



Indian River County Community Development Report

July 2009

**Please return evaluation forms to:
Current Development Section
Community Development Department
or email your comments to:
sboling@ircgov.com**

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Vero Beach, FL 32960
www.ircgov.com
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Issue #40

\$5.00

Evaluation Form

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	CD Disk	Web Page
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Introduction

The Community Development Report provides a collection of some of the most recent statistical information on Indian River County. Most of the data 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) 226-1259 or pod@ircgov.com

Web Site Development

Information that is currently on the county web site includes:

- Zoning maps;
 - Future land use maps;
 - Upcoming meetings and events information;
 - Planning and Zoning Commission Agendas and Minutes;
 - Technical Review Committee Agendas;
 - Pre-Application Conference 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)

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:

www.ircgov.com

Demographics

Table 1: Indian River County Population

Map Reference #		Historical Population			
		1980 Census	1990 Census	2000 Census	2008 Estimates ¹
COUNTY		59,896	90,208	112,947	141,667
UNINCORPORATED COUNTY		38,455	58,143	71,660	91,612
MUNICIPALITIES					
1	Vero Beach	16,176	17,350	17,705	17,889
2	Sebastian	2,831	10,248	16,181	22,924
3	Indian River Shores	1,254	2,278	3,448	3,829
4	Fellsmere	1,161	2,179	3,813	5,108
5	Orchid	19	10	140	305
Census Designated Places					
6	Gifford	6,240	6,278	7,599	N/A
7	Wabasso ²	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 ³	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 ³	n/a	n/a	1,075	N/A
Unallocated Population		5,424	8,246	12,354	N/A

¹ Bureau of Economic and Business Research, University of Florida (12/4/08)

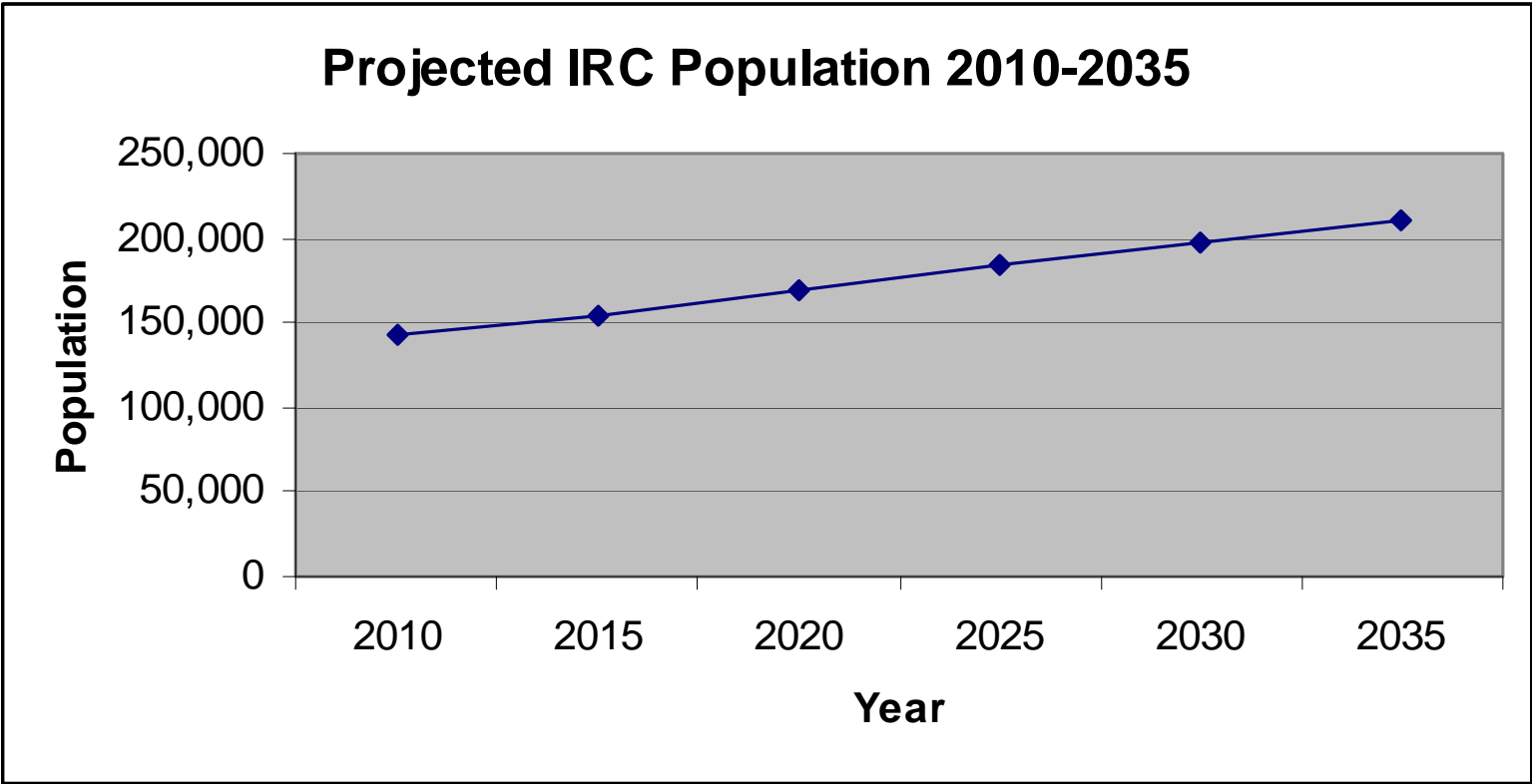
² Boundaries changed in 2000 Census

³ Wabasso Beach CDP was added for the 2000 Census

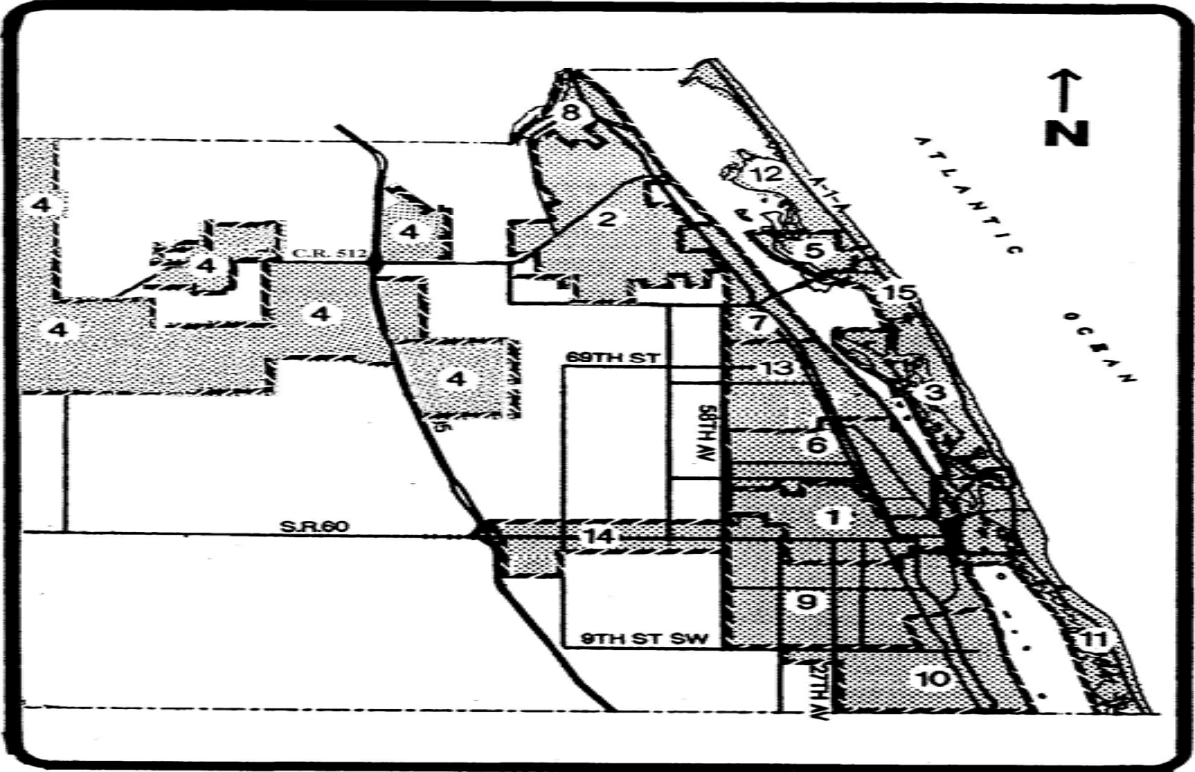
Demographics

Table 2: Indian River County Population Projections 2010-2030					
	2010	2015	2020	2025	2030
Total County (BEBR)	142,300	155,000	169,300	183,400	196,900

Source: 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 |

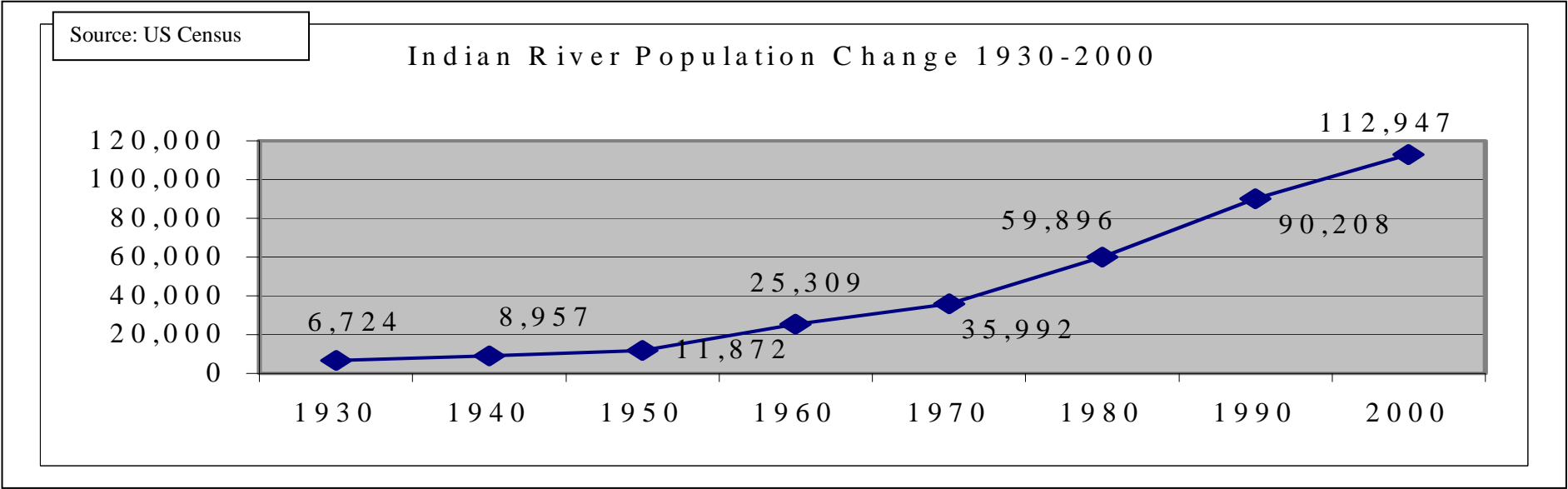
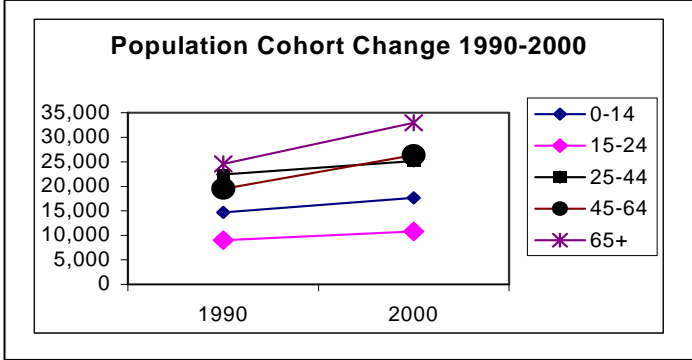
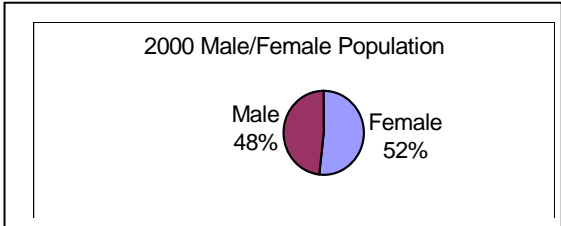
Demographics

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.

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 (2008)

2009 Ranking	2008 Ranking	Name	NAICS Major Group	Employees			
				Total	Full-time	Part-time	Seasonal
1	1	School District of Indian River County	Educational Services (NAICS 61)	2,295	2,295	0	0
2	2	Indian River County	Public Administration (NAICS 92)	1,706	1,548	98	60
3	3	Indian River Medical Center	Health Care and Social Assistance (NAICS 62)	1,671	1,093	253	325
4	4	Publix Supermarkets	Food and Beverage Stores (NAICS 445)	1,104	535	569	0
5	5	The New Piper Aircraft	Transportation Equipment Manufacturing (NAICS 336)	1,063	0	0	0
6	7	City of Vero Beach	Public Administration (NAICS 92)	561	489	67	5
7	8	John's Island	Accommodation (NAICS 721)	475	250	50	175
8	9	Indian River Estates	Health Care and Social Assistance (NAICS 62)	442	222	136	84
9	10	Wal-Mart	General Merchandise Stores (NAICS 452)	404	293	111	0
10	6	Sebastian River Medical Center	Health Care and Social Assistance (NAICS 62)	380	380	0	0
11	11	Visiting Nurse Association	Health Care and Social Assistance (NAICS 62)	348	195	153	0
12	14	CVS Warehouse/Distribution	Transportation and Warehousing (NAICS 47-48)	325	325	0	0
13	12	Grand Harbor Management	Construction (NAICS 23) & Real Estate (NAICS 531)	312	208	73	31
14	13	Disney's Vero Beach Resort	Accommodation (NAICS 721)	301	195	66	39
15	15	Dodgertown Complex	Performing Arts, Spectator Sports, and Related Industries (NAICS 711)	293	78	15	200
16	16	St. Edwards School	Educational Services (NAICS 61)	237	134	9	75
17	17	Sun Ag, Inc.	Agricultural, Forestry, Fishing, and Hunting (NAICS 11)	235	100	0	135
18	NR	Captain Hiram's Restaurant & Resort	Restaurant/Resort	219	85	134	0
19	18	City of Sebastian	Public Administration (NAICS 92)	212	154	58	0
20	19	Medical Data System	Collection Agency (NAICS 561440)	188	171	15	0
21	21	Flight Safety International	Educational Services (NAICS 611) Technical and Trade Schools (NAICS 6115)	155	111	44	0
22	22	Novurania of America	Boat Manufacturing (NAICS 336612)	120	120	0	0

Source: IRC Chamber of Commerce (October 2008). Note: NR = Not Ranked

Private Companies in Florida's Top 200 Located in Indian River County

Company	City	Rank	Revenue	Full-time Employees	Type of Business
George E. Warren Corp.*	Vero Beach	7	\$2,585,700,000	32	Wholesale Petroleum Distributor

*Ranked by 2006 Revenue. Source: Florida Trend (2007)

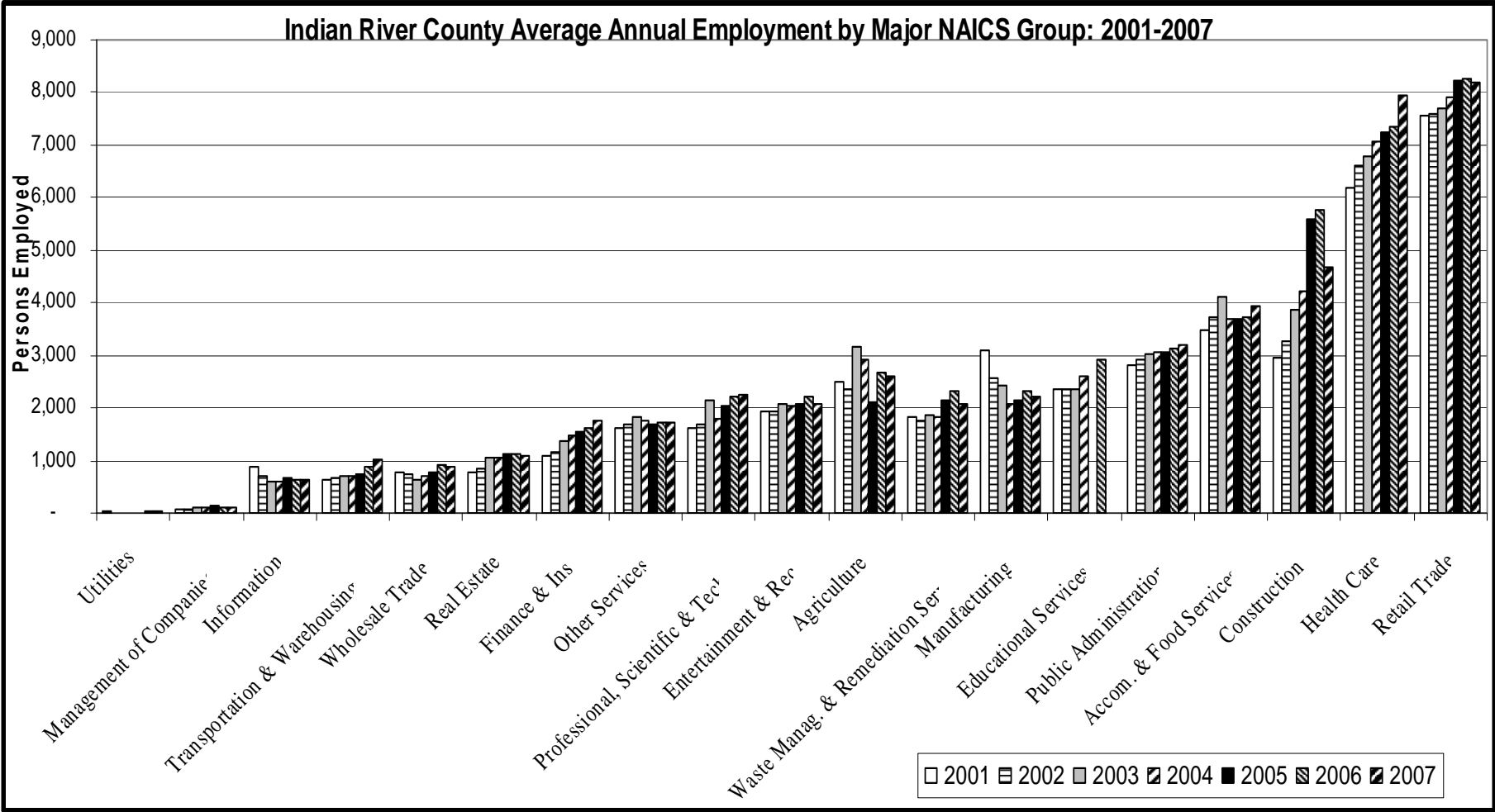
Commerce and Industry

***Note for the table below:** Employment Data are obtained from the Florida Agency for Workforce Innovation. Because annual employment data are published during the summer (July/August) of each year for the prior year, 2008 employment data will not be available until the summer (July/August) of 2009.

*2007 Employment Information for Indian River County					
NAICS #	NAICS Division	# of Employees	% of Total Employment	Annual Payroll	Average Annual Wage Per Employee
11	Agriculture	2,615	5.28%	\$66,800,016	\$ 25,542.00
21	Mining	Not Published	Not Published	Not Published	Not Published
22	Utilities	26	0.05%	\$680,142	\$ 26,413.00
23	Construction	4,676	9.43%	\$171,572,151	\$ 36,695.00
31-33	Manufacturing	2,221	4.48%	\$87,486,711	\$ 39,398.00
42	Wholesale Trade	873	1.76%	\$106,462,991	\$ 121,974.00
44-45	Retail Trade	8,179	16.50%	\$204,245,564	\$ 24,973.00
48-49	Transp. & Warehousing	1,009	2.04%	\$38,558,115	\$ 38,214.00
51	Information	650	1.31%	\$32,794,610	\$ 50,460.00
52	Finance & Ins.	1,765	3.56%	\$103,480,670	\$ 58,638.00
53	Real Estate	1,086	2.19%	\$35,987,031	\$ 33,145.00
54	Professional, Scientific & Tech.	2,258	4.56%	\$128,296,377	\$ 56,814.00
55	Management of Companies	100	0.20%	\$12,004,828	\$ 120,249.00
56	Waste Manag. & Remediation Serv.	2,079	4.19%	\$55,431,756	\$ 26,663.00
61	Educational Services	Not Published	Not Published	Not Published	Not Published
62	Health Care	7,961	16.06%	\$317,103,160	\$ 39,831.00
71	Entertainment & Rec.	2,080	4.20%	\$55,439,972	\$ 26,652.00
72	Accom. & Food Services	3,941	7.95%	\$63,038,507	\$ 15,994.00
81	Other Services	1,735	3.50%	\$42,488,130	\$ 24,489.00
92	Public Administration	3,204	6.46%	\$137,771,106	\$ 43,004.00
99	Unclassified	Not Published	Not Published	Not Published	Not Published
	Totals	46,458	93.73%	\$ 1,659,641,837	NA
	Actual Total (including "Not Published" Information)	49,564	100%	\$1,777,600,910	\$35,865.00

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Quarterly Census of Employment and Wages Program (ES-202). In cooperation with the U.S. Department of Labor, Bureau of Labor Statistics.

Commerce and Industry

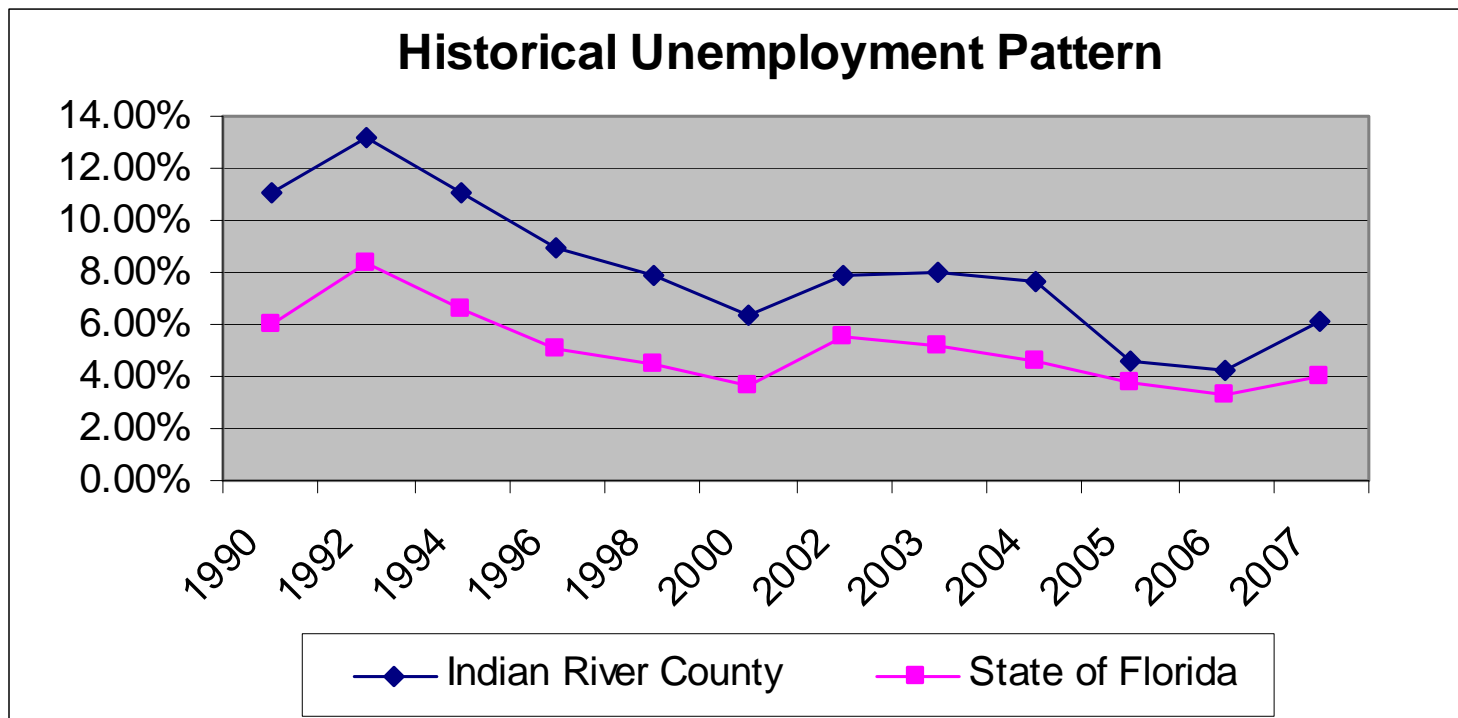


Commerce and Industry

Indian River County Unemployment Information														
2005 & 2006 Annual Average			2006 Monthly											
	2005	2006	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Labor Force	57,294	59,597	58,773	58,393	58,892	58,991	59,316	59,864	60,008	59,799	59,869	59,810	60,455	60,989
Unemployment Rate	4.6%	4.2%	3.7%	3.6%	3.4%	3.5%	3.8%	4.6%	5.0%	5.1%	5.1%	4.4%	4.3%	3.9%
2007 Annual Average			2007 Monthly											
Labor Force	60,439		60,472	60,415	60,911	60,343	60,621	61,180	61,587	61,553	61,597	61,193	61,703	60,999
Unemployment Rate	5.8%		4.5%	4.2%	4.1%	4.1%	4.4%	5.7%	6.6%	6.8%	7.0%	6.5%	6.0%	6.1%
2008 Annual Average			2008 Monthly											
Labor Force	62,237		61,331	60,635	61,391	60,829	61,243	61,054	61,820	61,794	61,246	61,429	61,429	61,614
Unemployment Rate	8.1%		6.2%	6.0%	6.2%	5.9%	7.2%	8.0%	9.2%	10.1%	10.1%	9.6%	9.6%	9.6%

Source: State of Florida, Local Area Unemployment Statistics

Note: Unemployment data are obtained from the Florida Agency for Workforce Innovation (AWI). Monthly unemployment data are published by AWI approx. 1 to 2 months after the particular month. See the following website for current unemployment data: <http://www.labormarketinfo.com/Library/LAUS.htm>



Incentives

Business Incentives Offered Directly by Indian River County Board of County Commissioners									
Local Jobs Grant Program	Impact Fee Financing Program								
<p><u>Qualifications:</u> At least 5 or more full-time jobs in the county’s target industries must be created. Wages for the newly created jobs must equal at least 75% of the county’s average salary/wage level.</p> <p>An application must be submitted to the Community Development Department. All eligible applications shall be reviewed by the Board of County Commissioners.</p> <p><u>Amount of Award:</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Percent of Average Wage of New Qualified Jobs</td> <td style="width: 40%;">Grant Amount/Job</td> </tr> <tr> <td>75% of county average wage</td> <td>\$3,000 per job</td> </tr> <tr> <td>100% of county average wage</td> <td>\$5,000 per job</td> </tr> <tr> <td>150% of county average wage</td> <td>\$7,000 per job</td> </tr> </table> <p>*10% bonus – if business is located within an Enterprise Zone.</p> <p><u>Other Requirements:</u> A grant to an individual company may not exceed \$500,000, except for businesses in an Enterprise Zone that may receive \$500,000 plus bonus amount for being located within and Enterprise Zone.</p> <p>Grant payments will be spread over three years, with the first installment beginning one year after the Jobs Grant request is approved by the Board of County Commissioners. Each year, the business will receive one third of the total grant, provided that the business has maintained the necessary jobs at the minimum income requirements.</p>	Percent of Average Wage of New Qualified Jobs	Grant Amount/Job	75% of county average wage	\$3,000 per job	100% of county average wage	\$5,000 per job	150% of county average wage	\$7,000 per job	<p><u>Qualifications:</u> Business must be listed on the county’s target industries list.</p> <p><u>Benefits:</u> A business is able to finance impact fees over a six year period, to correspond to the timeframe in which impact fees must be spent. Interest rate is established by the Board of County Commissioners. Impact Fee loan is repaid in annual payments.</p> <p><u>Other Requirements:</u> A lien must be recorded against the benefiting real property at terms approved by the Board of County Commissioners.</p> <p><u>Temporary Suspension of Certain Impact Fees</u> As an incentive to spur economic development during the current economic downturn, the BCC voted to suspend several impact fees during the period from April 1 – September 30, 2009. Prior to September 30, 2009, the BCC will consider whether or not to extend the suspension.</p>
Percent of Average Wage of New Qualified Jobs	Grant Amount/Job								
75% of county average wage	\$3,000 per job								
100% of county average wage	\$5,000 per job								
150% of county average wage	\$7,000 per job								
Waiving County Utility Deposit									
<p><u>Qualifications:</u> Business must be listed on the county’s target industries list. Business must have a good credit history.</p> <p><u>Benefits:</u> The county will guarantee county utility deposits for all qualified businesses. The county will pledge funds that can be drawn upon when necessary.</p> <p><u>Other Requirements:</u> The county will guarantee up to a \$10,000 utility deposit.</p>									
<p><u>Other Incentives:</u> Financing of water & sewer impact fees Availability of infrastructure with sufficient capacity Expedited Permitting Process Availability of industrial revenue bonds Availability of job training through IRCC and JEPP. Assistance in acquiring federal or state grants</p>									

