/25/01.
Institutional Establishments (North County)			
Christ Presbyterian Church (conceptual plan) SP-MA-99-06-37 99010068-002	North Side of CR 510, Just West of the Wabasso Causeway	Church = 7,508 sq. ft. Contact: Merrill, Hatch, and Pastor Architects 567-9090	Approved by PZC on 6/10/99. BCC approved on 7/6/99. Awaiting final site plan application. Church is inactive; project may not go forward.

Project Name	Location	Proposal	Status
Kashi Church Foundation SP-MI-00-03-15 99120007-001	Roseland Road	1,564 sq. ft. Office Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 12/15/99. Approved by staff on 2/28/00. Pending site plan release.
Outreach Ministry Mission House 2000020140-22591	5140 87 th Street	A Place of Worship / Missionary / Retreat Contact: Bruce Hanusek 1-561-624-0413	Pre-application conference held on 2/24/00. Awaiting formal plan submittal.
Roseland United Methodist Church SP-MA-99-09-55 99060146	12962 Roseland Road (between 129 th Court and 129 th Place)	3,580 sq. ft. Church Building Addition. Contact: John Dean 567-4907	TRC meeting held on 7/7/99. Approved by PZC on 8/12/99. Approved by the BCC on 9/7/99. Building permit issued 5/11/00.
Mixed Commercial Use Projects (North County)			
Wabasso Village 99070206-001	South Side of CR 510 between US #1 and the Wabasso Bridge	Commercial/Retail (Food Market, Retail and Office) Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 8/10/99. Awaiting formal site plan submittal. Other informal meetings held regarding alternative development of this site.
Multi-Family Residential Projects (North County)			
Dune House Point SP-MA-99-10-67 99070164-001	Sea Oaks Blvd., Between SR A- 1-A and the Ocean, Extreme North end of Sea Oaks Oceanside	6 Unit Residential Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 8/4/99. Approved by the PZC on 8/26/99. Released for construction.
Terry Duplex 99110121-001	6665 US #1, Grant	Create Duplex Unit Contact: Thomas & Valerie Pendleton 388-5742	Pre-application conference held on 12/2/99. TRC meeting held on 2/2/00. Approved by staff on 2/28/00. Site plan released 3/23/00. Under construction.
Other Non-Residential Projects (North County)			

Project Name	Location	Proposal	Status
Godfrey Sand Mine (NEW APPLICATION) SP-MA-99-12-75 99090020-001	East side of Babcock Street (CR 507) about ½ mile north of Fellsmere	Same proposal as previous application, with minor changes. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 9/22/99. Scheduled for PZC consideration on 10/28/99, however, on 11/27/99 the applicant requested to be removed from this agenda. Awaiting application direction from application. RE-TRC meeting held on 3/29/00. Scheduled for PZC consideration on 4/13/00, however, on 4/11/00 the applicant requested to be removed from this agenda. On hold pending applicant's request for re-scheduling.
Groveland Sand Mine SP-MA-99-09-59 99070008-001 and Cross Creek Sand Mine SP-MA-99-09-57 99070006-001	West Side of Powerline Road, South of Sebastian Highlands	80 Acre and 40 Acre Side-by-Side Sand Mine Operations Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 7/21/99. Resubmittal received. Both projects were approved by the PZC on 10/14/99 with conditions. Site plans released on 1/12/00. Mining operation on-going.
Indian River County Department of Fire/EMS Station #11 SP-MA-99-06-35 99030182-001	Indian River Lagoon & Jungle Trail	Fire EMS Station - 6,847 sq. ft. Contact: Edlund & Dritenbas Architects, Inc. 569-4320	TRC meeting held on 4/7/99. Approved by PZC on 5/13/99. Site plan released on 8/16/99. Building permit issued and project under construction.
K & R Northeast Passage Roadway Plat (preliminary plat) SD-99-09-15 99070005-001	CR 510 (Wabasso Road) at 45 th Avenue	Roadway Plat on South Side of CR 510, Intended to Serve Future Commercial and Residential Projects Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 7/14/99. PZC approved preliminary plat application on 10/28/99.
Sebastian Radio Tower SP-MA-00-08-47 2000030251-23601	14195 122 nd Street; 0.8 Miles West of CR 507 and 1/4 Mile South of C-54 Canal	Communications Tower: 300' For FM Radio Station and Other Uses Contact: SBA, Inc. 561-893-9001	Pre-application conference held on 4/10/00. TRC meeting held on 5/31/00. Awaiting site plan resubmittal. Public hearings before PZC and BCC to be scheduled after resubmittal.
Other Residential Projects (North County)			

Project Name	Location	Proposal	Status
Island Club Riverside - Clubhouse SD-00-06-29 99030155-22909	SR A-1-A Just West of the Existing Island Club Development and North of Marbrisa	Contact Ron Howse, P.A. 407-957-3308	TRC review on 3/15/00. Awaiting resubmittal.
Sea Oaks Dune House 5 and 6 SP-MA-99-05-30 99010077	8862 N. Sea Oaks Way	Revise / Relocate Units and Parking on Sea Oaks Oceanside Contact: Carter Associates, Inc. 562-4191	Site plan approved and released and under construction.
Sea Oaks POA Maintenance Facility SP-MI-00-02-11 99100094-002	8815 Hwy A-1-A (Wastewater Treatment Plant at Sea Oaks)	Maintenance Building = 2,688 sq. ft. Contact: Carter Associates, Inc. 562-4191	Pre-application conference held on 10/28/99. TRC review held on 11/24/99. Site plan approved by staff on 1/11/00. Site plan released on 3/1/00. Permit for modular unit issued 5/18/00.
Professional and Financial Office Establishments (North County)			
Indian River Federal Credit Union SP-MA-99-05-32 99010058-002	11638 U S 1 Sebastian Square Out Parcel	2,530 sq. ft. Credit Union building With Drive-In. Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 1/19/99. TRC meeting held on 3/10/99. Approved by PZC on 1/13/00. Awaiting site plan release.
Public and Private Recreation Facilities (North County)			
Indian River County Agricultural Pavilion SP-MA-99-11-73 99080118-001	7955 58 th Avenue	20,000 sq. ft. Exhibit Building Contact: Jim Davis, P.E. at Indian River County 567-8000	TRC meeting held on 9/1/99. Approved by the PZC on 9/23/99. Site plan released on 10/15/99. Building permit issued in 11/99. C.O. issued 3/00.
Indian River County Shooting Range SP-MA-98-12-68	Approx. ½ mile north and west of the north terminus of 102 nd Terrace, adjacent to the east side of I-95	Recreation and Hunter Education; various gun ranges with berming, 1,500 sq. ft. building area, and conservation areas.	Approved by the PZC on 10/08/98 with conditions. Revisions made to address concerns of neighboring XL Vision. Site plan released and construction has commenced.

Project Name	Location	Proposal	Status
North County Regional Park 2000050084-23509	West of the Sebastian Middle School	County Park Located on ±121 Acres; pools and recreation fields Contact: Brad Smith Associates, Inc. 567-4285	Pre-application conference held on 5/19/00. Awaiting formal site plan submittal.
Red Stick Golf Club 98100172-002 and 98100172-004 PD-99-02-04 and PD-99-05-07	South of 85 th Street/Kings Highway and Old Dixie	18 Hole Golf Course / Clubhouse / Golf Maintenance Facility on 315 Acres Contact: Masteller & Moler, Inc. 567-5300	Overall plan and PD rezoning approved by BCC on 3/2/99. Preliminary plan/plat approved by PZC on 4/8/99 with conditions. Site plan released and golf course 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	Canoe Launch and Parking Area Contact: Indian River County 567-8000	TRC meeting held on 4/19/00. Awaiting site plan resubmittal.
Wabasso Causeway Park Improvements SP-MA-99-07-44 98080107	Wabasso Causeway	Waterfront Park and Recreational Area Providing Recreation, Picnic, and Fishing Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 4/28/99. Site plan approved with conditions on 7/13/99. Site plan released for improvements. Bathroom building permit issued 3/22/00 and under construction.
Residential Planned Development (PD) Projects (North County)			
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)	Single-Family 90 Lots and Multi-Family 78 units on 56 acres. Contact: Richard Kern, P.E. 321-253-9595	Approved by BCC on 4/6/99 with conditions. LDP issued on 11/22/99 and construction under way. Final plat reviewed at TRC on 3/8/00. Revised final plat under review by staff on 5/23/00.
Marsh Island PD-00-07-11 20020035-23376	Marsh Island Drive on the Wabasso Causeway	27 Single-Family Lots, 8 Duplex Units, and Fitness Center Contact: Kimley-Horn & Associates, Inc. 562-7981	Pre-application conference held on 2/14/00. TRC meeting held on 5/10/00. Awaiting plan resubmittal.

Project Name	Location	Proposal	Status
Old Orchid Grove Phase I (Kennedy Property) (Final P.D.) 98010081 PD-98-06-12	N.E. Corner of Jungle Trail & CR 510	30 Single-Family lots (phase I of final plat only). Total PD project approved 135 lots in multiple phases. Contact: Knight, McGuire & Associates, Inc. 569-5505	Final plat approved by BCC on 4/6/99. Units and subdivision improvements, including entry feature, under construction. Certificate of completion issued 05/15/00.
Pelican Pointe Phase II (final plat) PD-98-05-08 97070035	East of Pelican Pointe; 9700 N. US 1.	PD for 15 single family units (rather than the previously proposed 19 single family units). Contact: Shalloway, Foy, Rayman & Newell 407-221-2128	TRC meeting held on 3/11/98. BCC on 12/8/98 approved special exception use/conceptual PD. Final plat approved by BCC on 2/15/00.
Pelican Pointe Phase II NEW APPLICATION PD-00-02-03 97070035	East of Pelican Pointe; 9700 N. US 1.	Lot Setback Changes (see below) Contact: Houston Cuzzo Group 407-221-2128	TRC meeting held on 12/1/99. Modifications to conceptual PD approved by BCC on 2/15/00. Final plat approved by BCC on 4/4/00.
Plantation Houses / Sea Oaks Preliminary Residential PD PD-99-07-07 99040059	W. Orchid Island Circle (northwest corner of Sea Oaks west side)	Four buildings containing 48 units located on 3.94 acres. Contact: Carter Associates, Inc. 562-4191	TRC meeting held on April 21, 1999. Approved by the PZC on 7/8/99 with conditions. Plans released on 2/9/00. LDP issued.
Seasons Community (f.k.a. CR 510/Gordon Nutt project) PD-00-05-09 99110063-22748	Southeast Corner of CR 510 and Jungle Trail	100 Single-Family Units on 34.06 Acres Contact: K. Hovnanian Companies of Florida, Inc. 561-478-0060	Pre-application conference held on 11/19/99. TRC meeting held on 3/8/00. Scheduled for 6/8/00 Historic Resources Advisory Committee (HRAC). After HRAC meeting, PZC and BCC public hearings will be scheduled.

