



---

# Indian River County Community Development Report July 2004

---

**Issue #23**

**\$4.00**

1840 25<sup>th</sup> Street  
Vero Beach, FL 32960  
Phone: (772) 567-8000, Ext. 1237  
Fax: (772) 978-1806

# We would like to hear from you!

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

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

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

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

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

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

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

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

---

---

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

Paper Copy	Computer Disk	Web Page
------------	---------------	----------

**Please return this evaluation form to:**  
**Long Range Planning Section**  
**Community Development Department**  
**1840 25<sup>th</sup> Street, Vero Beach, FL, 32960**  
**FAX: (772) 978-1806**  
**or email your comments**  
<mailto:gcarmony@ircgov.com>

<b><u>Table of Contents</u></b>	<b>Page #</b>
Introduction	4
Demographics	5
Commerce and Industry	9
Incentives	13
Current Development	15
Planning and Zoning Commission Reviewed Residential Projects	18
New Development Projects	20
North County Commercial/Industrial	21
North County Residential	28
Central County Commercial/Industrial	34
Central County Residential	44
South County Commercial/Industrial	54
South County Residential	69
Comprehensive Plan Amendment Applications and Rezoning Applications	84
Department Activity	85

## **Introduction**

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

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

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

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

**<http://www.ircgov.com>**

# Demographics

Map Reference #		Historical Population			
		1980 Census	1990 Census	2000 Census	2003 Estimates <sup>1</sup>
COUNTY		59,896	90,208	112,947	121,129
UNINCORPORATED COUNTY		38,455	58,143	71,660	76,908
MUNICIPALITIES					
1	Vero Beach	16,176	17,350	17,705	17,945
2	Sebastian	2,831	10,248	16,181	18,275
3	Indian River Shores	1,254	2,278	3,448	3,574
4	Fellsmere	1,161	2,179	3,813	4,173
5	Orchid	19	10	140	299
Census Designated Places					
6	Gifford	6,240	6,278	7,599	N/A
7	Wabasso <sup>2</sup>	2,157	1,145	918	N/A
8	Roseland	1,607	1,379	1,775	N/A
9	Vero Beach South	12,636	17,182	20,362	N/A
10	Florida Ridge	4,988	12,183	15,217	N/A
11	South Beach	1,098	2,754	3,457	N/A
12	North Beach	225	639	243 <sup>3</sup>	N/A
13	Winter Beach	978	818	965	N/A
14	West Vero (S.R. 60) Corridor	3,102	7,519	7,695	N/A
15	Wabasso Beach <sup>3</sup>	n/a	n/a	1,075	N/A
Unallocated Population		5,424	8,246	12,354	N/A

<sup>1</sup> Florida Statistical Abstract, Bureau of Economic and Business Research, 2004

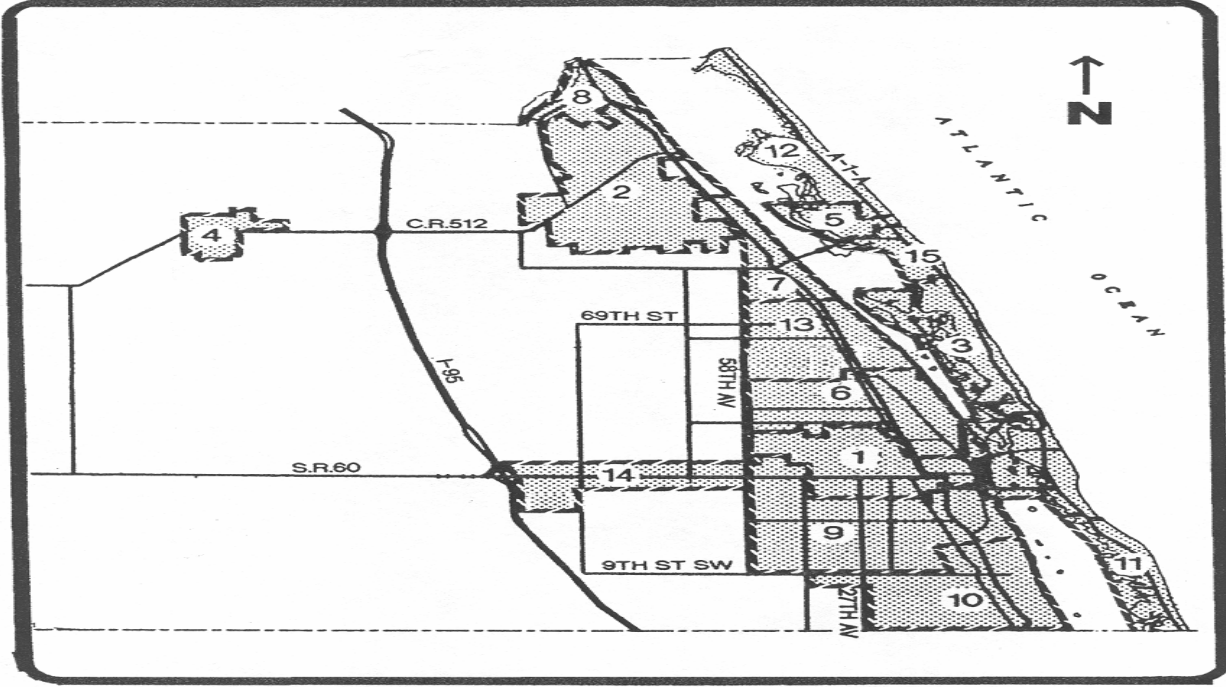
<sup>2</sup> Boundaries changed in 2000 Census

<sup>3</sup> Wabasso Beach CDP was added for the 2000 Census

# Demographics

Table 2: Indian River County Population Projections 2005-2030						
Map Reference #		2005	2010	2020	2025	2030
	<b>Total County</b>		<b>124,400</b>	<b>135,800</b>	<b>157,500</b>	<b>168,000</b>
Unincorporated County		77,796	84,206	94,326	100,139	108,563
Municipalities						
1	Vero Beach	18,058	18,239	18,422	18,606	18,792
2	Sebastian	19,732	22,675	31,972	35,568	36,335
3	Indian River Shores	3,926	4,700	5,470	5,600	5,600
4	Fellsmere	4,578	5,640	6,923	7,687	7,800
5	Orchid	310	340	387	400	410
<b>Total Municipalities</b>		<b>46,604</b>	<b>51,594</b>	<b>63,174</b>	<b>67,861</b>	<b>68,937</b>
Census Designated Places						
6	Gifford	7,949	8,029	8,376	8,618	9,208
7	Wabasso	918	918	924	945	960
8	Roseland	1,838	1,848	1,858	1,887	2,005
9	Vero Beach South	21,170	23,053	24,852	25,484	29,220
10	Florida Ridge	17,540	19,875	22,889	23,702	27,209
11	South Beach	3,985	4,236	5,013	5,039	5,136
12	North Beach	261	265	269	270	400
13	Winter Beach	968	970	977	980	986
14	West Vero (S.R. 60) Corridor	8,327	9,262	10,501	10,564	11,125
15	Wabasso Beach	1,291	1,503	1,988	2,100	2,300
<b>Total CDPs</b>		<b>64,247</b>	<b>69,959</b>	<b>77,647</b>	<b>79,589</b>	<b>88,549</b>
Unallocated Population		13,549	14,247	16,679	20,550	20,014
Source: U.S. Census Bureau; University of Florida, Bureau of Economics and Business Research; Indian River County Planning Division						

# Demographics



**BOUNDARIES OF MUNICIPALITIES AND CENSUS DESIGNATED PLACES**

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

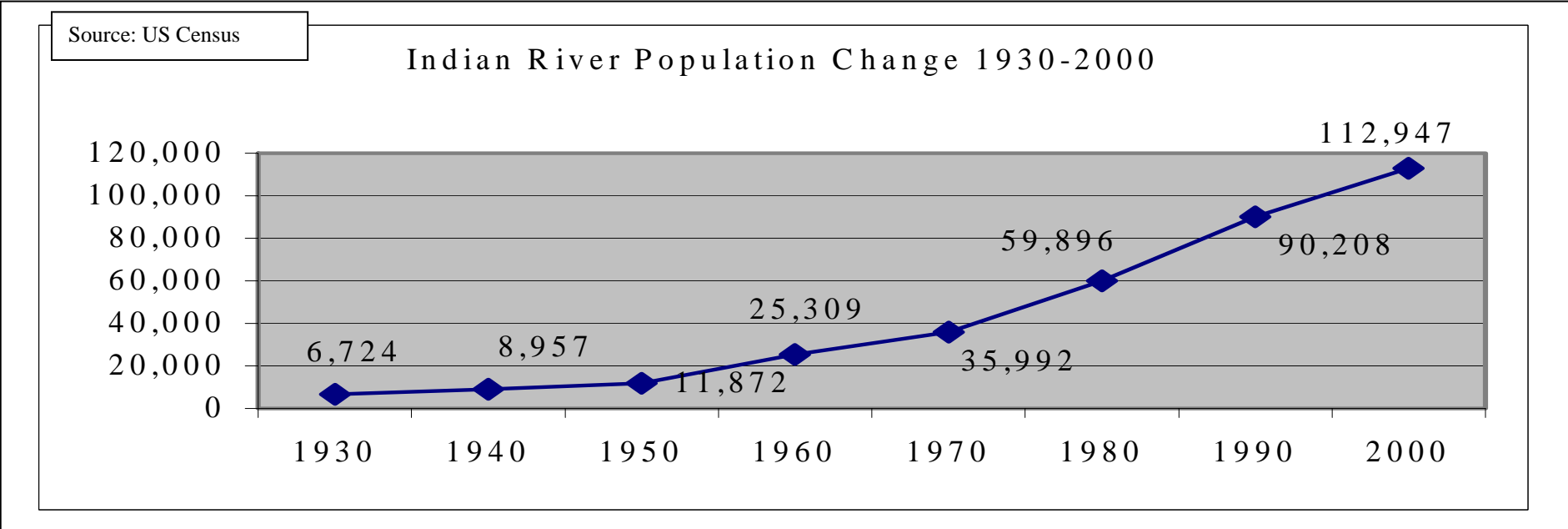
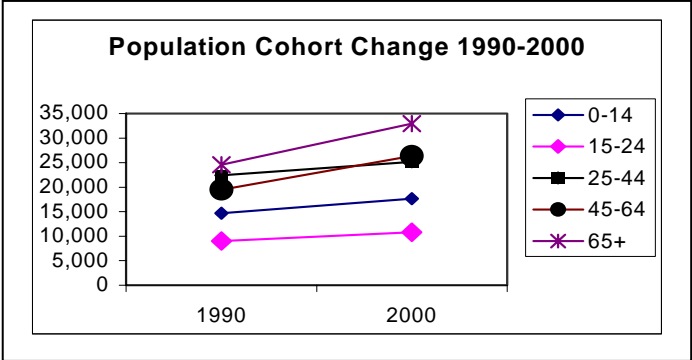
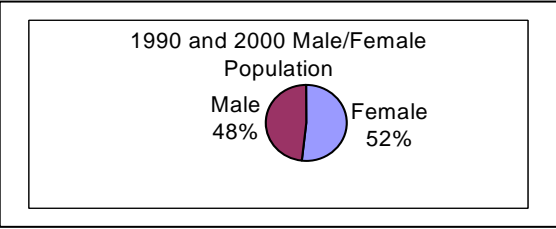
# Demographics

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

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

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

Source: U.S. Census





# Commerce and Industry

Largest Employers in Indian River County (2003)						
2003 Ranking	2002 Ranking	Firm	SIC Major Group	Employees		
				Total	Full-time	Part-time
1	1	School District of Indian River County	Government	1,945	1,940	5
2	2	Indian River Memorial Hospital	Health Services (SIC 80)	1,100	1,100	0
3	3	Indian River County	Government	1,333	1,254	79
4	5	Publix Supermarkets	Food Stores (SIC 54)	801	397	404
5	4	The New Piper Aircraft	Transportation Equipment (SIC 37)	752	749	3
6	11	Gracewood Fruit Packing	Agricultural Services (SIC 07)	700	140	560
7	6	City of Vero Beach	Government	607	555	52
8	7	Wal-Mart	General Merchandise Stores (SIC 53)	540	0	0
9	16	Sebastian River Medical Center	Health Services (SIC 80)	500	500	0
10	10	John's Island	Hotels and Other Lodging Places (SIC 70)	500	250	250
11	9	Hale Indian River Groves	Agricultural Services (SIC 07)	500	175	325
12	8	Sun Ag, Inc.	Citrus, Agric. (SIC 75)	475	175	300
13	12	Winn-Dixie	Food Stores (SIC 54)	440	120	320
14	20	Disney's Vero Beach Resort	Hotels and Other Lodging Places (SIC 70)	375	270	75
15	17	Indian River County Exchange Packers	Agricultural Services (SIC 07)	350	48	302
16	18	Visiting Nurse Association	Health Services (SIC 80)	332	142	190
17	14	Legend Properties, Inc.	Developer	314	232	82
18	15	Indian River Estates	Health Services (SIC 80)	306	160	146
19	12	Dodgertown Complex	Convention/sports	272	175	97
20	--	Grace Brothers	Agricultural Services (SIC 07)	225	48	177

Source: IRC Chamber of Commerce (2003)

# Commerce and Industry

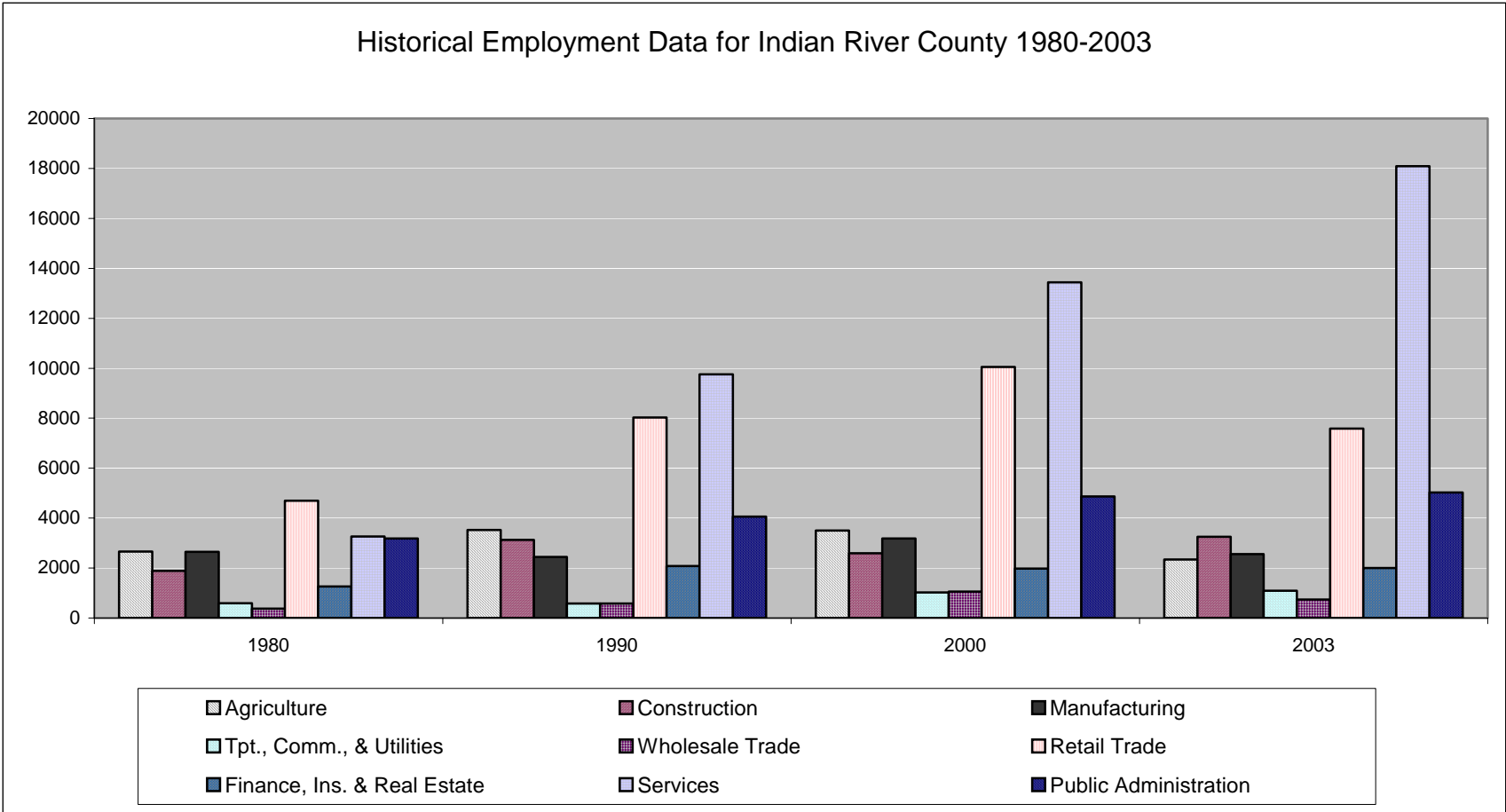
Private Companies in Florida's Top 200 Located in Indian River County†					
Company	City	Rank	Revenue (2001)	Full-time Employees	Type of Business
George E. Warren Corp.	Vero Beach	6	\$2,585,700,000	30	Petroleum Trading
The New Piper Aircraft Inc.	Vero Beach	91	\$175,000,000	670	Aircraft Manufacturer

†Ranked by 2002 Revenue. Source: Florida Trend (2003)

Employment Information for Indian River County (2002)				
SIC Division	# of Employees	% of Total Employment	Annual Payroll	Average Annual Wage Per Employee
Agriculture, Forestry, & Fishing	2,342	5.49%	\$53,258,762	\$22,742
Construction	3,252	7.62%	\$102,497,283	\$31,522
Manufacturing	2,556	5.99%	\$87,453,235	\$34,220
Tpt., Communications, & Utilities	1096	2.57%	\$38,588,786	\$33,568
Wholesale Trade	740	1.73%	\$37,978,617	\$51,351
Retail Trade	7,581	17.76%	\$158,261,892	\$20,877
Finance, Insurance, & Real Estate	2,001	4.69%	\$77,079,782	\$38,525
Services	18,091	42.39%	\$476,460,825	\$26,336
Public Administration	5,020	11.76%	\$181,489,296	\$38,364

Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information, ES-202 Program.

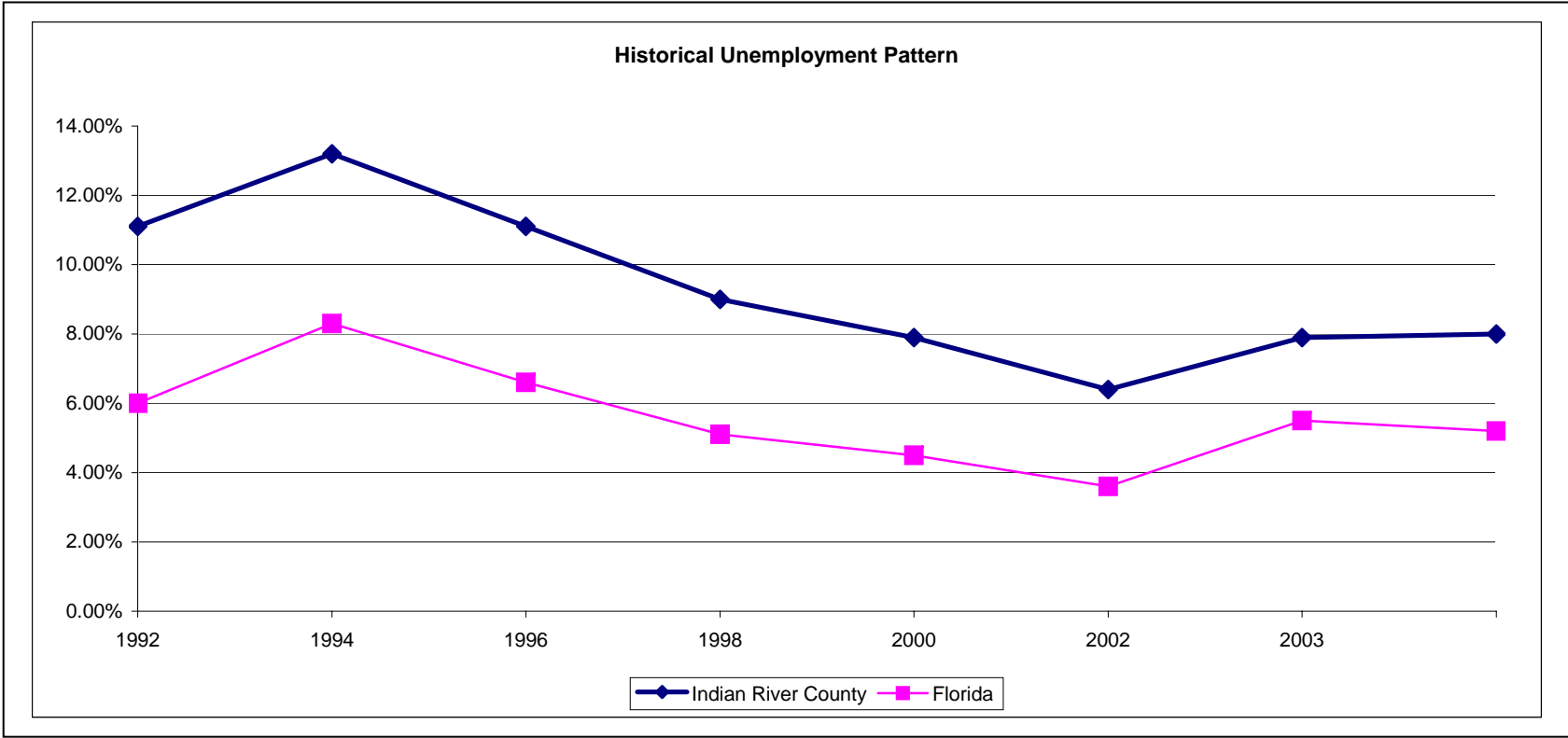
# Commerce and Industry



# Commerce and Industry

Indian River County Unemployment Information														
2002 Annual Average			2002 Monthly											
	2001	2002	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Labor Force	46,700	49,195	48,915	48,728	49,070	48,554	48,714	49,107	49,594	49,370	48,748	49,110	49,925	50,504
Unemployment Rate	7.3%	7.9%	6.2%	6.0%	5.6%	5.5%	7.2%	9.6%	11.2%	11.1%	10.2%	8.5%	7.1%	6.2%
2003 Annual Average			2003 Monthly											
Labor Force	49,693		49,829	49,418	49,750	49,479	49,390	49,542	49,224	49,302	49,258	50,071	50,184	50,829
Unemployment Rate	8.0%		6.9%	6.3%	6.1%	6.5%	7.8%	10.3%	10.8%	11.2%	10.2	7.6	6.5	5.4

Source: State of Florida, Local Area Unemployment Statistics



# Incentives

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

# Incentives

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

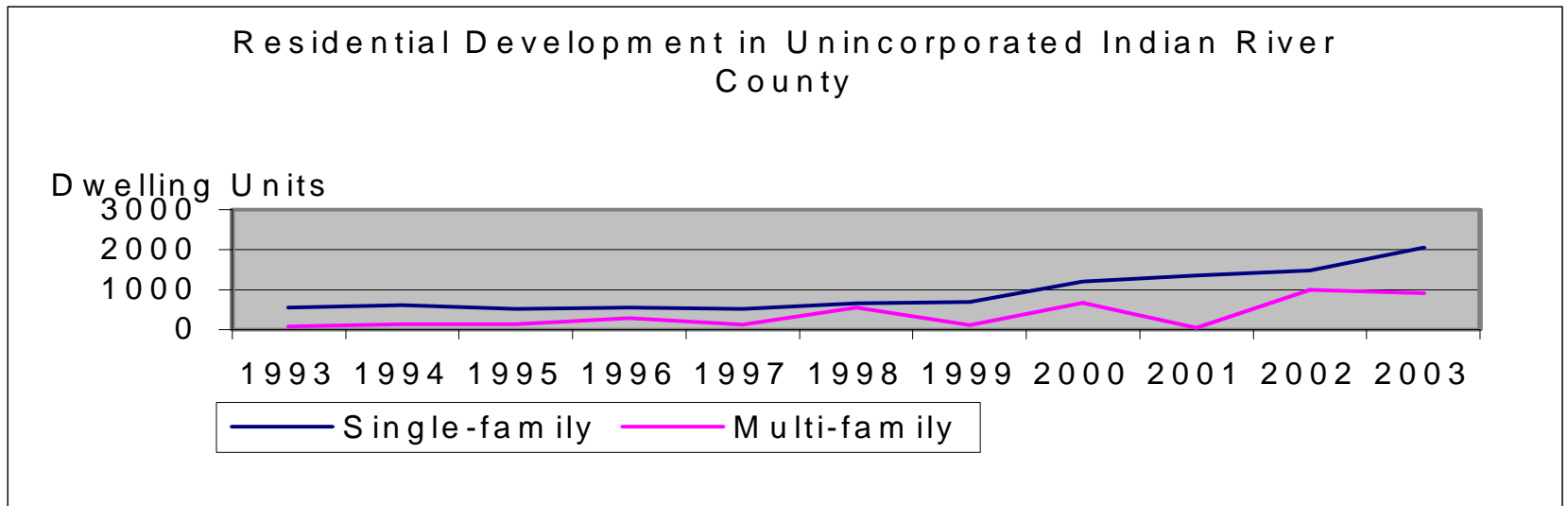
Source: State of Florida, Indian River County

Building Permit Information for New Construction: Permits Issued					
Jurisdiction	Building Type	2000	2001	2002	2003
Unincorporated County	Single-Family Units	793	943	1,035	1,436
	Multi-Family Units	599	85	774	720
	Mobile Home Setups	N/A	29	16	11
	Commercial/Industrial Sq. ft.	417,217	351,383	395,569	433,279
Vero Beach	Single-Family Units	28	25	21	31
	Multi-Family Units	13	16	108	20
	Mobile Home Setups	N/A	0	0	0
	Commercial/Industrial Sq. ft.	84,449	259,660	109,901	65,865
Sebastian	Single-Family Units	278	294	328	503
	Multi-Family Units	18	0	24	13
	Mobile Home Setups	N/A	18	17	34
	Commercial/Industrial Sq. ft.	74,355	92,971	36,684	192,408
Fellsmere	Single-Family Units	24	26	30	21
	Multi-Family Units	2	5	3	160
	Mobile Home Setups	N/A	2	9	7
	Commercial/Industrial Sq. ft.	5,200	6,529	21,200	8,900
Indian River Shores	Single-Family Units	34	45	44	47
	Multi-Family Units	21	16	24	0
	Commercial/Industrial Sq. ft.	0	0	0	0
Orchid	Single-Family Units	43	28	26	12
	Multi-Family Units	15	0	0	0
	Commercial/Industrial Sq. ft.	N/A	N/A	N/A	N/A

