



Community Development Report April 2001

1840 25th Street
Vero Beach, FL 32960
Phone: (561) 567-8000, Ext. 1237
Fax: (561) 978-1806

Issue #10

\$4.00

We would like to hear from you!

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

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

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

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

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

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

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

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

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

<input type="checkbox"/> Paper Copy	<input type="checkbox"/> Computer Disk	<input type="checkbox"/> Web Page
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Please return this evaluation form to:
Long Range Planning Section
Community Development Department
1840 25th Street, Vero Beach, FL, 32960
FAX: (561) 978-1806
srohani@bcc.co.indian-river.fl.us

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Introduction

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

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

Web Site Development

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

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

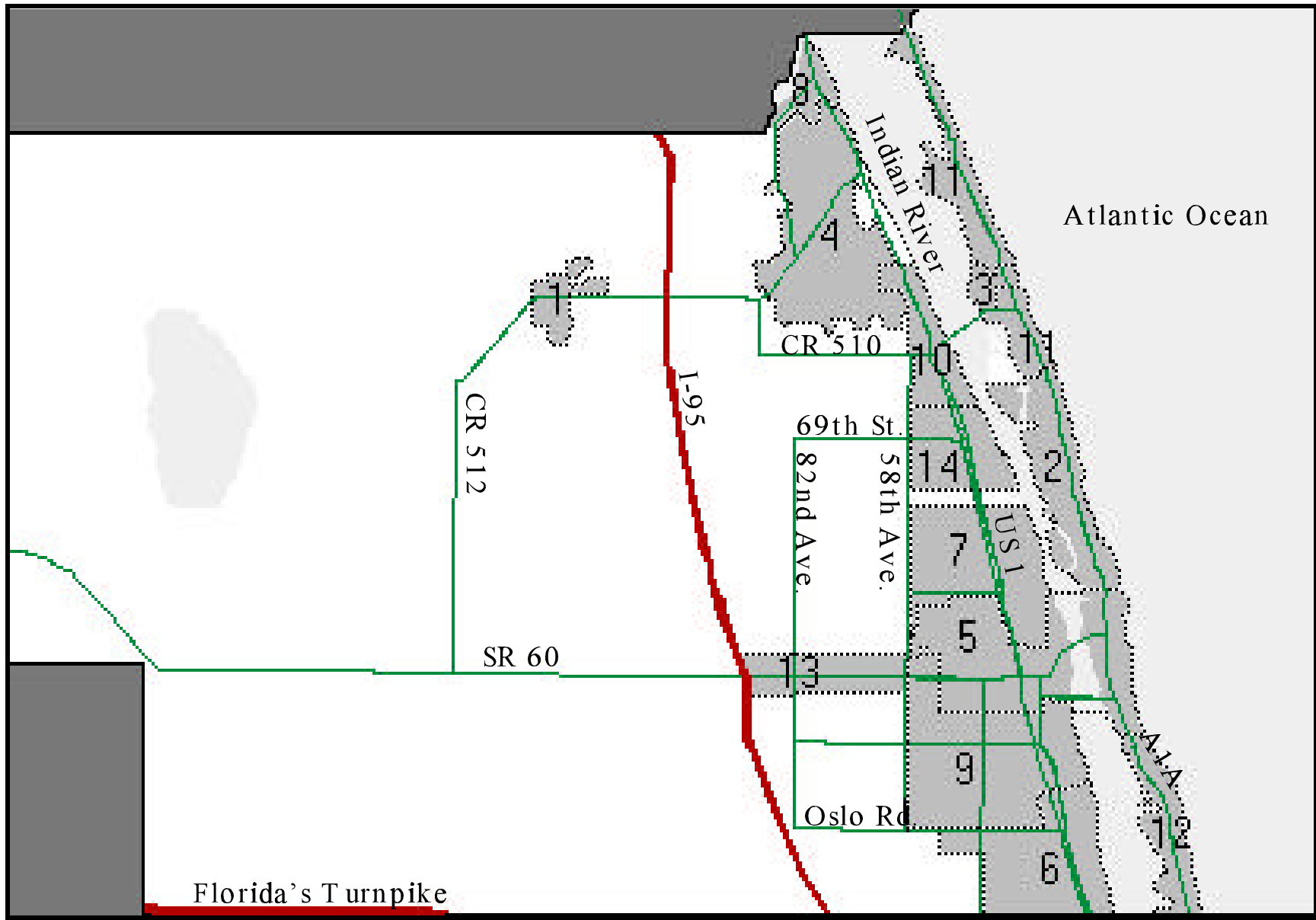
More information is being added to the site on a regular basis. Please visit the site and provide feedback as to how the county's web site can best serve your needs.

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

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

Table 1: Indian River County Population									
Map Reference #		Historical Population				Projected Population			
		1980	1990	1995	1999	2005	2010	2020	2025
COUNTY†		59,896	90,208	100,261	109,579	122,700	133,101	155,202	166,200
UNINCORPORATED COUNTY‡		38,455	58,143	64,114	70,425	78,635	85,089	98,770	105,534
MUNICIPALITIES‡									
1	Fellsmere	1,161	2,179	2,354	2,600	2,954	3,231	3,815	4,103
2	Indian River Shores	1,254	2,278	2,599	2,790	3,177	3,481	4,118	4,432
3	Orchid	19	10	25	150	219	275	389	446
4	Sebastian	2,831	10,248	13,488	15,707	19,652	22,883	29,723	33,190
5	Vero Beach	16,176	17,350	17,681	17,907	18,063	18,142	18,387	18,495
Census Designated Places‡									
6	Florida Ridge	4,988	12,183	13,172	15,078	17,732	19,860	24,394	26,672
7	Gifford	6,240	6,278	7,740	8,335	9,040	9,595	10,767	11,345
8	Roseland	1,607	1,379	1,818	1,947	2,089	2,198	2,427	2,538
9	Vero Beach South	12,636	17,182	17,966	18,997	20,214	21,124	23,029	23,932
10	Wabasso	2,157	1,145	1,278	1,367	1,396	1,437	1,483	1,525
Unincorporated Designated Areas‡									
11	North Beach	225	639	1,127	1,479	1,968	2,366	3,199	3,618
12	South Beach	1,098	2,754	2,926	3,340	3,921	4,387	5,381	5,881
13	SR 60 Corridor	3,102	7,519	8,154	9,336	10,980	12,296	15,102	16,511
14	Winter Beach	978	818	1,132	1,225	1,330	1,412	1,584	1,666
Unallocated Population		5,424	8,246	8,801	9,321	9,965	10,414	11,404	11,845

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



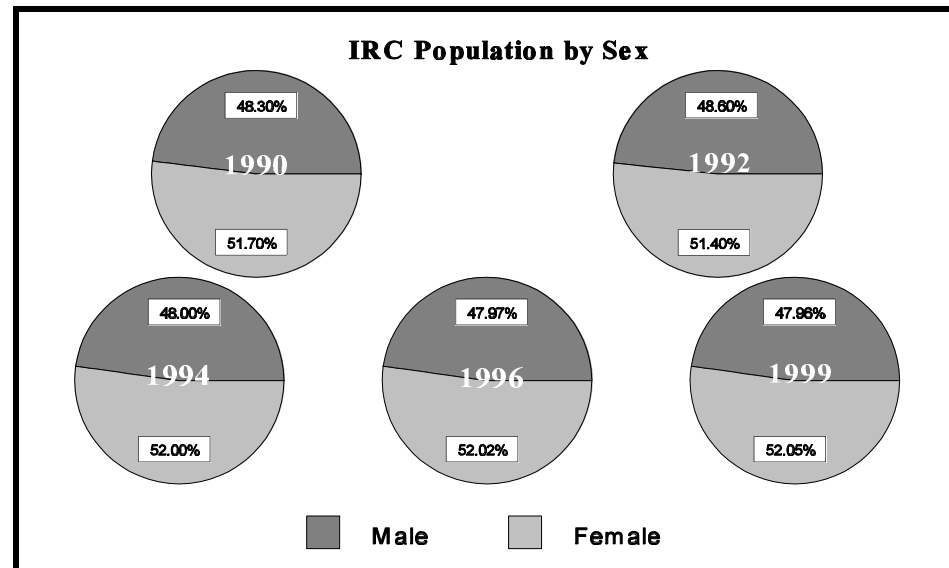
Indian River County Population by Age Group										
Year	0-14	Share of Population	15-24	Share of Population	25-44	Share of Population	45-64	Share of Population	65 and Over	Share of Population
1990	14,684	16.28%	8,996	9.97%	22,435	24.87%	19,501	21.62%	24,592	27.26%
1992	15,262	16.22%	9,485	10.08%	23,187	24.64%	20,456	21.74%	25,701	27.32%
1994	16,591	17.03%	10,167	10.44%	23,610	24.24%	19,381	19.90%	27,666	28.40%
1996	16,652	16.29%	9,434	9.23%	24,504	23.97%	22,275	21.79%	29,346	28.71%
1999	17,568	16.03%	10,131	9.25%	25,356	23.14%	24,911	22.73%	31,613	28.85%

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

Indian River County by Sex and Race		
Year	Sex	
	Female	Male
1990	46,630	43,578
1992	48,359	45,732
1994	50,626	46,789
1996	53,179	49,032
1999	57,052	52,527

†Rounded to thousands.

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



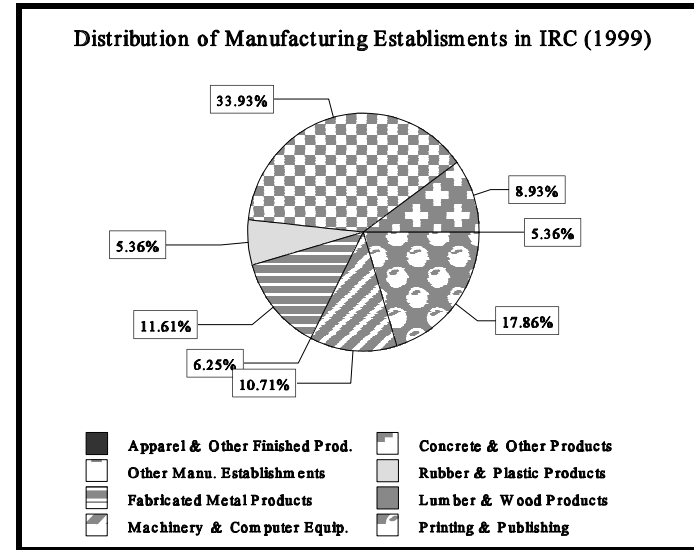
Largest Employers in Indian River County (2000)						
2000 Ranking	1999 Ranking	Firm	SIC Major Group	Employees		
				Total	Full-time	Part-time
1	1	School District of Indian River County	Government	1,700	1,700	N/A
2	2	Indian River Memorial Hospital	Health Services (SIC 80)	1,552	705	847
3	3	Indian River County	Government	1,416	1,230	86
4	4	The New Piper Aircraft	Transportation Equipment (SIC 37)	1,349	1,294	55
5	11	Gracewood Fruit Packing	Agricultural Services (SIC 07)	800	110	690
6	5	Publix Supermarkets	Food Stores (SIC 54)	792	397	395
7	6	Wal-Mart	General Merchandise Stores (SIC 53)	774	584	190
8	10	Hale Indian River Groves	Agricultural Services (SIC 07)	675	225	450
9	7	City of Vero Beach	Government	606	556	50
10	9	Winn-Dixie	Food Stores (SIC 54)	520	156	364
11	12	Dodgertown Complex	Amusement and Recreation Services (SIC 79)	438	125	313
12	--	XL Vision	Research and Development (SIC 87)	432	341	91
13	13	John's Island	Hotels and Other Lodging Places (SIC 70)	415	210	205
14	15	Sebastian River Medical Center	Health Services (SIC 80)	390	275	115
15	8	Sun Ag, Inc.	Agricultural Services (SIC 07)	375	250	125
16	18	Indian River County Exchange Packers	Agricultural Services (SIC 07)	350	48	302
17	16	Disney's Vero Beach Resort	Hotels and Other Lodging Places (SIC 70)	338	243	95
18	17	Visiting Nurse Association	Health Services (SIC 80)	332	142	190
19	19	Indian River Estates	Health Services (SIC 80)	289	155	134
20	20	Doctor's Clinic	Health Services (SIC 80)	240	230	10

N/A - not available.

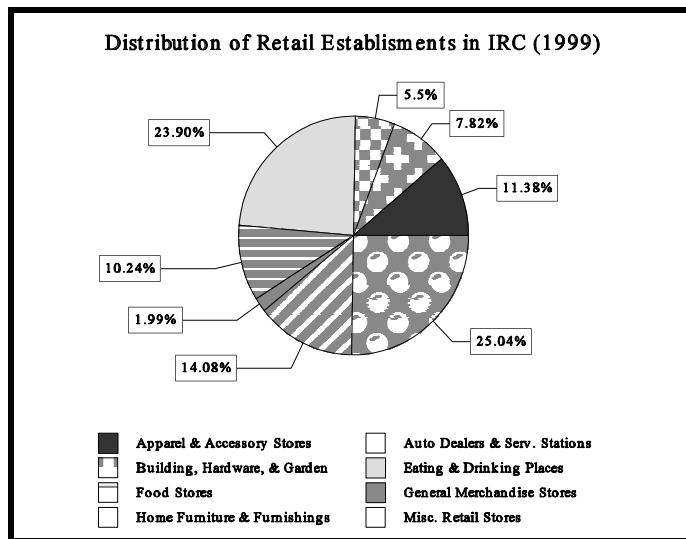
Source: Indian River County Chamber of Commerce, 12/16/00.