Incentives

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

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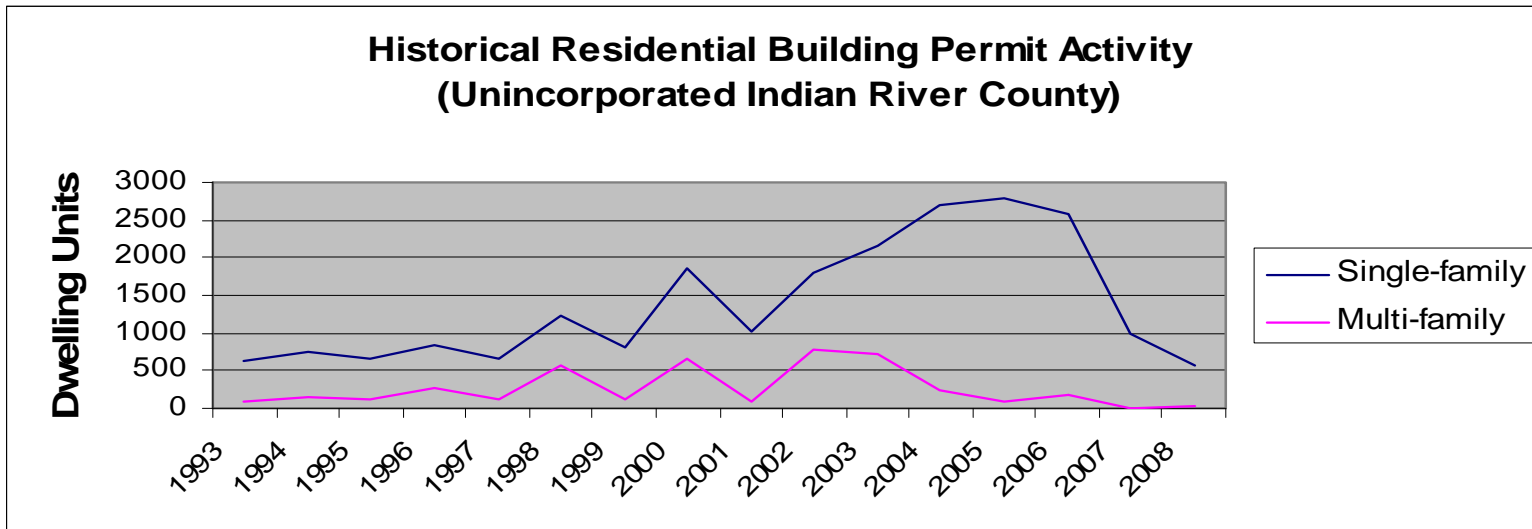
NEW DEVELOPMENT PROJECTS

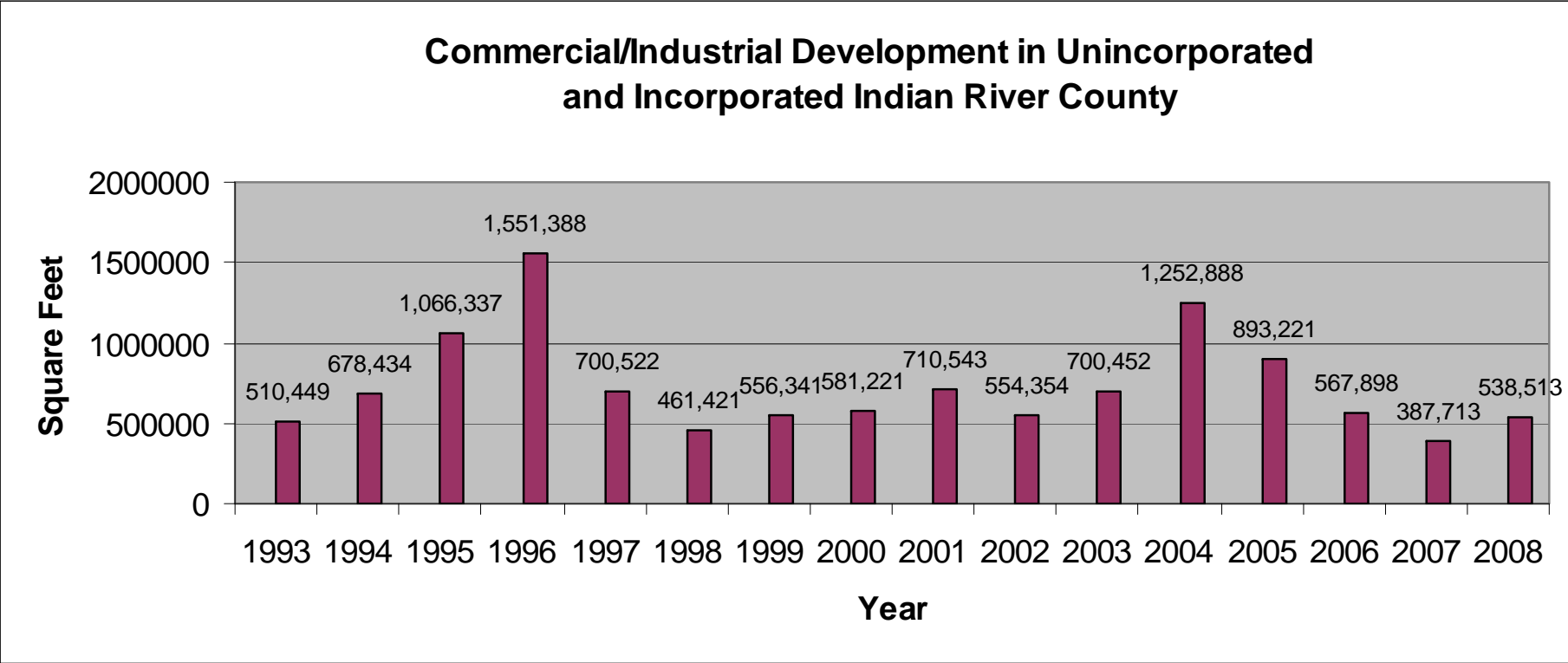
Building Permit Information for New Construction: Permits Issued											
Jurisdiction	Building Type	Total Housing Units -Census 2000 (April 1 st)	April 1, 2000 to December 31, 2000 Permits	Permits Per Calendar Year							
				2001	2002	2003	2004	2005	2006	2007	2008
Unincorporated County	Single-Family Units	22,384	620	943	1,035	1,436	2,479	2,703	2,415	965	532
	Multi-Family Units	8,536	400	85	774	720	236	78	180	11	36
	Mobile Home Setups	5,397	17	29	16	11	14	283 replaced 11 new	118 replaced 5 new	34 replaced, 2 new	9 replaced 6 new
	Commercial/Industrial Sq. ft.	-----	-----	351,383	395,569	433,279	948,532	454,107	350,058	259,156	329,676
Vero Beach	Single-Family Units	5,265	24	25	21	31	37	24	27	26	15
	Multi-Family Units	4,461	13	16	108	20	20	30	0	10	4
	Mobile Home Setups	506	0	0	0	0	5	34 replaced, 2 new	4 replaced, 1 new	1	4 replaced
	Commercial/Industrial Sq. ft.	-----	-----	259,660	109,901	65,865	167,945	232,275	190,156	50,256	145,205
Sebastian	# of Single-Family Units	6,425	183	294	328	503	571	613	316	84	32
	# of Multi-Family Units	446	10	0	24	13	186	24	2	3	0
	# of Mobile Home Setups	564	2	18	17	34	31	20 replaced, 78 new	6	3	2 replaced
	Commercial/Industrial Sq. ft.	-----	-----	92,971	36,684	192,408	136,411	200,086	27,684	63,160	63,632
Fellsmere	# of Single-Family Units	505	20	26	30	21	20	17	23	19	16
	# of Multi-Family Units	28	2	5	3	160	96	0	0	82	0
	# of Mobile Home Setups	403	2	2	9	7	18	22	5	3	1
	Commercial/Industrial Sq. ft.	-----	-----	6,529	21,200	8,900	6,335	6,753	0	15,141	0
Indian River Shores	# of Single-Family Units	1,567	30	45	44	47	50	60	28	9	16
	# of Multi-Family Units	1,279	15	16	24	0	24	12	0	0	0
	Commercial/Industrial Sq. ft.	-----	-----	0	0	0	0	0	0	1	0
Orchid	# of Single-Family Units	94	32	28	26	12	11	9	4	1	4
	# of Multi-Family Units	42	3	0	0	0	0	0	0	0	0
	Commercial/Industrial Sq. ft.	-----	-----	N/A	N/A	N/A	N/A	0	0	0	0

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NEW DEVELOPMENT PROJECTS

Total # of Permits/ Calendar Year (all jurisdictions)	April 1, 2000 to December 31, 2000 Permits	2001 Permits	2002 Permits	2003 Permits	2004 Permits	2005 Permits	2006 Permits	2007 Permits	2008 Permits
Total Single Family Units	909	1,361	1,484	2,050	3,168	3,426	2,813	1,104	615
Total Multi-family Units	443	122	991	913	562	144	182	106	40
Total Mobile Home Setups	21	49	42	52	68	91	17	9	7
Total Commercial SQFT	1,373	710,543	554,354	700,452	1,259,223	893,221	567,898	387,713	538,513
Total Residential Units and Permits	Total Housing Units - Census 2000 (April 1st)	April 1, 2000- Dec. 31, 2008 Permits	Total Residential Units Through 2008						
Total Single Family Units	36,240	16,930	53,170						
Total Multi-family Units	14,792	3,503	18,295						
Total Mobile Home Setups	6,870	356	7,226						
Total Housing Units	57,902	20,789	78,691						





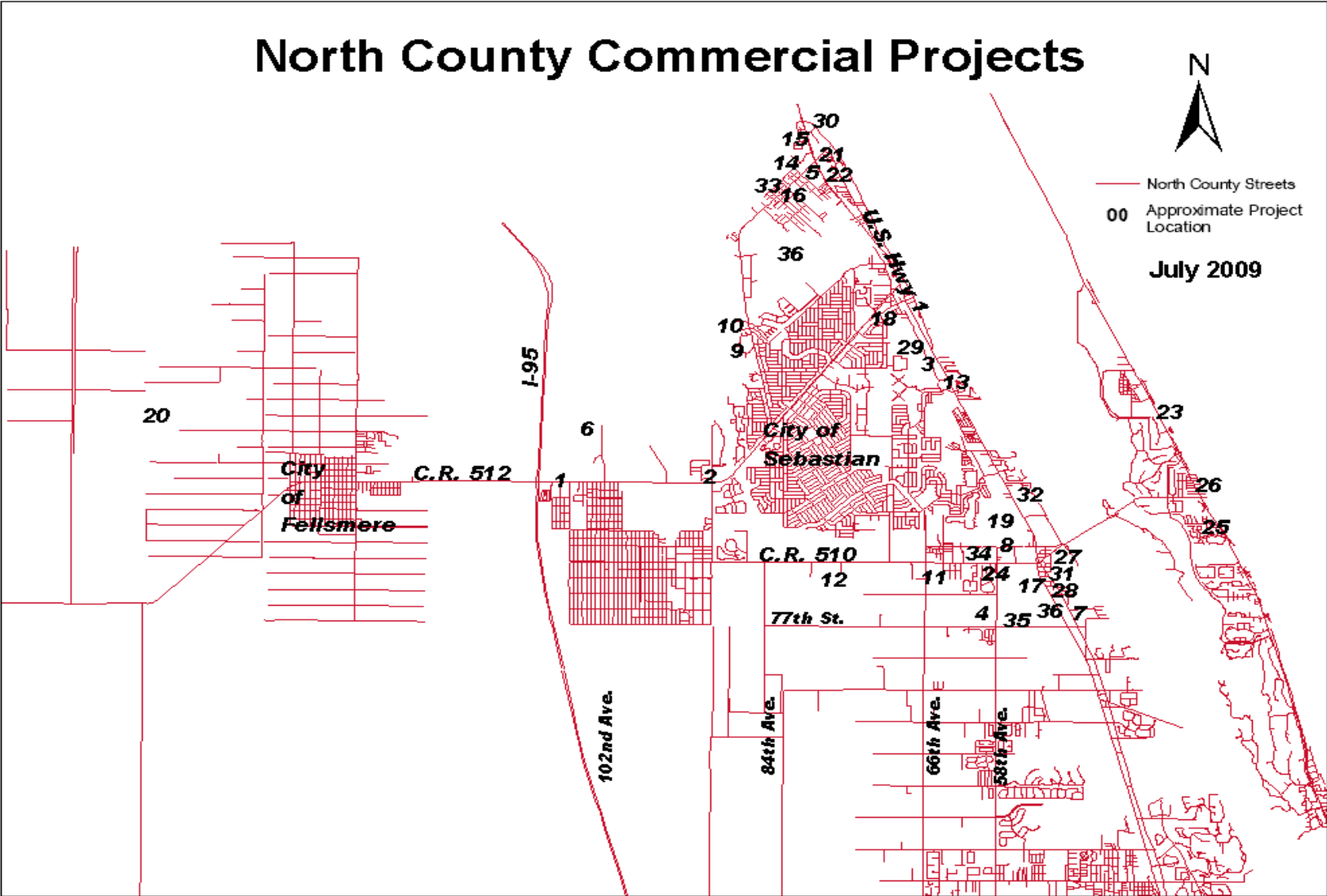
Planning and Zoning Commission Approved Projects for Calendar Year 2009

Preliminary Plat and PD Plan Projects	Number of Lots
Ocean Bluff (Windsor)	15
Total	15
Multi-Family Preliminary Plan Projects	Number of Units
Preserve at Oak Lake	42
Shoppes & Villas at Lakeside	13
Total	55
Conceptual Plan Projects	Number of Lots/Units
Falcon Trace Phase III PD	258
Quail Ridge PD	40
Total	298
Total Number of Lots/Units 2009	368
Total Number of Lots/Units 2008	1,470
Total Number of Lots/Units 2007	700
Total Number of Lots/Units 2006	3,024
Total Number of Lots/Units 2005	5,090
Total Number of Lots/Units 2004	8,098
Total Number of Lots/Units 2003	3,458
Total Number of Lots/Units 2002	2,823

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NEW DEVELOPMENT PROJECTS

NORTH COUNTY COMMERCIAL PROJECTS



July 2009

NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
NORTH COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (north of 77 th Street)						
Automotive Repair/Sales and Maintenance Establishments						
NONE						
Gas Station/Convenience Store						
Race Trac 96110080 SP-MA-08-05-20	9490 108th Avenue 31-38-29-00001-0040-00001.0 Map Location: 1	Gas Station Contact: Interplan Inc. (407) 645-5008	11/19/07	02/27/08	N/A	N/A
			Annexed into the City of Fellsmere			
Sebastian Sunoco 2003100039 SP-MA-06-12-62	9020 95 th Street 31-38-22-00001-0000-00001.0 Map Location: 2	Demo old station/New 32,827 gas station Contact: MBV Engineering, Inc. 772-569-0035	N/A	10/04/06	N/A	N/A
			Staff approved site plan 6-29-07. Site plan released 6-18-08. Certificate of occupancy issued 4-29-09.			
Health Care Offices and Facilities						
None						
Industrial Establishments						
Furex, Inc. 2004110124 SP-MA-09-03-09	11085 Old Dixie Hwy 31-39-08-00000-0030-00001.0 Map Location: 3	Trucking terminal, distribution, receiving station, storage & office Contact: Todd Smith 589-8722	03/31/08	12/17/08	TBA	
			Awaiting resubmittal.			
North County Reverse Osmosis Plant Expansion 95100086 SP-MA-06-04-18	7751 58 th Avenue 31-39-32-00000-7000-00003.0 Map Location: 4	Expand Bldg, clearwell, storage & chlorine bldg Contact: CDM, Inc. 231-4301	08/15/05	02/08/06	04/27/06	05/23/06
			PZC recommended approved special exception use 4-27-06 with conditions. BCC approved special exception use 5-23-06. Staff approved site plan 12-1-06. Site plan released 4-25-07. Certificate of occupancy released 1-27-09.			

*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 Concrete 2004110124 SP-MA-06-02-05 expired SP-MA-07-03-15 expired	West side Old Dixie Hwy, South of CR510 31-39-08-00000-0030-00001.0 Map Location: Same as 3	Concrete Batching Plant Contact: Todd Smith 589-8722	11/29/04	11/30/05 12/20/06	TBA		Site plan SP-MA-06-02-05 expired. TRC reviewed new site plan 12-20-06. BCC changed LDRs affecting concrete plant uses on 7-24-07. Site plan application expired 12-6-07. Request to extend application for one year denied by staff. PZC 1-10-08 upheld staff's decision not to extend the application. BCC on 3-18-08 upheld decision not to extend the application. Application expired December 2007. Currently under litigation.
Roseland Water Tank Replacement 2006120134 SP-MI-07-06-36	13431 US Highway 1 30-38-21-00001-0000-00011.2 Map Location: 5	Install new water storage tank Contact: Neel-Schaffer, Inc. (772) 770-4707	01/08/07	04/11/07	TBA		Application placed on hold by applicant. Application extension approved to 3-28-09.
Waldo Development Industrial Sub 96060157	10305 102 nd Terrace 30-38-00-00003-0000-00002.0 Map Location: 6	7 Lot Industrial Sub Contact: MBV Engineering, Inc. 772-569-0035	07/28/08	TBA	TBA		Awaiting formal submittal.
Institutional Establishments							
Christ the King Presbyterian Church fka Indian River Presbyterian Church 2006090037 SP-MA-07-06-34	4050 77 th Street 31-39-34-00000-0050-00011.0 Map Location: 7	5,904 sq. ft./200 seat church Contact: Masteller & Moler, Inc. (772) 567-5300	09/18/06	04/04/07	N/A	N/A	Staff approved site plan 6-21-07. Approval extended to 6-21-09. Site plan released 11-7-08. Under construction.
Church of God by Faith 2008110065 SP-MI-09-02-08	8580 58 th Avenue 31-39-28-00007-0000-00001.0 Map Location: 8	2,502 sq. ft. sanctuary Contact: John Dean Architect 772-567-4907	N/A	12/10/08	N/A	N/A	Awaiting resubmittal.

*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	
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. (772) 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 03/04/08 06/17/08	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 issued 2-2-06. Site improvements are under construction. Phase 1 "Village of Kashi" final plat approved by BCC 3-4-08, recorded 3-13-08. Replat of Final Plat for Phase 1 "Village of Kashi" approved by BCC 6-17-08, recorded 7-23-08. Certificate of completion issued 5-14-09 for phase 1.
			N/A	02/28/07 04/09/08	05/24/07	06/17/08	
Kashi Church Foundation "By the River" 2001070204 PD-07-05-04	11145 Roseland Road, Roseland 11-31-38-00000-0020-00001.0 Map Location: 10	40 beds ACLF & admin offices Contact: MBV Engineering Inc. (772) 569-0035	N/A	02/28/07 04/09/08	05/24/07	06/17/08	Preliminary PD plat approved by PZC 5-24-07. Released 3-7-08. Final plat approved by BCC 6-17-08, recorded 7-23-08.
Lakeside Fellowship Baptist Church 2001030090 SP-MI-08-12-50	8000 66 th Avenue 31-39-32-00000-5000-00008.1 Map Location: 11	Phase II 12,726 sq. ft. church Contact: MBV Engineering Inc. (772) 569-0035	05/19/08	10/08/08	N/A	N/A	Approved by staff 4-17-09, pending release.
RCMA Daycare Facility 2001110154 SP-MA-07-12-45	7625 85 th Street 33-38-02-00001-0100-00007.0 Map Location: 12	Covert home into a daycare facility Contact: Knight, McGuire & Associates, Inc. (772) 770-9622	06/04/07	10/03/07	01/10/08	N/A	1-10-08 PZC approved administrative permit use, and 1-10-08 staff approved the site plan. Site plan released 2-27-09.
Reflections Commercial 2003070312 SP-MA-08-04-19	10670 US Highway 1 31-39-17-00004-0000-00000.3 Map Location: 13	2,665 sq. ft. bank/24,000 sq. ft retail Contact: MBV Engineering, Inc. 772-569-0035	08/11/03 03/09/07	02/13/08	N/A	N/A	Staff approved site plan 3-20-09, pending release.

July 2009

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
Sebastian River Medical Office Building 2009050014	13605 US Highway 1 30-38-25-00000-0020-00006.0 Map Location: 14	40,737 SF office building with related parking & infrastructure Contact: Masteller & Moler, Inc. (772)567-5300	05/18/09	TBA	N/A	N/A
			Awaiting formal submittal.			
Sebastian River Medical Center 98060013 SP-MA-09-05-13	13695 US Highway 1 30-38-25-00000-0020-00006.1 Map Location: 15	Patient Tower Addition Contact: Masteller & Moler, Inc. (772)567-5300	12/08/08	02/25/09	05/28/09	N/A
			PZC approved site plan 5-28-09, pending release.			
Other Non-Residential Projects						
CWN, LLC ROW Abandonment 2006050200 ROW-06-08-06	7550 129 th Street 30-38-00-00001-0300-00016.0 Map Location: 16	Abandon 60' wide ROW of 76 th Avenue Near Lot 16 Contact: CWN, LLC (772) 589-5547	N/A	05/31/06	N/A	
			Awaiting resubmittal.			
510 LLC 2007050003 ROW-07-07-04	4695 86 th Place 31-39-28-00006-0080-00001.0 Map Location: 17	County initiated ROWA, 86 th Street & 46 th Avenue, Weona Park Contact: Public Works 772-226-1245	N/A	05/16/07		
			Awaiting amended developers agreement.			
Firehouse Trade Center 2006070138 ROW-07-08-05	6965 Harrison Street 31-39-06-00015-0020-00011.0 Map Location: 18	Abandon 35' of Louisiana Ave between Woodmere Rd and 2 nd Street Contact: Masteller & Moler (772)567-5300	N/A	05/16/07		
			Awaiting resubmittal.			
Johns Island Club West 97080115 SP-MA-09-01-02	5804 87 th Street 31-39-28-00000-3000-00026.1 Map Location: 19	Access roadway Contact: Schulke, Bittle & Stoddard LLC 772-770-9622	N/A	10/22/08	TBA	N/A
			Awaiting resubmittal.			
Petro Algae 2007090084 SP-MA-09-01-06	14655 101 st Street 31-37-00-00001-1323-00001.0 Map Location: 20	Aquaculture Facility Contact: Petro Algae 321-409-7963	9/29/08	11/05/09	12/11/08	N/A
			PZC approved 12-11-08. Site plan released 5-8-09.			
Professional and Financial Offices						
HF Properties 95040100 SP-MA-06-06-26	14399 US Highway 1 30-38-25-00001-0050-00001.0 Map Location: 21	Med Office/Retail Contact: MBV Engineering Inc. (772) 569-0035	01/16/06	04/12/06	N/A	N/A
			Staff approved site plan 12-12-06. Site plan released 3-12-08. Certificate of Occupancy released 6-12-09.			

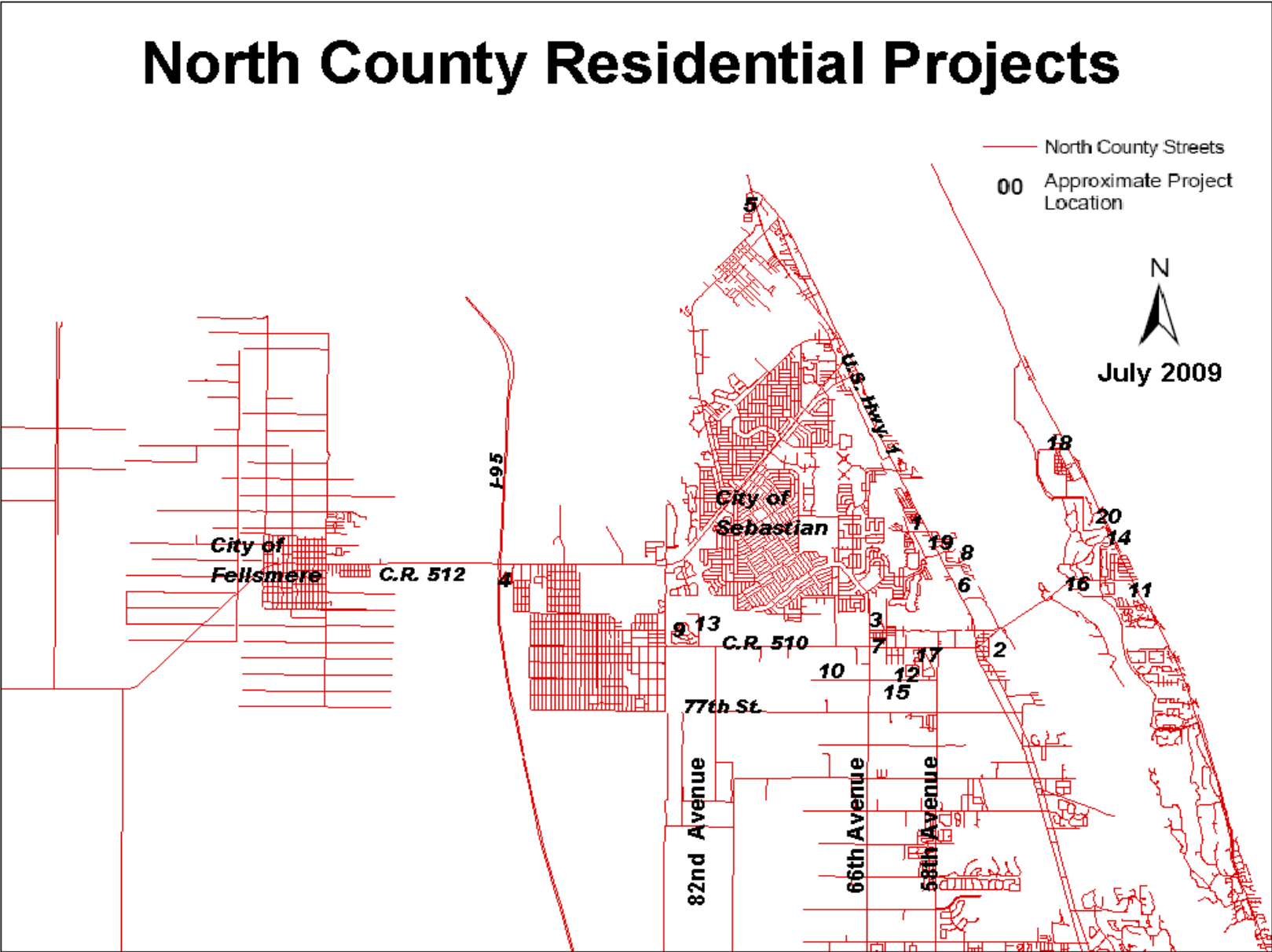
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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Osprey Ridge Office Park 2001080085 SP-MA-09-01-04	13480 US Highway 1 30-38-25-00000-0050-00005.0 Map Location: 22	Medical & Professional Offices Contact: Progressive Engineering Services (772) 589-6879	06/20/08	10/29/08	N/A	N/A
			Staff approved site plan 3-19-09, pending release			
Public and Private Recreation Facilities						
Golden Sands Park 98070105 SP-MA-08-03-11	10240 Highway A1A 31-39-14-00000-0030-00002.1 Map Location: 23	Recreation Park Contact: Kimley-Horn & Associates, Inc. (772) 794-4043	04/16/07	12/19/07	N/A	N/A
			Staff approved site plan 2-20-08. Site plan released 5-1-08. Certificate of occupancy issued 2-9-09.			
Indian River County Parks Maintenance Complex 2007030199 SP-MA-08-02-05	5790 77 th Street 31-39-33-00000-5000-00003.0 Map Location: 24	Maintenance office, workshops & parking Contact: Carter Associates, Inc. 772-562-4191	04/9/07	11/21/07	N/A	N/A
			Site plan approved 1-22-09. Site plan released 2-24-09.			
Sea Oaks Tennis Club 93080082 SP-MA-08-01-02	1365 W. Winding Oaks Circ 31-39-25-00000-0010-00001.4 Map Location: 25	Fitness Facility & Conference Room Contact: Carter Associates, Inc. 772-562-4191	09/10/07	10/07/07	N/A	N/A
			Staff approved 1-23-08. Site plan released 4-25-08. Certificate of occupancy issued 3-11-09.			
Wabasso Beach Park 2006080163 SP-MI-08-03-13	1820 Wabasso Beach Road 31-39-23-00000-5000-00001.0 Map Location: 26	Restoration: Park, boardwalk, crosswalk, picnic paving, parking, restrooms. Contact: Coastal Technology Corp (772) 562-8580	09/11/06	12-26-07	N/A	N/A
			Staff approved site plan 4-17-08. Site plan released 5-8-08. Certificate of occupancy released 5-12-09.			
Retail Trade Establishments						
Bristol Bay Commercial 2006090048 SP-MA-07-07-09	CR510 31-39-28-00006-0030-00011.0 Map Location: 27	36,518 sq. ft. office/14,500 sq. ft. restaurant/39,268 sq. ft. retail/ 2,500 sq. ft. bank Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	09/18/06	05/02/07 08/22/07 11/28/07	09/25/08	N/A
			PZC approved major site plan 9-25-08, pending release.			
8025 US 1 Commercial 2000070086	8025 US Highway 1 31-39-33-00000-7000-00022.0 Map Location: 28	6,800 sf commercial Contact: MBV Engineering Inc. (772) 569-0035	02/23/09	TBA	TBA	
			Awaiting formal submittal.			
81 st St & US1 Development 2007010087 SP-MA-09-03-11	4595 81 st Street 31-39-33-00000-7000-00007.0 Map Location: 36	3,300 sq. ft. Reail & 1,200 sq. ft. apartments Contact: MBV Engineering Inc (772) 569-0035	01/29/07	01/07/09	N/A	N/A
			Staff approved site plan 5-12-09, pending release.			

