



Indian River County Community Development Report

October 2007

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

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Issue #36

\$5.00

Evaluation Form

We would like to hear from you!

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

Which of the following best describes your occupation as it relates to using the Community Development Report: (Please check only one answer)			
Attorney	Licensed Contractor	Land Developer	Real Estate Agent
Engineer/Architect	Private Resident	Visitor/Tourist	Other: _____

Which section of the Community Development Report best served your needs? (Please check all answers that apply)			
Demographics	Commerce and Industry	Labor Information	Current Development
Incentives	Department Activity	New Development Projects	

Which section of the Community Development Report least served your needs? (Please check all answers that apply)			
Demographics	Commerce and Industry	Labor Information	Current Development
Incentives	Department Activity	New Development Projects	

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

In what form would the Community Development Report be most useful? (Please check only one answer)		
Paper Copy	CD Disk	Web Page

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Introduction

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

The purpose of this report is to provide information to county residents, employers, and visitors relating to Indian River County's ongoing economic growth and development. If the information included in this report does not answer your questions or if you wish to inquire about the contents of the report, Indian River County Community Development staff is always available to meet with you and discuss your inquiries. Through the "Planner-of-the-Day" office, a county planner is always available to the general public during regular business hours (8:30 AM - 5:00 PM) at (772) 226-1259.

Web Site Development

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

- Zoning maps;
 - Future land use maps;
 - Upcoming meetings and events information;
 - Planning and Zoning Commission Agendas and Minutes;
 - Technical Review Committee Agendas;
 - Planning Department Projects;
 - Planning Department related development applications; and
 - Various plans and reports (including the Community Development Report).
- Indian River Code of Ordinances (www.municode.com)

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

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

<http://www.ircgov.com>

Demographics

Table 1: Indian River County Population					
Map Reference #		Historical Population			
		1980 Census	1990 Census	2000 Census	2006 Estimates ¹
COUNTY		59,896	90,208	112,947	135,262
UNINCORPORATED COUNTY		38,455	58,143	71,660	86,779
MUNICIPALITIES					
1	Vero Beach	16,176	17,350	17,705	18,160
2	Sebastian	2,831	10,248	16,181	21,666
3	Indian River Shores	1,254	2,278	3,448	3,722
4	Fellsmere	1,161	2,179	3,813	4,628
5	Orchid	19	10	140	307
Census Designated Places					
6	Gifford	6,240	6,278	7,599	N/A
7	Wabasso ²	2,157	1,145	918	N/A
8	Roseland	1,607	1,379	1,775	N/A
9	Vero Beach South	12,636	17,182	20,362	N/A
10	Florida Ridge	4,988	12,183	15,217	N/A
11	South Beach	1,098	2,754	3,457	N/A
12	North Beach	225	639	243 ³	N/A
13	Winter Beach	978	818	965	N/A
14	West Vero (S.R. 60) Corridor	3,102	7,519	7,695	N/A
15	Wabasso Beach ³	n/a	n/a	1,075	N/A
Unallocated Population		5,424	8,246	12,354	N/A

¹ Bureau of Economic and Business Research, University of Florida

² Boundaries changed in 2000 Census

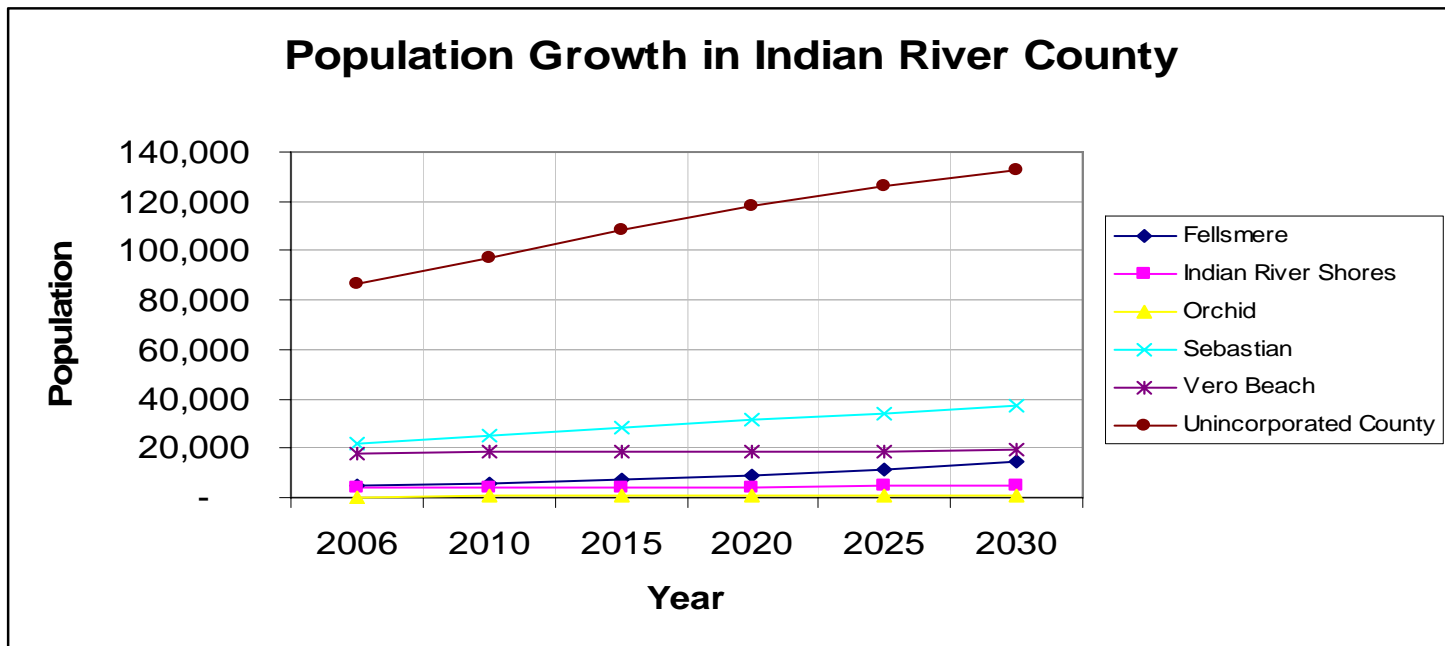
³ Wabasso Beach CDP was added for the 2000 Census