Project Name	Location	Proposal	Status
Sunrise Estates (f.k.a. Boos Subdivision) SD-99-11-17 99060066-002	South Side of Wabasso Causeway, Along the West Bank of the Indian River	22 Lot Planned Development Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 6/21/99. TRC held on 9/1/99 and project will be RE-TRC'd. Awaiting resubmittal.
Windsor Conceptual PD (Modification) PD-00-08-12 2000050099-23526	2230 Ocean Bluff Lane	3 Single-Family Lots on 3.95 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 5/24/00. Awaiting plan resubmittal.
Windsor Plat 19 (North Village) (preliminary plat) PD-98-10-20 98070166	North side of Windsor Village Center.	31 Residential Units Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting was held on 8/5/98. Preliminary plat approved by the PZC on 08/27/98. LDP applied for 7/30/99. Certificate of completion issued.
Windsor Town Center Preliminary PD Plat 10 / Town Center and Fitness PD-99-05-08 95110109-10958	3125 Windsor Blvd.	7 Multi-Family Units on 2 Tracts, 1 Single-Family on 1 Lot Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 2/24/99. Approved by PZC on 3/25/99. Final plat reviewed by TRC on 1/26/00. Final plat approved by BCC on 4/18/00.
Restaurant Establishments (North County)			
Wabasso Burger King SP-MA-98-10-54 98050051	Southeast corner of US Highway 1 and 87 th Street (Bridge Blvd.)	1,925 sq. ft. Fast Food Restaurant with Drive-Through Facility Contact: Mosby & Associates, Inc. 569-0035	Rezoned from CL to CS. TRC meeting held on 8/12/98. Approved by PZC on 10/08/98. BCC approved a one year site plan approval extension on 10/12/99. Released for construction; building permits issued 3/17/00 and 4/19/00.
Retail Trade Establishments (North County)			
Gator Lumber SP-MI-00-05-26 97110117-22570	9555 US #1	11,200 sq. ft. Addition to Existing 5,531 sq. ft. Truss Manufacturing Facility Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 2/23/00. Resubmittal received and revised plan approved on 5/22/00.

Project Name	Location	Proposal	Status
Quality Wood Floors 99050093-001 SP-MA-99-08-50	11655 Old Dixie Highway	14,190 sq. ft. Building Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 5/26/99. Approved by PZC on 6/10/99. Not yet released for construction.
Single-Family Residential Projects (North County)			
Island Club Riverside Phases IV-VI SD-99-07-10 99030155-001	SR A-1-A Just West of the Existing Island Club Development and North of Marbrisa	Residential Subdivision - 120 lots Contact: Masteller & Moler, Inc 567-5300	LDP issued 12/23/99. Final plat for Phase IV approved by the BCC on 4/11/00 with conditions relating to Jungle Trail buffer re-vegetation, re-location of large diameter oaks, and tree violation fines.
Lighthouse Point 2000030017-22805	Located 250' South of 95 th Street, Adjacent to the West Shore of the Indian River Lagoon	7 Lots on 1.33 Acres Contact: Bill McCain 770-1093	Pre-application conference held on 3/13/00. Awaiting formal plan submittal.
Luihn Property 2000050046-23449	East of SR A-1-A, South of Wyn Cove Drive and North of Pelican Lane	5 Single-Family Lots on 7.8 Acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 5/15/00. Awaiting formal plan submittal.
Orchid Dunes of Vero Beach (f.k.a. Boston Homes) SP-MA-99-07-41 99020039	North of Summer Place Subdivision Between SR A-1-A and the Atlantic Ocean	2 Single-Family Units and Accessory Structures Contact: Knight, McGuire & Associates, Inc. 569-5505	Denied by PZC on 1/27/00. Denial upheld by BCC on 3/7/00. On 3/21/00 the BCC approved the application; therefore, reversing the 3/7/00 denial. Decision under appeal in court.
Park Property Subdivision 99090121-001	Corner of 58 th Avenue and 57 th Street (5855 57 th Street)	29 Lot Residential Subdivision on 16.78 Acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 10/4/99. Awaiting formal site plan submittal.
Sea Oaks River Cottages Preliminary Replat PD-96-06-14 96030108-007	1235 E. Winding Oaks Circle	Replat Existing 40 Lot Subdivision to a 39 Lot Subdivision Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 3/24/99. Approved by PZC on 4/8/99. Final plat approved by the BCC approval on 2/1/00.

Project Name	Location	Proposal	Status
Sea Oaks Tennis Bungalows SP-MA-99-07-39 93110095-004	South Central Sea Oaks	41 Single-Family Units Approved as Site Plan Contact: Carter Associates, Inc. 562-4191	Approved by PZC on 5/13/99. Site plan released on 2/10/00.
Warehouse and Storage Establishments (North County)			
Woodmere Trade Center SP-MA-99-08-47 99050028	6855 Woodmere Road	Warehouse Contractors Trade (480 sq. ft.) Contact: Todd Smith, P.E. 567-1882	TRC meeting held on 5/19/99. Approved by PZC on 7/8/99. Site plan released on 1/17/00. Building permit issued 3/27/00.
CENTRAL COUNTY (all new project located between 77th Street and SR 60)		(72 Projects Listed)	
Automotive Repair/Sales and Maintenance Establishments (Central County)			
Elite Car Center West (f.k.a. Gools Service Center) SP-MA-00-06-35 99100078-23119	NW Corner of 86 th Avenue and SR 60	Auto Repair, Convenience Store, Gas Pumps (10 fueling positions), and Fast Food Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 10/27/99. TRC meeting held on 4/12/00. Approved by the PZC on 5/11/00. Pending site plan release.
Gifford Sunrise Carwash SP-MA-00-08-44 2000050094-23525	2350 45 th Street	6,800 sq. ft. Carwash//Take-out Restaurant Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 5/24/00. Awaiting resubmittal of site plan.
Gasoline Stations with Convenience Stores (Central County)			
Chestnut Convenience Store SP-MA-99-12-77 99070163-001	Southeast Corner of US #1 and 53 rd Street	1,225 sq. ft. Retail/Gasoline Sales & Car Wash (5 fueling positions proposed) Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 10/06/99. Revised plans approved by staff on 3/31/00. Pending site plan release.

Project Name	Location	Proposal	Status
SR 60 Convenience Store (aka Paradise Enterprises) 99100053-001	NE Corner of SR 60 and 90 th Avenue	Convenience Store with Gas Pumps (Demolition and Re-construction) Contact: M.E. Construction, Inc. 407-723-5661	Pre-application held on 10/26/99. TRC meeting held on 3/22/00. Minor site plan at NE corner of SR 60 and 90 th Avenue; resubmitted 4/28/00. Approved 5/30/00.
Health Care Offices and Facilities (Central County)			
Dr. Hendley Office Expansion SP-MI-99-07-38 99040072	1300 36 th Street	Office Expansion of 857 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	Resubmittal received and approved by staff on 5/20/99. Site plan released on 9/2/99. Building permit issued on 9/27/99.
Hussany Clinic and Ambulatory Surgery Center 99060213-001	North Side of 37 th Street Between 10 th Court and 7 th Terrace	5,050 sq. ft. Medical Office Building Contact: Commons Medical 407-425-8454	Pre-application conference held on 7/13/99. TRC meeting held on 4/12/00. Approved by PZC on 5/25/00. Pending site plan release.
Indian River Estates Phase II Buildings H and J SP-MA-99-05-29 99020148-001	7730 Indian Oaks Drive	Building Modifications to Adult Congregate Living Facility Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 3/3/99. Approved by PZC on 4/8/99 with conditions. Pending site plan release. Approved for land-clearing and earthwork. Site plan released on 11/22/99.
Indian River Medical Center SP-MA-98-11-63 98080088	788 37 th Street	New 2 Story Medical Office Building addition of 40,000 sq. ft. Contact: Knight, McGuire & Associates, Inc. 231-2533	Site plan approved by PZC on 10/8/98. Site plan approval granted to modify the building entrance. Building permit issued 8/10/99. Buildings finaled 5/19/00 and 5/24/00.
Medical Specialty Center of Vero Beach 99030154-003	South Side of 37 th Street, Just West of IRMH	Medical Offices/Medical Storage Contact: John Dean 567-4907	Pre-application conference held on 10/12/99. TRC meeting held on 11/17/99. Approved by PZC on 12/9/99. Site plan released on 3/14/00. Permit for building shell issued 5/2/00.

Project Name	Location	Proposal	Status
MRI Medical Office SP-MA-99-11-68 99080041-001	1850 37 th Street, Between US#1 and 17 th Avenue on the North Side of 37 th Street	4,115 sq. ft. Medical Office Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 8/18/99. Approved by PZC on 9/23/99. Site plan released on 11/9/99. Building permit issued 11/12/99.
NHC Place Alzheimer Unit Addition SP-MI-99-09-58 99060047-002	3855 Indian River Blvd.	40 Unit Alzheimer Addition Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 8/9/99. Approved by staff on 8/12/99. Site plan released on 10/11/99. Building permit issued 10/29/99.
Tandem Health Care SP-MA-99-12-74 99070136-002	1805 41 st Street	157,255 sq. ft. Adult Congregate Living Facility Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 9/22/99. Application withdrawn.
Tandem Health Care of Vero Beach SP-MA-00-03-18 99120043-002	North Side of 37 th Street, Approximately 600 Feet East of 17 th Avenue	Addition of 39 Beds to Existing 120 Bed Facility Contact: Kimley-Horn & Associates, Inc. 562-7981	Pre-application conference held on 12/21/99. TRC meeting held on 1/5/00. Approved by the PZC on 1/27/00. Site plan released on 3/14/00. Under construction.
VNA of Treasure Coast Inc., Hospice House SP-MA-98-03-12 97030177	South Side of 37th Street Approximately 500' East of IRMH Hospital Building, on Hospital Property.	24 Bed Hospice House Contact: James Young 569-6707	PZC approval on 1/22/98. Building constructed. C.O. issued 5/9/00.
Vero Beach Orthopedic Center SP-MA-99-10-63 99070090-001	3725 12 th Court, Just North of the Existing VBOC and 37 th Street	9,500 sq. ft. Medical Office Building Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 7/28/99. Approved by the PZC on 10/14/99 with conditions. Site plan released on 1/5/00.
Industrial Establishments (Central County)			
Vero Best Organic Farms SP-MA-00-08-46 2000030153-23002	West Side of 82 nd Avenue, North of SR 60	15,000 Sq. Ft. Packing House Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 3/27/00. TRC meeting held on 5/31/00. Awaiting resubmittal of site plan.

