



Community Development Report June 2000

1840 25th Street
Vero Beach, FL 32960
Phone: (561) 567-8000, Ext. 1237
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Issue #7

\$4.00

We would like to hear from you!

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

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

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

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

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

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

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

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

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

| | | |
|-------------------------------------|--|-----------------------------------|
| <input type="checkbox"/> Paper Copy | <input type="checkbox"/> Computer Disk | <input type="checkbox"/> Web Page |
|-------------------------------------|--|-----------------------------------|

Please return this evaluation form to:
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Community Development Department
1840 25th Street, Vero Beach, FL, 32960
FAX: (561) 978-1806
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Introduction

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

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

Web Site Development

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

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

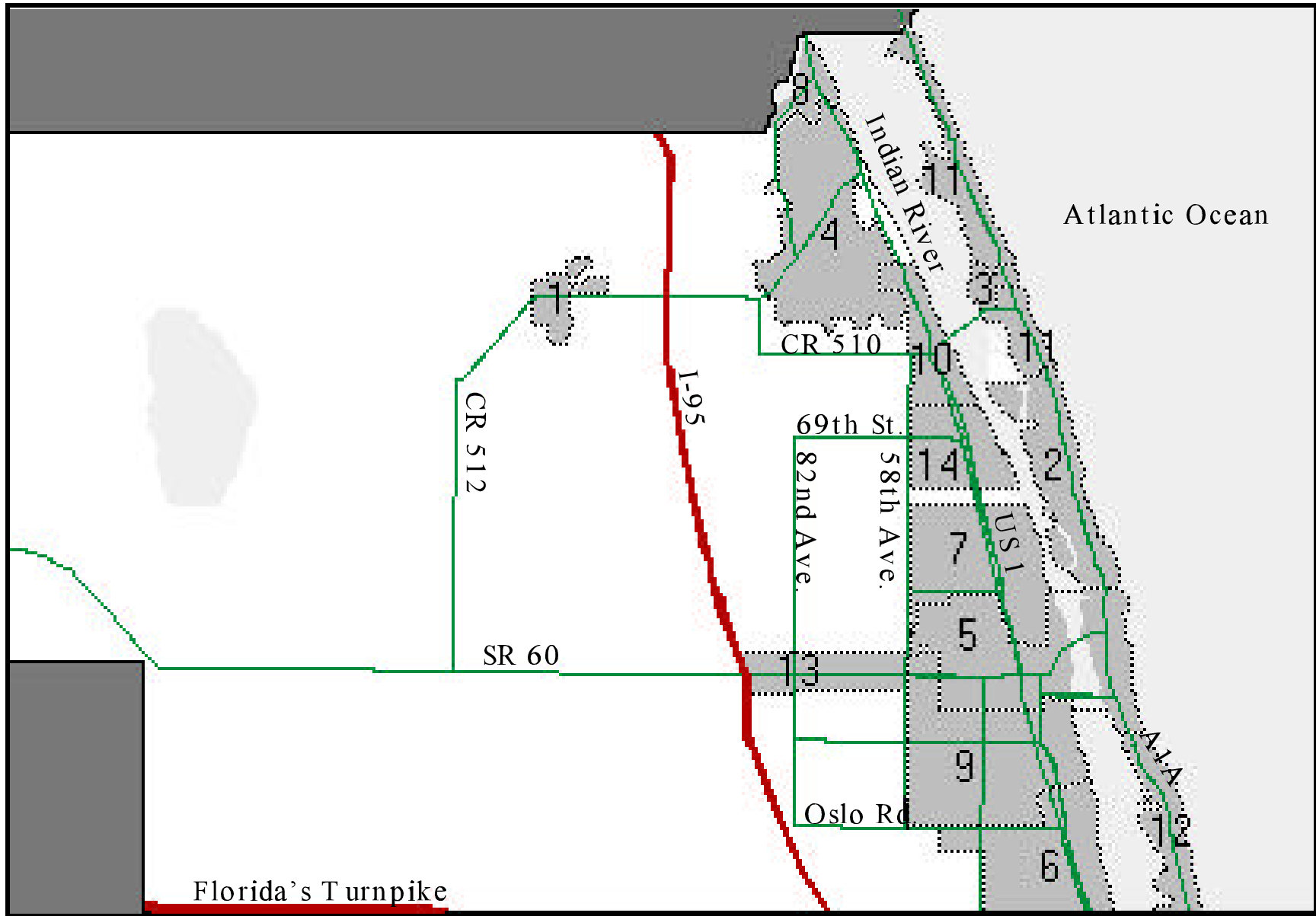
More information is being added to the site on a regular basis. Please visit the site and provide feedback as to how the county's web site can best serve your needs.