Business Establishments in Indian River County			
SIC Division	# of Firms 1990	# of Firms 1999	% Increase
Agriculture, Forestry, & Fishing	229	225	-1.75%
Construction	448	386	-13.84%
Manufacturing	112	112	0.00%
Transportation., Communications, & Utilities	79	103	30.38%
Wholesale Trade	124	175	41.13%
Retail Trade	627	703	12.12%
Finance, Insurance, & Real Estate	282	320	13.48%
Services	1,039	1,312	26.28%
Government	52	60	15.38%

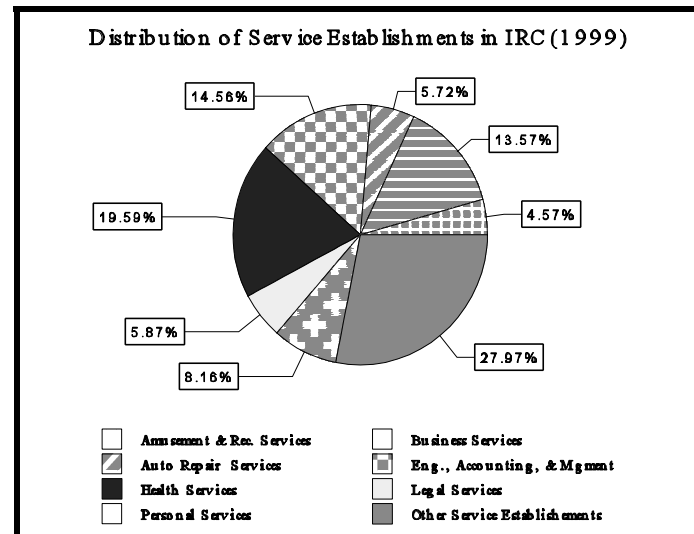
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



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



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



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

Sales Information for Private Companies in Indian River County				
Establishment	1990		1999	
	Gross Sales	% of State Wide Gross Sales	Gross Sales	% of State Wide Gross Sales
Aircraft Dealers	\$121,963,921	5.04%	\$160,916,344	3.56%
Communications	\$45,655,383	0.59%	\$81,869,253	0.50%
Department Stores	\$50,390,623	0.64%	\$194,589,418	1.16%
Grocery Stores	\$177,183,058	0.82%	\$237,535,863	1.41%
Industrial Machinery Equipment	\$7,636,082	0.15%	\$12,755,439	0.15%
Medical, Dental, Surgical, Hospitals	\$1,006,201	0.05%	\$7,970,133	0.11%
Motor Vehicle Dealers	\$135,689,606	0.44%	\$289,548,940	0.44%
Motorboat and Yacht Dealers	\$9,490,314	0.43%	\$18,756,291	0.41%
Office Space and Commercial Rentals	\$44,796,756	0.48%	\$98,564,978	0.57%

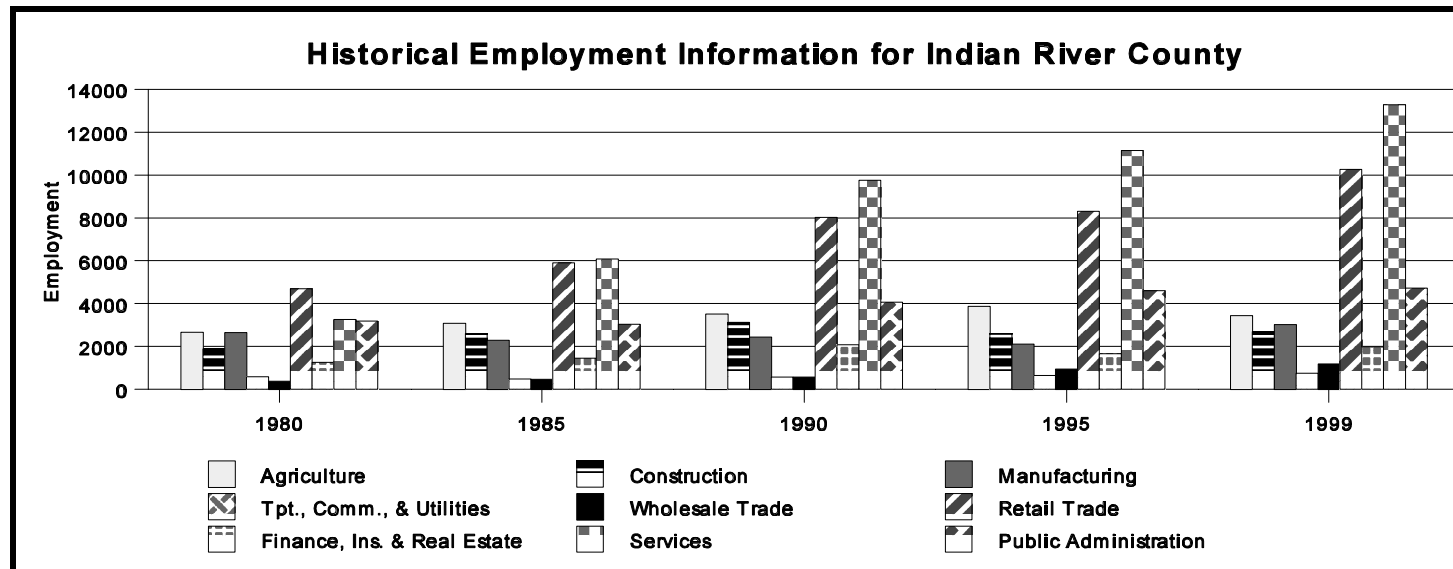
Source: Florida Department of Revenue, Office of Research and Analysis.

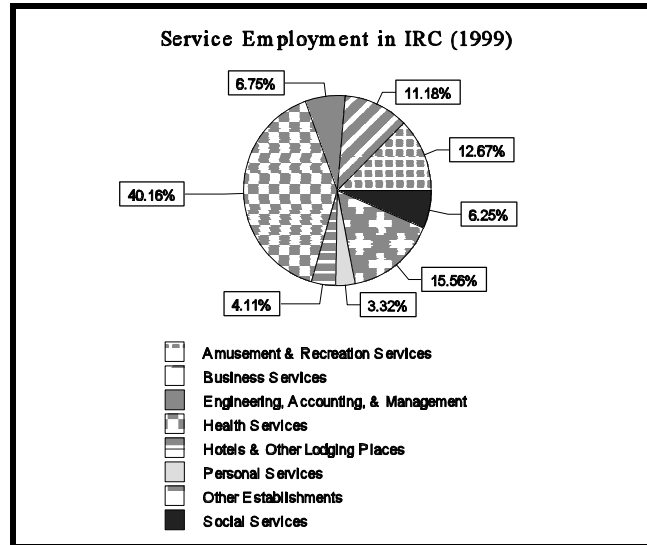
Private Companies in Florida's Top 200 Located in Indian River County†					
Company	City	Rank	Revenue (1999)	Full-time Employees	Type of Business
George E. Warren Corp.	Vero Beach	7	\$1,281,181,000	25	Petroleum Trading
The New Piper Aircraft Inc.	Vero Beach	109	\$146,000,000	1,250	Aircraft Manufacturer
Seald Sweet Growers	Vero Beach	110	\$145,000,000	65	Wholesale Fresh Fruits and Vegetables
†Ranked by 1999 Revenue.					

Source: Florida Trend, 2000.

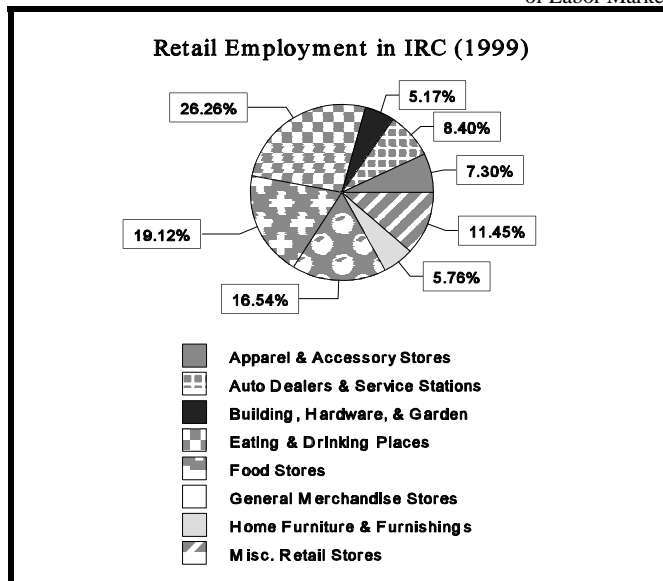
Employment Information for Indian River County (1999)				
SIC Division	# of Employees	% of Total Employment	Annual Payroll	Average Annual Wage Per Employee
Agriculture, Forestry, & Fishing	3,442	8.31%	\$71,302,727	\$20,718
Construction	2,685	6.48%	\$69,476,761	\$25,880
Manufacturing	3,014	7.28%	\$103,096,604	\$34,212
Tpt., Communications, & Utilities	756	1.83%	\$21,169,591	\$28,008
Wholesale Trade	1,181	2.85%	\$54,361,664	\$46,046
Retail Trade	10,262	24.78%	\$169,244,434	\$16,492
Finance, Insurance, & Real Estate	1,975	4.77%	\$81,134,036	\$41,077
Services	13,274	32.01%	\$352,569,780	\$26,562
Public Administration	4,718	11.39%	\$154,201,594	\$34,647

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

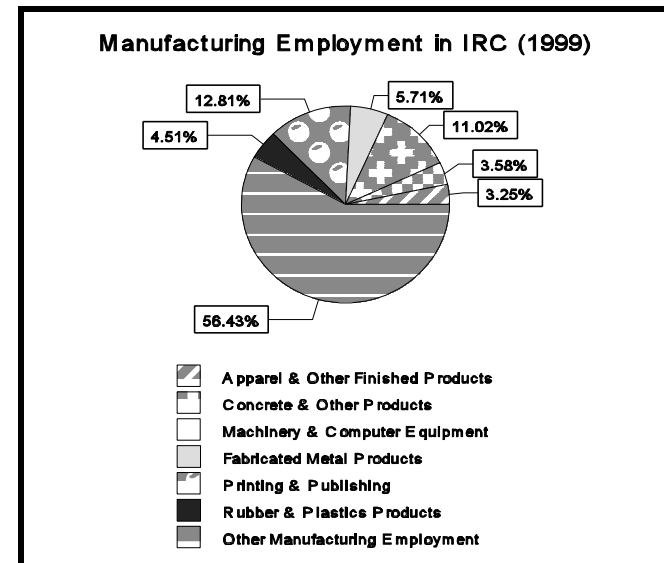




Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



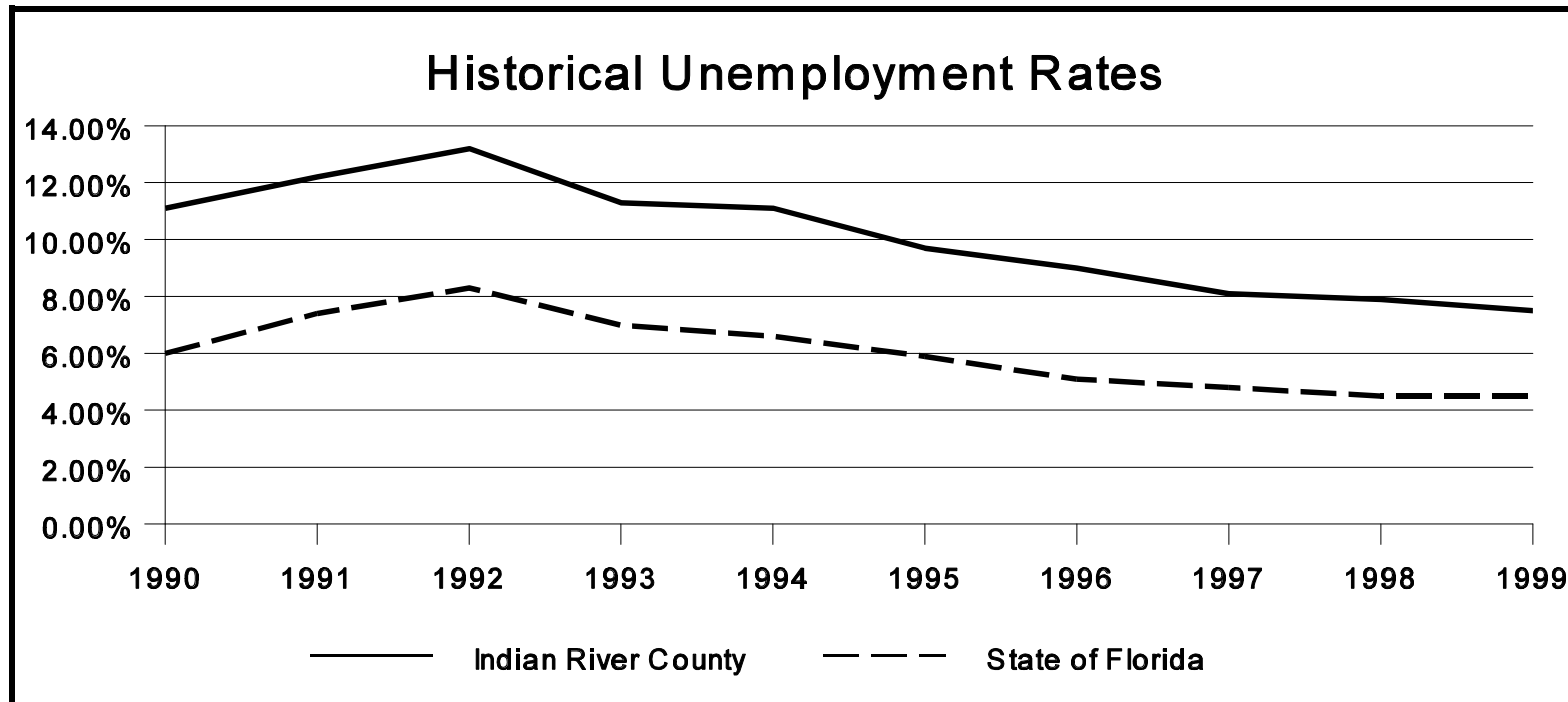
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



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

Indian River County Unemployment Information														
	Annual		1999	2000 Monthly										
	1998	1999	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Labor Force	44,993	45,043	46,652	45,365	45,275	45,906	43,320	44,611	45,357	45,471	45,339	45,113	45,403	46,212
Unempl. Rate	7.9%	7.5%	5.6%	5.8%	4.8%	4.6%	4.6%	5.3%	8.8%	9.6%	9.9%	9.5%	7.5%	5.9%

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



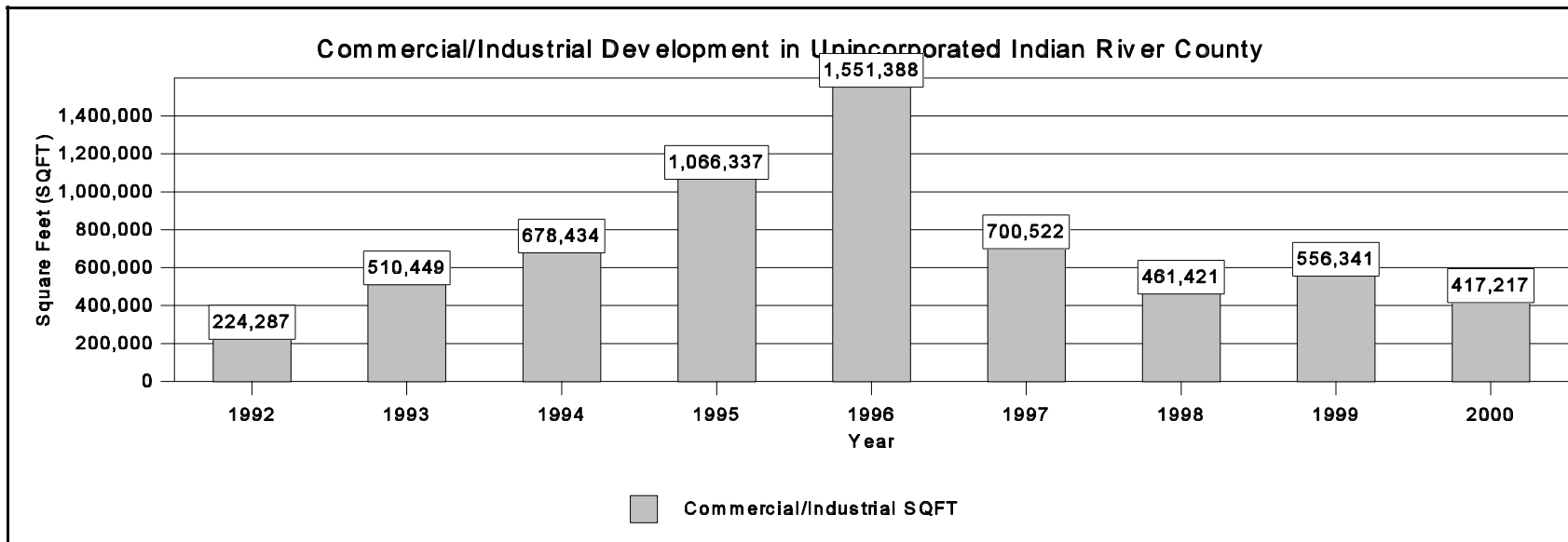
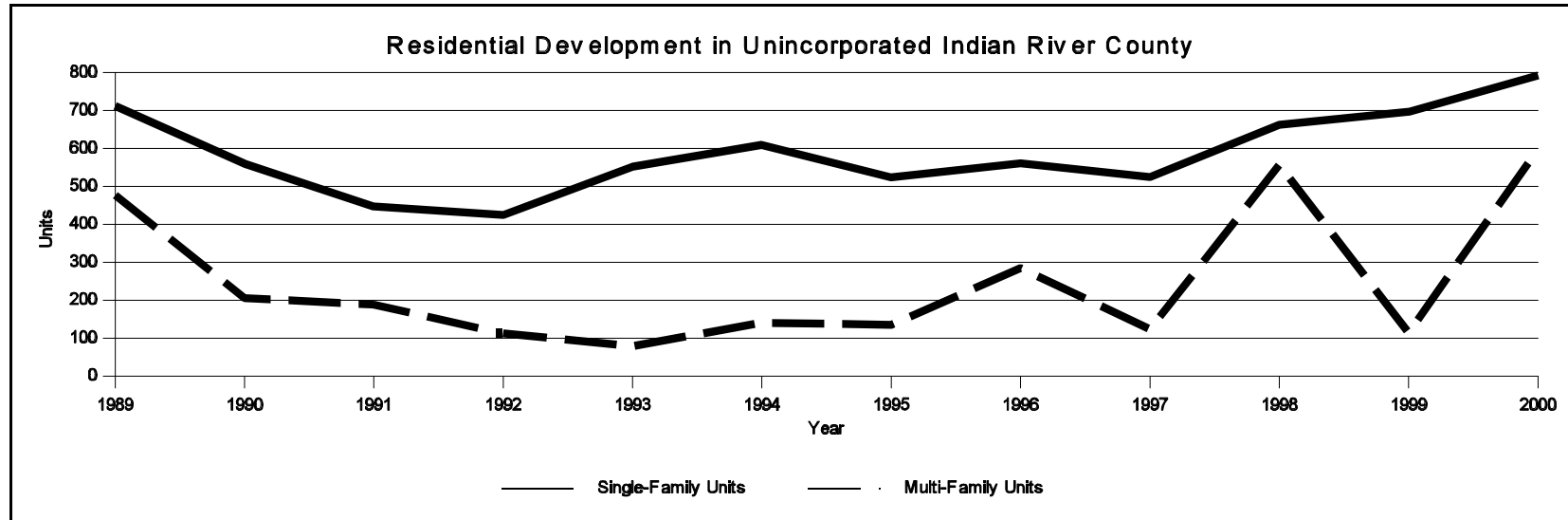
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.