Project Name	Location	Proposal	Status
Institutional Establishments (Central County)			
First Baptist Church of Winter Beach SP-MA-98-04-25 98010174	5065 65 th Street	Church - 24,595 sq. ft. / Extension of Conceptual Site Plan Contact: Mosby & Associates, Inc. 569-0035	Extension approved by the BCC on 4/6/99. New expiration date of 4/14/00. Applicant commenced landscape and entry features.
Friendship Baptist Church 20020045	4545 30 th Avenue	Parking Lot Addition Contact: Sam Miller/Victor Hart 567-4406	Pre-application conference held on 2/17/00. Awaiting formal plan submittal.
Friendship Baptist Church Addition 98120062-001	4545 30 th Avenue	Church Addition Contact: Sam Miller 778-2148	Pre-application conference was held on 5/8/00. Awaiting formal site plan submittal.
Linnie's and Theresa's Child Care Center 2000030024-27063	3996 46 th Street	Change the use of a Residence to a 984 Sq. Ft. Day Care Facility Contact: Theresa Harriel 794-4711	Pre-application conference held on 3/13/00. Awaiting formal site plan submittal.
St. Edwards Upper School Addition	1895 St. Edward's Drive	99,200 sq. ft. Additional Building Area for High School and Middle School Campus.	Approved by BCC on 8/12/97. BCC granted a 1 year site plan extension. Site plan released, under construction. C.O. issued for two buildings. Construction of remainder underway.
St. John of the Cross Catholic Church 99010111-001	Northwest Corner of 26 th Street and 74 th Avenue	36 Acres, 1,200 Seat Church and 12,000 sq. ft. Multi-purpose Building Contact: Carter Associates, Inc. 562-4191	Pre-application conference held on 1/29/99. TRC meeting held on 5/31/00. Awaiting resubmittal.
Mixed Commercial Use Projects (Central County)			

Project Name	Location	Proposal	Status
Hedin Commercial Planned Development PD-97-11-14 97050149	North Side of SR 60 West of 82nd Avenue, Immediately East of Citrus Ridge Post Office site.	35,365 sq. ft. Convenience Store, Car Wash, Restaurants (2), and Mini Storage Facility Contact: Mosby & Associates, Inc. 569-0035	Rezoning and conceptual PD plan approved by BCC on 12/9/97. Preliminary PD plan approved by PZC on 1/8/98. Extension approved on 1/26/99 by BCC. Building permit issued on 9/9/99; under construction.
Randle Properties (Attic 60) PD-99-09-14 98040077-002	8545 20 th Street (Just W of Ethan Allen Furniture Store)	70,000 sq. ft. Retail/Office/Storage Facility Contact: Knight, McGuire & Associates, Inc. 569-5505	Preliminary PD approved by the PZC on 8/7/99. One year preliminary PD approval extension request granted by BCC on 9/28/99. Site plan released for construction; building permit issued 3/15/00
Southern Dunes Golf Club PD-99-02-05 98100081	Generally Located West of the FEC Railroad and South of 65 th Street	Special Exception PD and Rezoning. Golf Club, 30 Short Term Rental Cottages (contains commercial/industrial property) Contact: Carter Associates, Inc. 562-4191	PD rezoning approved by BCC on 2/16/99. Site plan approved by PZC on 4/8/99. Awaiting site plan release and application for issuance of LDP. Project approval still valid.
Multi-Family Residential Property (Central County)			
The Estuary at Grand Harbor 2000040230-23398	Grand Harbor (POD F)	12 Multi-Family Units (2 Six-unit Condominium Buildings) on .89 Acres Contact: Legendary Construction, Inc.	Pre-application conference held on 5/8/00. Pending formal plan submittal.
Grand Harbor - River Village 99020110-002	South Harbor Drive within the Grand Harbor Development	44 Multi-Family Residential Lots Containing a total of 140 Dwelling Units. Contact: Masteller & Moler, Inc. 567-5300	Pre-application conference held on 1/28/00. Awaiting formal plan submittal.

Project Name	Location	Proposal	Status
Santa Maria Lake Apartments (f.k.a. Christenson Family Development) SP-MA-99-06-36 98100151-002	Southeast Corner of Kings Highway and 26 th Street	Multi-Family - 153 Units = 87,195 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	A pre-application conference was held on 11/4/98. TRC meeting held on 4/14/99. Approved by PZC on 5/13/99. Not yet released for construction. 1 year site plan extension request approved by the BCC on 4/11/00. New site plan expiration date is 5/13/01.
St. Elizabeth's Island (Oak Harbor) 2000040120-23270	Within Oak Harbor at Grand Harbor	8 Duplex Buildings (16 units) Contact: Masteller & Moler, Inc. 567-5300	Pre-application conference held on 4/24/00. Awaiting formal plan submittal.
Vero Beach Apartments 99090118-003	SR 60, West of 74 th Avenue and Adjacent to Indian River Estates	176 Unit Apartment Complex on 22 Acres Contact: Kimley-Horn & Associates Inc. 562-7981	Pre-application conference held on 1/24/00. TRC meeting held on 3/08/00. Approved by the PZC on 4/27/00. Pending site plan release.
Vero Groves Apartments (f.k.a. Affordable Neighborhoods) SP-MA-99-12-81 99090038-002	South Side of 45 th Street Between US #1 and Indian River Blvd.	240 Multi-Family Units on 40 Acres; No Affordable Housing Density Bonus Proposed Contact: Masteller & Moler, Inc. 567-5300	Pre-application conference held on 9/20/99. TRC meeting held on 10/13/99. Approved by PZC on 11/17/99. Pending site plan release.
Walker Avenue Club (NEW APPLICATION) SP-MA-99-12-78 96120101-006 SP-MA-00-01-05 96120101-009	6900 26 th Street	172 Units Proposed; No Affordable Housing Density Bonus Proposed Contact: Coronado Construction Corp. 407-599-9998	TRC meeting held on 10/6/99 to review conceptual site plan. Conceptual site plan approved by PZC on 11/28/99. Final site plan reviewed at 11/10/99 TRC meeting. RE-TRC meeting held on 11/24/99. Approved by PZC on 12/9/99. Pending site plan release.
Other Non-Residential Projects (Central County)			
Hammond Groves SP-MA-99-12-80 99090228-001	3885 41 st Street	Pole Barn and Storage Building Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 10/13/99. Site plan approved by staff on 11/18/99. Pending release for construction.

Project Name	Location	Proposal	Status
Humane Society Animal Center SP-MA-00-02-13 98020009-002	4701 41 st Street	26,719 sq. ft. of Additional Building Area for Animal Shelter Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC review meeting held on 11/24/99. Approved by the PZC 1/13/00. Pending site plan release.
Indian River Mosquito Control SP-MI-99-09-54 99060131	5655 41 st Street	3,098 sq. ft. Office Addition Contact: John Dean 567-4907	TRC meeting held on 6/30/99. Approved by staff on 8/12/99. Site plan released on 9/8/99. Building permit issued 4/12/00.
Public and Private Recreation Facilities (Central County)			
Gifford Youth Activity Center 99090123 (pool) 98080008 (bldg) SP-MI-00-01-04 SP-MA-00-04-24 98080008-18506	SW Corner of 43 rd Avenue and 49 th Street (4715 43 rd Avenue)	6,583 sq. ft. Building Addition Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 10/5/99. TRC scheduled for 11/3/99. Site plan approved by staff on 12/22/99. Site plan released 1/28/00. Building permit issued 2/8/00. Approved by PZC on 4/27/00. Pending site plan release.
Quail Valley Golf Club 2000050005-23405	East of 82 nd Avenue and South of 69 th Street	Golf Course, Clubhouse, and Maintenance Facility Located on 290 Acres. Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 5/15/00. Awaiting formal plan submittal.
Restaurant (Central County)			

Project Name	Location	Proposal	Status
Bob Evans Restaurant SP-MA-00-04-20 20010020-001	Next to Don Olson Tire on north side of SR 60 (6079 20 th Street)	Restaurant Contact: Bob Evans Farms 614-898-7100	TRC review meeting held on 1/19/00. Awaiting resubmittal. RE-TRC meeting held on 5/3/00. Approved by PZC on 5/25/00. Pending site plan release.
The Hardwood Grille (f.k.a. Mama Mia's) SP-MA-99-06-34 97030166	US #1	Restaurant/Retail/Office = 1,800 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 5/17/00. Awaiting resubmittal.
Mason Bar-B-Que SP-MA-00-08-50 96030052-23613	4516 33 rd Avenue	Bar-B-Que Restaurant = 1,071 sq. ft. (take-out), and additional retail Contact: Mosby & Associates, Inc. 569-0035	Previous application expired on 11/12/97 [reference SP-MI-97-02-12]. TRC meeting held on 5/31/00. Awaiting resubmittal.
Sonny's Bar-B-Q Restaurant 2000030151-22999	5001 20 th Street	5,883 Sq. Ft. Restaurant Contact: James McNab	Pre-application conference held on 3/27/00. Awaiting formal site plan submittal.
Retail Trade Establishments (Central County)			
Books-A-Million SP-MA-99-08-19 99050035-001	58 th Avenue South End of Ryanwood Shopping Center	Retail/Building Addition & Site Upgrade Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 5/19/99. Resubmitted and approved. C.O. issued 2/15/00.
Circuit City 2000040116-23266	North Side of SR 60 Next to the Existing Toys 'R' Us Store	33,534 sq. ft. Retail Building Contact: Carter Associates, Inc. 562-4191	Pre-application conference held on 4/24/00. Formal submittal scheduled for TRC on 6/7/00.
Wabasso Golf Shop (Nelson's) SP-MA-99-03-10 98100175-001	Northeast Corner of Intersection of US 1 and 43 rd Avenue	Retail Golf Equipment and Accessories 10,625 sq. ft. Contact: Carter Associates, Inc. 562-4191	Pre-application conference was held on 11/13/98. Formal site plan application was submitted on 12/9/98. TRC meeting was held on 12/16/98. New application expiration date of 12/9/00 granted by staff. No revisions to site plan have yet been received.