Demographics

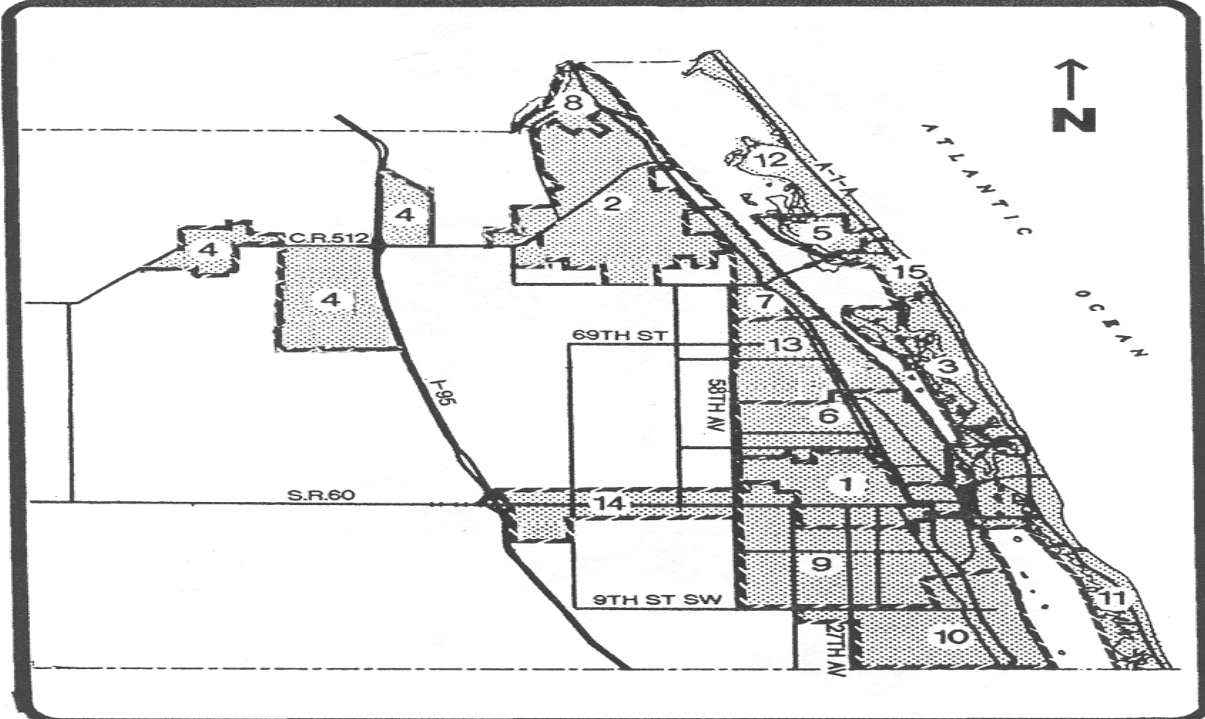
Table 2: Indian River County Population Projections 2010-2030

		2010	2015	2020	2025	2030
Total County (BEBR)*		150,000	166,800	182,400	196,200	209,000
Map Reference #						
NA	Unincorporated County**	96,980	108,186	118,051	125,973	132,437
1	Vero Beach**	18,306	18,490	18,675	18,863	19,052
2	Sebastian**	24,720	28,211	31,445	34,309	36,955
3	Indian River Shores**	3,963	4,208	4,423	4,608	4,771
4	Fellsmere**	5,625	7,180	9,163	11,695	14,926
5	Orchid**	406	526	643	753	859
Total Municipalities		53,020	58,614	64,349	70,227	76,563

Source: *University of Florida, Bureau of Economics and Business Research; **Indian River County Planning Division



Demographics



BOUNDARIES OF MUNICIPALITIES AND CENSUS DESIGNATED PLACES

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

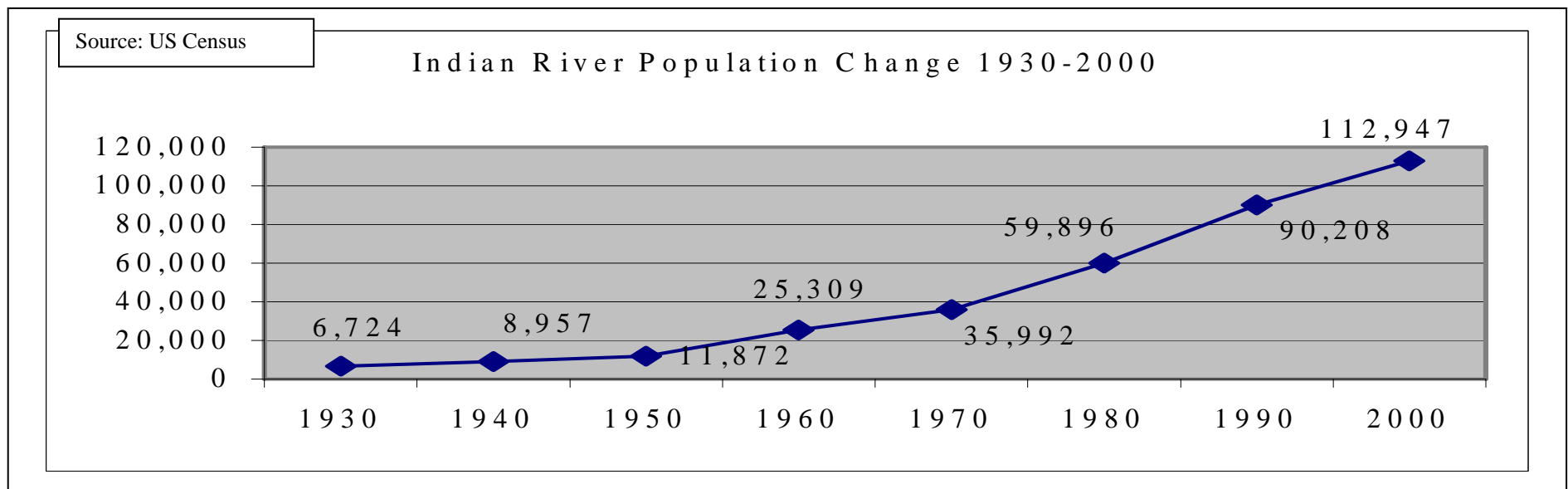
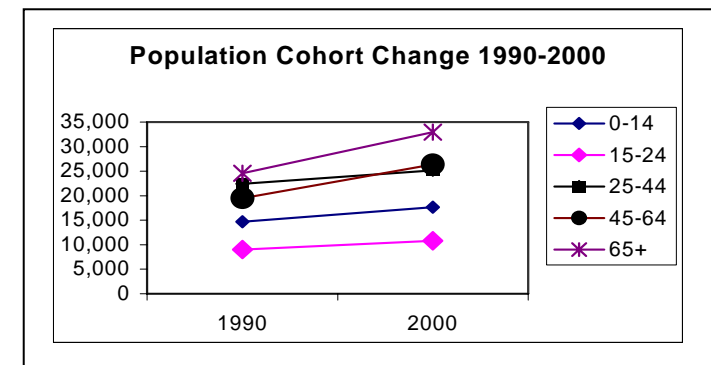
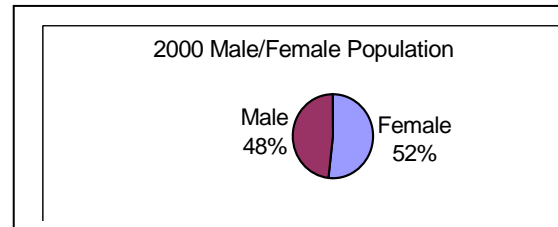
Demographics

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

Source: Bureau of Economic and Business Research, [Florida Statistical Abstract](#), University of Florida. US Census Bureau.