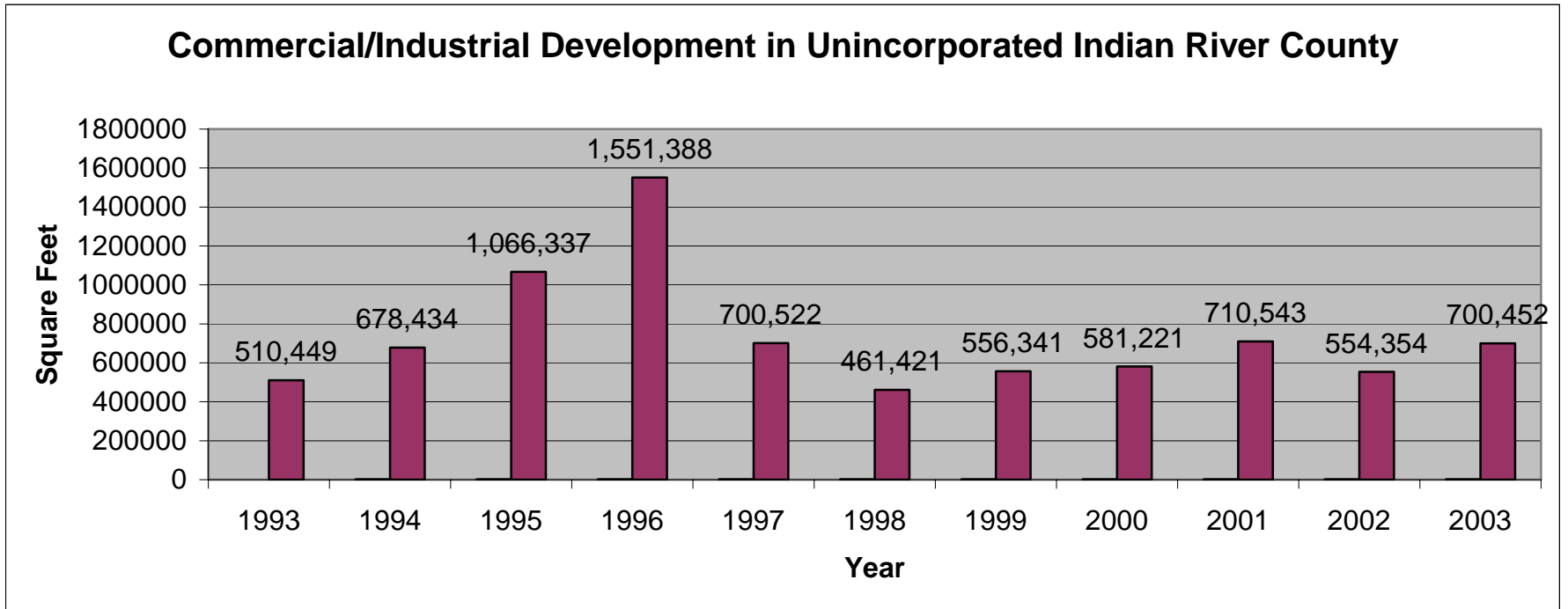
July 2004

## New Development Projects

Total # of Permits/ Calendar Year	2000	2001	2002	2003
Total Single Family Units	1,200	1,361	1,484	2,050
Total Multi-family Units	668	122	991	913
Total Mobile Home Setups	N/A	49	42	52
Total Commercial SQFT	581,221	710,543	554,354	700,452
<b>Total Residential Units and Permits – year end 2003</b>	<b>Census 2000</b>	<b>2000- 2003 Permits</b>	<b>Total Residential Units</b>	
Total Single Family Units	36,240	6,095	42,335	
Total Multi-family Units	14,792	2,694	17,486	
Total Mobile Home Setups	6,870	143	7,013	
Total Housing Units	57,902	8,932	66,834	







### Planning and Zoning Commission Approved Projects for Calendar Year 2003

July 2004

## New Development Projects

<b>Single Family Preliminary Plan Projects</b>	<b>Number of Lots</b>
Amelia Plantation	61
Citrus Springs Village D, a Portion of Village F, and Village G	224
Diamond Court Village	51
Diamond Lake	115
Falcon Trace	326
Falyn Estates	41
Gen Development	162
Kashi Ashram Phase I	34
Old Orchid Phase IV	35
Paladin Place	142
Serenoa	294
South Lakes	104
Sunrise	134
The Fountains at Amber Lakes	50
The Lakes at Brookhaven	49
Two Lakes	58
Westfield	137
Woodfield At Vero Beach	282
<b>Total</b>	<b>2299</b>
<b>Multi-Family Preliminary Plan Projects</b>	<b>Number of Units</b>
Bridgepointe	166
Diamond Court Village West	44
Harbor Chase	16
Pineapple Cay	32
The Boulevard Village & Tennis Club	98
Valencia Pointe	70
Woodfield at Vero Beach	144
<b>Total</b>	<b>570</b>
<b>Conceptual Plan Projects</b>	<b>Number of Lots/Units</b>
Harbor Place	53
Kashi Ashram	54
26 <sup>th</sup> Street Residential	482
<b>Total</b>	<b>589</b>
<b>Total Number of Lots/Units 2003</b>	<b>3458</b>

July 2004

New Development Projects

**Planning and Zoning Commission Approved Projects for Calendar Year 2004**

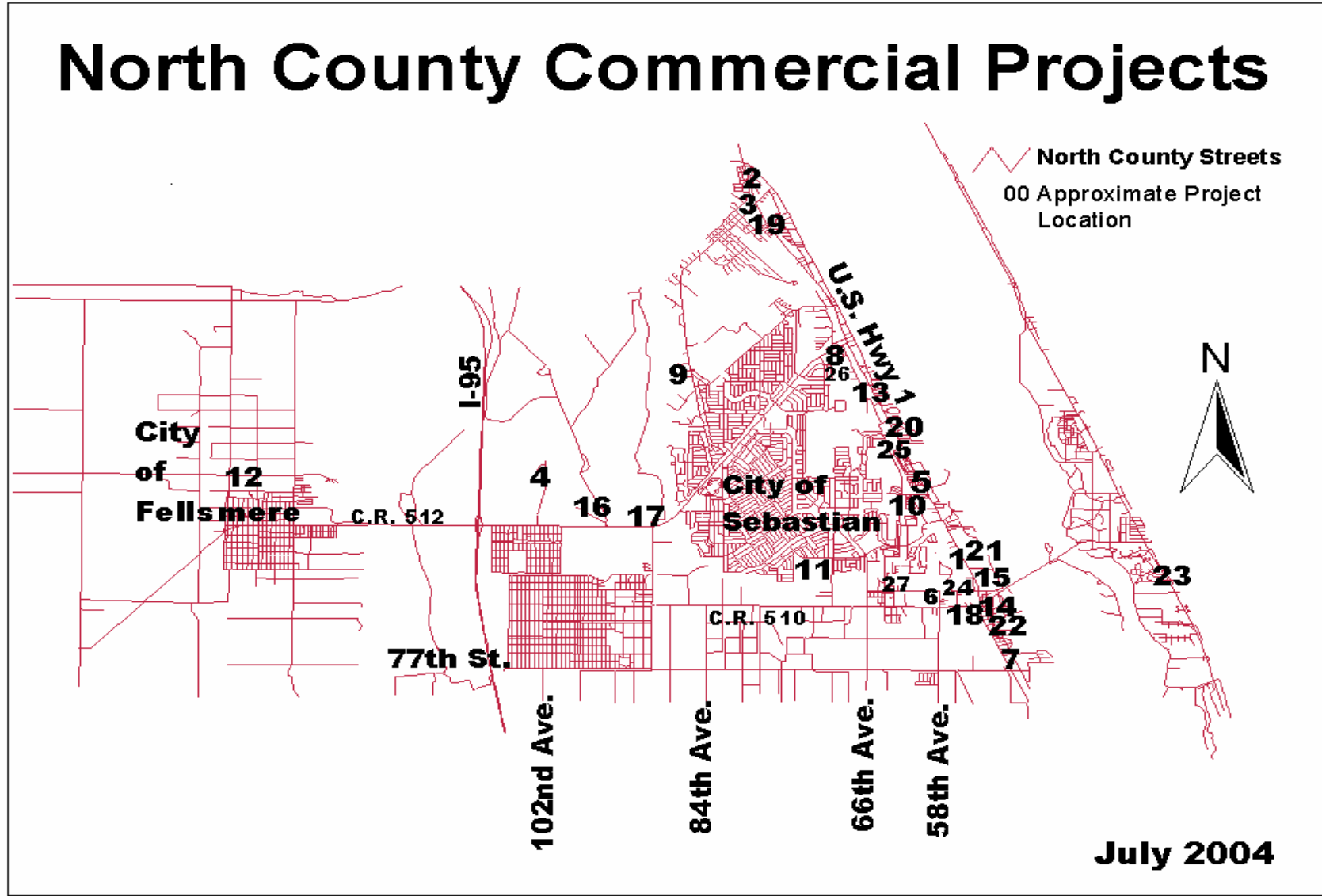
<b>Preliminary Plan and PD Plan Projects</b>	<b>Number of Lots</b>
Ashley Lakes	36
Banana Hammock	3
Crofton Meadows	11
Echo Lake PD	316
1 <sup>st</sup> Street Subdivision	22
North Lakes	525
Oak Hollow Estates	24
* Pointe West Central Village	85
* Pointe West South Village	168
Turtle Run Phase I	77
27 <sup>th</sup> Ave SW	66
San Messina	23
* Woodfield at Vero Beach	436
<b>Total</b>	<b>1792</b>
<b>Multi-Family Preliminary Plan Projects</b>	<b>Number of Units</b>
* Pointe West North Village Townhomes	100
Turtle Run Phase II	103
Vero Beach Townhomes	169
Water Oak Village	32
<b>Total</b>	<b>404</b>
<b>Conceptual PD Plan Projects</b>	<b>Number of Lots/Units</b>
Madera Isles	186
Hammock Lakes Phase 3	96
<b>Total</b>	<b>282</b>
<b>Total Number of Lots/Units 2004</b>	<b>2478</b>

\* Note: Part of a previously approved conceptual PD plan

July 2004

New Development Projects

## **NORTH COUNTY COMMERCIAL PROJECTS**



July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>NORTH COUNTY COMMERCIAL/INDUSTRIAL PROJECTS</b> (north of 77 <sup>th</sup> Street)						
<b>Automotive Repair/Sales and Maintenance Establishments</b>						
Protransmasters II 2001060194 PD-04-08-15	8980 US Highway 1 31-39-28-00002-0000-00004.0 Map Location: 1	Two buildings, auto repair /retail. Contact: McCain & Associates, Inc. 770-1093	09/22/03	06/23/04		
			Submitted to TRC 06/23/04.			
<b>Gas Station/Convenience Store</b>						
<b>No Projects Pending</b>						
<b>Health Care Offices and Facilities</b>						
Riverside Clinic & Surgery Center 95050076 SP-MI-04-01-01	14410 U.S. Highway 1, Sebastian 25-30-38-00000-0020-00002.1 Map Location: 2	Adding 1,895 square feet of single-family medical Contact: Mosby & Associates, Inc. 569-0035	N/A	6/05/02 10/29/03	N/A	N/A
			County staff approved 11/21/03. Pending site plan release.			
Sebastian Northpoint Office Building 2003050056 SP-MJ-04-01-03	US Highway 1, Sebastian 30-38-25-00000-0020-00001.8 Map Location: 3	8,000 sq. ft. medical office Contact: G.E. Cantelou, III (321)259-1529	05/19/03	11/05/03		
			Awaiting resubmittal.			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Industrial Establishments</b>						
Aeroshade Commercial 2003060125 SP-MJ-04-04-13	102 <sup>nd</sup> Terrace 31-38-22-00000-1000-00001.0 Map Location: 4	Multi-phase commercial building. Contact: McCain & Associates 770-1093.	06/23/03	01/21/04		
			Awaiting resubmittal. Staff has “fast-tracked” reviews.			
Gator Millworks 97110117 SP-MJ-03-08-46	9555 US Highway 1 31-39-21-00000-0030-00001.1 Map Location: 5	Building supplies office expansion. Contact Mosby & Associates 569-0035.	04/21/03	05/21/03		
			County staff approved 07/29/03. Pending site plan release.			
Flintstone Landscaping (fka Mike’s Trade Center) 2002100227 SP-MA-04-09-58	5560 85 <sup>th</sup> Street 31-39-28-00004-0010-00001.0 Map Location: 6	Retail nursery/garden supply/vehicle storage Contact: Schulke, Bittle & Stoddard 770-9682	07/07/03	07/07/04		
			04/05/04	Scheduled for TRC 07/07/04		
Releaf Trees 2002090043 SP-MA-03-01-06	7855 US Highway 1 31-39-34-00000-0050-00002.0 Map Location: 7	1,200 sq. ft. office; landscape nursery. Contact: Mosby & Associates, Inc. 569-0035		10/30/02		
				06/02/04	Site plan expired new site plan in works.	
Stadnik 2 <sup>nd</sup> Street Contractor Trades 2003070069 SP-MJ-03-12-80	11645 Hewlett Drive 31-39-06-00015-0020-00007.0 Map Location: 8	7,500 sq. ft. contractor trades. Contact: Mosby & Associates, Inc. 569-0035.		10/08/03		
			Awaiting resubmittal. 01/21/04 IRC staff approved major site plan.			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Institutional Establishments</b>						
Kashi Church Foundation 2001070204 PD-02-08-11 PD-03-11-20	11145 Roseland Road, Roseland 11-31-38-00000-0020-00001.0  Map Location: 9	Conceptual master plan Pods A thru M Development. Rezone 78.22 acres to PD. Plans revised (downsized) via staff & PZC meetings & workshops. Contact: Knight, McGuire & Associates, Inc. 569-5505	8/6/01	6/05/02 7/24/02 09/03/03	12/12/02 01/09/03 01/15/03 11/20/03	02/18/03
			BCC approved PD rezoning 02/18/03. Phase I preliminary plat reviewed by TRC 09/03/03. Preliminary plat for Phase 1 approved by PZC 11/20/03. LDP & Type B permit submitted waiting issuance.			
<b>Other Non-Residential Projects</b>						
Comcast Sebastian Equipment Building 95080057 SP-MN-03-03-20	6180 99 <sup>th</sup> Street, Sebastian. 31-39-20-00000-3000-00001.0 Map Location: 10	Addition of equipment building. Contact: Brian Hobbs (317)334-1738		01/15/03		
			Site plan released 02/11/03. Awaiting applicant response on building permit review.			
Cross Creek/Fischer Land Mine 99070006 SP-MI-02-07-45	9045 70 <sup>th</sup> Ave., Sebastian 30-31-39-00000-3000-00002.0 Map Location: 11	Sand mine expansion Contact: Mosby & Associates, Inc. 569-0035		01/19/04	N/A	N/A
			Staff approved 9/12/02. Site plan expired. New site plan application submitted for staff review.			
Godfrey Sand Mine 2003030173 SP-MJ-03-06-32	9980 138 <sup>th</sup> Avenue, southeast corner of 138 <sup>th</sup> Avenue (Babcock Street & 101 <sup>st</sup> Street) 31-37-23-00001-1332-00001.0 Map Location: 12	19.7 acre sand mine. Same proposal made a few years ago that was denied by PZC & BCC. Contact: Mosby & Associates, Inc. 569-0035		04/02/03		
			Denied 4-2 by PZC 09/11/03. Appeal of denial filed by Michael O’Haire. Appeal heard by BCC 11/18/03. BCC approved project 4-1. Pending site plan release..			



July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Meeks Right-of-way abandonment 2002120008 ROW-03-09-11	11196 Indian River Blvd. 31-39-08-00000-0020-00007.0 Map Location: 13	Right-of-way abandonment portion between north & south property line and US 1. Contact: Ronald Meeks 473-8502		07/16/03		
			Reviewed by TRC 07/16/03.			
Orange Street ROW Abandonment 2002090170 ROW-03-05-07	Orange Street; abandon a portion of Orange Street between CR 510 and Sunrise Avenue 31-39-28-00006-0100-00001.0 Map Location: 14	Abandon portion of ROW. Contact: Knight, McGuire & Associates 569-5505		02/26/03		09/23/03
			Correspondence between applicant and county surveyor. BCC approved 09/23/03 per Ordinance 2003-121.			
Wabasso Baptist Church ROW Abandonment 2001010069 ROW-04-06-03	4720 86 <sup>th</sup> Street 31-39-28-00006-0050-00013.0 Map Location: 15	Abandon portion of 48 <sup>th</sup> Ave between 86 <sup>th</sup> and 87 <sup>th</sup> Streets Contact: Eric Pollard 589-1883		04/07/04		
			Reviewed by TRC 04/07/04			
<b>Professional and Financial Office Establishments</b>						
<b>No Projects Pending</b>						
<b>Public and Private Recreation Facilities</b>						
North County Regional Park Kitching Railhead Station 2000050084 SP-MN-03-09-48	West of the Sebastian Middle School on C.R. 512 31-38-22-00000-1000-00001.0 Map Location: 16	Display of rail station. Contact: Rob Skok, IRC 567-8000.		06/18/03		
			Staff level approval of site plan 07/14/03. Site plan released 12/16/03. Certificate of Occupancy applied for 05/06/04			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Retail Trade Establishments</b>						
CR 510 / CR 512 Development 2004010125	95 <sup>th</sup> Street, northwest corner of intersection of CR 510 & CR 512. 31-38-22-00001-0000-00001.1 Map Location: 17	11,000 sq. ft. retail center, 2,000 sq. ft. restaurant, and 2,470 sq. ft. bank. Contact: Schulke, Bittle & Stoddard 770-9622.	01/26/04			
			Awaiting formal resubmittal.			
Eckerd Drug Store (Graves Bros. Retail) 91100028 SP-MJ-03-10-57	8495 U.S. Hwy 1; southwest corner of US 1 / CR 510 31-39-33-00001-0020-00004.1 Map Location: 18	Drug Store (Phase I) Contact: Randy Mosby 569-0035	10/28/02	08/06/03 09/03/03		
			Site plan reviewed by TRC 08/06/03. Re-TRC 09/03/03. Site plan approved by staff 12/22/03. Released 04/01/04.			
Home Depot 92020034 SP-MI-04-05-19	13361 US Highway 1 30-38-21-00001-0000-00011.3 Map Location: 19	Redevelopment of abandoned K-Mart. Home Improvement Retail Sales. Contact: Kimley-Horn 794-4073	12/29/03	02/18/04		
			Approved 03/25/04. Minor site plan approved 06/03/04. Site plan released 06/24/04.			
Midriver 2003070312	US Highway 1, across from Schumman Drive, Sebastian 31-39-17-00004-0000-00000.3 Map Location: 20	44,600 sq. ft. retail/commercial. Contact: Randy Mosby 569-0035.	08/11/03			
			Awaiting resubmittal.			
Winckel Antiques 2003100069	8905 US Highway 1 31-39-28-00000-3000-00011.0 Map Location: 21	Add paved parking to commercial structure. Contact: Masteller & Moler 567-5300.	10/20/03			
			Awaiting formal resubmittal.			
Wright Commercial Property 2004060484	8675 84 <sup>th</sup> Place, southeast corner US Hwy 1 and 84 <sup>th</sup> Place 31-39-33-00001-0040-00004.0 Map Location: 22	2700 Sq. Ft. Office/2600 Sq. Ft. Retail Contact: Todd Smith 589-8722	07/12/04			
			Awaiting formal resubmittal.			

July 2004

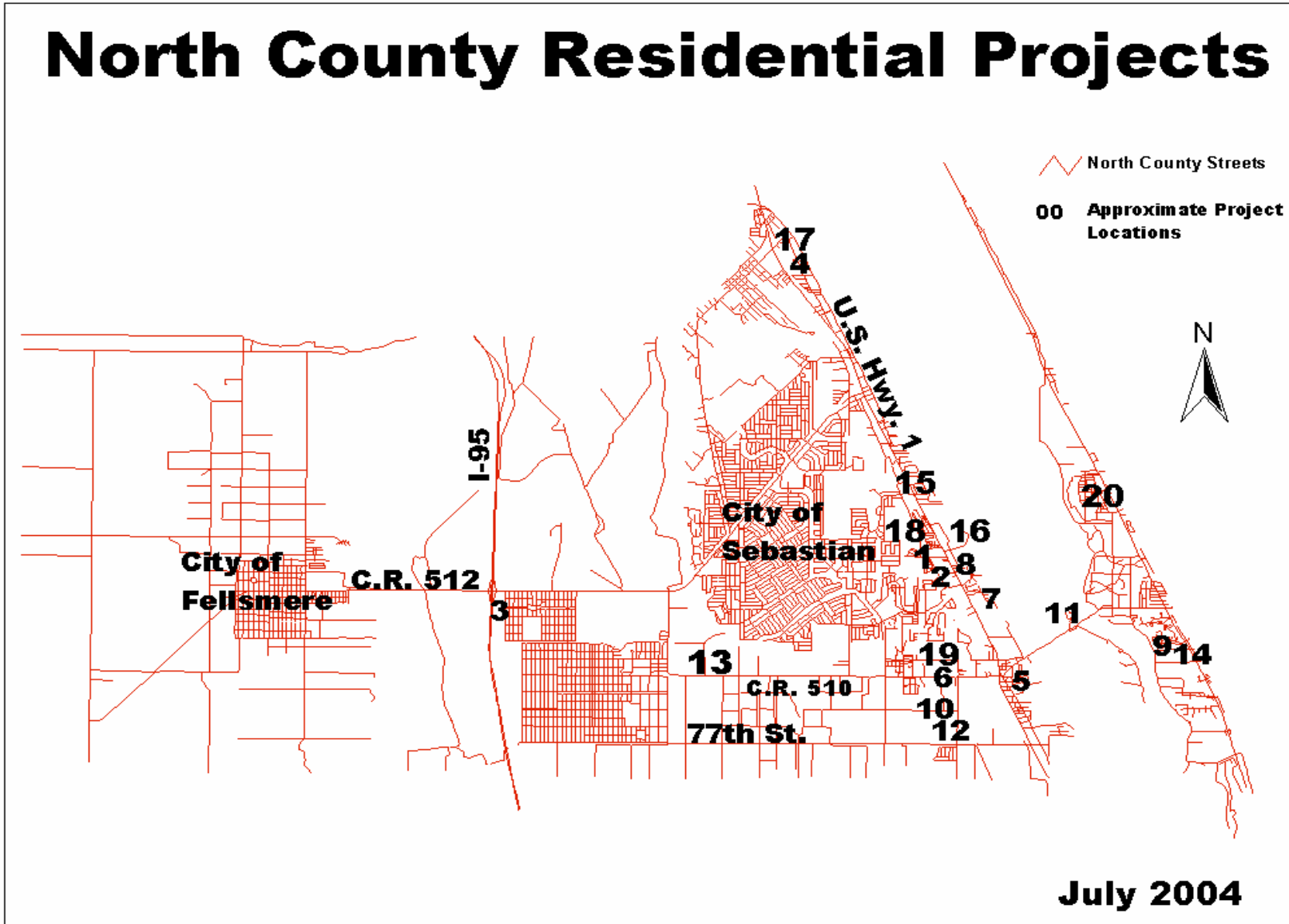
New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Utility Facilities</b>						
Verizon (Sea Oaks Dune House) 99010077	8862 N. Sea Oaks Way 31-39-25-00000-0010-00001.0 Map Location: 23	Install antenna & equipment. Contact: Justin Proffitt (561)226-9453	09/22/03			
			Awaiting resubmittal.			
<b>Warehouse and Storage Establishments</b>						
Sommers Maxi Warehouse (fka Poly-Planer) 2003050120 SP-MA-04-08-47	55 <sup>th</sup> Avenue 31-39-28-00004-0020-00002.0 Map Location: 24	40,000 sq. ft. manufacturing warehouse. Contact: Mosby & Associates 569-0035	06/02/03	06/25/03		
			04/12/04	05/26/04	Changed square footage back to PREA on 4-12-04 awaiting resubmittal	
Webster Outdoor Storage 2003110132	11315 US Highway 1 31-39-07-00000-1000-00013.0 Map Location: 25	Outdoor storage at rear of property/stabilize 180'X150" sandridge at rear of lot fence area Contact: William Webster 216-2300	03/08/04			
			Awaiting resubmittal			
West Wabasso Park 97040205 SP-MI-04-09-56	8900 64 <sup>th</sup> Ave 31-39-29-00000-3000-00013.0 Map Location: 27	Add picnic shelters Contact: John Binkley 569-4320		06/30/04		
			Pending resubmittal.			
Woodmere Road Industrial Building 2004040323 SP-MA-04-07-40	6915 Woodmere Rd 31-39-06-00015-0010-00010.0 Map Location: 26	4,500 Sq Ft Industrial Building Contact: Mosby & Associates (772)569-0035		05/12/04		
			Awaiting resubmittal.			