Project Name	Location	Proposal	Status
Residential and Agricultural Planned Development (PD) Projects (Central County)			
Canady Subdivision PD-99-08-12 PD-99-11-17 (final) 98110163	49 th Street, West of 66 th Avenue	4 Lots Contact: Carter Associates, Inc. 562-4191	Approved by BCC on 7/8/99. Final plat applied for on 8/5/99. Final plat tentatively scheduled for BCC consideration on 6/6/00.
Grand Harbor / POD E & POD D PD-98-09-15 98060217-001	In Grand Harbor, Just South of Marina	Preliminary P.D. 26 units Contact: Masteller & Moler, Inc. 567-5300	Approved by PZC on 5/27/99. LDP for POD D under review. Final plat TRC meeting for POD E held on 1/26/00. Awaiting resubmittal of final plat. TRC meeting held on 4/19/00 to review POD D. Awaiting resubmittal.
Grand Harbor Village Phase V PD-99-07-08 98100169-002	Harbor Village Drive	Five duplex units and 1 four plex unit with one pool house: 14 units total Contact: Masteller & Moler, Inc. 561-5300	TRC meeting held on 4/28/99. Resubmittal received; approved by PZC on 5/27/99. LDP issued.
Indian River Courts SP-MA-99-07-42 98100061-004	Generally at the NW Corner of Indian River Blvd. and 41 st Street	Planned Development Special Exception (multi-family and single-family) 230 Residential Units Contact: Captec Engineering, Inc. 561-398-8182	Approved by PZC on 6/24/99. Approved by BCC on 7/20/99. LDP issued and site plan released and site work underway.
Riverbend Golf Club PD-00-01-01 99080024	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	TRC meeting held on 10/27/99. RE-TRC meeting held on 12/8/99. PZC recommended approval on 5/25/00. To be scheduled for BCC public hearing in June 2000.
Taig AG PD 2000020184-22651	6880 61 st Street	Split 10 Acres Into Two 5 Acre Parcels Contact: Keith Taig	Pre-application conference held on 3/20/00. Awaiting formal plan submittal.

Project Name	Location	Proposal	Status
Terra Development 99110173-001	Southwest Corner of 21 st Street SW and 58 th Avenue SW	Agricultural Planned Development Contact: Clemente Vallejo or Donald McAllister	Pre-application conference held on 12/13/99. Awaiting formal plan submittal.
Two Bridges Equestrian Subdivision 2000030021-22806	West of 82 nd Avenue and 65 th Street	5 Lot AG PD Contact: Garrick and Doreen Kantzler	Pre-application conference held on 3/13/00. Awaiting formal plan submittal.
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	8 unit single-family subdivision on 36.88 acres Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 1/26/00. Approved by the PZC on 3/9/00. Approved by the BCC on 4/4/00. Pending LDP.
Single-Family Residential Projects (Central County)			
Cascades of Vero (preliminary plat) SD-98-09-09 98040202-002	Immediately West of the Lateral G Canal Between 65 th and 59 th Streets.	80 lot subdivision. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held 7/1/98. Resubmitted. Second TRC meeting held on 11/18/98. Approved by PZC on 1/14/99. LDP reviewed, awaiting applicant response. Utility permits issued.
Eagle Trace Subdivision SD-00-04-02 99070209-003	6100 58 th Avenue	72 Lot Residential Subdivision on 18.485 Acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 11/8/99. TRC review held on 1/26/00. Approved by the PZC on 4/13/00. Pending land development permit.
Grace Oaks Subdivision (f.k.a. Habitat Pines Subdivision and Habitat for Humanity) SD-99-07-09 99020172-006	Near 34 th Court and 44 th Street	11 lot, small lot subdivision Contact: Mosby & Associates, Inc. 569-0035	Approved by the PZC on 6/10/99 with conditions. Final plat approved by the BCC on 5/16/00. Individual homes under construction.

Project Name	Location	Proposal	Status
Indian River County Habitat for Humanity SD-00-05-03 2000020183-22648	3400 44 th Place	Motel being renovated into single-family units. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 3/1/00. Awaiting submittal of revised plans and PD rezoning application.
Lindsey Lanes Phase II	49 th Street and 4 th Court	77 Lot Single-Family Development	Pre-application conference held on 2/2/98. PZC approved on 6/25/98. LDP application under review, awaiting applicant response.
River Lake Estates Subdivision SD-99-03-04 98070084-002	North End of 33 rd Court off of 73 rd Street in Copelands Landing	Single - Family - 5 Lots Contact: Carter Associates, Inc. 562-4191	Approved 1/14/99 by PZC. LDP issued 5/12/99. Final plat reviewed at TRC meeting on 2/23/00. Revised final plat reviewed. Awaiting applicant response.
Sabal Trace SP-MA-00-02-14 99080039-002 and 99080039-003	2225 58 th Avenue	28 Single-Family Units on 5.55 Acres Contact: James Young 569-6707	TRC meeting scheduled for 12/1/99. Approved by the PZC on 1/13/00. Pending site plan release.
Shannon's Walk Subdivision (preliminary plat) SD-99-08-14 99040028-001	Located on 49 th Avenue, East Side of 58 th Avenue	Residential Subdivision Contact: Todd Smith 567-1882	Pre-application conference held on 4/16/99. TRC meeting held on 6/2/99. Approved by the PZC on 6/24/99. LDP applied for on 6/11/99, reviewed and waiting for applicants response. TRC reviewed final plat on 3/15/00. Awaiting resubmittal of final plat.
Winter Beach Estates (f.k.a. Prosser Subdivision) SD-99-08-11 99030166-003	5700 65 th Street, East and North of Reece Subdivision	Residential Subdivision / Preliminary Plat - 6 lots Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 5/19/99. Approved by the PZC on 6/10/99. Application for LDP received. LDP comments issued on 8/12/99. Awaiting response.
Utility Facilities (Central County)			

Project Name	Location	Proposal	Status
City of Vero Beach Electrical Substation SP-MA-98-03-19 97110136	Southwest Corner of 26th Street and Kings Highway, North of Westminster Presbyterian Church.	Electrical Substation. (2,014 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	Approved by BCC on 4/21/98. Site plan not yet released. No building permits applied for. Land clearing permit issued. Site plan extension approved by BCC on 4/6/99. Pending release for construction. New expiration date is 4/21/00; project's conduit work commenced.
Indian River County Central Regional (Gifford) Waste Water Treatment Plant Expansion SP-MA-97-08-43 97040076	3550 49th Street	4.0 mgd Wastewater Treatment Plant Expansion and 5,164 sq. ft. Building Expansion Contact: Camp Dresser & McKee, Inc. 231-4301	BCC granted final approval on 9/16/97. Site plan released for construction, building permits issued on 10/26/98. Under construction, still.
Warehouse and Storage Establishments (Central County)			
Design Center 99120042-001	2101 45 th Street	Contractors Trades/Storage Building Contact: Rod Mickley 234-4550	Pre-application conference held on 12/20/99. TRC meeting held on 5/17/00. Awaiting site plan resubmittal.
Cathco Construction Yard SP-MI-00-01-02 99090212-001	5550 41 st Street	Warehouse / Contractors Trades 3,000 sq. ft. Building Contact: Bill Bryant & Associates, Inc. 567-0045	TRC meeting held on 10/20/99. Approved by staff on 11/18/99. Site plan released on 11/22/99. C.O. issued 4/7/00.
FPL Storage Facility SP-MI-99-12-79 99090161-002	2536 96 th Court	Storage Yard Expansion Contact: Canterbury Engineering, Inc. 561-820-8869	TRC meeting held on 10/13/99. Approved by the PZC on 2/24/00. Fence compound finalized 5/3/00. Landscape inspection pending.
Herbig Contractor's Trade Building SP-MA-99-09-56 99040032-001	4036 43 rd Avenue	7,500 sq. ft. Building Contact: Knight, McGuire & Associates, Inc. 231-2533	Site plan approved by PZC on 8/26/99. Site plan released on 10/20/99, building permit issued 1/31/00 and under construction.

Project Name	Location	Proposal	Status
Maxrodon Marble 99080146-001	1020 11 th Place	Warehouse for Contractor Trades Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 9/7/99. TRC meeting held on 3/29/00. Approved by PZC on 5/25/00. Pending site plan release.
Patton Mini-Storage 98090191 SP-MA-99-01-05	West Side of U.S. Highway #1, Approximately 300' South of Storm Grove Road	Mini-Storage 57,850 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 10/12/98. TRC held on 11/18/98. PZC on 12/10/98 approved the site plan. Building permit issued 10/20/99 and under construction.
U-Store It SP-MA-99-12-76 99060128-002	9050 17 th Place	7,425 sq. ft. Mini-Warehouse/Storage Contact: Bernier Carr & Associates 904-261-8711	TRC meeting held on 9/22/99. Awaiting resubmittal.
Vocelle Warehouse SP-MA-99-04-18 99010029-001	3190 Old Dixie Highway	Warehouse / Storage Facility 8,105 sq. ft. (warehouse use = 3,600 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	Reviewed at TRC meeting on 1/20/99. Awaiting resubmittal. Approved on 3/15/99. Site plan released on 6/3/99. C.O. issued 3/28/00.
SOUTH COUNTY (all new projects located south of SR 60)		(93 Projects Listed)	
Automotive Repair/Sales and Maintenance Establishments (South County)			
Coastal Automotive SP-MA-00-02-12 9910009-001	12 th Street, Between Old Dixie and FEC Railroad	6 Bay Car Wash and Storage Building Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 10/1/99. TRC meeting scheduled for 11/24/99. Approved by the PZC on 1/13/00. Site plan released on 3/27/00. Building permit issued 3/28/00.
Cooksey/Amoco Car Wash SP-MA-00-07-39 2000030023-23381	Northeast Corner of 10 th Street SW and 20 th Avenue SW	Auto Service and 5 Bay Car Wash Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 3/13/00. TRC meeting held on 5/10/00. Awaiting resubmittal of site plan.

Project Name	Location	Proposal	Status
General Equities, Inc. 99090156-001	9097 20 th Street/SR 60	2,700 sq. ft. Truck Stop / Service Station on 2.79 Acres (total re-development of existing gas station) Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 10/11/99. Awaiting formal site plan submittal.
Jay Campana Chrysler Dealership SP-MA-00-08-49 96060140-23574	855 South US #1, North of Existing Dealership Facility	Additional 32,000 sq. ft. of Display Area Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 5/31/00. Awaiting resubmittal.
Stepanek Auto Sales 98100109-001	1210 Oslo Road	Used Car Sales West of Existing Auto Services/Repair Use Contact: Carter Associates, Inc. 562-4191	Approved by PZC on 4/13/00 with conditions. Pending site plan release. Tree-preservation measures being finalized.
Vero Beach Toyota - Used Cars SP-MA-00-08-42 2000030068-23444	1105 S. US #1, South of Existing Car Sales Facility	5,400 sq. ft. Sales Area Building and Display Lot Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 5/17/00. Scheduled for 6/8/00 PZC consideration.
Vero Beach Toyota - Used Cars 2000030068-22880	West Side of US #1, South of Oslo Road	One 3,000 Sq. Ft. and One 2,400 Sq. Ft. Retail Buildings Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 3/20/00. TRC meeting held 5/17/00. Awaiting resubmittal.
Gasoline Stations with Convenience Stores (South County)			
Cumberland Farms 99100147-001	1925 43 rd Avenue	Contact: Mosby & Associates, Inc. 569-0035	Pre-application meeting held on 11/9/99. TRC meeting held on 2/23/00. Awaiting resubmittal and SR 60 Corridor information.