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

bcc1.co.indian-river.fl.us

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

Source: †Bureau of Business Research, [Florida Statistical Abstract](#). University of Florida.
 ‡Indian River County Planning Division.



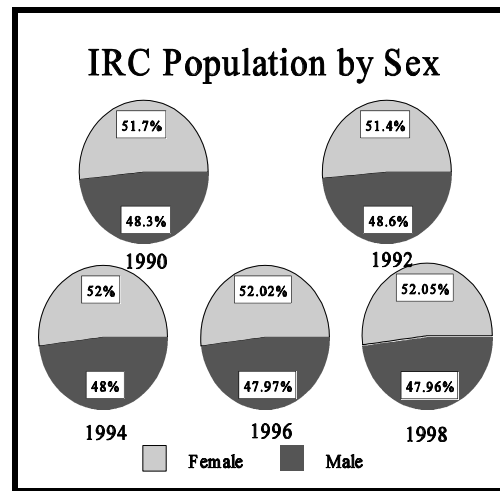
| Indian River County Population by Age Group | | | | | | | | | | |
|---|--------|---------------------|--------|---------------------|--------|---------------------|--------|---------------------|-------------|---------------------|
| Year | 0-14 | Share of Population | 15-24 | Share of Population |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

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

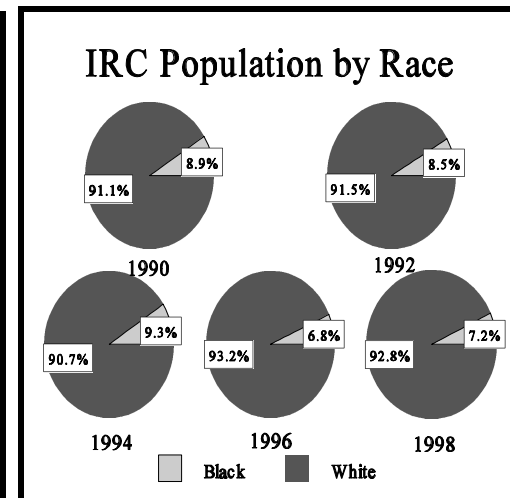
| Indian River County by Sex and Race | | | | |
|-------------------------------------|--------|--------|-------|--------|
| Year | Sex | | Race† | |
| | Female | Male | Black | White |
| 1990 | 46,630 | 43,578 | 8,000 | 82,000 |
| 1992 | 48,359 | 45,732 | 8,000 | 86,000 |
| 1994 | 50,626 | 46,789 |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

†Rounded to thousands.

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



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



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

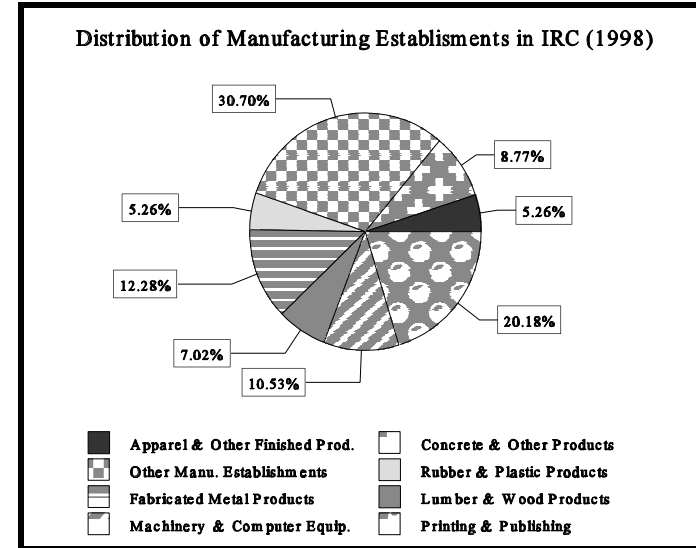
| Largest Employers in Indian River County (1999) | | | | | | |
|---|--------------|--|--|-----------|-----------|-----------|
| 1999 Ranking | 1998 Ranking | Firm | SIC Major Group | Employees | | |
| | | | | Total | Full-time | Part-time |
| 1 | 1 | School District of Indian River County | Government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

N/A - not available.

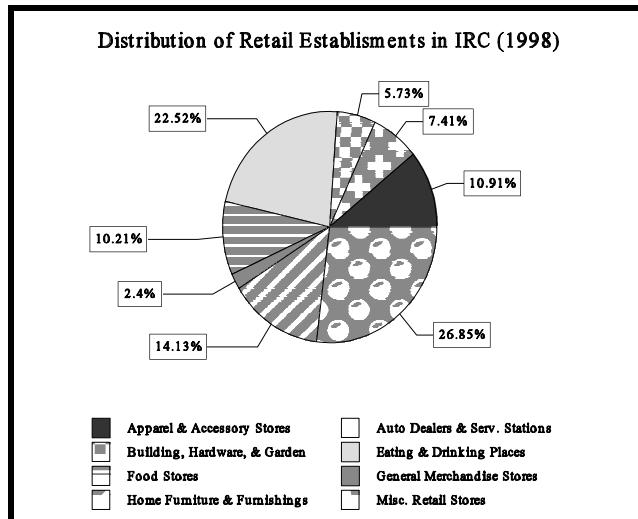
Source: Indian River County Chamber of Commerce, 12/16/00.