July 2004

New Development Projects

## **NORTH COUNTY RESIDENTIAL PROJECTS**



July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>NORTH COUNTY RESIDENTIAL PROJECTS</b> (north of 77 <sup>th</sup> Street)						
<b>Multi-Family Residential Projects</b>						
Beach Cove MHP 96040173 SP-MA-04-07-42	6200 99 <sup>th</sup> Street 31-39-20-00000-3000-00002.0 Map Location: 1	Phase 2 - 58 unit manufactured home. Expansion of recreation area to include pool, restroom, tennis court. Contact: David Phillips (772) 464-3537		05/12/04		
			Awaiting resubmittal.			
Beach Cove MHP 96040173 SD-04-07-34	6200 99 <sup>th</sup> Street 31-39-20-00000-3000-00002.0 Map Location: 2	Phase 2 – 58 unit manufactured home. Preliminary Plat. Contact: David Phillips (772) 464-3537		05/12/04		
			Awaiting resubmittal.			
Encore RV Resort 2001010166	9455 108 <sup>th</sup> Ave 31-38-20-00000-5000-00001.1 Map Location: 3	Add 52 RV spaces, add to clubhouse, utilities & stormwater management system Contact: Zev Cohen & Assoc Inc. (386)677-2482	03/01/04			
			Awaiting resubmittal			
Inlet at Sebastian 2001040115 SP-MA-02-01-01	Fronting on Old Dixie and Indian River Drive south of Roseland Road and north of 134 <sup>th</sup> Street 30-38-25-00000-0041-00002.0 Map Location: 4	84 Multi-family units with a multi-slip dock. Contact: Mosby & Associates 569-0035	3/5/01 4/23/01	6/20/01 10/17/01 5/08/02	6/13/02	
			Pending site plan release. Historic Resources Advisory Committee (HRAC) conditions approved. HRAC approved to BCC and second HRAC hearing approved 06/13/02, BCC extended site plan approval to 06/13/04. Released 02/13/04 under construction.			
Orchid Landing (fka K & R Northeast Passage Rd) 99070005 SP-MA-04-06-25	4475 Wabasso Rd, East of US 1 on south side of CR 510 31-39-27-00003-0000-00001.1 Map Location: 5	Commerical, SF Residential, MF Development Contact: Knight, McGuire & Assoc 569-5505	02/23/04	03/24/04		
			TRC 03/24/04 pending resubmittal.			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Paladin Place II fka Paladin 20 Acres fka Ryall Groves 96020082 SP-MA-04-06-29 SD-04-06-27	85 <sup>th</sup> Street west of 58 <sup>th</sup> Avenue. 31-39-32-00000-1000-00008.0 Map Location: 6	27 single-family and 24 multi-family units. Contact: Schulke, Bittle & Stoddard 770-9622.	01/26/04	04/07/04		
			Awaiting formal resubmittal. Major site plan & preliminary plat to TRC 04/07/04			
River Island 2003120058 SP-MI-04-04-17	9440 52 <sup>nd</sup> CT 31-39-21-00011-0000-00004.0 Map Location: 7	Lot 4 Duplex Contact: Mosby & Associates 569-0035		2/11/04		
			Awaiting resubmittal. County staff approved minor site plan 03/11/04. Site plan released 04/07/04.			
River Preserve 2001030063 SP-MJ-03-11-72	9900 US Highway 1 20-31-39-00000-1000-00003.0  Map Location: 8	78 unit multi-family units located in single-family subdivision Contact: Carter Associates, Inc. 562-4191		09/10/03	10/09/03	
			Pending site plan release.			
Bermuda Club (Conceptual PD Plan and Special Exception Use) 98100141 PD-99-03-06 (final plat)	West side of SR A-1-A between Sea Oaks and Disney ( west and south of Coralstone Club) 31-39-26-00018-0000-00000.2  Map Location: 9	90 Single-family Lots and 78 Multi-family units on 56 acres. Contact: Richard Kern, P.E. 321-253-9595		3/8/00		8/1/00
			Final plat approved. Certificate of completion for Phases 1-3 issued on 7/31/00. LDP modified 11/16/00 and 4/03/02. C.O. issued for two six-plex, issued Bldg. #3 and Bldg. #4. LS Inspection:1/12/01; Bldg. : 6/14/01; Club House 11/21/01. C.O. for Clubhouse issued 01/02/02 and Building 2 C.O. issued 04/24/02. Building 3 C.O issued 05/20/03. Building 4 C.O. issued 06/18/03. Building 5 under construction.			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Residential Planned Development (PD) Projects</b>						
The Lakes at Sand Ridge Club fka Paladin Place 2002120179 PD-03-07-17	81 <sup>st</sup> Street; northwest corner of 58 <sup>th</sup> Avenue and 81 <sup>st</sup> Street 31-39-32-00000-1000-00030.0 Map Location: 10	142 lot residential PD. Contact: Schulke, Bittle & Stoddard 770-9622	01/06/03	05/07/03 02/18/04	07/24/03	08/19/03
			LDP issued 10/15/03. Final Plat to TRC 02/18/04. Resubmitted Final Plat under review.			
Marsh Island Planned Development- Final Plat PD-00-07-11 20020035	Marsh Island Drive on the Wabasso Causeway 27-31-39-00000-1000-00008.0 Map Location: 11	27 Single-Family Lots, 8 Duplex Units, and Fitness Center Final Plat for 35 unit subdivision Contact: Kimley-Horn & Associates, Inc. 562-7981	2/24/00	5/10/00 11/28/01	7/13/00	11/14/00 2/5/02
			LDP issued 3/19/01. Under Construction. LDP issued 6/21/01. Final plat recorded 3/13/02. No building permits issued. Certificate of completion pending.			
Quail Creek PD 2004020196 PD-04-07-12	81 <sup>st</sup> ST – North side of 81 <sup>st</sup> ST, west of 58 <sup>th</sup> Ave 31-39-32-00000-1000-00029.0 Map Location: 12	91 Lot single family residential PD Contact: Schulke, Bittle & Stoddard 770-9622	03/01/04	05/12/04 06/16/04		
			Awaiting resubmittal. Reviewed by TRC 05/12/04. Resubmitted to TRC 06/16/04. Awaiting resubmittal.			
Sebastian Park PD 2003050053 PD-03-11-21	8400 85 <sup>th</sup> Street 31-38-26-00000-7000-00001.0 Map Location: 13	406 unit single family residential PD. Contact: Knight, McGuire & Associates 569-5505.	06/02/03	09/10/03	TBA	TBA
			Awaiting resubmittal.			
Veromar Beach Club 2003010058 PD-04-07-11	East side of A1A between Disney Resort and Sea Oaks Dune Houses 31-39-26-00030-0000-00000.3 Map Location: 14	72 Multi family planned development modification Contact: Kimley-Horn & Assoc 562-7981		04/21/04 06/16/04		
			Resubmitted to TRC 06/16/04. Pending resubmittal.			



July 2004

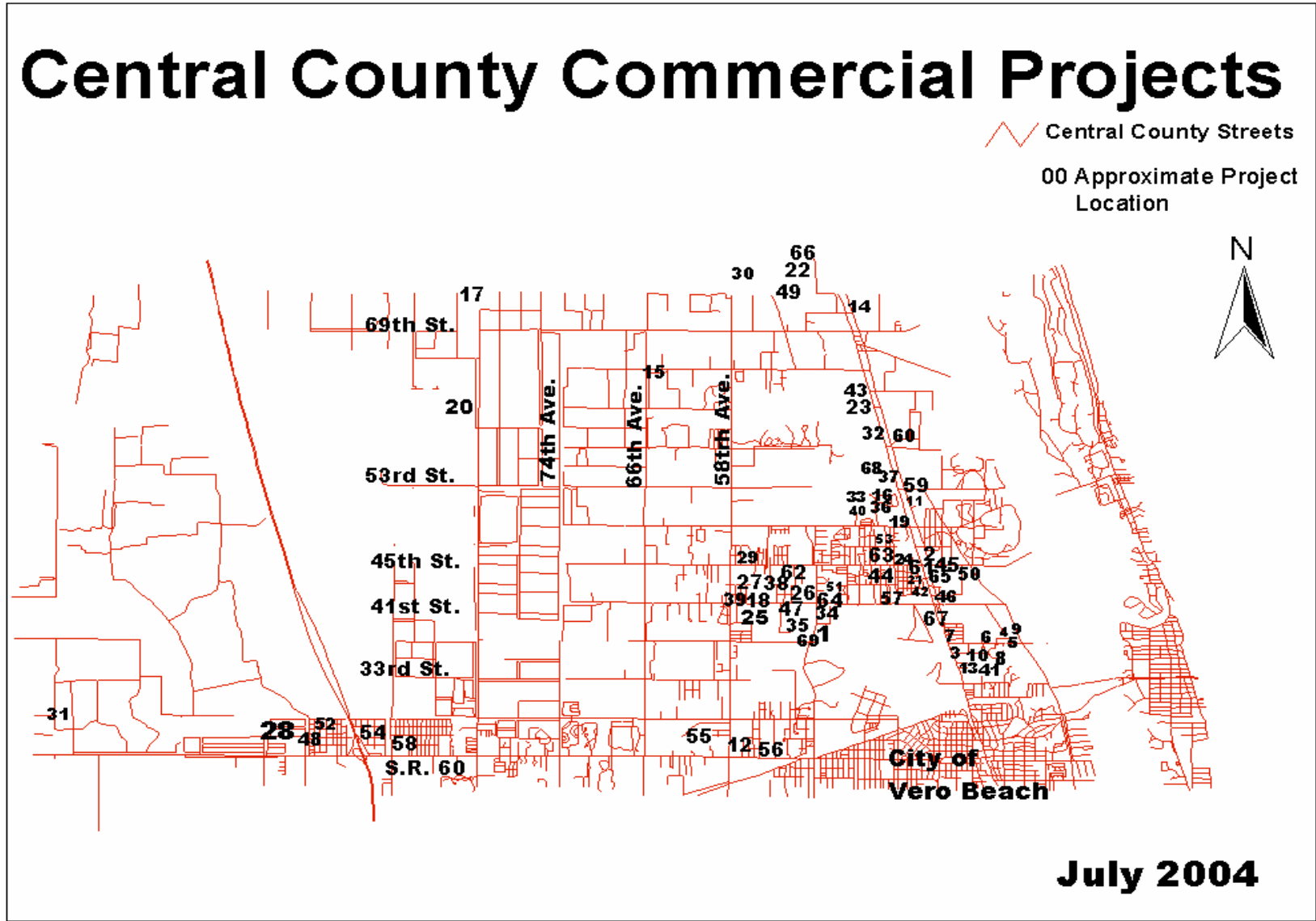
New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
<b>Single-Family Conventional Subdivision Projects</b>							
Bob Lee US 1 Property 2004020096	10520 US Highway 1 31-39-17-00000-0020-00030.0 Map Location: 15	2 lot single family residential Contact: Mosby & Associates 569-0035	02/23/04				
			Awaiting resubmittal				
The River Preserve fka Island View 2001030063 SD-01-07-12	9900 US Highway 1 20-31-39-00000-1000-00003.0 Map Location: 16	24 lot single-family subdivision; multi-family tract, recreation tract. Contact: Carter Associates, Inc. 562-4191	3/19/01	5/09/01	6/14/01	N/A	
			08/18/03	09/10/03	10/09/03	LDP under staff review.	
Grand Oak Estates (formerly River Oak Estates) 2002070178 SD-03-03-11	West side of Old Dixie Hwy. South of Roseland Road 25-30-38-00000-0050-00005.1 Map Location: 17	15 lot residential subdivision Contact: Schulke, Bittle & Stoddard 770-9622.	08/05/02	01/02/03	01/23/03	N/A	
			LDP issued 08/21/03. Final plat approved 09/02/03. Underconstruction.				
Grand Ridge Estates Sub 2004030129	98 <sup>th</sup> Street 31-39-20-00000-3000-00004.0 Map Location: 28	54 Lot mobile home residential subdivision Contact: WCG/Neel Schaffer Inc 770-4707	04/05/04				
			Awaiting resubmittal.				
South Forty Subdivision 2001050247 SD-04-09-44	6780 85 <sup>th</sup> Street 31-39-30-00000-7000-00001.0 Map Location: 19	3 lot single family subdivision Contact: Michael & Taffi Abt 388-3109	05/24/04	07/14/04			
			Awaiting resubmittal.				
Windsor Beach Club 93070111 SP-MI-03-10-58	2625 E. Windsor Blvd. 31-39-15-00008-0000-00000.2 Map Location: 20	Addition of golf cart tunnel under A1A and modify parking area. Contact: Scott McGuire 569-5505		07/23/03			
			Awaiting resubmittal. Staff level approval 10/07/03.				

July 2004

New Development Projects

## **CENTRAL COUNTY COMMERCIAL PROJECTS**



July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
<b>CENTRAL COUNTY COMMERCIAL/INDUSTRIAL PROJECTS</b> (between 77 <sup>th</sup> Street and SR 60)							
<b>Automotive Repair/Sales and Maintenance Establishments</b>							
Billy's Auto Service 2004050165 SP-MA-04-08-48	4065 43 <sup>rd</sup> Ave 32-39-28-00001-0090-00001.3 Map Location: 1	Auto repair & outdoor storage Contact: Schulke, Bittle & Stoddard 770-9622	05/26/04				
			Awaiting resubmittal.				
Mint Pre-Owned Cars 2003010224	4560 US Highway 1 32-39-23-00000-5000-00027.1 Map Location: 2	Used auto dealership Contact: Mohammad Hawas 567-7411	03/15/04				
			Awaiting resubmittal				
<b>Health Care Offices and Facilities</b>							
Advanced Eye Care 2003110201	US Highway 1, south of 36 <sup>th</sup> St. 32-39-35-00000-1000-00025.0 Map Location: 3	12,083 sq. ft. Medical Office Contact: Mosby & Associates 569-0035.	12/01/03	04/21/04			
			Awaiting resubmittal. Site partially located in City of Vero Beach.				
Dr. Byers Dentist Office 99090213	825 37 <sup>th</sup> Place 32-39-25-00001-0000-00013.0 Map Location: 4	4,732 sq. ft. dentist office. Contact: Todd Smith 589-8722	09/08/03				
			Awaiting resubmittal.				
820 Medical Center 2003060121 SP-MJ-03-10-63	840 37 <sup>th</sup> Place 32-39-25-00001-0000-00010.0 Map Location: 5	7,500 sq. ft. medical office (2) buildings. Contact: Schulke, Bittle & Stoddard 770-9622	06/23/03	07/30/03			
			Reviewed by TRC 07/30/03. Staff level approval 10/17/03. Awaiting site plan release.				
Flinchum Medical S/D 97040216	1070 37 <sup>th</sup> Street, NW corner of 37 <sup>th</sup> Street and 10 <sup>th</sup> Ct. 32-39-25-00000-5000-00003.0 Map Location: 6	5 lot medical office buildings. Contact: Schulke, Bittle & Stoddard 770-9622	05/19/03	03/03/04			
			Resubmittal under review.				

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Heron Pointe Medical Center 2003010043 SP-MJ-03-04-21	1880 37 <sup>th</sup> Street NE corner of US 1 & 37 <sup>th</sup> Street 32-39-26-00010-0140-00199.0 Map Location: 7	10,220 sq. ft. medical office Contact: Randy Mosby 569-0035	N/A	01/22/03	N/A	N/A
			Site plan approved by staff 05/19/03. Site plan released 11/12/03. Certificate of Occupancy issued 06/24/04.			
IRMH – Emergency Room Expansion 92040031 SP-MJ-04-02-06	1000 36 <sup>th</sup> Street 32-39-36-00000-3000-00001.0 Map Location: 8	Expansion of emergency room. Contact: Carter Associates, Inc. 562-4191	10/20/03	11/19/03		
			Staff level approval 12/31/03. Released 02/03/04			
Medical Service Center Lots 7, 8 and Part of 9 2002100186 SP-MJ-03-02-13	920 37 <sup>th</sup> Place 32-39-25-00001-0000-00007.0 Map Location: 9	2 buildings; 15,004 sq. ft. medical; Contact: Jodah Bittle 770-9622	11/04/02	09/24/03		
			Site plan reviewed by TRC 09/24/03. Staff level approval 10/17/03. Site plan released 12/08/03. Certificate of Occupancy requested 07/01/04.			
Medical Specialty Building 99030154 SP-MN-04-07-30	1355 37 <sup>th</sup> Street 32-39-35-00000-1000-00001.9 Map Location: 10	2,100 sq. ft. Medical office addition Contact: Mosby & Assoc 569- 0035		04/13/04		
			County staff approved the application for minor site plan			
Perkins Commercial 99070163	5290 US Highway 1 32-39-23-00000-3000-00004.0 Map Location: 11	2625 Sq. Ft. Medical/2095 Sq. Ft. Office Contact: Todd Smith 589-8722	07/12/04			
			Awaiting formal resubmittal.			
Ryanwood Vet Clinic 2002050086	58 <sup>th</sup> Avenue 33-39-04-00024-0000-00000.3 Map Location: 12	5,778 sq. ft. veterinarian clinic. Contact: Mosby & Associates, 569-0035.	01/26/04			
			Awaiting formal resubmittal.			
Smith Medical Office 2001070197 SP-MJ-04-02-11	1710 36 <sup>th</sup> Street 32-39-35-00000-1000-00004.0 Map Location: 13	3,500 sq. ft. medical office. Contact: Masteller & Moler 567- 5300.	08/04/03	12/10/03		
			Staff level approval site plan released 06/29/04.			
73 <sup>rd</sup> Street Medical Office fka Natureland Tree & Garden 2001040181	7250 US Highway 1 32-39-03-00000-5000-00001.0 Map Location: 14	72,000 sq. ft. medical office. Contact: Randy Mosby 569-0035	08/29/03			
			Awaiting resubmittal.			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Industrial Establishments</b>						
Banack Fruit Stand 2004060307	6595 65 <sup>th</sup> Street, southeast corner 65 <sup>th</sup> st & 66 <sup>th</sup> ave 32-39-08-00001-0120-00001.0 Map Location: 15	2663 sq. ft. /5000 sq. ft. pakcing house Contact: Carter Associates 562- 4191	06/28/04			
			Awaiting formal submittal.			
Community Asphalt 98080119 SP-MA-04-07-38	2750 Industrial Blvd 32-39-22-00000-1000-00002.1 Map Location: 16	Modification to existing Asphalt Prod. Facility Contact: Carter & Associates 562-4191	03/01/04	05/12/04		
			Reviewed by TRC 05/12/04			
Davis Borrow Pit (fks Davis AG Sub) 2002040059 SP-MA-04-08-46	7205 82 <sup>nd</sup> Ave 32-38-02-00000-7000-00001.0 Map Location: 17	34 Acre Borrow Pit Contact: Mosby & Assoc 569- 0035	05/26/04			
			Awaiting resubmittal.			
41 <sup>st</sup> Street Commercial Park 2003040019 SP-MJ-03-10-67	5625 41 <sup>st</sup> Street 32-39-28-00001-0120-00001.0 Map Location: 18	147,520 sq. ft. contractor trades building. Contact: Stephen Moler 567-5300	04/14/03	08/13/03		
			Resubmitted, pending address all comments			
Glendale North 2003040092 SP-MJ-03-10-61	49 <sup>th</sup> Street 32-39-23-00001-0000-00001.1 Map Location: 19	19,127 sq. ft. contractor trades building. Contact: Mosby & Associates 569-0035.	04/21/03	07/23/03		
			Resubmittal under review.			
Hammond Borrow Pit 2003070266 SP-MJ-03-10-66	82 <sup>nd</sup> Ave; west of 82 <sup>nd</sup> Ave at 61 <sup>st</sup> Street. 32-38-14-00000-1000-00005.0 Map Location: 20	8 acre sand mine. Contact: Randy Mosby 569-0035.		08/13/03		
			Pending resubmittal.			
Harbor Island Citrus, Inc. 2001020173 SP-MI-01-10-75	4420 Old Dixie Hwy 26-32-39-00000-3000-00006.1 Map Location: 21	Redevelop existing packing house Contact: Randy Mosby 569-0035	3/19/01	8/15/01		01/14/03
			Approved 10/18/01 by staff. Pending site plan release. Site plan expired pending reapproval. Approved and released 11/13/03. Under construction			
Hobart Industrial Park 96090066 SP-MN-04-04-11	4415 77 <sup>th</sup> Street 32-39-04-00000-1000-00002.0 Map Location: 22	1,600 sq. ft. office, 1,667 sq. ft. warehouse. Contact: McCain & Associates 770-1093	12/08/03	01/21/04		
			Scheduled for TRC 1/21/04. 02/20/04 minor site plan approved with conditions. Released 02/18/04. Certificate of Occupancy issued 06/25/04.			

# July 2004

# New Development Projects

\*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced

Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Jimmy's Tree Service 99020098 SP-MN-04-02-09	6250 Old Dixie Highway 32-39-10-00000-7000-00022.1 Map Location: 23	1,344 sq. ft. office. Contact: Carter & Associates 562-4191.		12/10/03		
			Staff approval site plan 06/16/04. Type A Stormwater Permit modified and issued 06/19/04.			
I.M.G. Citrus 95080047 SP-MI-04-08-45	2600 45 <sup>th</sup> Street 32-39-23-00000-5000-00011.0 Map Location: 24	Expansion of juice facility Contact: Mosby & Associates 569-0035		05/26/04		
			Awaiting resubmittal.			
Indian River County Mosquito Control 99060131 SP-MI-04-07-39	5655 41 <sup>st</sup> Street 32-39-28-00001-0120-00002.0 Map Location: 25	8,300 sq. ft. storage addition (3 buildings) Contact: Mosby & Associates (772) 569-0035		05/12/04		
			Awaiting resubmittal.			
Indian River County Utilities Operations Complex 2004050449 SP-MA-04/10/62	4350 41 <sup>st</sup> Street, northwest corner 41 <sup>st</sup> St and 43 <sup>rd</sup> Ave 32-39-28-00001-0010-00001.0 Map Location: 26	9494 Sq. Ft. Office/13,673 Sq Ft Warehouse Contact: Carter Associates 562-4191		07/21/04		
			Awaiting resubmittal.			
Indian River Industrial Center 2001070149	4950 41 <sup>st</sup> Street 32-39-28-00001-0060-00001.0 Map Location: 27	7 lot industrial subdivision Contact: Randy Mosby 569-0035.	11/03/03	09/10/03 02/04/04	05/27/04	
			New revised plan submitted to Pre-App 11/03/03. New plan to TRC 02/10/04. PZC approval with conditions 05/27/04.			
Indian River Park of Commerce 97030086 PD-04-01-01	20 <sup>th</sup> Street, Northwest corner of 98 <sup>th</sup> Avenue & 20 <sup>th</sup> Street. 33-38-04-00001-0010-00001.0 Map Location: 28	3,298,363 sq. ft. commercial / industrial park. Contact: Knight, McGuire & Associates 569-5505	07/28/03	11/04/03	01/22/04	02/17/04
			PZC approved 01/22/04. Approve by BCC 02/17/04. Pending LDP submittal.			
Kenny Industrial Subdivision 2004010268 SD-04-09-40	5275 45 <sup>th</sup> ST 32-39-28-00001-0030-00007.0 Map Location: 29	Warehouses and Storage Contact: Schulke, Bittle & Stoddard 770-9622	02/09/04	06/16/04		
			Scheduled for TRC 06/16/04. Awaiting resubmittal.			
Mid-State Mechancial Contractors Trade Building 98050108 SP-MA-02-06-40	3825 71 <sup>st</sup> Street 03-32-39-00000-5000-00014.0 Map Location: 30	10,958 square foot warehouse addition Contact Mosby & Associates, Inc. 569-0035	N/A	4/10/02	7/25/02	02/17/04
			Staff approved warehouse addition on 8/05/02. Site plan released 02/10/04. Site plan approval extended to 08/05/04.			

# July 2004

# New Development Projects

\*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced

Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Pressley Ranch Borrow Pit 2004020301 SP-MA-04-06-31	North State Road 60, west of CR519 32-35-22-00000-1000-00001.0 Map Location: 31	50 Acre Borrow Pit Contact: Palmer Engineering (407)487-0417	03/15/04	04/14/04	05/13/04	
			Reviewed by TRC 04/14/04. Scheduled for PZC 05/13/04. PZC approved 05/13/04.			
Rexford US 1 Trades Bldg (fka Rexford US 1 Mimi Storage) 2004010269 SP-MA-04-08-44	6255 Old Dixie Hwy 32-39-10-00000-7000-00022.0 Map Location: 32	54,300 sq ft contractors trade Contact: Mosby & Associates 569-0035	02/09/04	05/19/04		
			04/05/04	Awaiting resubmittal. Reviewed by TRC 05-19-04		
Rinker Materials 96020133	5390 31 <sup>st</sup> Avenue 32-39-15-00000-7000-00009.0 Map Location: 33	Concrete production facility. Contact: Alan Gerwig & Associates, Inc. (561)792-9000	11/24/03	03/31/04		
			Awaiting resubmittal.			
Sommers Contractors Trades 2004040245	4005 43 <sup>rd</sup> Ave 32-39-28-00001-0090-00004.0 Map Location: 34	7500 sq ft contractor trades Contact: Mosby & Assoc 569-0035		05/05/04		
			Resubmittal under review.			
Southern Plumbing/ Contractors Trade Building 2001120026 SP-MA-02-04-28	4069 43 <sup>rd</sup> Ave. 28-32-39-00001-0090-00001.1 Map Location: 35	5,000 sq. ft. warehouse Contact: Schulke, Bittle & Stoddard 770-9622	12/17/01	2/13/02		
			Site plan released 12-05-02.. Building permit issued 06/13/03. Certificate of Occupancy requested 05/13/04. Certificate of Occupancy issued 06/24/04.			
Staski Enterprises 2003060189	5290 31 <sup>st</sup> Avenue, SE corner of 31 <sup>st</sup> Avenue and 51 <sup>st</sup> Street 32-39-22-00000-1000-00007.0 Map Location: 36	Contractors equipment storage yard. Contact: Masteller & Moler 567-5300.	06/30/03			
			Pending resubmittal.			
Stow-A-Way 2004050060 SP-MA-04-09-59	NW corner of intersection of US1 and 53 <sup>rd</sup> Street 32-39-15-00000-7000-00007.0 Map Location: 37	Mini storage Contact: James Young & Assoc. 569-6707	05/17/04	07/07/04		
			Awaiting resubmittal. Schedule for TRC 07/07/04.			
Thomas Hammond Sand Mine 2004030073	61 <sup>st</sup> St – West of 82 <sup>nd</sup> ave and south of 61 <sup>st</sup> St 32-38-14-00000-3000-00002.0 Map Location: 20	Sand Mine Contact: Schulke, Bittle & Stoddard 770-9622	03/15/04	06/02/04		
			Awaiting resubmittal.			



# July 2004

# New Development Projects

\*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced

Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Tremaine & Lyons 2004060190	5300 41 <sup>st</sup> Street 32-39-28-00001-0060-00001.2 Map Location: 38	3 Lot commercial subdivision. Contact: Schulke, Bittle & Stoddard 770-9622.	06/30/03			
			Pending resubmittal. Staff has agreed to “fast-track” reviews if manufacturing proposed.			
Venture One 2004010057	5610 41 <sup>st</sup> Street 32-39-28-00001-0050-00003.0 Map Location: 39	8 lot commercial subdivision for contractor trades. Contact: Joe Schulke 770-9622.	01/19/04	04/14/04		
			Awaiting formal resubmittal. Preliminary Plat to TRC 04/14/04			
Tarmac Concrete Plant fka Vero Ready Mix 92080128 SP-MA-04-09-54	2750 Industrial Blvd. 32-39-22-00000-1000-00002.1 Map Location: 40	Replace existing ready mix plant with new one. Contact: Andrew Higier (951)425-4188	09/29/03	06/23/04		
			TRC reviewed on 06/23/04. Awaiting resubmittal.			

## Institutional Establishments

Alchope of the Treasure Coast 2003020191 SP-MJ-03-08-44	3395 11 <sup>th</sup> Court; southwest of IRMH 32-39-36-00000-3000-00002.0 Map Location: 41	Group home, alcohol rehab center. Contact: Carter Associates, Inc. 562-4191	03/10/03	05/21/03		
			Staff level approval of site plan 08/21/03. Released 11/26/03.			
Faith Temple Evangelistic Church 2002110179 SP-MJ-03-10-59	4176 Old Dixie Highway 32-39-26-00007-0000-00012.0 Map Location: 42	7,139 sq. ft. church Contact: Randy Mosby 569-0035	N/A	07/23/03		
			Pending resubmittal.			
Fields Contractor Trades (fka Wilson) 2000090122 SP-MA-04-07-41	6598 Old Dixie Hwy 32-39-10-00000-1000-00028.0 Map Location: 43	3500 sq ft warehouse/3500 sq ft auto repair Contact: Schulke, Bittle & Stoddard 770-9622	02/23/04	05/12/04		
			Awaiting resubmittal. Reviewed by TRC 05/12/04.			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Full Gospel Assembly Inc. of Vero Beach 2002040019 SP-MJ-03-08-45	4420 29 <sup>th</sup> Avenue, West side of 28 <sup>th</sup> Court and north of 44 <sup>th</sup> Street. 32-39-27-00001-0000-00010.2 Map Location: 44	1,680 sq. ft. church. Contact: Mosby & Associates 569-0035.	04/15/02	05/21/03	06/26/03		
			Site plan released 10/13/03.				
Habitat for Humanity 2000050024 SP-MJ-03-11-69	4568 US Highway 1 32-39-23-00000-5000-00027.0 Map Location: 45	3,936 sq. ft. Modular Office Building. Office, Thrift Store, & Warehouse. Contact: Mosby & Associates 569-0035	07/21/03	05/14/03 08/27/03			
			Staff level approval 06/25/03. Site plan released 06/25/03. Major site plan reviewed by TRC 08/27/03. Major site plan approved by staff 05/24/04.				
Harbor Chase ALF 2003070076 SP-MJ-03-10-65	4150 Indian River Blvd., northeast corner of IR Blvd. & 41 <sup>st</sup> Street. 32-39-25-00000-3000-00005.0 Map Location: 46	Assisted living facility; 85 units and 8 duplexes (16 units) Contact: Stephen Moler 567-5300	07/21/03	08/06/03 09/17/03	11/20/03	12/16/03	
			Site plan released 06/07/04				
IRC Road & Bridge and Traffic Engineering Facility 92030035 SP-MI-01-10-76	4548 41 <sup>st</sup> Street 28-32-39-00001-0080-00001.0 Map Location: 47	Public Works Maintenance Complex Contact: Indian River Public Works 567-8000 ext.1379	8/28/00	8/15/01	N/A	N/A	
			Staff approved 6/19/02. Site plan released 8/09/02. Site Plan approval extension granted. New expiration date June 19, 2004.				
Indian River Park of Commerce Phase I & II 97030086 SP-MA-04-09-57	20 <sup>th</sup> ST, NW corner 98 <sup>th</sup> Ave & 20 <sup>th</sup> ST 33-38-04-00001-0010-00001.0 Map Location: 48	Stellar distributing/distribution center Contact: Knight, McGuire & Assoc 569-5505	03/22/04	07/07/04			
			Scheduled for TRC 07/07/04.				
New Hope Ministries 94110121 SP-MI-04-10-63	4425 71 <sup>st</sup> Street 32-39-04-00000-7000-00020.1 Map Location: 49	Remove existing school and replace with new school Contact: Mosby & Associates 569-0035		07/21/04			
			Awaiting resubmittal.				
St. Mark's Church of Indian River County, Inc. 2002050147 SP-SE - 03-01-03	1795 45 <sup>th</sup> St. – west of Indian River Blvd, south side of 45 <sup>th</sup> St. 32-39-26-00000-1000-00002.1 Map Location: 50	4,990 square foot church/ 3,280 square foot fellowship hall Contact: Carter Associates, Inc. 562-4191	6/10/02			04/08/03	
			Special exception use approval by BCC 04/08/03. Released 10/09/03. Under construction.				
St. Peter's Academy 2000080126 SP-MA-02-03-15	4250 38 <sup>th</sup> Avenue 27-32-39-00000-3000-00012.1 Map Location: 51	9,680 sq. ft. multi-purpose room 8,723 sq.ft. Multi-purpose facility Contact: Triad International 234-0203	8/28/00	10/17/01 12/19/01	09/25/03	11/18/03	
			School setback LDR amendment approved by BCC 01/21/03. PZC recommended approval 09/25/03. BCC approved 11/18/03.				