Business Incentives Offered Directly by Indian River County Board of County Commissioners													
Local Jobs Grant Program	Traffic Impact Fee (TIF) Financing Program												
<p><u>Qualifications:</u></p> <ul style="list-style-type: none"> < At least 20 or more manufacturing jobs (SIC code's 20-39) or 20 or more jobs in the county's target industries must be created. < Wages for the newly created jobs must equal at least 100% of the county's average salary/wage level. < An application must be submitted to the Community Development Department. All eligible applications shall be reviewed by the Board of County Commissioners. <p><u>Amount of Award:</u></p> <table border="0"> <thead> <tr> <th># of Jobs Created</th> <th>Grant Amount</th> </tr> </thead> <tbody> <tr> <td>10-19</td> <td>\$1,000/job created</td> </tr> <tr> <td>20-49</td> <td>\$1,250/jobs created</td> </tr> <tr> <td>50-99</td> <td>\$1,500/job created</td> </tr> <tr> <td>100-149</td> <td>\$1,750/job created</td> </tr> <tr> <td>150+</td> <td>\$2,000/job created</td> </tr> </tbody> </table> <p>10% Grant Bonus - At least 50 jobs created are in the county's target industries. 10% Grant Bonus - At least 75% hired are Indian River County residents. 10% Grant Bonus - Salary of qualified jobs are at least 125% of county's average salary. 20% Grant Bonus - Salary of qualified jobs are at least 150% of county's average salary. 25% Grant Bonus - Salary of qualified jobs are at least 175% of county's average salary.</p> <p><u>Other Requirements:</u></p> <ul style="list-style-type: none"> < A grant to an individual company may not exceed \$500,000 < Grant funds can be used for costs associated with expansion or relocation such as moving expenses, permitting costs, impact fees, infrastructure costs, rent, day care facilities, equipment, or other expenses to be approved by the Board of County Commissioners < Grant funds will be paid over a five year period. <ul style="list-style-type: none"> < 20% each year 	# of Jobs Created	Grant Amount	10-19	\$1,000/job created	20-49	\$1,250/jobs created	50-99	\$1,500/job created	100-149	\$1,750/job created	150+	\$2,000/job created	<p><u>Qualifications:</u></p> <ul style="list-style-type: none"> < Business must be classified as a manufacturing establishment (SIC codes 20-39), or listed on the county's target industries list. <p><u>Benefits:</u></p> <ul style="list-style-type: none"> < A business is able to finance a TIF over a six year period, to correspond to the timeframe in which traffic impact fees must be spent. < Interest rate is established by the Board of County Commissioners. < TIF loan is repaid in annual payments. <p><u>Other Requirements:</u></p> <ul style="list-style-type: none"> < A lien must be recorded against the benefitting real property. < The TIF financing lien must be a first lean on the property.
# of Jobs Created	Grant Amount												
10-19	\$1,000/job created												
20-49	\$1,250/jobs created												
50-99	\$1,500/job created												
100-149	\$1,750/job created												
150+	\$2,000/job created												
	<p>Waiving County Utility Deposit</p> <p><u>Qualifications:</u></p> <ul style="list-style-type: none"> < Business must be classified as a manufacturing establishment (SIC codes 20-39), or listed on the county's target industries list. < Business must have a five year good credit history with its previous utility provider. <p><u>Benefits:</u></p> <ul style="list-style-type: none"> < The county will guarantee county utility deposits for all qualified businesses. < The county will pledge funds that can be drawn upon when necessary. <p><u>Other Requirements:</u></p> <ul style="list-style-type: none"> < The county will guarantee up to a \$5,000 utility deposit. 												
<p><u>Other Incentives:</u> UFinancing of water & sewer impact fees UAvailability of infrastructure with sufficient capacity UExpedited Permitting Process UAvailability of industrial revenue bonds UAvailability of job training through IRCC and JEPP. UAssistance in acquiring federal or state grants</p>													

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

Building Permit Information for New Construction (Last 12 Months)						
Jurisdiction	Building Type	Jan. - Mar. (2000)	Apr. - Jun. (2000)	Jul. - Sep. (2000)	Oct. - Dec. (2000)	Total
Unincorporated County	Single-Family Units	173	230	179	211	793
	Multi-Family Units	199	234	157	9	599
	Commercial/Industrial Sqft	125,310	98,172	86,492	107,243	417,217
Vero Beach	Single-Family Units	4	7	9	8	28
	Multi-Family Units	0	9	2	2	13
	Commercial/Industrial Sqft	18,135	17,563	14,219	34,532	84,449
Sebastian	Single-Family Units	95	71	42	56	278
	Multi-Family Units	8	6	2	2	18
	Commercial/Industrial Sqft	10,050	4,594	5,712	0	74,355
Fellsmere	Single-Family Units	4	5	6	9	24
	Multi-Family Units	0	0	2	0	2
	Commercial/Industrial Sqft	0	0	5,200	0	5,200
Indian River Shores	Single-Family Units	4	9	9	12	34
	Multi-Family Units	6	12	0	3	21
	Commercial/Industrial Sqft	0	0	0	0	0
Orchid	Single-Family Units	11	10	11	11	43
	Multi-Family Units	12	3	0	0	15
	Commercial/Industrial Sqft	0	0	0	0	0
Total Single Family Units		291	332	270	307	1,200
Total Multi-family Units		225	264	163	16	668
Total Commercial SQFT		153,495	120,329	165,622	141,775	581,221

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



Indian River County Real Estate Tax Roll (2000)			
Use	Count	Land Value	Improvement Value
Residential			
Single Family Residential Units	33,186	\$1,298,641,340	\$2,716,913,950
Multi-Family (2-9 Units)	728	\$20,608,290	\$43,413,570
Multi-Family (10 Units +/-)	41	\$8,914,920	\$43,853,580
Condominium	10,631	\$3,689,670	\$1,130,142,690
Other Improved Residential	1,633	\$75,116,750	\$16,965,190
Vacant Residential	18,155	\$560,358,340	\$304,640
Commercial			
Stores (One Story)	240	\$42,723,570	\$65,581,690
Department Stores	8	\$10,315,660	\$24,833,300
Supermarkets	59	\$7,835,010	\$10,778,560
Community Shopping Center	19	\$22,131,700	\$55,145,200
Regional Shopping Center	2	\$6,862,020	\$61,908,340
Other Improved Commercial	816	\$153,878,210	\$195,692,430
Vacant Commercial	1,328	\$96,589,800	\$0
Industrial			
Light Manufacture, Small Machine Shop, Etc.	56	\$4,326,560	\$17,828,980
Heavy Industry	2	\$3,080,850	\$10,588,790
Packing Plants: Fruit, Vegetables, & Meat	30	\$6,151,180	\$11,190,350
Other Improved Industrial	290	\$24,105,320	\$52,205,470
Vacant Industrial	216	\$12,997,980	\$0

Source: Indian River County Property Appraisers Office, January 2001.

NORTH COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (north of 77 th Street)							
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							
Sadhvani Medical Office SP-MI-00-10-60 2000040030-24225	East Side of US #1, Across from the WalMart Supercenter Map location 1	5,000 sq. ft. Medical Office Building Contact: Tahir H. Qizibash 589-6879	4/17/00	8/2/00	9/14/00	2/12/01	
			Pending site plan release.				
Institutional Establishments							
Brown House (ALF) 2000070044-24142	12470 Roseland Road Map location 2	Assisted Living Facility = 4,302 sq. ft. Contact: Rene G. Vandevoorde 589-4353	7/24/00				
			Awaiting formal site plan submittal.				
Kashi Church Foundation SP-MI-00-03-15 99120007-22298	11155 Roseland Road Map location 3	1,564 sq. ft. Office Contact: Knight, McGuire & Associates, Inc. 569-5505	N/A	12/15/99	N/A	N/A	
			Approved by staff on 2/28/00. Released 11/13/00 for construction. Building permit issued 11/28/00.				
KSM Engineering & Testing 97050041 SP-MA-99-05-27	11345 US #1 Map location 4	Engineer/Testing lab - 3,700 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	N/A	3/3/99	3/25/99	4/11/00	
			BCC extended site plan approval date. New expiration date is 3/25/01. Site plan released 9/6/00. C.O. Issued 4/19/01.				
Outreach Ministry Mission House 2000020140-22591	5140 87 th Street Map location 5	A Place of Worship / Missionary / Retreat Contact: Bruce Hanusek 1-561-624-0413	2/24/00				
			Awaiting formal plan 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	
Roseland United Methodist Church SP-MA-99-09-55 99060146-21011	12962 Roseland Road (between 129 th Court and 129 th Place)	3,580 sq. ft. Church Building Addition. Contact: John Dean 567-4907	N/A	7/7/99	8/12/99	9/7/99	
	Map location 6		Building permit issued 5/11/00. C.O. issued 2/2/01.				
Other Non-Residential Projects							
Fischer Sand Mine 93100153-25392	West of Schumann Drive, South of the City of Sebastian; east of Powerline Rd.	73.6 Acre Sand Mine Operation Contact: Mosby & Associates, Inc. 569-0035	10/13/00	1/31/01	2/22/01		
	Map location 7		Approved, pending site plan release.				
Sebastian Radio Tower SP-MA-00-08-47 2000030251-23601	14195 122 nd Street; 0.8 Miles West of CR 507 and 1/4 Mile South of C-54 Canal	Communications Tower: 300' For FM Radio Station and Other Uses Contact: SBA, Inc. 561-893-9001	4/10/00	5/31/00	7/13/00	8/8/00	
	Map location 8		Pending site plan release. Building permit issued 12/11/00. C.O. issued 3/26/01.				
The Humane Society of Vero Beach 2001020017-26185	North side of 77th Street 1/2 mile west of 58th Ave.	Humane Society Facility Contact: Knight, McGuire & Assoc. 561-569-5505	2/12/01				
	Map location 9						
Professional and Financial Office Establishments							
Indian River Federal Credit Union SP-MA-99-05-32 99010058-19669	11638 U S 1 Sebastian Square Out Parcel	2,552 sq. ft. Credit Union building With Drive-In. Contact: Mosby & Associates, Inc. 569-0035	1/19/99	3/10/99	1/13/00	N/A	
	Map location 10		Awaiting site plan release.				
Public and Private Recreation Facilities							

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	
Jungle Trail/Pelican Island Wildlife Refuge SP-MA-01-03-24 2000120035-25732	Jungle Trail	Conservation Education Facility Located on 5.13 Acres Map location 11	N/A	12/20/00	3/8/01		
			Pending site plan release.				
North County Regional Park SP-MA-00-10-58 2000050084-24170	West of the Sebastian Middle School on C.R. 512	County Park Located on ±121 Acres; pools and recreation fields Contact: Brad Smith Associates, Inc. 567-4285 Map location 12	5/19/00	7/26/00 8/28/00	9/28/00 10/17/00	10/17/00	
			Pending site plan release.				
Indian River County Shooting Range SP-MA-98-12-68	Approx. ½ mile north and west of the north terminus of 102 nd Terrace, adjacent to the east side of I-95 Map location 13	Recreation and Hunter Education; various gun ranges with berming, 1,500 sq. ft. building area, and conservation areas. Contact: Sean McGuire, P.E. Indian River County 567-8000 ext. 510			10/8/98 3/8/01	3/20/01	
			C.O. issued Feb, 2001. Revisions made to address concerns of neighboring XL Vision. Site plan released and construction has commenced. Extended hours of operation approved by BCC 3/20/01.				
Platt Corner Gun Range 2000060218-24075 SP-MI-00-10-57	Located at Ditch 1 in Fellsmere, East of CR 507 at C-54 Canal	1,701 sq. ft. Office and Gun Range Located on 24.87 Acres Contact: Mosby & Associates, Inc. 569-0035 Map location 14	N/A	7/12/00	10/12/00	11/14/00	
			Pending site plan release.				
Red Stick Golf Club 98100172-25881 PD-99-02-04 and PD-99-05-07	South of 85 th Street/Kings Highway and Old Dixie Map location 15	18 Hole Golf Course / Clubhouse / Golf Maintenance Facility on 315 Acres Contact: Masteller & Moler, Inc. 567-5300		01/10/01	4/8/99	4/3/01	

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
			Site plan released and golf course under construction. Building permits issued. Final plat approved.				
Sebastian Canoe Launch SP-MA-00-07-37 2000040050-23187	Northeast of the Intersection of CR 512 and CR 520, to the West of the St. Sebastian River Map location 16	Canoe Launch and Parking Area Contact: Indian River County 567-8000	N/A	4/19/00	11/9/00	N/A	
Pending site plan release.							
Restaurant Establishments							
Ruby Tuesday SP-MA-01-02-18 2000090162-25586	13675 US #1 Map location 17	Restaurant = 5,515 sq. ft. Contact: Lawson, Noble & Webb, Inc. 561-878-1700	10/9/00	12/6/00	1/25/01		
Approved; site plan released 4/2/01.							
Retail Trade Establishments							
Speedway (Fellsmere) #8370 2000110171-25633	9020 Fellsmere Road (CR 512) at the Northwest Corner of CR 510 and CR 512 Map location 18	3,800 sq. ft of Retail (Convenience Store) Building Area and 12 Fueling Positions Contact: LA Civil 727-518-6885	12/11/00	4/04/01	2/22/01		
Awaiting response to TRC comments.							
Gator Lumber SP-MI-00-05-26 97110117-22570	9555 US #1 Map location 19	11,200 sq. ft. Addition to Existing 5,531 sq. ft. Truss Manufacturing Facility Contact: Mosby & Associates, Inc. 569-0035	N/A	2/23/00	N/A	N/A	
Resubmittal received and revised plan approved on 5/22/00.							