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

Source: U.S. Census



Commerce and Industry

Largest Employers in Indian River County (February 2007)							
2007 Ranking	2006 Ranking	Name	NAICS Major Group	Employees			
				Total	Full-time	Part-time	Seasonal
1	1	School District of Indian River County	Educational Services (NAICS 61)	2,203	2,203	0	0
2	2	Indian River County	Public Administration (NAICS 92)	1,614	1,510	83	31
3	3	Indian River Medical Center	Health Care and Social Assistance (NAICS 62)	1,300	855	199	246
4	4	The New Piper Aircraft	Transportation Equipment Manufacturing (NAICS 336)	1,000	0	0	0
5	6	City of Vero Beach	Public Administration (NAICS 92)	600	548	47	5
6	7	Sebastian River Medical Center	Health Care and Social Assistance (NAICS 62)	530	380	150	0
7	10	Wal-Mart	General Merchandise Stores (NAICS 452)	449	316	133	0
8	8	John's Island	Accommodation (NAICS 721)	446	215	10	221
9	12	Indian River Estates	Health Care and Social Assistance (NAICS 62)	442	222	136	84
10	16	Sun Ag, Inc.	Agricultural, Forestry, Fishing, and Hunting (NAICS 11)	350	150	0	200
11	13	Disney's Vero Beach Resort	Accommodation (NAICS 721)	315	205	70	40
12	14	Grand Harbor Management	Construction (NAICS 23)	310	208	64	38
13	15	Visiting Nurse Association	Health Care and Social Assistance (NAICS 62)	297	152	145	0
14	NR	CVS Warehouse/Distribution	Transportation and Warehousing (NAICS 47-48)	275	275	0	0
15	17	Dodgertown Complex	Performing Arts, Spectator Sports, and Related Industries (NAICS 711)	255	84	51	120
16	18	St. Edwards School	Educational Services (NAICS 61)	237	152	16	69
17	19	City of Sebastian	Public Administration (NAICS 92)	211	153	58	0
18	21	Flight Safety International	Educational Services (NAICS 611) Technical and Trade Schools (NAICS 6115)	180	145	35	0
19	20	Macho Products, Inc./MDI	Manufacturing (NAICS 31-33)	173	173	0	0
20	NR	Medical Data System	Collection Agency (NAICS 561440)	171	171	0	0
21	NR	Indian River National Bank	Commercial Banking (NAICS 522110)	100	100	0	0
NR	5	Publix Supermarkets	Food and Beverage Stores (NAICS 445)	NA	NA	NA	NA
NR	9	Hale Indian River Groves	Agricultural, Forestry, Fishing, and Hunting (NAICS 11)	NA	NA	NA	NA
NR	11	Gracewood Fruit Packing	Agricultural, Forestry, Fishing, and Hunting (NAICS 11)	NA	NA	NA	NA
NR	22	Winn-Dixie	Food and Beverage Stores (NAICS 445)	NA	NA	NA	NA
NR	23	KB Home (home builder)	Construction (NAICS 23)	NA	NA	NA	NA

Source: IRC Chamber of Commerce (2007). Note: NR = Not Ranked

Commerce and Industry

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

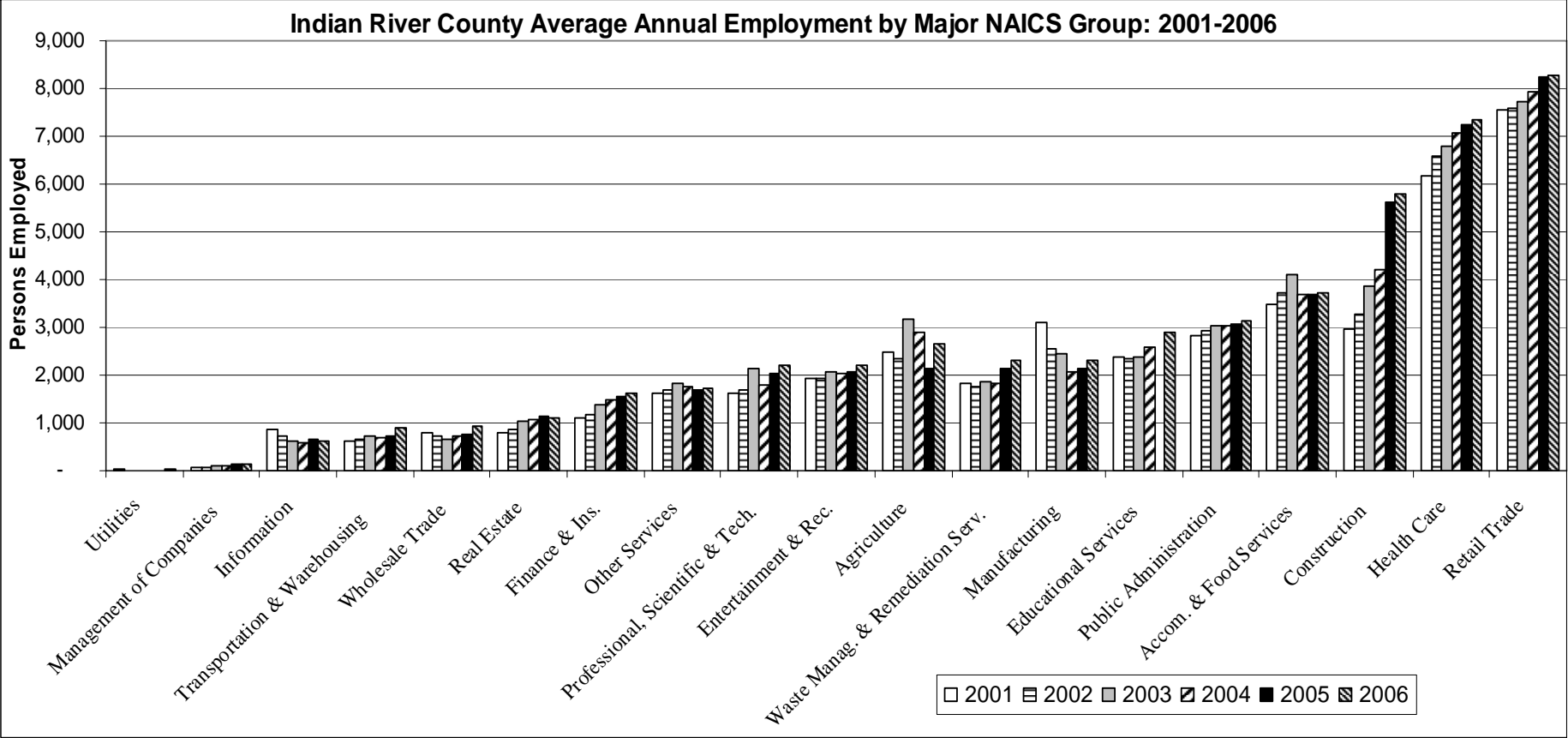
Company	City	Rank	Revenue	Full-time Employees	Type of Business
George E. Warren Corp.*	Vero Beach	8	\$2,585,700,000	32	Wholesale Petroleum Distributor
The New Piper Aircraft Inc.**	Vero Beach	118	\$135,000,000	1,000	Aircraft Manufacturer
*Ranked by 2005 Revenue. Source: Florida Trend (2006)					
**Ranked by 2004 Revenue. Source: Florida Trend (2005)					