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Fisher US1 Commercial 2007010080 SP-MA-07-12-46	11225 US Highway 1 31-39-08-00000-0020-00005.0 Map Location: 29	3,000 sq. ft. Restaurant/5,000 sq. ft. office Contact: MBV Engineering Inc. (772) 569-0035	01/29/07	10/10/07	N/A	N/A	Approved by staff 4-17-09, pending release.
Hampton Inn Sebastian 97040004 SP-MA-08-04-15	13975 US Highway 1 30-38-25-00000-0020-00005.0 Map Location: 30	109 room hotel w/accessory use Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/15/07	02/06/08	N/A		Awaiting resubmittal.
Massey Ice Box 2009020052 SP-MI-09-05-14	8466 US Highway 1 31-39-33-00001-0020-00013.0 Map Location: 31	Ice House Vending Contact: Randy Mosby 704-651-2176	N/A	03/11/09	N/A	<u>N/A</u>	Staff approved site plan 4-7-09, pending release.
Shoppes & Villas at Lakeside Centre fka Island Royalty 2006090197 SP-MA-07-07-08	9118 US Highway 1 31-39-28-00000-3000-00008.0 Map Location: 32	21,230 sq. ft. commercial and 13 Multi-family units Contact: MBV Engineering, Inc. (772) 569-0035	10/9/06	04/25/07 02/06/08 07/02/08	03/26/09		PZC approved multi-family portion 3-26-09, staff approved commercial portion 3-26-09, pending release.
Utility Facilities							
Fire Station #9 2007110019 SP-MA-08-04-17	Roseland Road 30-38-21-00001-0000-00011.5 Map Location: 33	Fire Station Contact: MBV Engineering, Inc. 772-569-0035	11/19/07	02/06/08	N/A	N/A	Staff approved site plan 8-22-08. Site plan released 9-19-08.
Indian River County Wellhouses 92090142 SP-MI-08-09-36	7955 58 th Ave 31-39-32-00000-7000-00002.0 Map Location: 34	Well houses for 2 existing wells and 6 new wells Contact: PBS&J, Inc. (863) 533-7000	N/A	07/09/08	N/A	N/A	Staff approved site plan 12-22-08, pending release.
North County Wastewater Treatment Plant 98080053 SP-MA-08-10-43	5150 77 th Street 31-39-33-00000-5000-00003.0 Map Location: 35	Construct 3 million gal reuse water storage tank, pump station & parking Contact: Masteller & Moler, Inc. (772) 567-5300	05/05/08	08/06/08	10/09/08	N/A	PZC approved 10-9-08. Site plan released 4-24-09.
Warehouse and Storage Establishments							
Firehouse Trade Center 2007080089 SP-MA-08-02-09	6985 Harrison Street 31-39-06-00015-0010-00017.0 Map Location: same as 18	Accessory storage yard Contact: Todd Smith 772-589-8722	08/27/07	12/12/07	N/A	N/A	Staff approved site plan 5-9-08. Site plan released.

July 2009

NEW DEVELOPMENT PROJECTS

NORTH COUNTY RESIDENTIAL PROJECTS



July 2009

NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
NORTH COUNTY RESIDENTIAL PROJECTS (north of 77 th Street)							
Multi-Family Residential Projects							
Beach Cove MHP 96040173 SD-08-05-04 SP-MA-08-10-44	6200 99 th Street 31-39-20-00000-3000-00002.0 Map Location: 1	Phase 2 - manufactured home community. Contact: Culpepper & Terpening (772) 464-3537	N/A	02/27/08	TBA		
			Awaiting resubmittal.				
Bristol Bay fka Orchid Landing Village 99070005 SP-MA-04-06-25 concept SP-MA-05-12-71 prelim	4475 Wabasso Rd, East of US 1 on south side of CR 510 31-39-27-00003-0000-00001.1 Map Location: 2	Commercial, 499 SF Residential & MF Development Contact: Knight, McGuire & Assoc (772) 569-5505	02/23/04	03/24/04 03/30/05 05/25/05 10/26/05 12/07/05	07/14/05 03-23-06		
			Conceptual site plan approved by PZC on 7/14/05. Preliminary site plan approved by PZC 3-23-06. Site plan released 8-14-06. Site work under construction. Site stabilized with "hydro mulching" July 2007. Residential portion of project inactive and for sale. Commercial portion owned and being developed by P&S Properties. Property to be sold see new submittal information under name of "Town Center at Indian River".				
Casa Vero LLC 2004100291	66 th Ave & 87 th Street 31-39-29-00000-5000-00076.0 Map Location: 3	110 units Contact: MBV Engineering, Inc. 772-569-0035	07/28/08	TBA	TBA		
			Awaiting formal submittal.				
Encore RV Resort 2001010166 SP-MA-07-01-01	9455 108 th Avenue 31-38-20-00000-5000-00001.1 Map Location: 4	Addition of RV slips & associated parking Contact: Zev Cohen & Associates (386) 677-2482	03/01/04	10/18/06 04/18/07	TBA	TBA	
			Awaiting resubmittal.				
Encore RV Resort 2001010166 SD-07-07-06	9455 108 th Avenue 31-38-20-00000-5000-00001.1 Map Location: same as 4	Subdivide property to add 48 lots/rec bldg Contact: Zev Cohen & Associates (386) 677-2482	12/11/06	04/18/07	TBA	TBA	
			Awaiting resubmittal.				
Erling Townhomes 2001080039 SP-MA-09-01-01	14505 US Highway 1 30-38-25-00001-0010-00001.0 Map Location: 5	4 townhomes Contact: MBV Engineering, Inc. 772-569-0035	03/13/06	10/15/08	TBA	N/A	
			Awaiting resubmittal.				

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Orchid Reserve (fka Wabasso Residential 2004050460 SP-MA-06-03-11 Prelim SD-06-03-05)	8910 US Highway 1 31-39-28-00000-3000-00010.0 Map Location: 6	100 unit multi-family Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/28/05	05/11/05 12/28/05	7/28/05 05/25/06 12/18/07	N/A
			Conceptual site plan SP-MA-05-08-33 approved by PZC 7/28/05. Preliminary plat and site plan approved by PZC 5-25-06. Site plan released 12-21-06. Final Plat approved 12-18-07 by BCC. Recorded 1-18-08.			
Vero Estates fka Suaya 11 Acres 2005090329 SD-06-08-26 SP-MA-06-08-43	NE Corner of 66 th Ave & CR510 31-39-29-00000-5000-00080.0 Map Location: 7	58 Multi-family units Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/03/05	06/14/06	05/24/07	12/02/08
			Site plan and preliminary plat approved by PZC 5-24-07, pending release. 12-2-08 BCC approved extension site plan valid until 5-24-2010.			
Worden Duplex 2006010190 SP-MI-06-08-38	9420 52 nd Court 31-39-21-00011-0000-00006.0 Map Location: 8	Duplex Contact: Bracken Construction (321) 403-8211	01/30/06	05/24/06	N/A	N/A
			Staff approved minor site plan 1-31-07. Site plan released 7-16-07. Under construction.			
Residential Planned Development (PD) Projects						
Bluewater Bay PD 2001080013 PD-04-10-19	90 th C.R. 510 31-38-26-00000-5000-00001.0 Map Location: 9	379 lot residential PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/07/04	08/04/04 06/29/05 04/18/07 05/09/07	01/13/05	02/15/05
			Concurrent SE and Preliminary PD. PZC recommended approval with conditions. BCC approved conceptual & preliminary PD special exception use on 2/15/05. LDP issued 5-25-06. Final Plat for phase 1 (199 lots) resubmittal under review. Final Plat Phase 2 under review.			
Liberty Park PD 2004110163 PD-06-06-06	SW corner 85 th ST and 66 th Ave 31-39-31-00000-1000-00001.0 Map Location: 10	913 Unit PD (Traditional Neighborhood) Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/29/04	03/22/06 06/07/06 10/24/07 01/09/08	03/27/08	10/14/08
			Awaiting traffic study resubmittal. PZC recommended approval 3-27-08. On 10-14-08 BCC approved the conceptual plan.			
Liberty Park PD 2004110163	SW corner of 85 th ST & 66 th Ave 31-39-31-00000-1000-00001.0 Map Location: same as 10	Commercial Tract FF & modification to conceptual PD Plan Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/06/09	TBA	TBA	TBA
			Awaiting formal submittal			

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Ocean Sands fka Veromar Beach Club 2003010058 PD-07-09-08	East side of A1A bet Disney Resort & Sea Oaks Dune Houses 31-39-26-00030-0000-00000.3 Map Location: 11	60 Residential Units, 2 clubhouses, 2 pools, tennis courts Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	N/A	04/21/04 06/16/04 06/27/07	07/22/04 09/13/07	N/A
			PZC denied 7/22/04. Under settlement of lawsuit AA-06-02-03 approved by staff, this plan will control overall site. Released for construction 8-1-06. AA-06-02-03 expired. PD-07-09-08 approved by PZC 9-13-07, pending release. BCC 10-7-08 granted approval extension approval valid until 9-13-2010.			
Quail Creek PD 2004020196 PD-04-07-12	81 st ST – North side of 81 st ST, west of 58 th Ave 31-39-32-00000-1000-00029.0 Map Location: 12	91 Lot single family residential PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/01/04	05/12/04 06/16/04 06/22/05	01/13/05	02/22/05 09/06/05
			PZC recommended approval on 1-13-05. BCC approved 2-22-05. Final Plat to BCC 9/6/05. LDP Approved 8-29-05. Final Plat recorded 10-19-05. Certificate of completion requested 7-24-08.			
Sebastian Park PD 2003050053 PD-03-11-21 – Concep PD-05-05-09 – Prelim	8400 85 th Street 31-38-26-00000-7000-00001.0 Map Location: 13	400 unit single family residential PD. Contact: Knight, McGuire & Associates (772) 569-5505.	06/02/03	09/10/03 02/16/05	10/28/04 12/08/05	12/7/04
			PZC approved 7-0 10/28/04. BCC approved 12/07/04. Preliminary PD plan approved by PZC 12/08/05. LDP under review.			
Windsor Ocean Bluff 2000050099 PD-08-09-04	2230 Ocean Bluff Lane 31-39-14-00002-0000-00001.0 Map Location: 14	Conceptual plan modification to Windsor PD boundary and preliminary plat approval for a 15 lot subdivision Contact: Kimley-Horn & Associates, Inc. 772-562-7981	03/17/08	06/18/08	03/12/09	04/14/09
			PZC on 3-12-09 recommended approval of the Windsor PD conceptual plan boundary change and granted approval for the Ocean Bluff preliminary plat. BCC on 4-14-09 approved the Windsor PD conceptual plan modification.			
Single-Family Conventional Subdivision Projects						
The Estates at Quail Creek 2005040288 SD-06-06-20	North side of 81 st Street, West of 58 th Avenue 31-39-32-00000-3000-00013.0 Map Location: 15	35 SF Lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/18/05	03/29/06	08/24/06	N/A
			Preliminary plat approved by PZC 8-24-06.			
Michael Creek Sub 2004020120 SD-05-07-34	South side of CR510, east of Wabasso causeway 31-39-26-00000-0040-00002.0 Map Location: 16	60 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/28/05	04/20/05 08/20/08	11/10/05	N/A
			PZC approved 11-10-05. LDP issued 6-19-07. Final plat pending resubmittal.			

July 2009

NEW DEVELOPMENT PROJECTS

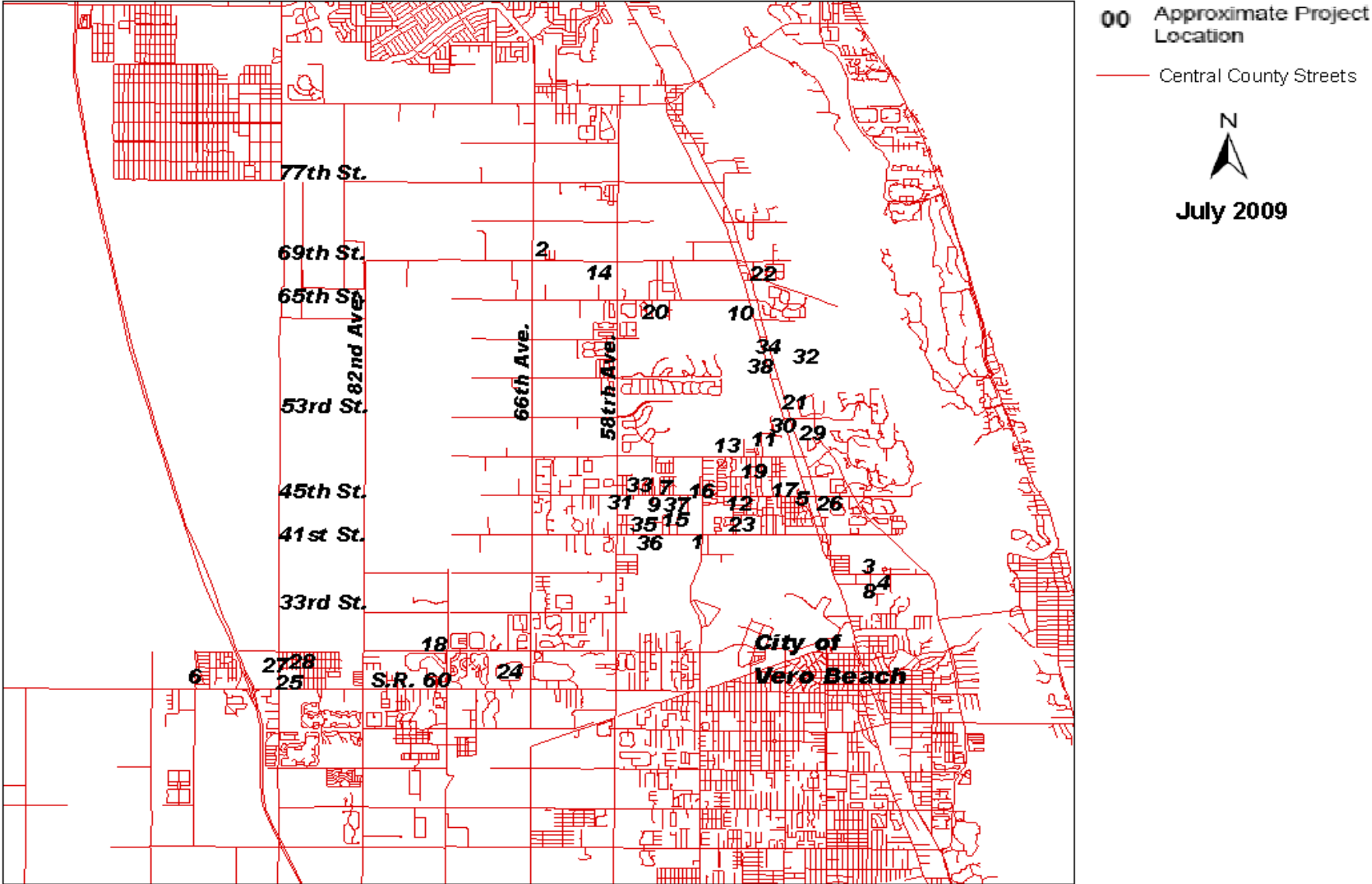
*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Paladin Hammock 2005010130 SP-MA-05-07-26 SD-05-07-35	6115 85 th Street 31-39-32-00000-1000-00011.0 Map Location: 17	12 SF lots/ 9 MF Lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	01/24/05	04/20/05	12/08/05	N/A
			Approved by PZC 12-8-05. LDP under review.			
The Reserve at Pelican Island fka Paskor LLC 2004080035 SD-05-06-24	West side of SR A1A just south of the north jungle trail access 31-39-03-00000-0030-00002.0 Map Location: 18	10 Lot SF residential Sub Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	02/28/05	03/30/05 05/18/05 12/27/06	07/14/05	N/A
			Approved by PZC 7/14/05. LDP Issued 5-8-06. Final Plat pending resubmittal. Certificate of Completion requested 9-12-07.			
The River Preserve 2001030063 SD-01-07-12	9900 US Highway 1 20-31-39-00000-1000-00003.0 Map Location: 19	24 lot single-family subdivision; multi-family tract, recreation tract. Contact: Carter Associates Inc. (772) 562-4191	3/19/01 08/18/03	5/09/01 09/10/03 06/14/06	6/14/01 10/09/03	N/A
			LDP approved 12/09/04. Under construction. Final Plat to TRC 6/14/06 await resubmittal.			
Windsor Ocean Way Addition 2005060753 PD-05-12-19	10915 Highway A1A 31-39-10-00003-0000-00001.0 Map Location: 20	16 SF Lots Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	07/11/05	11/09/05 11/19/08	01/12/06	02-07-06
			PZC recommended for BCC approval 1-12-06. BCC approved 2-7-06. Certificate of completion for Phase 1 issued 12-12-08. Final plat approved by BCC 12-16-08.			

July 2009

NEW DEVELOPMENT PROJECTS

CENTRAL COUNTY COMMERCIAL PROJECTS

Central County Commercial Projects



July 2009

NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
CENTRAL COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (between 77 th Street and SR 60)						
Automotive Repair/Sales and Maintenance Establishments						
NONE						
Gas Station/Convenience Store						
Sebastian Creek LLC 43 rd Ave 2002100214 SP-MA-08-08-30	4075 43 rd Ave 32-39-28-00001-0090-00001.0 Map Location: 1	Gas Station/Cashwash/Retail Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/28/08	06/04/08	N/A	N/A
			Staff approved site plan 10-9-08, pending release.			
Health Care Offices and Facilities						
East Coast Animal Medical Center 2002120119 SP-MA-07-04-22	6580 69 th Street 32-39-05-00001-0130-00001.1 Map Location: 2	Veterinary Care Contact: Knight, McGuire & Associates, Inc. (772) 569-5505	N/A	02/14/07	08/09/07	N/A
			PZC approved administrative permit use 8-9-07, staff approved site plan 8-21-07. 1 year approval extension approved. Site plan released 4-22-09.			
Gator Group Medical Sub 2006080051 SD-08-01-01	625 37th Street 32-39-36-00000-1000-00005.0 Map Location: 3	6 Lot medical subdivision Contact: Carter Associates, Inc. 772-562-4191	08/14/06	11/07/07 04/02/08	09/25/08	N/A
			PZC approved preliminary plat 9-25-08.			
Indian River Medical Center 92040031 SP-MA-08-07-28	1000 36th Street 32-39-36-00000-3000-00001.0 Map Location: 4	Parking Lot Expansion Contact: Masteller & Moler, Inc. (772) 567-5300	02/18/08	05/07/08 07/09/08	N/A	N/A
			Staff approved site plan 10-1-08, pending release.			
Indian River Medical Center 2008020042 SP-MA-08-09-33	1000 36th Street 32-39-36-00000-3000-00001.0 Map Location: Same as 8	Surgery Expansion Contact: Masteller & Moler, Inc. (772) 567-5300	02/25/08	07/02/08	N/A	N/A
			Resubmittal under review.			
53 rd ST/US1 Commercial fka Collard Commercial Sub 2007090011 SD-08-05-05	5298 Old Dixie Hwy 32-39-22-00000-1000-00001.0 Map Location: 5	3 Lot Commercial Sub Contact: Knight, McGuire & Associates, Inc. 772-569-5505	09/17/07	02/27/08	01/22/09	N/A
			PZC approved preliminary plat 1-22-09.			

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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
Industrial Establishments						
Indian River Park of Commerce 97030086 PD-04-01-01	20 th Street, Northwest corner of 98 th Avenue & 20 th Street. 33-38-04-00001-0010-00001.0 Map Location: 6	3,298,363 sq. ft. commercial / industrial park. Contact: Knight, McGuire & Associates (772) 569-5505	07/28/03	11/04/03 10/12/05	01/22/04	02/17/04
			PZC approved 01/22/04. Approved by BCC 02/17/04. LDP under review. 98 th Avenue improvements under construction. Incentive agreement under review. Final Plat Phase I resubmittal under review. LDP issued 5-8-08.			
Perfection Trusses/Universal Forest Products 2002080056 SP-MA-07-11-37	5235 45 th Street 32-39-28-00001-0030-00005.0 Map Location: 7	33,000 sq. ft. truss production area with parking Contact: Universal Forest Products (616) 364-6161	02/12/07	09/05/07	TBA	
			Awaiting resubmittal			
Prestige AB Ready Mix 2005050590 SP-MA-07-06-32	5045 45 th Street 32-39-28-00001-0030-00001.0 Map Location: 9	Ready Mix Concrete Plant/Modular Office Contact: Stitzel Engineering (863) 607-4455	01-08-07	03/28/07	N/A	N/A
			Staff approved site plan 6-29-07, pending release. Site plan extension granted approval valid until 6-29-2010.			
Southern Storage fka Rexford US 1 2004010269 SP-MA-04-08-44	6255 Old Dixie Hwy 32-39-10-00000-7000-00022.0 Map Location: 10	54,300 sq ft contractors trade Contact: MBV Engineering Inc. (772) 569-0035	02/09/04	05/19/04	N/A	N/A
			04/05/04	Staff approved major site plan 9-1-05. Site plan released 9-14-05. Under construction.		
Rinker Materials 96020133 SP-MA-04-06-28	5390 31 st Avenue 32-39-15-00000-7000-00009.0 Map Location: 11	Concrete production facility. Contact: Alan Gerwig & Associates, Inc. (561) 792-9000	11/24/03	03/31/04 12/7/04	02/24/05	N/A
			PZC approved 2/24/05. Site Plan released 8/22/05. Phase IA CO issued 5-19-06. Phase I (shop, warehouse, office & fuel island) CO issued 3-26-08.			
ABC Child Development & Pre-School 2008120047	3826 44 th Street 32-39-27-00008-0020-00018.0 Map Location: 12	Child Care Center Contact: Yolanda Woods 772-766-4463	01/12/09	TBA	TBA	TBA
			Awaiting formal submittal.			

*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
Institutional Establishments						
Gifford Community Fire Station #12 2007030196 SP-MA-07-07-11	3620 49 th Street 32-39-22-00000-3000-00002.0 Map Location: 13	7,260 sq. ft. Fire Station Contact: MBV Engineering, Inc. (772) 569-0035	04/09/07	05/02/07	N/A	N/A
			Awaiting resubmittal. Application extension approved 4-17-08, expiration 4-17-09. Site plan approved 11-14-08. Site plan released 12-22-08.			
Imagine Charter School 58th Avenue 2008020017 SP-SE-08-07-25	Southwest corner of 58th Avenue & 69th Street 32-39-08-00001-0010-00001.0 Map Location: 14	K-8 Charter School Contact: MBV Engineering, Inc. (772) 569-0035	02/18/08	04/16/08	TBA	TBA
			Awaiting resubmittal.			
Macedonia Baptist Church 2003010217 SP-MI-06-05-21	4350 30 th Avenue 32-39-27-00001-0000-00016.0 Map Location: 15	Pave existing driveways Contact: MBV Engineering, Inc. (772) 569-0035	N/A	02/22/06	N/A	N/A
			Staff approved site plan 8-15-06, site plan released 9-22-06.			
Mount Zion Baptist Church 2005090139 SP-MA-07-11-39	4405 43rd Avenue 32-39-28-00001-0010-00001.1 Map Location: 16	Church Complex Contact: James Young & Associates Inc. 772-569-6707	05/15/06	09/12/07	02/28/08	N/A
			02/26/07	PZC approved administrative permit use 2-28-08 and staff approved the site plan 2-28-08. Site plan released 7-17-08.		
Salt of the Earth Ministry 2007040131 SP-MA-07-11-41	3190 45 th Street 32-39-22-00000-7000-00085.1 Map Location: 17	7,000 sq. ft. church Contact: MBV Engineering, Inc. (772) 569-0035	04/30/07	09/12/07	12/13/07	TBA
			12-5-07 resubmittal under review. Parking use approved by PZC 12-13-07, site plan approved by staff, pending release. Site plan approval extension approved new expiration 12-13-2010.			
St. John's of the Cross Catholic Church 99010111 SP-MI-09-09-17	7550 26 th Street 32-38-36-00000-7000-00002.0 Map Location: 18	Addition of rectory building Contact: Schulke, Bittle & Stoddard, LLC 772-770-9622	05/11/09	07/08/09	N/A	N/A
			Awaiting resubmittal.			
St. Peter's Academy 2000080126 SP-MA-02-03-15	4250 38 th Avenue 27-32-39-00000-3000-00012.1 Map Location: 19	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. Site plan extension approved 12/7/04. Site plan released 11/16/05. CO requested 6-23-09.			