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
Wabasso Convenience Store 2001030187-26674	NE Corner of U.S. Highway 1 and 86th Street 28-31-39-00006-0001-00001.0 Map location 20	Gas/Retail/Fast Food Restaurant/Carwash Contact: Friscia Engineering	4/16/01	TBA	TBA	N/A
			Awaiting formal submittal			
Warehouse and Storage Establishments						
Woodmere Trade Center SP-MA-99-08-47 99050028	6855 Woodmere Road Map location 21	Warehouse Contractors Trade (480 sq. ft.) Contact: Todd Smith, P.E. 567-1882	N/A	5/16/99	7/8/99	N/A

NORTH COUNTY RESIDENTIAL PROJECTS (north of 77 th Street)						
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
Multi-Family Projects						
Atlas Development SP-MA-01-02-16 2000110113-25526	9600 Highway A-1-A Map location 1	Multi-Family Condo Units Contact: Scott McGuire, McGuire & Assoc. 569-5505	N/A	11/29/00 02/07/01	12/14/00 2/22/01	01/16/01 4/3/01
			Last (third) plan denied by BCC on 4/3/01.			
Dune House Point SP-MA-99-10-67 99070164	Sea Oaks Blvd., Between SR A-1-A and the Ocean, Extreme North end of Sea Oaks Oceanside Map location 2	6 Unit Residential Contact: Carter Associates, Inc. 562-4191	N/A	8/4/99	8/26/99	
			Released for construction.			
Scott 84-Unit Development 2001040115-26815	Fronting on Old Dixie and Indian River Drive south of Roseland Road and north of 134th Street Map location 3	84 Multi-Family units with a multi-slip dock Contact: Randy Mosby; Mosby & Associates, 561-569-0035	4/30/01			
Residential Planned Development (PD) Projects						
Bermuda Club (Conceptual PD Plan and Special Exception Use) 98100141-22736 PD-99-03-06 (final plat)	West Side of SR A-1-A Between Sea Oaks and Disney (west and south of Coralstone Club) Map location 4	Single-Family 90 Lots and Multi-Family 78 units on 56 acres. Contact: Richard Kern, P.E. 321-253-9595		3/8/00		8/1/00
			Land development permits issued. Final plat approved. Certificate of completion for Phases 1 - 3 issued on 7/31/00. LDP modified 11/16/00.			

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	
Old Orchid Phase II PD-00-10-18 98010081-25604	2100 93 rd Street	37.48 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505		8/2/00 12/6/00	8/24/00 10/26/00	01/09/01 01/23/01	
	Map location 5		Final plat approved 1/16/01; Nearing certificate of completion by end of April, 2001.				
Pelican Pointe Phase II NEW APPLICATION PD-00-02-03 97070035-15416	East of Pelican Pointe; 9700 N. US 1.	Lot Setback Changes (see below) Contact: Houston Cuzzo Group 407-221-2128	N/A	12/1/99	N/A	4/4/00	
	Map location 6		Board pulled and subdivision improvement being resolved. Planning and Public Works issues resolved; some utility improvements yet to be completed. (Some homes under construction). Planning and Public Works issues resolved; some utility improvements yet to be completed.				
Plantation Houses / Sea Oaks Preliminary Residential PD PD-99-07-07 99040059	W. Orchid Island Circle (northwest corner of Sea Oaks west side)	Four buildings containing 48 units located on 3.94 acres. Contact: Carter Associates, Inc. 562-4191		4/21/99	7/8/99		
	Map location 7		Plans released on 2/9/00. LDP issued. Site plans approved to resolve Jungle Trail buffer and site plan violations. Building permit applied for but not yet issued.				
Seasons Community (f.k.a. CR 510/Gordon Nutt project) PD-00-05-09 99110063-22748	Southeast Corner of CR 510 and Jungle Trail	100 Single-Family Units on 34.06 Acres Contact: K. Hovnanian Companies of Florida, Inc. 561-478-0060	11/19/99	3/8/00	7/13/00	9/12/00	
	Map location 8		LDP construction issued on 12/15/00, under construction.				

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 Point 2000060116-23923	Between 12545 and 12555 Roseland Road, North of Sunnyfield Subdivision Map location 9	7 Lot Planned Development Contact: Mike McInerney 589-1647	6/26/00				Awaiting formal plan submittal.
Windsor Golf Cottages Preliminary PD PD-00-12-25 2000090160-24976	3220 Savannah Map location 10	Contact: Knight, McGuire & Associates, Inc. 569-5505		10/11/00	11/9/00		
Windsor Town Center Preliminary PD Plat 10 / Town Center and Fitness PD-99-05-08 95110109-10958	3125 Windsor Blvd. Map location 11	7 Multi-Family Units on 2 Tracts, 1 Single- Family on 1 Lot Contact: Knight, McGuire & Associates, Inc. 569-5505		2/24/99 1/26/00	3/25/99	4/18/00	Under Construction.
Windsor Equestrian Center PD-00-12-22 99070214-24782	3125 Windsor Blvd. Map location 12	Equestrian center, polo field and future development Contact: Knight, McGuire & Associates, Inc. 569-5505		9/20/00	10/26/00 11/9/00		Approved by P&ZC, LDP under review.
Plantation Pointe Conceptual PD/Rezoning PD-01-03-10 2000110064-25894	½ mile north of Windsor between S.R. A-1-A and Jungle Trail. Map location 13	298 Units on 105 Acres. Contact:	11/20/00	1/30/01	3/8/01	5/1/01	Denied by P&ZC; appealed to BCC with request to remand to allow modified design to be reviewed by staff, P&ZC, and then BCC.

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	
Parks Agricultural PD 2001020062-26447 PD-01-06-17	77th Street and 66th Ave - Northeast Corner Map location 14	2-lot agricultural PD Contact: Jim & Phyllis Parks Chris Pontello, P.D. 321-768-2308	2/19/01	3/21/01	5/10/01		
			To P&ZC, 5-10-01 Advertising to paper.				
Other Residential Projects							
Sea Oaks Dune House 5 and 6 SP-MA-99-05-30 99010077	8862 N. Sea Oaks Way Map location 15	Revise / Relocate Units and Parking on Sea Oaks Oceanside Contact: Carter Associates, Inc. 562-4191	N/A	6/30/99	N/A	N/A	
			Site plan approved and released and under construction.				
McElveen Duplex - Roseland Gardens 2001020115-26310	11100 Block of Airport Drive Roseland FL Map location 16	Duplex Building for Steven McElveen Houston Rice, Inc. Contact: Sam Beers 561-562-7563	3/5/01				
			Awaiting Resubs.				
Beach Cove Mobile Home Park 96040173-26740	100 99th Street 20-31-39-00000-3000-00002.0 Map location 17	Infrastructure Improvements Contact: A.B. Cook, 561-283-6972.	N/A	4/25/01	N/A	N/A	
			Minor site plan review.				
Single-Family Residential Projects							
Island Club Riverside Phases IV-VI SD-99-07-10 99030155-20290	SR A-1-A Just West of the Existing Island Club Development and North of Marbrisa Map location 18	Residential Subdivision - 120 lots Contact: Masteller & Moler, Inc 567-5300		2/07/01			4/11/00 5/1/01
			LDP issued 12/23/99. Cert. of Completion issued 9/22/00. Bonded-out for tree replacement. Final plat for Phases V and VI. Scheduled for BCC approval 5/1/01.				

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	
Island Club Riverside - Clubhouse SD-00-06-29 99030155-22909	SR A-1-A Just West of the Existing Island Club Development and North of Marbrisa Map location 19	Contact Ron Howse, P.A. 407-957-3308	N/A	3/15/00	TBA	TBA	
			Awaiting resubmittal.				
River Island PD (f.k.a. Lighthouse Point) PD-01-01-02 2000030017-25117	Located 250' South of 95 th Street, Adjacent to the West Shore of the Indian River Lagoon Map location 20	Redevelop 12 existing rental units into 1 single-family lot and 5 duplex lots for a total of 11 residences on 6 lots. Contact: Mosby & Associates, Inc. 569-0035	3/13/00 8/14/00	10/25/00	12/14/00	01/09/01	
			Pending BCC approval.				
Marsh Island Planned Development PD-00-07-11 20020035-23376 20020025-25545	Marsh Island Drive on the Wabasso Causeway Map location 21	27 Single-Family Lots, 8 Duplex Units, and Fitness Center Contact: Kimley-Horn & Associates, Inc. 562-7981	2/14/00	5/10/00	7/13/00	11/14/00	
			LDP Issued 3/19/01.				
Sea Oaks Tennis Bungalows SP-MA-99-07-39 93110095-5627	South Central Sea Oaks Map location 22	41 Single-Family Units Approved as Site Plan Contact: Carter Associates, Inc. 562-4191	N/A	4/21/99	5/13/99	N/A	
			Site plan released on 2/10/00. Under construction.				
Sea Oaks River Cottages PD-96-06-14 96030108-11768	1235 E. Winding Oaks Circle Map location 23	Replat Existing 40 Lot Subdivision to a 39 Lot Subdivision Contact: Carter Associates, Inc. 562-4191	N/A	3/24/99	4/8/99	2/1/00	
			Final plat approved by BCC 2/1/00. Plat was subsequently recorded.				

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Windsor South Village PD-01-05-14 2001020102-26298	South end of Windsor Development on the North Barrier Island. Map location 24	53 single family lots Contact: Scott McGuire 562-4191	N/A	2/28/01	4/5/01		
			Pending LDP.				

CENTRAL COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (between 77 th Street and SR 60)							
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	
Automotive Repair/Sales and Maintenance Establishments							
Elite Car Center West (f.k.a. Gools Service Center) SP-MA-00-06-35 99100078-23119	NW Corner of 86 th Avenue and SR 60 Map location 1	Auto Repair, Convenience Store, Gas Pumps (10 fueling positions), and Fast Food Contact: Mosby & Associates, Inc. 569-0035	10/27/99	4/12/00	5/11/00	N/A	
			Pending site plan release.				
Gifford Sunrise Carwash SP-MA-00-08-44 2000050094-23525	2350 45 th Street Map location 2	6,800 sq. ft. Carwash//Take-out Restaurant Contact: Mosby & Associates, Inc. 569-0035	N/A	5/24/00	TBA	N/A	
			Awaiting resubmittal of site plan.				
Gasoline Stations with Convenience Stores							
Wilson Masonry 2000090122-24907	Between US #1 and Old Dixie, North of South Winter Beach and South of 67 th Street Map location 3	7,500 sq. Ft. Warehouse and 2,300 sq. Ft. of Convenience Store with Gas Pumps Contact: Mosby & Associates, Inc. 569-0035	10/2/00				
			Awaiting formal site plan submittal.				
Chestnut Convenience Store SP-MA-99-12-77 99070163-21286	Southeast Corner of US #1 and 53 rd Street Map location 4	1,225 sq. ft. Retail/Gasoline Sales & Car Wash (4 fueling positions proposed) Contact: Mosby & Associates, Inc. 569-0035	N/A	10/6/99	N/A	N/A	
			Revised plans approved by staff on 3/31/00. Site plan released 6/9/00; awaiting construction. Project may have been abandoned to accommodate joining this site with others for a proposed shopping center project.				

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						
Hussamy Clinic and Ambulatory Surgery Center SP-MA-00-06-33 99060213-23123	North Side of 37 th Street Between 10 th Court and 7 th Terrace Map location 5	5,050 sq. ft. Medical Office Building Contact: Commons Medical 407-425-8454	7/13/99	4/12/00	5/25/00	N/A
			Site plan released 6/28/00; under construction.			
Indian River Estates 2000060219-24076 SP-MI-00-10-56	7730 Indian Oaks Drive Map location 6	Multi-Purpose Room = 1,871 sq. ft. Contact: Carter Associates, Inc. 562-4191	N/A	7/12/00		
			Awaiting resubmittal.			
Indian River Estates Phase II Buildings H and J SP-MA-99-05-29 99020148	7730 Indian Oaks Drive Map location 7	Building Modifications to Adult Congregate Living Facility Contact: Carter Associates, Inc. 562-4191	N/A	3/3/99	4/8/99	N/A
			Site plan released on 11/22/99. Building permit issued 3/28/00.			
Medical Specialty Center of Vero Beach SP-MA-01-02-19 99030154-25603	South Side of 37 th Street, Just West of IRMH Map location 8	Medical Office Addition = 18,706 sq. ft. New parking-lot addition. Contact: Mosby & Associates, Inc. 569-0035	N/A	12/6/00	01/11/01	
			PZC approved 01-11-01. Released 4/26/01			
Medical Specialty Center of Vero Beach SP-MA-00-02-08 99030154	South Side of 37 th Street, Just West of IRMH Map location 9	Medical Offices/Medical Storage Addition of storage space on 2nd floor. Contact: Mosby & Associates, Inc. 569-0035	10/12/99	11/17/99	12/9/99	N/A
			Site plan released on 3/14/00. Permit for building shell issued 5/2/00.			

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Tandem Health Care of Vero Beach SP-MA-00-03-18 99120043	North Side of 37 th Street, Approximately 600 Feet East of 17 th Avenue Map location 10	Addition of 39 Beds to Existing 120 Bed Facility Contact: Kimley-Horn & Associates, Inc. 562-7981	12/21/99	1/5/00	1/27/00	N/A	Site plan released on 3/14/00. Under construction.
Vero Beach Orthopedic Center SP-MA-99-10-63 99070090	3725 12 th Court, Just North of the Existing VBOC and 37 th Street Map location 11	9,500 sq. ft. Medical Office Building Contact: Knight, McGuire & Associates, Inc. 569-5505	N/A	7/28/99	10/14/99	N/A	Site plan released on 1/5/00.
Medical Service Center Lots 3&4 2001040137-26844	37th Place and 10th Court in Medical Service Center Subdivision Map location 12	Medical Service Facility Contact: Mosby & Assoc. 569-0035	N/A	5/2/01		N/A	Site plan released on 1/5/00.
Industrial Establishments							
Vero Best Organic Farms SP-MA-00-08-46 2000030153-23002	West Side of 82 nd Avenue, North of SR 60 Map location 13	15,000 Sq. Ft. Packing House Contact: Mosby & Associates, Inc. 569-0035	3/27/00	5/31/00	7/13/00	N/A	Pending site plan release.
Harbor Island Citrus, Inc. 2001020173-26365	4420 Old Dixie Hwy Map location 14	Redevelop existing packing house Contact: Randy Mosby 569-0035	3/19/01				Awaiting formal submittal.
Institutional Establishments							

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Gifford Church of Christ SP-MA-01-03-36 2000110078-25848	4665 and 4675 33 rd Avenue	Church = 2,320 sq. ft. Contact: Schulke, Bittle & Stoddard 770-9622	11/27/00	01/03/01	2/08/01		
	Map location 15		Awaiting site plan release.				
Willie Jones Church SP-MA-01-01-04 2000100092-25123	43 rd Street	2,430 sq. ft. Church Addition Contact: Mosby & Associates, Inc. 569-0035	N/A	10/25/00	11/9/00		
	Map location 16		Pending site plan release				
Linnie's and Theresa's Care Center 2000030024-27063	3996 46 th Street	Change the use of a Residence to a 984 Sq. Ft. Day Care Facility Contact: Theresa Harriel 794-4711	3/13/00	8/30/00	TBA	TBA	
	Map location 17		Pending resubmittal.				
Heaven's Little Treasure's Child Care 2000090029	4755 34 th Ave.	Child Care facility Thomas & Hortense Beachum	9/18/00				
	Map location 18		Pending formal site plan submittal.				
St. John of the Cross Catholic Church SP-MA-00-08-48 99010111-23596	Northwest Corner of 26 th Street and 74 th Avenue [NEW SITE]	36 Acres, 1,200 Seat Church and 12,000 sq. ft. Multi-purpose Building Contact: Carter Associates, Inc. 562-4191	1/29/99	5/31/00			
	Map location 19		Awaiting resubmittal.				
St. Peter's Academy 200080126	4250 38 th Avenue.	9,680 sq. ft. Multi-purpose Room Contact: Triad International 234-0203	8/28/00				
	Map location 20		Pending formal site plan submittal.				