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Other Non-Residential Projects</b>						
Brown Right-of-Way 2003090183 ROW-03-12-13	21 <sup>st</sup> Lane, abandon 21 <sup>st</sup> Lane from 98 <sup>th</sup> Ave to Houston Texas gas line. 33-38-03-00004-1100-00001.0 Map Location: 52	Abandon 21 <sup>st</sup> Lane. Contact: James and Dee Brown		10/08/03		07/13/04
			Reviewed by TRC 10/08/03. Scheduled for BCC 07/13/04.			
Cross ROW Abandonment 2003090220 ROW-04-02-03	4600 38 <sup>th</sup> Avenue, portion of 46 <sup>th</sup> Street, east of 38 <sup>th</sup> Avenue. 32-39-22-00003-0020-00001.0 Map Location: 53	Right-of-way abandonment. Contact: Linda Cross 532-4174.		11/19/03		
			Awaiting resubmittal.			
Morris/Paradise Park – ROW Abandonment 2002010153 RW-02-04-02	93 <sup>rd</sup> Ave. 03-33-38-00002-0160-00001.0 Map Location: 54	Right-of-way abandonment portion of 94 <sup>th</sup> (129 <sup>th</sup> Ave.) from lots 1-11, Block P and lots 14-22, Block K Contact: John Morris		2/13/02		
			Awaiting utility provider responses and complete response from applicant.			
Francisco Munoz-ROW Abandonment 2001070129 RW-01-10-04	5910 24 <sup>th</sup> Street 33-39-05-00004-0040-00001.0 Map Location: 55	Right-of-Way Abandonment Contact: Francisco Munoz	8/01/01			
			On hold pending development of adjacent site.			
Rustay ROW Abandonment 2004050411 ROW-04-08-04	54 <sup>th</sup> Avenue 33-39-04-00019-0030-00010.0 Map Location: 56	Abandon 50' right-of-way on 21 <sup>st</sup> ST at 54 <sup>th</sup> Ave		06/16/04		
			Pending Resubmittal.			
Wenisch ROW Abandonment 2003020096 ROW-03-05-08	2048 42 <sup>nd</sup> Place 32-39-26-00006-0000-00043.0 Map Location: 57	Right-of-Way Abandonment Alley between lots 42 & 43 on 42 <sup>nd</sup> Place Contact: Fred Wenisch 954)427-2095		03/05/03		
			Pending resubmittal.			

# July 2004

# New Development Projects

Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Retail Trade Projects</b>						
Andrade Site 2004040246	8980 20 <sup>th</sup> St 33-38-02-00001-0050-00004.0 Map Location: 58	Restaurant, Carwash, Retail Contact: Knight, McGuire & Assoc 569-5505	05/03/04			
			Awaiting formal submittal			
53 <sup>rd</sup> Street Shopping Center 2004040368	53 <sup>rd</sup> St 32-39-23-00000-3000-00005.0 Map Location: 59	45,000 sq ft grocery/21, 700 sq ft retail w/outparcels Contact: Carter Associates Inc 562-4191	05/10/04			
			Awaiting resubmittal.			
Harbor Commercial Center 2002020001 SP-MA-02-09-57	5555 US Hwy 1; West side of U.S. 1, north of North Relief Canal 15-32-39-00000-7000-00005.1 Map Location: 60	50,400 sq. ft. contractors trade Contact: Mosby & Associates 569-0035		07/10/02		
			Staff level approval of site plan 07/29/03.			
Harbor Trade Center fka Design Center 99120042 SP-MA-04-09-55	2101 45 <sup>th</sup> ST 32-39-26-00000-3000-00001.0 Map Location: 61	27,110 sq. ft. contractor trade Contact: Knight McGuire & Associates 569-5505	02/02/04	06/30/04		
			Pending resubmittal.			
Mr. Mulch f.k.a. Chip Harvesters/LaFountain 95090092 SP-MI-02-01-05	5420 41 <sup>st</sup> Street 28-32-39-00001-0060-00001.3 Map Location: 62	Modify, clean-up, and re-activate chipping and recycling business Contact: Mosby & Associates, Inc. 569-0035	10/31/01			
			Staff level approval granted 02/13/02. Pending site plan release. Site cleaned up and approved for receiving material. Site Plan extension approved by staff 02/16/03 until 02/14/04.			
Perry Partners 98010177 SP-MA-04-07-33	2395 45 <sup>th</sup> Street 32-39-26-00004-0210-00001.0 Map Location: 63	19,200 Sq Ft Retail/Restaurant Contact: John Dean, Architect 567-4907 Mosby & Associates Inc 569-0035		04/28/04		
			Pending resubmittal			
Rental Center & Outdoor Storage 2002010050 SP-MA-02-06-36	4035 43 <sup>rd</sup> Ave. 28-32-39-00001-0090-00002.0 Map Location: 64	Equipment rental center & outdoor storage Contact: Jim Young 569-6707	1/21/02	3/27/02		
			Pending site plan release.			

# July 2004

# New Development Projects

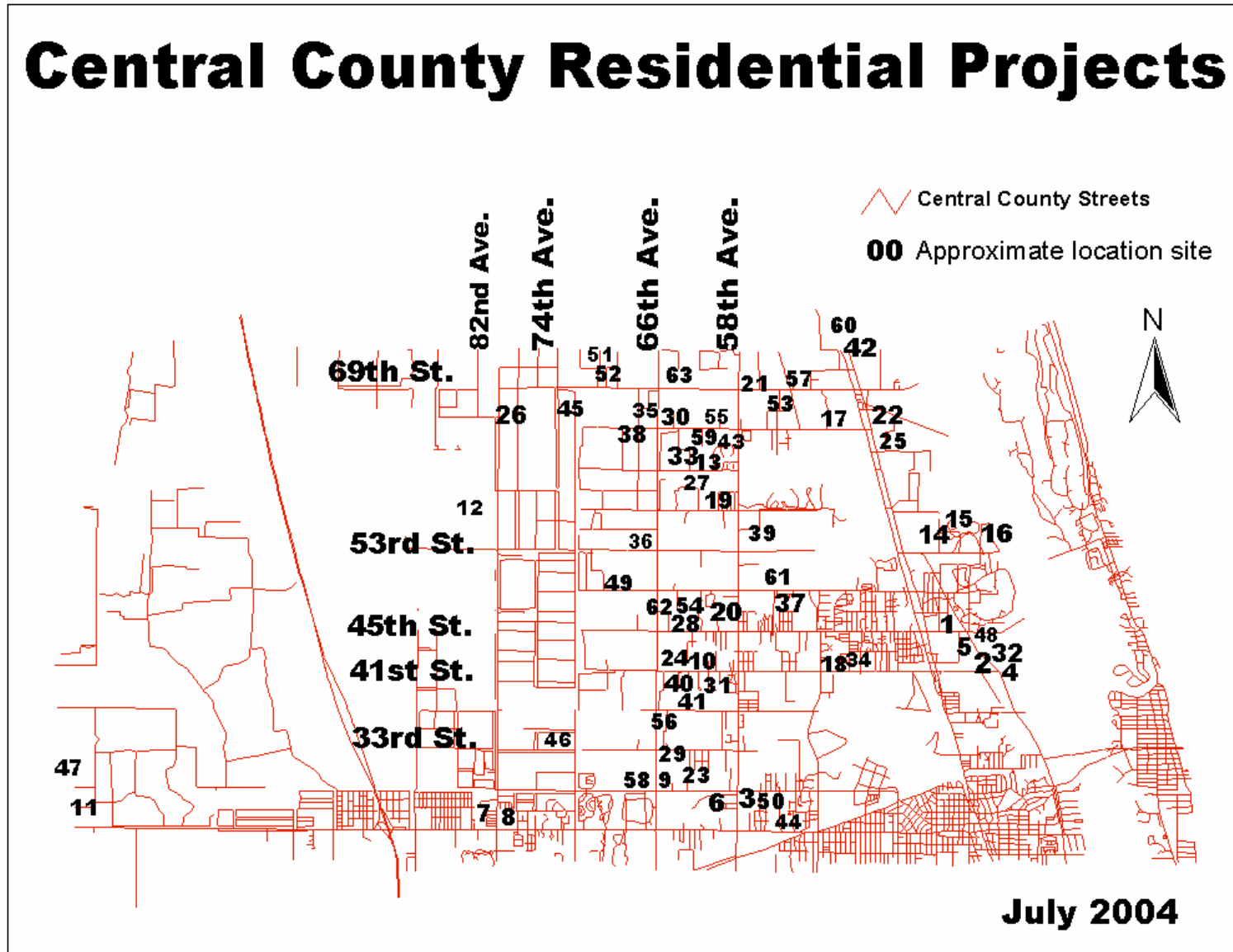
Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project	Location	Proposal	Status			
			Pre-app	TRC	PZC	BCC
Walgreens 91070027	4490 US Highway 1 32-39-26-00000-3000-00002.0 Map Location: 65	Drug store Contact: Pasadena Capitol Inc (407)835-9000	03/29/04			
			Awaiting formal submittal			
Waltrip Commercial 2003040213	US Hwy 1, just north of 73 <sup>rd</sup> St 32-39-03-00000-3000-00019.0 Map Location: 66	13,250 sq. ft. office/retail building. Contact: Donn Waltrip 778-8039	06/02/03			
			Changed to AA Approved 05/08/04			
Woodlake Westside fka Schommer 2000100099 SP-MJ-03-07-41	4001 US Highway 1 32-39-26-00000-5000-00001.0 Map Location: 67	6,400 sq. ft. bldg. supply, 4,000 sq. ft.; 16,958 furniture store. Contact: McCain & Associates 770-1093	02/03/03	05/07/03	07/24/03	
			Site plan released 11/06/03. Under construction. Certificate of Occupancy requested 06/22/04.			
<b>Utility Facilities</b>						
Amerigas 94100025 SP-MJ-04-03-14	5075 US Highway 1 32-39-23-00000-3000-00014.0 Map Location: 68	4,000 sq. ft. office, 2,250 sq. ft. warehouse Contact: Mosby & Associates, Inc. 569-0035	04/07/03	12/31/03		
			Awaiting resubmittal.			
<b>Warehouse and Storage Establishments</b>						
Easy Storage 2000030248 SP-MA-00-11-68	4020 43 <sup>rd</sup> Avenue 32-39-27-00009-0120-00011.0 Map Location: 69	2,195 sq. ft. of storage facility Contact: Mosby & Associates, Inc. 569-0035		9/13/00	10/12/00	
			Site plan released on 2/14/01. Pending complete C.O. information. Building permit expired 10/13/03.			

July 2004

New Development Projects

# **CENTRAL COUNTY RESIDENTIAL PROJECTS**

# Central County Residential Projects



July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>CENTRAL COUNTY RESIDENTIAL PROJECTS</b> (between 77 <sup>th</sup> Street and SR 60)						
<b>Multi-Family Residential Property</b>						
Bridgepointe 2003030089 SD-03-07-20 SP-MJ-03-07-43	45 <sup>th</sup> Street; northwest corner of 45 <sup>th</sup> Street and Indian River Blvd. 32-39-23-00000-7000-00003.0 Map Location: 1	166 unit multi-family residential with clubhouse/pool. Contact: Masteller and Moler 567-5300	03/24/03	05/14/03 06//09/04	06/11/03	
			Site plan released 11/06/03. Under construction. Final Plat scheduled for TRC 06/09/04. Awaiting resubmittal.			
Diamond Court Village West (fka Polydenis Sub) 2003060191 SD-03-12-30	41 <sup>st</sup> Street 32-39-26-00000-1000-00008.0 Map Location: 2	20 lot single family / multi family subdivison. Contact: Carter Associates 562-4191	06/30/03	09/24/03	11/20/03	
			PZC approved 11/20/03. Under construction. Awaiting final plat submittal.			
Lakeside Apartments 98100151 SP-MA-02-06-35	2455 58 <sup>th</sup> Ave. 04-33-39-00001-0040-00002.0  Map Location: 3	Reduce number of buildings from 15 to 13 with 153 Multi-family units, clubhouse and storage building. Contact: Mosby & Associates, Inc. 569-0035	N/A	3/20/02 04/09/03	4/11/02	N/A
			Staff level approval for revised building layout 05/12/03.Site plan released 06/20/03. Under construction.			



July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Regency Park 97070174 SD-02-12-27	900 41 <sup>st</sup> St., east of Indian River Blvd. 25-32-39-00000-3000-00006.0 Map Location: 4	Age restricted community, 250 multifamily units, 40 duplex units Contact: Masteller & Moler, Inc. 567-5300	3/11/02	9/25/02	11/14/02	N/A	
			Site plan released 09/03/03. Under construction.				
The Boulevard Village & Tennis Club 2003010089 SP-MJ-03-12-76	Southwest corner of 45 <sup>th</sup> Street and Indian River Blvd. 32-39-26-00000-1000-00001.0 Map Location: 5	80 unit multi-family with clubhouse, tennis & swim club. Contact: Masteller & Moler 567-5300.	01/27/03	09/24/03	11/20/03	12/16/03	
			Site plan released 05/06/04.				
Siew Property (Village Oaks) 2003050252 SP-MJ-04-04-14	5995 26 <sup>th</sup> Street, south side of 26 <sup>th</sup> Street, west of 58 <sup>th</sup> Avenue 33-39-05-00000-1000-00003.2 Map Location: 6	78 unit multi-family. Contact: McCain & Associates 770-1093.	06/09/03	01/28/04			
			Resubmitted for P&ZC under review.				
Swezy Subdivision 2003090239	North side of 20 <sup>th</sup> Street, west of 82 <sup>nd</sup> Avenue. 33-38-02-00001-0080-00001.1 Map Location: 7	257 unit multi-family subdivision. Contact: Kimley Horn 562-7981.	10/06/03				
			Awaiting resubmittal.				
Vero Beach Townhomes 99090118 SP-MJ-04-03-15	7950 20 <sup>th</sup> Street 33-38-01-00001-0070-00001.1 Map Location: 8	167 unit multi-family townhomes. Contact: Kimley Horn & Associates 562-7981	09/08/03	12/31/03	01/22/04	02/26/04	
			Pending site plan release.				
Parkwood at Vero fka Windsor Park 2003010222	Northeast corner of 26 <sup>th</sup> Street and 66 <sup>th</sup> Avenue. 32-39-32-00001-0130-00001.0 Map Location: 9	55 townhome units. Contact: Carter Associates 562-4191.	12/22/03	03/03/04			
			Awaiting resubmittal.				

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Residential Planned Development (PD) Projects</b>						
Abington Woods PD 2002080054 PD-02-11-15	6220 41 <sup>st</sup> Street, west of 61 <sup>st</sup> Ave. 29-32-39-00001-0240-00001.0 Map Location: 10	144 Lot Single Family subdivision Contact: Schulke, Bittle, & Stoddard 770-9622	8/19/02	9/11/02 09/24/03	10/10/02	11/05/02
			Land Development Permit issued 03/26/03. Final plat reviewed by TRC 09/24/03. Final plat approved 03/23/04. Recorded 04/08/04.			
Bentwood Aerodrome & Equestrian Estates 2004020221	12600 State Road 60, West of I95 on north side of SR60 33-37-01-00000-1000-00001.0 Map Location: 11	Single Family Residential with Air Strip in 3 phases Contact: White Faces Acres Co LLC 473-2758	03/01/04			
			Awaiting resubmittal			
Blowing Rock AOE 2004040371	5655 82 <sup>nd</sup> Ave 32-38-14-00000-5000-00001.0 Map Location: 12	30 lot sub, in 2 phases Contact: Carter Associates Inc 562-4191	05/10/04			
Foster 70 Acre PD 93030071 SD-04-09-41	5975 61 <sup>st</sup> St 32-39-17-00001-0010-00001.0 Map Location: 13	150 Lot Single Family PD Contact: Schulke, Bittle & Stoddard 770-9622	04/19/04	06/23/04		
			Submitted to TRC 06/23/04.			
Grand Harbor – The Reserve 2001020101 PD-02-10-13	2550 53 <sup>rd</sup> St. & Indian River Blvd. – 53 <sup>rd</sup> Street and Indian River Blvd. 14-32-39-00000-5000-00004.0 Map Location: 14	100 lot single family residential Contact: Carter Associates, Inc. 562-4191		2/13/02 7/17/02	7/02/02 7/25/02 8/08/02	9/10/02
			Pending resubmittal. NOPC request to add site to overall Grand Harbor DRI approved by BCC 8/13/02. Preliminary PD approved by BCC 09/17/02. BCC right-of-way swap approved and Land Development Permit issued 04/01/03.			
Grand Harbor North PD 2004040046	US Highway 1, east side of US 1, north of north relief canal 32-39-14-00000-5000-00003.0 Map Location: 15	SF & MF residential PD (SF, duplexes, townhomes & condos) Contact: Masteller & Moler Inc 567-5300	04/19/04			
			Awaiting formal submittal			
Grand Harbor Marina Expansion	Map Location: 16	Marina expansion				
			Resolution adopted 06/08/04			

# July 2004

# New Development Projects

\*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced

Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
High Point PD 98100081	3745 65 <sup>th</sup> St 32-39-09-00002-0010-00001.0 Map Location: 17	247 Lot single family residential planned development Contact: Schulke, Bittle & Stoddrad 770-9622	06/28/04				Awaiting formal resubmittal.
Hunter – 41st Street Sub 2004050087	4206 41 <sup>st</sup> Street 32-39-27-00009-0050-00002.0 Map Location: 18	75 lot single-family subdivision Contact: Mosby & Assoc 569- 0035	05/17/04				Awaiting resubmittal.
Martin Tabor Sub (fka Bent Pine) 96010108	NW Corner 58 <sup>th</sup> Avenue & 57 <sup>th</sup> Street 32-39-16-00000-3000-00001.0 Map Location: 19	152 lot residential subdivision Contact: Knight, McGuire & Associates 569-5505	05/10/04				Awaiting resubmittal
Hidden Lake (fka Jackson Grove/Novak PD) 2002050008 PD-03-06-15	4625 58 <sup>th</sup> Ave. 20-32-39-00001-0160-00001.0 Map Location: 20	47 unit single-family development Contact: Schulke, Bittle & Stoddard 770-9622	5/13/02	04/02/03	05/08/03	06/03/03	LDP issued 10/24/03. Under construction.
Sandridge Village PD 2004010201	4436 69 <sup>th</sup> St. 32-39-04-00000-7000-00016.0 Map Location: 21	22 single-family PD Contact: Knight, McGuire & Associates 569-5505	02/09/04				Awaiting formal resubmittal
Winter Beach Village PD 2003110064 PD-04-08-13	69 <sup>th</sup> Street, east of US 1, between 69 <sup>th</sup> Street & Quay Dock Road 32-39-10-00000-1000-00001.0 Map Location: 22	138 lot single family residential PD. Contact: Carter Associates, Inc. 562-4191.	11/17/03	06/09/04			TRC reviewed 06/09/04. Awaiting resubmittal.
Woodfield at Vero Beach (fka 26 <sup>th</sup> Street Residential) PD 2002120063 PD-03-04-11	6350 26 <sup>th</sup> Street; North side of 26 <sup>th</sup> Street, east of 66 <sup>th</sup> Avenue 32-32-39-00001-0120-00001.1 Map Location: 23	436 multi-family and single-family subdivision. Contact: Thomas Yonge 562-7981	12/23/02	02/12/03 10/08/03	03/27/03 12/18/03	04/22/03 07/15/03	Pending LDP approval.

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Single-Family Conventional Subdivision Projects</b>						
Amelia Plantation fkaTerra Lakes 2000070058 SD-03-08-22	Between 41 <sup>st</sup> and 45 <sup>th</sup> Streets, East of 66 <sup>th</sup> Ave. 02-32-39-00001-0190-00001.0 Map Location: 24	Subdivision located on 39 acres (Phase I: 12 lots; Phase II: 12 lots) Revise layout to increase lot number from 24 to 60. Contact: W.F. McCain 770-1093 60 lot residential subdivision	7/24/00 7/8/02*	8/01/01 1/30/02 7/08/02 10/02/02 06/11/03 03/03/04	11/8/01 4/11/02 01/23/03 09/25/03	05/04/04
			LDP issued 6/13/02. Type "A" stormwater permit issued 6/13/02. Phase I approved. Phase II scheduled for PZC approval. *Redesigned for 60 lots – Pre-App 7/8/02. PZC approved preliminary plat 01/23/03. Awaiting final plat application. *Redesigned for 61 lots under new name. Reviewed by TRC 06/11/03. PZC approved 09/25/03. BCC approved final plat 05/04/04. Recorded 06/09/04.			
The Antilles Subdivision 2004020205 SD-04-08-37	63 <sup>rd</sup> ST East of US1, Between 62 <sup>nd</sup> ST & Quay Dock Rd 32-39-11-00000-5000-00007.0 Map Location: 25	260 single family lots. Contact: Schulke, Bittle & Stoddard 770-9622	03/01/04	06/09/04	07/08/04	
			Awaiting resubmittal			
Banner Lake Subdivision 2004060408	7885 68 <sup>th</sup> Street 32-38-12-00000-3000-00002.0 Map Location: 26	34 Lot single-family subdivision Contact: Schulke, Bittle & Stoddard 770-9622	07/12/04			
			Awaiting formal resubmittal.			
Bittle/Hensick Subdivision 2000070032	61 <sup>st</sup> Street 32-39-17-00001-0020-00002.0 Map Location: 27	24 Lot single-family residential subdivision Contact: Schulke, Bittle & Stoddard 770-9622	06/07/04	06/30/04		
			Awaiting resubmittal.			
Black Bear Reserve 2001050157 SD-01-09-19	North side of 45 <sup>th</sup> Street between 58 <sup>th</sup> Ave. and 66 <sup>th</sup> Ave. 20-32-39-00001-0140-00001.0 Map Location: 28	24 lot Subdivision with approximately lots 1 acre in size. Contact: Mosby & Assoc. 569-0035	6/04/01	7/05/01 8/29/01 06/25/03	7/26/01 9/13/01	
			Modified preliminary plat layout approved by PZC 9/13/01. LDP and Type "B" Flood Protection-Stormwater Permit issued on 12/20/01. Note: Modification to preliminary plat approved. Final plat approved by BCC 01/13/04. Recorded 03/05/04			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Bower Hill Sub (fka Perfect) 95080082 SD-04-07-31	33 <sup>rd</sup> St, SE corner 66 <sup>th</sup> Ave & 33 <sup>rd</sup> ST 32-39-32-00001-0120-00001.0 Map Location: 29	33 Lot residential subdivision	03/01/04	04/21/04		
			Preliminary plat to TRC 04/21/04.			
Chase 65 <sup>th</sup> St Subdivision 2004010145	65 <sup>th</sup> Street – ¼ mile East of 66 <sup>th</sup> Ave on 65 <sup>th</sup> Street 32-39-08-00001-0050-00002.0 Map Location: 30	Aff of Exemption for 6 lot subdivision Contact: Carter Associates 562-4191	02/02/04			
			Awaiting resubmittal			
Chestnut/Kirby 41 <sup>st</sup> St Sub 2004070072	6065 41 <sup>st</sup> Street, south side of 41 <sup>st</sup> St, east of 61 <sup>st</sup> Ave 32-39-29-00002-0050-00001.0 Map Location: 31	16 Lot single-family subdivision Contact: Mosby & Associates 569-0035	07/19/04			
			Awaiting formal resubmittal.			
Diamond Court Village 2002040105 SD-03-06-16 SP-MA-02-09-55	4210 Indian River Blvd.; north of 41 <sup>st</sup> St. on east side of Indian River Blvd. 25-32-39-00000-3000-00003.0 Map Location: 32	Small Lot subdivision; 51 lots Contact: Carter Associates, Inc. 562-4191	4/29/02	7/03/02 03/31/03 06/02/04	9/12/02 04/24/03	
			Approved 9/12/02. Pending site plan release. Final plat TRC 03/31/03. Preliminary plat and administrative permit use approved by PZC 04/24/03. LDP issued 11/26/03. Awaiting final plat submittal. Final Plat scheduled for TRC 06/02/04. Awaiting resubmittal.			
Falyn Estates 2003100110 SD-04-02-05	5910 61 <sup>st</sup> Street 32-39-08-00001-0160-00002.0 Map Location: 33	41 lot single-family residential subdivision. Contact: Schulke, Bittle & Stoddard 770-9622.	10/20/03	11/19/03	01/08/04	
			Preliminary plat approved by PZC 01/08/04.			
Grace Grove Subdivision 2002040060 SD-02-08-14	4050 41 <sup>st</sup> Street; North side of 41 <sup>st</sup> Street, east of 43 <sup>rd</sup> Ave. 27-32-39-00009-0050-00001.0 Map Location: 34	82 lot single-family residential subdivision Contact: Mosby & Associates, Inc. 569-0035	5/22/02	5/15/02 09/10/03	6/27/02	12/16/03
			LDP issued 08/21/03. Final plat approved by BCC on 12/16/03. Recorded 12/19/03. Under construction. Certificate of Completion requested 06/18/04.			
Gore Subdivision 2004010145	65 <sup>th</sup> St – Northwest corner 66 <sup>th</sup> Ave & 65 <sup>th</sup> ST 32-39-07-00001-0080-00002.1 Map Location: 35	Aff of exemption for 2 lot subdivision Contact: Thomas & Randee Gore 569-9084	02/02/04			
			Awaiting resubmittal.			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Kingsberry Subdivision 2003070306	53 <sup>rd</sup> Street, west of 66 <sup>th</sup> Avenue. 32-39-19-00001-0020-00001.0 Map Location: 36	Affidavit of exemption for 4 lot subdivision. Contact: Mosby & Associates, Inc. 569-0035	08/11/03				Awaiting resubmittal.
Lindsey Lanes Phase II-B Lindsey Lanes Phase II-C & D 98010101 SD-98-06-06	4751 49 <sup>th</sup> Street 32-39-21-00001-0100-00002.0 Map Location: 37	Final Plat. Contact: Schulke, Bittle & Stoddard 770-9622		04/16/03 10/15/03		08/05/03 02/03/04	Final plat approved 08/05/03. Certificate of completion issued 11/25/03. Final plat for C&D to TRC 10/15/03. Final plat 2C and 2D to BCC 02/03/04. Certificate of Completion requested for Phases 2C & 2D 05/18/04. Certificate of Completion issued for Phases 2C & 2D on 07/08/04.
Marousky Subdivision 2002090163	65 <sup>th</sup> Street, west of 66 <sup>th</sup> Avenue. 32-39-07-00001-0110-00002.0 Map Location: 38	2 lot residential subdivision. Affidavit of Exemption. Contact: David Marousky 567-7812	10/07/02				Awaiting formal submittal.
North Lakes Subdivision Bayer Site 96070055 SD-04-03-11	5690 58 <sup>th</sup> Avenue, south of Bent Pine 32-39-16-00000-5000-00001.0 Map Location: 39	520 small lot subdivision. Contact: Schulke, Bittle & Stoddard 770-9622.	12/01/03	01/07/04	04/22/04	N/A	PZC approved 04/22/04. LDP under staff review.
Oak Hollow fka Country Estates 2003110238 SD-04-04-15	6285 41 <sup>st</sup> Street, south side between 58 <sup>th</sup> Avenue and 66 <sup>th</sup> Avenue. 32-39-29-00002-0100-00001.0 Map Location: 40	24 lot residential subdivision. Contact: Schulke, Bittle & Stoddard 770-9622.	12/08/03	01/21/04 06/23/04	02/12/04		Preliminary plat approved 02/12/04 by PZC. Final Plat to TRC 06/23/04. Awaiting resubmittal.
Oak Hollow West Subdivision 2004020300 SD-04-07-32	41 <sup>st</sup> St, south side of 41 <sup>st</sup> St, between 58 <sup>th</sup> Ave & 66 <sup>th</sup> ST 32-39-29-00002-0110-00001.0 Map Location: 41	24 lot single family residential subdivision Contact: Schulke, Bittle & Stoddard 770-9622	03/08/04	04/21/04			Awaiting resubmittal. Preliminary Plat to TRC 04/21/04
Oak Island Phase III 2003030145 SD-04-08-36	U.S. Highway 1 32-39-03-00000-3000-00024.0 Map Location: 42	17 lot residential subdivision. Contact: McCain & Associates, Inc. 770-1093	06/02/03	06/09/04			Awaiting resubmittal.