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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	
Other Non-Residential Projects							
Ellis ROW Abandonment 2005020071 ROW-05-05-05	6302 48 th Avenue 32-39-09-00004-0010-00024.0 Map Location: 20	25' on the south side of lot 25 east side of 48 th ave	N/A Awaiting resubmittal.	02/16/05	N/A	TBA	
Professional and Financial Offices							
National City Bank 98060121 SP-MA-09-02-08	2550 53 rd Street (northeast corner) 32-39-14-00000-5000-00004.0 Map Location: 21	Bank with drive-thru within "The Landings" shopping center Contact: Interplan LLC 407-645- 5008	09/22/08 Staff approved site plan 3-10-09, pending release.	12/03/08	N/A	N/A	
Realtors Association of Indian River County 2006060290 SP-MA-09-05-15	6735 US Highway 1 32-39-10-00001-0030-00008.0 Map Location: 22	Office Contact: Kimley-Horn & Associates Inc. 772-794-4043	07/10/06 Awaiting resubmittal.	03/11/09	N/A	N/A	
Public and Private Recreation Facilities							
Grace Grove Sub 2002040060 SP-MA-08-01-04	4050 41st Street 32-39-27-00009-0050-00001.0 Map Location: 23	Community Park Tract B & H Basketball court, shelter, & playground area Contact: Carter Associates, Inc., 772-562-4191	08/06/07 1-24-08 staff approved. Site plan released 4-2-08. Certificate of Occupancy inspection deficiency items being addressed by developer.	11/14/07	N/A	N/A	
Indian River Estates Phase II 2007040082 SP-MI-08-04-18	7855 26th Street 33-38-01-00001-0030-00001.1 Map Location: 24	Micro Golf Addition Contact: Carter Associates, Inc. 772-562-4191	N/A Staff approved site plan 2-29-08. Site plan released 3-27-08.	02/06/08	N/A	N/A	
Retail Trade Establishments							
Andrade Plaza 2004040246 SP-MA-08-02-07	8980 20th Street 33-38-02-00001-0050-00004.0 Map Location: 25	6,576 sq. ft. office / 6,959 sq. ft retail Contact: Florida Consulting Engineers (561) 353-1152	12/05/07 Awaiting resubmittal. Received another proposed application for a McDonald's, owner of property to decide what will be considered further.	12/05/07	N/A	N/A	

July 2009

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	
CVS Pharmacy #75480 98060121 SP-MA-08-02-10	2550 53 rd Street (northeast corner) 32-39-14-00000-5000-00004.0 Map Location: same as 21	Pharmacy within "The Landings" shopping center Contact: Carter Associates, Inc. (772) 562-4191	07/02/07 for Overall Site	12/12/07	N/A	N/A	
			Staff approved site plan 5-14-08. Site plan released 11-18-08. Certificate of Occupancy issued 4-15-09.				
Harbor Point fka 53 rd ST Shopping Center 2004040368 SP-MA-07-08-17 SD-07-08-08	5270 US Highway 1 32-39-23-00000-3000-00005.0 Map Location: 26	45,600 sq. ft. Grocery / 25,300 sq. ft. retail Contact: Carter Associates, Inc. (772) 562-4191	03/26/07	05/23/07 08/22/07 11/19/08	04/23/09	N/A	
			On April 23, 2009 the PZC approved the major site plan and preliminary plat, pending release.				
McDonald's 2004040246	8980 20 th Street 33-38-02-00001-0050-00004.0 Map Location: 27	Restaurant Contact: CPH Engineers, Inc. 772-283-8704	11/10/08	TBA	N/A	N/A	
			Awaiting formal submittal.				
Shoppes at Vero Beach 2004050025 SP-MA-08-10-37 SD-08-10-09	8900 20 th Street 33-38-02-00001-0050-00001.0 Map Location: 28	Retail, Restaurant, Bank Contact: DeGirolomo & Associates (954) 255-6045	02/25/08	07/16/08 09/03/08	11/13/08	N/A	
			PZC approved 11-13-08, pending release.				
Springhill Suites fka Harbor Walk 2006060227 SP-MA-07-09-27	5115 Indian River Blvd 32-39-23-00000-3000-00002.1 Map Location: 29	86 room/16,170 sq. ft. hotel Contact: Knight, McGuire & Associates Inc. (772) 569-5505	07/18/07	09/05/07	N/A	N/A	
			Staff has met with Fairways residents and applicant to address residents' concerns. Staff approved site plan 2-28-08. Site plan released 7-21-08. Under construction.				
The Landings fka US 1 & 53 rd Shopping Center 98060121 SP-MA-07-12-42	2550 53 rd Street (northeast corner) 32-39-14-00000-5000-00004.0 Map Location: Same as 21	infrastructure for future shopping ctr. Contact: Carter Associates, Inc. (772) 562-4191	7-2-07	09/19/07 02/13/08	01/24/08	N/A	
			PZC approved preliminary plat 1-24-08, staff approved major site plan 1-24-08. Site plan released 5-23-08. Certificate of Completion issued 12-19-08.				
The Landings fka US 1 & 53 rd Shopping Center 98060121 SD-07-12-10	2550 53 rd Street (northeast corner) 32-39-14-00000-5000-00004.0 Map Location: same as 21	Preliminary Plat for retail shopping with outparcels Contact: Carter Associates, Inc. (772) 562-4191	7-2-07	09/19/07	01/24/08	N/A	
			PZC approved preliminary plat 1-24-08, staff approved major site plan 1-24-08. Site plan released 5-23-08. Final plat approved by BCC 11-4-08, recorded 11-10-08.				

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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 95020003 SP-MA-07-11-38	5298 Old Dixie Hwy 32-39-22-00000-1000-00001.0 Map Location: 30	14,820 sq. ft. retail Contact: Knight McGuire & Associates Inc., (772) 569-5505	04/16/07	09/05/07	N/A	N/A	
			Staff approved site plan 4-29-08. Site plan released 6-6-08. CO issued 4-17-09.				
Utility Facilities							
FPL Gifford Substation 2005100345 SP-MA-06-09-45	East of Kings Hwy, north side of 43 rd Street 32-39-28-00001-0040-00001.0 Map Location: 31	542 Sq. Ft. Unmanned Electrical Substation Contact: Arcadis G & M Inc (772) 878-1700	10/31/05	06/21/06	TBA	N/A	
			Site plan approved by staff 4-2-07. Site plan released 7-20-07. Certificate of occupancy requested 3-5-09.				
Spoonbill Marsh Brine Disposal Facility 2007100118 SP-MI-08-01-03	5550 US Highway 1 32-39-14-00000-1000-00001.0 Map Location: 32	Brine Disposal Facility Contact: Masteller & Moler, Inc. 772-567-5300	N/A	11/07/07	N/A	N/A	
			Site plan approved by staff 1-10-08. Site plan released 5-8-08.				
Verizon #68831 (West Gifford) 99010089 SP-MI-08-10-42	5435 45 th Street 32-39-28-00001-0040-00001.0 Map Location: 33	150' Stealth Telecom Tower Contact: William English (954) 415-5705	06/02/08	08/06/08	TBA	N/A	
			Awaiting resubmittal.				
Warehouse and Storage Establishments							
Elgin Marble 2008020072 SP-MA-08-09-34	5915 US Highway 1 32-39-15-00000-1000-00002.4 Map Location: 34	Outdoor storage lot Contact: Carter Associates, Inc. (772) 562-4191	N/A	07/02/08	N/A	N/A	
			Staff approved site plan 4-9-09. Site plan released 5-18-09.				
Indian River Industrial Center Lots 2 through 4 2006010124 SP-MA-06-05-23	4155 49 th Avenue 32-39-28-00001-0060-00001.0 Map Location: 35	50,000 sq. ft. Warehouse Contact: Carter Associates, Inc. (772) 562-4191	01/23/06	03/15/06	N/A	N/A	
			Site plan approved 6-9-06. Site plan released for Phase I and Phase II.				
Kenny Industrial Subdivision 2004010268 SD-04-09-40	5275 45 th ST 32-39-28-00001-0030-00007.0 Map Location: 36	Warehouses and Storage Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/09/04	06/16/04	03/23/06	N/A	
			PZC approved 3/23/06. Awaiting LDP approval.				

July 2009

NEW DEVELOPMENT PROJECTS

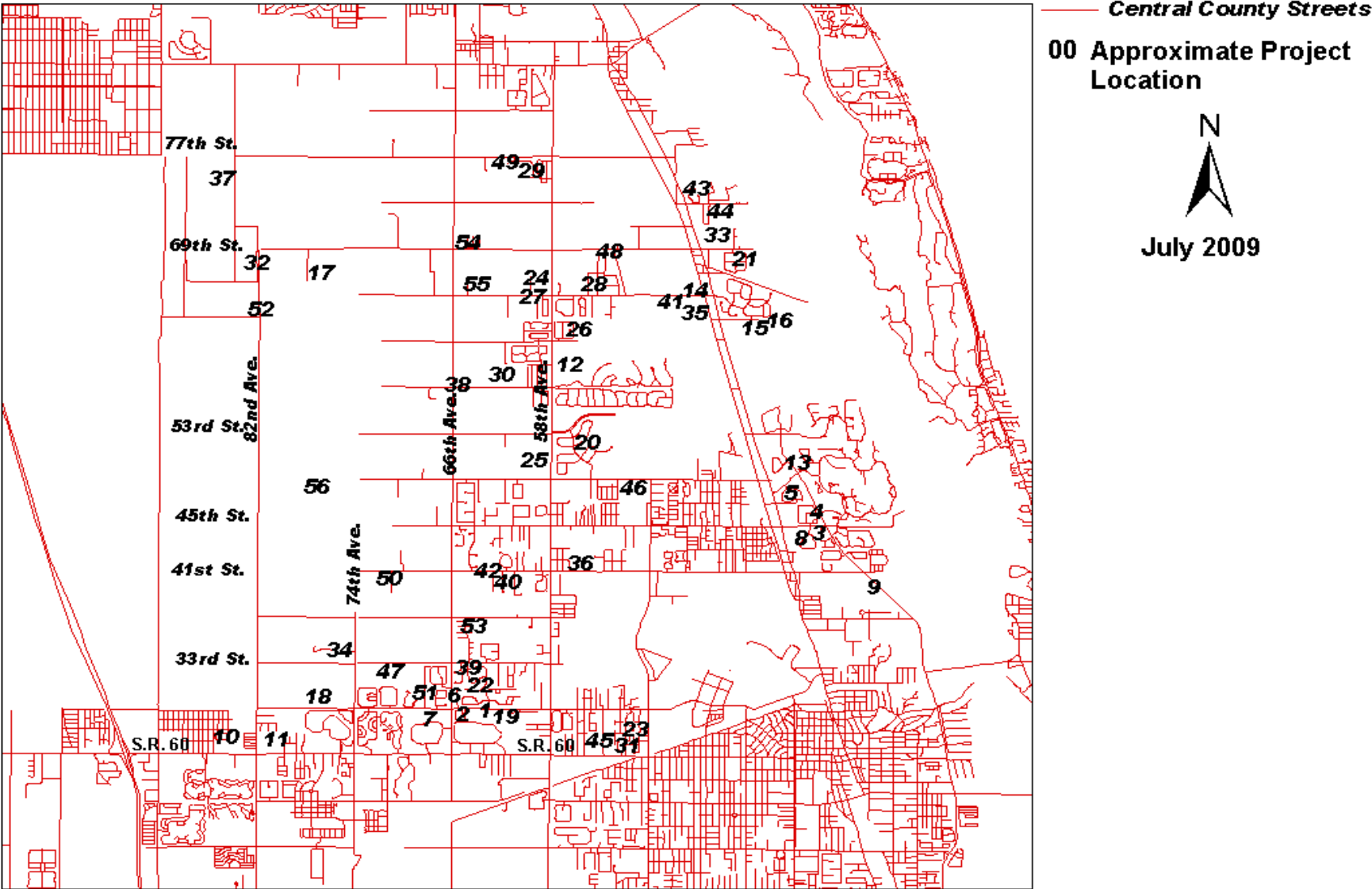
Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project	Location	Proposal	Status				
			Pre-app	TRC	PZC	BCC	
Schlitt Modular Office 2004110224 SP-MA-08-04-13	4880 43rd Street 32-39-28-00001-0020-00011.1 Map Location: 37	500 sq. ft. modular office Contact: MBV Engineering Inc. (772) 569-0035	10/15/07	01/23/08	N/A	N/A	
			Staff approved 7-29-08. Site plan released 09-18-08. CO requested 6-26-09.				
Strunk RV Storage 2006070110	6050 Old Dixie Hwy 32-39-15-00000-1000-00003.2 Map Location: 38	RV Storage Contact: MBV Engineering Inc. (772) 569-0035	01/26/09	TBA	N/A	N/A	
			Awaiting formal submittal.				

July 2009

NEW DEVELOPMENT PROJECTS

CENTRAL COUNTY RESIDENTIAL PROJECTS

Central County Residential Projects



*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
CENTRAL COUNTY RESIDENTIAL PROJECTS (between 77 th Street and SR 60)						
Multi-Family Residential Property						
Bella Rosa (fka Village Oaks) 2003050252 SP-MJ-04-04-14 (approved) SD-05-10-48	5995 26 th Street, south side of 26 th Street, west of 58 th Avenue 33-39-05-00000-1000-00003.2 Map Location: 1	80 unit multi-family. Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/09/03	01/28/04 08/10/05 12/07/05 07/11/07	08/26/04 02/09/06 06-28-07	09-/11-07
			Major site plan approved by PZC 08/26/04. Approved site plan release, modification under review. Preliminary plat approved by PZC 2/9/06. Under Construction. Final Plat to TRC 7-11-07, awaiting resubmittal. 6-28-07 PZC approved a modification to previous approval conditions. 9-11-07 BCC approved final plat. Final plat recorded 11-14-07. Certificate of completion issued 2-6-08 for Phase 1A (bldg C lots 17 - 24). CO issued for building "C" 2-8-08.			
Bella Vista Isles 2004070335 SP-MA-05-02-09 SD-05-04-18	SE corner of 26 th ST & 66 th Ave 33-39-05-00001-0040-00001.0 Map Location: 2	64 Multi-Family townhomes Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	08/09/04	12/08/04 01/26/05	04/28/05 09/26/07	05/16/06 11-6-07
			Approved by PZC 4-28-05. Site plan extension request received 4-10-06. Site plan released 4-24-06. Site plan extension to 4-28-07 approved by BCC 5-16-06. Under construction. Final plat approved by BCC 11-6-07, pending recording			
The Boulevard Village & Tennis Club 2003010089 SP-MJ-03-12-76	Southwest corner of 45 th Street and Indian River Blvd. 32-39-26-00000-1000-00001.0 Map Location: 3	98 unit multi-family with clubhouse, tennis & swim club. Contact: Masteller & Moler (772) 567-5300.	01/27/03	09/24/03 04/26/06	11/20/03	12/16/03
			Site plan released 05/06/04. Final plat approved and recorded 7-18-06 Under construction. CO's issued for bldgs E, F, J thru Q, and clubhouse/pool.			

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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	
Bridgepointe 2003030089 SD-03-07-20 SP-MJ-03-07-43	45 th Street; northwest corner of 45 th Street and Indian River Blvd. 32-39-23-00000-7000-00003.0 Map Location: 4	166 unit multi-family residential with clubhouse/pool. Contact: Masteller & Moler (772) 567-5300	03/24/03	05/14/03 06//09/04	06/11/03	TBA	
			Site plan released 11/06/03. Under construction. Final Plat scheduled for TRC 06/09/04. BCC approved Final plat 2/1/05 recorded 3-8-05. CO's issued for Bldgs 2-13, 15, 17, 29-38, and clubhouse. CO requested 4-9-08 for bldg 19.				
The Falls at Grand Harbor 2001110069 SP-MA-07-07-07	2121 Grand Harbor Blvd 32-39-23-00000-3000-00003.0 Map Location: 5	750 sq. ft. bath house & pool Tract "F" Contact: Masteller & Moler Inc. 772-567-5300	N/A	05/02/07	N/A	N/A	
			Staff approved site plan 10-25-07. Site plan released 5-21-08. Certificate of occupancy requested 4-30-09.				
Foxwood (fka Parkwood at Vero fka Windsor Park) 2003010222 SP-MA-04-05-21 SD-06-03-09	Northeast corner of 26 th Street and 66 th Avenue. 32-39-32-00001-0130-00001.0 Map Location: 6	55 townhome units. Contact: Carter Associates, Inc. (772) 562-4191.	12/22/03	03/03/04 1/11/06	08/12/04 05/25/06	09/04/07	
			Major site plan approved by PZC 08/12/04 with conditions. Site plan released 4-29-05. Under construction. Preliminary plat approved by PZC 5-25-06. Final plat approved by BCC 9-4-07, recorded 9-21-07.				
Indian River Estates Phase III 2007040082 SP-MA-08-02-06	7500 20 th Street 33-38-01-00001-0030-00001.1 Map Location: 7	ACLF Nursing facility & multi- family residences Contact: Carter Associates, Inc. (772)562-4191	04/23/07	11/21/07	01/10/08	02/12/08	
			Approved by BCC 2-12-08. Site plan released 10-1-08.				
Princeton Pointe fka Palisades Town Villas 99090038 SP-MA-05-12-63 SD-05-12-52	1935 45 th Street 32-39-26-00000-1000-00003.0 Map Location: 8	40 Unit Townhomes Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/13/05	10/05/05	07/26/06	N/A	
			PZC approved 7-26-06. LDP issued 1-8-08.				
Preserve at Oak Lake fka Gregory MF 94020113 SP-MA-07-05-28	3850 Indian River Blvd 32-39-25-00000-7000-00002.0 Map Location: 9	42 Multi-Family Units Contact: Knight, McGuire & Associates (772) 569-5505	06/06/05	03/14/07	02/26/09	N/A	
			PZC approved the major site & preliminary plat 2-26-09, pending release.				
Timberlake Sub (fka Laporte) 2001110057 SD-05-03-14/SP-MA-05-03-10	2150 85 th CT 33-38-02-00001-0070-00001.0 Map Location: 10	102 Multi-Family units Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/06/04	12/29/04 10/04/06	06/09/05 07/28/05	02/06/07	
			Approved by PZC 7/28/05. Site plan released 5-10-06. Final plat to TRC 10-4-0. Final plat approved by BCC 2-6-07 and recorded. Certificate of completion for phase 1 (bldgs 1-6, 14-24, & 29-33) issued 4-29-08. CO's issued for bldgs 2, 3, 4, 5, 6, 20, 21, 22, and 24. CO's requested for clubhouse, still pending.				

*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	
Vero Grove Townhomes (fka Vero Beach Townhomes) 99090118 SP-MA-07-09-26	7950 20 th Street 33-38-01-00001-0070-00001.1 Map Location: 11	169 unit multi-family townhomes. Contact: Kimley Horn & Associates (772) 562-7981	N/A	03/23/05 07/11/07	05/12/05 09/13/07	06/21/05 09/23/08	
			PZC denied 5/12/05. On 6/21/05 BCC overturned the PZC decision to deny and approved the major site plan 5-0. Site plan approval extended until 6-21-07 by BCC. Approval expired 6-21-07. SP-MA-07-09-26 approved by PZC 9-13-07, pending release. SP approval extension approved by BCC 9-23-08 approval valid until 9-13-2010.				
Residential Planned Development (PD) Projects							
Bent Pine Preserve (fka Martin Tabor Sub) 96010108 SD-05-02-11	NW Corner 58 th Avenue & 57 th Street 32-39-16-00000-3000-00001.0 Map Location: 12	134 lot residential subdivision Contact: Knight, McGuire & Associates (772) 569-5505	05/10/04	12/08/04	12/08/05	N/A	
			PZC approved 12/08/05. LDP approved 10-5-07. CC for Phase 1 requested 12-9-08.				
Grand Harbor – The Reserve 2001020101 PD-02-10-13	2550 53 rd St. & Indian River Blvd. – 53 rd Street and Indian River Blvd. 14-32-39-00000-5000-00004.0 Map Location: 13	100 lot single family residential Contact: Carter Associates, Inc. (772) 562-4191	N/A	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. Under construction.				
Lost Tree Preserve PD 99040238 PD-04-11-20	N side of 65 th St, E of Old Dixie 32-39-10-00000-3000-00016.0 Map Location: 14	389 SF lots 64 SF attached units Contact: Neel Schaffer (772) 770-4707	07/26/04	09/21/04 11/24/04	05/26/05	06/21/05	
			BCC approved 6/21/05. LDP for on-site improvements only issued 5-16-08.				
Mandala Club 2003010102 PD-03-08-18 Conceptual PD-06-03-04 Preliminary	2220 63 rd Street 32-39-11-00000-5000-00001.0 Map Location: 15	56 SF Lots / 34 MF Units Contact: Knight, McGuire & Assoc (772) 569-5505	01/27/03	05/28/03 12/21/05	04/14/05 04/27/06	05/17/05	
			BCC approved rezoning to PD and the conceptual PD plan on 5/17/05. PZC approved Preliminary PD plan 4-27-06. LDP under review.				
Mandala Club 2003010102 PD-03-08-18	2220 63 rd Street 32-39-11-00000-5000-00001.0 Map Location: 16	Amendment: Extend site plan approval 10 years, reshape stmwtr pond Contact: Knight, McGuire & Assoc (772) 569-5505	N/A	09/10/08	TBA	TBA	
			Awaiting resubmittal.				

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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	
Quail Ridge PD 2004060408 PD-08-05-02	7885 68 th Street 32-38-12-00000-3000-00002.0 Map Location: 17	Conceptual/Special Exception 40 Lot planned development Contact: Knight, McGuire & Assoc (772) 569-5505	10/29/07	02/27/08	01/22/09	02/17/09	BCC approved special exception conceptual plan 2-17-09.
Quail Ridge PD 2004060408 PD-09-01-02	7885 68 th Street 32-38-12-00000-3000-00002.0 Map Location: same as 17	Preliminary Plat 40 Lot planned development Contact: Knight, McGuire & Assoc (772) 569-5505	N/A	10/29/08	TBA	TBA	Awaiting resubmittal.
Siena Groves 2001040041 SD-05-06-29	7905 26 th Street 33-38-01-00001-0030-00001.0 Map Location: 18	87 Single-family lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/29/04	04/13/05 06/08/05 09/07/05	01/26/06	N/A	Approved by PZC 1-26-06. LDP under review.
Sunnyside Up 2008050077 PD-08-08-03	6205 26 th Street 33-39-05-00000-1000-00002.0 Map Location: 19	304 MF Units, 46 SF lots, 32,000 Sq. ft. commercial Kimley-Horn & Associates Inc. (772) 794-4035	07/08/02	06/04/08 08/06/08	12/11/08	01/20/09	PZC recommended approval. BCC approved rezoning/conceptual PD plan 1-20-09.
			01/09/06 04/16/07				
The Isles at Waterway Village/Phase I 2004010124 PD-05-04-08	5110 58 th Avenue 32-39-21-00001-0010-00001.0 Map Location: 20	462 Single-Family, Clubhouse, Pool. Contact: Kimley-Horn & Associates, Inc. (772) 562-7981. (part of Waterway Village)	N/A	02/02/05 03/16/05 04/19/06	04-14-05	10-16-07	PZC approved 4-15-05. LDP phase I issued 1-5-06. Plat 1A & 1B to TRC 4-19-06. Plat 1A & 1B approved 7-18-06 and recorded. Certificate of Completion Plat 1B Lots 60-238 issued 9-18-06. Plat 1C (239-462) final plat to approved by BCC 10-16-07, recorded. CO for clubhouse issued 10-25-07. CC Plat 1C (Lots 239-341) North Portion issued 12-17-07. CC Plat 1C (Lots 342-462) North portion requested 4-21-09.
The Lakes at Waterway Phase IIA 2004010124 PD-05-11-17	5110 58 th Avenue 32-39-21-00001-0010-00001.0 Map Location: same as 20	123 SF Lots, 148 Attached SF Lot, Open Space, Amenities Contact: Arcadis-LNW 561-684- 6686. (part of Waterway Village)	N/A	08/24/05	01/12/06	N/A	Scheduled for PZC 1/12/06. PZC approved 1-12-06. CC for Plat 1A (lots 1-59) issued 10-20-06.

*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	
Winter Beach Village PD 2003110064 PD-04-08-13	E of US 1, bet 69 th St & Quay Dock 32-39-10-00000-1000-00001.0 Map Location: 21	118 lot single family residential PD. Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/17/03	06/09/04 08/10/05 12/21/05	01/13/05 10/13/05	03/15/05	PZC recommended approval on 1-13-05. BCC approved 3/15/05. Final Plat to TRC 12-21-05. Awaiting resubmittal. LDP issued 3-16-06.
The Club @ Woodfield (fka Monticello) 2002120063 PD-05-03-04	6350 26 th Street 32-39-32-00001-0120-00001.1 Map Location: 22	144 multi-family (part of woodfield) Contact: Kimley-Horn & Associates, Inc. 794-4043	11/15/04	01/05/05 04/20/05	02/24/05	09-13-05	PZC approved 2/24/05. Phase I Final Plat to TRC 4/20/05. Final plat under review. Phase 1- 4 Final Plats approved by BCC 9-13-05. LDP Modification #1 issued 11-15-05. CO's issued for blgds 1, 10 thru 12, 14 thru 31, 33 - 35, 36, and guardhouse. CO for bldg 5 requested 6-5-09.
Single-Family Conventional Subdivision Projects							
Brooks Sub (fka 22 nd St Sub) 91080129 SD-05-06-25	2301 43 rd Ave 33-39-04-00001-0010-00002.0 Map Location: 23	13 lot subdivision Contact: Knight, McGuire & Associates Inc (772) 569-5505	08/30/04	04/06/05	04-13-06	N/A	PZC approved 4-13-06. LDP issued 2-11-08.
Coquina Bay (fka 10 Acre Residential) 2005090497 SD-06-04-13	5900 65 th Street 32-39-08-00001-0080-00002.0 Map Location: 24	21 SF lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/10/05	02/01/06	07/13/06	N/A	Approved by PZC 7-13-06. LDP under review.
Devonwood Lakes (fka Mt. Vero Holding Sub) 2004110179 SD-05-05-22	58 th Ave, Between 49 th & 53 rd ST 32-39-20-00001-0020-00001.0 Map Location: 25	242 Lot subdivision Contact: Knight, McGuire & Assoc (772) 569-5505	11/29/04	03/09/05 07/20/05	12/08/05	N/A	PZC Approved on 12/8/05. LDP under review.
Eagle Trace II 2002110093 SD-04-11-54	5500 61 st Street 32-39-09-00002-0190-00002.0 Map Location: 26	49 lot single family sub Contact: W. F. McCann & Associates Inc. (772) 770-1093	06/07/04	10/13/04 05/31/06	03/24/05	10/3/06	PZC approved 03/24/05. Final plat approved by BCC 10-3-06, recorded.
The Enclave (fka San Messina) 2000030189 SD-04-06-21	5910 65 th ST 32-39-08-00001-0080-00001.0 Map Location: 27	22 lot single family subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/09/04	03/17/04 05/17/06	05/13/04	09/12/06	PZC approved 05/13/04. LDP issued 10/22/04. Final Plat approved by BCC 9-12-06, recorded.

July 2009

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	
Estancia fka Murano Place fka St Andrews Green 2004120073 SD-05-08-43	4955 65 th Street 32-39-09-00002-0080-00001.0 Map Location: 28	17 lot sub Contact: W. F. McCain & Assoc (772) 770-1093	12/20/04	06/01/05 09/07/05 12/14/05	12/14/06	N/A	PZC approved preliminary plat 12-14-06.
Fieldstone Ranch fka Tuscany Lakes 2004050472 SD-04-11-58	6125 77 th Street 32-39-05-00001-0010-00001.0 Map Location: 29	129 Lot single family sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/07/04	09/01/04 11/24/04 06/29/05 11/28/07	12/18/04	12/02/08	PZC approved 12/18/04. LDP issued 7-18-06. Certificate of completion phase 1 (lots 1-4, 32-76, 104-121, & 129) issued 11-21-08. Phase 1 final plat approved by BCC 12-2-08. Plat recorded 1-29-09.
Fox Run (fka Bittle/Hensick) 2000070032 SD-04-09-42	61 st Street 32-39-17-00001-0020-00002.0 Map Location: 30	24 Lot single-family residential Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/07/04	06/30/04 11/22/06	08/26/04	N/A	Preliminary plat approved by PZC on August 26, 2004. LDP issued 8-23-05. Final Plat to TRC 11-22-06 awaiting resubmittal.
The Gardens at River Grove (Riverview Groves) 2002070010 SD-03-02-10	NW corner 20 th St. and Main Relief Canal, west of 45 th Ave. 33-39-04-00001-0080-00005.0 Map Location: 31	66 unit Single family subdivision Contact: Boris Belfer	07/15/02	12/17/02 10/29/03 04/18/07	02/27/03	12/16/03 02/05/08	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. Final Plat approved by BCC 2-5-08, recorded book 23 page 56. Certificate of Completion issued 1-20-09.
Hamilton Trace (fka Foster- Ranch Road Estates) 2004100071 SD-05-02-09	82 nd Ave south of 69 th Street 32-38-13-00000-3000-00002.0 Map Location: 32	54 lot subdivision Contact: MBV Engineering Inc (772) 569-0035	10/18/04	12/1/04	07/28/05	TBA	Approved by the PZC 7/28/05. LDP under review 9-27-05.
Hammock Shores (fka Winter North fka Winter Beach Road Sub) 2004120094 SD-05-08-45	Between 69 th St & 73 rd St, East of US Highway 1 32-39-03-00000-7000-00001.0 Map Location: 33	111 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/20/04 05/16/05	06/15/05	02/23/06	N/A	PZC approved preliminary plat 2-23-06. AA to reduce number of lots to 111 approved 6-28-07.