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
IRC School Board District Fleet Maintenance Facility 2000080143	South of Gifford Road, east of 56 th Avenue	38,800 sq. ft. Building and bus parking area. Contact: Indian River Public Works 567-8000, ext. 1379	8/28/00				
	Map location 21		Pending formal site plan submittal.				
IRC Road & Bridge and Traffic Engineering Facility	4548 41 st Street	Public Works Maintenance Complex Contact: Indian River Public Works 567-8000, ext. 1379	8/28/00				
	Map location 22		Pending site plan submittal.				
King's Baptist Site Plan, Major and Administrative SP-MA-01-05-34 2001010085-26221	West side of 58th Avenue South of 33rd Street.	New Sanctuary, Life Center, and associated parking Contact: Randy Mosby 561-569-0035	2/5/01	2/21/01	4/5/01	5/8/01	
	Map location 23		Scheduled for BCC approval on 5/8/01.				
Indian River Estates, Ph III 2001030053-26483	7730 S.R. 60 north side	10 acre expansion of Indian River Estates 60 unit ALF, 10 Duplexes, 40 villas Contact: John Blum 562-4191	3/19/01				
	Map location 24		Pending formal submittal.				
Mixed Commercial Use Projects							
Marquis Commercial Park 2001040099-26802	N.W. corner of I-95 and S.R. 60	Commercial center proposing 19,500 square-foot Contact: Bill McCain 770-1093	4/23/01				
	Map location 25		Pending 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	
Mae's Beauty Shop SP-MA-01-01-07 93110066-25072	2996 45th Street	Interior Modifications Contact: Mosby & Assoc., Inc. 569-0035	N/A	10/25/00	N/A	N/A	
	Map location 26		Approved by staff on 12/14/00. Pending site plan release.				
Other Non-Residential Projects							
Banack Terrace SD-01-02-02 2000110121-25536	Atlantic Blvd.	Road Right-of-Way Private (Road Plat) Contact: Carter Associates, Inc. 562-4191	N/A	11/29/00 3/07/01	01/11/01		
	Map location 27		PZ approved 01/11/01. Final plat reviewed. Await resubmittal				
Sprint PCS Antenna SP-MI-01-01-11 2000090155-25307	23200 SR 60	Add Antenna to Existing Tower Contact: Site Solutions 561-967-9964	N/A	11/8/00			
	Map location 28		Pending site plan resubmittal.				
Animal Clinic 2000120049-25747	5740 US #1, North of 57 th Street, and East of US#1	Animal Clinic and Garage Warehouse Building = 4,444 sq. ft. Contact: Dr. Floyd and Mary Kirby	12/18/00	12/18/00 01/19/01	2/22/01		
	Map location 29		Awaiting site plan release.				
Klein Property 2000100097-25132	69 th Street	RV Storage Contact: Christopher Pontello 231-1743	10/23/00				
	Map location 30		Pending formal site plan submittal.				
Hammond Groves SP-MA-99-12-80 99090228	3885 41 st Street	Pole Barn and Storage Building Contact: Knight, McGuire & Associates, Inc. 569-5505	N/A	10/13/99	N/A	N/A	
	Map location 31		Site plan approved by staff on 11/18/99. Pending release for construction.				

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	
Humane Society Animal Center SP-MA-00-02-13 98020009	4701 41 st Street Map location 32	26,719 sq. ft. of Additional Building Area for Animal Shelter Contact: Knight, McGuire & Associates, Inc. 569-5505	N/A	11/24/99	1/13/00	N/A	Pending site plan release.
Veterans Of Foreign Wars Post Home 2000080187	South of 26 th St. west of 58 th Ave. Map location 33	5,000 sq. ft. VFW hall. Contact: Charles Palmer Carter & Assoc.	9/11/00				Pending formal site plan submittal: LDR amendment approved that now makes the project possible as a special exception use.
Indian River Mosquito Control SP-MI-99-09-54 99060131	5655 41 st Street Map location 34	3,098 sq. ft. Office Addition Contact: John Dean 567-4907	N/A	6/30/99	N/A	N/A	Approved by staff on 8/12/99. Site plan released on 9/8/99. Building permit issued 4/12/00. Building finalized 1/2/01.
Right-of-Way Abandonment 2001020023-26193 RW-01-05-02	59th Ave North of 24th Street	Abandon Segment of Right-of-Way Contact: Howard Freeman, 778-1966		2/22/01			Applicant has withdrawn request.
Urgent Care Facility 2001040042-26726	37th Place and 17th Ave Southwest Corner Map location 35	10,010 Sq. Ft. Urgent Care Facility Contact: Charles Block Architect: McCain & Assoc.	4/16/01				Awaiting Resubs.
Public and Private Recreation Facilities							

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
Gifford Youth Activity Center 99090123 SP-MI-00-01-04 SP-MA-00-04-24 98080008-18506	SW Corner of 43 rd Avenue and 49 th Street (4715 43 rd Avenue) Map location 36	6,583 sq. ft. Building Addition and Aquatic Center Including Pool and Pool House Contact: Mosby & Associates, Inc. 569-0035	10/5/99	11/3/99	4/27/00	N/A
			Site plan approved by staff on 12/22/99. Site plan released 1/28/00. Building permit issued 2/8/00. Approved by PZC on 4/27/00. Pending site plan release.			
Quail Valley Golf Club SP-MA-01-03-27 (preliminary) SP-MA-00-10-59 (conceptual) 2000050005-25854	East of 82 nd Avenue and South of 69 th Street Map location 37	Golf Course, Clubhouse, and Maintenance Facility Located on 290 Acres. Contact: Knight, McGuire & Associates, Inc. 569-5505	5/15/00	8/2/00 01/03/01	11/9/00	1/25/01
			Approved and Site Plan released 3/4/01.			
Bent Pine Golf Club 91060157-26300	Bent Pine Golf Club 6001 Clubhouse Drive Vero Beach FL Map location 38	Addition to clubhouse minor site plan. Contact: Chris Consultants Winter Park FL 407-657-9477	2/26/01	5/2/01		
			TRC scheduled for 5/2/01.			
Restaurant Establishments						

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	
Bob Evans Restaurant SP-MA-00-04-20 20010020	Next to Don Olson Tire on north side of SR 60 (6079 20 th Street) Map location 39	5,292 sq. ft. Restaurant on 1.02 Acres Contact: Bob Evans Farms 614-898-7100	N/A	1/19/00 5/3/00	5/25/00	N/A	Building permit issued 9/21/00. C.O. issued 3/9/01.
Sonny's Bar-B-Q Restaurant 2000030151-22999	5001 20 th Street Map location 40	5,883 Sq. Ft. Restaurant Contact: James McNab	3/27/00				Awaiting formal site plan submittal.
The Hardwood Grille (f.k.a. Mama Mia's) SP-MA-99-06-34 97030166	7450 39 th Avenue Map location 41	Restaurant/Retail/Office = 1,800 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	N/A	5/17/00	N/A	N/A	Approved by staff on 6/20/00. Site plan released 10/12/00. Building permit issued 10/17/00. Certificate of Occupancy Issued 2/12/01.
Retail Trade Establishments							
Woodlake Commons 99030142-25387	3929 US #1 Map location 42	85,620 sq. ft. Of Retail/Office Building Area Contact: Mosby & Associates, Inc. 569-0035	10/13/00	02/14/01 4/11/01			Pending second resubmittal.
Circuit City 2000040116-23709 SP-MA-00-08-51	North Side of SR 60 Next to the Existing Toys 'R' Us Store Map location 43	33,534 sq. ft. Retail Building Contact: Carter Associates, Inc. 562-4191	4/24/00	7/7/00	7/13/00	N/A	Site plan released 9/15/00. Building permit issued 9/29/00. C.O. issued 2/26/01.

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	
Linens and Things 2000070006-24092 SP-MA-00-10-63	North Side of SR 60, East of Rooms-To-Go	Retail Area of 32,810 sq. ft. and Mattress Giant area of 5,135 sq. ft. Contact: Carter Associates, Inc. 562-4191	7/17/00	8/23/00	9/28/00	N/A	Site plan released 01/05/00. Building permits issued January 2001. Under construction.
	Map location 44						
Wabasso Golf Shop (Nelson's) SP-MA-99-03-10 98100175	Northeast Corner of Intersection of US 1 and 43 rd Avenue	Retail Golf Equipment and Accessories 10,625 sq. ft. Contact: Carter Associates, Inc. 562-4191	11/13/98	12/16/98	N/A	N/A	New application expiration date of 12/9/00 granted by staff. No revisions to site plan have yet been received.
	Map location 45						
Utility Facilities							
City of Vero Beach Electrical Substation SP-MA-98-03-19 97110136	Southwest Corner of 26th Street and Kings Highway, North of Westminster Presbyterian Church.	Electrical Substation. (2,014 sq. ft.) Contact: Mosby & Associates, Inc. 569-0035				4/21/98 4/6/99	Project under construction.
	Map location 46						
Warehouse and Storage Establishments							
Easy Storage SP-MA-00-11-68 2000030248-24723	4020 43 rd Avenue	2,195 sq. ft. Of Storage Facility Contact: Mosby & Associates, Inc. 569-0035		9/13/00	10/12/00		Site plan released on 2/14/01.
	Map location 47						
Design Center SP-MA-00-08-43 99120042-23433	2101 45 th Street	Contractors Trades/Storage Building Contact: Knight, McGuire & Associates, Inc. 569-5505	12/20/99	5/17/00	6/22/00	N/A	Pending site plan release.
	Map location 48						

CENTRAL COUNTY RESIDENTIAL PROJECTS (between 77 th Street and SR 60)							
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	
Multi-Family Residential Property							
Kuhns Subdivision 2001040108-26809	East of 67th Place and U.S. Hwy 1 on Quay Dock Road Map location 1	2-Lot Subdivision	4/30/01				
Townhouse West 2000100095-25125	78 th Avenue and South of State Rd. 60 Map location 2	26 Unit Apartment Complex Contact: W.F. McCain 770-1093	10/23/00				
			Pending formal site plan submittal.				
Grand Harbor Villages Phase IV (Plat 13) Preliminary Plat PD-01-01-01 98030082-25061	5570 N. Harbor Village Drive Map location 3	3 Duplex Structures Contact: Masteller & Moler 589-4800		10/18/00	11/9/00		
			Plans released. Pending issuance of an LDP.				
Grand Harbor - River Village (PODs S & T) 99020110-24252 PD-00-10-19	South Harbor Drive within the Grand Harbor Development Map location 4	20 Single-Family Residential Lots and 84 Multi-Family Condominium Units Contact: Masteller & Moler, Inc. 567-5300	1/28/00	8/9/00	9/14/00	N/A	
			LDP pending.				
Santa Maria Lake Apartments (f.k.a. Christenson Family Development) SP-MA-99-06-36 98100151	Southeast Corner of Kings Highway and 26 th Street Map location 5	Multi-Family - 153 Units = 87,195 sq. ft. Contact: Mosby & Associates, Inc. 569-0035 NOTE: Change in site comprehensive plan designation and zoning was applied for and denied by BCC in July 2000.	11/4/98	4/14/99	5/13/99	4/11/00	
			Site still zoned multi-family. New site plan expiration date is 5/13/01.				

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	
St. Elizabeth's Island (Oak Harbor) 2000040120-23270	Within Oak Harbor at Grand Harbor Map location 6	8 Duplex Buildings (16 units) Contact: Masteller & Moler, Inc. 567-5300	4/24/00	6/28/00	8/24/00		LDP issued 11/21/00.
St. Margaret's Island (Oak Harbor Villas) PD-00-12-23 2000080078-24780	4790 South Harbor Drive Map location 7	7 single-family homes on 3.21 acres Contact: Masteller & Moler, Inc. 567-5300	8/21/00	9/20/00	10/26/00	N/A	LDP issued 12/21/00.
Osprey Pointe (f.k.a. The Estuary at Grand Harbor) 2000040230-23398	Grand Harbor (POD F) Map location 8	12 Multi-Family Units (2 Six-unit Condominium Buildings) on .89 Acres Contact: Legendary Construction, Inc.	5/8/00	6/28/00	8/24/00		Pending site plan release.
Vero Beach Apartments SP-MA-00-05-27 99090118-22135	SR 60, West of 74 th Avenue and Adjacent to Indian River Estates Map location 9	176 Unit Apartment Complex on 22 Acres Contact: Kimley-Horn & Associates Inc. 562-7981	1/24/00	3/8/00	4/27/00	N/A	Pending site plan release. Site plan extension request under staff review.
Vero Groves Apartments (f.k.a. Affordable Neighborhoods) SP-MA-99-12-81 99090038	South Side of 45 th Street Between US #1 and Indian River Blvd. Map location 10	240 Multi-Family Units on 40 Acres; No Affordable Housing Density Bonus Proposed Contact: Masteller & Moler, Inc. 567-5300	9/20/99	10/13/99	11/17/99	N/A	Pending site plan release.

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	
Walker Avenue Club (NEW APPLICATION) SP-MA-99-12-78 96120101 SP-MA-00-01-05 96120101	6900 26 th Street	172 Units Proposed; No Affordable Housing Density Bonus Proposed Contact: Coronado Construction Corp. 407-599-9998	N/A	11/24/99	12/9/99	N/A	
	Map location 11		Site plan released 11/30/00. Clearing and construction trailer permits issued.				
Terry Duplex SP-MI-00-04-22 99110121-22206	6665 US #1, Grant	Create Duplex Unit Contact: Thomas & Valerie Pendleton 388-5742	12/2/99	2/2/00	N/A	N/A	
	Map location 12		Approved by staff on 2/28/00. Site plan released 3/23/00. C.O. issued 8/16/00.				
Indian River County Habitat for Humanity SD-00-05-03 2000020183-22648	3400 44th Place	Convert abandoned motel to 3 townhouse units. Contact: Mosby & Associates, Inc. 569-0035	N/A	3/1/00	8/24/00	9/12/00	
	Map location 13		PD approved by BCC. Pending LDP issuance.				
Residential & Agricultural Planned Development (PD) Projects							
Vero Grove Country Club 2000110023-25394	West of 82 nd Avenue and South of 53 rd Street	168 Units on 839 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	10/13/00	02/07/01	3/22/01	4/17/01	
	Map location 14		Denied.				
Grand Marina Villages PD-01-02-04 2000110011-25363 2000110011-26187	North Harbor Village Drive	2 Six-Plex Condos, 4 Duplex Structures, Ship's Store, Tiki Bar, Kitchen, Bathroom, and Swimming Pool Contact: Masteller & Moler, Inc. 567-5300	N/A	11/15/00	12/14/00		
	Map location 15		Pending site plan release. Land Development Permit issued 2/23/01.				

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	
C.R. Sexton AG PD 2000120040-25736	65 th Street, West of 66 th Avenue Map location 16	Split a 19.55 Acre Parcel into 4 Equal Lots Contact: Gerald and Arlene Cappelen 564-7419	12/18/00				
			Pending formal plan submittal.				
Ball Property 2000070029-24124	North of 41 st Street and East of 74 th Avenue (Range Line Canal) Map location 17	6 Lot Planned Development Located on 36.51 Acres Contact: W.F. McCain 770-1093	7/24/00				
			Awaiting formal plan submittal.				
Sunset Cove PD-01-04-12 2001010020-26132	Via Marbella Blvd. In Grand Harbor 14-32-39-00001-0000-00000.3 Map location 18	11 Single-family lots Contact: Masteller & Moler 567-5300	1/15/01	2/7/01	4/26/01	5/15/01	
			Conceptual Plan approval scheduled for 5/15/01 BCC meeting. PZC approved preliminary PD plan.				
Sunset Trace PD-01-04-12 2001010020-26132	Via Marbella Blvd in Grand Harbor 14-32-39-00001-0000-00000.1 Map location 19	Contact: 6 duplex units (3 buildings) Contact: Masteller & Moler 567-5300	1/15/01	2/7/01	4/26/01	5/15/01	
			Conceptual Plan approved scheduled for 5/15/01 BCC meeting. PZC approved preliminary PD plan.				
Indian River Courts SP-MA-99-07-42 98100061-24987	Generally at the NW Corner of Indian River Blvd. and 41 st Street Map location 20	Planned Development Special Exception (multi-family and single-family) 230 Residential Units Contact: Captec Engineering, Inc. 561-398-8182			6/24/99	7/20/99	
			LDP issued and site plan released and site work underway. C.O. inspection underway.				