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

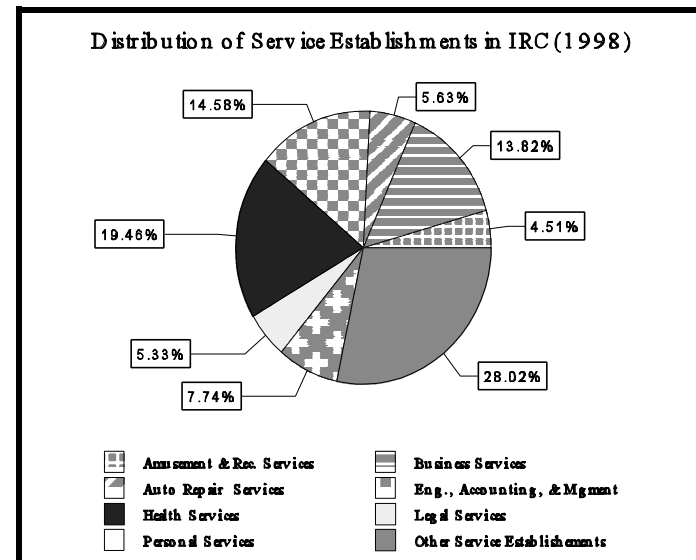
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



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



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



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

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

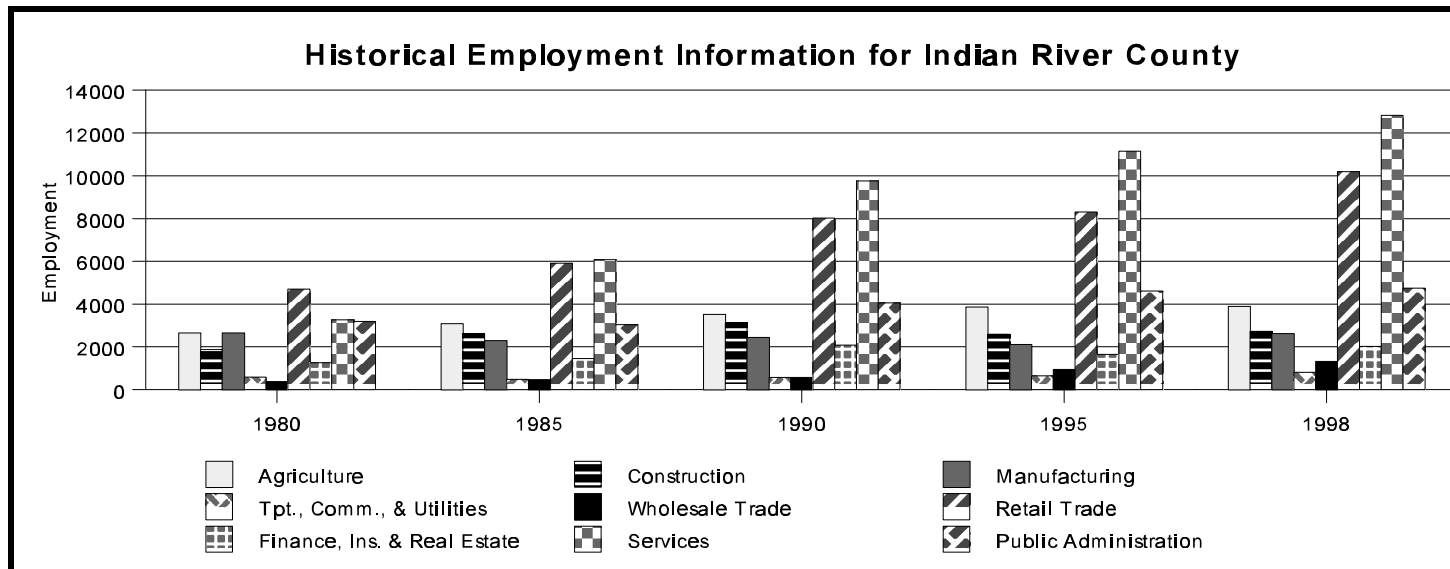
Source: Florida Department of Revenue, Office of Research and Analysis.