# July 2004

# New Development Projects

Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Park Lane Estates fka Hooshmand Subdivision 2001090048 SD-02-12-25	5875 65 <sup>th</sup> Street at 58 <sup>th</sup> Avenue. 08-32-39-00001-0090-00001.0 Map Location: 43	44 lot single family subdivision Contact: Schulke, Bittle & Stoddard 770-9622	9/17/01	9/18/02	10/10/02	
			8/26/02	Preliminary plat approved 10/10/02. Final plat under review. LDP issued 09/05/03. Awaiting final plat submittal.		
The Gardens at River Grove (Riverview Groves) 2002070010 SD-03-02-10	NW corner 20 <sup>th</sup> St. and Main Relief Canal, west of 45 <sup>th</sup> Ave. 33-39-04-00001-0080-00005.0 Map Location: 44	66 unit Single family subdivision Contact: Boris Belfer	07/15/02	12/17/02 10/29/03	02/27/03	12/16/03
			PZC approved with conditions. LDP issued 11/24/03. BCC approved final plat 12/16/03. Plat never recorded: sold to new ownership. New ownership must be taken back thru approval process. Under construction.			
Equus Subdivision (fka The Refuge of IRC) 2004020144 SD-04-08-35 AOE-04-09-01	7080 69 <sup>th</sup> Street 32-39-06-00001-0110-00001.0 Map Location: 45	12 lot single family subdivision Contact: Mosby & Associates 569-0035	02/23/04	05/14/04 07/14/04	06/10/04	
			PZC approval for road plat 06/10/04.			
Range Line Ranches 2004040244	74 <sup>th</sup> Ave, NW corner of 74 <sup>th</sup> Ave and 33 <sup>rd</sup> St 32-38-36-00000-1000-00003.0 Map Location: 46	Affidavit of Exemption for a 14 lot subdivision Contact: Kimley-Horn & Assoc 794-4072	05/03/04			
			Awaiting resubmittal			
River Bee Ranchettes 2004060250	Northeast corner of 154 <sup>th</sup> Ave and Main Floodway 33-37-21-00000-1000-00001.0 Map Location: 47	Affidavit of Exemption for 19 Lot residential subdivision Carter Associates: 562-4191	06/28/04			
			Awaiting formal resubmittal.			
Riverwind f.k.a. Walker/Russell Property 2002020080 SD-02-06-11	S.E. corner of Indian River Blvd. and 45 <sup>th</sup> St. 25-32-39-00000-3000-00001.0 Map Location: 48	146 single family homes and clubhouse. Contact: Richard Schaub	2/25/02	3/27/02 02/19/03 04/07/04	4/25/02	04/15/03
			LDP issued 12/10/02. Final plat to TRC 02/19/03. Approved by BCC 04/15/03. Certificate of completion issued 01/15/04. Final Plat to TRC 04/07/04. Phase II under construction.			
Trinity Oaks (formerly Roux Subdivision) 97090069	6814 49 <sup>th</sup> Street 32-39-19-00001-0080-00001.0 Map Location: 49	Affidavit of Exemption – 3 residential lot subdivision. Contact: Carter Associates, Inc. 562-4191.	06/17/02			
			03/24/03	Formal resubmittal 09/27/02. Under review. Resubmitted as Roux 03/24/03. Approval 09/02/03.		

# July 2004

# New Development Projects

\***Pre-App** – Pre-Application Conference **TRC** – Technical Review Committee **PZC** – Planning and Zoning Commission **BCC** – Board of County Commission **N/A** – Not Applicable **TBA** – To Be Announced

Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Royal Oak Subdivision (fka Ramell Properties Sub) 2002100165 SD-04-05-18	26 <sup>th</sup> Street, south side between 43 <sup>rd</sup> Ave & 58 <sup>th</sup> Ave 33-39-04-00001-0020-00002.0 Map Location: 50	39 Lot single family subdivision Contact: WCG/Neel Schaffer 770-4707		02/25/04 03/17/04		
			Awaiting resubmittal. Resubmitted to TRC 03/17/04			
Royal Palm Lakes Phase I Affidavit of Exemption 2003010212	77 <sup>th</sup> Street; west of 66 <sup>th</sup> Avenue, between 77 <sup>th</sup> Street & 73 <sup>rd</sup> Street 32-39-06-00001-0020-00001.0 Map Location: 51	Affidavit of Exemption for 15 lot residential subdivision. Contact: Carter Associates 562-4191	02/10/03			
			Affidavit of Exemption to attorney's office.			
Royal Palm Lakes Phase II Affidavit of Exemption 2003010212	77 <sup>th</sup> Street; west of 66 <sup>th</sup> Avenue, between 77 <sup>th</sup> Street & 73 <sup>rd</sup> Street 32-39-06-00001-0020-00001.0 Map Location: 52	Affidavit of Exemption for 15 lot residential subdivision. Contact: Carter Associates 562-4191	02/10/03			
			Affidavit of Exemption to attorney's office.			
Royal Reserve 2003010035 SD-04-06-27	49 <sup>th</sup> Street 32-39-21-00001-0100-00004.0 Map Location: 53	30 lot residential subdivision. Contact: McCain & Associates 770-1093.	11/24/03	04/07/04		
			Awaiting resubmittal.			
66 <sup>th</sup> Ave & 45 <sup>th</sup> ST SD 2004020225	6450 45 <sup>th</sup> St 32-39-20-00001-0120-00001.0 Map Location: 54	159 Lot single family subdivision Contact: Knight, McGuire & Assoc 569-5505	04/26/04			
			Awaiting formal submittal			
San Messina (fka Messina 10 acre subdivision) 2000030189 SD-04-06-21	5910 65 <sup>th</sup> ST 32-39-08-00001-0080-00001.0 Map Location: 55	24 lot single family subdivision contact: Schulke, Bittle & Stoddard 770-9622	02/09/04	03/17/04	05/13/04	
			Scheduled for 05/13/04 PZC. PZC approved 05/13/04.			
Sandhill Estates (fka The Sanctuary "North") Subdivision 2001010025	6325 37 <sup>th</sup> Street; south side of 37 <sup>th</sup> Street, east of 66 <sup>th</sup> Avenue 32-39-32-00001-0030-00001.0 Map Location: 56	95 lot residential subdivision Contact: Knight, McGuire & Associates, Inc. 569-5505	02/10/03			
			Pending resubmittal.			
Sandridge subdivision 95100149	5100 69 <sup>th</sup> Street 32-39-04-00002-0240-00002.0 Map Location: 57	80 lot single family subdivision Contact: W. F. McCain & Assoc 770-1093	04/19/04			
			Awaiting resubmittal.			



July 2004

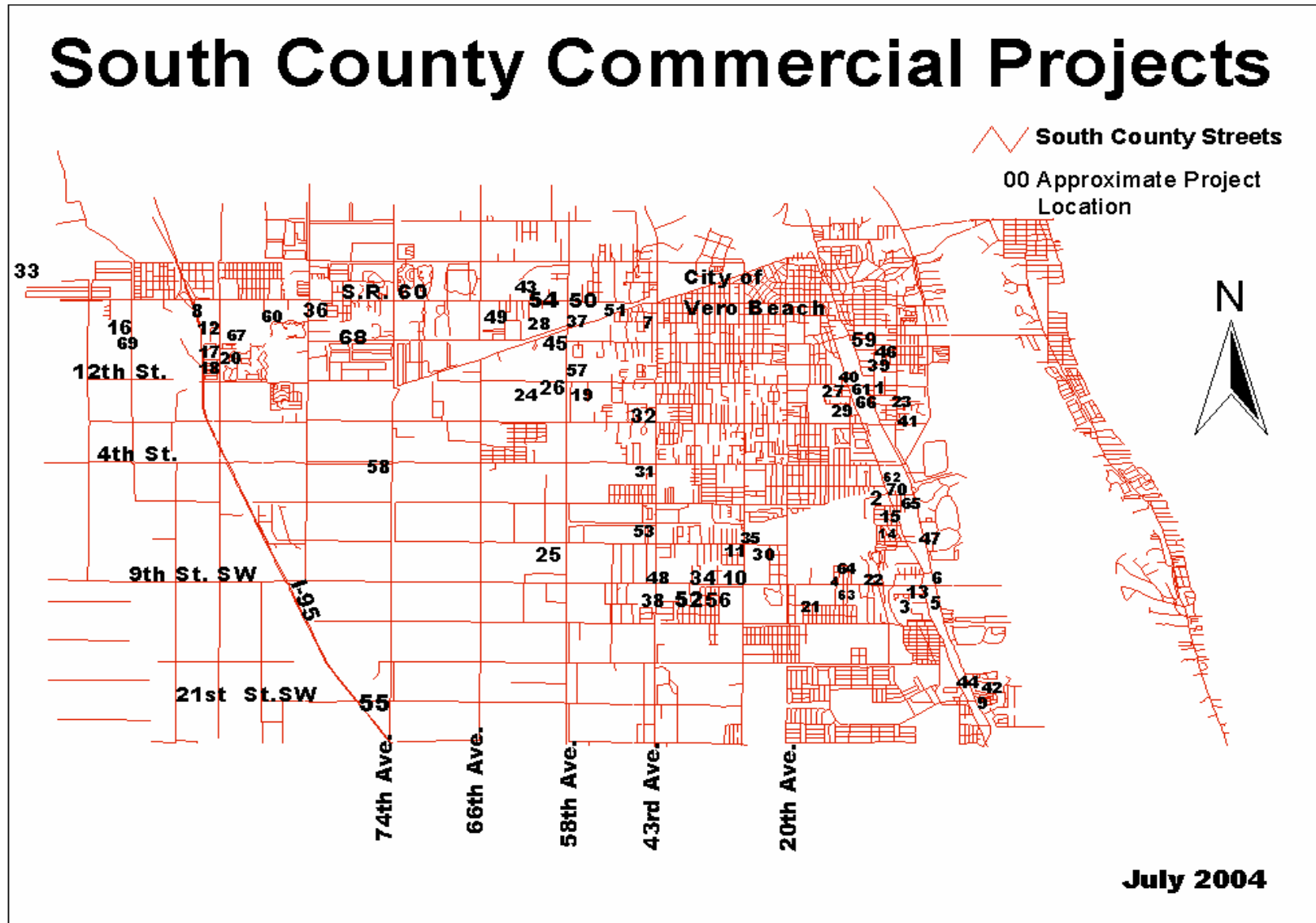
New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Trillium (fka Tradition Subdivision) 2002040022 SP-MA-02-12-73 SD-04-07-33	6650 33 <sup>rd</sup> Street 31-32-39-00001-0090-00001.0 Map Location: 58	217 residential units Contact Schulke, Bittle & Stoddard: 770-9622	7/8/02	10/9/02 12/31/03	01/09/03	N/A
			LDP issued 07/21/03. Site plan released 08/11/03. Under construction. Awaiting resubmittal of final plat. Final plat to TRC 05/12/04. Final Plat for Village B approved by BCC 06/08/04.			
Tropical Isle Subdivision 2002020040 SD-02-05-10	5925 65 <sup>th</sup> St. 08-32-39-00001-0090-00003.0 Map Location: 59	23 lot Single-family subdivision Contact: Mosby & Associates, Inc. 569-0035.	2/18/02	3/13/02 03/05/03	3/28/02	
			LDP issued 11/11/02. Final Plat to TRC 03/05/03. Pending resubmittal.			
Warren Way (aka David Chase 73 <sup>rd</sup> Street PD) 2003010063 SD-04-02-08	73 <sup>rd</sup> Street; east of US 1, south side of 73 <sup>rd</sup> Street 32-39-03-00000-7000-00003.0 Map Location: 60	58 lot residential subdivision. Contact: Carter Associates, Inc. 562-4191	01/20/03	05/07/03 12/10/03	08/14/03 01/08/04	
			Preliminary plat approved by PZC 01/08/04.			
Waterway Village (DiVosta) 2004010124 PD-04-05-10	East of 58 <sup>th</sup> Ave between 49 <sup>th</sup> St and the North Relief Canal 32-39-21-00001-0010-00001.0 Map Location: 61	1,740 lot residential subdivision on 200 acres. Contact: Kimley-Horn 562-7981.	01/28/04	03/24/04 05/05/04 06/30/04		
			05/05/04 TRC; possible hearings: TCRPC on 06/18/04; Pending design modifications and resubmittal.			
Ashley Lakes fka Welsch Subdivision fka Valencia Groves 91100023 SD-04-02-07	6555 45 <sup>th</sup> Street 32-39-29-00001-0150-00001.0 Map Location: 62	36 lot single-family subdivision. Contact: Schulke, Bittle & Stoddard 770-9622.	10/20/03	11/26/03	03/25/04	
			Awaiting resubmittal. PZC approved the preliminary plat on 03/25/04. Awaiting LDP issuance.			
Winter Beach Farms AOE 2004060078	North side of 69 <sup>th</sup> Street, East of 66 <sup>th</sup> Avenue 32-39-05-00001-0130-00001.0 Map Location: 63	7 lot subdivision affidavit of exemption Contact: Schulke, Bittle & Stoddard 770-9622	06/14/04			
			Awaiting resubmittal.			

July 2004

New Development Projects

## **SOUTH COUNTY COMMERCIAL PROJECTS**



July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>SOUTH COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (South of SR 60)</b>						
<b>Automotive Repair/Sales and Maintenance Establishments</b>						
Autos Plus 99020067 SP-MI-04-03-10	875 11 <sup>th</sup> Court 33-39-24-00011-0002-00020.0 Map Location: 1	1,207 sq. ft. auto repair. Contact: Mosby & Associates 569-0035.		01/07/04		
			Staff level approved. Awaiting site plan release.			
McGann Auto Sales 2002100256 SP-MJ-03-01-12	40 Old Dixie Highway 33-39-13-00000-7000-00031.0 Map Location: 2	3,000 Contractor trades building. Contact: Mosby & Associates, Inc. 569-0035	N/A	11/13/02	01/08/04	N/A
			Staff level approval 09/19/03. Site plans released 10/21/03. Change of use administrative approval granted by PZC on 01/08/04 changing from contractor trades to auto sales. Under construction. Staff released site plan 03/12/04			
Skyline Auto Center (South) 2002100198 SP-MI-04-09-61	836 11 <sup>th</sup> Drive SW 33-39-24-00011-0002-00007.0 Map Location: 3	Auto sales and repair Contact: Mosby & Associates 569-0035		07/14/04		
			Awaiting resubmittal.			
Stepanek Auto Sales 98100109 SP-MA-04-09-53	1210 9 <sup>th</sup> ST SW 33-39-23-00001-0160-00005.0 Map Location: 4	Auto repair and service addition of 6,000 sq. ft. Contact: Carter and Asso 562-4191		06/16/04		
			TRC reviewed 06/16/04. Awaiting resubmittal.			
Toyota-Kia-Daewoo of Vero Beach 2000030068 SP-MJ-03-11-68	1105 S. US Highway 1 33-40-30-00000-3000-00028.0 Map Location: 5	3,948 sq. ft. service center with drive-up kiosk. Contact: Soyka Engineering (321)952-7200	06/06/03	08/27/03		
			Site plan reviewed by TRC 08/20/03. Staff level approval 10/03/03. Site plan released 12/18/03. Staff approved AA 5/17/04.			
Vero Beach Chrysler Saab RV 94060226	855 S US Hwy 1 33-40-19-00000-5000-00009.1 Map Location: 6	Modify existing parking lot Contact: Mesimer & Associates (727)894-8589	05/17/04			
			Awaiting resubmittal.			
<b>Health Care Offices and Facilities</b>						
Swezey Medical Building 2003120188	1815 43 <sup>rd</sup> Avenue 33-39-04-00010-0000-00012.0 Map Location: 7	4,928 sq. ft. medical building. Contact: Schulke, Bittle & Stoddard 770-9622.	12/29/03			
			Awaiting formal resubmittal			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Industrial Establishments</b>						
Americana Plaza fka Lakeside Office Park 99090187 SD-03-05-14	9155 20 <sup>th</sup> Street; southeast corner of I-95 and SR 60 33-38-03-00001-0090-00002.0 Map Location: 8	17 lot commercial subdivision Contact: Knight, McGuire & Associates 569-5505	01/27/03	02/19/03 12/03/03	03/13/03	02/03/04
			Preliminary plat approved by PZC 03/13/03. LDP issued 12/08/03. Under construction. Final plat to BCC 02/03/04. Certificate of Completion Requested 06/25/04.			
Americana Plaza fka Lakeside Office Park 99090187 SP-MA-04-05-20	9155 20 <sup>th</sup> ST, southeast corner of I-95 and SR60 33-38-03-00001-0090-00002.0 Map Location: same as 8	38,505 SF commercial building (lots 10-15) Contact: Schulke, Bittle & Stoddard 770-9622	02/09/04	03/03/04		
			Staff approval 06/24/04, pending release.			
Americana Plaza 99090187	9155 20 <sup>th</sup> Street; southeast corner of I95 and SR60 33-38-03-00001-0090-00002.0 Map Location: same as 8	Hampton Inn 78 units Contact: Knight, McGuire & Associates 569-5505	06/21/04			
			Awaiting formal submittal.			
Cal Builders 2004010112	Old Dixie Hwy, east side at 19 <sup>th</sup> Circle SW. 33-40-31-00000-1000-00006.3 Map Location: 9	27,766 sq. ft. Mini storage, 27,600 sq. ft. contractor trades. Contact: Schulke, Bittle & Stoddard 770-9622.	01/26/04			
			Awaiting formal submittal.			
Chestnutt Commercial Building 2004030199	755 27 <sup>th</sup> Ave SW 33-39-22-00001-0160-00002.0 Map Location: 10	Commercial Building Contact: Schulke, Bittle & Stoddard 770-9622	03/29/04			
			Awaiting formal submittal			
Cooksey 27 <sup>th</sup> Avenue Commercial 2003060269	601 27 <sup>th</sup> Avenue 33-39-22-00002-0008-00001.0 Map Location: 11	3,200 sq. ft. retail, 3,200 sq. ft. office space. Contact: Schulke, Bittle, & Stoddard 770-9622	07/07/03			
			Awaiting resubmittal.			
Country Inn & Suites 2004060200	9350 19 <sup>th</sup> Lane, southeast corner of I-95 and SR60 33-38-03-00008-0000-00002.0 Map Location: 12	55 room county inn Contact: Mosby & Associates 569-0035	06/21/04			
			Awaiting formal submittal.			
Hawkins Contractors Trades 2003030192	Old Dixie Highway 33-40-30-00000-3000-00027.3 Map Location: 13	16,250 sq. ft. Contractor Trades Contact: Mosby & Associates, Inc. 569-0035.	05/12/03			
			Awaiting formal submittal.			

# July 2004

# New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
HBS Glass 94120003	722 3 <sup>rd</sup> Place 33-39-13-00014-0000-00001.0 Map Location: 14	8616 sq ft commercial addition to existing site, add parking Contact: Knight, McGuire & Associates 569-5505	05/24/04				
			Awaiting resubmittal.				
Kuhnert Contractor Trades 2003060053 SP-MJ-03-12-79	40 Old Dixie Highway 33-39-13-00000-7000-00031.0 Map Location: 15	12,000 sq. ft. Contractor Trades Contact: Mosby & Associates, Inc. 569-0035.	06/16/03	10/08/03	N/A	N/A	
			Awaiting resubmittal.				
SR 60 Industrial Park (f.k.a. Moto, Inc.) 2002040092 SD-02-12-30	9875 20 <sup>th</sup> Street 04-33-38-00001-0090-00001.1 Map Location: 16	17 lot Industrial subdivision Contact: Mosby & Associates, Inc. 569-0035	4/29/02	10/2/02	02/13/03		
			LDP approved 06/02/04. Type B Flood Protection approved 06/02/04.				
Paragon (formerly Granims Contractor Trades 2002110045 SP-MJ-03-04-23	9120 16 <sup>th</sup> Place 33-38-03-00006-0000-00005.0 Map Location: 17	16,780 square foot and 11,000 square foot building Contact: Joseph Schulke 770-9622	11/18/02	01/29/03	N/A	N/A	
			Staff level approval 03/04/03. Site plan released 04/23/03. Certificate of Occupancy issued 03/03/04				
Paragon Lot 16 2003100034 SP-MJ-04-03-13	1605 90 <sup>th</sup> Avenue 33-38-03-00006-0000-00016.0 Map Location: 18	14,244 sq. ft. contractor trades. Contact: Schulke, Bittle & Stoddard 770-9622.	10/13/03	12/31/03			
			Awaiting resubmittal.				
Sable Bay Shrimp Farm formerly (Indian River Aquaculture) 20020033 SP-MA-01-01-08	5505 12 <sup>th</sup> Street 33-39-09-00001-0120-00001.1 Map Location: 19	Relocation of Stormwater Pond Contact: McCain & Associates 770-1093	03/10/03				
			C.O. approval 05/06/04				
Sable Bay Shrimp Farm formerly (Indian River Aquaculture) 20020033 SP-MA-03-10-60	5505 12 <sup>th</sup> Street 33-39-09-00001-0120-00001.1 Map Location: same as 19	Addition of 32,534 sq. ft. greenhouse & 900 sq. ft. pole barn Contact: McCain & Associates 770-1093		07/23/03			
			Reviewed by TRC 07/23/03. Staff level approval of site plan 09/22/03. Pending site plan release.				
Viesta Contractor Trades 2004030015 SP-MA-04-05-23	9105 16 <sup>th</sup> Place 33-38-03-00006-0000-00012.0 Map Location: 20	10,500 Sq Ft Contractors Trade		03/17/04			
			Awaiting resubmittal				