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Riverbend Golf Club 99080024-25913 PD-00-01-01 (conceptual) PD-01-02-07 (preliminary) 99080024-25458	5300 Block of US#1, Between North Relief Canal and 63 rd Street, East of US #1 Map location 21	Residential Golf Community Existing of 650 Residential Units, an 18 Hole Golf Course, and Accessory Internal Neighborhood Commercial. Contact: Knight, McGuire & Associates, Inc. 569-5505		10/27/99 12/8/99 11/29/00	5/25/00 01/11/01	6/20/00	
			Pending resubmittal. Phase I to 1/11/00 P&ZC Land Development Permit issued 3/30/01.				
Two Bridges Equestrian Subdivision 2000030021-22806	West of 82 nd Avenue and 65 th Street Map location 22	5 Lot AG PD Contact: Garrick and Doreen Kantzler	3/13/00				
			Converted to Affidavit of Exemption.				
Kennedy Properties, Inc. 2001040041-26724	7700 20th St. 1-33-38-00001-0030-00001.0 1-33-38-00001-0070-00001.0 Map location 23	76 single-family lots 334 multi-family units Contact: Carter & Assoc.562-4191	4/16/01	TBA	TBA	TBA	
			Awaiting formal submittal.				
Single-Family Residential Project							
Oak Chase Subdivision SD-99-05-06 (final plat) 98120120-25312	6500 33 rd Street Map location 24	58 Single-Family Lots Located on 23.4 Acres Contact: Carter Associates, Inc. 562-4191	N/A	11/8/00			
			Pending resubmittal. Certificate of completion issued on 10/10/00 for Phase I. Phase II under construction.				
Tyler's Place Subdivision SD-00-12-11 2000090031-24970	North side of 45 th Street in the 6100 block Map location 25	67 Single-Family Lots Located on 29.2 Acres Contact: Mosby & Associates, Inc. 569-0035	9/18/00	10/11/00	10/26/00		
			LDP applied for.				

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	
Cascades of Vero (preliminary plat) SD-98-09-09 98040202	Immediately West of the Lateral G Canal Between 65 th and 59 th Streets. Map location 26	80 lot subdivision. Contact: Mosby & Associates, Inc. 569-0035		7/1/98 11/18/98	1/14/99		LDP reviewed, awaiting applicant response. Utility permits issued.
Dreamworks Subdivision 2000070032	South side of 61 st Street between 58 th and 66 th Avenues. Map location 27	10 single-family homes on 9.87 acres Contact: Bill McCain	8/21/00				Pending formal site plan submittal.
Eagle Trace Subdivision SD-00-04-02 99070209	6100 58 th Avenue Map location 28	62 Lot Residential Subdivision on 18.485 Acres Contact: Mosby & Associates, Inc. 569-0035	11/8/99	1/26/00	4/13/00	N/A	LDP issued 3/12/01.
Lindsey Lanes Phase II-A (final plat) SD-98-06-06 98010101-24221	49 th Street and 44 th Court Map location 29	30 Lot Single-Family Development	N/A	8/2/00	N/A	11/14/00	
Sabal Trace SP-MA-00-02-14 99080039	2225 58 th Avenue Map location 30	28 Single-Family Units on 5.55 Acres Contact: James Young 569-6707	N/A	12/1/99	1/13/00	N/A	Site plan released 6/20/00; under construction.
Shannon's Walk Subdivision SD-99-08-14 99040028-22833	Located on 49 th Avenue, East Side of 58 th Avenue Map location 31	Residential Subdivision Contact: Todd Smith 567-1882	4/16/99	6/2/99 3/15/00	6/24/99		LDP applied for on 6/11/99, reviewed and waiting for applicants response. Final Plat reviewed, under review.

Pre-App -- Pre-Application Conference TRC -- Technical Review Committee PZC -- Planning and Zoning Commission BCC -- Board of County Commission N/A -- Not Applicable TBA -- To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Terra Lakes 2000070058-24163	Between 41 st and 45 th Streets, East of 66 th Avenue Map location 32	24 Lot Subdivision Located on 39 Acres Contact: W.F. McCain 770-1093	7/24/00				Awaiting formal submittal.
Compass Pointe Subdivision SP-MA-01-06-041 2001030060-26658	South side of 26th Street just west of 50th Avenue Map location 33	57 unit single-family subdivision Contact: Morgan & Associates, Inc. Melbourne FL 321-722-0407	3/26/01	4/11/01	5/8/01		Resubmitted for 5/8/01 P&ZC.
St. Malo 2001020101-26293	North side of 53rd Street at Indian River Blvd. (Most of "Whisper Lakes" site) Map location 34	157 lot single-family subdivision Contact: John Blum 561-562-4191	2/26/01	4/11/01			Pending Resubmittal.
Hatala 2001010191-26589	49th Street between 50th Ave and 48th Ave North of South Relief Canal Map location 35	Affidavit of Exemption 2 Single-family subdivision on 18.5 acres. Contact: Carter & Assoc. 561-562-4191	4/2/01				Resub received 4/18/01. Under review.
The Sanctuary Subdivision 2001010025-25936	South side of 37th Street West of 66th Ave. Map location 36	103 single family lots Contact: Scott McGuire 561-569-5505	1/15/01				Pending formal submission.

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
White Gate PD (f.k.a. Klekamp Equestrian Subdivision) PD-00-04-06 99080143-21526	Southeast Corner of 41st Street and 74th Avenue Map location 37	8 unit single-family subdivision on 36.88 acres Contact: Knight, McGuire, and Assoc., 561-569-5505	N/A	1/26/00	3/9/00	4/4/00
			Pending LDP.			

SOUTH COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (south of SR 60)						
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
Automotive Repair/Sales and Maintenance Establishments						
Fine Line Collision (f.k.a. Viesta Auto Body) SP-MA-01-02-17 2000100023-25530	9055 16 th Place Map location 1	10,296 sq. ft. Addition Contact: Knight, McGuire & Associates, Inc. 569-5505	10/16/00	11/29/00	12/14/00	
			Site plan released 1/12/01. Building permit issued 2/20/01.			
Vero Beach Chrysler Plymouth SP-MA-00-08-49 96060140-23574	855 So. US#1 Map location 2	888 sq. ft. Addition Contact: Knight, McGuire & Associates, Inc. 569-5505		5/31/00	10/12/00	
			Pending site plan release.			
Cooksey/Amoco Car Wash SP-MA-00-07-39 2000030023-23381	Northeast Corner of 10 th Street SW and 20 th Avenue SW Map location 3	Auto Service and 5 Bay Car Wash Contact: Knight, McGuire & Associates, Inc. 569-5505	3/13/00	5/10/00	6/22/00	N/A
			Released 10/17/01. Under construction.			
General Equities, Inc. 99090156	9097 20 th Street/South of S.R. 60 Map location 4	2,700 sq. ft. Truck Stop / Service Station on 2.79 Acres (total re-development of existing gas station) Contact: Knight, McGuire & Associates, Inc. 569-5505	10/11/99			
			Awaiting formal site plan submittal.			
Stepanek Auto Sales SP-MA-00-04-21 98100109	1210 Oslo Road Map location 5	Used Car Sales West of Existing Auto Services/Repair Use Contact: Carter Associates, Inc. 562-4191	N/A	1/19/00	4/13/00	r
			*Site plan approval extended by B.C.C. one year to 04/13/02.			

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 Beach Toyota - Used Cars SP-MA-00-08-42 2000030068-23444	1105 S. US #1, South of Existing Car Sales Facility	5,400 sq. ft. Sales Area Building and Display Lot Contact: Mosby & Associates, Inc. 569-0035	3/20/00	5/17/00	6/8/00	N/A	
	Map location 6		Awaiting site plan release.				
Jungle Club 95040054-26612	1060 6th Avenue	Building addition; Expansion of locker rooms Contact: Mosby & Associates, Inc. 569-0035	4/9/01	4/25/01			
	Map location 7		Awaiting resubmittal.				
VB Fiber Optic Regeneration 2001030163-26633 SP-MI-01-06-38	2200 of Old Dixie Hwy between Old Dixie and U.S. Hwy 1	2000 Sq. Ft. Unmanned fiber optic regeneration station Contact: GPIK Comm, Orlando FL 407-482-8400	N/A	4/11/01			
	Map location 8		Awaiting Resubs.				
Vero Beach Fidelity Federal 2001040116-26818	SW Corner of 58th Ave and SR 60; outparcel west of Eckerds. 5-33-39-00000-7000-00001.1	13,000 square-foot bank/office building. Contact: Ken Natoli Houston Cuozzo Group, Inc. 561-221-2128	4/30/01				
	Map location 9						
Sciara Rt. 60 Shopping Center 2001030153-26595	South side of S.R. 60/ 4905 S.R. 60, just east of Rex T.V.	22,000 square-foot commercial center and office, using/preserving oldest building on site. Contact: Bill McCain 770-1093	4/2/01				
	Map location 10		Pending formal submittal.				
Gasoline Stations with Convenience Stores							

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	
Cumberland Farms SP-MI-00-05-25 99100147-22567	1925 43 rd Avenue Map location 11	New canopy and fuel pumps; site upgrade. Contact: Mosby & Associates, Inc. 569-0035	11/9/99	2/23/00	N/A	N/A	Approved by staff 10/4/00. Site plan released. Building permits issued Dec 2000. Finalized 3/19/01.
On The Move Convenience Store SP-MA-01-02-23 2000090032-25607	SW corner of Oslo Rd. And 27 th Ave. Map location 12	Gas Station/Convenience Store 14,547 sq. ft. With drive-thru. Contact: Knight, McGuire & Assoc.	9/18/00	12/13/00	3/8/01		Pending resubmittal. P&ZC approval. Awaiting site plan released.
Industrial Establishments							
Indian River County Landfill Scalehouse SP-MI-01-01-10 2000100116-25160	1325 74 th Avenue SW Map location 13	To add 769 sq. ft. Scalehouse and Entry Modifications Contact: Camp Dresser & McKee, Inc. 231-4301	N/A	11/1/00			Pending resubmittal.
Florida River Packing House SP-MA-01-01-03 2000090170-24988	6350 9 th Street SW Map location 14	25,000 sq. ft. Packing House Facility Contact: BSE Consultants, Inc. 321-725-3674	N/A	10/18/00	11/9/00		Site plan not yet released.
Indian River Aquaculture SP-MA-01-01-08 20020033-25204	5505 12 th Street Map location 15	91,300 Sq. Ft. Facility Located on 32.5 Acres Contact: Todd Smith 567-1882	2/15/00	11/1/00	12/14/00		Pending site plan release.

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Blue Heron Energy Center (CALPINE) 2000040055-23194	Between I-95 and 74 th Avenue, North of the St. Lucie County Line Map location 16	Energy Center, Power Plant on ±59 Acre Site Contact: Calpine Eastern 813-637-2520	4/25/00	11/29/00			Pending resubmittal.
Institutional Establishments							
Morning Star Church SP-MA-01-03-25 2000100044-25788	690 9 th Street SW Map location 17	25,512 sq. ft. Church Located on 2.04 Acres Contact: Mosby & Associates, Inc. 569-0035	10/16/00	01/03/01	02/08/01		Phase I Certificate of Occupancy. Phase II pending site plan release.
Wesleyan Church Social Hall SP-MA-01-01-02 2000090049-25028	125 SW 27 th Avenue Map location 18	1,400 sq. ft. Social Hall Addition Contact: Mosby & Associates, Inc. 569-0035		10/18/00	11/9/00	12/12/00	Released 1/9/01 for construction.
Church of The Advent SP-MA-00-07-38 2000040154- 23313 [previous file SP-MA-94-01-03 / 93060048-4475]	1180 8 th Street Map location 19	2,400 sq. ft. Church Contact: Todd Smith, P.E. 567-1882	N/A	5/3/00	7/13/00	8/8/00	Pending site plan release.
Congregation B'NAI EMET SP-MI-99-10-66 99070117	3076 12 th Street Map location 20	Change of Use From Residence to Synagogue Contact: Mosby & Associates, Inc. 569-0035	N/A	8/4/99	9/23/99	10/19/99	C.O. pending. Parcel boundary adjustment made to comply with approval condition.

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Retreat Center and Camp 2000020146-22601	6025 12 th Street, West of the First Church of God	Retreat Center and Camp on 16.31 Acres Contact: John Dean 778-0575	2/25/00				
	Map location 21		Awaiting formal site plan submittal.				
Unity Center of Vero Beach SP-MA-00-02-06 99090017-21637	SE Corner of 10 th Street and 43 rd Avenue	19,206 sq. ft. Church Contact: Mosby & Associates, Inc. 569-0035	9/17/99	11/17/99	8/24/00	9/5/00	
	Map location 22		Stormwater and site work permitted, released 11/8/00.				
Indian River Charter High School 99080200-26861	6055 College Lane	Add two modular classrooms Contact: Mosby & Assoc. 569-0035		5/2/01			
	Map location 23		Scheduled for TRC 5/2/01.				
Mixed Commercial Use Projects							
Lakeside Office Park (f.k.a. Indian Lake Commercial Park) SP-MA-00-06-36 99090187-23125	SE Corner of I-95 and SR 60	Commercial Subdivision Consisting of Several Lots on 21 Acres Contact: Knight, McGuire & Associates 569-5505	10/11/99	4/12/00 7/26/00			
	Map location 24		Awaiting resubmittal.				
Oslo West Commercial Park (Preliminary Plat) SD-98-12-11 98050133	North Side of Oslo Road Between 33 rd Avenue S.W. and 34 th Avenue S.W.	8 Lot Commercial Subdivision Contact: Mosby & Associates, Inc. 569-0035	N/A	9/30/98	11/12/98	TBA	
	Map location 25		Certificate of Completion issued 2/26/01.				

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Oslo West Commercial Park (Site Plan) SP-MA-00-09-54 98050133-23980	North Side of Oslo Road Between 33 rd Avenue S.W. and 34 th Avenue S.W. Map location 26	44,000 sq. ft. Contractor Trades Facility Contact: Mosby & Associates, Inc. 569-0035	N/A	7/5/00	8/24/00	N/A	
			Pending site plan release.				
Other Non-Residential Projects							
Lakewood Village Tower Camouflage 99010172 SP-MI-99-04-23	1455 9 th Avenue (Lakewood Village Mobile Home Park) Map location 27	110' Tower (seeking after-the-fact approval) Contact: 21 st Century Satellite Communications, Inc. 813-961-7339			Denial	4/4/00	
			Code enforcement action pending outcome of FCC exemption sought by applicant. Appeal of PZC denial upheld by the BCC. No word or ruling on applicant's appeal to a FCC for preemption. Code Enforcement action re-initiated.				
Microtel SP-MA-00-11-64 2000060150-24541	8850 20 th Street, South Side of SR 60, Behind the Waffle House Site Map location 28	81 Unit Hotel Contact: Carter Associates, Inc. 562-4191	7/3/00	8/30/00	9/14/00 10/12/00	N/A	
			PZC approved roof material on 10/12/00. Pending site plan release.				