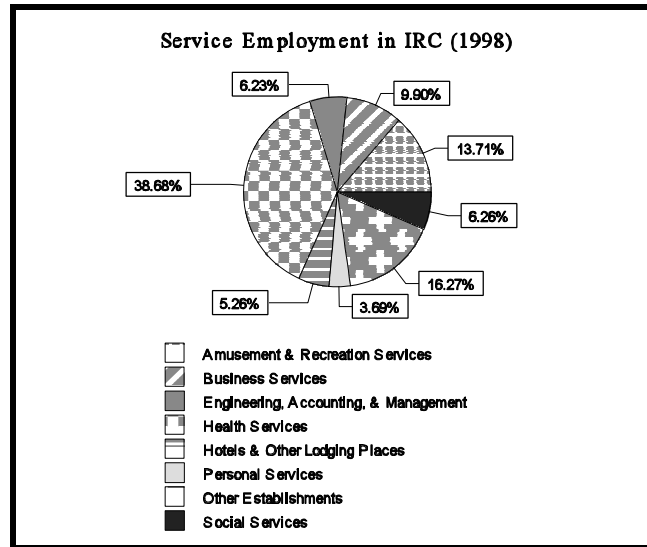
| Private Companies in Florida's Top 200 Located in Indian River County† | | | | | |
|--|------------|------|-----------------|---------------------|---------------------------------------|
| Company | City | Rank | Revenue (1998) | Full-time Employees | Type of Business |
| George E. Warren Corp. |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

Source: Florida Trend, 1999.

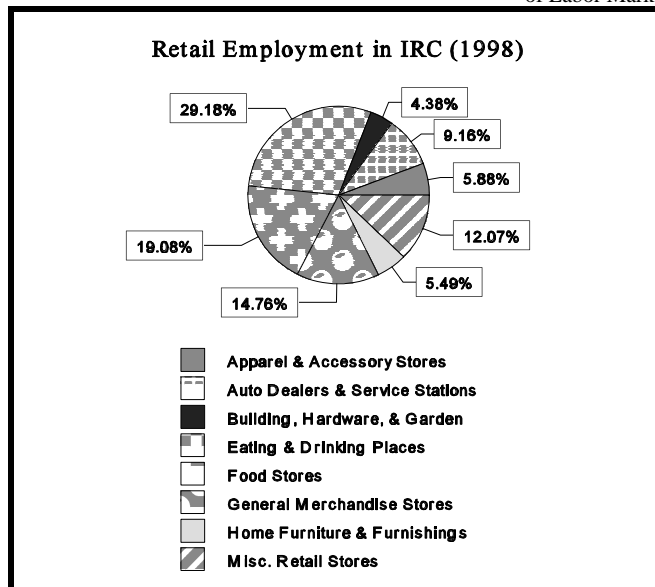
| Employment Information for Indian River County (1998) | | | | |
|---|----------------|-----------------------|----------------|----------------------------------|
| SIC Division | # of Employees | % of Total Employment | Annual Payroll | Average Annual Wage Per Employee |
| Agriculture, Forestry, &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