July 2009

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	
Hidden Hammock (fka Range Line Ranches) 2004040244 SD-05-02-12	74 th Ave, NW corner of 74 th Ave and 33 rd St 32-38-36-00000-1000-00003.0 Map Location: 34	14 lot subdivision Contact: Kimley-Horn & Associates, Inc. (772) 794-4072	05/03/04	12/15/04 04/12/06	3/24/05	06/20/06	
			PZC approved 3/24/05. BCC approved final plat 6-20-06, recorded. Certificate of completion issued 2-10-09.				
High Point PD 98100081 PD-04-11-22	3745 65 th Street 32-39-09-00002-0010-00001.0 Map Location: 35	247 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	08/09/04	10/13/04	02/24/05	03/29/05	
			PZC approved 2/24/05. BCC approved 3/29/05. LDP under review.				
Hunter Grove Sub 2004050087 SD-04-12-55	4206 41 st Street 32-39-27-00009-0050-00002.0 Map Location: 36	70 lot single-family subdivision Contact: MBV Engineering Inc. (772) 569-0035	05/17/04	10/06/04	04/14/05	N/A	
			PZC approved 4/14/05. LDP issued 7-6-06.				
Kahn Acres AOE 2008090014	8805 77 th Street 32-38-02-00000-3000-00002.1 Map Location: 37	4 Lot AOE Contact: Daniel Talbott (772) 643-4114	09/22/08	TBA			
			Awaiting formal submittal.				
Madison Farms (fka Country Acres) 2004070404 SD-05-01-01	Southeast Corner of 57 th ST & 66 th Ave 32-39-17-00001-0120-00001.0 Map Location: 38	7 Lot Subdivision AOE Contact: Carter Associates, Inc. (772) 562-4191	08/09/04	10/27/04	12/09/04	N/A	
			PZC approved preliminary plat 12/9/04. LDP issued 3-10-07.				
Magnolia Plantation fka Paladin 33 rd Street Sub 2005090327 SD-06-03-06	6285 33 rd Street 32-39-32-00001-0110-00001.1 Map Location: 39	21 Lot Residential Sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/03/05	01/04/06	03/23/06	N/A	
			PZC approved 3-23-06. LDP issued 11-21-06.				
Meadowbrook Sub (fka Chestnut/Kirby 41 st St Sub) 2004070072 SD-04-11-53	6065 41 st Street, south side of 41 st St, east of 61 st Ave 32-39-29-00002-0050-00001.0 Map Location: 40	16 Lot single-family subdivision Contact: MBV Engineering Inc. (772) 569-0035	07/19/04	09/21/04	01/27/05	N/A	
			PZC approved 1/27/05. LDP Issued 10-25-05.				
Murano Preserve fka Grande Reserve PD 2004080145 SD-06-05-17 - Active	South side of 65 th ST, West of Old Dixie 32-39-09-00002-0040-00001.0 Map Location: 41	19 Lot residential sub Contact: W. F. McCain & Assoc (772) 770-1093	08/09/04	10/05/05 03/15/06	04/27/06	TBA	
			PZC approved preliminary plat 4-27-06.				

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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	
Oak Hollow Estates West Subdivision 2004020300 SD-04-07-32	41 st St, south side of 41 st St, between 58 th Ave & 66 th ST 32-39-29-00002-0110-00001.0 Map Location: 42	24 lot SF residential subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/08/04	04/21/04 09/28/05	01/27/05	N/A	
			PZC approved 1-27-05. Final plat pending resubmittal, comments sent to engineer 12-28-06. LDP issued 11-1-06.				
Oak Island Estates fka Oak Island Phase III 2003030145 SD-04-08-36	7300 U.S. Highway 1 32-39-03-00000-3000-00024.0 Map Location: 43	14 lot residential subdivision. Contact: McCain & Associates, Inc. (772) 770-1093	06/02/03	06/09/04 10/31/07	11/18/04	08/19/08	
			PZC approved 11/18/04. Awaiting final plat submittal. LDP issued 6/16/05. Certificate of completion issued 8-18-08. Final plat approved by BCC 8-19-08. Recorded 10-3-08.				
Orchid Landing at Warren Way fka Warren Way 2003010063 SD-04-02-08	73 rd Street; east of US 1, south side of 73 rd Street 32-39-03-00000-7000-00003.0 Map Location: 44	58 lot residential subdivision. Contact: Carter Associates, Inc. (772) 562-4191	01/20/03	05/07/03 12/10/03 12/27/06	08/14/03 01/08/04	N/A	
			Preliminary plat approved by PZC 01/08/04. LDP issued 3-21-06. Final plat to TRC 12/27/06, pending resubmittal.				
Royal Oak Subdivision 2002100165 SD-04-05-18	26 th Street, south side between 43 rd Ave & 58 th Ave 33-39-04-00001-0020-00002.0 Map Location: 45	39 Lot single family subdivision Contact: Neel Schaffer (772) 770-4707	N/A	02/25/04 03/17/04	08/12/04		
			PZC approved 8/12/04. LDP applied for 2005; never obtained. May be inactive.				
Royal Preserve Sub 2003010035 SD-04-06-27	49 th Street 32-39-21-00001-0100-00004.0 Map Location: 46	34 lot residential subdivision. Contact: McCain & Associates, Inc. (772) 770-1093.	11/24/03	04/07/04	08/26/04		
			Preliminary plat approved by PZC on August 26, 2004. LDP issued 4-28-05.				
St. Augustine (fka Royal Professional Builders) 2005070188 SD-06-04-11	6975 33 rd Street 32-39-31-00001-0100-00003.0 Map Location: 47	57 Lot Residential Sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/18/05	01/25/06	08/09/07	10/09/07	
			Resubmittal under review. Must be rezoned to RS-3. Rezoning approved by BCC. PZC approved preliminary plat 8-9-07.				
Sandridge on the Green Sub 2006020268 SD-06-11-35	5010 69 th Street 32-39-04-00002-0240-00001.0 Map Location: 48	60 Lot Residential Sub Contact: W. F. McCain & Associates (772) 770-1093	03/06/06	09/06/06	09/13/07 09/27/07		
			PZC tabled item until 9-27-07 for consideration. PZC approved preliminary plat 9-27-07, pending release.				
Spyglass fka Tuscany Lake Estates 2005020254 AOE-05-05-05 SD-05-02-08	77 th Street, West of 58 th Ave 32-39-05-00001-0030-00001.0 Map Location: 49	6 Lot AOE subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	03/02/05 11/28/07	N/A	TBA	
			Final plat approved 2-3-09. Plat recorded 4-17-09 Certificate of completion issued 1-15-09.				

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NEW DEVELOPMENT PROJECTS

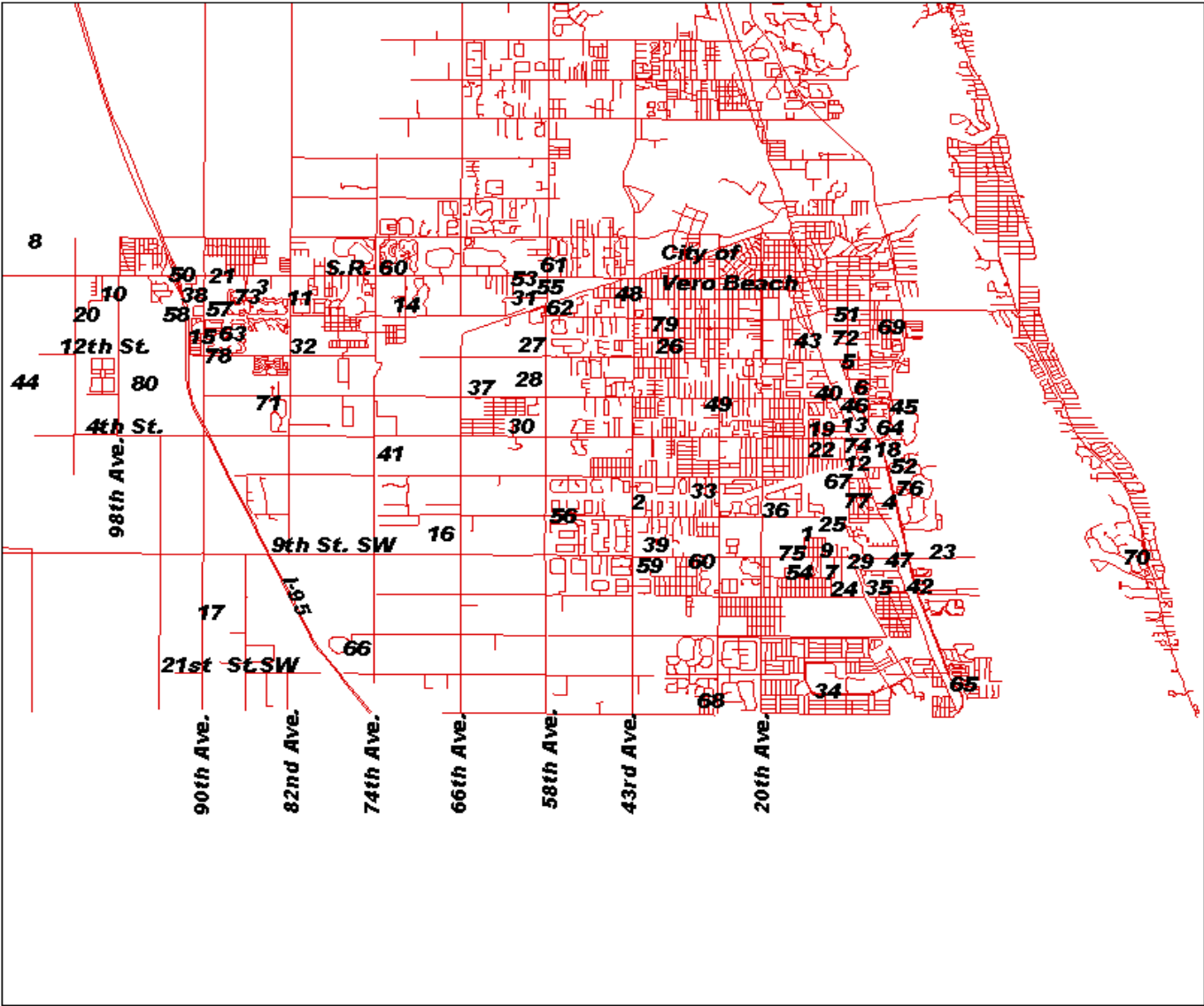
*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Stolze Acres AOE 2001070185	7220 41 st Street 32-39-30-00001-0050-00001.1 Map Location: 50	3 lot AOE Contact: Brian or Kelly Stolze (772) 569-9130	10/31/05	TBA			Under review by attorney's office.
Trillium West aka Drexel Park 2004070203 SD-05-02-10 SP-MA-05-02-07 Drexel SD-08-02-03	West of 66 th Ave, bet 26 th St & 33 rd St 32-39-31-00001-0100-00001.0 Map Location: 51	25 single-family /52 multi-family Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/26/04	12/01/04 08/31/05 12/19/07	3/24/05	05/01/07 02/19/08	PZC approved 3/24/05. Final plat approved by BCC 5-1-07. Final plat recorded 5-11-07. Certificate of completion issued 7-13-07. Final Plat for Drexel Park (replat of Trillium west portion of 29 townhomes converted to 20 SF) approved by BCC 2-19-08, recorded 3-13-08.
Two Bridges Equestrian AOE 96010022 SD-06-06-19	6625 West 82 nd Ave 32-38-11-00000-1000-00003.0 Map Location: 52	5 Lot AOE subdivision Contact: Garrick Kantzler 562-2592	09/12/05	03/22/06	01/11/07	N/A	Approved by PZC 1-11-07.
Vero Village (fka Sandhill) 2001010025 SD-05-08-38	Southside of 37 th Street, East of 66 th Avenue 32-39-32-00001-0030-00001.0 Map Location: 53	83 Lot Single-Family Contact: Kimley-Horn & Associates, Inc. (772) 794-4114	02/10/03	05/18/05 07/06/05 08/10/05	10/13/05	N/A	PZC approved preliminary plat 10-13-05. LDP under review.
Versage at Vero fka Messina AOE 2004110241 SD-05-06-23	6505 69 th Street 32-39-08-00001-0040-00002.0 Map Location: 54	7 lot affidavit of exemption Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/06/04	03/30/05	04/28/05	N/A	PZC approved preliminary plat 4/28/05. LDP Issued 7-19-06.
Whispering Farms AOE (fka Chase 65 th St) 2004010145 SD-04-10-49	65 th Street – ¼ mile East of 66 th Ave on 65 th Street 32-39-08-00001-0050-00002.0 Map Location: 55	AOE for 5 lot subdivision Contact: Carter Associates, Inc. (772) 562-4191	02/02/04	08/04/04	01/13/05	N/A	PZC approved 1/13/05. LDP under review.
Wild Turkey Estates 2004120019 SD-07-10-09	4705 82 nd Avenue 32-38-23-00000-1000-00001.0 Map Location: 56	Private road r-o-w Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/31/06 02/19/07	08/15/07	TBA	TBA	Awaiting resubmittal.
Wild Turkey Sand Mine 2004120019 SP-MA-07-10-34	4705 82 nd Avenue 32-38-23-00000-1000-00001.0 Map Location: same as 56	Sand Mine Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	08/15/07 04/22/09 07/01/09	TBA	TBA	Awaiting resubmittal.

July 2009

NEW DEVELOPMENT PROJECTS

SOUTH COUNTY COMMERCIAL PROJECTS

South County Commercial Projects



— South County Streets
 00 Approximate Project Location



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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 COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (South of SR 60)						
Automotive Repair/Sales and Maintenance Establishments						
Autos Plus 99020067 SP-MI-04-03-10	875 11 th Court 33-39-24-00011-0002-00020.0 Map Location: 1	1,207 sq. ft. auto repair. Contact: MBV Engineering Inc. (772) 569-0035.	N/A	01/07/04	N/A	N/A
			Staff approved site plan. Site plan released 12-14-05. Under construction.			
Dons Import Auto 2008120045	150 43 rd Avenue 33-39-15-00001-0130-00001.1 Map Location: 2	Auto repair & retail Contact: MBV Engineering Inc. (772) 569-0035.	01/05/09	05/06/09	N/A	N/A
			Awaiting resubmittal.			
Hyundai Car Dealership 2007050159 SP-MA-07-10-33	8577 20 th Street 33-38-02-00001-0100-00007.0 Map Location: 3	10,640 sq. ft. Auto sales & display Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/04/07	08/01/07 09/12/07	N/A	N/A
			Staff approved site plan 12-21-07. Staff released site plan 4-21-08. CO requested 2-13-09. CO released 2-20-09.			
Lot 7 Olde South Commercial Park 2007060135 SP-MA-07-11-35	3 rd Lane SW 33-39-24-00018-0001-00007.0 Map Location: 4	Unpaved outdoor vehicle storage Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/19/07	08/22/07	N/A	N/A
			Staff approved site plan 10-5-07, pending release.			
Toyota-Kia-Daewoo of Vero 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	N/A	N/A
			Reviewed by TRC 08/20/03. Staff level approval 10/03/03. Site plan released 12/18/03. Staff approved AA 5/17/04. Certificate of occupancy released 7-8-09.			
Vero Beach Chrysler Saab 96060140 SP-MI-05-11-57	855 S US Highway One 33-40-19-00000-5000-00009.1 Map Location: 6	Add 4,573 sq ft bldg/covered carport, pavement Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	05/02/05	09/07/05	N/A	N/A
			Site plan approved by staff 4-26-07. Site plan released 7-10-07. Certificate of occupancy requested 11-21-08.			
Gas Station/Convenience Store						
None						

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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
Health Care Offices and Facilities						
Treasure Coast Community Health Center 2005090174 SP-MA-08-09-32	1545 9th ST SW 33-39-26-00001-0010-00003.0 Map Location: 7	10,800 sq. ft. medical office bldg Contact: Masteller & Moler, Inc. 772-567-5300	01/21/08	06/25/08	N/A	N/A
			Staff approved site plan 9-25-08. Site plan released 10-20-08.			
Industrial Establishments						
Cairns 80 Acre Sand Mine 2006060083 SP-MA-07-07-13	955 122nd Ave SW 33-37-25-00001-0010-00001.0 Map Location: 8	Sand Mine Contact: MBV Engineering, Inc. (772) 569-0035	06/19/06	05/09/07 03/18/09	TBA	
			Awaiting resubmittal.			
Highland Park 2005110094 SP-MA-07-04-18	1400 9 th ST SW 33-39-23-00001-0160-00002.0 Map Location: 9	Contractor Trades Contact: MBV Engineering Inc. (772) 569-0035	11-21-05	01-31-07 06/20/07	N/A	N/A
			Staff approved site plan 4-14-08, pending release.			
Indian River Service Center 2006060024 SP-MA-06-10-55	1575 98 th Ave 33-38-09-00001-0010-00001.0 Map Location: 10	Office/Industrial/Warehouse Contact: Rohn Ernest-Jones Consulting (561) 744-3678	06/19/06	08/02/06	02/08/07	N/A
			PZC approved site plan 2-8-07, pending release. Extension request under review.			
JC&M Enterprises 2003110011 SP-MA-07-09-24	1805 82 nd Ave 33-38-01-00001-0120-00005.1 Map Location: 11	Phase I 3,950 sq. ft. employee parking Contact: James Young & Associates Inc. (772) 569-6707	01/22/07	06/27/07	N/A	N/A
			2-22-08 Staff approved phase 1. Phase 1 site plan released 7-17-08.			
Kuhnert Contractor Trades 2003060053	10 Old Dixie Highway 33-39-13-00000-7000-00031.0 Map Location: 12	Plat over existing site plan to split into two parcels Contact: Sustainable Engineering & Design 772-257-3032	04/27/09	TBA	TBA	N/A
			Awaiting formal submittal.			
Liguori Old Dixie 2004120185 SP-MA-08-06-24	710 4 th Place 33-39-13-00000-1000-00028.0 Map Location: 13	Commercial Subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	None	04/16/08	TBA	N/A
			Awaiting resubmittal.			
Liguori 490 Old Dixie 2005110131 SP-MA-06-02-06	490 Old Dixie Highway 33-39-13-00000-1000-00028.6 Map Location: same as 13	Contractor Trades Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	None	11/30/05	N/A	N/A
			Staff approved site plan 11-17-06. Site plan released 3-7-07. Certificate of occupancy for building A & B issued 3-26-08.			

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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	
P & S Pointe West Drive 2007070094 PD-07-11-09	1920 Pointe West Drive 33-38-01-00019-0000-00000.1 Map Location: 14	3 Lot Commercial Sub and medical office building near SR60 Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/30/07	09/05/07 02/06/08	04/24/08	N/A	
			PZC approved 4-24-08. Plan released 6-26-08. Phase I CO released 7-10-09.				
Paragon Contractor Trades Phase II 2007050005 SP-MA-07-07-14	9110 16 th Place 33-38-03-00006-0000-00006.0 Map Location: 15	10,438 sq. ft. contractor trades Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	05/16/07	N/A	N/A	
			County staff approved site plan 9-21-07. Site plan released 11-20-07. Certificate of Occupancy released 8-14-08.				
Portofino Village 2004110281	9450 8 th Street 33-38-10-00001-0140-00001.0 Map Location: 80	Mining for Portofino Village South Lake construction Contact: HSQ Group Inc. 561-392-0221	02/16/09	TBA	TBA	N/A	
			Awaiting formal submittal.				
Premier Citrus Packers 2002100188	625 66 th Ave SW 33-39-19-00001-0090-00002.0 Map Location: 16	Packing house renovations, additions to existing packing house Contact: Carter Associates, Inc. (772) 562-4191	08/04/08	TBA	TBA		
			Awaiting formal submittal.				
Sandco Group 2007020004 SP-MA-07-07-12	17 th ST SW/94 th Ave SW 33-38-27-00001-0150-00001.1 Map Location: 17	Sand Mine Contact: MBV Engineering, Inc. (772) 569-0035	02/12/07	05/09/07 05/27/09	TBA		
			Awaiting resubmittal.				
US1 Trade Center fka 601 US Highway 1 2001110066 SP-MA-07-04-17	601 US Highway 1 33-39-13-00000-1000-00029.0 Map Location: 18	3 Contractor Trade bldgs Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/13/06	01/24/07	N/A	N/A	
			Staff approval site plan 6-15-07, pending release. Approval extension granted approval valid until 6-15-2010.				
675 4 th Place fka Stromberg Warehouse 2004050298 SP-MA-07-01-05	675 4 th Place 33-39-13-00000-1000-00020.3 Map Location: 19	Contractor Trades Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	09/25/06	11/08/06	N/A	N/A	
			Staff approved site plan 5-29-07, pending release.				
SR 60 Industrial Park (fka moto) 2002040092 SD-02-12-30	9875 20 th Street 04-33-38-00001-0090-00001.1 Map Location: 20	17 lot Industrial subdivision Contact: MBV Engineering Inc. (772) 569-0035	4/29/02	10/2/02 09/05/07	02/13/03	N/A	
			LDP approved 06/02/04. Type B Flood Protection approved 06/02/04. Final plat awaiting resubmittal. AA-08-04-43 approved to modify buffer along 100th Ave (61000)				

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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	
Travel Center aka Courtesy House 76 Truck Stop 94110113 SP-MI-06-12-61	8909 20 th Street 33-38-02-00006-0000-00001.0 Map Location: 21	Remodel & Maintenance Bldg Addition Contact: WD PARTNERS (678) 463-4475	05/01/06	09/27/06	N/A	N/A	
			Staff approved 5-16-07. Site plan released 9-13-07. CO for portion east of diesel stations released 2-10-09. Final CO released 7-3-09.				
Vero Beach Stor-All 96110061 SP-MI-06-04-17	650 4 th Place 33-39-13-00000-1000-00028.2 Map Location: 22	11,900 Addition Contact: MBV Engineering, Inc. (772) 569-0035	N/A	02/08/06	N/A	N/A	
			Staff approved site plan 6-28-07. Site plan released 4-2-08. Certificate of occupancy requested 1-29-09. Certificate of occupancy released 2-19-09.				
Institutional Establishments							
Audubon Education Center 2009040033	135 9 th Street SW 33-40-30-00000-3000-00003.0 Map Location: 23	2,856 SF educational center Contact: Carter Associates, Inc. 772-562-4191	05/04/09	TBA	N/A	N/A	
			Awaiting formal submittal.				
Bethlehem Temple 2001100064 SP-MA-08-02-08	875 9th ST SW 33-39-25-00000-3000-00025.0 Map Location: 24	20,000 sq. ft. church Contact: MBV Engineering Inc 772-569-0035	N/A	12/05/07	N/A	N/A	
			Site plan approved 12-3-08, pending release.				
Christian Fellowship Church 2001080215	North side of 11 th ST SW, East of 18 th Ave SW 33-39-26-00001-0020-00005.0 Map Location: 25	7,748 sq. ft. church, 2,500 sq. ft. school Contact: MBV Engineering Inc 772-569-0035	04/13/09	TBA	N/A	N/A	
			Awaiting formal submittal.				
Church of Jesus Christ of Latter Day Saints 2004090200 SP-MA-07-11-40	3866 12th Street 33-39-10-00001-0060-00006.0 Map Location: 26	16,288 sq. ft. Church Contact: MBV Engineering, Inc. (772) 569-0035	10/02/06	09/12/07	02/14/08	03/18/08	
			2/14/08 PZC recommended approval of the special exception. 3-18-08 BCC approved the special exception staff approved the site plan. Site plan released 6-4-08. Under construction				
Cornerstone Christian Church 2003030047 SP-MA-08-06-23	North side of 12th Street, West of 58th Avenue 33-39-08-00001-0080-00001.0 Map Location: 27	6,180 sq. ft. church Contact: Carter Associates, Inc. 772-562-4191	N/A	03/19/08	N/A	N/A	
			Site plan approved 8-18-08, pending release.				
First Church of God 97040154 SP-MN-04-04-15	1105 58 th Avenue 33-39-08-00001-0090-00001.0 Map Location: 28	Add 19 classrooms. Contact: Kimley Horn & Associates Inc (772) 562-7981.	11/24/03	01/28/04	N/A	N/A	
			Approved 06/23/04. Site plan released 7-8-04. Under construction (by individual classrooms). CO issued for two modular classrooms 2-19-08.				

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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
First Impressions Day Care 2007070061 SP-MI-08-08-31	935 9 th Court SW 33-39-25-00001-0010-00008.0 Map Location: 29	Convert house into day care Contact: Gladys Williams (772) 562-4524	07/23/07	06/04/08	08/14/08	09/09/08
			03/03/08	PZC recommended approval. 9-9-08 BCC approved special exception use and staff approved minor site plan, pending release.		
Imagine Charter School 2001090105 SP-MA-08-05-21	6000 4th Street 33-39-17-00001-0070-00001.0 Map Location: 30	42,627 sq. ft. K-8 Charter School Contact: MBV Engineering Inc. (321) 253-1510	02/04/08	02/27/08	04/10/08	04/29/08
			BCC approved site plan 4-29-08. Staff released site plan 5-20-08. Phase I certificate of occupancy released 1-23-09.			
Indian River Charter High School 2003090264 SP-MA-09-03-10	6055 College Lane 33-39-05-00001-0150-00001.1 Map Location: 31	Student drop off Contact: MBV Engineering Inc. (321) 253-1510	11/03/08	12/24/08	N/A	N/A
			Staff approved site plan 2-16-09. Site plan released 5-20-09.			
Life for Youth Ranch 92010012 SP-MA-08-12-48	1416 82 nd Ave 33-38-12-00001-0040-00001.0 Map Location: 32	Chapel and walking paths Contact: Carter Associates, Inc. 772-562-4191	08/25/08	09/17/08	TBA	N/A
			Awaiting resubmittal.			
Living Water Ministries Church 2008080034	120 27 th Ave 33-39-14-00001-0130-00008.0 Map Location: 33	Change of use from RSF to Church Contact: Living Water Church 772-473-1922	08/25/08	TBA	TBA	TBA
			Awaiting formal submittal.			
Roberts Family Home 2001100060 SP-SE-09-01-05	865 23 rd Place SW 33-39-36-00005-1120-00021.0 Map Location: 34	Child Care Facility Contact: Coastal Technology Corp. (772) 562-8580	08/18/08	10/29/08	01/22/09	02/17/09
			PZC recommended approval. 2-17-09 the BCC approved special exception use and staff approved site plan, pending release.			
Shiloh Worship Center 2009010046	Timber Ridge Trail SW 33-39-24-00000-7000-00010.0 Map Location: 35	Sanctuary Contact: MBV Engineering Inc. (321) 253-1510	02/09/09	TBA	N/A	N/A
			Awaiting formal submittal.			
Sun-up Adult Care Facility 2006050240 SP-MA-07-04-20	2455 5 th St. SW 33-39-23-00001-0120-00001.2 Map Location: 36	9 new bldgs (54 beds) & Change of Use for Adult Care Facility in existing building Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/05/06	01/31/07	05/24/07	06/12/07
			PZC recommended approval, BCC approved special exception use 6-12-07, staff approved site plan. Site plan released 1-15-08.			

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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	
Treasure Coast Montessori School 2001060109 SP-MA-07-05-23	6320 8 th Street 33-39-08-00001-0140-00003.0 Map Location: 37	Convert single-family house into 3,890 sq. ft. daycare facility Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	09/18/06	02/21/07	06/28/07	9-11-07	PZC approved administrative permit use and staff approved major site plan 6-28-07, pending release. BCC on 9-11-07 upheld the PZC decision to approve the AP Use. Site plan approval extended to 6-28-09.
Other Non-Residential Projects							
Bestwestern (5 Star Motel) 2000100144 SP-MI-05-12-62	8797 20 th Street 33-38-02-00001-0110-00002.0 Map Location: 38	Restore parking lot & retaining walls and berms Contact: Knight, McGuire & Assoc (772) 569-5505	12/6/04	10/05/05	N/A	N/A	Site plan approved by staff 3-27-06. Site plan released 5-30-06.
Bridgeton Realty - Oslo Rd 2006020144 SD-08-05-03	North side of Oslo Road, East of 43rd Avenue SW 33-39-22-00001-0140-00001.0 Map Location: 39	6 Lot Commercial Subdivision Contact: Schulke, Bittle & Stoddard, LLC 772-770-9622	02/20/06	02/20/08	TBA		Awaiting resubmittal.
8 th Street & Old Dixie Hwy 2001070199 ROW-09-06-01	825 Old Dixie Hwy 33-39-12-00000-5000-00059.0 Map Location: 40	Abandon portion of lot 59 not needed for public use Contact: Public Works 226-1620	N/A	04/15/09	N/A	TBA	Awaiting resubmittal.
Egret Marsh Stormwater Park 2006100156 SP-MA-07-05-27	7295 4 th Street 33-39-18-00001-0120-00001.0 Map Location: 41	Southesat corner of 74 th Ave & 4 th ST Contact: Environmental Consulting (386) 427-0694	10/30/06	03/14/07	05/08/08	N/A	PZC approved site plan 5-8-08. Site plan released 12-11-08.
Eskin & Michalski / Phyl-Ann Terrace 2003040202 ROW-09-10-03	13 th Street 33-39-10-00019-0000-00008.0 Map Location: 79	Portion of 13 th Street east of 40 th Avenue	N/A	07/15/09	N/A	TBA	Awaiting resubmittal.
Montgomery/Lowenstein 2009060031 ROW-09-09-02	1230 S US Highway 1 33-40-30-00001-0005-00001.0 Map Location: 42	Abandon portion of 12 th Place SW west of US Highway 1 to 1 st Ave	N/A	07/08/09	N/A	TBA	Awaiting resubmittal.
Old Dixie Warehouse Center 2003010114 ROW-07-02-01	1330 Old Dixie Hwy 33-40-30-00007-0022-00001.0 Map Location: 43	Abandon portion of 13 th ST SW, 11 th Ln SW, 2 nd Ave Sw and 424 Ft of A 25' unnamed alley Contact: G. Russell Peterson (772) 794-1505	N/A	11-22-06			Awaiting resubmittal.