2006 Employment Information for Indian River County

NAICS #	NAICS Division	# of Employees	% of Total Employment	Annual Payroll	Average Annual Wage Per Employee
11	Agriculture	2,668	5.34%	\$62,641,213	\$ 23,482.00
21	Mining	Not Published	Not Published	Not Published	Not Published
22	Utilities	31	0.06%	\$756,515	\$ 24,736.00
23	Construction	5,780	11.58%	\$209,271,655	\$ 36,204.00
31-33	Manufacturing	2,323	4.65%	\$89,279,273	\$ 38,436.00
42	Wholesale Trade	914	1.83%	\$48,692,795	\$ 53,270.00
44-45	Retail Trade	8,270	16.57%	\$203,650,931	\$ 24,626.00
48-49	Transp. & Warehousing	886	1.77%	\$35,051,106	\$ 39,557.00
51	Information	629	1.26%	\$30,601,700	\$ 48,677.00
52	Finance & Ins.	1,604	3.21%	\$94,923,598	\$ 59,185.00
53	Real Estate	1,108	2.22%	\$35,127,613	\$ 31,711.00
54	Professional, Scientific & Tech.	2,215	4.44%	\$122,610,226	\$ 55,355.00
55	Management of Companies	121	0.24%	\$12,793,543	\$ 106,024.00
56	Waste Manag. & Remediation Serv.	2,306	4.62%	\$56,505,160	\$ 24,508.00
61	Educational Services	2,908	5.83%	105,284,027	\$ 36,208.00
62	Health Care	7,333	14.69%	\$297,678,374	\$ 40,596.00
71	Entertainment & Rec.	2,208	4.42%	\$56,565,996	\$ 25,623.00
72	Accom. & Food Services	3,719	7.45%	\$60,303,752	\$ 16,215.00
81	Other Services	1,731	3.47%	\$41,562,738	\$ 24,018.00
92	Public Administration	3,145	6.30%	\$128,603,327	\$ 40,898.00
99	Unclassified	8	0.02%	\$304,088	\$ 38,011.00
	Totals	49,907	99.97%	\$ 1,692,207,630	NA
	Actual Total (including "Not Published" Information)	49,922	100%	\$1,693,125,485	\$33,915.00