# July 2004

# New Development Projects

\*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced

Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Institutional Establishments</b>						
Apostolic Assembly of the Lord 2001110110 SP-MI-03-09-55	1510 11 <sup>th</sup> Street S.W. 33-39-26-00001-0010-00004.0 Map Location: 21	Church Phase I Contact: Anthony Velie 770-2515		07/09/03	TBA	TBA
			Awaiting resubmittal.			
Bethlehem Temple 2001100064 SP-MJ-03-10-64	Southwest corner of Oslo Road and 8 <sup>th</sup> Court SW. 33-39-25-00000-3000-00025.0 Map Location: 22	3,570 sq. ft. church Contact: Randy Mosby 569-0035		08/06/03	11/20/03	12/16/03
			Pending site plan release.			
Children’s Home Society 2001100108 SP-MJ-04-01-05	1015 6 <sup>th</sup> Avenue 33-39-12-00015-0000-00004.0 Map: 23	Community Center, living, recreation building, administration building. Contact: Kimley-Horn 562-7981.		11/12/03 01/21/04	02/12/04	
			PZC approval 02/12/04			
Christian Outreach Retreat 2000020146 SP-MI-02-04-29 SP-SE-02-04-30 AA-04-06-78	6025 12 <sup>th</sup> St., just west of First Church of God 08-33-39-00001-0100-00001.0 Map Location: 24	Phase I/ retreat center, maintenance building, office, lodge, cabins, chapel, dining, rec hall; Special exception use. Contact: Mosby & Associates, Inc. 569-0035		2/20/02	10/10/02	11/05/02
			Approved with conditions 11/5/02. Phase I released 07/03/03. Building permit issued 11/06/03. Under construction.			
Church of Jesus Christ The Almighty God 2004010192	58 <sup>th</sup> Ave – Southwest Corner of 58 <sup>th</sup> Ave and 5 <sup>th</sup> St 33-39-20-00001-0090-00001.0 Map Location: 25	Church & Accessory use Building Contact: Fausto Guerro, PE (786)443-1685	02/02/04			
			Awaiting formal submittal			
First Church of God 97040154 SP-MN-04-04-15	1105 58 <sup>th</sup> Avenue 33-39-08-00001-0090-00001.0 Map Location: 26	Add 19 classrooms. Contact: Kimley Horn 562-7981.	11/24/03	01/28/04		
			Scheduled for TRC 1/28/04. Approved 06/23/04, pending site plan release.			
Hibiscus Village 95100005 SP-MA-02-09-52	12 <sup>th</sup> St. – west of Old Dixie on south side of 12 <sup>th</sup> Ave. 12-33-39-00009-0000-00017.1 Map Location: 27	9-unit abused children’s center group home facility Contact: WCG Inc. 772-770-4707	5/20/02	6/19/02	8/08/02	8/20/02
			Site plan released 05/09/03. Under construction. Administration Building and Clubhouse C/O issued on 04/16/04			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Indian River Charter High School 99080200 SP-MJ-03-06-29	6055 College Lane 33-39-05-00001-0150-00001.1 Map Location: 28	Special exception use for 20,000 square foot visual arts center. Major site plan submitted. Contact: Randy Mosby 569-0035	12/23/02	03/19/03	04/10/03	05/06/03
			PZC recommended approval on 04/10/03. Approved by BCC 05/06/03. Released for construction 09/08/03. Building permit issued 10/10/03. Under construction.			
The Learning Garden Montessori School 2003030045	995 Old Dixie Highway 33-40-30-00000-3000-00018.0 Map Location: 29	1,762 sq. ft. school Contact: Schulke, Biddle & Stoddard 770-9622	03/17/03			
			Awaiting formal submittal.			
Sun-Up Phase I 20010135 SP-MA-02-03-22	2455 5 <sup>th</sup> St. SW 23-33-39-00001-0120-00001.0 Map Location: 30	Community Center- 9,227 sq. ft Contact: Bill McCain 770-1093	12/17/01	1/30/02 9/18/02	02/14/02	03/12/02
			Under construction. Certificate of Occupancy requested 07/12/04.			
Sun-up Phase II 20010135 SP-MA-02-12-68	2455 5 <sup>th</sup> St. SW 23-33-39-00001-0120-00001.0 Map Location: 31	4 adult care facility units. (homes) Overall project will house 102 residents. Contact: W.F. McCain 770-1093	N/A	01/30/02 9/18/02	N/A	N/A
			Pending resubmittal.			
Sun-up 20010135	2455 5 <sup>th</sup> St. SW 23-33-39-00001-0120-00001.0 Map Location: 32	Affidavit of exemption to correct illegal lot split Contact: Bruce Barkett 231-4343	12/17/01	N/A	N/A	N/A
			Pending resubmittal.			
Temple Beth Shalom 2004070020	365 43 <sup>rd</sup> Ave 33-39-16-00001-0090-00010.0\ Map Location: 33	Church with classrooms, great hall and kitchen Contact: Schulke, Bittle & Stoddard 770-9622	07/12/04			
			Awaiting formal resubmittal.			
Unity Center of Vero Beach 2000110177 SP-MI-04-08-43	950 43 <sup>rd</sup> Ave 33-39-10-00001-0130-00001.1 Map Location: 34	1,824 sq. ft. classroom addition, multi playfield Contact: Mosby & Assoc 569-0035	04/26/04	05/19/04		
			Reviewed by TRC 05/19/04.			
Vero Beach Teen Challenge fka Harvest Christian Retreat 93110080 SP-MJ-03-12-74	801 154 <sup>th</sup> Avenue 33-37-09-00000-7000-00002.0 Map Location: 35	Phase I 5 plex dorm facility. Conact: Mosby & Associates, Inc. 569-0035		09/24/03		
			Site plan reviewed by TRC 09/24/03. Under review.			
Vero Christian Church 2003090097 SP-MA-04-04-16	9 <sup>th</sup> Street SW, between 32 <sup>nd</sup> Avenue and 33 <sup>rd</sup> Avenue. 33-39-22-00001-0150-00003.0 Map Location: 36	22,739 sq. ft. church Contact: Schulke, Bittle & Stoddard 770-9622.	11/24/03	02/04/04	04/22/04	05/18/04
			Pending site plan release. BCC approved on 05/18/04			



July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Other Non-Residential Projects</b>						
Hawkins ROW Abandonment 2003030192 ROW-03-06-09	Old Dixie Highway; at 11 <sup>th</sup> Lane SW 33-40-30-00000-3000-00027.3 Map Location: same as 13	Abandon ROW & 25' alley at 11 <sup>th</sup> Lane SW, between Old Dixie and RR. Contact: Mosby & Associates 569-0035		04/09/03		
			Pending resubmittal.			
Mo Land Trust ROWA 2003040263 ROW-03-07-10	27 <sup>th</sup> Avenue, near SE corner of 27 <sup>th</sup> Avenue and 5 <sup>th</sup> Street SW 33-39-23-00001-0120-00001.4 Map Location: 35	Abandon 35' ROW near SE corner of 27 <sup>th</sup> Avenue and 5 <sup>th</sup> Street SW Contact: McCain & Associates 770-1093		05/14/03		
			Awaiting resubmittal.			
<b>Professional and Financial Offices</b>						
Ameritrend Office Park 2000050013 SP-MJ-03-05-27	South of SR 60 east of 82 <sup>nd</sup> Avenue 33-38-01-00001-0120-00005.0 Map Location: 36	72,640 square foot office park. Major site plan in 3 phases. Contact: Jodah Bittle 770-9622	11/04/02	03/12/03		
			Staff level approval of site plan 07/14/03. Applied for building permit 01/26/04.			
AmSouth Bank 99010169 SD-04-05-20 SP-MA-04-05-22	58 <sup>th</sup> Avenue, south of SR60, east side of 58 <sup>th</sup> Avenue 33-39-04-00001-0120-00003.3 Map Location: 37	Bank with drive-through. Contact: Bob Ziegenfuss-Interplan, LLC (407)645-5008	08/11/03	02/18/04 03/10/04		
			Awaiting resubmittal.			
Amsouth (fkaOslo @ 43 <sup>rd</sup> Outparcel Harbor Federal) 2001120080 SP-MJ-03-12-78	4155 9 <sup>th</sup> Street SW, southeast corner of 9 <sup>th</sup> Street & 43 <sup>rd</sup> Avenue 33-39-27-00001-0040-00005.0 Map Location: 38	4,996 sq. ft. bank, gas station, convenience store. Contact: Carter Associates, Inc. 562-4191	08/25/03	10/01/03		
			Site plan approved. Released 01/23/04. Staff approved major site plan 05/11/04.			
Riverside National Bank 93120108 SP-MN-03-11-70	1238 US Highway 1 33-39-12-00000-1000-00028.0 Map Location: 39	1,656 addition to bank. Contact: David Phillips (772)464-3537		09/03/03		
			Reviewed by TRC 09/03/03. Staff level approved 07/08/04.			
Amsouth Bank South Point Shopping Center 2001120080	4175 9 <sup>th</sup> Street, southeast corner of 9 <sup>th</sup> Street & 43 <sup>rd</sup> Avenue. 33-39-27-00001-0040-00005.0 Map Location: same as 38	3,820 sq. ft. bank. Contact: Interplan LLC (407) 645-5008.	12/01/03	02/18/04		
			Site plan approved			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Public and Private Recreation Facilities</b>						
Christi’s Fitness 2002110035 SP-MJ-03-04-24	1250 Old Dixie Highway 33-39-12-00000-3000-00023.0 Map Location: 40	32,000 square foot fitness center Contact: Randy Mosby 569-0035	11/18/02	02/05/03		
			Staff level approval of site plan 10/07/03. Site plan released 01/23/04. Building permit issued 01/23/04. Under construction.			
Jungle Club Medical Day Spa 2001070152 SP-MA-02-02-11	1060 6 <sup>th</sup> Avenue 33-39-12-00015-0000-00011.0 Map Location: 41	12,000 sq. ft. health building/ 7,200 sq. ft. residential ( units) Contact: Mosby & Associates, Inc. 569-0035		12/05/01	2/28/02	
			Post-PZC meeting held with staff and adjacent property owners. To be scheduled for BCC consideration after plan revisions are received. Awaiting resubmittal. On hold for release of easement.			
Midway Estates Clubhouse 2003030127 SP-MJ-03-06-33	455 Mary Lane 33-40-31-00000-1000-00012.2 Map Location: 42	4,140 sq. ft. clubhouse & lot configuration. Contact: Mosby & Associates 569-0035		04/02/03		
			Staff level approval 07/11/03. Awaiting site plan release.			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Retail Trade Establishments</b>						
Bealls 96010161	5900 20 <sup>th</sup> Street 33-39-05-00001-0080-00001.3 Map Location: 43	Retail/commercial Contact: Haines, Gipson & Assoc (770)491-7550	03/22/04	05/05/04		
			Reviewed by TRC 05/05/04			
Berlin US 1 Retail Building 2004030216	2073 S US Hwy 1 33-40-31-00000-7000-00002.0 Map Location: 44	4900 sq ft retail building Contact: Mosby & Assoc Inc 569-0035	03/29/04			
			Awaiting formal submittal			
College Lane Site 2003110147	58 <sup>th</sup> Avenue 33-39-05-00010-0000-00006.0 Map Location: 45	Retail/office/restaurant. Contact: CE Block Architect 569-3799.	12/01/03			
			Awaiting formal resubmittal.			
Dependable Dodge 96020048 SP-MI-02-10-61	1440 U.S. Hwy. 1 12-33-39-00000-1000-00012.0 Map Location: 46	Change from printing to automobile services Contact: Jim Young 567-6707		7/31/02		
			Resubmittal under review. Approved 10/10/02. Released 01/29/03.			
Hale Indian River Groves 94080060	580 US Highway 1 33-39-13-00000-1000-00012.0 Map Location: 47	Relocate parking lot and retail sales Contact: Paul Mazzillo PE (727)894-8589	3/15/04			
			Awaiting resubmittal			
Oslo Venture LLC 2002090171 SD-04-01-03 SP-MJ-04-01-04	4250 9 <sup>th</sup> Street SW, northeast corner of Oslo Road & 43 <sup>rd</sup> Ave. 33-39-22-00001-0130-00001.0 Map Location: 48	14,490 sq. ft. pharmacy, commercial Contact: Carter Associates, Inc. 562-4191	08/25/03	11/05/03 02/18/04	12/18/03	04/06/04
			Final Plat approved by BCC 04/06/04. Final back to BCC for review due to problems. Recorded 05/20/04.			
Redevgroup Commercial 97030158	6310 20 <sup>th</sup> Street 33-39-05-00002-0000-00001.0 Map Location: 49	6,800 sq. ft. retail / 1,600 sq. ft. restaurant. Contact: Carter Associates, Inc. 562-4191.	11/10/03			
			Awaiting formal resubmittal.			
Sam's Club 97030182 SP-MN-04-03-12	5565 20 <sup>th</sup> Street 33-39-04-00031-0000-00001.0 Map Location: 50	Add liquor store & new entry, cart storage & cooler. 9,600 sq. ft. gas fueling facility in parking lot. Contact: Chester Lanning (918)877- 6000 (Store) Brad Downum (904)797-4004 (gas)	03/24/03	12/17/03 04/21/04		
			Store revisions to TRC 12/17/03. Pending resubmittal. Gas station would involved PD rezoning action. Staff not supporting proposal. Staff determination initially appealed to PZC pending further information from applicant. Appeal may be cancelled. Minor site plan for minor building expansion (no gas/fueling facility proposed) to TRC 04/21/04. Under review.			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Sciara Rt. 60 Shopping Center 2001030153 SP-MJ-03-12-75	4905 SR 60, South side of SR 60/just east of Rex T.V. 04-33-39-00001-0100-00001.0 Map Location: 51	22,000 sq. ft. commercial center and office, using/preserving oldest building on site. Redesign parking, building area, lighting. Contact: Bill McCain 770-1093	4/2/01 06/23/03	8/29/01 09/24/03	9/13/01	9/03/02
Pending site plan release. BCC approved one year extension on 9/03/02. Phase I site plan reviewed by TRC 09/24/03. Awaiting resubmittal.						
Seacoast Business Park fka Adams Oslo Road 98020175 SD-03-10-25	3805 9 <sup>th</sup> Street SW 33-39-27-00001-0030-00002.3 Map Location: 521	5 lot commercial subdivision. Contact: Schulke, Bittle & Stoddard 770-9622	05/12/03	08/06/03	10/09/03	
LDP plans under review.						
The Trading Post 2001080164 SP-MA-04-09-60	175 43 <sup>rd</sup> Ave 33-39-16-00003-0010-00001.0 Map Location: 53	Convenience Store with fuel sales and feed store Contact: Schulke, Bittle & Stoddard 770-9622	03/15/04	07/07/04		
Awaiting resubmittal Scheduled for TRC 07/07/04.						
The Walk at Indian River 2004060358	5945 20 <sup>th</sup> Street 33-39-05-00001-0090-00003.0 Map Location: 54	16,000 SF office/189,083 SF Retail Contact: Masteller & Moler 567-5300	07/12/04			
Awaiting formal resubmittal.						
<b>Utility Facilities</b>						
Blue Heron Energy Center (CALPINE) 2000040055 SP-MA-01-02-13	Between I-95 and 74 <sup>th</sup> Ave., north of the St. Lucie County Line 33-38-36-00001-0090-00001.0 Map Location: 55	Energy Center, Power Plant on ±59 Acre site Contact: Calpine Eastern	4/25/00	11/29/00		9/18/01
Special exception/conceptual site plan approved by BCC. Awaiting “final” site plan submittal and state-level approval. State land use hearing held 02/06/02 and positive determination made. State certification hearing tentatively scheduled for 2003, now extended to 2004.						
Cingular Florida Ridge 2003090097	9 <sup>th</sup> Street SW, located between 32 <sup>nd</sup> Avenue & 33 <sup>rd</sup> Avenue. 33-39-22-00001-0150-00003.0 Map Location: 56	Stealth communications facility on future church site. Contact: Todd Sadacca (954)929-4932	09/22/03	05/05/04		
Pending resubmittal.						
FP&L Rosedale Substation 2002080053 SP-MA-02-11-67	Northeast corner of 12 <sup>th</sup> Street And 58 <sup>th</sup> Avenue 09-33-39-00001-0050-00001.0 Map Location: 57	Electrical transmission substation Contact: Mosby & Associates 569-0035	8/19/02	9/11/02	10/10/02	11/05/02
Site plan released 03/12/03. Under construction.						

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Indian River Farms Water Control District 2002100229 SP-SE-03-06-34	4 <sup>th</sup> Street and 74 <sup>th</sup> Avenue 33-39-18-00001-0120-00002.0 Map Location: 58	Central offices for IRFWCD. Contact: Steve Snoberger 562-4191	11/18/02	04/09/03	06/12/03	07/08/03
			Pending site plan release. Request to extend site plan approval by 1 year granted by BCC 07/06/04.			
<b>Warehouse and Storage Establishments</b>						
Antique Auto Storage 2004060028	707 16 <sup>th</sup> Street 33-39-12-00010-0020-00001.0 Map Location: 59	Relocate “Car Therapy” water ret, add car storage Contact: John J. Schlitt 569-4999	06/14/04			
			Awaiting resubmittal.			
Attic 60 Vehicle Storage 97110030 PD-03-05-12	20 <sup>th</sup> Street east of 86 <sup>th</sup> Avenue 33-38-02-00001-0100-00012.0 Map Location: 60	3 acre unpaved vehicle/equipment storage. Contact: Joseph Schulke 770-9622	11/18/02	02/26/03	04/24/03	05/20/03
			Pending site plan release. Request to extend site plan approval by 1 year granted by BCC 07/06/04.			
Creative Tile & Marble 96010135 SP-MJ-03-10-56	935 12 <sup>th</sup> Street 33-39-12-00009-0000-00002.0 Map Location: 61	Add 7,295 sq. ft. warehouse and modification of parking lot. Contact: Schulke, Bittle & Stoddard 770-9622.	05/19/03	07/16/03		
			Awaiting resubmittal.			
Deubel Auto Storage 2004030186 SP-MA-04-06-26	605 2 <sup>nd</sup> LN 33-39-13-00015-0000-00008.0 Map Location: 62	600 SF office/4,497 auto warehouse Contact: Todd Smith 589-8722		03/31/04		
			Awaiting resubmittal. Staff approved application for major site plan.			
11 <sup>th</sup> @ Oslo Storage 95090052	886 11 <sup>th</sup> Court SW, 11 <sup>th</sup> Street @ Oslo Road 33-39-24-00011-0003-00001.0 Map Location: 63	Outdoor Storage Facility. Contact: William Hayhurst 569-6680	06/16/03			
			Awaiting resubmittal.			
Frank Vehicle Storage Lot 98040022 SP-MA-02-05-32 SP-MJ-03-09-51	836 10 <sup>th</sup> Ct. SW 24-33-39-00011-0005-00007.0 Map Location: 64	Vehicle Storage Lot Contact: Mosby & Associates, Inc. 569-0035	N/A	3/06/02	N/A	N/A
			Site plan released 01/22/04.			
Kirby Fence 2001080256	125 US Highway 1 33-39-13-00000-7000-00040.0 Map Location: 65	Fence in property to allow for open RV & Trailer storage Contact: Kirby King 234-4748	04/26/04	06/02/04		
			Awaiting resubmittal. Scheduled for TRC 06/02/04			

July 2004

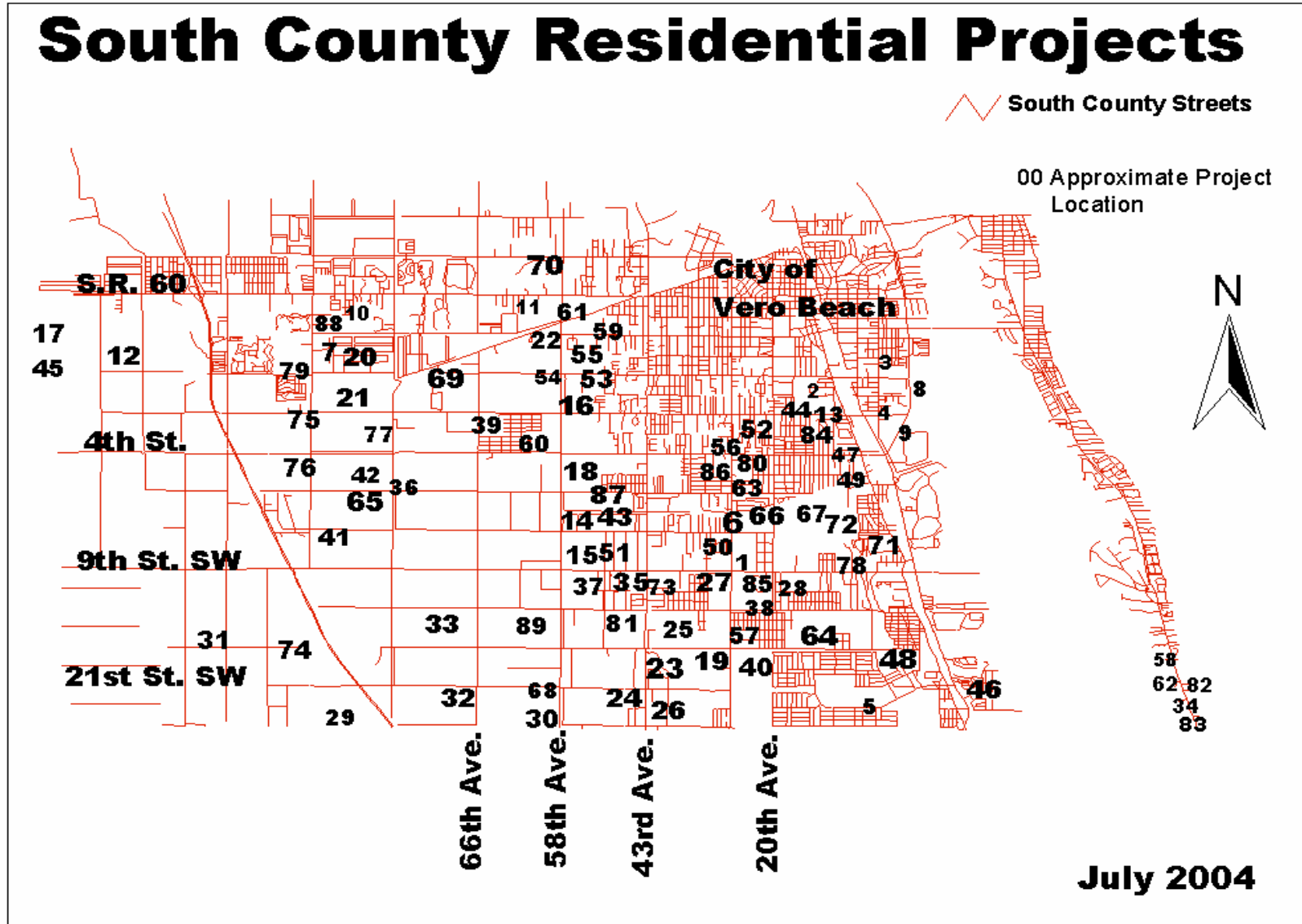
New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
MB Contractor Trades Facility (fka MB Enterprises) 2003050121 SP-MJ-03-08-47 SP-MA-04-07-34	1160 Old Dixie Highway 33-40-30-00000-3000-00027.0 Map Location: 66	16,250 Sq FT Contractors Trades Building Contact: Mosby & Associates 569-0035		05/28/03 04/28/04		
			Reviewed at TRC 04/28/04. Awaiting resubmittal.			
O’Neill Commercial Development 2003020098 SP-MJ-04-01-02	1605 91 <sup>st</sup> Court 33-38-03-00006-0000-00001.0 Map Location: 67	7,000 sq. ft. retail / 13,000 sq. ft. warehouse Contact: McCain & Associates 770-1093	03/03/03	10/29/03	02/26/04	
			Awaiting resubmittal. Under review.			
Pointe West Central Village 99070081 SP-MN-03-05-28	7645 20 <sup>th</sup> Street 33-38-12-00001-0030-00001.0 Map Location: 68	Clubhouse/Recreation Center Minor site plan submitted. Contact: Steve Melchiori 794-4577	12/23/02	03/12/03	02/12/04	
			Plans resubmitted 03/26/03. Site plan released 05/09/03.			
Scopinich Warehouse 2003050254 SP-MJ-03-10-62	1955 98 <sup>th</sup> Avenue, south of SR 60 33-38-04-00001-0090-00002.1 Map Location: 69	Warehouse Facility Contact: Schulke, Bittle & Stoddard 770-9622	06/09/03	07/23/03		
			Pending resubmittal.			
Transocean Commercial Development f.k.a. Old Dixie Properties Phase I and Phase II 2000110199 SP-MJ-03-07-38	180 Old Dixie Highway, east side of Old Dixie, north of South Relief Canal 33-39-13-00000-7000-00019.0 Map Location: 70	Mini storage/office/commercial in two phases, including 9,912 sq. ft. contractor trades building. Contact: McCain Associates 770-1093	01/27/03 Phase II	5/15/02 04/23/03 Phase II		
			Phase I and Phase II approved and released.			

July 2004

New Development Projects

## **SOUTH COUNTY RESIDENTIAL PROJECTS**





July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
<b>SOUTH COUNTY RESIDENTIAL PROJECTS (South of SR 60)</b>							
<b>Multi-Family Residential Projects</b>							
Bradford Place 2004020299 SD-04-06-24 SP-MA-04-06-27	9 <sup>th</sup> ST SW 33-39-23-00001-0130-00002.0 Map Location: 1	180 unit multi family townhomes Contact: Masteller & Moler Inc 567-5300	03/08/04	03/31/04			Preliminary plat and major site plan to TRC 3/31/04. Awaiting resubmittal
The Crossings 98120123	1150 12 <sup>th</sup> Ave 33-39-12-00000-3000-00021.0 Map Location: 2	Residential Multi-family and limited commercial Contact: Knight McGuire & Assoc 569-5505	06/28/04				Awaiting formal resubmittal.
East Gate Villas 2001070109 SP-MA-01-12-89 AA-02-10-142	13 <sup>th</sup> place; east of 6 <sup>th</sup> Ave. 12-33-39-00025-0000-00005.0 Map Location: 3	27 Multi-family units Contact: Mosby & Associates, Inc. 569-0035	7/23/01	10/10/01	10/25/01	N/A	Revised site layout per AA approved 9/19/02. Site Plan released 03/31/03. Under construction.
The Fountainhead 2001020114 SP-MA-01-12-84	750 6 <sup>th</sup> Avenue 13-33-39-00000-1000-00002.0 Map Location: 4	89 multi-family units Contact: Knight, McGuire, & Associates, Inc. 569-5505	03/05/01	9/19/01	01/10/02 1/24/02	N/A	Site plan released 05/14/03. Under construction.
Indian River Club Phase 7 99110164	800 Highland Drive SW 33-40-31-00000-5000-00001.0 Map Location: 5	32 multi-family residential units. Contact: Kimley Horn 562-7981	07/14/03	01/07/04			Approved 02/12/04 pending release.
Pineapple Cay 2002070006 SP-MJ-03-11-71	5 <sup>th</sup> Street SW; northeast corner of 27 <sup>th</sup> Avenue & 5 <sup>th</sup> Street SW 33-39-23-00001-0050-00009.0 Map Location: 6	32 unit multi-family condos Contact: Schulke, Bittle & Stoddard 770-9622		09/03/03	11/20/03		Site plan released 12/22/03. Under construction.
Pointe West ACLF "The Lakes at Pointe West" Preliminary PD PD-99-11-18 99080077	Northwest Corner of the Point West PD 33-38-01-00001-0040-00001.0 Map Location: 7	Full Service Retirement Community (Residences, ALF) Contact: On-Site Management Group, Inc. 234-9988	5/24/99	8/25/99 10/20/99 12/03/03	11/17/99		Released on 3/29/00. Roadwork complete with a number of homes constructed. C.O. released 02/11/03 for first apartment building and clubhouse. TRC 12/03/03 for addition of pool & poolhouse.