*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 Ranch 2006020257 SP-MA-06-08-41	22005 20 th Street 32-35-26-00000-5000-00001.0 Map Location: 44	Access Driveway Improvements Contact: Carter Associates, Inc. Inc (772) 562-4191	03/06/06	05/31/06	N/A	N/A	Staff approved site plan 10-1-06. Site plan released 3-1-07. CO requested 7-3-09.
River Park Place Phase II 97080124 SP-MI-08-08-29	800 Indian River Blvd 33-40-18-00000-0010-00001.0 Map Location: 45	Phase II Mitigation & Landscaping Contact: Knight, McGuire & Associates, Inc. (772)569-5505	N/A	06/04/08	N/A	N/A	Staff approved site plan 5-1-09, pending release.
Professional and Financial Offices							
8 th Street & Old Dixie Hwy 2001070199 SP-MA-08-04-14	825 Old Dixie Hwy 33-39-12-00000-5000-00059.0 Map Location: 46	4,080 sq. ft. professional office bldg Contact: MBV Engineering, Inc. 772-569-0035	02/19/07	01/23/08	N/A	N/A	Awaiting resubmittal. Need right-of-way abandonment prior to resubmittal.
Indian River Federal Credit Union 2006040205 SP-MA-08-09-35	9 th St SW 33-39-22-00001-0160-00009.0 Map Location: 47	2,900 sq. ft. bank, 5,148 sq. ft office, 17,030 sq. ft retail & 2,990 sq. ft. restaurant Contact: MBV Engineering Inc. 772-569-0035	06/25/07	07/02/08	N/A	N/A	Awaiting resubmittal.
O'Connell 43 rd Ave Office Bldg 2005030496 SP-MA-05-10-50	1875 43 rd Avenue 33-39-04-00010-0000-00007.0 Map Location: 48	4,940 sq ft. Medical/General office bldg Contact: MBV Engineering Inc. (772) 569-0035	04/11/05	08/17/05	N/A	N/A	Site plan approved 1-11-06, site plan released 6-13-06. Certificate of occupancy issued 4-29-09.
Sigler Office Bldg 2005060571 SP-MA-05-12-65	593 27 th Ave SW 33-39-22-00002-0001-00004.0 Map Location: 49	2,885 Sq. Ft. Office Bldg Contact: MBV Engineering (772) 569-0035	07/11/05	10/12/05	N/A	N/A	Site plan approved by staff 6-9-06. Site plan released 5-8-07.
Tabor Office/Sales Center 2008110031	1934 94 th Court 33-38-03-00001-0110-00006.0 Map Location: 50	1,426 sq. ft. office Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/17/08	TBA	N/A	N/A	Awaiting formal submittal.
Public and Private Recreation Facilities							
Dog Park of Indian River Inc 99120025 SP-MI-08-11-45	1230 16 th Avenue 33-39-11-00000-1000-00007.0 Map Location: 51	Extension of Dog Park Trail Contact: MBV Engineering (772) 569-0035	06/02/08	08/20/08	N/A	N/A	Staff approved site plan 6-1-09. Site plan released 6-16-09.

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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	
Mckee Botanical Garden 98070122 SP-MA-08-12-49	350 US Highway 1 33-39-13-00000-7000-00002.0 Map Location: 52	Parking lot expansion Contact: Camp Dresser & McKee 772-231-4301	08/18/08	10/08/08	N/A	N/A	Site plan approved by staff 11-14-08. Site plan released 12-11-08. Certificate of Occupancy release 6-16-09.
Retail Trade Establishments							
ABC Fine Wine & Spirits 2008100031	5905 20 th Street 33-39-05-00001-0090-00003.0 Map Location: 53	Restaurant Contact: Nunco Inc (772) 595-9594	04/27/09	TBA	TBA	N/A	Awaiting formal submittal.
ACE Hardware 2005010150 SP-MA-05-09-48	3515 9 th ST SW 33-39-27-00001-0030-00001.0 Map Location: 54	16,800 sq ft hardware store, 1,000 sq. ft. garden center Contact: MBV Engineering Inc. (772) 569-0035	01/24/05	06/22/05 02/08/06	N/A	N/A	Staff approved site plan 10-29-07. Site plan released 3-19-08. Certificate of occupancy issued 3-2-09.
Century Town Center 2004060358 SD-08-07-06	5945 20 th Street 33-39-05-00001-0090-00003.0 Map Location: 55	Create three separate parcels Contact: Kimley-Horn & Associates, Inc. (772) 794-4073	N/A	05/07/08 09/03/08	07/10/08	N/A	Preliminary plat approved by PZC 7-10-08. CC requested 1-21-09.
Citrus Springs PD 99100114	5300 9 th Street SW 33-39-21-00001-0050-00001.1 Map Location: 56	Restaurant, Office & Retail Contact: W. F. McCain & Associates (772) 770-1093	06/23/08	TBA	TBA	N/A	Awaiting resubmittal.
Comfort Suites at Vero Beach 2007010033 SP-MI-07-06-29	Lot 1 & 2 Americana Plaza 33-38-03-00009-0000-00001.0 Map Location: 57	56,311 sq. ft; 75 unit Motel Contact: Knight McGuire & Associates Inc., (772) 569-5505	01/15/07	03/21/07 06/13/07	N/A	N/A	Staff approved site plan 1-16-08. Site plan released 11-14-08.
LaQuinta Inn at Vero Beach 2008090057 SP-MA-09-01-07	9065 Americana Way 33-38-03-00009-0000-00006.0 Map Location: 58	80 Room Motel Contact: Commercial Development Solutions 863-802-1500	10/06/08	11/12/08	N/A	N/A	Site plan approved 1-14-09, pending release.
McDonald's 2008080033	4150 9 th ST SW 33-39-22-00001-0130-00002.0 Map Location: 59	Restaurant w/drive thru Contact: CPH Engineers, Inc. 772-283-8704	08/25/08	TBA	N/A	N/A	Awaiting formal submittal.
P & S Office 27 th Ave 2005120295 SP-MA-06-10-56	2855 9 th ST SW 33-39-27-00001-0010-00008.0 Map Location: 60	Med Office, Restaurant, Retail, Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	01/09/06	08/09/06 01/03/07	N/A	N/A	Staff approved site plan 4-12-07. Site plan released 12-6-07. Phase I certificate of completion requested 11-20-08.

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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	
Perkins 2008100031	5905 20 th Street 33-39-05-00001-0090-00003.0 Map Location: 61	Restaurant Contact: Nunnco Inc (772) 595-9594	11/03/08	TBA	TBA	N/A	Awaiting formal submittal.
Sam's Club 97030182 PD-06-02-01	5565 20 th Street 33-39-04-00031-0000-00001.0 Map Location: 62	Add 26,380 sq ft retail to Sam's club w/ fueling facility Contact Kimley-Horn & Associates, Inc. (772) 794-4097	05/02/05	11/23/05 04/12/06	06/22/06 10/10/07	07/18/06 04/08/08	PZC recommended approval 6-22-06. BCC approved 7/18/06. Plan released 10-11-07. BCC extended site plan approval to 7-18-08. Dependent on agreement with Walgreens. Final plat approved by BCC 4-8-08. Certificate of Occupancy issued 3-6-09.
Value Place Motel & Sonic Restaurant 2006070244 SP-MA-08-05-22	725 15th Place 33-39-12-00000-1000-00002.0 Map Location: 63	14,100 sq. ft. motel & 1,750 sq. ft. sonic restaurant Contact: Kimley-Horn & Associates, Inc. 772-562-7981	03/12/08	04/16/08	N/A	N/A	Awaiting resubmittal.
Vero Shoppes fka Southpointe Plaza 2007050180 SP-MA-07-10-29	580 US Highway 1 33-39-13-00000-1000-00012.0 Map Location: 64	34,208 sq. ft. retail Contact: Schulke, Bittle & Stoddard, LLC (772)-770-9622.	06/11/07	07/18/07	N/A	N/A	Staff approved site plan 2-11-08, pending release.
Young's Fruit & Vegetable Market 2005010389 SP-MA-07-04-21	2106 SE US Highway 1 33-40-31-00005-0060-00001.0 Map Location: 65	2,500 retail/4,200 storage Contact: MBV Engineering Inc, (772) 569-0035	04/11/05	02/14/07 06/20/07	N/A	N/A	Staff approved site plan 1-31-08. Site plan released 6-3-08. Certificate of occupancy requested 2-4-09. Certificate of occupancy released 2-18-09.
Utility Facilities							
Indian River County Landfill 2000100116 SP-MA-07-08-21	1325 74 th Ave SW 33-38-25-00001-0090-00001.0 Map Location: 66	92,032 sq. ft. biosolids dewatering facility Contact: Camp, Dresser & McKee Inc (772) 231-4301	09/25/06	06/13/07 08/27/08	N/A	N/A	Staff approved site plan 10-28-08. Site plan released 4-1-09.
Oslo Convenience Center 2008090047	950 1 st Place 33-39-13-00000-5000-00041.0 Map Location: 67	New convenience center Contact: Camp, Dresser & McKee 772-231-4301	9/29/08	TBA	TBA		Awaiting formal submittal.

*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
Ridan Tower FL-1260 2006050306 SP-MI-08-10-41	2470 27 th Ave SW 33-39-35-00001-0130-00003.0 Map Location: 68	Telecommunications tower & related compound Contact: Ridan Industries, Inc. (321) 693-4910	06/25/07	07/30/08 02/25/09	04/23/09	N/A
On April 23, 2009, the PZC approved the administrative permit use and planning staff approved the minor site plan, pending release.						
Rockridge Sub Mitigated Sewer System 2007010083 SP-MI-07-05-26	560 16 th Street 33-39-01-00035-0210-00008.0 Map Location: 69	Sanitary sewer vacuum pump station Contact: Eckler Engineering Inc (954) 510-4700	01/29/07	03/07/07	04/12/07	05/01/07
PZC recommended approval 4-12-07. May 1, 2007 BCC approved. Site plan released 10-19-07. Certificate of occupancy released 4-23-09.						
Verizon 68818 at The Moorings 94030003 AA-08-07-100	100 Harbour Drive 33-40-21-00000-0010-00003.0 Map Location: 70	Unmanned 100' stealth tower & equipment pad Contact: SBA Communications Inc. (954) 415-5705	03/10/08	N/A	N/A	N/A
AA approved by staff 7-23-08. Site plan released 12-19-08. Certificate of occupancy issued 2-19-09.						
West Regional Wastewater Treatment Plant 2001070121 SP-MA-06-10-54	8405 8 th Street 33-38-14-00001-0020-00001.0 Map Location: 71	Expansion of existing plant from 2 mdg to 6 mgd Contact: PBS&J Engineering (863) 533-7000	06/05/06	08/02/06	N/A	N/A
Staff approved major site plan 2-16-07. Site plan released 7-18-07.						
Warehouse and Storage Establishments						
Sandline Auto Storage fka Antique Auto Storage 2004060028 SP-MA-04-11-82	711 16 th Street 33-39-12-00010-0020-00001.0 Map Location: 72	Antique Auto Storage and Office Contact: Schulke, Bittle & Stoddard, LLC (772)-770-9622.	06/14/04	08/25/04	N/A	N/A
Major site plan approved 1/7/05. Site plan extension granted until 1-7-07. Site plan released. CO released 1-22-09.						
Attic 60 Vehicle Storage 97110030 PD-03-05-12	20 th Street east of 86 th Avenue 33-38-02-00001-0100-00012.0 Map Location: 73	3 acre unpaved vehicle/equipment storage. Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/18/02	02/26/03	04/24/03	05/20/03
Certificate of Completion Issued 4/18/05. CO for Building "A" issued 4-24-06.						
Caron Contractor Trades (fka Caron/Kundrot) 2005060065 SP-MA-06-03-08	56 6 th Ave 33-39-13-00009-0001-00011.0 Map Location: 74	Contractor Trades Contact: MBV Engineering, Inc. (772) 569-0035	06/13/05 09/26/05	12/21/05		
Application expired, requires resubmittal.						
Coast to Coast Outside Storage 2006010106 SP-MA-06-04-15	1086 9 th ST SW 33-39-24-00011-0004-00002.0 Map Location: 75	Outside Storage Contact: MBV Engineering, Inc. (772) 569-0035	NA/	01/25/06	N/A	N/A
Staff approved site plan 4-24-07. Site plan released 1-15-08. Certificate of occupancy released 3-12-09.						

July 2009

NEW DEVELOPMENT PROJECTS

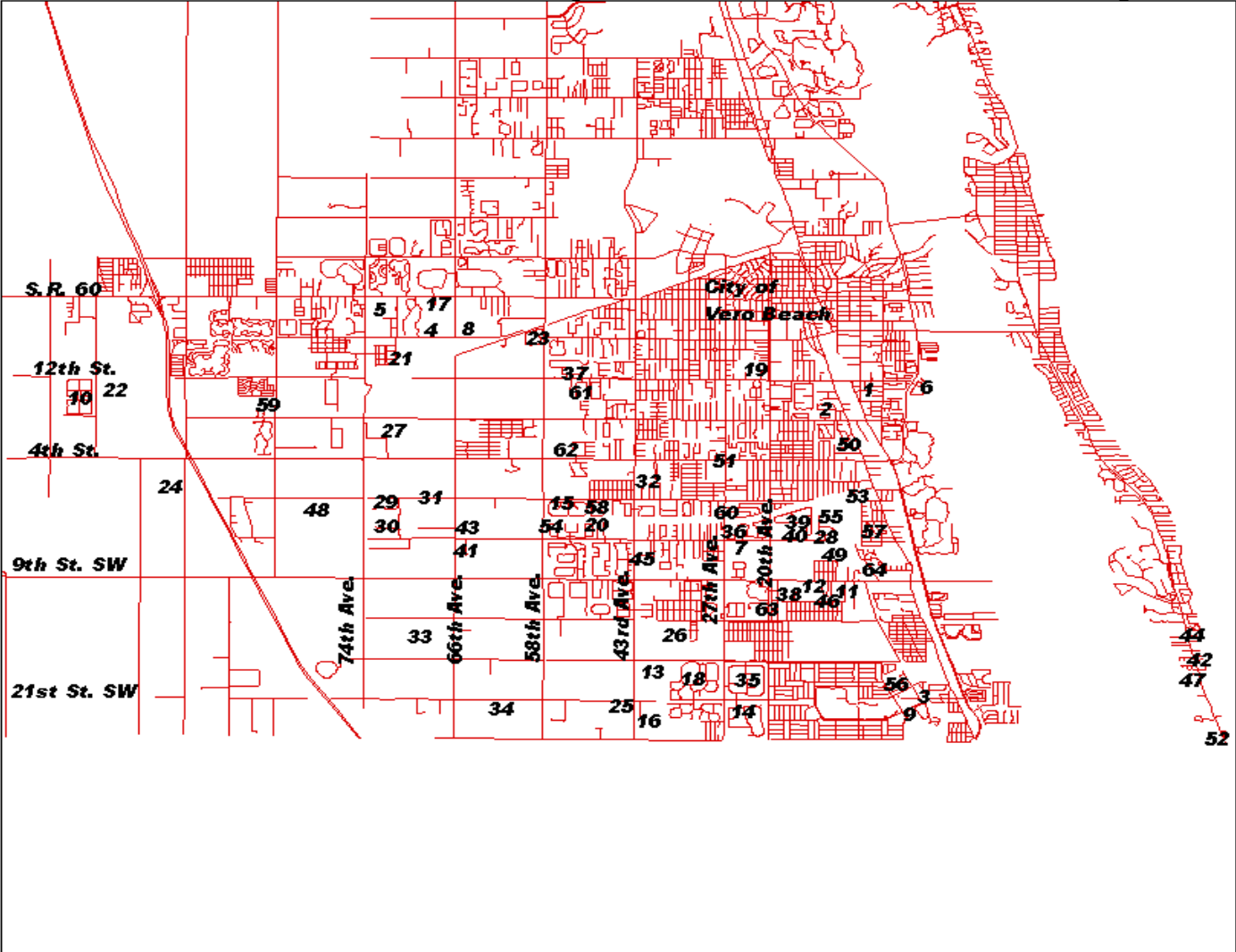
*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Dickerson Realty Inc – Vero Beach Property 93080149 SP-MA-08-07-26	435 1 st Street 33-39-24-00000-1000-00002.0 Map Location: 76	Contact: East Bay Group Inc (772) 323-2233	02/26/07	04/23/08 07/23/08	N/A	N/A	Staff approved the site plan 9-11-08, pending release.
Oslo Oaks Landscape 96010091	60 5 th Ave 33-39-13-00009-0003-00004.0 Map Location: 77	Equipment storage yard/office Contact: Oslo Oaks Landscape 772-978-1610	02/23/09	TBA	N/A	N/A	Awaiting formal submittal.
Scopinich Warehouse 2003050254 SP-MA-08-01-01	1955 98 th Avenue 33-38-04-00001-0090-00002.1 Map Location: 78	25,000 sq. ft. Warehouse/Manufacturing Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/02/07	10-17-07	N/A	N/A	Staff approved 11-20-08, pending release.

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NEW DEVELOPMENT PROJECTS

SOUTH COUNTY RESIDENTIAL PROJECTS

South County Residential Projects



— South County Streets

00 Approximate Project Location



July 2009

*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 COUNTY RESIDENTIAL PROJECTS (South of SR 60)						
Multi-Family Residential Projects						
Children’s Home Society Centennial Center 2001100108 SP-MA-08-10-39	650 10 th Street 33-39-12-00015-0000-00004.0 Map Location: 1	9 unit residential transition facility Contact: Kimley-Horn & Associates, Inc. (772) 794-4035	06/23/08	07/23/08	10/09/08	N/A
			PZC approved 10-9-08. Site plan released 2-5-09. Under Construction.			
Crofton Meadows 2000040154 SD-04-02-06	1180 8 th Street, north side of 8 th Street, west of Old Dixie Hwy. 33-39-12-00000-5000-00051.2 Map Location: 2	11 lot small lot subdivision Contact: McCain & Associates (772) 770-1093	08/18/03	11/19/03	05/13/04	N/A
			08/29/03 Preliminary plat approved by PZC 05/13/04. LDP issued 1/21/05.			
Indian River Club Parcel 9 99110164 PD-05-07-11	800 Highland Drive SW 33-40-31-00000-5000-00001.0 Map Location: 3	18 single-family lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	04/27/05	09/08/05	N/A
			Approved by PZC 9/8/05. LDP issued 5-31-06.			
Indigo fka Indigo Lakes 2006040206 SP-MA-06-09-51 (SD-06-09-31)	North side of 16 th ST, West of 66 th Ave 33-39-06-00001-0150-00004.0 Map Location: 4	116 MF Units Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/24/06	07/05/06	06/14/07	N/A
			PZC approved 6-14-07. Extension of site plan approval requested. Site plan to be revised. 12-2-08 BCC approved site plan extension approval valid until 6-14-2010. SB360 extension to 6-14-2011 granted.			
Oak Grove fka Milton Bloom 2004110182 SD-05-10-46/SP-MA-05-10-49	1991 74 th Avenue 33-38-01-00001-0090-00001.0 Map Location: 5	108 unit multi-family sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	05/16/05	08/10/05	01/26/06	N/A
			09/28/05 12/07/05 01/02/08 Approved by PZC 1-26-06. Site plan released 8/15/06. Final plat scheduled for TRC review 1-2-08. CO's for bldgs B & C requested 12-26-07.			
Provence Bay 2004020217 SD-04-10-46 SP-MI-04-10-66	Indian River Blvd, East side of Indian River Blvd at 12 th ST 33-40-07-00000-0060-00001.0 Map Location: 6	232 unit multi family residential Contact: Bowyer Singleton & Assoc (561)683-7101	03/01/04	07/28/04	03/24/05	12/12/06
			11/03/04 11/30/05 PZC approved 3/24/05. LDP waiver approved 5/24/05. Site plat released 1/27/06. Final Plat approved by BCC 12-12-06, recorded. CO's issued for buildings 1-6, 9, 19 & 20, , 21 22, 25, 27, 34and pool & clubhouse. Certificate of completion phase 1 released 2-5-09.			

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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	
Toscana (fka Aqualago) 2002110134 SP-MA-05-11-56 SD-05-12-53	620 27 th Ave SW 33-39-23-00001-0120-00001.5 Map Location: 7	90 MF units Contact: W F McCain (772) 770-1093	04/11/05	09/07/05 11/09/05 01/04/06	02/23/06	03/13/07	
			PZC approved 2-23-06. Pending site plan release. Site plan extension approved by BCC; expires 2-23-08. Site plan released 11-14-07. Under construction.				
Turtle Creek Community Living 2008100063	South side of SR60 east of 66 th Ave 33-39-05-00001-0120-00001.0 Map Location: 8	36 MF Units/55+ community Contact: MBV Engineering, Inc. 772-569-0035	11/10/08	TBA	TBA	N/A	
			Awaiting formal submittal.				
Water Oaks (Indian River Club Phase 7) 99110164 PD-04-03-05	800 Highland Drive SW 33-40-31-00000-5000-00001.0 Map Location: 9	32 multi-family residential units. Contact: Kimley Horn (772) 562-7981	07/14/03	01/07/04 11/23/05	02/12/04 01/11/07	06/05/07	
			Approved 02/12/04 released 8-18-06. LDP issued 7/6/05. PD modification scheduled for PZC 1-11-07. Final plat approved by BCC 6-5-07, recorded 7-2-07. Certificate of Completion issued. CO's for bldgs 1, 2 & 3 issued.				
Verona Trace & The Villages at Verona Trace 2003070038 SD-04-09-39 SP-MA-04-10-64	98 th Ave between 12 th St & 8 th St 33-38-09-00001-0090-00001.0 Map Location: 10	447 Multi Family units Contact: Neel-Schaffer Inc (772) 770-4640	05/03/04	06/16/04 07/21/04 06/22/05	12-9-04	09-13-05 10-24-06	
			Approved 12/9/04. Final Plat approved by BCC 9-13-05. LDP issued 9-8-05. Final plat recorded 12-29-05. Site plan released 7-24-06. Certificate of Completion for Single Family Lots 1-157 issued 9-26-06. Replat of MF section easements approved by BCC 10-24-06. Certificate of Completion for MF lots 158-447 issued 11-14-06. CO's issued for bldgs 1-5 and 19 & 20. 11-12-08 CO requested for bldg 18. CO requested bldg 21 11-21-08.				
Windsor Ridge fka Tall Pines Sub 2005070381 SP-MA-06-06-28 SD-06-06-23	South side of 9 th ST SW, West of 9 th CT SW 33-39-25-00000-3000-00027.0 Map Location: 11	13 SF Lots/13 MF Units Contact: Kimley-Horn & Associates, Inc. & Associates (772) 562-9781	08/01/05	04/12/06	07/13/06	N/A	
			Approved by PZC 7-13-06, pending release.				

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Residential and Agricultural Planned Development (PD) Projects						
Bloomfield @ Vero Beach fka The Enclave at Vero Beach 2006020021 PD-06-10-08	South side of Oslo Rd, West of 12 th Ave SW 33-39-26-00001-0010-00001.0 Map Location: 12	108 Townhomes conceptual special exception Contact: Kimley-Horn & Associates, Inc. (772) 794-4073	02/13/06 04/17/06	08/02/06	02/08/07	03/13/07
			PZC recommended approval by BCC. Approval by the BCC 3/13/07. Pending submission of preliminary PD plan.			
Echo Lake 2003090035 PD-04-03-03 PD-04-09-18	17 th Street SW, southeast corner of 17 th Street SW & 43 rd Avenue. 33-39-34-00001-0040-00001.0 Map Location: 13	310 lot single-family residential PD, public park, and neighborhood commercial site. Contact: Knight, McGuire & Associates, Inc. (772) 569-5505	09/15/03	12/17/03 07/14/04	03/11/04 05/13/04 10/14/04	06/22/04
			Part of “south county initiative”. BCC approved 06/22/04. Preliminary PD approved by PZC 10/14/04. LDP issued for Phases 1 & 2.			
Echo Lake Phase IV 2003090035 PD-05-07-13	Southeast corner of 17 th ST SW & 43 rd Ave 33-39-34-00001-0040-00001.0 Map Location: same as 13	90 Multi-Family Units Contact: Knight, McGuire & Assoc (772) 569-5505	N/A	05/04/05 06/15/05 07/05/06	09/14/06	N/A
			Approved by PZC 9-14-06.			
Falcon Trace Phase III PD 2001050202 PD-09-01-01	2105 20 th Avenue SW 33-39-35-00001-0030-00001.0 Map Location: 14	Concurrent, Conceptual/Special Exception & Preliminary Plat 258 residential units Contact: Knight, McGuire & Assoc (772) 569-5505	09/08/08	10/29/08	01/22/09	02/17/09
			BCC approved special exception/conceptual PD plan 2-17-09.			
Hammock Lakes Phase III 94110133 PD-98-08-05 PD-04-09-17	5695 W 1 st Square SW 33-39-21-00004-0000-00000.1 Map Location: 15	96 Single Family residential PD Contact: Knight, McGuire & Associates (772) 569-5505	05/12/03	11/05/03 07/14/04	05/04/04 08/12/04	
			Conceptual PD plan approved by BCC 05/04/04. Preliminary PD plan approved by PZC on 08/12/04. LDP for Phase III approved 4- 6-06.			
Madera Isles 2003090034 PD-04-02-02 PD-04-09-16	25 th Street SW, east of 43 rd Avenue on north side of 25 th Street. 33-39-34-00001-0130-00001.0 Map Location: 16	114 lot single family residential PD. Contact: Knight, McGuire & Associates, Inc. (772) 569-5505	09/15/03	12/03/03 07/07/04	03/11/04 08/26/04	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. PZC approved preliminary PD plan on 08/26/04. AA approved 5-11-06 to reduce lots to 114. LDP issued 11-13-06.			

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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	
Milano Estates PD 2005100235 PD-06-05-05	South side of 20 th ST, W of 66 th Ave 33-39-06-00001-0110-00002.0 Map Location: 17	49 MF Units with clubhouse & pool Contact: W. F. McCain & Assoc (772) 770-1093	10/31/05	03/08/06	04/27/06	05/23/06	
			PZC recommended denial 4/27/06. BCC approved 5-23-06, release pending.				
Millstone Landing (Jo-Bar Farms PD) 2003100068 PD-04-08-14	Southwest corner of 17 th Street SW and 27 th Avenue 33-39-34-00001-0070-00001.0 Map Location: 18	630 lot residential PD with clubhouse, elementary school site. Contact Masteller & Moler (772) 567-5300.	10/20/03	02/02/04 04/17/06 08/09/06 08/23/06 09/06/06 09/13/06	08/12/04	10/19/04 04/17/07 09/18/07 11/6/07	
			Pending resubmittal. Part of “south county initiative”. PZC approved on 8/12/04. BCC approved on 10/19/04. LDP issued 9/28/05. CC for phase I issued 4/10/07. Phase I final plat approved by BCC 4-17-07, recorded 4-19-07. CC for Phase II issued 9-13-07, Final plat for Phase II approved at 9-18-07 BCC, recorded 10-4-07. CC for Phase III issued 10-10-07. Phase III Final Plat approved by BCC 11-6-07, recorded. Phases IV - VI final plats under review.				
Nalpak 20 th Avenue fka Minker 20 th Ave Sub 2006010122 SD-06-11-36	1355 20 th Ave 33-39-11-00006-0060-00007.0 Map Location: 19	24 lot sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/31/05	09/06/06	01/25/07	N/A	
			PZC approved preliminary plat 1-25-07. Preliminary plat released 2-9-07.				
Orchard Park PD 2004100070 PD-05-02-01	5600 1 st ST SW 33-39-16-00001-0130-00001.0 Map Location: 20	73 lot single family subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/18/04	12/01/04	12/08/05	01/10/06	
			PZC recommended approval 12-8-05. BCC approved 1/10/06. LDP issued 4-28-08.				
Pointe West Central Village Townhomes (Tract M) 99070081 SP-MA-05-05-21 SD-05-08-41	7525 12 th Street 33-38-12-00001-0030-00001.0 Map Location: 21	52 Multi-Family townhome units Contact: Neel Schaffer Inc 770-4707	N/A	03/16/05 05/25/05 04/12/06	07/14/05	07/18/06	
			PZC approved on 7/14/05. Site plan released 1/9/06. Final plat to TRC 4-12-06. BCC approved final plat 7-18-06.				