Project Name	Location	Proposal	Status
Hometown Hess SP-MA-99-10-65 99070087-001	4110 Old Dixie Hwy.	Convenience Store / Gas Station New Building Area = 4,800 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	Approved by PZC on 10/28/99 with conditions which included a right-of-way abandonment. Site plan released on 2/25/00. Building permit issued 3/22/00 and under construction.
Jenkins Gas Station SP-MA-99-01-01 98070207	755 4 th Street / Old Dixie Southeast Corner of 4 th and Old Dixie	Gas Station / Convenience Store Convenience Store; 1,226 sq. ft. Total Impervious Area; 10,704 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 10/28/98. Site plan resubmitted on 11/13/98. PZC approved site plan on 12/10/98. Subsequent revisions approved by staff. Building permits issued 11/23/99 and 5/10/00, and under construction.
Industrial Establishments (South County)			
AquaCulture Facility 20020033	5505 12 th Street	91,300 Sq. Ft. Facility Located on 32.5 Acres Contact: Todd Smith 567-1882	Pre-application conference held on 2/15/00. Awaiting formal site plan submittal.
Blue Heron Energy Center 2000040055-23194	Between I-95 and 74 th Avenue, North of the St. Lucie County Line	Energy Center, Power Plant on ±59 Acre Site Contact: Calpine Eastern 813-637-2520	Pre-application conference held on 4/25/00. Awaiting formal site plan submittal.
DLF International SP-MI-98-11-61 98080080	5820 1 st Street S.W.	Change of Use / RSF to Agricultural Business With Citrus Packing. Contact: Mosby & Associates, Inc. 569-0035	The PZC, on 10/22/98, denied the site plan and recommended denial of special exception use. BCC on 12/1/98 overturned PZC denial and approved project. Revised plans approved by staff on 5/22/00.
Doctor Roof, Inc. SP-MI-00-07-41 2000040221-23386	5920 Old Dixie Hwy	Contractors Trades Contact: Carter Associates, Inc. 5624191	TRC meeting held on 5/10/00. Awaiting resubmittal of site plan.

Project Name	Location	Proposal	Status
Eastside Oslo Trade Center 2000020156-22613	18 th Avenue SW	Three 7,500 sq. ft. Contractor Trades Buildings Contact: Todd Smith 567-1882	Pre-application conference held on 2/24/00. Awaiting formal site plan submittal.
Maxrodon Marble SP-MA-00-06-32 99080146-22997	1020 11 th Place	Contractors Trades Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 3/29/00. Approved by PZC on 5/25/00. Pending site plan release.
M.L. Cutrone 2000050170-23634	1000 Old Dixie Hwy	10,974 sq. ft. Additional Contractors Trades Area Contact: Carter Associates, Inc. 562-4191	Pre-application conference held on 5/30/00. Awaiting formal site plan submittal.
Ocean Spray Cranberries, Inc. SP-MI-99-10-62 99070083	925 9 th Street, SW	Addition of Freezer in Existing Building. Contact: R.W. Sowers & Associates, Inc. 904-822-4888	TRC meeting held on 7/28/99. Approved by staff on 9/24/99. Site plan released on 9/27/99.
Olde South Commercial Park - Lot 3 SP-MA-99-11-71 99080157	430 3 rd Lane SW	Manufacturing Facility (6,200 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 9/1/99. Approved by the PZC on 2/10/00. Pending site plan release.
Olde South Commercial Park - Lot 4 SP-MA-99-11-72 99080156	440 3 rd Lane SW	Manufacturing Facility (6,200 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 9/1/99. Approved by the PZC on 2/10/00. Pending site plan release.
Westside Oslo Trade Center SP-MA-00-08-45 2000020158-221614	18 th Avenue SW	Three 7,500 sq. ft. Contractors Trades Buildings Contact: Todd Smith 567-1882	Pre-application conference held on 2/24/00. TRC meeting held on 5/31/00. Awaiting resubmittal.
Institutional Establishments (South County)			

Project Name	Location	Proposal	Status
Church of The Advent SP-MA-00-07-38 2000040154- 23313 [previous file SP-MA-94-01-03 / 93060048-4475]	1180 8 th Street	2,400 sq. ft. Church Contact: Todd Smith, P.E. 567-1882	TRC meeting held on 5/3/00. Awaiting resubmittal of site plan.
Congregation B'NAI EMET SP-MI-99-10-66 99070117-001	3076 12 th Street	Change of Use From Residence to Synagogue Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 8/4/99. Approved by the PZC on 9/23/99. Approved by the BCC on 10/19/99 with conditions. Awaiting site plan release. Parcel boundary adjustment made to comply with approval condition.
First Church of God SP-MA-98-01-04 97040154	S.W. Corner of 58th Avenue/12th Street Intersection	83,957 sq. ft. Place of Worship; Daycare Center and 575 Student School Contact: Kimley-Horn & Associates, Inc. 562-7981	BCC approved special exception use application on 11/17/98. Lawsuit filed by 12 th Street residents. Building under construction.
Retreat Center and Camp 2000020146-22601	6025 12 th Street	Retreat Center and Camp on 16.31 Acres Contact: John Dean 778-0575	Pre-application conference held on 2/25/00. Awaiting formal site plan submittal.
Unity Center of Vero Beach 99090017-001	SE Corner of 10 th Street and 43 rd Avenue	19,206 sq. ft. Church Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 9/17/99. TRC meeting scheduled for 11/17/99. BCC approved on 1/11/00. Pending site plan release for building construction. Stormwater and site work permitted.
Mixed Commercial Use Projects (South County)			

Project Name	Location	Proposal	Status
Lakeside Office Park (f.k.a. Indian Lake Commercial Park) SP-MA-00-06-36 99090187-23125	SE Corner of I-95 and SR 60	Commercial Subdivision Consisting of Several Lots on 21 Acres Contact: Knight, McGuire & Associates 569-5505	Pre-application conference held on 10/11/99. TRC meeting held on 4/12/00. Awaiting resubmittal.
Oslo West Commercial Park (Preliminary Plat) SD-98-12-11 98050133	North Side of Oslo Road Between 33 rd Avenue S.W. and 34 th Avenue S.W.	8 Lot Commercial Subdivision Contact: Mosby & Associates, Inc. 569-0035	TRC meeting was held on 9/30/98. Approved by the PZC on 11/12/98. LDP applied for; awaiting revisions.
Prime Outlet Mall Expansion 93090089	South of Existing Outlet Center on the West Side of 94 th Drive at SR 60	Outlet-Retail (200,000 sq. ft.); Specialty Retail (120,000 sq. ft.); resort Hotel (200 rooms); Economy Hotel (80 Rooms); Movie Complex (12 Screens); Golf Course (9 Holes); Accessory Golf Improvements (Club House, Maintenance Facility, Driving Range, Putting Practice Area, Chipping Practice Area.); Amusement Park (3 Acres). Contact: Knight, McGuire and Associates, Inc. 231-2533	DRI and accompanying comprehensive plan amendment approved and adopted by BCC 5/26/98. First phase of infrastructure improvements submitted for review (see Prime Retail/Horizon D.R.I. item). Applicant may seek extension of Development Order timeframes.
Salvation Army SP-MA-97-05-27 96090186	S.E. Corner of 27th Avenue and 5th Street S.W.	New 19,732 sq. ft. Building and Complex Contact: Carter Associates, Inc. 562-4191	Approved by the PZC on 5/8/97; site plan not yet released. Site plan extension granted. Site plan released for construction. Building permit for Phase I issued on 7/28/99. C.O. issued 3/16/00.

Multi-Family Residential Projects (South County)

Project Name	Location	Proposal	Status
Colonial Heights SP-MA-99-03-11 98060222-002	9 th Court / 6 th Street	Triplex Development Multi-Family Residential Subdivision of 24 Units. Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 12/30/98. Approved by PZC on 1/28/99. Site cleared. Buffer/revegetation proposal agreed to by staff and applicant. Lawsuit decided in county's favor, and appeal was denied. Approved plans stand. Site plan released on 1/5/00. Portion of west perimeter buffer installed, units under construction.
Sybil Investments 99110085-001	West Side of Old Dixie Between Hickory Lane and 6 th Place	26 Multi-Family Units on 4.37 Acres Contact: Carter Associates, Inc. 562-4191	Pre-application conference held on 11/30/99. Awaiting formal plan submittal.
Village Walk Subdivision 99110155-001	602 - 650 6 th Avenue (East Side of 6 th Avenue South of 8 th Street)	101 Multi-Family Units Located on 15.60 Acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 12/10/99. TRC meeting held on 3/8/00. Approved by the PZC on 3/23/00. Pending site plan release.
Woods of Vero Beach (f.k.a. Creative Choice Homes) 98010133-005 SP-MA-99-09-52	S.W. Corner of 9 th Street S.W. (Oslo Road) & 20 th Avenue S.W.	176 unit multi-family apartment complex. Contact: Carter Associates, Inc. 562-4191	Conceptual plan approved by the PZC on 2/26/98. BCC approved extension on 5/4/99. Awaiting submittal of final site plan. AA to modify approved on 1/5/99. Site plan approved by PZC on 7/22/99 with conditions. Released on 9/6/99. Under construction.
Other Non-Residential Projects (South County)			
Coventry Island Fountain SP-MI-99-11-69 99080101-001	1445 Coventry Lane	Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 7/28/99. Approved by staff on 3/27/00. Site plan released 4/17/00; building permit issued 4/18/00.
Du J's Car Wash SP-MA-99-07-46 99020055-002	25 43 rd Avenue, 1 st Street SW and 43 rd (east side)	Car Wash (2,994 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 5/5/99. Approved by PZC on 6/10/99. Site plan released on 11/3/99. C.O. issued 3/7/00.