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

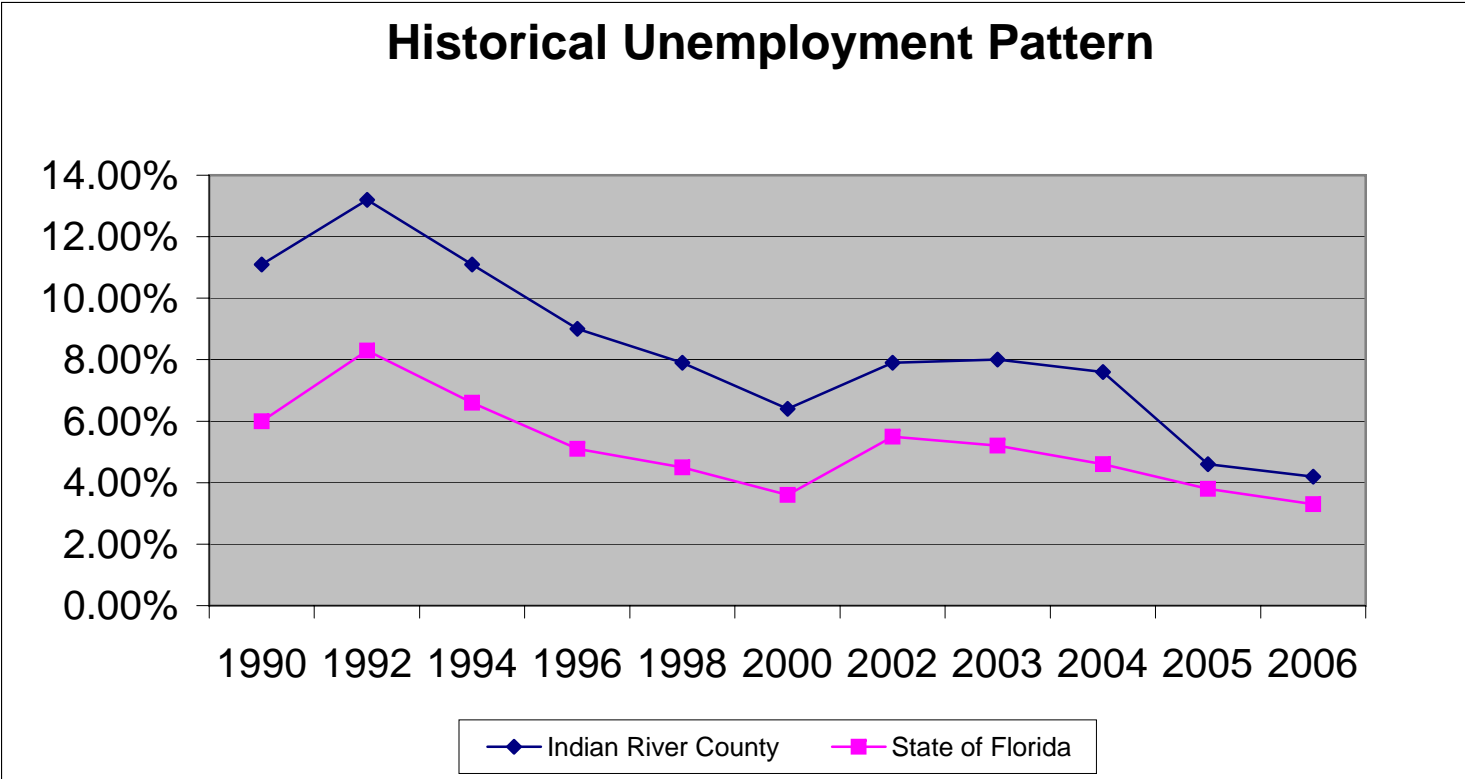
Commerce and Industry



Commerce and Industry

Indian River County Unemployment Information														
2004 & 2005 Annual Average			2005 Monthly											
	2004	2005	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Labor Force	55,398	57,294	56,326	56,700	57,093	57,176	57,151	57,435	57,629	57,260	57,218	57,509	58,049	57,979
Unemployment Rate	7.6%	4.6%	5.7%	5.2%	4.7%	4.6%	4.4%	5.1%	5.1%	4.8%	4.7%	4.0%	3.8%	3.1%
2006 Annual Average			2006 Monthly											
Labor Force	59,597		58,773	58,393	58,892	58,991	59,316	59,864	60,008	59,799	59,869	59,810	60,455	60,989
Unemployment Rate	4.2%		3.7%	3.6%	3.4%	3.5%	3.8%	4.6%	5.0%	5.1%	5.1%	4.4%	4.3%	3.9%
2007 Annual Average			2007 Monthly											
Labor Force	Not Available		60,472	60,415	60,911	60,343	60,621	61,180	61,587	61,553	NA	NA	NA	NA
Unemployment Rate	Not Available		4.5%	4.2%	4.1%	4.1%	4.4%	5.7%	6.6%	6.8%	NA	NA	NA	NA

Source: State of Florida, Local Area Unemployment Statistics



Incentives

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

Incentives

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

Source: State of Florida, Indian River County

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NEW DEVELOPMENT PROJECTS

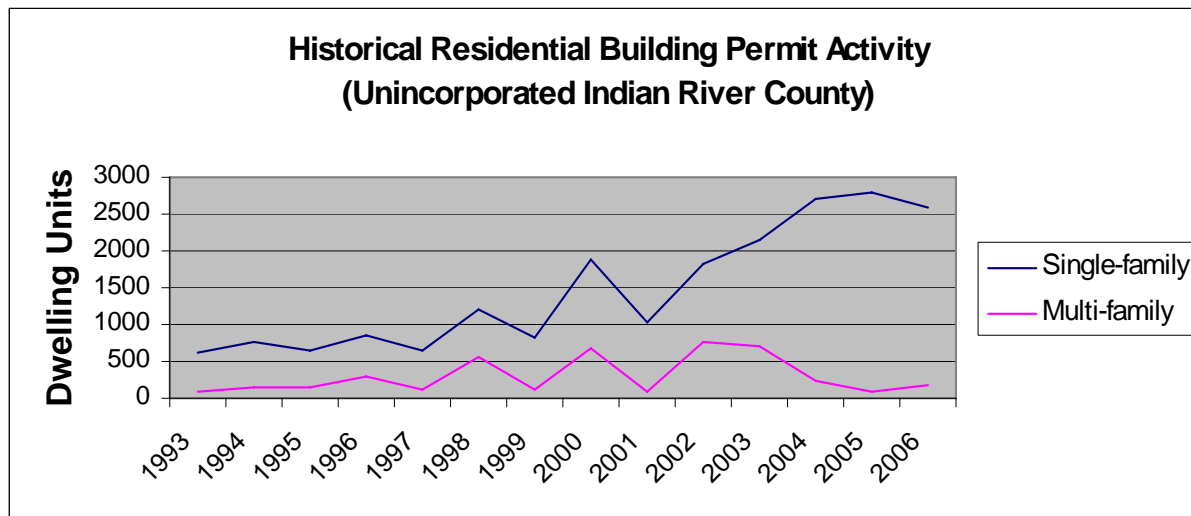
Building Permit Information for New Construction: Permits Issued

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

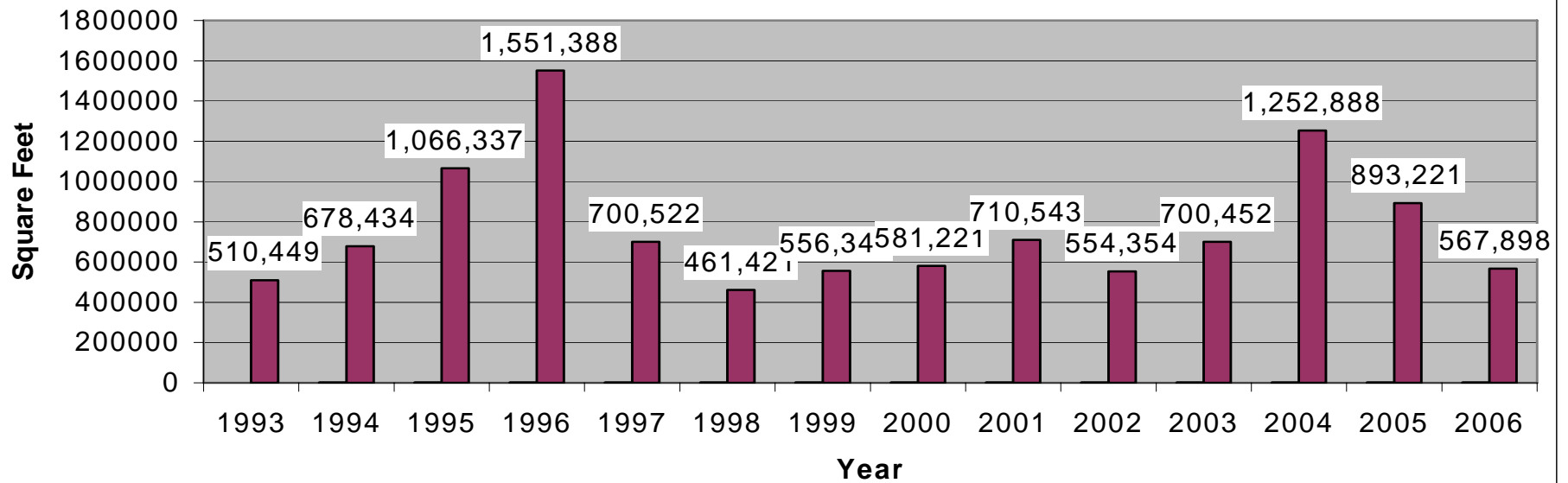
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NEW DEVELOPMENT PROJECTS

Total # of Permits/ Calendar Year	April 1, 2000 to December 31, 2000 Permits	2001 Permits	2002 Permits	2003 Permits	2004 Permits	2005 Permits	2006 Permits
Total Single Family Units	909	1,361	1,484	2,050	3,168	3,426	2,813
Total Multi-family Units	443	122	991	913	562	144	182
Total Mobile Home Setups	21	49	42	52	68	91	12
Total Commercial SQFT	1,373	710,543	554,354	700,452	1,259,223	893,221	567,898
Total Residential Units and Permits	Total Housing Units - Census 2000 (April 1 st)	April 1, 2000- Dec. 31, 2006 Permits	Total Residential Units Through 2006				
Total Single Family Units	36,240	15,211	51,451				
Total Multi-family Units	14,792	3,357	18,149				
Total Mobile Home Setups	6,870	335	7,205				
Total Housing Units	57,902	18,903	76,805				