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

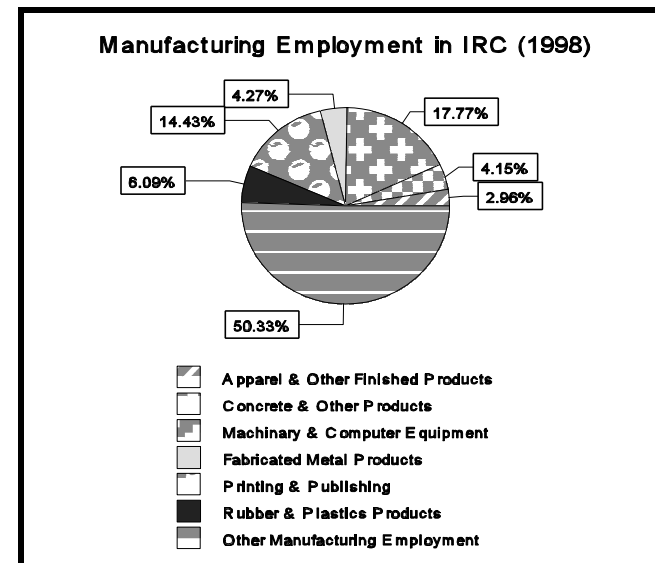




Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



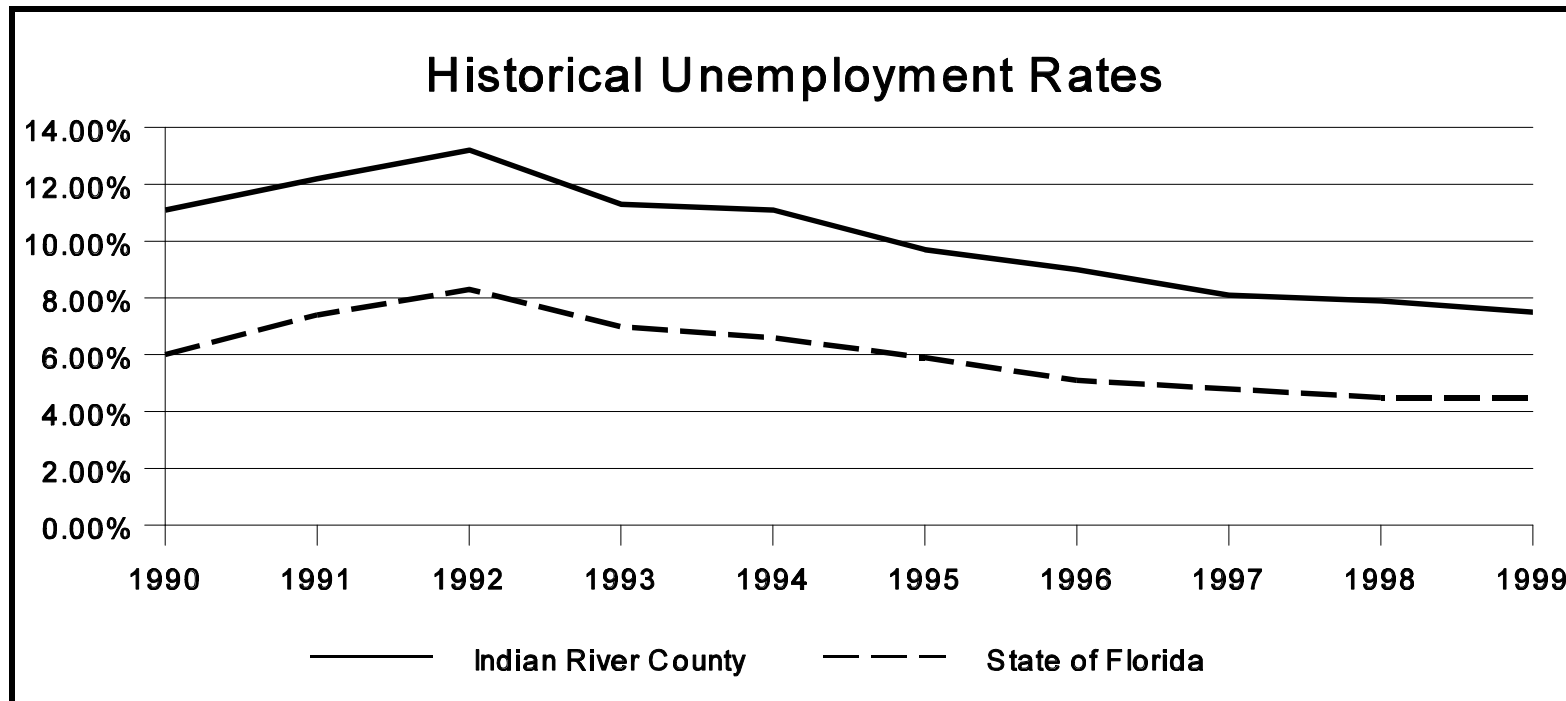
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.