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Pets-n-Suds Gourmet Barkery 2001040096-26799	8525 20 th Street 02-33-38-00001-0100-00005.0 Map location 29	Change of use from garden center to pet grooming facility and pet supplies. Contact: Laurie Durrell, 770-5952	4/23/01	TBA	TBA	N/A	Awaiting formal submittal.
Randle Properties (Attic 60) PD-99-09-14	8545 20 th Street (Just W of Ethan Allen Furniture Store) Map location 30	70,000 sq. ft. Retail/Office/Storage Facility Contact: Knight, McGuire & Associates, Inc. 569-5505		1/24/01	8/7/99	9/28/99	Site plan released for construction; building permit issued 3/15/00. Final Plat resubmitted.
Public and Private Recreation Facilities							
Dog Park of Indian River County SP-MI-00-07-40 99120025	Northeast Corner of 12 th Street and 16 th Avenue Map location 31	Off-Leash Dog Park Contact: Mosby & Associates, Inc. 569-0035	12/17/99	5/10/00	5/25/00	N/A	Site plan released 11/27/00. Under construction.
Jungle Club West Parking Addition SP-MA-99-10-64 99070101	1060 6 th Avenue Map location 32	Parking Lot Improvements Contact: Carter Associates, Inc. 562-4191	N/A	7/28/99	9/9/99	9/5/00	Site plan extension approved by BCC. Expires 9/9/01.
McKee Botanical Garden 98070122 SP-MA-98-11-64	350 U S Highway #1; East of U S #1 and South of Vista Gardens Trail Map location 33	Botanical Gardens and Accessory Uses Contact: Kimley-Horn & Associates, Inc. 562-7981	N/A	9/9/98	10/21/98	N/A	Site plan release 2/1/00. Various building permits issued 2/28/00. Certain buildings finalized. Temporary use permit issued for April shows. Portions of project under construction.

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Pointe West Phase I (Golf Course) PD-99-02-03 98050151	Approximately 500 Acres Generally Located Between SR 60 and 12 th Street on the East and West Sides of 74 th Avenue Map location 34	18 Hole Golf Course/Clubhouse/Practice Facilities/Golf Maintenance Complex on 188.69 Acres. Contact: On-Site Management Group, Inc. 234-9988		2/17/99 3/9/99	4/28/99		
			LDP waiver pending. Temporary clubhouse approved.				
South County Park Phase II 99020147 SP-MA-99-05-28	800 20 th Avenue Map location 35	Park Improvements (Phase II) Contact: Indian River County Chris Kafer, Jr., P.E. 567-8000 ext 221	N/A	3/3/99	4/22/99	N/A	
			Site plan released 4/20/00; C.O. issued April 2001.				
Retail Trade Establishments							
Hollywood Video and Retail SP-MA-00-06-34 20010066-23122	South Side of SR 60, Just West of Applebees on "WalMart Outparcel" Map location 36	14,000 sq. ft. Retail Building Contact: Allen Engineering, Inc. 321-783-7443	1/21/00	4/12/00	6/8/00	N/A	
			Site plan released on 9/29/00. Building permit issued 10/5/00. Under construction.				
Warehouse and Storage Establishments							
Old Dixie Properties 2000110199-25677	Southeast of 2 nd Street and Old Dixie Hwy Map location 37	Contractors Trades Building Area = 24,900 sq. ft. And Storage Building Area = 21,630 sq. ft. Contact: Transocean Properties, LC 231-7809	12/11/00				
			Pending formal site plan submittal.				

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Cal Builders SP-MA-01-02-22 2000110106-25661	East side of Old Dixie Hwy, North of Highland Drive Map location 38	Contractors Trades Building = 13,800 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	11/27/00	12/13/00			
			Pending resubmittal.				
A to Z Outdoor Storage SP-MI-01-02-12 2000100234-25344	846 12 th Avenue SW Map location 39	3,850 sq. ft. Of Storage Area Contact: Mosby & Associates, Inc. 569-0035	N/A	11/15/00	N/A	N/A	
			Pending site plan release.				
L. Parks Inc. Warehouse 2000100115-25159 2000100115-25972	Lot #8 in the Interstate Commercial Park South of S.R. 60 on 90th Avenue. Map location 40	13,200 sq. ft. Of Warehouse Contact: Thomas Carey 231-2931	10/30/00	1/24/01	2/22/01		
			Pending site plan release.				
Lot 15 Dixie Highlands SP-MI-01-01-09 2000100143-25203	70 5 th Court Map location 41	To add 630 sq. ft. Of Contractors Trades and Warehouse Area Contact: Schulke, Bittle & Stoddard 770-9622	N/A	11/1/00			
			Pending resubmittal.				
Scandvick Warehouse SP-MA-00-09-53 98120111-23862	423 4 th Place SW Map location 42	12,000 sq. ft. Of Warehouse	N/A	6/21/00	N/A	N/A	
			Site plan released 11/30/00. Building permit issued 1/23/01.				
Vero Roofing Warehouse SP-MA-01-01-06 2000100087-25116	10 th Avenue SW; North of Oslo Road Map location 43	Contractors Trades / Warehouse = 10,530 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	N/A	10/25/00	11/9/00 4/5/01		

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Schommer Lot 9 Dixie Commercial SP-MA-01-01-05 2000100091-25122	625 3 rd Place	Contractors Trades / Warehouse = 5,876 sq. ft. Located on .51 Acres Contact: Mosby & Associates, Inc. 569-0035	N/A	10/25/00	11/9/00	N/A	
	Map location 44		Site plan released 12/29/00. Certificate of Occupancy Issued 4/5/01.				
Scopinich Warehouse SP-MA-01-01-01 99040216-25032	1675 98 th Avenue	Warehouse = 6,000 sq. ft. Contact: KSM Engineering 589-0712	5/6/99	10/18/00	3/8/01		
	Map location 45		Awaiting site plan release.				
A-Better Storage SP-MA-00-11-66 2000080038-24555	South of Oslo Road and east of 18 th Ave. SW	Self Storage unit /mini units 400 units Contact: Todd Smith 567-1882	N/A	8/30/00	10/12/00	N/A	
	Map location 46		Pending site plan release.				
Bourne Commercial Plaza SP-MA-00-01-03 99090194	1380 Old Dixie Hwy.	7,495 sq. ft. Warehouse Contact: Todd Smith, P.E. 567-1882	N/A	10/20/99	11/17/99	N/A	
	Map location 47		Site plan released on 2/10/00. Building permit issued 4/14/00.				
Brewer International SP-MA-99-10-61 99070046	605 90 th Avenue	5,300 sq. ft. Warehouse Contact: Mosby & Associates, Inc. 569-0035	N/A	7/21/99	9/9/99	10/05/99	
	Map location 48		Site plan released on 3/14/00. Building permit issued 3/24/00. Finalized 2/2/01.				
Dixie Gardens Lots 15 - 20 SP-MA-00-01-01 99100025	474 5 th Street SW	15,000 sq. ft. Contractors Trades Facility Contact: Mosby & Associates, Inc. 569-0035	N/A	10/20/99	1/27/00	N/A	
	Map location 49		Pending site plan release.				
Eastside Oslo Trade Center SP-MA-00-11-67 2000020156-22613	18 th Avenue SW and Oslo Rd.	Four 7,500 sq. ft. Contractor Trades Buildings Contact: Todd Smith 567-1882	2/24/00	9/6/00	9/28/00	N/A	
	Map location 50		Site plan released 10/3/00.				

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Florida Shutters (NEW APPLICATION) SP-MA-00-03-17 99060010 -26635	1055 Commerce Avenue	Contact: Todd N. Smith 567-1882 Map location 51	N/A	12/29/99	2/10/00	N/A	
			Site plan released 4/19/00. Certificate of Occupancy issued 4/2/01. Building permit issued 6/22/00. C.O. issued 4/2/01.				
Lucas Development SP-MA-00-06-30 99120144-22839	408 SW Old Dixie Highway	15,000 sq. ft. Contractor Trades Building Contact: Mosby & Associates, Inc. 569-0035 Map location 52	1/10/00	3/15/00	4/13/00	N/A	
			Site plan released 3/21/01.				
M.L. Cutrone SP-MA-01-03-28 2000050170-25866	1000 Old Dixie Hwy	10,974 sq. ft. Additional Contractors Trades Area Contact: Carter Associates, Inc. 5624191 Map location 53	5/30/00	01/10/01	3/22/01		
			Rezoning and site plan approved. Pending site plan release.				
Maxrodon Marble SP-MA-00-06-32 99080146-22997	1020 11 th Place	Contractors Trades Contact: Knight, McGuire & Associates, Inc. 569-5505 Map location 54	N/A	3/29/00	5/25/00	N/A	
			Building permit issued 11/3/00. Building finalized 3/6/01.				
Old Dixie Highway Warehouse 2000050254-23753	1436 Old Dixie Hwy SW	Contact: Masteller & Moler, Inc. 567-5300 Map location 55	6/12/00	3/07/01			
			Awaiting formal site plan submittal.				
Westside Oslo Trade Center SP-MA-00-08-45 2000020158-23606	18 th Avenue SW & Oslo Rd.	Three 7,500 sq. ft. Contractors Trades Buildings Contact: Todd Smith 567-1882 Map location 56	2/24/00	5/31/00	7/13/00	N/A	
			Site plan released 9/28/00.				

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Wright 2 nd Street Expansion SP-MA-01-02-14 2000110112-25524	540 2 nd Street SW	Contractors Trades Area Expansion = 13,200 sq. ft. Contact: Mosby & Associates, Inc. 569-0035	N/A	11/29/00	12/14/00		
	Map location 57		Pending site plan release.				
Wright 2 nd Street SP-MA-00-02-10 99110086	540 2 nd Street SW	1,000 sq. ft. Warehouse Contact: Mosby & Associates, Inc. 569-0035	N/A	11/24/99	1/13/00	N/A	
	Map location 58		Site plan released 6/9/00. Building permit issued 6/12/00. C.O. issued 11/2/00.				

SOUTH COUNTY RESIDENTIAL PROJECTS (south of SR 60)							
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	
Multi-Family Residential Projects							
Sybil Investments 99110085	West Side of Old Dixie Between Hickory Lane and 6 th Place Map location 1	26 Multi-Family Units on 4.37 Acres Contact: Carter Associates, Inc. 562-4191	11/30/99				
			Awaiting formal plan submittal.				
Village Walk South Subdivision SP-MA-00-05-28 99110155-22737	602 - 650 6 th Avenue (East Side of 6 th Avenue South of 8 th Street) Map location 2	101 Multi-Family Units Located on 15.60 Acres Contact: Village Walk South, LLC 1-561-746-0980	12/10/99	3/8/00	3/23/00	N/A	
			Pending site plan release.				
Woods of Vero Beach (f.k.a. Creative Choice Homes) 98010133 SP-MA-99-09-52	S.W. corner of 9th Street S.W. (Oslo Road) and 20th Ave S.W. Map location 3	176 unit multi-family apartment complex. Contact: Carter Assoc. 562-4191	N/A		2/26/98 7/22/99	5/4/99	
			Under construction. C.O.'d 9/21/00. Buildings A-D inspected by Code Enforcement staff. Certificate of Occupancy granted 4/17/01.				
Village Grove Apartments SP-MA-01-02-21 200110017-25576	S.E. corner of SR 60 & 74th Ave Map location 4	256 Multi-family apartment complex. Contact: Knight, McGuire & Associates, Inc. 569-5505	N/A	12/6/00 01/03/01	1/25/01		
			Conceptual plan approved 1/25/01.				
Sun-up Assisted Living 20010135-26673	SE corner of 5th Street S.W. and 27th Ave. Map location 5	Residential center/Assisted living center for an unidentified number of residents Contact: Bill McCain 770-1093	4/9/01				
			Pending formal submittal.				
Single-Family Residential Projects							

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Center at Mount Zion 99110104-25816	Southeast Corner of 17 th Street SW and 27 th Avenue SW Map location 6	359 Single-Family Lots Located on 230 Acres Contact: Schulke, Bittle & Stoddard, LLC 770-9622	01/08/01				Pending formal plan submittal.
Kenwood Village 2000040232-25328	5 th Street SW and 38th Avenue. Map location 7	77 Single-Family Lots Located on 37.8 Acres Contact: Mosby & Associates, Inc. 569-0035	10/13/00	1/24/01	3/8/01		Approved by PZC. Minor modification undergoing staff review. Pending LDP submittal.
The Oaks of Vero PD-01-02-06 2000100085-25115	Northeast Corner of 12 th Street and 58 th Avenue (Kings Highway) Map location 8	148 Single-Family Lots Located on 70.40 Acres Contact: Schulke, Bittle and Stoddard 770-9622	10/30/00	11/22/00	01/11/01	2/13/01	BCC approved conceptual preliminary. Scheduled for 5/8/01 P&ZC.
			12/11/00	3/14/01	5/8/01		
Legend Lakes (f.k.a. Baratta 78) PD-01-01-03 2000080224-25119	Between 43 rd Avenue and 58 th Avenue on Oslo Road, South of 5 th Street SW Map location 9	163 Single-Family Lots Located on 79.1 Acres Contact: Mosby & Associates, Inc. 569-0035	10/2/00	10/25/00	12/14/00	01/09/01	BCC approved modified recreation area plan. Pending LDP issuance.
Chase Meadows (Preliminary Plat) SD-00-06-07 93050013-23058	1100 8 th Street Map location 10	48 Lots on 12.01 Acres Contact: Carter Associates, Inc. 562-4191	N/A	5/5/00	4/27/00	TBA	LDP 2/5/01.

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Wilson Property(f.k.a. Clark Development) SP-MA-00-10-61 2000040176-24282	Southeast Corner of 12 th Street and 16 th Avenue	265 Single-Family Lots on ±60 Acres; Plat-Over Site Plan Project Contact: Knight, McGuire & Associates, Inc. 569-5505	5/8/00	8/9/00	9/14/00	TBA	Pending site plan release.
	Map location 11						
Dolphin Bay Subdivision 2000050112-23552	1940 - 2040 South A-1-A on south barrier island.	12 Single-Family Lots on 14.50 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	5/22/00				Awaiting formal plan submittal.
	Map location 12						
Hunters Run (f.k.a. Green Acres West) SD-01-01-01 2000070021-25118	South of Oslo Rd. between 47 th Ave. S.W. and 58 th Ave.	39 lot single family subdivision on 26.44 acres Contact : Mosby and Assoc. 598-0035	9/25/00	10/25/00 5/9/01	11/9/00		Approved by PZC on 11/9/00. LDP Issued 3/21/01. Final plat application scheduled for TRC 5/9/01.
	Map location 13						
Greystone (f.k.a. Brook Haven Subdivision) SD-00-06-05 2000020080-22815	On the North Side of 5 th Street SW, Between 43 rd and 58 th Avenues	21 Single-Family Lots on 8.84 Acres Contact: Mosby & Associates, Inc. 569-0035	2/18/00	3/15/00 2/21/01	4/13/00	TBA	LDP issued. Final plat reviewed at TRC. Resubmittal received 4/9/01 and under review.
	Map location 14						
Heron Crest SD (f.k.a. Clark Development SD) SD-00-06-06 20010156-25606	South Side of 8 th Street, Between 43 rd and 58 th Avenues	53 Single-Family Lots Located on 20 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	2/10/00	3/15/00 12-6-00	4/13/00	TBA	Certificate of Completion issued 4/6/01.
	Map location 15						

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Lake Grace Subdivision PD-00-09-14 20010158-23857	Southwest Corner of Kings HWY and 8 th Street	85 Single-Family Lots on 30.80 Acres Contact: Mosby & Associates, Inc. 569-0035	5/15/00	6/21/00	9/14/00 10/12/00	6/6/00 11/14/00	Approved by the BCC on 11/14/00. Pending issuance of a LDP.
	Map location 16						
Savannah's Run 2000050064-23475	Approximately 2,300 ft. West of 82 nd Avenue on the South Side of 12 th Street	4 Single-Family Lots on 20.15 Acres Contact: Kruger Construction 569-5496	5/15/00				Awaiting formal plan submittal.
	Map location 17						
The Preserve (f.k.a. Southlakes Subdivision) PD-00-05-07 99060165	The Northwest Corner of the 5 th Street SW/20th Avenue Intersection	145 Lots on 56.02 Acres Contact: General Development, Inc. 321-255-7601	7/7/99	2/16/00 3/14/01	4/27/00	TBA	LDP issued 9/15/00.
	Map location 18						
The Vineyards Subdivision SD-00-08-09 2000050110-23782	East Side of 43 rd Avenue, South of 1 st Street SW	59 Single-Family Lots on 28.3 Acres Contact: Mosby & Associates, Inc. 569-0035	5/22/00	6/14/00 01/31/01	7/13/00	TBA	Final plat approved. Bonded-out and under construction.
	Map location 19						
Waters Edge (f.k.a. Edgewater Plat One (f.k.a. Oleander Gardens, Smigiel Partners, and Farm Credit Property) 99030122-25799 SD-99-08-13	Southwest Corner of 1 st Street SW and 32 nd Court SW	Proposed 131 Unit Planned Development on 47.93 acres Contact: Mosby & Associates, Inc. 569-0035	3/25/99	5/26/99 01/03/01	6/10/99	3/21/00	Final Plat approved. Certificate of Completion issued March 2001.
	Map location 20						