Commercial/Industrial Development in Unincorporated Indian River County



October 2007

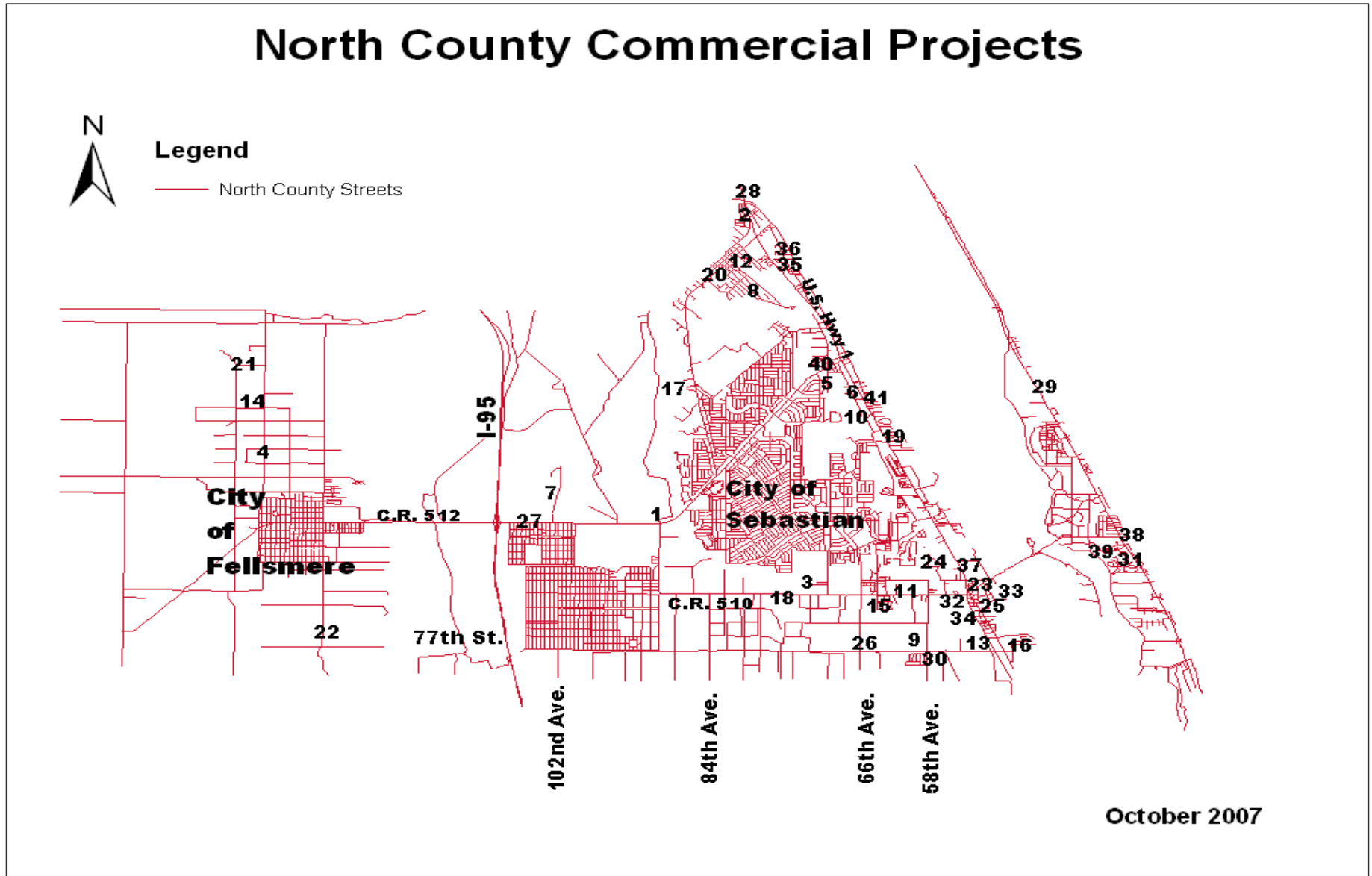
NEW DEVELOPMENT PROJECTS
Planning and Zoning Commission Approved Projects for Calendar Year 2007

Preliminary Plat and PD Plan Projects	Number of Lots
Beale 5 th ST SW	36
Grace Woods	36
Nalpak	24
Oslo Properties	28
Pine Valley	19
Two Bridges Equestrian Phase 2 AOE	5
Robynwood	14
Sandridge on the Green	58
Total	220
Multi-Family Preliminary Plan Projects	Number of Units
Diamond Court West	70
Indigo	116
Vero Estates	58
Summerwalk	128
Total	372
Conceptual PD Plan Projects	Number of Lots/Units
Bloomfield at Vero Beach	108
Total	108
Total Number of Lots/Units 2007	700
Total Number of Lots/Units 2006	3,024
Total Number of Lots/Units 2005	5,090
Total Number of Lots/Units 2004	8,098
Total Number of Lots/Units 2003	3,458
Total Number of Lots/Units 2002	2,823

October 2007

NEW DEVELOPMENT PROJECTS

NORTH COUNTY COMMERCIAL PROJECTS



October 2007

NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
NORTH COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (north of 77 th Street)						
Automotive Repair/Sales and Maintenance Establishments						
NONE						
Gas Station/Convenience Store						
Sebastian Sunoco 2003100039 SP-MA-06-12-62	9020 95 th Street 31-38-22-00001-0000-00001.0 Map Location: 1	Demo old station/New 32,827 gas station Contact: MBV Engineering, Inc. 772-569-0035	N/A	10/04/06	N/A	N/A
			Staff approved site plan 6-29-07, pending release			
Health Care Offices and Facilities						
Sebastian Medical Building 2007060088	Corner of Bay St & 136 th Place 30-38-25-00000-0020-00006.0 Map Location: 2	27,600 sq. ft. medical office bldg Contact: Masteller & Moler, Inc. (772) 567-5300	07/02/07	TBA		
			Awaiting formal submittal			
Industrial Establishments						
Cross Creek/Fischer Land Mine 99070006 SP-MN-04-04-12	9045 70 th Ave., Sebastian 30-31-39-00000-3000-00002.0 Map Location: 3	Sand mine expansion Phase III Contact: MBV Engineering Inc. (772) 569-0035		01/19/04	N/A	N/A
			Staff approved 9/12/02. Site plan expired. New site plan application submitted for staff review.			
Godfrey Sand Mine 2003030173 SP-MJ-03-06-32	9980 138 th Avenue, southeast corner of 138 th Avenue (Babcock Street & 101 st Street) 31-37-23-00001-1332-00001.0 Map Location: 4	19.7 acre sand mine. Same proposal made a few years ago that was denied by PZC & BCC. Contact: MBV Engineering Inc. (772) 569-0035	N/A	04/02/03	09/11/03	11/18/03
			Denied 4-2 by PZC 09/11/03. Appeal of denial filed by Michael O’Haire. Appeal heard by BCC 11/18/03. BCC approved project 4-1. 7-11-07 site plan released and mining permit issued.			
Heads Up Sprinklers 2007030124	6965 Woodmere Rd 31-39-06-00015-0010-00015.0 Map Location: 5	4,500 sq. ft. multi-tenant contractor trades Contact: Todd Smith 772-589-8722	03/26/07	TBA		
			Awaiting formal submittal			
Jarvis Boat Sales & Service 2006030108	11295 US Highway 1 31-39-07-00000-7000-00001.1 Map Location: 6	2,000 sq. ft. boat sales & service Contact: MBV Engineering Inc (772) 569-0035	05/14/07	TBA		
			Awaiting formal submittal			