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

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

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



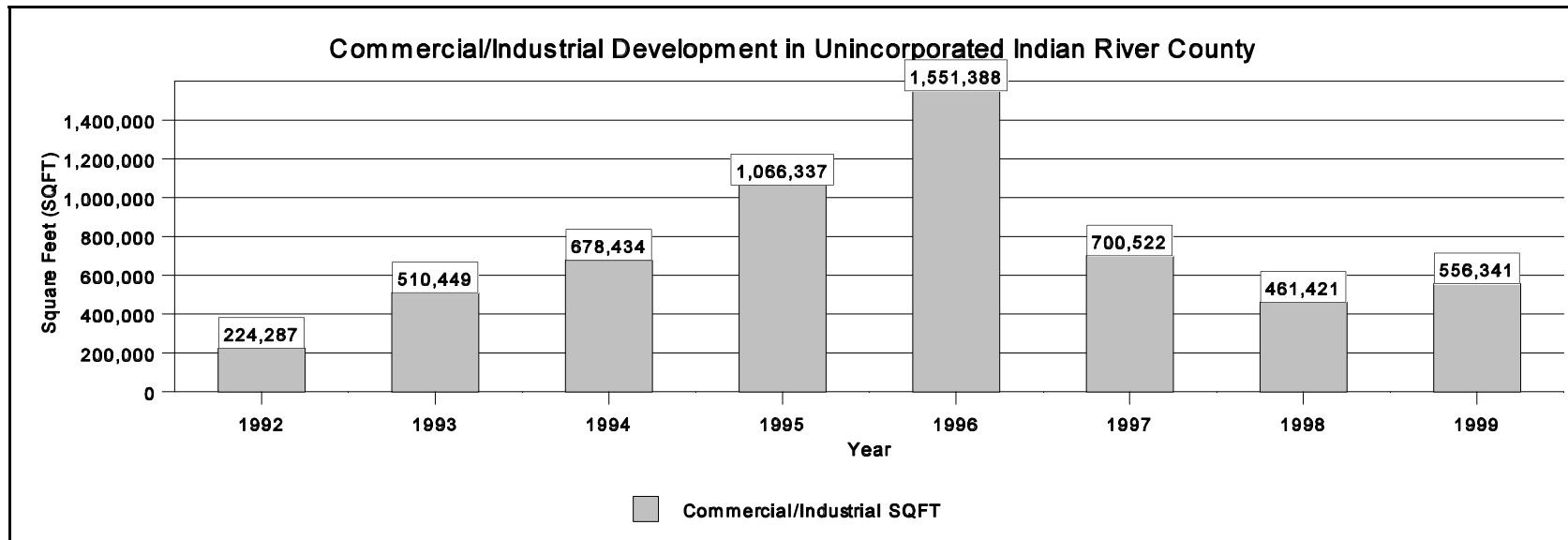
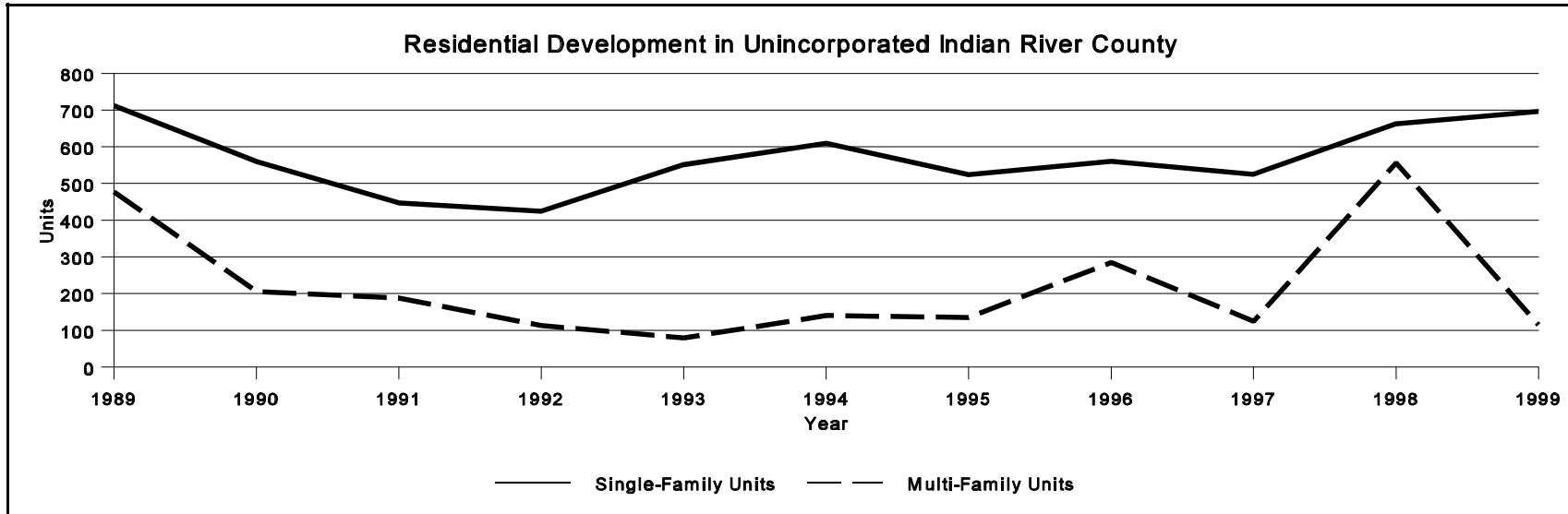
Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information.