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Pointe West East Village 99070081 PD-05-08-15	7645 20 th Street 33-38-12-00001-0030-00001.0 Map Location: same as 21	305 lots and park tracts Contact: Neel-Schaffer Inc (992) 770-4707	N/A	06/15/05 06/14/06 09/20/06	07/28/05	12/19/06
			Approved by PZC 7/28/05. Phase I Final Plat to TRC 6/14/06 await resubmittal. LDP issued 7-26-06. Phase II Final plat to TRC 9-20-06 awaiting resubmittal. Phase I final plat approved by BCC 12-19-06. Certificate of Completion for Phase I requested 1-16-07, still pending			
Pointe West North Village 99070081 PD-99-10-15	North of 16th St, South of SR 60 33-38-12-00001-0030-00001.0 Map Location: same as 21	Various Residential and Commercial Development including the Lakes at Pointe West (ALF) Contact: Masteller & Moler, Inc. (772) 567-5300	N/A	7/28/99 12/29/99 01/07/04 07/06/05 09/06/06	10/14/99 5/9/00	12/6/05 03/06/07
			25 single-family lots platted and homes under construction.. Phase IV final plat approved by BCC 12-6-05, recorded. Phase V final plat approved by BCC 3-6-07, await recording Phase V certificate of completion issued 2-27-07. Phase V final plat to TRC 1-11-07. Final Plat Phase V approved 3-6-07, recorded			
Pointe West Central Village Recreational Park 99070081 SP-MI-05-11-55	7645 20 th Street 33-38-12-00001-0030-00001.0 Map Location: same as 21	Recreational Park Contact: Neel Schaffer Inc (772) 770-4707	N/A	09/07/05	N/A	N/A
			Site plan approved by staff 10/27/05. Site plan released 3-29-06			
Pointe West Town Center 99070081 SP-MA-06-09-49 AA-08-02-24	7645 20 th Street 33-38-12-00001-0030-00001.0 Map Location: same as 21	Towncenter (Commercial/Residential) Contact: Neel Schaffer Inc (772) 770-4707	N/A	07/05/06	04/26/07	N/A
			PZC approved 4-26-07. Site plan released 4-25-08. AA-08-02-24 approved 3-12-08 to modify site plan.			
Pointe West Town Center 99070081 PD-08-04-01	7645 20 th Street 33-38-12-00001-0030-00001.0 Map Location: same as 21	Preliminary Plat over the Towncenter SP-MA-06-09-49 (Commercial/Residential) Contact: Neel Schaffer Inc (772) 770-4707	N/A	01/16/08	03-27-08	N/A
			Final plat also reviewed at 1-16-08 TRC. Preliminary Plat approved by PZC 3-27-08.			

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Pointe West Town Center 98050151 PD-08-10-05	7645 20 th Street 33-38-12-00001-0030-00001.0 Map Location: same as 21	PD Modification Contact: On-Site Management (772) 794-4577	N/A	07/30/08	08/14/08	08/19/08	
			PZC recommended approval 8-14-08, BCC approved 8-19-08.				
Portofino Village (North Phase) 2004110281 SP-MA-05-08-37 SD-05-08-44	9450 8 th Street 33-38-10-00001-0140-00001.0 Map Location: 22	100 Single & 284 Multi-family development Contact: Culpepper & Terpening (772) 464-3537	12/06/04	06/08/05 09/14/05 11/30/05	08/10/06	N/A	
			PZC approved 8-10-06.				
Segovia PD 2003090165 PD-04-03-04	5815 Atlantic Blvd. 33-39-05-00000-7000-00002.0 Map Location: 23	82 lot single-family residential PD. Contact: MBV Engineering Inc. (772) 569-0035.	10/20/03	12/31/03 11/02/05	03/25/04	04/20/04	
			Approved by BCC on 04/20/04. LDP issued 4-21-05. Final Plat to TRC 11/2/05, under review. Certificate of Completion requested 9-13-06, certain improvements deemed incomplete. Project appears to be for sale.				
Seminole Acres PD 2006120074 PD-07-03-02	200 90 th Ave 33-38-14-00001-0120-00002.0 Map Location: 24	4 Lot Single-Family PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	12-27-06	TBA	TBA	
			Application expired, resubmittal required.				
Tripson Estates (fka Tripson Trail) PD 2001090106 PD-04-04-07	North & South side of 21 st Street SW, West of 43 rd Avenue 33-39-33-00002-0090-00001.0 Map Location: 25	201 lot residential PD. Contact: Knight, McGuire & Associates (772) 569-5505.	05/19/03	02/02/04 01/19/05	09/23/04 04/28/05	10/19/04	
			Part of “south county initiative”. Approved by PZC 09/23/04. BCC voted 5-0 to approve on 10/19/04. Preliminary Plat reviewed by TRC 01/19/05. Prelim PD approved by PZC 4-28-05. AA-06-08-100 approved to reduce number of lots to 201.				
Turtle Creek Preserve PD (fka the Colony) 2000050121 PD-05-01-01	1525 27 th Ave SW 33-39-27-00001-0120-00001.0 Map Location: 26	506 (450 sf 56 mf) residential PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/14/04	11/10/04	02/23/06	03/21/06	
			06/28/04	03/23/05		04/04/06	
PZC approved with modifications 2/23/06. BCC approved 4-4-06. Modifications discussed with staff.							
Verde Ranches PD fka 874 Résidentiel PD 2004080130 PD-05-03-03	7205 8 th Street 33-39-18-00001-0040-00001.0 Map Location: 27	4 lot planned development Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	08/23/04	12/15/04 11/15/06	04/14/05	05/03/05 07/01/08	
			Approved by PZC 4-14-05, Approved by BCC 5-3-05. LDP under review. LDP issued 3-16-06. Certificate of completion issued. Final plat approved by BCC 7-1-08, pending recording.				

*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
Single-Family Conventional Subdivision Projects						
Beale 5 th ST SW Sub 2006040056 SD-06-11-34	5 th ST SW, Just north of 12 th Ave SW 33-39-23-00001-0090-00001.0 Map Location: 28	36 Lot Subdivision Contact: MBV Engineering Inc. (772) 569-0035	04/17/06	08/23/06	01/25/07	N/A
			PZC approved preliminary plat 1-25-07.			
Bella Terra North (fka Poinciana Trail Sub) 2004060248 SD-05-02-07	1 st Street SW – west of 66 th Ave 33-39-19-00001-0030-00001.0 Map Location: 29	16 lot residential subdivision Contact: MBV Engineering Inc. (772) 569-0035	06/28/04	11/17/04	01/13/05	06/12/07
			08/30/04	08/02/06	PZC approved 01/13/05. LDP approved 10/19/05. LDP modification approved. Final plat approved by BCC 6-12-07, final plat recorded 6-26-07.	
Bella Terra South (fka Steeple Chase) 2004070239 SD-05-02-06	5 th ST SW 33-39-19-00001-0050-00001.0 Map Location: 30	16 Lot subdivision, Affidavit of Exemption Contact: MBV Engineering Inc. (772) 569-0035	08/02/04	11/17/04	01/13/05	5-22-07
			08/30/04	08/02/06	PZC approved 01/13/05. LDP issued 11/21/05. LDP modification approved. Final plat approved by BCC 5-22-07. Final Plat recorded 5-30-07.	
Bruno AOE 2005060587 AOE-06-06-03	South side of 1 st ST SW, East of 74 th Ave SW 33-39-19-00001-0020-00003.0 Map Location: 31	4 Lot Sub Contact: W. F. McCain & Assoc (772) 770-1093	07/11/05	04/12/06		
			Final plat to TRC 12-19-06, awaiting resubmittal.			
Cleman Oaks Sub (fka Pieces of Eight fka Buccaneer) 2004120353 SD-05-07-33	286 43 rd Avenue 33-39-15-00001-0120-00006.0 Map Location: 32	25 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	01/03/05	04/20/05	01/26/06	N/A
			Approved by PZC 1-26-06. LDP under review.			
Deer Valley Subdivision 2004030139 SD-04-10-47	West of 66 th Ave, South side of 13 th ST SW 33-39-30-00001-0100-00001.0 Map Location: 33	31 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/22/04	07/28/04	09/08/05	N/A
			06/14/04	Preliminary plat approved by PZC 9-8-05.		
El Rancho Development (fka 21 st Street SW AOE) 99110173 SD-05-10-47 AOE-05-10-10	21 st ST SW 33-39-32-00001-0060-00001.0 Map Location: 34	12 lot single-family AOE Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/04/05	08/10/05	06/22/06	N/A
			PZC approved 6-22-06.			

July 2009

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	
Falcon Trace 2001050202 SD-03-07-18	2105 20 th Avenue; SW Corner of 20th Ave. SW and 17th St. SW 35-33-39-00001-0030-00001.0 Map Location: 35	Approved in 2003 as 593 small lot subdivision. Contact: Knight McGuire & Associates (772) 569-5505	6/4/01	7/25/01 04/16/03 03/16/05	11/08/01 06/11/03 05/24/07	N/A	
			Part of “south county initiative”. AA approved, LDP Phase 1 & 2 issued 4/29/05. Final Plats 1 – 6 approved by BCC 7/12/05. Plats 1-3 recorded. CC for plats 1 & 3 issued 7-21-06 (lots 1-17, 126, 217-252, 304-330). Final plat 5 revised, approved 7-18-06, recorded. Final plat 6, revised, approved 7-18-06, recorded. CC for plat 4 (lots 18-50 & 279-303) & Plat 2 (lots 51-59, 176-216 & 253-278) issued 10-2-06. CC for Plats 5 & 6 issued 2-15-07. Extension request to be considered by PZC but postponed by applicant. Extension request not yet rescheduled. Staff's position: no extension because project does not meet current small lot subdivision LDRs.				
1 st Street Subdivision fka Pine Forrest 91050113 SD-04-03-13	1 st Street, southwest corner of 1 st Street and 24 th Avenue 33-39-14-00001-0130-00004.0 Map Location: 36	22 lot residential subdivision. Contact: Knight McGuire & Associates (772) 569-5505.	11/24/03	12/31/03	05/27/04	N/A	
			Preliminary plat approved by PZC on 05/27/04.				
Grove Cottages (fka McKinley Ltd Sub) 2003040244 SD-05-07-36	4705 12 th Street 33-39-09-00001-0100-00001.0 Map Location: 37	5 lot single family residential subdivision. Contact: WF McCain & Associates (772) 770-1093	05/17/04 01/29/07	04/27/05 12/14/05	01/26/06	N/A	
			Preliminary plat approved by PZC 1-26-06. LDP issued 9-1-06. Second pre-application conference requested and held 1-29-07.				
Grace Woods West Sub fka Habitat for Humanity 11 th ST SW Sub 2008040082 SD-08-09-08	1770 11 th ST SW 33-39-26-00001-0020-00003.1 Map Location: 38	20 small lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	05/05/08	06/18/08	09/25/08	N/A	
			PZC approved 9-25-08.				

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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	
Lexington Place fka Preserve Estates 2002020162 SD-04-04-16	Southeast corner 20 th Ave. SW and South Relief Canal, surrounds Oslo Middle School 33-39-23-00001-0010-00001.0 Map Location: 39	276 small lot residential subdivision. Contact: Masteller & Moler (772) 567-5300.	12/01/03	02/02/04 03/23/05	05/13/04	06/21/05 04/06/06	
			PZC denied approval of the project. Appeal tentatively scheduled for 07/13/04 BCC meeting. Final Plat to TRC 3/23/05. LDP issued 4/11/05. Type A stormwater issued 4/11/05. Phase II, III & IV final plats to TRC 6/1/05. Final Plat Phase I approved by BCC 6-21-05. Plat 1 recorded. Final Plat Phase II approved by BCC 4-4-06, recorded. Certificate of Completion Phase I issued 5-16-06. Certificate of completion for Phase III requested 2-10-09. CC for Phases II and IV requested 2-13-09. June 2, 2009 BCC approved two year extension of preliminary plat to 7-13-2011.				
Lexington Place Clubhouse 2002020162 SP-MI-06-03-10	NW Corner 12 th Ave & 5 th St SW 33-39-23-00001-0010-00001.0 Map Location: 40	Clubhouse and pool Contact: Masteller & Moler (772) 567-5300.	N/A	12/28/05	N/A	N/A	
			Staff approved and released site plan 7-7-06.				
Magnolia Lakes 2004030147 AOE-04-12-02 SD-05-01-03	510 66 th Ave SW 33-39-20-00001-0120-00001.0 Map Location: 41	8 lot subdivision/Prelim Plat for ROW Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/29/04	10/13/04 11/03/04 05/04/04	12/09/04	N/A	
			PZC approved 12/09/04. 65 th Ave SW Road Plat LDP issued 5-4-05. Final Plat recorded 1-24-06. Certificate of Completion issued 6-5-09.				
Marquesas Sub (fka 20 sub) 2002100121 SD-04-10-45	2410 S Highway A1A 33-40-34-00001-0000-00021.0 Map Location: 42	12 lot residential subdivision Contact: Knight, McGuire & Associates (772) 569-5505	05/10/04	07/21/04 06/28/06	10/28/04	N/A	
			Preliminary plat approved by PZC 10/28/04. LDP issued 5-3-06. Final Plat to TRC 6-28-06, awaiting resubmittal.				
Old Florida Estates (fka Fifth Lakes AOE Sub 2005060756 SD-06-02-01/AOE-06-02-01	5 th ST SW, East of 66 th Ave 33-39-20-00001-0110-00001.0 Map Location: 43	5 Lot AOE Contact: Carter Associates, Inc. (772) (772) 562-4191	07/11/05	11/16/05	1/12/06	N/A	
			Approved by PZC 1-12-06				
Old Palm Sub (fka 775 Sub) 2000050112 SD-04-10-50	1940 S Highway A1A 33-40-34-00001-0000-00001.0 Map Location: 44	24 lot residential subdivision Contact: Knight, McGuire & Associates (772) 569-5505	05/24/04	08/04/04	01/13/05		
			Preliminary plat approved by PZC 01/13/05. LDP issued 5-3-06.				

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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	
Oak View (fka Oslo 43 rd) 2002090171/2005020156 SD-05-04-21	4250 9 th ST SW 33-39-22-00001-0130-00001.0 Map Location: 45	4 lot subdivision Contact: Carter Associates Inc (772) 562-4191	12/06/04	02/09/05	03/10/05		
			PZC approved 3/10/05. LDP Issued 12-13-05.				
Oslo Properties 2006040163 SD-06-08-25	900 13 th ST SW 33-39-25-00000-3000-00029.0 Map Location: 46	26 SF Lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/24/06	06/07/06	01/25/07	N/A	
			PZC approved preliminary plat 1-25-07. Preliminary plat released 2-15-07.				
Pelican Bay Estates Sub 97010033 SD-99-05-08 Phase I	West side of S.R. A-1-A just north of Round Island Park 34-33-40-00001-0000-00005.1 Map Location: 47	5 single family lots Contact: Schulke, Bittle & Stoddard, LLC (772)-770-9622.	N/AT	1/17/01 10/29/03	4/26/01		
			Approved by PZC 4/26/01 with conditions. LDP issued 8/20/02. Final plat approved 03/09/04. Certificate of Completion for phase I requested 6/6/03, punchlist items still need to be addressed before CC can be issued.				
Pine Valley Sub 2006060255 SD-07-01-02	7705 1 st ST SW 33-38-24-00001-0020-00001.0 Map Location: 48	19 lot Sub Contact: WF McCain & Associates (772) 770-7093	07/19/04	04/20/05	05-24-07	N/A	
			07/03/06	11-15-06	Preliminary plat approved by PZC 5-24-07, pending release.		
Portofino Preserve (fka Oslo Ridge) 2005060500 SD-06-06-18	Southeast corner of 5 th ST SW & 12 th Ave 33-39-24-00000-5000-00001.0 Map Location: 49	178 lot residential sub Contact: Kimley-Horn & Associates, Inc. (772) 794-4073	10/31/05	03/15/06	06/22/06	N/A	
			Preliminary plat approve by PZC 6-22-06. LDP under review.				
Robynwood Sub 97060102 SD-06-03-08	1500 14 th ST SW 33-39-26-00001-0090-00005.0 Map Location: 50	14 Lot Sub Contact: Jim Young 569-6707	06/13/05	1/11/06	04/12/07	N/A	
			10/03/05	03/15/06	PZC approved 4-12-07. LDP under review.		
Romani Palms (fka Laporte Sub fka Mercedes homes) 2004040365 SD-05-06-30	420 27 th Ave 33-39-14-00001-0050-00002.0 Map Location: 51	18 lot single-family subdivision Contact: MBV Engineering Inc. (772) 569-0035	05/10/04	04/13/05 08/17/05	01/12/06	N/A	
			Approved by PZC 1-12-06. LDP Under review.				

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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	
Round Island Plantation 2005090377 SP-MA-06-09-44	S Highway A1A 33-40-34-00001-0000-00025.0 Map Location: 52	6 SF Lots Contact: Culpepper & Terpening (772) 464-3537	10/17/05	06/21/06 02/27/08	12/14/06	N/A	
			PZC approved the preliminary plat on 12-14-06. Final plat awaiting resubmittal.				
Sandforest Subdivision 98070211 SD-04-06-30	Old Dixie Hwy, west side south of 5 th St SW 33-39-24-00000-7000-00001.1 Map Location: 53	80 lot residential subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/23/04	04/14/04	07/22/04	N/A	
			Preliminary plat approved by PZC on July 22, 2004. LDP issued 5-23-08. Approval extended until July 22, 2011.				
Sapphire Lake Sub 2004120054 SD-05-04-19	North side of 5 th ST SW, East of 58 th Ave 33-39-21-00001-0080-00001.0 Map Location: 54	37 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/13/04	02/02/05	08/11/05	N/A	
			Preliminary plat approved by PZC 8/11/05. LDP issued 3-28-06.				
Serenoa fka Woodhaven 98110046 SD-03-06-17	North side of 5 th ST SW, east of Oslo Middle school 33-39-24-00000-5000-00001.0 Map Location: 55	294 small lot subdivision Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	02/10/03	04/02/03 02/08/06	05/08/03	04/04/06	
			LDP under review. LDP issued 6/13/05. Final plat phase 1 approved by BCC 4-4-06, recorded. Certificate of Completion Phase 1 issued 3-12-07 (Lots 1-29, 113-173 & 283-290), CO for clubhouse requested 2-1-07.				
Skyline Subdivision Tract F 2005110133 SD-06-04-12	2055 Skyline Drive SW 33-40-31-00003-0006-00000.1 Map Location: 56	13 Lots SF Sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9672	11/28/05	01/25/06	11/9/06	N/A	
			PZC approved preliminary plat 11-9-06. Preliminary plat released 11-16-06.				
South Point Village (fka Vero Dev) 2004110229 SD-05-12-51	710 2 nd Street 33-39-13-00000-7000-00022.0 Map Location: 57	18 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/06/04	09/21/05	02/23/06	N/A	
			PZC approved 2-23-06				

July 2009

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 2001030151 SD-03-02-09	1st SW between 50th Ave and 48th Ave N of South Relief Canal 33-39-21-00001-0020-00003.0 Map Location: 58	49 lot single-family subdivision, west of Forest Lake subdivision. Contact: W.. F. McCain & Associates, Inc. (772) 770-1093	10/28/02	12/04/02 03/05/03 02/15/06	05/08/03	11-6-07	
			LDP issued 1/14/05. Certificate of Completion requested 7-31-07. Final plat approved by BCC 11-6-07, recorded.				
Turtle Run Phase I 2001070044 SD-04-03-09	1375 82 nd Avenue 33-38-11-00001-0010-00001.0 Map Location: 59	Phase I 77 lot single family Contact: Knight, McGuire & Associates (772) 569-5505.	N/A	12/03/03 12/17/03	05/13/04	N/A	
			PZC Approved Phase I on 5/13/04. Approval extended to May 13, 2011.				
27 th Avenue Subdivision 2003110123 SD-04-03-12	320 27 th Ave, south of 4 th Street. 33-39-14-00001-0120-00006.0 Map Location: 60	66 lot residential subdivision. Contact: Knight, McGuire & Associates Inc. (772) 569-5505.	11/24/03	12/31/03	05/27/04		
			Preliminary plat approved by PZC on 05/27/04.				
Venezia Estates (fka Indian Lake Estates fka Luisa Garcia 12 St. Sub) 2003070314 SD-03-12-29	12 Street; Southwest corner of 12 th Street and 50 th Avenue 33-39-09-00001-0110-00001.0 Map Location: 61	Preliminary plat for 39 lot single family subdivision. Contact: Knight, McGuire & Associates Inc. (772) 569-5505.	08/18/03	09/24/03 04/16/08	01/22/04	08/19/08	
			Preliminary plat reviewed by TRC 09/24/03. PZC approved preliminary plat 01/22/04. LDP under review, submitted 02/17/04. LDP Issued 11-21-05. Certificate of completion issued 8-22-08. Final plat approved by BCC 8-19-08. Final plat recorded 12-9-08.				
Veronese Lakes (fka Keen Property Sub) 2005030306 SD-06-03-04	5685 4 th Street 33-39-16-00001-0120-00001.0 Map Location: 62	54 Lot Subdivision Contact: Knight McGuire & Assoc (772) 569-5505	08/01/05	12/21/05 03/08/06	04/27/06	N/A	
			PZC approved 4-27-06				
Waterside fka Jules Minker 2003060270 SD-04-01-01	20 th Avenue, southwest corner of 20 th Ave. & 11 th St. SW 33-39-26-00001-0060-00001.0 Map Location: 63	54 single family small lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/07/03	10/29/03 04/26/06	01/22/04	N/A	
			PZC approved preliminary plat on 01/22/04. LDP issued 4/12/05. Final plat to TRC 4-26-06, resubmittal under review.				
Wolf Ridge Sub 2004070016 SD-08-08-07	704 Timber Ridge Trail SW 33-39-24-00000-7000-00010.0 Map Location: 64	14 lot residential sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	05/21/08	TBA	N/A	
			Awaiting resubmittal				

July 2009

Department Activity

Comprehensive Plan Amendments/Rezoning					
Project	Location	Description	Status		
			PZC	BCC (Trans)	BCC (Final)
Wm. Gregory LUDA# 2006070271-55266 Rezone#2006070271-55266	NW corner of IR Blvd and 37th Street	Request for a small scale amendment to change the land use designation on .32 acres from M-1 to C/I and rezone from RM-8 to OCR	Approved 5/14/09	N/A	Scheduled 6/23/09
Bird Rezoning Rezone #98020011-63880	NW corner of US 1 and 57 th Street	Request to rezone 1.73 acres from IL to CG	Scheduled 7/09/09		

July 2009

Department Activity

Fiscal Year (October - September)	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008
Pre-Application Conferences	92	97	119	126	173	167	156	110	75
Administrative Approval Approvals	150	205	160	170	180	170	158	164	196
Minor Site Plan Approvals	19	22	11	22	24	21	23	20	8
Major Site Plan Approvals	71	89	71	76	76	76	67	69	67
Preliminary Plat Approvals	15	37	32	41	43	52	47	25	10
Final Plat Approvals	18	25	30	35	37	34	26	20	20
Rezoning and Comprehensive Pre-App Conferences	19	25	24	64	62	40	45	20	25
Rezoning Requests (Final)	16	9	18	14	21	25	15	13	7
Comprehensive Plan Amendment Requests (Final)	2	3	9	9	1	9	6	8	6
Land Clearing Permits	129	134	172	219	225	158	112	93	60
Environmental Site Inspection	345	388	260	275	300	400	375	547	475
Wetland Resource Permits Issued	19	15	13	10	15	14	13	8	9
Single-Family Dock, Seawall, & Bulkhead Reviews	61	41	52	44	45	45	78	40	44
Complaints Received Regarding Code Violations	2,228	1,758	1,766	2,302	2,400	2,412	2,373	2,171	2,785
Home Occupation Permits Issued	287	334	379	488	500	548	475	433	357
Sign Permits Issued	146	137	163	169	175	146	203	132	115
Planner of the Day Inquiries	6,389	7,368	7,054	8,360	10,711	11,857	10,025	9,353	5,229
Concurrency Certificates	836	1,065	1,319	1,438	2,632	2,676	1,834	771	502
Local Housing Assistance Program Loans	45	74	70	84	66	54	46	25	30

July 2009

Department Activity

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
LDR Land Development Regulation) Amendments	A. LDR Amendments: As of 7-9-09, 51 Initiatives are listed; 35 are complete and 5 are being scheduled (in process) and the remaining 11 are not scheduled at this time.	See attached chart (pages 88 - 103)	Stan Boling
	B. 952 Changes to implement traffic recommendations per the 9-12-06 BCC meeting. Certain changes reflected in Chapter 910 (Concurrency) amendments.	Chapter 910 approved by BCC January 23, 2007. Chapter 952 amendments to be drafted by County Traffic Engineer. Other priorities being attended to first.	Chris Mora (952) Stan Boling (910)

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
DRI's	AA. Divosta Waterway Village	<p>± 1,596 residential units and small neighborhood commercial area. Located north side of 49th Street, east side of 58th Avenue. At 06/18/04 TCRPC meeting the RPC voted 20-1 to recommend major design changes. Plans significantly revised and presented to joint local government/county workshop meeting. Staff and developer held meetings with Gifford Progressive Civic League. Further revisions reviewed by TRC. School site supported by School Planning Technical Advisory Committee. PZC recommended approval 10/28/04. BCC approved D.O. (development order) 11/09/04. D.O. condition for 4-acre fire station site dedication satisfied 12-30-04. Public Works coordinating developers agreement. Public school site dedicated to the County. (270 Building permits issued overall as Spring 2009).</p> <p>Phase 1 (The Isles @ Waterway) preliminary PD plan approved by PZC April 14, 2005. LDP issued. Certification of Completion Phase 1 Plat A (Lots 1 – 59) issued 10-20-06. Certificate of Completion Phase 1 Plat B (Lots 60-238) issued 9-18-06. Certification of Completion for Phase 1 Plat 1C North Portion (Lots 239-341) issued 12-17-07. Certification of Completion for Phase 1 Plat 1C South Portion requested 4-19-09.</p>	Stan Boling John McCoy

July 2009

Department Activity

		<p>Phase 2A (The Lakes @ Waterway PD-05-11-17, total approved units 733) preliminary PD plan approved by PZC 1/12/06. LDP under review.</p> <p>Phase 2B (The Lakes @ Waterway PD-06-11-11, 295 units in phase) resubmittal under review pending PZC consideration, upon concurrency determination. (Application expired)</p> <p>12-5-06: BCC determines that DRI approval granted in 2004 did not vest the project for all units conceptually approved.</p> <p>1-9-07: BCC postponed decision on current vesting of 733 units. Current status: 733 units “vested” on county’s concurrency management system. Building permits being issued. Some 53rd Street construction complete. Applicant filed lawsuit contending that <u>all</u> development approved in the D.O. is vested.</p> <p>DiVosta lawsuit against county to vest all project units on-going. Discussions and “shade meetings” on a potential settlement agreement on-going.</p>	
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Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
DRI's	<p>BB. Cloud Grove (North St. Lucie County) Indian River County staff comments sent-out 2006 on latest November DRI submittal. BCC on 1-9-07 objects to Cloud Grove request to form water and sewer utility. Applicant has withdrawn the utility request. Received applicant's response to Nov 2006 comments on June 2007. New staff comments issued June 2007. Received applicant's response to June 2007. New staff comments issued February 2008.</p>	Application withdrawn by applicant June 2008	Stan Boling Chris Mora
	<p>CC. Capron Lakes (North St. Lucie County) Indian River County staff comments sent-out December 2006 on latest DRI submittal. June 2007 received responses to March 2007 comments. New staff comments issued July 12, 2007. TCRPC has found application sufficient.</p>	TCRPC formally considered 9-21-07 with plan and conditions addressing IRC staff comments. Project stalled.	Stan Boling Chris Mora
	<p>DD. Indrio Groves (North St. Lucie County). Downsized to fall below DRI threshold, first as a PUD, now as a conventional 1 acre lot subdivision. Applicant has agreed to design subdivision to allow for future 58th Avenue/Koblegard Road Extension.</p>	Last submittal denied during St. Lucie County review process.	Stan Boling Chris Mora

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
Public School Planning	AAA. Per interlocal agreement between County, School Board, Vero Beach, Sebastian and Fellsmere, joint planning and committee activities are on-going	<ul style="list-style-type: none"> • Final site plan for Stormgrove Middle School approved 2008. Agreement for off-site improvements negotiated 2008 and finalized 2009. Scheduled to open August 2009 with road improvements east of 66th Avenue in place. 66th Avenue bridge and improvements to be completed early 2010. • Wabasso school renovations site plan approved 2009. • Pre-application review conducted for Glendale Elementary traffic circulation improvements. • Citrus Elementary school campus improvements final site plan approved by SPTAC July 9, 2009. • Ansin 20 acre elementary school site (Fellsmere) located at western edge of Vero Lake Estates approved by SPTAC July 9, 2009. • School concurrency assessment report being finalized for July 2009 Elected Officials Oversight Committee. 	Stan Boling John W. McCoy Chris Mora

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Special Area Plans			
	<p>1. CR510 Joint Planning Area Road and sidewalk Plan for projects in the city and county in areas. Between Sebastian River High School and Sebastian Highlands. Sebastian Park and Bluewater Bay PD projects in the county. Coordinated with City of Sebastian and Developers.</p>	<p>Sebastian Park PD and joint planning area concept. Reviewed by PZC 10/28/04; BCC approved December 14, 2004. Bluewater Bay PD considered by PZC January 13, 2005; BCC approved February 15, 2005; LDP issued 5-26-06 modification under review. Final Plat in process. County staff coordinated with Sebastian staff, developers, and FDOT on CR510 project. BCC allowed delay in 89th Street right-of-way dedication (May 2006). Comprehensive plan/rezoning for “Hess” property in this area denied by the BCC 3-6-07. Applicant sued county and through a settlement agreement is supposed to dedicate 89th Street right-of-way and file another comprehensive plan amendment application. No such application filed as of July 9, 2009. Status: Bluewater Bay and Sebastian Park projects "inactive" since August 2007.</p>	<p>Stan Boling Jim Davis</p>
	<p>2. South County Initiative (fka “master plan” concept)</p>	<p>Concept approved by PZC April 2004. BCC approved concept 05/04/04. Being applied to affected area projects. Projects approved or modified: Madera Isles PD, Echo Lake PD, Falcon Trace Subdivision, Sunrise, Tripson Estates PD, Millstone Landing PD. Construction on individual projects. Turtle Creek Preserve(fka The Colony) approved April 4, 2006; but now inactive. Millstone Landing partially constructed. South half of Falcon Trace "inactive" at this time but approvals secured for development over next 10-15 years. Tripson Estates and Echo Lake “for sale”. Madera recently sold. All 3 project inactive.</p>	<p>Stan Boling John McCoy Brian Freeman Bill DeBaal</p>

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
1	Residential Subdivision bonding-out allowance Status: Complete	N/A	November 2004	December 16, 2004	January 13, 2005	March 15, 2005 April 19, 2005
2	Special buffer for multi-family projects Status: Complete	#26	November 2004	December 16, 2004	January 13, 2005	February 15, 2005
3	Eliminate right-of-way density credit inside Urban Service Area Status: Complete	#33	January 2005	February 17, 2005	March 24, 2005	April 19, 2005
4	Expand/create special corridors for US1, IR Blvd, 37 th ST, other commercial segments Status: Complete	#s 16 – 19	February 2005	March 17, 2005	April 14, 2005	May 17, 2005
5	Create 8 new impact fees Status: Complete		March 16, 2005 Presentation to Elected Officials Oversight Committee	April 21, 2005	April 28, 2005	May 3, 2005 & May 17, 2005

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

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Department Activity

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
6	Create and specify standards for requiring interconnections, public streets, secondary access or emergency access for developments ⁽²⁾ Status: Being Scheduled	#13	Initial Drafts and research complete. Presented to BCC 12-4-07; BCC directed staff to initiate formal LDR amendment	Fall 2009	Fall 2009	Winter 2010
7	Screen mechanical equipment and trash receptacles from view of public and neighbors Status: Not Scheduled	#49	Staff is applying screening requirement to generators in residential area.			
8	Require centralized stormwater system vs. swales on lots for new residential subdivisions Status: Complete	#40	Feb/March 2005	March 17, 2005 & June 16, 2005	July 28, 2005	Sept 6, 2005

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

⁽²⁾Note: Interconnections and public street elements added to this initiative per direction given by the Board of County Commissioners at its December 7, 2004 meeting.