October 2007

NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Macho Distribution Center 97090048 SD-07-12-18	10045 102nd Terrace 31-38-21-00000-0020-00001.8 Map Location: 7	Lot Split Contact: MBV Engineering Inc (772) 569-0035	08/27/07	10/10/07			Awaiting resubmittal
Messner Trades Building 98070093	7940 130 th Street 30-38-21-00006-0190-00001.0 Map Locatoin: 8	9,500 sq. ft. contractor trades Contact: MBV Engineering Inc (772) 569-0035	05/14/07	TBA			Awaiting formal submittal
North County Reverse Osmosis Plant Expansion 95100086 SP-MA-06-04-18	7751 58 th Avenue 31-39-32-00000-7000-00003.0 Map Location: 9	Expand Bldg, clearwell, storage & chlorine bldg Contact: CDM, Inc. 231-4301	08/15/05	02/08/06	04/27/06	05/23/06	PZC recommended approved special exception use 4-27-06 with conditions. BCC approved special exception use 5-23-06. Staff approved site plan 12-1-06. Site plan released 4-25-07.
Ocean Concrete 2004110124 SP-MA-06-02-05 expired SP-MA-07-03-15	West side Old Dixie Hwy, South of CR510 31-39-08-00000-0030-00001.0 Map Location: 10	Concrete Batching Plant Contact: Todd Smith 589-8722	11/29/04	11/30/05 12/20/06	TBA		Site plan SP-MA-06-02-05 expired. TRC reviewed new site plan 12-20-06. No resubmittal received. BCC changed LDRs affecting concrete plant uses on 7-24-07..
Orchid Design & Trade Center 2006060080 SP-MA-06-12-63	5560 85 th Street 31-39-28-00004-0010-00001.0 Map Location: 11	Retail/ Contractor Trades Contact: Kimely-Horn & Associates Inc. (772) 562-7981	06/19/06	10/11/06	TBA		Awaiting resubmittal.
Roseland Water Tank Replacement 2006120134 SP-MI-07-06-36	13431 US Highway 1 30-38-21-00001-0000-00011.2 Map Location: 12	Install new water storage tank Contact: Neel-Schaffer, Inc. (772) 770-4707	01/08/07	04/11/07	TBA		Resubmittal received 9/21; under review.
77 th Street Commerce Village fka United Indian River Packers 2006070097 SP-MA-07-10-30	4310 77 th Street 31-39-33-00000-7000-00034.0 Map Location: 13	16,700 contractor trades, 137,700 ligh industrial, 5,000 office Contact: MBV Engineering, Inc. 772-569-0035	02/26/07	07/28/07	TBA		Awaiting resubmittal.
Youtzy Borrow Pit 2006120072	117 th Street 31-37-00-00001-0529-00001.0 Map Location: 14	Borrow Pit Contact: Soyka Engineering & Associates, Inc. 321-956-2255	01/08/07	TBA	TBA		Awaiting formal submittal

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NEW DEVELOPMENT PROJECTS

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

Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Institutional Establishments						
Dasie Hope Center 96010105 SP-MA-07-06-30	8485 64 th Ave 31-39-32-00000-3000-00002.0 Map Location: 15	1,920 sq. ft. addition and related improvements Contact: Schulke, Bittle & Stoddard LLC (772) 770-9622	01/29/07	03/21/07	05/24/07	
			PZC recommended approval for the special exception use on 5-24-07. The BCC approved the special exception use on 6-12-07 and staff approved the site plan 6-12-07, pending release.			
Christ the King Presbyterian Church fka Indian River Presbyterian Church 2006090037 SP-MA-07-06-34	4050 77 th Street 31-39-34-00000-0050-00011.0 Map Location: 16	5,904 sq. ft./200 seat church Contact: Masteller & Moler, Inc. (772) 567-5300	09/18/06	04/04/07	N/A	N/A
			Staff approved site plan 6-22-07, pending release.			
Kashi Church Foundation 2001070204 PD-02-08-11 PD-03-11-20	11145 Roseland Road, Roseland 11-31-38-00000-0020-00001.0 Map Location: 17	Conceptual master plan Pods A thru M Development. Rezone 78.22 acres to PD. Plans revised (downsized) via staff & PZC meetings & workshops. Contact: Knight, McGuire & Associates, Inc. (772) 569-5505	8/6/01	6/05/02 7/24/02 09/03/03	12/12/02 01/09/03 01/15/03 11/20/03	02/18/03
			BCC approved PD rezoning 02/18/03. Phase I preliminary plat reviewed by TRC 09/03/03. Preliminary plat for Phase 1 approved by PZC 11/20/03. LDP issued 2-2-06. Site improvements are under construction. Phase 1 final plat to TRC 6/13/07, awaiting resubmittal.			
Kashi Church Foundation "By the River" 2001070204 PD-07-05-04	11145 Roseland Road, Roseland 11-31-38-00000-0020-00001.0 Map Location: same as 17	40 beds ACLF & admin offices Contact: MBV Engineering Inc. (772) 569-0035		02/28/07	05/24/07	TBA
			Preliminary PD plat approved by PZC 5-24-07, pending release.			
RCMA Daycare Facility 2001110154 SP-MA-07-12-45	7625 85 th Street 33-38-02-00001-0100-00007.0 Map Location: 18	Covert home into a daycare facility Contact: Knight, McGuire & Associates, Inc. (772) 770-9622	06/04/07	10/03/07	TBA	
			Awaiting resubmittal.			