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

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

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

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



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

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

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

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

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

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

| Project Name | Location | Proposal | Status |
|--|--|--|--|
| North County Regional Park 2000050084-23509 | West of the Sebastian Middle School | County Park Located on ±121 Acres; pools and recreation fields Contact: Brad Smith Associates, Inc. 567-4285 | Pre-application conference held on 5/19/00. Awaiting formal site plan submittal. |
| Red Stick Golf Club 98100172-002 and 98100172-004 PD-99-02-04 and PD-99-05-07 | South of 85 th Street/Kings Highway and Old Dixie | 18 Hole Golf Course / Clubhouse / Golf Maintenance Facility on 315 Acres Contact: Masteller & Moler, Inc. 567-5300 | Overall plan and PD rezoning approved by BCC on 3/2/99. Preliminary plan/plat approved by PZC on 4/8/99 with conditions. Site plan released and golf course under construction. |
| Sebastian Canoe Launch SP-MA-00-07-37 2000040050-23187 | Northeast of the Intersection of CR 512 and CR 520, to the West of the St. Sebastian River | Canoe Launch and Parking Area Contact: Indian River County 567-8000 | TRC meeting held on 4/19/00. Awaiting site plan resubmittal. |
| Wabasso Causeway Park Improvements SP-MA-99-07-44 98080107 | Wabasso Causeway | Waterfront Park and Recreational Area Providing Recreation, Picnic, and Fishing Contact: Carter Associates, Inc. 562-4191 | TRC meeting held on 4/28/99. Site plan approved with conditions on 7/13/99. Site plan released for improvements. Bathroom building permit issued 3/22/00 and under construction. |
| Residential Planned Development (PD) Projects (North County) | | | |
| Bermuda Club (Conceptual PD Plan and Special Exception Use) 98100141-22736 PD-99-03-06 (final plat) | West Side of SR A-1-A Between Sea Oaks and Disney (west and south of Coralstone Club) | Single-Family 90 Lots and Multi-Family 78 units on 56 acres. Contact: Richard Kern, P.E. 321-253-9595 | Approved by BCC on 4/6/99 with conditions. LDP issued on 11/22/99 and construction under way. Final plat reviewed at TRC on 3/8/00. Revised final plat under review by staff on 5/23/00. |
| Marsh Island PD-00-07-11 20020035-23376 | Marsh Island Drive on the Wabasso Causeway | 27 Single-Family Lots, 8 Duplex Units, and Fitness Center Contact: Kimley-Horn & Associates, Inc. 562-7981 | Pre-application conference held on 2/14/00. TRC meeting held on 5/10/00. Awaiting plan resubmittal. |

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

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

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

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

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

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

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

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

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

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

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

| Project Name | Location | Proposal | Status |
|--|---|--|--|
| Residential and Agricultural Planned Development (PD) Projects (Central County) | | | |
| Canady Subdivision PD-99-08-12 PD-99-11-17 (final) 98110163 | 49 th Street, West of 66 th Avenue | 4 Lots Contact: Carter Associates, Inc. 562-4191 | Approved by BCC on 7/8/99. Final plat applied for on 8/5/99. Final plat tentatively scheduled for BCC consideration on 6/6/00. |
| Grand Harbor / POD E & POD D PD-98-09-15 98060217-001 | In Grand Harbor, Just South of Marina | Preliminary P.D. 26 units Contact: Masteller & Moler, Inc. 567-5300 | Approved by PZC on 5/27/99. LDP for POD D under review. Final plat TRC meeting for POD E held on 1/26/00. Awaiting resubmittal of final plat. TRC meeting held on 4/19/00 to review POD D. Awaiting resubmittal. |
| Grand Harbor Village Phase V PD-99-07-08 98100169-002 | Harbor Village Drive | Five duplex units and 1 four plex unit with one pool house: 14 units total Contact: Masteller & Moler, Inc. 561-5300 | TRC meeting held on 4/28/99. Resubmittal received; approved by PZC on 5/27/99. LDP issued. |
| Indian River Courts SP-MA-99-07-42 98100061-004 | Generally at the NW Corner of Indian River Blvd. and 41 st Street | Planned Development Special Exception (multi-family and single-family) 230 Residential Units Contact: Captec Engineering, Inc. 561-398-8182 | Approved by PZC on 6/24/99. Approved by BCC on 7/20/99. LDP issued and site plan released and site work underway. |
| Riverbend Golf Club PD-00-01-01 99080024 | 5300 Block of US#1, Between North Relief Canal and 63 rd Street, East of US #1 | Residential Golf Community Existing of 650 Residential Units, an 18 Hole Golf Course, and Accessory Internal Neighborhood Commercial. Contact: Knight, McGuire & Associates, Inc. 569-5505 | TRC meeting held on 10/27/99. RE-TRC meeting held on 12/8/99. PZC recommended approval on 5/25/00. To be scheduled for BCC public hearing in June 2000. |
| Taig AG PD 2000020184-22651 | 6880 61 st Street | Split 10 Acres Into Two 5 Acre Parcels Contact: Keith Taig | Pre-application conference held on 3/20/00. Awaiting formal plan submittal. |