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
9	<p>Require vesting of concurrency at time of development approval (LDP or site plan)⁽³⁾. Change 910, 912, Title X.</p> <p>Note: GAC⁽⁵⁾ recommends vesting at time of final plat or first sale of lot</p> <p>Status: Complete</p>		<p>Note: May include recent “pay as you go” provisions per recent state legislation. Full Chapter 910 re-draft done after 5/23/06 joint workshop on traffic & concurrency issues. Various re-drafts performed from July 2006 through January 2007.</p>	<p>Tabled until results of Joint BCC/PZC meeting and traffic consultant report. Considered 7-20-06 and will re-consider issue of allowing financing impact fees and security in lieu of fees. PSAC considers 11-16-06 and recommends approval with changes to final plat vesting & “rationing” at 75%.</p>	<p>Joint Workshop 5-23-06. Public Hearing 8-10-06. PZC decided to delay until after Sept BCC meeting on traffic consultant final report. 8-24-06 discussed and made recommendation to BCC on traffic issues. Oct 26 recommends approval with determination on Waterway Village vesting urged and consideration of “rationing”.</p>	<p>Joint Workshop 5-23-06. Considered and voted on traffic recommendations 9-12-06. Public hearing on 910, 912, Title X LDR changes December 5, 2006. Tabled at 12-5-06 meeting. Public workshop held 1-5-07 with staff directed to make a few changes. “Final” hearing 1-23-07. BCC approved 1-23-07. Vesting at building permit only unless prop-share or similar agreement.</p>
10	<p>Pending Ordinance invoked by BCC October 4, 2005 (No vesting before building permit application)</p> <p>Status: Complete</p>		<p>Drafted by Attorney’s Office See Above: Chapter 910 re-draft to allow lifting of pending ordinance</p>	<p>January 19, 2006 See Above</p>	<p>N/A See Above</p>	<p>Complete: County determined no need to adopt into code. See Above</p>

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

⁽³⁾Note: This issue was discussed at December 2004 and January 2005 Board of County Commissioner meetings.

⁽⁵⁾Note: GAC – Growth Awareness Committee

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
11	Proportionate share ordinance Status: Complete		Drafted by planning staff	January 19, 2006	March 2006	April 11, 2006
12	Require small lot subdivision projects to be tied to unit affordability ⁽⁴⁾ Status: Complete	Note: The GAC is considering affordable housing issues	Rec'd GAC committee input May/June 2006. Drafted change June 2006	Considered 6-15-06 and tabled. Scheduled for re-consideration 7-20-06.	July 27, 2006	April 11, 2006 extended moratorium 6 months (Oct 4, 2006). Approved 8-22-06
13	Require access rights to Mosquito Control District in all dedicated rights-of-way, stormwater tracts, & conservation areas Status: Complete		February 17, 2005	March 24, 2005	April, 14 2005	April 19, 2005
14	GAC Subdivision, Chapter 913 ⁽⁶⁾ Status: Complete		July	July 21, 2005	March 24, 2005: PZC recommended BCC invoke pending ordinance. August 11, 2005 Hearing	April 12, 2005 BCC invoked pending ordinance. LDR hearing: September 6, 2005

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

⁽⁴⁾Note: This initiative was the result of the Board of County Commissioners February 1, 2005 evaluation of small lot subdivision regulations.

⁽⁶⁾Note: This initiative was presented by the Growth Awareness Committee (GAC) at the March 15, 2005 BCC meeting.

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Department Activity

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
15	GAC Chapter 911 ⁽⁶⁾ Status: Complete		July	July 21, 2005	March 24, 2005: PZC recommended BCC invoke pending ordinance. August 11, 2005 Hearing	April 12, 2005 BCC invoked pending ordinance. LDR hearing: September 6, 2005
16	GAC Chapter 971 ⁽⁶⁾ Status: Complete		July	July 21, 2005	March 24, 2005: PZC recommended BCC invoke pending ordinance. August 11, 2005 Hearing	April 12, 2005 BCC invoked pending ordinance. LDR hearing: September 6, 2005
17	GAC Chapter 915 ⁽⁶⁾ Status: Complete		July	July 21, 2005	March 24, 2005: PZC recommended BCC invoke pending ordinance. August 11, 2005 Hearing	April 12, 2005 BCC invoked pending ordinance. LDR hearing: September 6, 2005

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

⁽⁶⁾Note: This initiative was presented by the Growth Awareness Committee (GAC) at the March 15, 2005 BCC meeting.

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
18	GAC Chapter 926 ⁽⁶⁾ Now subsumed under Audubon committee initiative Status: Complete		Note: Staff has worked to have GAC & Audubon coordinate a joint review of their own 926 initiatives. Joint public workshop held 8-23-06. Several re-revisions drafted by staff in coordination with Audubon Committee	1-30-07, PSAC recommends several changes. Most changes incorporated	2-22-07, PZC recommends approval with 90 day effective date on existing unapproved project applications	3-20-07, BCC approves with 90 day effective date on existing unapproved project applications.
19	Audubon Society, Chapter 901 & 926 ⁽⁷⁾⁽⁸⁾ Status: Complete		Note: Staff has worked to have GAC & Audubon coordinate a joint review of their own 926 initiatives. Joint public workshop held 8-23-06. Several re-revisions being drafted by staff in coordination with Audubon Committee	1-30-07, See #18	2-22-07, See #18	3-20-07, See #18

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

⁽⁶⁾Note: This initiative was presented by the Growth Awareness Committee (GAC) at the March 15, 2005 BCC meeting.

⁽⁷⁾Note: This initiative was presented by the Audubon Society at the March 15, 2005 BCC meeting with a revised version submitted to staff 3/16/05.

⁽⁸⁾Note: Staff has requested that the Audubon Society have the GAC consider this proposal so that a coordinated initiative can be considered.

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Department Activity

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
20	Establish requirements and standards for school bus and public transportation stops Status: Addressed outside of LDR amendment process		Researched. Addressing issue through public school planning committees.			
21	Revise and make more stringent standards for requiring right turn lanes and accel/decel lanes for truck traffic. Addressed with traffic issue changes at 9-12-06 BCC Status: Addressed during staff and PZC reviews under existing LDRs				3-24-05 PZC recommended starting this initiative. Traffic Engineering presented information and discussed at 7-21-07 PZC meeting. Traffic Engineering researching safety data relating to turn lanes, and requiring turn lanes when discretion allows. Updated discussion with PZC Spring 2009	

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

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Department Activity

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
22	Upland set-aside requirements To be considered with and soon after corresponding Comp Plan changes Status: Complete		Nov/Dec 2004 Revised August 2005	November 2004	April 14, 2005 PZC recommended necessary Comp. Plan amendment 8-23-05 PZC recommended LDR amendment proposal	May 10, 2005 BCC voted to transmit necessary comp plan amendment Comp Plan Amendment approved Sept 13, 2005. Adopted LDR Amendment 2-14-06
23	Expiration dates and reverters for PD rezonings Status: Not Scheduled but being proposed by staff on an application-by-application bases		Applying this concept with each individual PD rezoning application. Staff is recommending reverters to standard districts (e.g. RS-3)			
24	After Disaster Non-Conformities: Mobile Home Replacement; ADDED: Cessation of non-conforming use regulations. Status: LDR changes to be scheduled; staff policy in effect for non-conforming use determinations		Initial draft complete; to be revised			

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

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Department Activity

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
25	Clarify small lot S/D side yard setback provisions on curves as well as cul-de-sacs Status: Complete		June 2006 (included with other small lot S/D regulation changes)	Considered 6-15-06 and tabled. Scheduled for re-consideration 7-20-06.	July 27, 2006	April 11, 2006 extended moratorium 6 months (Oct 4, 2006). Approved 8-22-06
26	Strengthen regulations to control lighting spill-over Status: Not Scheduled. Staff policy already in effect to have non-residential uses provide shielding from adjacent residential				April 14, 2005 PZC requested initiative. County requiring corridor plan shielding for special exceptions (e.g. churches, schools in residential areas)	
27	Establish site size, access, and compatibility criteria for "Recycling Centers" [971.26(2)] Status: Not Scheduled		Staff initiated			

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

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Department Activity

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
28	Require overflow parking for multi-family projects Status: Not Scheduled. Staff policy to discuss during site plan review					
29	Post right-of-way acquisition “cure ordinance” Status: Being Scheduled. Following staff policy.		Drafted April 2006 and incorporated into 904 Change (see #24). Report to BCC Fall 2009			
30	Right-of-way acquisition regulations of 952.08 Status: Complete		Drafted May/June 2006	June 15, 2006	July 27, 2006	August 22, 2006
31	2 nd Lift of asphalt bond-out & LDP info change Status: Complete		Drafted May/June 2006	June 15, 2006	July 27, 2006	August 22, 2006

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

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Department Activity

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
32	Require both avigation easements and noise reduction in 911.17 Status: Not Scheduled. No development proposed in potentially affected areas				April 13, 2006 PZC requested initiative	
33	952 Changes to implement traffic recommendations per 9-12-06 BCC Status: Not Scheduled	N/A	Traffic completed draft LDRs June 2009			
34	Develop architectural requires for 2-story homes in PD Status: Being addressed along with EAR based amendments in 2009/2010	Staff and GAC research and drafts summer 2006 through winter 2007. Per outcome of PZC workshop, met with local architects group.	September 2007 staff reviewed with local architects group draft "menu" of items to articulate residences. Includes "plan book" option for individual projects. Staff has met with local architects group.		Workshop on Improving Quality of Development held April 25, 2007.	

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

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Department Activity

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
35	Prohibit concrete plants, paper mills, and other “heavy” uses in IL (Light Industrial) zoning district. Status: Complete	N/A	Research concluding and proposed change being drafted	5-17-07 PSAC recommended denial of proposed ordinance	6-14-07 PZC recommended approval of proposed ordinance	BCC adopted ordinance.
36	Regulate temporary car sales events Status: Complete	N/A	Attorneys office re-drafted and scheduled for October 2, 2007 BCC			October 2, 2007 BCC approved
37	Revisit concurrency vesting Status: Complete	N/A	Staff drafted 2 alternatives August 2007	Scheduled 8-22, 9-20-, and 9-28-07 but meetings cancelled for lack of quorum. October 5, 2007 recommended approval.	November 8, 2007 recommended approval.	BCC directed staff to re-visit (July 2007). December 11, 2007 BCC adopted ordinance.
38	Regulating/prohibiting citrus greening host plants Status: Complete	N/A	Attorneys office drafted in August 2007	Scheduled 8-22, 9-20, and 9-28-07 but meetings cancelled for lack of quorum. October 5, 2007 recommended approval.	9-27-07 PZC recommended BCC approval.	BCC adopted proposed ordinance 10-23-07

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
39	Revise Regulations for mines in Agricultural Areas Status: Complete	N/A	Staff drafted in June 2007	Scheduled 8-22, 9-20-, and 9-28-07 but meetings cancelled for lack of quorum October 5, 2007 recommended BCC approval.	6-14-07 approved concept. 9-27-07 PZC recommended BCC approval.	BCC adopted proposed ordinance 10-23-07
40	Update Agricultural PD Regulations to match Policy 5.8 Status: Complete	N/A	Staff drafted June 2007	PSAC voted 8-0 to recommend approval 6-21-07.	PZC voted 6-0 to recommend approval 9-13-07.	BCC adopted proposed ordinance 10-23-07
41	Weed maintenance and process for abating nuisances not corrected through normal code enforcement. Status: Complete	N/A	Public workshop 10-24-07. Staff drafted recommendation November 2007	December 6, 2007 recommended approval	December 13, 2007 recommended approval	BCC adopted proposed ordinance January 8, 2008
42	Moratorium on accepting or processing mining applications	N/A				December 18, 2007. Adopted January 7, 2008. BCC granted moratorium extension to January 7, 2009.

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
43	<p>Mining Regulations</p> <p>Status: Complete</p>	N/A	<p>Background information prepared and presented to PZC. Series of staff reports prepared for workshops on environmental, traffic and nuisance, and compatibility and notice issues.</p>	<p>10-23-08 PSAC voted to recommend approval with some changes</p>	<p>PZC designated committee. Background information 1-24-08. Mobile workshop February 2008. Series of workshops Spring and Summer 2008. 4-9-08 PZC held a workshop on groundwater & surface water/discharge impacts. 5-22-08 PZC held a workshop on traffic & nuisance impacts. July 14, 2008 PZC will hold a workshop on compatibility & notice, and on August 13th a workshop on compliance and enforcement. 11-19-08 PZC voted to recommend BCC approve proposed amendments.</p>	<p>January 15, 2008; approved plan for regulation review tasks. Appointed PZC with task to conduct a series of public workshops and report back to BCC. 9-16-08 BCC opened public hearing to consider PZC recommendations on mining regulations & groundwater issues PH continued 10-6-08 where BCC directed staff to proceed with LDR amendment as proposed. 12-8-08 BCC opened public hearing to consider proposed changes and continued PH on 12-19-08. Adopted at 12-19-08 hearing.</p>

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

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Department Activity

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
44	Amendments to LDR Chapter 910, Concurrency Management System, To Add School Concurrency Regulations Status: Complete	N/A	Staff coordinating with school board and municipalities for July 2008 implementation.	March 20, 2008	April 24, 2008	6-3-08 BCC adopted Complete
45	Amendments to LDR Chapters 901, 911, and 912 Restrictions on parking commercial vehicles in Residential Area Status: Complete	N/A		10-23-08 PSAC recommended approval	11-13-08 PZC recommended approval with allowance for vehicles with racks and small booms.	12-16-08 BCC adopted
46	Sign regulations: allow changeable copy and electronic signs in corridors. Status: Complete (denied)	N/A				
47	Temporary suspension: allow minor, non-safety items to be completed after C.O. (within 90 days) Status: Complete	N/A				

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

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Department Activity

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
48	Emergency ordinance on subdivision and sidewalk security; extended site plan approvals. Status: Complete	N/A		N/A	N/A	February 17, 2009
49	Permanent Exceptions: BCC approved LDR waivers under special circumstances where functionally equivalent alternative is provided. Status: Being Scheduled	N/A		PSAC discussed March, April, and May 2009. September 2009	October 2009	BCC directed staff to initiate formal LDR amendment on June 23, 2009. November 2009
50	Revisit “problem” landscape regulations Status: Being Scheduled (will hold workshop with interested parties)	N/A		PSAC discussed along with permanent exceptions March, April, and May 2009		BCC directed staff to initiate formal LDR amendment on June 23, 2009
51	Sidewalk security requirements: allow for alternatives to doning-out. Status: Under review with ad-hoc development group; to be scheduled	N/A				

⁽¹⁾Note: GTF = Growth Task Force. These LDR amendment initiatives were discussed and directed to staff at the November 2, 2004 Board of County Commissioners meeting under discussion of GTF recommendations to the Board.

Environmental Planning and Code Enforcement Section			
Environmental Lands Program, current cost-share grant applications	In 11/08, the county received ±3.1 million in FCT cost-share funds towards county purchase of Jones’s Pier. Cost-share funding through the State Florida Forever Program is currently on hold due to State budget outs.	County has contracted with The Conservation Fund (TCF) to assist county staff with environmental land acquisition. The County’s most recent purchase was Jone’s Pier (11/08)..	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, completed 9/9/08. Resource management (prescribed burns bird-banning) ongoing. HCP stewardship reports submitted annually to U.S. Fish and Wildlife Service (FWS).	Roland DeBlois Beth Powell
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 formally accepted by FWC in August 2004. The MPP has been revised accordingly. Costal Management Element of the Comprehensive Plan revised 11/21/05 to reflect MPP objectives and policies. Five-year review of MPP due in 2009/2010.	Roland DeBlois
Tree Protection Ordinance Revisions	On 12/7/04 the BCC adopted Ordinance 2004-041, revising the tree protection ordinance to require tree removal permits for single-family lots >1/4 acre in certain circumstances. Revisions also require a 2:1 dbh replacement ratio hardwood 12” dbh or larger, and two canopy trees on new single-family home sites.	The effective date of the revisions was 3/14/05. A landscape \$45.00 inspection fee is required to cover costs of RSF canopy tree requirement implementation.	Roland DeBlois
Land Acquisition funding referendum	In November 2004, county voters approved a \$50 million environmental land bond referendum. The new bond authorizes purchase of agricultural lands and historic sites as well as environmentally significant lands.	The LAAC has developed site eligibility criteria, and has finalized site ranking criteria to account for agricultural and historic land acquisition. County Commission approved establishment of a Conservation Land Advisory Committee (CLAC) in 06/05. Acquisition fund balance as of 5/31/09 approximatley \$625,000.	Roland DeBlois

Long Range Planning Section			
Impact Fee Update	The County hired a consultant to update the existing impact fee study covering the following impact fee categories: Correctional Facilities, Solid Waste, Public Education, Libraries, Fire/Emergency Services, Law Enforcement, Public Buildings, Parks, and Traffic.	BCC did not accept the consultant report. The Board of County Commissioners suspended five impact fees for 6 months. Staff is currently updating the impact fee schedule per the new Institute of Traffic Engineers data.	Sasan Rohani Steven Deardeuff
SHIP Program Applications	Processing applications for State Housing Initiatives Partnership (SHIP) Program funding for FY 2007/08 and FY 2008/09	Total SHIP loans approved YTD = 908 (361 very low income, 414 low income, and 133 moderate income) http://www.irccdd.com/Planning_Division/SHIP/Index.htm	Sasan Rohani Diane Pickhardt
Hurricane Housing Recovery Applications	Processing applications for HHR program	Approved for assistance = 471 units	Sasan Rohani Diane Pickhardt
Local Housing Assistance Plan	Indian River County Local Housing Assistance Plan (LHA Plan)	IRC LHA Plan for FY 2009-10/2011-12 prepared, approved by BCC on March 17, 2009, and then approved by Florida Housing Finance Corporation http://www.irccdd.com/Planning_Division/SHIP/LHAP.pdf	Sasan Rohani
Local Hurricane Housing Recovery Plan	Indian River County Local Hurricane Housing Recovery (HHR) Plan	Indian River County LHHR Plan for FY 2005-6/2007-8 prepared and approved by the Board and FHFC.	Sasan Rohani
Community Development Block Grant (CDBG) Disaster Recovery Initiative (2007)	Housing hardening/rehabilitation program for Hurricane Wilma impacted low and moderate income households in the County.	The county has applied to the Department of Community Affairs for a total of \$176,869.25 for this program. Application for funding is approved, see Item 11.A.1 at the following website: http://www.iregov.com/Boards/BCC/2007/agendas/BCC091807AP.pdf	Steven Deardeuff Sasan Rohani Diane Pickhardt
Community Development Block Grant (CDBG) Neighborhood Revitalization (2007)	Funding to construct a Gifford area fire station.	The county has been awarded a \$750,000 CDBG from the Florida Department of Community Affairs to construct a new fire station at 3620 49 th Street. Construction on the facility is approximately 50% complete. http://www.iregov.com/Boards/BCC/2007/agendas/BCC041007AP.pdf	Bill Schutt Sasan Rohani
School Concurrency	Indian River County, School District of Indian River County, City of Vero Beach, City of Sebastian, City of Fellsmere, and Town of Indian River Shores School Concurrency Development and Implementation	The Public School Facility Interlocal Agreement, Public School Facilities Element & School Concurrency revisions to the County's Capital Improvements Element & Intergovernmental Coordination Element were approved by the state in the summer of 2008. School Concurrency became effective on July 1, 2008.	Sasan Rohani Bill Schutt
Evaluation and Appraisal Report (EAR) based Comprehensive Plan Amendments	Evaluation and Appraisal of Indian River County's Comprehensive Plan was completed in November of 2008. The County is now updating the Comprehensive Plan based on the EAR.	Each Comprehensive Plan Element is at various stages of being prepared by county staff.	Various Planning Staff

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Department Activity

<p>Neighborhood Stabilization Program (NSP) Community Development Block Grant (CDBG)</p>	<p>Funding to purchase and redevelop abandoned and foreclosed properties.</p>	<p>The County applied for \$4,680,825 of earmarked funds to purchase and redevelop abandoned and foreclosed properties. It is anticipated that the state will award the full amount to the county during the summer. The County is in the process of negotiating contracts with the Indian River County Housing Authority and the Treasure Coast Homeless Services Council to assist with acquiring and selling/renting foreclosed homes. The County has also issued Request for Qualifications for Surveyors and Contractors and Invitations to Bid for 8 separate housing acquisition and pre-acquisition related services (i.e. title and closing services, lead inspection services, mold inspections services, termite inspection services, etc.).</p>	<p>Various Planning Staff</p>
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Department Activity

Metropolitan Planning Organization (MPO)			
(TDP) Transit Development Plan Update	Annual update of County's Transit Development Plan	Major update adopted by MPO October 8, 2008	Phil Matson
Transportation Disadvantaged Service Plan	Annual Transportation Disadvantaged Service Plan (TDSP)	TDSP for FY, 2009/2010 was adopted in May, 2009.	Phil Matson
Central Indian River County Greenways Plan	Plan for identifying and preserving trails in parks, public rights-of-way, and open spaces	Greenways Plan adopted February 14, 2007	Phil Matson
2030 Long Range Transportation Plan	Cost affordable listing of future roadway projects	Amended by MPO November 9, 2007	Phil Matson
North Indian River County Greenways Plan	Plan for identifying and preserving trails in parks, public rights-of-way, and open spaces	Adopted by MPO July, 9, 2008	Phil Matson
Safe Walk to School Study for Thompson Magnet School	Identify needed pedestrian and bicycle improvements in the vicinity of Thompson Magnet School	Adopted by MPO November 12, 2008	Phil Matson

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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	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	0	1

July 2009

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)
Ansin Tract – St. Sebastian River Buffer	32	14	0	0	16	29
ORCA Diamond Tract	70	70	0	0	0	0
Russell Grove River Buffer	46	15	2	0	0	6
Ryall Parcel – South Prong Slough	7.73	5	0	0	0	2
Shadowbrook Parcel – South Prong Slough	30	7	0	0	0	5
Sebastian Harbor Preserve	163	120	0	0	132	132
Sexton Ranch agricultural conservation easements	462	105	0	0	111	111
Padgett Branch conservation easements	1,585	312	0	0	812	812
Sand Lakes Tract	1,256	728	100	0	428	528
Corrigan 460 Tract cons easement	458	0	0	0	0	0
Fellsmere Trailhead Preserve cons. Easement	62	0	0	0	23	23
Roseland Satellite NSCA Add.	0	0	0	0	109	109
Jones’s Pier	14	0	0	1	0	1
Total Acreage	11,732	3,851	716	120	5,555	6,542
Acreage Remaining by Category to Acquire to achieve minimum comp. plan acreage	N/A	0	0	0	0	0

Plans and reports available through the Community Development Department

- 2030 Long Range Transportation Plan (2006)
- An Archaeological Survey of Indian River County, Florida (1992)
- Boater's Guide (1996)
- Bicycle/Pedestrian Plan (2004)
- Comprehensive Plan (1998 as amended)
 - Elements and Sub-Elements
 - Capital Improvements
 - Conservation
 - Housing
 - Natural Groundwater Aquifer Recharge
 - Potable Water
 - Sanitary Sewer
 - Stormwater Management
 - Coastal Management
 - Future Land Use
 - Intergovernmental Coordination
 - Recreation and Open Space
 - Solid Waste
 - Transportation
- Congestion Management System Plan (2004)
- Gifford Neighborhood Plan (2002)
- Environmental Lands Program Report (10/98) Supplement (12/00)
- Environmental Lands Program Guide (05/03)
- Evaluation and Appraisal Report of the Comprehensive Plan (2008)
- Historic Properties Survey (1989)
- Jungle Trail Management Plan (1989)
- Land Development Regulations
 - Consists of 33 chapters including chapters related to zoning, subdivisions, site plan review, and the planned development (PD) process.
- Local Housing Assistance Plan (FY 2003-04/2005-06)
- Manatee Protection and Boating Safety Comprehensive Management Plan (08/2004)
- Priority Projects Report (2006)
- Roseland Neighborhood Plan
- State Road A1A Origin/Destination Study (1999)
- State Road 60 Corridor Plan Major Update (2005)
- Target Industry Studies Report (1994)
- Transit Development Plan (2008)
- Transportation Disadvantaged Service Plan (2008)
- Transportation Improvement Program (2008-09/2012-13)
- Unified Planning Work Program (2008/2009 – 2009/2010) Draft

If you would like a copy of any of the documents listed above, please contact the Indian River County Planning Division at (772) 226-1237.