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Provence Bay 2004020217	Indian River Blvd, East side of Indian River Blvd at 12 <sup>th</sup> ST 33-40-07-00000-0060-00001.0 Map Location: 8	236 unit multi family residential Contact: Bowyer Singleton & Assoc (561)683-7101	03/01/04			
			Awaiting resubmittal			
River Park Place Phase 2 97080124	800 Indian River Blvd, east of existing River Park Place 33-40-18-00000-0010-00001.0 Map Location: 9	Mulit family residential Contact: Knight, McGuire & Associates 569-5505	03/22/04			
			Awaiting resubmittal			
Townhomes West 2000100095 SP-MA-03-02-14	1850 78 <sup>th</sup> Ave 33-38-01-00001-0100-00005.0 Map Location: 10	Townhomes Contact: McCain & Assoc 770-1093		11/27/02	01/22/04	01/26/04
			PZC approved major site plan on 01/22/04			
Hammock Cove Subdivision (fka Vero Holdings Inc) 98010178 SP-MA-04-08-52 SD-04-08-38	20 <sup>th</sup> St, South side of SR60 33-39-05-00001-0100-00001.0 Map Location: 11	120 Unit Residential Contact: Masteller & Moler Inc 567-5300	03/15/04	06/09/04 07/21/04		
			Awaiting resubmittal. Scheduled for TRC 06/09/04, plat over site plan.			
Verona Trace & The Villages at Verona Trace 2003070038 SD-04-09-39 SP-MA-04-10-64	98 <sup>th</sup> Ave between 12 <sup>th</sup> St & 8 <sup>th</sup> St 33-38-09-00001-0090-00001.0 Map Location: 12	447 Multi Family units Contact: WCG/Neel-Schaffer Inc 770-4640	05/03/04	06/16/04 07/21/04		
			TRC 6/16/04, pending resubmittal.			
Crofton Meadows fka The Villages of Charleston fka 8 <sup>th</sup> Street Villas 2000040154 SD-04-02-06	1180 8 <sup>th</sup> Street, north side of 8 <sup>th</sup> Street, west of Old Dixie Hwy. 33-39-12-00000-5000-00051.2 Map Location: 13	12 lot small lot subdivision Contact: McCain & Associates 770-1093	08/18/03 08/29/03	11/19/03	05/13/04	
			Approved by PZC 05/13/04			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal				
			Pre-App	TRC	PZC	BCC
<b>Residential and Agricultural Planned Development (PD) Projects</b>						
Citrus Springs Village “A-F” Phase I Preliminary PD PD-00-08-13 PD-01-02-08 PD-03-01-03 99100114	East Side of 58 <sup>th</sup> Avenue Between 9 <sup>th</sup> Street SW (Oslo Road) and the South Relief Canal 33-39-21-00001-0050-00001.1 Map Location: 14	Portion of Overall PD: 216 Units on 75.14 Acres Overall PD: 477 Units on 191.64 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505		5/24/00 1/31/01 06/27/01 08/15/01 11/05/02 12/03/02 10/15/03 11/05/03	6/22/00 1/25/01 12/20/02 01/09/03	7/24/01 9/04/01 3/12/02 04/20/04 06/08/04
			Final plat Village A Phase I approved 3/12/02. Certificate of completion issued 12/12/02. Final Plat and certificate completion have been issued for the first phase of Villages B all north of 5 <sup>th</sup> Street SW, home construction is now underway. All of Village “C” is complete. Plans for villages south of 5 <sup>th</sup> Street S.W. (D, E, & F) now approved. LDP issued 06/13/03 for 2A, D & ½ of F. LDP issued for 2B, E & ½ of F on 09/04/03. Final plat for Village A to TRC 10/15/03 and final for D and ½ of F on 11/05/03. Final Plat for Village “D” and North ½ of F approved by BCC 06/08/04			
Citrus Springs Village G 991000114 PD-03-03-08 PD-03-06-14	North side of Oslo, east of 58 <sup>th</sup> Avenue. 33-39-21-00001-0050-00001.1 Map Location: 15	To add 29.44 acres and 71 single family lots to project: Village “G”. Contact: Schulke, Bittle & Stoddard 770-9622		01/15/03	02/27/03 05/22/03	04/15/03
			Approved by BCC 04/15/03. Preliminary plat for Village G approved by PZC 05/22/03. LDP issued 10/16/03.			
18 Acre – 8 <sup>th</sup> St Subdivision 2004040192	8 <sup>th</sup> street, NE corner of 58 <sup>th</sup> Ave and 8 <sup>th</sup> St 33-39-09-00001-0130-00002.0 Map Location: 16	45 Lot Single Family PD Contact: Schulke, Bittle & Stoddard 770-9672	04/26/04			
			Awaiting resubmittal.			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Gregory Garvey AG PD 2004050181	120 130 <sup>th</sup> Ave 33-37-13-00000-5000-00001.0 Map Location: 17	8 lot agricultural PD Contact: Schulke, Bittle & Stoddard 770-9622	05/24/04				Awaiting resubmittal.
Hammock Lakes Phase III 94110133 PD-98-08-05 PD-04-09-17	5695 W 1 <sup>st</sup> Square SW 33-39-21-00004-0000-00000.1 Map Location: 18	98 Single Family residential PD Contact: Knight, McGuire & Associates 569-5505	05/12/03	11/05/03 07/14/04	05/04/04		Approved by BCC 05/04/04
Millstone Landing (Jo-Bar Farms PD) 2003100068 PD-04-04-08	Southwest corner of 17 <sup>th</sup> Street SW and 27 <sup>th</sup> Avenue 33-39-34-00001-0070-00001.0 Map Location: 19	650 lot residential PD with clubhouse, elementary school site. Contact Masteller & Moler 567- 5300.	10/20/03	02/02/04			Pending resubmittal. Part of “south county initiative”.
Pointe West Central Village PD-00-09-17 99070081 PD-04-03-14	One Block south of 16th Street on 75th Terrace and 76th Drive 12-33-38-00001-0030-00001.0 Map Location: 20	Phase IV 76 single-family lots. 30 Duplex Buildings (60 units), Phase II 57 Single-Family Lots, Phase I; 41 single-family lots and 32 duplex (64 units) Phase III. Contact: WCG/Neel-Schaffer 77-4707.		7/28/99 12/29/99 11/21/01 3/20/02 7/17/02 12/10/03 01/07/04	10/14/99 5/9/00 4/11/02 02/12/04	11/12/02	Phase II final plat approved 3/9/01. Final plat approved 11/12/02. Certificate of completion issued 11/08/02 for Phase II. Certificate of completion for Phase III issued 08/21/03. KB Home Sales office reviewed by TRC 12/10/03. Awaiting resubmittal. Phase IV to TRC 01/07/04. PZC approved Phase 4 preliminary plat on 02/12/04. Phase IV Final Plat scheduled for TRC 07/07/04
Pointe West Equestrian 99060179 PD-04-05-09	7525 12 <sup>th</sup> Street 33-38-12-00001-0030-00001.0 Map Location: 21	Add gate to project entry on south side of 12 <sup>th</sup> st Contact: Kimley-Horn & Associates 562-7981		03/10/04			Awaiting Resubmittal
Pointe West North Village 99070081	North of 16th St, South of SR 60 33-38-12-00001-0030-00001.0 Map Location: same as 20	Various Residential and Commercial Development including the Lakes at Pointe West (ALF) Contact: Masteller 567-5300		7/28/99 12/29/99 01/07/04	10/14/99 5/9/00		25 single-family lots platted and homes under construction.

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Pointe West North Village Townhomes 2003120232 SP-MJ-04-03-09	1625 78 <sup>th</sup> Ave 33-38-01-00019-0000-00000.1 Map Location: same as 20	Townhomes 96 multi family units & 4 single-family lots Contact: WCG/Neel Schaffer Inc 770-4707		01/07/04/ 02/04/04	02/26/04	
			PZC approved 02/26/04			
Pointe West South Village 99070081 PD-04-04-06	7645 20 <sup>th</sup> Street 33-38-12-00001-0030-00001.0 Map Location: same as 20	Preliminary plat for 168 single family homes in South Village. Contact: Steve Melchiori 794-4577		01/21/04	02/12/04 07/07/04	
			PZC approved preliminary plat on 02/12/04. Phase I Final Plat scheduled for TRC 07/07/04.			
Pointe West Town Center 99070081 SP-MA-01-11-86	1999 Pointe West Dr. 33-38-12-00001-0030-00001.0 Map Location: same as 20	24 multi-family units; 22,680 sq. ft. office, 7,560 sq. ft. retail Contact: Masteller & Moler 567-5300		9/19/01 12/26/01		07/15/03
			BCC approved conceptual PD plan and district modifications on 07/15/03.			
Segovia PD 2003090165 PD-04-03-04	5815 Atlantic Blvd. 33-39-05-00000-7000-00002.0 Map Location: 22	82 lot single-family residential PD. Contact: Mosby & Associates 569-0035.	10/20/03	12/31/03	03/25/04	04/20/04
			Approved by BCC on 04/20/04. LDP submittal under review.			
Echo Lake (fka 17 <sup>th</sup> Street SW PD) 2003090035 PD-04-03-03 PD-04-09-18	17 <sup>th</sup> Street SW, southeast corner of 17 <sup>th</sup> Street SW & 43 <sup>rd</sup> Avenue. 33-39-34-00001-0040-00001.0 Map Location: 23	291 lot single-family residential PD, public park, and neighborhood commercial site. Contact: Knight, McGuire & Associates, Inc. 569-5505	09/15/03	12/17/03 07/14/04	03/11/04 05/13/04	06/22/04
			Part of “south county initiative”. Pending submittal of preliminary PD plan. BCC approved 06/22/04.			
Tripson Trail PD 2001090106 PD-04-04-07	North & South side of 21 <sup>st</sup> Street SW, West of 43 <sup>rd</sup> Avenue 33-39-33-00002-0090-00001.0 Map Location: 24	296 lot residential PD. Contact: Knight, McGuire & Associates 569-5505.	05/19/03	02/02/04		
			Awaiting resubmittal. Part of “south county initiative”.			
Turtle Creek Preserve PD (fka the Colony) 2000050121	1525 27 <sup>th</sup> Ave SW 33-39-27-00001-0120-00001.0 Map Location: 25	649 lot single-family residential PD Contact: Schulke, Bittle & Stoddard 770-9622	06/14/04			
			06/28/04 Pending formal submittal.			
Madera Isles (fka 25 <sup>th</sup> Street SW PD) 2003090034 PD-04-02-02/PD-04-09-16	25 Street SW, east of 43 <sup>rd</sup> Avenue on north side of 25 <sup>th</sup> Street. 33-39-34-00001-0130-00001.0 Map Location: 26	203 lot single family residential PD. Contact: Knight, McGuire & Associates, Inc. 569-5505	09/15/03	12/03/03 07/07/04	03/11/04	05/04/04
			Pending submittal of preliminary PD plan. Part of “south county initiative”. BCC approved 05/04/04. Preliminary PD submitted for TRC 07/07/04			

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
<b>Single-Family Conventional Subdivision Projects</b>						
Ansley Park f.k.a. Canterbury Subdivision 2001080023	West of 27 <sup>th</sup> Ave. SW, between 9 <sup>th</sup> Street SW and 13 <sup>th</sup> Street SW., next to Grovenor Estates. 27-33-39-00001-0080-00001.0 Map Location: 27	90 units Single Family Subdivision; Contact: Schulke, Bittle & Stoddard 770-9622	8/13/01	4/10/02	6/13/02	7/02/02
			3/18/02	05/14/03		02/03/04
Approved by BCC 7/16/01. LDP issued 10/29/02. Under construction. Final plat resubmitted. LDP to modify internal sidewalk issued 12/16/03. Certificate of completion issued 01/23/04. Final plat approved by BCC 02/03/04.						
B&B Estates 99050139	1750 11 <sup>th</sup> Street SW 33-39-26-00001-0020-00003.0 Map Location: 28	11 Lot Residential Subdivision Contact: Todd Smith 589-8722.	12/08/03			
			Awaiting formal resubmittal.			
Banov/Orcutt Subdivision 2003090230	86 <sup>th</sup> Avenue 33-38-36-00001-0120-00001.0 Map Location: 29	Affidavit of exemption for 7 lot subdivision. Contact: Robert Banov (772)231-4740	10/06/03			
			Awaiting resubmittal.			
Bartus Subdivision Affidavit of Exemption 2003040142	North side of 25 <sup>th</sup> Street SW, west of 58 <sup>th</sup> Avenue. 33-39-32-00001-0140-00002.0 Map Location: 30	Affidavit of Exemption for 3 lot subdivision. Contact: McCain & Associates 770-1093.	04/28/03			
			Awaiting formal resubmittal.			
Begum Groves Subdivision 2004020200	17 <sup>th</sup> ST SW, NW corner 90 <sup>th</sup> Ave SW & 17 <sup>th</sup> ST SW 33-38-27-00001-0150-00001.0 Map Location: 31	Affidavit of exemption for 8 lot residential subdivision Contact: Kyle Macneney (561)575-6452	03/01/04			
			Awaiting resubmittal			
Citrus Way Estates AOE 2004050175	West of 66 <sup>th</sup> Avenue on south side of 21 <sup>st</sup> Street SW 33-39-31-00001-0110-00002.0 Map Location: 32	Affidavit of Exemption for 11 lot subdivision Contact: Carter Associates, Inc. 562-4191	05/24/04			
			Awaiting resubmittal.			
Deer Valley East Subdivison 2004030139	West of 66 <sup>th</sup> Ave, South side of 13 <sup>th</sup> ST SW 33-39-30-00001-0100-00001.0 Map Location: 33	31 lot subdivision Contact: Schulke, Bittle & Stoddard 770-9622	03/22/04			
			06/14/04			
Awaiting resubmittal						

# July 2004

# New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Deer Valley West Subdivision 2002080097	7100 17 <sup>th</sup> ST SW 33-39-30-00001-0100-00001.0 Map Location: same as 33	Affidavit of exemption for 16 lot subdivision Contact: Schulke, Bittle & Stoddard 770-9622	03/22/04				
			Awaiting resubmittal				
Douglass Hill Sub 2004070071	1860 S Highway A1A 33-40-34-00000-0010-00007.0 Map Location: 34	13 Lot single-family subdivision Contact: Schulke, Bittle & Stoddard 770-9622	07/19/04				
			Awaiting formal resubmittal.				
The Fountains at Amber Lakes (fka Chase Oslo & 43 <sup>rd</sup> Sub) 2002050088 SD-03-02-07	43 <sup>rd</sup> Ave. – southwest corner of 9 <sup>th</sup> St. SW, and 43 <sup>rd</sup> Ave. 33-39-28-00001-0010-00001.0 Map Location: 35	50 lot single family subdivision Contact: Carter Associates, Inc. 562-4191	6/03/02	11/20/02 06/16/04	12/12/02		
			LDP issued 11/26/03. Under construction. Final Plat TRC 06/16/04. Final Plat under review.				
Cypress Creek Subdivision 2002040162	7150 1 <sup>st</sup> Street SW, east of 74 <sup>th</sup> Ave on north side of 1 <sup>st</sup> Street SW 33-39-18-00001-0140-00001.0 Map Location: 36	Affidavit of exemption for 4 lot subdivision. Contact: Masteller & Moler 567-5300	09/29/03				
			Awaiting resubmittal.				
Diamond Lake (formerly Rogers Grove) 2002040141 SD-03-03-12	9 <sup>th</sup> St. SW – west of 43 <sup>rd</sup> Ave., on south side of 9 <sup>th</sup> St. SW 28-33-39-00001-0030-00001.0 Map Location: 37	Rezone from A-1 to RS-3 and do conventional subdivision. 117 lots Contact: Matt Soyka 772-952-7200	N/A	01/08/03 12/03/03 12/10/03	05/18/03	03/23/04	
			LDP issued 11/07/03. Phase I Certificate of Completion issued 06/07/04.				
Eighteenth Avenue Development Subdivision 2002090027 SD-03-01-01	Northwest corner of 11 <sup>th</sup> Street, SW and 18 <sup>th</sup> Avenue, SW 33-39-26-00001-0020-00004.1 Map Location: 38	7 lot single family residential subdivision	9/16/02	10/16/02 05/12/04	11/14/02		
			LDP under review. Awaiting final plat submittal. Final plat reviewed by TRC 05/12/04.				
Emerald Lakes Subdivision 2004030147	510 66 <sup>th</sup> Ave SW 33-39-20-00001-0120-00001.0 Map Location: 39	8 lot subdivision Contact: Mosby & Associates 778-3617	03/29/04				
			Awaiting resubmittal				
Falcon Trace 2001050202 SD-03-07-18	2105 20 <sup>th</sup> Avenue; SW Corner of 20th Ave. SW and 17th St. SW 35-33-39-00001-0030-00001.0 Map Location: 40	Resubmitted as 593 small lot subdivision. Contact: Knight McGuire & Associates 569-5505	6/4/01	7/25/01 04/16/03	11/08/01 06/11/03	N/A	
			Part of “south county initiative”. Reviewed plan under staff review.				
The Farms West fka West Lake 2003070055 SD-04-01-02	5 <sup>th</sup> Street SW, east of 74 <sup>th</sup> Avenue 33-39-19-00001-0110-00001.0 Map Location: 41	15 lot single family AOE. Contact: Schulke, Bittle & Stoddard 770-9622	07/21/03	10/29/03	12/18/03		
			PZC approved roadway plat 12/18/03.				

# July 2004

# New Development Projects

\*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced

Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
1 <sup>st</sup> Street SW Subdivision 2004060248	1 <sup>st</sup> Street SW – west of 66 <sup>th</sup> Ave 33-39-19-00001-0030-00001.0 Map Location: 42	16 lot residential subdivision Contact: Mastellor & Moler 567-5300	06/28/04			
			Awaiting formal resubmittal.			
Wingate (fka Genoni 8.37 Acre) Subdivision 2004040045 SD-04-09-43	4850 5 <sup>th</sup> ST SW 33-39-21-00001-0070-00003.0 Map Location: 43	18 Lot single family subdivision Contact: Masteller & Moler, Inc. 567-5300	04/19/04	06/30/04		
			Submitted to TRC 06/30/04.			
Valencia Point Sub (fka Glendale Development) 94080141 SD-03-04-13	West of Old Dixie on 8 <sup>th</sup> Street 11-33-39-00000-7000-00001.2 Map Location: 44	73 Lot residential development	9/16/02	01/22/03 04/07/04		
			Pending resubmittal. Final Plat to TRC 04/07/04. Resubmittal under review. Released 03/16/04			
Hampton Lake Estates Affidavit of Exemption 2003030119	10 <sup>th</sup> Street; southwest corner of 10 <sup>th</sup> Street and 114 <sup>th</sup> Avenue 33-38-07-00000-7000-00002.0 Map Location: 45	4 lot residential subdivision. Affidavit of exemption. Contact: Carter Associates, Inc. 562-4191.	03/24/03			
			Pending resubmittal.			
Harmony Subdivision SD-00-05-04 98100105	2305 5 <sup>th</sup> Avenue SE 33-40-31-00000-7000-00012.0 Map Location: 46	43 lot residential subdivision. Contact: Todd Smith 589-8722		08/20/03		
			Awaiting resubmittal.			
Heran Subdivision 2003070313	497 Old Dixie Highway 33-39-13-00000-3000-00009.0 Map Location: 47	3 lot subdivision Contact: Carter & Associates 562-4191	03/15/04			
			Awaiting resubmittal			
High Hawk of Vero Phase II 2001060114 SD-01-10-21	1750 6 <sup>th</sup> Ave SW 33-39-36-00001-0010-00001.0 Map Location: 48	Single family residential Contact: Mosby & Assoc 569-0035		04/14/04		
			Awaiting resubmittal. Certificate of Completion applied for and pending 03/05/04. Final plat Phase II under review. Certificate of Completion requested 06/22/04			
Honeycutt Subdivision 2003070313	497 Old Dixie Highway 33-39-13-00000-3000-00009.0 Map Location: 49	3 lot single family subdivision Contact: Carter Associates, Inc. 562-4191	08/11/03			
			Awaiting resubmittal.			
La Casa De Oaks Subdivision 92110031	1155 SW 27 <sup>th</sup> Ave 33-39-27-00001-0080-00002.0 Map Location: 50	Subdivision Contact: Mosby & Associates 569-0035	03/15/04			
			Awaiting resubmittal			



# July 2004

# New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Legend Lakes Phase II 2000080224	4750 9 <sup>th</sup> Street SW 33-39-21-00001-0100-00001.0 Map Location: 51	Final Plat for Phase II. Contact: Carter Associates 562-4191.		01/28/04		04/13/04
			Awaiting resubmittal. Approved by BCC 04/13/04			
Lost Lake Subdivision 2003080256	8 <sup>th</sup> Street and 22 <sup>nd</sup> Avenue. 33-39-14-00001-0030-00007.0 Map Location: 52	20 lot small lot subdivision. Contact: Schulke, Bittle & Stoddard 770-9622	09/08/03	11/12/03	01/08/04	
			Preliminary plat approved by PZC on 01/08/04.			
Indian Lake Estates fka Luisa Garcia 12 St. Sub. 2003070314 SD-03-12-29	12 Street; Southwest corner of 12 <sup>th</sup> Street and 50 <sup>th</sup> Avenue 33-39-09-00001-0110-00001.0 Map Location: 53	Preliminary plat for 39 lot single family subdivision. Contact: Scott McGuire 569-5505.	08/18/03	09/24/03	01/22/04	
			Preliminary plat reviewed by TRC 09/24/03. PZC approved preliminary plat 01/22/04. LDP under review, submitted 02/17/04.			
Maverick Run Subdivision 2004040192	NE Corner of 58 <sup>th</sup> Avenue and 8 <sup>th</sup> Street 33-39-09-00001-0130-00002.0 Map Location: 54	36 lot single-family subdivision Contact: Randy Mosby 569-0035	06/14/04			
			Awaiting resubmittal.			
McKinley Ltd Sub 2003040244	4705 12 <sup>th</sup> Street 33-39-09-00001-0100-00001.0 Map Location: 55	5 lot single family residential subdivision. Contact: WF McCain & Associates 770-1093	05/17/04			
			Awaiting resubmittal.			
Mercedes Homes Sub 2004040365	420 27 <sup>th</sup> Ave 33-39-14-00001-0050-00002.0 Map Location: 56	24 lot single-family subdivision Contact: Schulke, Bittle & Stoddard 569-5505.	05/10/04			
			Awaiting resubmittal.			
Sunrise Subdivision GEN Development fka Nicholson Homes 2002050024 SD-03-08-21	2550 17 <sup>th</sup> Lane SW – northeast corner of 17 <sup>th</sup> St. SW & 27 <sup>th</sup> Ave. 33-39-26-00001-0130-00001.0 Map Location: 57	134 Single Family Residential Small Lot Subdivision Contact: Masteller & Moler, Inc. 567-5300	5/28/02	05/21/03 09/17/03	11/20/03	
			LDP under review. Part of “south county initiative”.			
			Land Development Permit issued 02/05/03. Under construction. Final plat approved by BCC 08/05/03.			

July 2004

New Development Projects

Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Ocean Oaks West 2000080158 SD-01-12-25	1750 US Hwy A1A 33-40-34-00000-0010-00001.0 Map Location: 58	21 unit residential subdivision Contact: Schulke, Bittle & Stoddard 770-9622	9/17/01	03/17/04	1/24/02		LDP issued 08/05/02. Final Plat recorded 05/04. Certificate of Completion requested 03/08/04.
Old Savannah Subdivision fka Brackett/Patel Subdivision 2002070081	West of 46 <sup>th</sup> Avenue on north side of 16 <sup>th</sup> Street 04-33-39-00001-0150-00001.0 Map Location: 59	51 lot single family subdivision Contact: Schulke, Bittle & Stoddard 770-9622	7/22/02	8/28/02			Approved 9/26/02 by PZC. Land Development Permit issued 04/08/03. Final plat approved by BCC 07/22/03. Under construction.
Parrot Bay f.k.a. Lone Palm Subdivision 2001090105 SD-01-12-24	4 <sup>th</sup> Street; east of 61 <sup>st</sup> Ave. 17-33-39-00001-0070-00001.0 Map Location: 60	10 lot residential subdivision Contact: Mosby & Associates, Inc. 569-0035	9/24/01	10/10/01 5/09/02 05/05/04			Approved by PZC 5/09/02, LDP issued 01/20/03. Final Plat reviewed by TRC on 05/05/04
Patel Subdivision 2001060115	5650 16 <sup>th</sup> Street (north side) 33-39-04-00000-5000-00001.0 Map Location: 61	36 lot single family subdivision. Contact: Mosby & Associates, Inc. 569-0035		8/31/01	10/11/01		Awaiting LDP submittal. Awaiting release. Awaiting final plat submittal.
Pelican Bay Subdivision SD-99-05-08 97010033	West side of S.R. A-1-A just north of Round Island Park 34-33-40-00001-0000-00005.1 Map Location: 62	5 single family lots Contact: Scott McGuire 569-5505.		1/17/01 10/29/03	4/26/01		Approved by PZC 4/26/01 with conditions. LDP issued 8/20/02. Final plat to TRC 10/29/03. Final plat approved 03/09/04.
1 <sup>st</sup> Street Subdivision fka Pine Forrest 91050113 SD-04-03-13	1 <sup>st</sup> Street, southwest corner of 1 <sup>st</sup> Street and 24 <sup>th</sup> Avenue 33-39-14-00001-0130-00004.0 Map Location: 63	21 lot residential subdivision. Contact: Scott McGuire 569-5505.	11/24/03	12/31/03	05/27/04		Approved by PZC on 05/27/04.
Pine Grove Small-Lot Subdivision 2002050041 SD-02-09-17	17 <sup>th</sup> St. SW – west of 12 <sup>th</sup> Ave., on north side of 17 <sup>th</sup> St. SW. 26-33-39-00001-0150-00001.0 Map Location: 64	32 lot single family residential subdivision Contact: Carter Associates, Inc. 562-4191	5/20/02	7/03/02 05/12/04	8/08/02		LDP issued 05/23/03. Final plat to TRC 05/12/04. Awaiting resubmittal.

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Pine Valley Sub 94050067	7705 1 <sup>st</sup> ST SW 33-38-24-00001-0020-00001.0 Map Location: 65	Affidavit of Exemption for 18 lot Sub Contact: WF McCain & Associates 770-7093	07/19/04			
Awaiting formal resubmittal.						
The Preserve at Vero Beach Phase I & II 99060165	5 <sup>th</sup> Street SW 23-33-39-00001-0050-00010.0 Map Location: 66	Final Plat for Phase II Contact: Rick Kern		08/28/02		
Final plat phase 2 approved 11/12/02. Certificate of completion issued 06/11/03.						
Lexington Place fka Preserve Estates 2002020162 SD-03-01-05	Southeast corner 20 <sup>th</sup> Ave. SW and South Relief Canal, surrounds Oslo Middle School 33-39-23-00001-0010-00001.0 Map Location: 67	276 small lot residential subdivision. Contact: Masteller & Moler 567-5300.	12/01/03	02/02/04	05/13/04	
PZC denied approval of the project. Appeal tentatively scheduled for 07/13/04 BCC meeting.						
Rancho Alegre 2003100263	Corner of 58 <sup>th</sup> Avenue and 21 <sup>st</sup> Street SW. 33-39-32-00001-0080-00001.0 Map Location: 68	8 lot residential subdivision. Affidavit of Exemption. Contact: Robert Mooney (772)473-6230.	11/10/03			
Awaiting formal resubmittal.						
Rosedale Road Subdivision 2002090186	12 Street South between 66 <sup>th</sup> Avenue and 74 <sup>th</sup> Avenue. 33-39-07-00001-0110-00001.0 Map Location: 69	9 lot residential subdivision. Affidavit of exemption. Contact: Timothy Maslin 569-5505.	10/07/02			
Awaiting resubmittal.						
Sable Trace Subdivision 99080039	2225 58 <sup>th</sup> Avenue 33-39-05-00001-0080-00001.0 Map Location: 70	Replat of Sable Trace. Contact: Jim Young 569-6707		01/08/03		03/20/03
Final plat approved by BCC 03/20/03. C/O issued 04/05/04						
Sandforest Subdivision 98070211 SD-04-06-30	Old Dixie Hwy, west side south of 5 <sup>th</sup> St SW 33-39-24-00000-7000-00001.1 Map Location: 71	80 lot residential subdivision Contact: Schulke, Bittle & Stoddard 770-9622	02/23/04	04/14/04		
Awaiting resubmittal Preliminary Plat to TRC 04/14/04						
Segovia Subdivision 2003090165 PD-04-03-04	5815 Atlantic Blvd. 33-39-05-00000-7000-00002.0 Map Location: same as 22	86 lot single-family subdivision. Contact: : Mosby & Associates 569-0035	09/29/03	12/30/03		
LDP under review.						
Serenoa fka Woodhaven 98110046 SD-03-06-17	North side of 5 <sup>th</sup> ST SW, east of Oslo Middle school 33-39-24-00000-5000-00001.0 Map Location: 72	294 small lot subdivision Contact: Kimley-Horn 562-7981	02/10/03	04/02/03	05/08/03	
LDP under review.						