| Project Name | Location | Proposal | Status |
|--|--|--|--|
| Terra Development 99110173-001 | Southwest Corner of 21 st Street SW and 58 th Avenue SW | Agricultural Planned Development Contact: Clemente Vallejo or Donald McAllister | Pre-application conference held on 12/13/99. Awaiting formal plan submittal. |
| Two Bridges Equestrian Subdivision 2000030021-22806 | West of 82 nd Avenue and 65 th Street | 5 Lot AG PD Contact: Garrick and Doreen Kantzler | Pre-application conference held on 3/13/00. Awaiting formal plan submittal. |
| White Gate PD (f.k.a. Klekamp Equestrian Subdivision) PD-00-04-06 99080143-21526 | Southeast Corner of 41 st Street and 74 th Avenue | 8 unit single-family subdivision on 36.88 acres Contact: Knight, McGuire & Associates, Inc. 569-5505 | TRC meeting held on 1/26/00. Approved by the PZC on 3/9/00. Approved by the BCC on 4/4/00. Pending LDP. |
| Single-Family Residential Projects (Central County) | | | |
| Cascades of Vero (preliminary plat) SD-98-09-09 98040202-002 | Immediately West of the Lateral G Canal Between 65 th and 59 th Streets. | 80 lot subdivision. Contact: Mosby & Associates, Inc. 569-0035 | TRC meeting held 7/1/98. Resubmitted. Second TRC meeting held on 11/18/98. Approved by PZC on 1/14/99. LDP reviewed, awaiting applicant response. Utility permits issued. |
| Eagle Trace Subdivision SD-00-04-02 99070209-003 | 6100 58 th Avenue | 72 Lot Residential Subdivision on 18.485 Acres Contact: Mosby & Associates, Inc. 569-0035 | Pre-application conference held on 11/8/99. TRC review held on 1/26/00. Approved by the PZC on 4/13/00. Pending land development permit. |
| Grace Oaks Subdivision (f.k.a. Habitat Pines Subdivision and Habitat for Humanity) SD-99-07-09 99020172-006 | Near 34 th Court and 44 th Street | 11 lot, small lot subdivision Contact: Mosby & Associates, Inc. 569-0035 | Approved by the PZC on 6/10/99 with conditions. Final plat approved by the BCC on 5/16/00. Individual homes under construction. |

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

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

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

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

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

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

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

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

Multi-Family Residential Projects (South County)

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

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

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

| Project Name | Location | Proposal | Status |
|---|--|--|--|
| Shoppers Delight RV Park 2000020160-22616 | South Side of RT 60, Between 102 nd and 98 th Avenues | 331 Lot RV Park and Commercial Buildings Contact: Mosby & Associates, Inc. 569-0035 | Pre-application conference held on 3/2/00. Awaiting formal plan submittal. |
| South County Park Phase II 99020147-001 SP-MA-99-05-28 | 800 20 th Avenue | Park Improvements (Phase II) Contact: Indian River County Chris Kafer, Jr., P.E. ext 221 | TRC meeting held on 3/3/99. Approved by PZC on 4/22/99 with conditions. Pending site plan release. |
| Vero Beach Country Club SP-MA-99-09-53 99060083-001 | 800 30 th Street | 2,760 sq. ft. Building and Parking Lot Addition Contact: Carter Associates, Inc. 562-4191 | TRC meeting held on 6/23/99. Approved by the PZC on 7/22/99. Modifications to east side of proposed parking lot being considered. Parking lot addition completed. Clubhouse addition building permit issued 3/31/00. |
| Residential and Agricultural Planned Development (PD) Projects (South County) | | | |
| Arbor Trace PD (f.k.a. Oak Trace) (preliminary plat) 98090107-007 PD-99-09-13 | West Side of 43 rd Avenue Between 5 th Street S.W. and Oslo Road | Residential Subdivision of 151 single- family lots on ±80 acres. PD Waivers for Certain Setbacks and Corner Lot Width Contact: Masteller & Moler, Inc. 567-5300 | Approved by the PZC on 8/12/99. Approved by BCC on 9/7/99. Final plat reviewed at TRC meeting on 12/8/99. Final plat under review. |
| Brookfield Subdivision PD PD-00-05-08 20010030 | Northeast Corner of 12 th Street and 58 th Avenue | 93 Lots on 35 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505 | Pre-application conference held on 1/14/00. TRC meeting held on 2/16/00. Denied by the PZC on 3/23/00. No appeal filed, project apparently abandoned. |
| Citrus Springs Phase I Preliminary PD PD-00-08-13 99100114-23529 | East Side of 58 th Avenue Between 9 th Street SW (Oslo Road) and the South Relief Canal | Portion of Overall PD: 216 Units on 75.14 Acres Contact: Knight, McGuire & Associates, Inc. 569-5505 | TRC meeting held on 5/24/00. Awaiting resubmittal. |

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

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

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

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

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

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

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

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

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

Source: Indian River County Planning Division.

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

Source: Indian River County Planning Division.

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

Source: Indian River County Planning Division.

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

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

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

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

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

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

Plans and reports available through the Community Development Department

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

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

June 2000†

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

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

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

July 2000†

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

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

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August 2000†

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

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

September 2000†

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

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