Project Name	Location	Proposal	Status
Lakewood Village Tower Camouflage 99010172-001 SP-MI-99-04-23	1455 9 th Avenue (Lakewood Village Mobile Home Park)	110' Tower (seeking after-the-fact approval) Contact: 21 st Century Satellite Communications, Inc. 813-961-7339	PZC denied application. Appeal of PZC denial upheld by the BCC on 4/4/00. Awaiting notification from applicant regarding an appeal (to court) and/or a FCC filing.
Ocean Spray Cranberries, Inc. SP-MA-00-03-16 99120044-22343	925 9 th Street, SW	Access Road Contact: Carter & Associates, Inc. 562-4191	Approved by staff on 1/24/00. Pending site plan release. C.O. issued 3/3/00.
Prime Retail/Horizon D.R.I. SP-MA-99-03-11 98100128-001	Southwest Corner of SR 60/I-95, Adjacent to Existing Horizon Outlet Mall	Building and Emergency Access Road, Filling Wetlands, Creating Wetlands Contact: Knight, McGuire & Associates Inc. 231-2533	Pre-application conference held on 11/2/98 for SR 60 frontage, west of existing entrance (94 th Court). TRC meeting held on 1/6/99. PZC approved the site plan on 2/25/99 with conditions. Pending release for construction.
Travel Centers of America Subdivision 99090080-001	Truck Stop at SE Corner of SR 60 and 90 th Avenue	Two Lot Subdivision at the Truck Stop and Wendy's Property Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 9/24/99. TRC meeting held on 1/5/00. Approved by PZC on 1/27/00. Pending LDP application. Final plat reviewed at TRC meeting on 3/1/00. Final plat approved by the BCC on 5/9/00.
Public and Private Recreation Facilities (South County)			
Dog Park of Indian River County 99120025-001	Northeast Corner of 12 th Street and 16 th Avenue	Off-Leash Dog Park Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference was held on 12/17/99. TRC meeting held on 5/10/00. Approved by PZC on 5/25/00. Pending site plan release.
Family Sports Entertainment Center SP-MA-00-04-23 99120011-001	South of SR 60, Approximately 1/4 Mile West of I-95	Golf and Baseball Field Complex Contact: Knight, McGuire & Associates, Inc. 569-5505	A pre-application conference was held on 12/16/99. TRC meeting held on 2/2/00. Awaiting resubmittal of site plan.

Project Name	Location	Proposal	Status
Jungle Club West Parking Addition SP-MA-99-10-64 99070101-001	1060 6 th Avenue	Parking Lot Improvements Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 7/28/99. Approved by the PZC on 9/9/99. Pending site plan release.
“Luria’s Plaza” Ice Skating Rink 200050245	927 14 th Lane	Indoor Ice Skating Rink in Vacant Tenant Space	Initial internal modification permits under review as of 5/31/00.
McKee Botanical Garden 98070122 SP-MA-98-11-64	350 U S Highway #1; East of U S #1 and South of Vista Gardens Trail	Botanical Gardens and Accessory Uses Contact: Kimley-Horn & Associates, Inc. 562-7981	TRC meeting held on 9/9/98. Reviewed by PZC on 10/21/98. BCC approved special use/site plan application request on 11/17/98. Site plan release 2/1/00. Various building permits issued 2/28/00.
Pointe West Equestrian Center (preliminary PD) PD-99-12-19 99060179	South End of Polo Grounds Project	Equestrian Facilities (Barns, Paddocks, Rings) Contact: Masteller & Moler, Inc. 567-5300	TRC meeting held on 9/22/99. Approved by the PZC on 10/14/99 with conditions. Approved plans released on 4/19/00.
Pointe West Phase I (Golf Course) PD-99-02-03 98050151-004	Approximately 500 Acres Generally Located Between SR 60 and 12 th Street on the East and West Sides of 74 th Avenue	18 Hole Golf Course/Clubhouse/Practice Facilities/Golf Maintenance Complex on 188.69 Acres. Contact: On-Site Management Group, Inc. 234-9988	TRC meeting held for preliminary plat review (Phase I) on 2/17/99. RE-TRC meeting held for Phase I, Golf Course Preliminary PD on 4/28/99. Approved by PZC on 3/9/99. LDP waiver pending.
Round Island Oceanfront Park SP-MA-98-06-30 98030040-001	2205 S. Highway A1A (Oceanside)	Paved Parking, Adding bathrooms, and Picnic Pavilions	TRC meeting held on 3/18/98. Approved by PZC on 4/23/98. Land clearing permit issued. Pending site plan release. One year site plan approval extension granted by BCC on 5/4/99. Restroom building finalized on 5/15/00. Site work to be completed/C.O.’d in July 2000.

Project Name	Location	Proposal	Status
Shoppers Delight RV Park 2000020160-22616	South Side of RT 60, Between 102 nd and 98 th Avenues	331 Lot RV Park and Commercial Buildings Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 3/2/00. Awaiting formal plan submittal.
South County Park Phase II 99020147-001 SP-MA-99-05-28	800 20 th Avenue	Park Improvements (Phase II) Contact: Indian River County Chris Kafer, Jr., P.E. ext 221	TRC meeting held on 3/3/99. Approved by PZC on 4/22/99 with conditions. Pending site plan release.
Vero Beach Country Club SP-MA-99-09-53 99060083-001	800 30 th Street	2,760 sq. ft. Building and Parking Lot Addition Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 6/23/99. Approved by the PZC on 7/22/99. Modifications to east side of proposed parking lot being considered. Parking lot addition completed. Clubhouse addition building permit issued 3/31/00.
Residential and Agricultural Planned Development (PD) Projects (South County)			
Arbor Trace PD (f.k.a. Oak Trace) (preliminary plat) 98090107-007 PD-99-09-13	West Side of 43 rd Avenue Between 5 th Street S.W. and Oslo Road	Residential Subdivision of 151 single- family lots on ±80 acres. PD Waivers for Certain Setbacks and Corner Lot Width Contact: Masteller & Moler, Inc. 567-5300	Approved by the PZC on 8/12/99. Approved by BCC on 9/7/99. Final plat reviewed at TRC meeting on 12/8/99. Final plat under review.
Brookfield Subdivision PD PD-00-05-08 20010030	Northeast Corner of 12 th Street and 58 th Avenue	93 Lots on 35 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 1/14/00. TRC meeting held on 2/16/00. Denied by the PZC on 3/23/00. No appeal filed, project apparently abandoned.
Citrus Springs 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	Portion of Overall PD: 216 Units on 75.14 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	TRC meeting held on 5/24/00. Awaiting resubmittal.

Project Name	Location	Proposal	Status
The Colony Golf Course 2000050121-23562	Between 43 rd Avenue and 27 th Avenue, and Between 13 th Street SW and 17 th Street SW	550 Single-Family Lots 200 Multi-Family Units 18-Hold Golf Course and Clubhouse on 297 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 5/26/00. Awaiting formal site plan submittal.
Indian River Club Preliminary PD for Parcels 7,8, and 9 PD-00-02-04 99110164-001	800 Highland Drive	Contact: Kimley-Horn & Associates Inc. 562-9689	TRC review held on 12/8/99. Approved by PZC on 1/13/00. Pending LDP.
Lee Agricultural PD 99120009-001	Northeast Corner of 90 th Avenue 17 th Street SW	7 Lot Agricultural PD Contact: William Lee 567-1719	Pre-application conference held on 12/15/99. Awaiting formal plan submittal.
Pointe West ACLF "The Lakes at Pointe West" Preliminary PD PD-99-11-18 99080077	Northwest Corner of the Point West PD	Full Service Retirement Community (Residences, ALF) Contact: On-Site Management Group, Inc. 234-9988	Pre-application conference held on 5/24/99. TRC meeting held on 8/25/99. RE-TRC meeting held on 10/20/99. Released on 3/29/00.
Pointe West Overall Master Plan PD-99-02-03 98050151-002	Approximately 500 acres generally located between SR 60 and 12 th Street, on the east and west sides of 74 th Avenue.	1,199 Residential Units Plus Golf Course and Commercial Development, TND Project. Contact: On-Site Management Group, Inc. 234-9988	Pre-application conference held on 6/10/98. Formal conceptual plan/PD rezoning application reviewed at TRC on 10/21/98. PZC recommended approval with conditions on 1/28/99. Approved by BCC on 3/9/99. Site plans for various phases under review.

Project Name	Location	Proposal	Status
Pointe West Phase IA (preliminary PD) PD-99-10-15 99070081	7645 20 th Street	Residential Contact: Masteller & Moler, Inc. 567-5300	TRC meeting held on 7/28/99. Approved by PZC on 10/14/99 with conditions.
Central Village 99070081	One Block South of 16 th Street on 75 th Terrace and 76 th Drive	Tracts for Various Residential Development C 30 Duplex Buildings (60 units) C 57 Single-Family Lots	TRC meeting held on 12/29/99 for final plat review. Final plat approved by BCC on 5/9/00. Pre-application conference held on 5/30/00 for duplex units). Awaiting formal plan submittal.
North Village 99070081	North of 16 th Street, South of SR 60	Tracts for Various Residential and Commercial Development C Lakes at Pointe West (ALF)	TRC meeting held on 12/29/99 for final plat review. Final plat revisions under staff review. LDP pending. Final plat approved by BCC on 2/8/00.
Pointe West Preliminary PD - Polo Grounds PD-99-09-14 99060179-001	South End of Pointe West TND; Between 12 th Street and 8 th Street, West of 74 th Avenue	46 Single-Family Units with Polo Fields Contact: Masteller & Moler 567-5300	Application approved by the PZC. LDP issued, under construction.
Red Fox Farms 990700220-001	East Side of 82 nd Avenue Between 1 st Street SW and 5 th Street SW	16 Lot AG Planned Development on 78 Acres Contact: Carter Associates, Inc. 562-4191	Pre-application conference held on 8/16/99. Awaiting formal site plan submittal.
Walking Fox Farms (f.k.a. Springer Acres) PD-99-08-11 99020065-004	South Side of 1 st Street SW in the 6200 Block	3 lot AG Planned Development Contact: Carter Associates, Inc. 231-6591	Pre-application conference held 2/19/99. TRC meeting held on 6/2/99. Conceptual plan approved by the BCC on 7/20/99. Final plat reviewed by TRC on 7/21/99. Revisions to final plat routed to staff on 3/14/00. Final plat approved by BCC on 4/18/00.
Retail Trade Establishments (South County)			

Project Name	Location	Proposal	Status
Galego Used Car Sales 99060028-001	1060 Old Dixie Hwy SW	Change of Use From Office to Used Car Sales Contact: Ronald MacMillan 562-6666	Pre-application conference held on 6/18/99. Awaiting formal site plan submittal.
Hollywood Video & Dollar Tree 20010066-001	South Side of SR 60, Just West of Applebees	14,000 sq. ft. Retail Building Contact: Allen Engineering, Inc. 321-783-7443	Pre-application conference held on 1/21/00. TRC meeting held on 4/12/00. Being scheduled for approval at the 6/8/00 PZC.
Mannix and Matrone Retail Building SP-MA-00-02-09 99110038	626 US#1	2,400 Sq. Ft. Retail Building Contact: Knight, McGuire & Associates, Inc. 569-5505	Site plan approved by staff on 1/3/00. Site plan released on 3/13/00. Under construction.
Mattress Giant 2000040109-23256	South of SR 60, West of 58 th Avenue (Kings HWY), in the Home Depot Outparcel	9,600 sq. ft. Retail Building Contact: InSite Real Estate Development 630-617-9154	Pre-application conference held on 4/24/00. Awaiting formal site plan submittal.
Single-Family Residential Projects (South County)			
Anna Belle's Way (f.k.a. Tom Schlitt Subdivision) SD-99-08-12 99040048	Located at the Northeast Corner of 43 rd Avenue and 8 th Street	Residential Subdivision / 14 Lots Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 4/22/99. TRC review held on 5/26/99. Planning and Zoning Commission approved on 6/10/99. LDP issued 2/25/00. Under Construction.
Brook Haven Subdivision SD-00-06-05 2000020080-22815	On the North Side of 5 th Street SW, Between 43 rd and 58 th Avenues	21 Single-Family Lots on 8.84 Acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 2/18/00. TRC meeting held on 3/15/00. Approved by PZC on 4/13/00. Pending LDP.
Chase Meadows (Preliminary Plat) SD-00-06-07 93050013-23058	1100 8 th Street	48 Lots on 12.01 Acres Contact: Carter Associates, Inc. 562-4191	TRC meeting held on 5/5/00. Approved by the PZC on 4/27/00. Pending LDP.