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
South Lakes 2002120150 SD-03-05-15	5695 9 <sup>th</sup> ST; SE corner of 58 <sup>th</sup> Ave and 9 <sup>th</sup> St SW 33-39-28-00001-0040-00001.0 Map Location: 73	110 lot residential subdivision Contact: Schulke, Bittle & Stoddard 770-9672		03/05/03 04/28/04	05/22/03	
LDP issued 09/11/03. Under construction.						
Indian River Acres (fka Southern Lakes Subdivision) 2002070181	South side of 17 <sup>th</sup> Street SW, between 82 <sup>nd</sup> Ave. and 86 <sup>th</sup> Ave. 33-38-35-00001-0010-00001.0 Map Location: 74	Affidavit of exemption for 11 lot residential subdivision Contact: Mosby & Associates 569-0035	8/05/02	9/25/02		
Comments by County Surveyor 01/28/04. Approved by surveyor 03/04/04. Awaiting AOE resubmittal.						
Stoneybrook Farm 2003110240	8 <sup>th</sup> Street and 82 <sup>nd</sup> Avenue, SW 33-38-14-00001-0010-00001.0 Map Location: 75	111 lot residential subdivision. Contact: Schulke, Bittle & Stoddard 770-9622.	12/08/03	02/25/04		
Awaiting resubmittal.						
White Fences Sub 2004010191 SD-04-06-23	420 82 <sup>nd</sup> Ave 33-38-13-00001-0050-00001.0 Map Location: 76	Affidavit of exemption 10 lot sub Contact: Kimley-Horn & Assoc. 794-4072	02/02/04	03/24/04	05/13/04	
Awaiting resubmittal. PZC approved roadway plat 5/13/04.						
Thompson Affidavit of Exemption 2003080127	4 <sup>th</sup> Street, west of 74 <sup>th</sup> Avenue on the north side of 8 <sup>th</sup> Street 33-38-13-00001-0060-00001.0 Map Location: 77	Affidavit of exemption for 4 lot subdivision. Contact: (772)473-9900	08/25/03			
Awaiting resubmittal.						
Timber Ridge Sub 2004070016	North of Oslo Rd, West of Old Dixie Highway 33-39-24-00000-7000-00010.0 Map Location: 78	14 single family residential sub Contact: WCG/Neel Schaffer 770-4707	07/12/04			
Awaiting formal resubmittal.						
Turtle Run Phase I & II 2001070044 SD-04-03-09	1375 82 <sup>nd</sup> Avenue 33-38-11-00001-0010-00001.0 Map Location: 79	77 lot single family & 103 lot single family residential subdivision. Contact: Knight, McGuire & Associates 569-5505.		12/03/03 12/17/03	05/13/04	
PZC Approved 5/13/04 preliminary plats for phases 1 & 2						
27 <sup>th</sup> Avenue Subdivision 2003110123 SD-04-03-12	320 27 <sup>th</sup> Avenue, east of 27 <sup>th</sup> Avenue and south of 4 <sup>th</sup> Street. 33-39-14-00001-0120-00006.0 Map Location: 80	67 lot residential subdivision. Contact: Scott McGuire 569-5505.	11/24/03	12/31/03	05/27/04	
Approved by PZC on 05/27/04.						
Four Lakes 97020170 SD-03-07-19	4890 13 <sup>th</sup> Street S.W. 33-39-28-00001-0070-00001.0 Map Location: 81	58 lot residential subdivision Contact: McCain & Associates 770-1093	01/20/03	04/23/03	05/08/03	
Under construction.						

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
620 Sub fka vero 620 2002100121 SD-04-10-45	2410 S Highway A1A 33-40-34-00001-0000-00021.0 Map Location: 82	12 lot residential subdivision Contact: Knight, McGuire & Associates 569-5505	05/10/04	07/21/04			
			Awaiting resubmittal.				
Vero 640 2000050112	1940 S Highway A1A 33-40-34-00001-0000-00001.0 Map Location: 83	25 lot residential subdivision Contact: Knight, McGuire & Associates 569-5505	05/24/04				
			Awaiting resubmittal.				
Waterford Lakes (f.k.a. Wilson Property f.k.a. Clark Development) final plat over site plan SP-MA-00-10-61 2000040176	Southeast Corner of 12 <sup>th</sup> Street and 16 <sup>th</sup> Avenue- phase II final plat 11-33-39-00000-7000-00001.0 Map location: 84	265 Single-Family Lots on ±60 Acres; Plat-Over Site Plan Project Contact: Knight, McGuire & Associates, Inc. 569-5505	5/8/00	8/09/00 6/20/01 5/29/02 06/04/03	9/14/00	9/04/01 8/20/02 11/18/03	
			Final plat over site plan approved BCC 9/4/01. Phase I subdivision construction complete 03/02. C.O. being issued for single family homes. Phase II under construction. Phase II final plat approved 8/20/02 by BCC. C.O. issued for Phase II 03/24/03. Final plat for Phase III reviewed by TRC 06/04/03. Final plat Phase III approved 11/18/03.				
Waterside fka Jules Minker 2003060270	20 <sup>th</sup> Avenue, southwest corner of 20 <sup>th</sup> Ave. & 11 <sup>th</sup> St. SW 33-39-26-00001-0060-00001.0 Map Location: 85	54 single family small lot subdivision Contact: Schulke, Bittle & Stoddard 770-9622	07/07/03	10/29/03	01/22/04		
			PZC approved preliminary plat on 01/22/04.				
Whisper Lakes Subdivision 2004040195	2900 1 <sup>st</sup> Lane, west of 27 <sup>th</sup> Ave, south of 4 <sup>th</sup> St 33-39-15-00001-0090-00002.0 Map Location: 86	16 lot single family subdivision Contact: Schulke, Bittle & Stoddard 770-9622	04/26/04				
			Awaiting formal resubmittal				

July 2004

New Development Projects

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
The Lakes at Brookhaven fka Wellington Meadows 2001030151 SD-03-02-09	1st SW between 50th Ave and 48th Ave North of South Relief Canal 33-39-21-00001-0020-00003.0 Map Location: 87	43 lot single-family subdivision, west of Forest Lake subdivision. Contact: McCain & Associates 770-1093	10/28/02	12/04/02 03/05/03	05/08/03	N/A
			Pending LDP issuance.			
Westfield fka Pence Subdivision 2003060192 SD-09-11-26	16 <sup>th</sup> Street 33-38-01-00001-0130-00002.0 Map Location: 88	140 lot single family subdivision. Contact Carter Associates 562-4191.	06/30/03	08/27/03	10/23/03	
			Pending LDP issuance.			
Zeran Subdivision 2003100264	Southside of 13 <sup>th</sup> ST SW, west of 58 <sup>th</sup> Ave 33-39-29-00001-0100-00001.0 Map Location: 89	3 lot Affidavit of Exemption Contact: Bo Riggins 473-7488	11/10/03			
			06/28/04 Awaiting formal resubmittal.			

July 2004

Comprehensive Plan Amendment Applications and Rezoning Applications

Comprehensive Plan Amendments/Rezoning					
Project	Location	Description	Status		
			PZC	BCC (Trans)	BCC (Final)
Mt. Zion/IRC Rzon 2004040318-40316 LUDA2004040318-40315	SW corner of 43 <sup>rd</sup> Ave. and 45 <sup>th</sup> Street	Request to Rezone 2.5 acres from IG to CH and change Land Use Designation from PUB to C/I	6/10/04 Approved		9/7/04 Pending
Indian River Corporation Rzon 91110035-40147	NW corner of 49 <sup>th</sup> Street and 58 <sup>th</sup> Ave	Request to Rezone 131.18 acres from RS-3, A-1 to RM-3	Not yet scheduled		
J&E Oslo Groves RZON 2004030162	630 feet south of 9 <sup>th</sup> Street SW and approximately 620 feet east of 27 <sup>th</sup> Avenue	Request to Rezone 10.67 Acres from RS-6 to RM-6	4/22/04 Approved		6/1/04 Approved
Commander Grove Rezon 92050128-39419	NW corner of 82 <sup>nd</sup> Ave. and 1 <sup>st</sup> Street SW	Request to Rezone 247.63 acres from A-1 to RS-3	Not yet scheduled		
Mixell Rzon 98060243	7200 33 <sup>rd</sup> Street	Request to Rezone 36 acres from A-1 to RS-3	7/22/04		8/24/04 Pending
Parkwood Land Investments Rzon 2003010222	NE corner of 26 <sup>th</sup> St. and 66 <sup>th</sup> Ave.	Request to Rezone 9.3 acres from A-1 to RM-6	5/13/04 Approved		6/8/04 Approved
Vero Beach Development Rezon 2004020225	NE corner of 45 <sup>th</sup> St. and 66 <sup>th</sup> Ave.	Request to Rezone 75.10 acres from A-1 to RS-3	5/27/04 Approved		6/22/04 Approved
Leir Rezon 2004020120	SE of Indian River Lagoon and C.R. 510 Sec 26-Twp 31- Rge 39	Request to Rezone 20.48 acres from A-1 to RS-6 and 3.4 acres from A-1 to CON-2	7/8/04		8/10/04 Pending
Premier Groves Rezon 2003110240	Northwest corner of 4 <sup>th</sup> Street & 82 <sup>nd</sup> Avenue	Request to Rezone 77.43 acres from A-1 to RS-3	Not yet scheduled		
JoBar Farms Rezon2003100068	Southwest corner of 17 <sup>th</sup> Street S.W. & 27 <sup>th</sup> Avenue	Request to Rezone 76.95 acres from A-1 to RS-3 Portion of Millstone Landing PD site	7/22/04		8/24/04 Pending
Parman/Neville Rezon 2004050418	8 <sup>th</sup> Street west of I95	Request to Rezone 37.94 acres from A-1 to RM-6	Not yet scheduled		
Riverbend PD Rezon 2004040046	South of 63 <sup>rd</sup> Street, east side of US1, north of North Relief Canal	Request to Rezone 446.5 from PD to RS-3, RM-3, CG, CON-2	Not yet scheduled		
Bradshaw Rezon 2004060211	Southwest of 74 <sup>th</sup> Ave and S.R. 60	Request to Rezone 11.2 acres from A-1 to RM-6	Not yet scheduled		
H & F Properties Rezon 2004050052	Southwest of 73 <sup>rd</sup> Street and US1	Request to Rezone 6.04 acres from OCR to CL	6/10/04 Approved		7/6/04 Approved
Waterfront Development Rezon 2001080039	Southwest of US1 & St. Sebastian River	Request to Rezone CL to OCR	6/24/04 Denied		7/20/04 Pending

July 2004

Department Activity

<b>Fiscal Year (October - September)</b>	<b>1996/97</b>	<b>1997/98</b>	<b>1998/99</b>	<b>1999/2000</b>	<b>2000/2001</b>	<b>2001/2002</b>	<b>2002/2003</b>	<b>2003/2004 Estimated</b>
Pre-Application Conferences	63	81	76	92	97	119	126	173
Administrative Approval Approvals	179	162	164	150	205	160	170	180
Minor Site Plan Approvals	22	17	7	19	22	11	22	24
Major Site Plan Approvals	50	78	101	71	89	71	76	76
Preliminary Plat Approvals	18	25	28	15	37	32	41	43
Final Plat Approvals	28	14	13	18	25	30	35	37
Rezoning and Comprehensive Pre-App Conferences	23	22	23	19	25	24	64	60
Rezoning Requests (Final)	10	11	12	16	9	18	14	15
Comprehensive Plan Amendment Requests (Final)	5	6	2	2	3	9	9	10
Land Clearing Permits	113	109	131	129	134	172	219	225
Environmental Site Inspection	361	308	320	345	388	260	275	300
Wetland Resource Permits Issued	6	13	14	19	15	13	10	15
Single-Family Dock, Seawall, & Bulkhead Reviews	30	48	64	61	41	52	44	45
Complaints Received Regarding Code Violations	1,614	1,350	1,300	2,228	1,758	1,766	2,302	2,400
Home Occupation Permits Issued	378	309	297	287	334	379	488	500
Sign Permits Issued	125	113	96	146	137	163	169	175
Planner of the Day Inquiries	6,589	7,014	6,316	6,389	7,368	7,054	8,360	11,000
Concurrency Certificates	500	759	806	836	1,065	1,319	1,438	2,300
Local Housing Assistance Program Loans	74	65	64	45	74	70	84	80



Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
<b>Current Development Section</b>			
LDR Land Development Regulation) Amendments	A. Gifford Neighborhood Commercial Activity Center special regulations (to implement part of adopted Gifford Neighborhood Plan)	Reviewed by Gifford Progressive League April 28, 2003. Reviewed again by Gifford citizens, property owners, and lenders 06/19/03. Reviewed by PSAC 07/17/03. Reviewed again by Gifford citizens 09/10/03. Consensus of citizens: don't approve. Status: On hold indefinitely. Perry Partners site plan under review (July 2004) in GNCAC area, will not comply with proposed guidelines.	Stan Boling
	B. Subdivision road buffers	Directive from June 13, 2003 PD workshop to set requirements for landscape trees along Thoroughfare Plan roads for standard subdivisions. Staff proposal formalized. PSAC reviewed 10/16/03 and 11/20/03. PZC reviewed 12/18/03. BCC approved 01/13/04. Being applied	Stan Boling
	C. Roseland Special Corridor Regulations.	Plan with specific requirements approved by BCC 09/09/03. PSAC approved 10/16/03. PZC considered 11/20/03. BCC approved 12/16/03. Being applied.	Stan Boling
	D. Banack/Barkett Retail Fruit, Vegetable, Nursery Plant, and Concessions Sales on "Working Groves".	Approved by PSAC 10/16/03. PZC considered 11/20/03. BCC considered 01/06/04 and approved at final hearing 01/20/04. Banack proposal pre-app conference held 06/28/04.	Stan Boling
	E. Multi-family project opaque feature requirement.	Discussed at PZC and BCC meetings. Supported by Growth Task Force. Staff has drafted ordinance proposal. To be considered by PSAC Aug/Sept; PZC and BCC thereafter.	Stan Boling
	F. Tree Protection Ordinance Proposed changes reviewed during several staff/audubon society meetings. Changes and differences presented to BCC 06/15/04. BCC directed formal LDR amendment process.	Drafted by staff. PSAC to consider 07/29/04. PZC and BCC to consider thereafter.	Stan Boling Roland DeBlois

# July 2004

# Department Activity

	<p>G. Implement Certain Comp. Plan Policies on FAR Ratios, Land Use/Zoning Table Update, School Location Policies</p> <p>H. Lighting Standards</p> <p>I. Special buffers between non-agricultural uses and agricultural uses (PZC inquiry)</p> <p>J. South County Initiative (fka “master plan” concept)</p> <p>K. Growth Task Force</p> <p>L. Wet stormwater (ponds) requirements west of 43<sup>rd</sup> Avenue</p> <p>M. Turn lane requirements</p>	<p>Reviewed by PZC with some revisions requested. Coordinated with City of Vero Beach FAR definition. To be reconsidered by PZC in 2004. To be considered by BCC thereafter.</p> <p>To be re-discussed by PSAC 2004. To be considered by the PZC thereafter.</p> <p>Discussed with Ag. Advisory Committee 01/22/04. Staff to research further and report back to AAC in the Fall. To be discussed with PZC 2004.</p> <p>Concept approved by PZC April 2004. BCC approved concept 05/04/04. Being applied to affected area projects. Projects recently approved or modified as of 07/12/04: Madera Isles PD, Echo Lake PD, Falcon Trace Subdivision</p> <p>Met all day 04/24/04, 05/15 and 06/05. Recommendations on potential LDR and other changes presented to BCC 07/06/04. BCC to discuss at its 07/20/04 meeting. Staff anticipates some LDR amendment initiatives.</p> <p>Directive from June 13, 2003 PD workshop based on recommendation from Jim Davis. Public Works staff working on Chapter 930 LDR changes.</p> <p>Directive to Public Works at June 3, 2003 BCC Meeting. Public Works and MPO staff researching standards. Results discussed by Chris Mora at September PZC meeting. MPO staff now handling LDR amendment. Ordinance change drafted. To PSAC 07/29/04; PZC and BCC thereafter.</p>	<p>Stan Boling</p> <p>Stan Boling</p> <p>Stan Boling</p> <p>Stan Boling</p> <p>Stan Boling Bob Keating Staff</p> <p>Jim Davis</p> <p>Phil Maston Ryan Morrell</p>
<p>Review Fees</p>	<p>AA. Update of review fees charged (not updated since 1990. Fees to increase substantially.</p>	<p>Staff time and labor costs estimated. Fees of other counties researched. Reviewed by PSAC in November 2003. BCC approved 02/03/04. Fees went into effect March 1, 2004.</p>	<p>Planning Staff</p>

# July 2004

## Department Activity

DRI's	AAA. Divosta Waterway Village  BBB. Turtle Run (Bluewater)	± 1,740 residential units and small neighborhood commercial area. Located north side of 49 <sup>th</sup> Street, east side of 58 <sup>th</sup> Avenue. Pre-app held at TCRPC 08/20/03. Formal submittal made to County, TCRPC, and agency sufficiency comments sent out 12/03/03. Discussed at TCRPC 12/19/03. PD plans pre-app meeting held by county staff (TRC) 01/28/04, TRC meetings held 03/24/04 and 05/05/04. At 06/18/04 TCRPC meeting the RPC voted 20-1 to recommend major design changes. Applicant determining options. Applicant has withdrawn plans previously submitted for TRC review; change in previously set 08/17/04 BCC hearing date likely.  "Notice of Proposed Change" (NOPC) for portion of old Village Green DRI. Located on west side of 82 <sup>nd</sup> Avenue north of 12 <sup>th</sup> Street. Increase from 120 units to 180 units. Rezoning approved 04/13/04 by BCC. NOPC approved 04/13/04 by BCC.	Planning Staff  Stan Boling
-------	--	--	-----------------------------------

<b>Environmental Planning and Code Enforcement Section</b>			
Environmental Lands Program, current cost-share grant applications	ORCA South Link . LAAC site Rodney Kroegel parcel management plan in process. Ansin Tract-St. Sebastian River Buffer Tract under negotiation.	FCT application submitted for Ansin Tract cost-share funding pending state ranking. FCT reimbursement grant payments for ORCA South Link and R. Kroegel parcel being finalized.	Roland DeBlois
Scrub-Jay HCP	Sebastian Area-Wide Florida Scrub-Jay Habitat Conservation Plan completed in 03/00. Incidental Take Permit (ITP) issued effective 8/31/00.	Formal abandonment of Gibson St. right-of-way, as a condition of the ITP, pending public hearing and resolution of a private land access issue. Resource management (prescribed burns), ongoing.	Roland DeBlois
Manatee Protection and Boating Safety Comprehension Management Plan (MPP).	LDR amendments pending to reflect policies and directives of the MPP. Amendment to the MPP to allow residential marinas in lieu of single family docks and one-time slip-use conversion from 1:100 to 1.5:100 approved by BCC on 06/15/04.	Amendment to MPP transmitted to FWC, pending formal acceptance by the FWC.	Roland DeBlois
Tree Protection Ordinance Revisions	The county tree protection ordinance was revised in 2002 to strengthen tree protection requirements and enforcement penalties. New revisions to require tree replacement ratio being considered.	County staff coordinating with the Audubon Society on proposed draft revisions. Changes and differences presented to BCC 06/15/04. BCC directed formal LDR amendment process. Drafted by staff PSAC to consider 07/29/04. PZC and BCC to consider thereafter.	Roland DeBlois
Land Acquisition funding referendum	A new bond referendum to fund environmental land acquisition is being considered for Nov. 2004.	Public workshops held. BCC has accepted the Trust for Public Lands (TPL) assistance in conducting an opinion poll. Ballot language finalized in June 2004. LAAC is developing site selection criteria and an informational brochure, to be completed prior to November election.	Roland DeBlois

<b>Long Range Planning Section</b>			
Community Development Block Grant (CDBG) Housing Rehabilitation	Housing rehabilitation / replacement program for the Gifford Community	At least 16 homes are planned for rehabilitation or replacement. 8 homes are currently under construction and 2 more contracts are pending.	Gale Carmoney Sasan Rohani
SHIP Program Applications	Processing applications for State Housing Initiatives Partnership (SHIP) Program funding for FY 2003/04	YTD, 35 loans approved for FY 2003/04	Sasan Rohani
CDBG - Economic Development Category	Partial funding is being sought for road and utility improvements for a proposed warehouse/distribution center near the northwest corner of S.R. 60 and 98 <sup>th</sup> Avenue within the Indian River Park of Commerce. Proposed roads include a new 98 <sup>th</sup> Avenue on the west side of "D-6" Canal, a new 100 <sup>th</sup> Avenue segment and a new 22 <sup>nd</sup> Street segment. Water and sewer lines are planned for extension via the road right-of-ways.	Consultant has been hired. 07/07/04 announcement of CVS made. Staff continuing to coordinate to get CVS information and commitments for grant application. Agreements have yet to be signed between the developer and County before the grant application can be submitted.	Bill Schutt Sasan Rohani
Impact Fee Study	The County has hired a consultant to study establishing impact fees for correctional facilities, solid waste, public buildings, fire/emergency services, law enforcement, public education facilities and parks and recreation facilities.	Consultant was hired in April. Area governmental/agency meeting was held on April 20 <sup>th</sup> . Staff and consultant coordinating with local government. Technical memo #1 and #3 drafted, Technical memo #2 finalized 2004-05. Public meetings are anticipated for July and August, with final report in September.	Bill Schutt Sasan Rohani
Transportation Disadvantaged Service Plan	Annual Transportation Disadvantaged Service Plan (TDSP)	TDSP for FY 2004-05 is prepared and approved.	Ryan Suarez
Local Housing Assistance Plan	Indian River County Local Housing Assistance Plan (LHA Plan)	IRC LHA Plan for FY 2003-4/2005-6 prepared, approved by BCC and FHFC.	Sasan Rohani

# July 2004

# Department Activity

<b>Metropolitan Planning Organization (MPO)</b>			
(TDP) Transit Development Plan Update	Annual update of County's Transit Development Plan	Major updated TDP adopted by MPO on 10/9/02. Minor update to be adopted August 2004.	Phil Matson
FY 2004/2005 Unified Planning Work Program (UPWP)	MPO's annual work program and budget	Adopted by MPO on 05/12/04.	Robert Keating Phil Matson
FY 2004/05 -2008/09 Transportation Improvement Program (TIP)	Staged multi-year program of transportation improvement projects for the Indian River County MPO area.	Adopted by the MPO on 7/9/03.	Robert Keating Phil Matson
2003 Priority Projects Report	MPO's annual list of highway, enhancement, congestion management system, transit, and aviation priorities.	Adopted by MPO on September 10, 2003	Robert Keating Phil Matson
2030 Long Range Transportation Plan Update and "Visioning" Process	Update of Indian River County Land Use Plan and resulting transportation projects through year 2030.	Final plan to be adopted by December 2005. Project kickoff, oversight committee meeting 06/01/04. 7 geographic public workshops scheduled for July 26-28 throughout Indian River County. Growth Management Task Force members, other interested parties invited to workshops. Special planning and zoning commission meeting to discuss the visioning process with the MPO's visioning consultants scheduled for July 27 <sup>th</sup> at 9:00 am.	Robert Keating Phil Matson
TIF update/fee schedule increases	Update to the Cost Estimate variables and Credit Component of the Indian River County Traffic Impact fee formula	Adopted by MPO on 03/10/04. Considered by PSAC 04/01/04 and 04/15/04; by PZC 04/08/04, and scheduled for BCC consideration on 05/11/04. Staged implementation schedule adopted by BCC 05/18/04. First increase effective 09/01/04.	Robert Keating Phil Matson
Vacant Land Inventory/Development Potential Assessment Computer Model	Parcel-based GIS model that continuously identifies and summarizes all developed, undeveloped, and non-developable land in Indian River County.	Approved by MPO on 07/14/04.	Robert Keating Phil Matson Ryan Suarez

July 2004

Department Activity

Environmental Lands Program						
	Total Site Acreage	Environmental Land Acreage Required Per 2020 Comprehensive Plan				
		100 Year Floodplain (Drainage Policy 5.2)	Xeric Scrub (Policy 6.2)	Coastal/Tropical Hammock on North Orchid Island (Policy 6.3)	Pine Flatwoods/Dry Prairie (Policy 6.14)	Total Upland Native Plant Communities (Objective 6)
Comp Plan Required Acres		1,000	100	100	500	1,000
LAAC Sites Acquired						
Oslo Riverfront	298	260	0	0	24	64
Korangy Tract	132	123	0	9	0	9
Wabasso Scrub	111	15	42	0	51	93
Kennedy PINWR	36	24	0	0	0	0
Green Salt Marsh	16	16	0	0	0	0
Prange Islands	27	27	0	0	0	5
Jungle Trail Conservation Area	111	50	0	95	0	110
Fischer Tract/Proctor	96	36	51	0	0	60
North Sebastian Conservation Area	412	90	86	0	202	289
Sebastian (Highlands) Scrub Conservation Area Scrub Lots Scuddotsot	10	0	10	0	0	10
Judah Tract	0.17	0.17	0	0	0	0
Harmony Oaks	90	75	0	0	0	15
Spallone/ACNWR	1.43	0	0	1.43	0	1.43
Carson Platt Estate	5,334	1,072	365	0	3,647	4,012
Flinn Tract	37	16	0	0	0	21
Round Island South	59	42	0	0	0	15
Oslo Riverfront South	66	30	25	0	0	36
Oyster Bar Marsh	96	89	0	7	0	7
R. Kroegel Parcel	2.6	2	0	0	0	0.5
Hallstrom Farmstead	93	0	35	0	0	35
Lost Tree Islands	507.6	507.6	0	0	0	0
ORCA South Link	6.69	0	0	1		1
Total Acreage	7,546.5	2,474.77	614	119.43	3,924	4,783.93
Acreage Remaining by Category to Acquire to achieve minimum comp. plan acreage	N/A	0	0	0	0	0

# July 2004

# Department Activity

## Plans and reports available through the Community Development Department

- |  |   |
|--|---|
| 2025 Long Range Transportation Plan (2001)                       | Jungle Trail Management Plan (1989)   |
| An Archaeological Survey of Indian River County, Florida (1992)  | Land Development Regulations<br>Consists of 33 chapters including chapters related to zoning, subdivisions, site plan review, and the planned development (PD) process. |
| Boater's Guide (1996)  | Local Housing Assistance Plan (FY 2003-04/2005-06)  |
| Bicycle/Pedestrian Plan (1997)                                   | Manatee Protection and Boating Safety Comprehensive Management Plan (01/02)   |
| Comprehensive Plan (1998 as amended)                             | Priority Projects Report (2003)   |
| <u>Elements and Sub-Elements</u>                                 | Roseland Neighborhood Plan  |
| Capital Improvements   | State Road A1A Origin/Destination Study (1997)  |
| Future Land Use  | State Road 60 Corridor Plan (1997)  |
| Intergovernmental Coordination                                   | Target Industry Studies Report (1994)   |
| Potable Water  | Transit Development Plan (2002)   |
| Sanitary Sewer   | Transportation Disadvantaged Service Plan (2002)  |
| Stormwater Management  | Transportation Improvement Program (2003-04/2007-08)  |
| Coastal Management Conservation                                  | Unified Planning Work Program (2003/04)   |
| Housing  |   |
| Natural Groundwater Aquifer Recharge                             |   |
| Recreation and Open Space  |   |
| Solid Waste  |   |
| Transportation   |   |
| Congestion Management System Plan (1998)                         |   |
| Gifford Neighborhood Plan  |   |
| Environmental Lands Program Report (10/98)                       |   |
| Environmental Lands Program Guide (05/03)                        |   |
| Evaluation and Appraisal Report of the Comprehensive Plan (1996) |   |
| Historic Properties Survey (1989)                                |   |

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