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Bel Aire Estates 2001030151-26594	1st SW between 50th Ave and 48th Ave North of South Relief Canal Map location 21	22 lot single-family subdivision on 18.5 acres. Contact: Carter & Associates 561-562-4191	4/2/01	5/9/01			Awaiting Resubs.
Oak Terrace Unit 2 2001040067-26751 SD-01-07-09	11th Street SW of Old Dixie Map location 22	24 Lot single family subdivisions Contact: Jack Andrews 561-460-2200		4/25/01			Await Resubmittal.
Pelican Bay Subdivision SD-99-05-08 97010033-25927	West side of S.R. A-1-A just north of Round Island Park Map location 23	5 single family lots Contact: Scott McGuire 569-5505		1/17/01	4/26/01		Approved by PZC 4/26/01 with conditions.
Hummell Estates 2001020133-26330	7th RD. S.W., south of Oslo Road. 25-33-39-00000-1000-00010.3 Map location 24	Affidavit of Exemption 2 single family lots Contact: Mary Pate 561-562-0776	3/5/01	N/A	N/A	N/A	Awaiting formal submittal.
Residential and Agricultural Planned Development (PD) Projects							
The Colony PD-00-10-21 (preliminary plat/plan) PD-01-02-09 (conceptual plat/plan) 2000050121-24497	3500 17 th Street / Between 43 rd Avenue and 27 th Avenue, and Between 13 th Street SW and 17 th Street SW Map location 25	550 Single-Family Lots 200 Multi-Family Units 18-Hold Golf Course and Clubhouse on 297 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505	5/23/00	08/23/00 12/6/00 01/03/01 4/04/01	9/28/00 1/25/01	10/24/00 11/21/00	

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
			Preliminary plat approved. Awaiting LDP submittal. Right-of-way abandonment for 15th Street S.W. reviewed and awaiting response.			
Arbor Trace PD (f.k.a. Oak Trace) (preliminary plat) 98090107 PD-99-09-13	West Side of 43 rd Avenue Between 5 th Street S.W. and Oslo Road Map location 26	Residential Subdivision of 151 single-family lots on ±80 acres. PD Waivers for Certain Setbacks and Corner Lot Width Contact: Masteller & Moler, Inc. 567-5300		12/8/99	8/12/99 6/20/00	
			LDP issued and construction completed on Phase I. Certificate of completion for Phase I issued April 2001. Phase II not yet under construction.			
Citrus Springs Phase I Preliminary PD PD-00-08-13 99100114-23529	East Side of 58 th Avenue Between 9 th Street SW (Oslo Road) and the South Relief Canal Map location 27	Portion of Overall PD: 216 Units on 75.14 Acres Overall PD: 477 Units on 191.64 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505		5/24/00 1/31/01	6/22/00 1/25/01	
			Pending LDP under review. LDP issued 3/12/01.			
Lee Agricultural PD 99120009	Northeast Corner of 90 th Avenue 17 th Street SW Map location 28	7 Lot Agricultural PD Contact: William Lee 567-1719	12/15/99			
			Awaiting formal plan submittal.			
Pointe West Equestrian Center "Polo Grounds" (preliminary PD) PD-99-12-19 99060179-24966	South End of Polo Grounds Project Map location 29	Equestrian Facilities (Barns, Paddocks, Rings) Contact: Masteller & Moler, Inc. 567-5300		9/22/99 10/11/00	10/14/99	TBA
			C.O. issued .			

Pre-App -- Pre-Application Conference TRC -- Technical Review Committee PZC -- Planning and Zoning Commission BCC -- Board of County Commission N/A -- Not Applicable TBA -- To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Pointe West ACLF "The Lakes at Pointe West" Preliminary PD PD-99-11-18 99080077	Northwest Corner of the Point West PD Map location 30	Full Service Retirement Community (Residences, ALF) Contact: On-Site Management Group, Inc. 234-9988	5/24/99	8/25/99 10/20/99		
			Released on 3/29/00.			
Pointe West Preliminary PD - Polo Grounds PD-99-09-14 99060179	South End of Pointe West TND; Between 12 th Street and 8 th Street, West of 74 th Avenue Map location 31	46 Single-Family Units with Polo Fields Contact: Masteller & Moler 567-5300		9/22/99	10/7/99	2/13/01
			LDP issued, under construction. Final plat approved 2/13/01.			
Pointe West Phase 1A (Preliminary PD) PD-99-10-15 99070081	7645 20th Street Map location 32	Residential Contact: Masteller & Moler 567-5300				
Pointe West Central Village PD-00-09-17 99070081-23983	One Block south of 16th Street on 75th Terrace and 76th Drive Map location 33	Tracts for Various Residential Development C 30 Duplex Buildings (60 units) C 57 Single-Family Lots Contact: Masteller & Moler 567-5300		7/28/99 12/29/99	10/14/99 5/9/00	
			Certificate of Completion issued on 11/22/0 for West Central Village Phase I. Final Plat under review for Phase II.			

Pre-App -- Pre-Application Conference TRC -- Technical Review Committee PZC -- Planning and Zoning Commission BCC -- Board of County Commission N/A -- Not Applicable TBA -- To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Pointe West North Village 99070081	North of 16th Street, South of SR 60 Map location 34	Tracts for Various Residential and Commercial Development C Lakes at Pointe West (ALF) Contact: Masteller & Moler 567-5300		7/28/99 12/29/99	10/14/99 5/9/00		
			Certificate of Completion issued on 11/22/0 for West Central Village Phase I. Final Plat under review for Phase II.				
Luihn Property 2000050046-23449	East of S.R. A-1-A, South of Wyn Cove Drive and North of Pelican Lane Map location 35	5 Single-family lots on 7.8 acres Contact: Mosby & Assoc., Inc. 569-0035	5/15/00				
			Awaiting formal plan submittal.				

Comprehensive Plan Amendments/Rezoning					
Project	Location	Description	Status		
			PZC	BCC (Trans)	BCC (Final)
County initiated Comprehensive Plan Text Amendment	N/A	Amend the Future Land Use Element, the Capital Improvements Element, the Coastal Management Element, the Potable Water Sub-Element, and the Sanitary Sewer Sub-Element	09/28/00	11/07/00	03/02/01
			Approved by BCC. Pending DCA compliance review.		
County Initiated Transitional Land Use Amendment	Up to 1,320 feet of depth on the west side of 58 th Avenue, from Main Canal to 8 th Street, and from 4 th Street to 9 th Street, SW; on the east side of 82 nd Avenue, from 16 th Street to 5 th Street, SW; and on the east side of 74 th Avenue, from 9 th Street, SW to 13 th Street, SW	Redesignate up to 892 acres from AG-1, Agricultural-1 (up to 1 unit/5 acres), to T, Transitional Residential (up to 3 units/acre)	4/5/01	06/05/01	
County Initiated Transitional Text Amendment	N/A	Create a T, Transitional Residential (up to 3 units/acre), land use designation	4/5/01	06/05/01	
County Initiated Cultural Text Amendment	N/A	Incorporate 1 objective and 6 policies regarding arts and cultural activities	4/5/01	05/22/01	
Hammond Land Use Amendment and Rezoning	950 feet east of 43 rd Avenue, on the south side of 41 st Street	Redesignate 10 acres from M-2, Medium-Density Residential-2 (up to 10 units/acre), to C/I, Commercial/Industrial; & rezone those 10 acres from RS-6, Single-Family Residential District (up to 6 units/acre), to IL, Light Industrial District	4/5/01	05/22/01	
Hammond Rezoning	South side of 41 st Street, a quarter mile east of 43 rd Avenue	Rezone 18.7 acres from CG, General Commercial District, to IL, Light Industrial District	05/10/01	N/A	

Project	Location	Description	Status		
			PZC	BCC (Trans)	BCC (Final)
Luther/Fairways Land Use Amendment and Rezoning	1. Near the southeast corner of US 1 and 53 rd Street 2. 1,550 feet south of 53 rd Street, on the east side of US 1	1. Redesignate 15.46 acres from M-1, Medium-Density Residential-1 (up to 8 units/ acre), to C/I, Commercial/ Industrial; & rezone those 15.46 acres from RM-6, Multiple-Family Residential District (up to 6 units/acre) to CG, General Commercial District. 2. Redesignate 16.79 acres from C/I, Commercial/ Industrial, to M-1, Medium-Density Residential-1 (up to 8 units/acre); & rezone those 16.79 acres from CL, Limited Commercial District, to RM-8, Multiple-Family Residential District (up to 8 units/acre)	4/5/01	05/22/01	
Red Stick Comprehensive Plan Text Amendment	N/A	Amend Fig. 4.13 of the Transportation Element of the Comprehensive Plan to delete 81 st St., between 58 th Av. & Old Dixie Highway	09/28/00	11/07/00	03/20/01
			Approved by BCC. Awaiting DCA compliance review.		
Vero Beach Development Association	A quarter mile east of US 1 and 180 feet north of 97 th Lane	10.6 acres from RS-1, Single-Family Residential District (up to 1 unit/acre), to RM-6, Multiple-Family Residential District (up to 6 units/acre)	05/10/01	N/A	06/12/01
Yukon Land Corporation Land Use Amendment and Rezoning	NE corner of 85 th St. (the E/W portion of CR 510, a/k/a Wabasso Rd.) and 90 th Av. (the N/S portion of CR 510).	Redesignate 180 acres from R, Rural Residential (up to 1 unit/acre), to L-1, Low-Density Residential-1 (up to 3 units/acre); & rezone those 180 acres from A-1, Agricultural District (up to 1 unit/5 acres), to RS-3, Single-Family Residential District (up to 3 units/acre)	09/28/00	11/07/00	03/20/01
			Denied by BCC.		

Source: Indian River County Planning Division.

Sample of Community Development Department Business					
	Jan. - Mar. (FY 99/00)	Apr. - Jun. (FY 99/00)	Jul. - Sep. (FY 99/00)	Oct. - Dec. (FY 00/01)	Total For Last 4 Quarters
Pre-Application Conferences	43	18	19	25	105
Administrative Approval Applications	50	36	34	41	161
Minor Site Plan Applications	9	5	1	5	20
Major Site Plan Applications	25	21	16	21	83
Preliminary Plat Approvals	7	3	3	6	19
Final Plat Approvals	10	2	2	6	20
Rezoning Requests	6	4	5	1	16
Comprehensive Plan Amendment Requests	5	1	7	0	13
Land Clearing/Tree Removal Permits	53	37	26	27	143
Environmental Site Inspection	25	19	15	40	99
Wetland Resource Permits Issued	0	0	0	0	0
Single-Family Dock, Seawall, & Bulkhead Reviews	21	26	8	5	60
Complaints Received Regarding Code Violations	221	136	197	166	720
Home Occupation Permits Issued	85	36	20	27	168
Sign Permits Issued	17	11	9	14	51
Planner of the Day Inquires	1,823	1,644	1,488	1,386	6,341

Source: Indian River County Planning Division.

Community Development Activity Over 6 Fiscal Years						
Fiscal Year (October - September)	1994/95	1995/96	1996/97	1997/98	1998/99	1999/2000
Pre-Application Conferences	257	430	230	268	134	114
Administrative Approval Applications	150	160	179	162	164	150
Minor Site Plan Applications	20	22	22	17	7	19
Major Site Plan Applications	46	47	50	78	101	71
Preliminary Plat Approvals	17	12	18	25	28	15
Final Plat Approvals	15	15	28	14	13	18
Rezoning Requests	7	13	8	12	12	16
Comprehensive Plan Amendment Requests	4	7	4	9	6	13
Land Clearing/Tree Removal Permits	78	97	113	106	217	125
Environmental Site Inspection	303	323	361	143	320	70
Wetland Resource Permits Issued	14	12	6	9	9	1
Single-Family Dock, Seawall, & Bulkhead Reviews	33	41	30	47	64	65
Complaints Received Regarding Code Violations	1,522	1,439	1,614	1,320	1,300	620
Home Occupation Permits Issued	343	368	378	381	297	149
Sign Permits Issued	147	123	125	113	61	38
Planner of the Day Inquires	6,542	6,552	6,589	7,014	6,316	6,111

Source: Indian River County Planning Division.

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
LDR (Land Development Regulation) Amendments	A. Fire Protection Requirement Changes	Scheduled for PZC review on 05/10/01	Stan Boling
	B. Implement Certain Comp. Plan Policies on FAR Ratios, Land Use/Wiring Table Update, School Location Policies		
	C. Electrical Hook-Ups for Fruit & Vegetable Stands		
Telecommunications Facilities	Prepare wireless master plan and revise telecommunications facilities LDRs.	Six month moratorium adopted by BCC on 01/02/01 to allow for consultant selection and planning. RFP scope of services approved by BCC on 02/13/01. RFP issued in March. Consultants shortlisted and interviewed in April. BCC approved final ranking: Cityscape was the #1 firm. Staff negotiating contract for services.	Stan Boling
Environmental Planning and Code Enforcement Section			
Environmental Lands Program	BCC to consider whether or not to issue second series of acquisition bond funds (±\$11 million)	An informational brochure will be mailed to citizens in late May or early June. Public workshop to be held in June for public input on bond issuance.	Roland DeBlois
Scrub-Jay HCP	Sebastian Area-Wide Florida Scrub-Jay Habitat Conservation Plan	Incidental Take Permit has been issued, effective as of 08/31/00. Resource management (timber removal and prescribed burns) underway.	Roland DeBlois
Tree Protection Ordinance Revisions	The county tree protection ordinance is under review for revision to strengthen tree protection requirements and enforcement	LDR amendments drafted, pending review by PSAC, PZC public hearing, and BCC public hearing.	Roland DeBlois or Brian Poole

Project Name	Project Description	Project Status	Staff Contact
Long Range Planning Section			
Gifford Neighborhood Plan	Preparing a neighborhood plan for the Gifford community	Staff is working on draft copy of the plan	Sasan Rohani John Wachtel
County Code Chapter 800 Update	Update to chapter 800 of the county code to regarding the comprehensive plan and amendments of the comprehensive plan.	30% completed	John Wachtel
SHIP Program Applications	Processing applications for State Housing Initiatives Partnership (SHIP) Program funding for FY 2000/01.	Year-to-date: 55 loans approved	Sasan Rohani
Metropolitan Planning Organization (MPO)			
FY 2001/2002 Unified Planning Work Program (UPWP)	MPO's annual work program and budget	To be adopted by MPO on 05/09/01	Robert Keating

Environmental Lands Program						
	Total Site Acreage	Environmental Land Acreage Required Per 2020 Comprehensive Plan				
		100 Year Floodplain (Drainage Policy 5.2)	Xeric Scrub (Policy 6.2)	Coastal/Tropical Hammock on North Orchid Island (Policy 6.3)	Pine Flatwoods/ Dry Prairie (Policy 6.14)	Total Upland Native Plant Communities (Objective 6)
Comp Plan Required Acres		1,000	100	100	500	1,000
LAAC Sites Acquired						
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	407	88	86	0	197	286
Sebastian (Highlands) Scrub Conservation Area	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
Total Acreage	6,831.6	1,874.17	579	105.43	3,919	4,737.43
Acreage Remaining by Category to Acquire	N/A	0	0	0	0	0

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

Plans and reports available through the Community Development Department

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

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