Project Name	Location	Proposal	Status
Clark Development 2000040176-23337	Southeast Corner of 12 th Street and 16 th Avenue	265 Single-Family Lots on ±60 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 5/8/00. Awaiting formal plan submittal.
The Crossing Subdivision 99070194-001	3400 4 th Street, Between 27 th Avenue and 43 rd Avenue	24 Lot Subdivision on 18.4 acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 8/9/99. TRC meeting held on 8/25/99. Approved by the PZC on 10/14/99 with conditions. Under construction.
Dolphin Bay Subdivision 2000050112-23552	1940 - 2040 South A-1-A	12 Single-Family Lots on 14.50 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 5/22/00. Awaiting formal plan submittal.
Falcetta Subdivision SD-97-10-05 97050155-003	North Side of 12 th Street Along 26 th Avenue	11 Lot Residential Single-Family Subdivision Contact: Mosby & Associates, Inc. 569-0035	PZC granted preliminary plat approval 8/28/97. Pending resolution of punch list and issuance of LDP.
Harmony Subdivision (f.k.a. Mock Subdivision) SD-00-05-04 98100105-22749	2305 5 th Avenue SE	Contact: Todd Smith 567-1882	TRC meeting held on 3/8/00. Awaiting resubmittal.
Heron Crest SD (f.k.a. Clark Development SD) SD-00-06-06 20010156	South Side of 8 th Street, Between 43 rd and 58 th Avenues	Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference was held on 2/10/00. TRC meeting held on 3/15/00. Approved by the PZC on 4/13/00. Pending LDP.
Kenwood Village 2000040232-23399	Between 5 th Street SW and 9 th Street SW (Oslo Road) West of 43 rd Avenue	100 Single-Family Lots on 80 Acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 5/8/00. Awaiting formal plan submittal.
Lake Grace Subdivision 20010158-23450	Southwest Corner of Kings HWY and 8 th Street	85 Single-Family Lots on 30.80 Acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 5/15/00. Awaiting formal plan submittal. Rezoning from A-1 to RS-6 scheduled for BCC on 6/6/00.

Project Name	Location	Proposal	Status
Laurel Reserve Subdivision 99070135-001	Southeast Corner of 8 th Street and 66 th Avenue	24 Lot Single-Family Subdivision Contact: Carter Associates, Inc. 562-4191	A pre-application conference was held on 7/29/99. Awaiting formal submittal.
Pelican Cove Subdivision 97010033-003 SD-99-05-08	West Side of A-1-A, 900' North of Round Island Park.	6 lot subdivision. Contact: Knight, McGuire & Associates, Inc. 569-5505	Pre-application conference held on 5/26/98. TRC meeting held on 03/03/99. Resubmittal received and follow-up discrepancy letter issued. Originally scheduled for 5/27/99 PZC consideration, with recommendation to redesign. Still on hold awaiting applicant's direction.
Savannah's Run 2000050064-23475	Approximately 2,300 ft. West of 82 nd Avenue on the South Side of 12 th Street	4 Single-Family Lots on 20.15 Acres Contact: Kruger Construction 569-5496	Pre-application conference held on 5/15/00. Awaiting formal plan submittal.
Southlakes Subdivision 99060165-001	5 th Street SW	Contact: R.K. Engineering, Inc. 407-253-9595	Pre-application conference held on 7/7/99. TRC meeting held on 2/16/00. Approved by the PZC on 4/27/00. Pending LDP.
Twin Oaks Subdivision 2000020155-22611	Between 43 rd Avenue and the Indian River	24 Lots on 17 Acres Contact: Todd Smith 567-1882	Pre-application conference held on 3/1/00. Awaiting formal plan submittal.
Vero Players Club 99110104-001	27 th Avenue and 17 th Street SW	347 Single-Family Units on 281.55 Acres Contact: Triad International 234-0203	Pre-application conference held on 11/29/99. Awaiting formal plan submittal.
The Vineyard 2000050110-23548	East Side of 43 rd Avenue, South of 1 st Street SW	59 Single-Family Lots on 28.3 Acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 5/22/00. Awaiting formal plan submittal.

Project Name	Location	Proposal	Status
Waters Edge (f.k.a. Edgewater Plat One) (f.k.a. Oleander Gardens, Smigiel Partners, and Farm Credit Property) 99030122 SD-99-08-13	Southwest Corner of 1 st Street SW and 32 nd Court SW	Proposed 131 Unit Planned Development on 47.93 acres Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 3/25/99. TRC meeting held on 5/26/99. Approved by the PZC on 6/10/99 with conditions. LDP issued on 12/15/99 for Phase I. Under construction. Final plat approved by BCC on 3/21/00 for Phase I.
Warehouse and Storage Establishments (South County)			
Bourne Commercial Plaza SP-MA-00-01-03 99090194-002	1380 Old Dixie Hwy.	7,495 sq. ft. Warehouse Contact: Todd Smith, P.E. 567-1882	TRC meeting held on 10/20/99. Approved by PZC on 11/17/99. Site plan released on 2/10/00. Building permit issued 4/14/00.
Brewer International SP-MA-99-10-61 99070046-001	605 90 th Avenue	5,300 sq. ft. Warehouse Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 7/21/99. Approved by the PZC on 9/9/99. Approved by the BCC on 10/05/99. Site plan released on 3/14/00. Building permit issued 3/24/00.
Dixie Gardens Lots 15 - 20 SP-MA-00-01-01 99100025-001	474 5 th Street SW	Two Warehouses = 10,000 sq. ft. and 5,000 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 10/20/99. Awaiting resubmittal. Approved by the PZC on 1/27/00. Pending site plan release.
Florida Shutters (NEW APPLICATION) SP-MA-00-03-17 99060010-005	1055 Commerce Avenue	Contact: Todd N. Smith 567-1882	TRC meeting held on 12/29/99. Superseded by application SP-MA-00-03-17. Approved by the PZC on 2/10/00. Building permit applied for.
Lucas Development 99120144-001	408 SW Old Dixie Highway	15,000 sq. ft. Contractor Trades Building Contact: Mosby & Associates, Inc. 569-0035	Pre-application conference held on 1/10/00. TRC meeting held on 3/15/00. Approved by PZC on 4/13/00. Pending site plan release.

Project Name	Location	Proposal	Status
Sullivan Storage Building SP-MA-99-10-60 99070044-001	890 9 th Place	Mini-Storage Building (16,737 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 7/21/99. Approved by the PZC on 9/9/99. Site plan release on 2/2/00. Building permit issued 2/9/00. Fire hydrant for site being provided.
Wright 2 nd Street SP-MA-00-02-10 99110086-001	540 2 nd Street SW	1,000 sq. ft. Warehouse Contact: Mosby & Associates, Inc. 569-0035	TRC meeting held on 11/24/99. Approved by the PZC on 1/13/00. Pending site plan release. Building permit applied for.
COMPREHENSIVE PLAN AMENDMENT APPLICATIONS AND REZONING APPLICATIONS			
Beuttell Land Use Amendment	East side of 82 nd Avenue, between 1 st Street, SW and 5 th Street, SW	Redesignate 195.7 acres from AG-1, Agricultural-1 (up to 1 unit/5 acres), to L-1, Low-Density Residential-1 (up to 3 units/acre)	PZC recommended denial on 5/11/00. BCC public hearing on 7/11/00.
Clayton Rezoning	East side of 82 nd Avenue, 250 feet south of SR 60	Rezone 7.34 acres from CL, Limited Commercial District, and A-1, Agricultural District (up to 1 unit/5 acres), to CG, General Commercial District.	PZC public hearing on 6/8/00. BCC public hearing to be scheduled in July.
Clontz Land Use Amendment and Rezoning	Southwest corner of the Main Canal and 58 th Avenue	Redesignate 30.8 acres from AG-1, Agricultural-1 (up to 1 unit/5 acres), to M-1, Medium-Density Residential-1 (up to 8 units/acre); & rezone those 30.8 acres from A-1, Agricultural District (up to 1 unit/5 acres), to RM-8, Multiple-Family Residential District (up to 8 units/acre)	PZC recommended denial on 5/11/00. BCC public hearing on 7/11/00.

Project Name	Location	Proposal	Status
<p>County Initiated Conservation Land Use Amendment and Rezoning</p>	<p>1. North of CR 512, west of I-95</p>	<p>1. Redesignate 5,361 acres from AG-1, Agricultural-1 (up to 1 unit/5 acres), and AG-2, Agricultural-2 (up to 1 unit/10 acres), to C-1, Publicly Owned Conservation-1 (zero density); & and rezone those 5,361 acres from A-1, Agricultural District (up to 1 unit/5 acres), and A-2, Agricultural District (up to 1 unit/10 acres), to Con-1, Publicly Owned Conservation District (zero density)</p>	<p>PZC recommended approval on 5/11/00. BCC public hearing on 7/11/00.</p>
	<p>2. Southeast corner of 77th Street and 130th Avenue</p>	<p>2. Redesignate 3,288 acres from AG-2, Agricultural-2 (up to 1 unit/10 acres), to C-1, Publicly Owned Conservation-1 (zero density); & and rezone those 3,288 acres from A-2, Agricultural District (up to 1 unit/10 acres), to Con-1, Publicly Owned Conservation District (zero density)</p>	
	<p>3. West side of Jungle Trail, North of Windsor</p>	<p>3. Redesignate 44.4 acres from L-1, Low-Density Residential-1 (up to 3 units/acre), to C-1, Publicly Owned Conservation-1 (zero density); & and rezone those 44.4 acres from A-1, Agricultural District (up to 1 unit/5 acres), to Con-1, Publicly Owned Conservation District (zero density)</p>	
	<p>4. West side of 58th Avenue, 660 feet south of 49th Street</p>	<p>4. Redesignate 20 acres from L-2, Low-Density Residential-2 (up to 6 units/acre), to C-1, Publicly Owned Conservation-1 (zero density); & and rezone those 20 acres from RS-3, Single-Family Residential District (up to 3 units/acre), to Con-1, Publicly Owned Conservation District (zero density)</p>	

Project Name	Location	Proposal	Status
Overby Rezoning	Southwest corner of 8 th Street and 58 th Avenue	Rezone 33 acres from A-1, Agricultural District (up to 1 unit/5 acres), to RS-6, Single-Family Residential District (up to 6 units/acre)	PZC recommended approval on 4/13/00. BCC public hearing on 6/6/00.
Paradise Partners, Inc., Small Scale Land Use Amendment and Rezoning	Southeast corner of CR 510 and CR 512	Reconfigure node; change 1.26 acres	PZC recommended approval on 5/25/00. BCC public hearing on 6/20/00.
Santa Maria of Vero Development, Inc., Land Use Amendment and Rezoning	Southeast corner of 26 th Street and 58 th Avenue	Redesignate 17.8 acres from M-1, Medium-Density Residential-1 (up to 8 units/acre), to C/I, Commercial /Industrial; & rezone those 17.8 acres from RM-8, Multiple-Family Residential District (up to 8 units/acre), to CG, General Commercial District	PZC recommended denial on 5/11/00. BCC public hearing on 7/11/00.
Williamson Rezoning	13575 83 rd Avenue (Bay Street)	Rezone 5 acres from MED, Medical District, to OCR, Office/ Commercial/Residential District	PZC recommended approval on 5/25/00. BCC public hearing on 6/20/00.

Source: Indian River County Planning Division.

Sample of Community Development Department Business					
	Apr. - Jun. (FY 98/99)	Jul. - Sep. (FY 98/99)	Oct. - Dec. (FY 99/00)	Jan. - Mar. (FY 99/00)	Total For Last 4 Quarters
Pre-Application Conferences	21	50	34	43	148
Administrative Approval Applications	27	30	30	50	137
Minor Site Plan Applications	2	3	4	9	18
Major Site Plan Applications	19	17	9	25	70
Preliminary Plat Approvals	10	5	2	7	24
Final Plat Approvals	3	3	4	10	20
Rezoning Requests	5	5	1	6	17
Comprehensive Plan Amendment Requests	0	1	0	5	6
Land Clearing/Tree Removal Permits	57	47	9	53	166
Environmental Site Inspection	17	23	11	25	76
Wetland Resource Permits Issued	2	4	1	0	7
Single-Family Dock, Seawall, & Bulkhead Reviews	27	16	10	21	74
Complaints Received Regarding Code Violations	180	142	66	221	609
Home Occupation Permits Issued	56	55	8	85	204
Sign Permits Issued	20	7	1	17	45
Planner of the Day Inquires	1,586	1,377	1,156	1,823	5,942

Source: Indian River County Planning Division.

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

Source: Indian River County Planning Division.

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
Land Development Regulation Amendment	SR 60 Window Signs	Reviewed by SR 60 Task Force and PSAC; to be considered by PZC in June and BCC in July 2000.	Stan Boling
Land Development Regulation Amendment	Wabasso / CR 510 Corridor	Reviewed by Wabasso Corridor and CR 510 East Task Forces, and PSAC; to be considered by PZC in June and BCC in July, 2000.	Stan Boling
Land Development Regulation Amendment	SR 60 / I-95 Sign Height	To be considered by SR 60 Task Force and PSAC in June, PZC and BCC at a later date.	Stan Boling
Resolution 2000-007	Abandonment of the entire 18 th St. right-of-way within the Greenbrier Subdivision	Adopted by BCC on 02/01/00	Stan Boling
Ordinance 2000-004	1. Defining limited use rights-of-way and yards that abut limited use rights-of-way as sideyards [section 901.03].	Adopted	Stan Boling
	2. Allowing use of docks and private observation/fishing piers on vacant single-family lots [section 911.06(4)].	Adopted	
Ordinance 2000-006	On corner lots allow driveways to be located to within 2' of a side or rear lot line [sections 911.15(2)(i) and 912.07(1)(b)6 k.].	Adopted	Stan Boling

Project Name	Project Description	Project Status	Staff Contact
Ordinance 2000-	1. <u>Plan Set Submittal Requirements</u> : to be changed from seven (7) to ten (10) plan sets for preliminary plat, site plan, and planned development applications.	Adopted	Stan Boling
	2. <u>Setbacks for Schools</u> : to be changed to allow the Board of County Commissioners to reduce the current 100' setback for schools where schools are located adjacent to non-residential uses.	Denied (not adopted)	
Environmental Planning and Code Enforcement Section			
Coastal Construction Control Line Revisions	The BCC has directed county staff to review how other local governments restrict coastal construction regarding building setbacks from the ocean.	County staff is accumulating data from other local governments and will report to BCC in July 2000.	Roland DeBlois or Jeff Taber
Environmental Lands Program	BCC to consider whether or not to issue second series of acquisition bond funds (±\$11 million)	County staff will report to BCC in Fall 2000 regarding funding status and needs	Roland DeBlois
Manatee Protection and Boating Safety Plan	Indian River County Manatee Protection and Boating Safety Comprehensive Management Plan	Final draft reviewed by MANWAC on 06/05/00. Plan will be brought before BCC in July 2000 for formal transmittal to state.	Brian Poole
Scrub-Jay HCP	Sebastian Area-Wide Florida Scrub-Jay Habitat Conservation Plan	Locally approved plan submitted to U.S. Fish and Wildlife Service on 03/24/00; incidental Take Permit to be issued in late June/early July 2000.	Roland DeBlois
Tree Protection Ordinance Revisions	The county tree protection ordinance is under review for revision to strengthen tree protection requirements and enforcement	Revisions work program being developed; a public workshop will be scheduled in late summer	Roland DeBlois or Brian Poole
Long Range Planning Section			

Project Name	Project Description	Project Status	Staff Contact
Community Development Block Grant (CDBG) - Economic Development	County may apply for grant to assist new businesses or existing business that will create new jobs in Indian River County.	Held first public hearing on 05/09/00 Held preliminary discussions with various local businesses	Peter Radke
Community Development Block Grant (CDBG) - Neighborhood Revitalization	Submitted application for \$750,000 grant. Funds would be used for potable water improvements in Wabasso area.	Held first public hearing on 05/09/00 Held second public hearing on 05/23/00 Submitted grant application on 05/31/00	Peter Radke
County Code Chapter 800 Update	Update to chapter 800 of the county code to regarding the comprehensive plan and amendments of the comprehensive plan.	25% completed	John Wachtel
Land Development Regulation Amendment	Update to chapters 911 and 971 of the county code to reflect recent comprehensive plan amendments	10% completed	John Wachtel
Local Housing Assistance Plan	Prepared Indian River County Local Housing Assistance Plan for FY 2000/01, 2001/02, and 2002/03	Approved by the BCC and the Florida Housing Finance Corporation on 03/27/00	Sasan Rohani
Transportation Disadvantaged Planning Grant	Submitted grant application to the Commission for Transportation Disadvantaged (CTD)	Approved by MPO and CTD on 05/25/00	Sasan Rohani
Transportation Disadvantaged Service Plan	Preparing 2000/01 Transportation Disadvantaged Service Plan	75% completed	Sasan Rohani
SHIP Program Applications	Advertized availability of State Housing Initiatives Partnership (SHIP) Program funding for FY 2000/01.	Advertized on 06/04/00 Applications may be submitted from 07/07/00 to 07/31/00	Sasan Rohani
Metropolitan Planning Organization (MPO)			
FY 2000/01 Unified Planning Work Program (UPWP)	MPO's work program and budget for FY 2000/01	Adopted by MPO in May 2000.	Robert Keating

Project Name	Project Description	Project Status	Staff Contact
FY 2000/01 - 2004/05 Transportation Improvement Program (TIP)	Staged multi-year (FY 2000/01 - 2004/05) program of transportation improvement projects for the Indian River County MPO area	TIP will be considered by MPO on 06/14/00	Robert Keating
2025 Long Range Transportation Plan Update	Long-range 2025 transportation plan for Indian River County MPO area	Under development Adoption in Nov. 2000	Robert M. Keating

Environmental Lands Program						
	Total Site Acreage	Environmental Land Acreage Required Per 2020 Comprehensive Plan				
		100 Year Floodplain (Drainage Policy 5.2)	Xeric Scrub (Policy 6.2)	Coastal/Tropical Hammock on North Orchid Island (Policy 6.3)	Pine Flatwoods/ Dry Prairie (Policy 6.14)	Total Upland Native Plant Communities (Objective 6)
Comp Plan Required Acres		1,000	100	100	500	1,000
LAAC Sites Acquired or Under Contract						
Oslo Riverfront	298	260	0	0	24	64
Korangy Tract	132	123	0	9	0	9
Wabasso Scrub	111	15	42	0	51	93
Kennedy PINWR	36	24	0	0	0	0
Green Salt Marsh	16	16	0	0	0	0
Prange Islands	27	27	0	0	0	5
Jungle Trail Cons. Area (Cairns Tract)	103	50	0	87	0	102
Jungle Trail Cons. Area (Irwin Tract)	8	0	0	8	0	8
Fischer Tract	95	36	50	0	0	59
North Sebastian C.A. (AGC Ind. Tr.)	76	26	25	0	25	53
North Sebastian C.A. (St. Seb. PUD)	312	61	43	0	172	215
North Sebastian C.A. (Anstalt)	19	0	18	0	0	18
Sebastian Highlands Scrub Lots	10	0	10	0	0	10
Judah Tract	0.17	0.17	0	0	0	0
Harmony Oaks	90	75	0	0	0	15
Spallone/ACNWR	1.43	0	0	1.43	0	1.43
Carson Platt Estate (Under contract; closing pending)	5,361	1,072	350	0	3,939	4,289
Flinn Tract	37	16	0	0	0	21
Round Island So. (6 of 9 parcels)	44	32	0	0	0	12
Total Acreage	6,776.6	1,833.17	538	105.43	4,211	4,974.43
Acreage Remaining by Category to Acquire	N/A	0	0	0	0	0

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

Plans and reports available through the Community Development Department

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

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

June 2000†

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

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

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

July 2000†

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

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August 2000†

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 BCC @ 9:00 am	2 TRC @ 1:30 pm	3	4	5
6	7	8 BCC @ 9:00 am CAC @ 2:00 pm	9 MPO @ 10:00 am TRC @ 1:30 pm	10 PZC @ 7:00 pm	11	12
13	14 BOA @ 3:00 pm	15 BCC @ 9:00 am HBEW @ 5:45 pm	16 TRC @ 1:30 pm	17 PSAC @ 12:15 pm	18	19
20	21	22 BCC @ 9:00 am	23 TRC @ 1:30 pm	24 TDLCB @ 10:00 am PZC @ 7:00 pm	25 TAC @ 10:00 AM	26
27	28 CEB @ 1:30 pm	29	30 TRC @ 1:30 pm	31		

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September 2000†

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

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