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Reflections Commercial 2003070312	US Highway 1 31-39-17-00004-0000-00000.3 Map Location: 19	2,665 sq. ft. bank/30,000 sq.ft. Commercial Contact: MBV Engineering Inc (772) 569-0035	08/11/03 03/09/07	TBA		
			Awaiting formal submittal.			
Roseland United Methodist 99060146 SP-MA-07-02-14	12962 Roseland Road 30-38-21-00005-0120-00001.0 Map Location: 20	Add 26 parking spaces Contact: James Young (772) 569-6707	06/26/06	12/13/06	N/A	N/A
			Approved 3-21-07. Released 7-12-07. Under Construction			
Other Non-Residential Projects						
Appleby & McAvay 2005030434	14170 115 th Street 31-37-00-00001-0565-00002.0 Map Location: 21	Kennel Dog Boarding Contact: Cindy McAvay (954) 232-1180	01/08/07	TBA	N/A	TBA
			Awaiting formal submittal			
CWN, LLC ROW Abandonment 2006050200 ROW-06-08-06	7550 129 th Street 30-38-00-00001-0300-00016.0 Map Location: 22	Abandon 60' wide ROW of 76 th Avenue Near Lot 16 Contact: CWN, LLC (772) 589-5547	N/A	05/31/06	N/A	
			Awaiting resubmittal.			
510 LLC 2007050003 ROW-07-07-04	4695 86 th Place 31-39-28-00006-0080-00001.0 Map Location: 23	County initiated ROWA, 86 th Street & 46 th Avenue, Weona Park Sub Contact: Public Works 772-226-1245	N/A	05/16/07		
			Awaiting resubmittal.			
Firehouse Trade Center 2006070138 ROW-07-08-05	6965 Harrison Street 31-39-06-00015-0020-00011.0 Map Location: same as 5	Abandon 35' of Louisiana Ave between Woodmere Rd and 2 nd Street Contact: Masteller & Moler (772)567-5300	N/A	05/16/07		
			Awaiting resubmittal.			
Hakansson ROWA 2006030030 ROW-06-12-08	8565 48 th Ave 31-39-28-00006-0020-00008.0 Map Location: 24	Abandon portion of 48 th Ave, between 86 th ST & 85 th PL Contact: Lars Hakansson (772) 321-6966	N/A	10/11/06		
			Awaiting resubmittal.			

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Lulich Right-of-way 93040043 ROW-05-04-04	4746 83 rd Place 31-39-33-00001-0050-00007.0 Map Location: 25	Abandon a portion of 47 th Ave, between 84 th Street and 83 rd Place Contact: Steven Lulich 589-5500	N/A	01/26/05	N/A	TBA	Awaiting resubmittal
Top Hat 'N Tails Pet Ranch 2006070238 SP-MA-07-01-06	7890 66th Avenue 31-39-32-00000-5000-00012.0 Map Location: 26	13,790 sq. ft. Pet boarding kennel Contact: Kimley-Horn & Associates Inc. (772) 562-7981	08/07/06	11/08/06	02/08/07 02/22/07	04/03/07	Applicant withdrew from 2-8-07 PZC schedule and was rescheduled for 2-22-07. PZC denied by 4-2 vote 2-22-07 appeal pending. BCC Denied by a 3-2 vote 4-3-07. Lawsuit filed to overturn BCC's denial.
Professional and Financial Offices							
Fellsmere Sales Office 96110080	9490 108 th Avenue 31-38-29-00001-0040-00001.0 Map Location: 27	Mercedes Homes Sales Center Contact: Mercedes Homes (321) 253-8284	01/08/07	TBA			Awaiting formal submittal.
HF Properties 95040100 SP-MA-06-06-26	14399 US Highway 1 30-38-25-00001-0050-00001.0 Map Location: 28	Med Office/Retail Contact: MBV Engineering Inc. (772) 569-0035	01/16/06	04/12/06	N/A	N/A	Staff approved site plan 12-12-06, pending release
Public and Private Recreation Facilities							
Golden Sands Park 98070105	10240 Highway A1A 31-39-14-00000-0030-00002.1 Map Location: 29	Recreation Park Contact: Public Works Dept 772- 226-1379	04/16/07	TBA	N/A	TBA	Awaiting formal submittal
Indian River County Parks Maintenance Complex 2007030199	5790 77 th Street 31-39-33-00000-5000-00003.0 Map Location: 30	Maintenance office, workshops & parking Contact: Carter Associates, Inc. 772-562-4191	04/9/07	TBA	N/A	TBA	Awaiting formal submittal
Sea Oaks Tennis Club 93080082	1365 W. Winding Oaks Circ 31-39-25-00000-0010-00001.4 Map Location: 31	Fitness Facility & Admin Bldg Contact: Carter Associates, Inc. 772-562-4191	09/10/07	TBA	N/A	N/A	Awaiting formal submittal.
Retail Trade Establishments							
Bailey Plants 2005070151 SP-MI-06-11-57	4726 83 rd Street 31-39-33-00003-0010-00005.0 Map Location: 32	1,800 office & nursery Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9682	07/18/05	09/06/06	N/A	N/A	Staff approved site plan 6-26-07, pending release.

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Bristol Bay Commercial 2006090048 SP-MA-07-07-09	CR510 31-39-28-00006-0030-00011.0 Map Location: 33	36,518 sq. ft. office/14,500 sq. ft. restaurant/39,268 sq. ft. retail/ 2,500 sq. ft. bank Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	09/18/06	05/02/07 08/22/07	TBA		
			Awaiting resubmittal.				
81 st ST & US1 Development 2007010087	8090 US Highway 1 31-39-33-00000-7000-00007.0 Map Location: 34	Retail with accessory MF Units Contact: MBV Engineering Inc. (772) 569-0035	01/29/07	TBA			
			Awaiting formal submittal.				
Fisher US1 Commercial 2007010080 SP-MA-07-12-46	11225 US Highway 1 31-39-08-00000-0020-00005.0 Map Location: 35	3,000 sq. ft. Restaurant/5,000 sq. ft. office Contact: MBV Engineering Inc. (772) 569-0035	01/29/07	10/10/07			
			Awaiting resubmittal.				
Shoppes & Villas at Lakesdie Centre fka Island Royalty 2006090197 SP-MA-07-07-08	9118 US Highway 1 31-39-28-00000-3000-00008.0 Map Location: 36	21,230 sq. ft. commercial and 14 Multi-family units Contact: MBV Engineering, Inc. (772) 569-0035	10/9/06	04/25/07			
			Awaiting resubmittal.				
Southeastern Financial Solutions 2006100215	8525 US Highway 1 31-39-28-00006-0110-00004.0 Map Location: 37	Retail & Financial Office Contact: Gene Broome (843) 260-2920	11/06/06	TBA			
			Awaiting formal submittal				
Utility Facilities							
Sprint Vero Beach Disney FL-4517 2007030125	9255 Highway A1A 31-39-26-00030-0000-00000.2 Map Location: 38	Camouflaged Communications Tower & Equipment Contact: Sprint Nextel (813) 971-5505	03/26/07	TBA	N/A	TBA	
			Awaiting formal submittal				
Verizon #69022 2006080137 SP-MI-06-11-58	8865 Highway A1A, Sea Oaks Water Treatment Plant 31-39-25-00000-0020-00003.0 Map Location: 39	Install 80' Stealth Flagpole Communication Tower Contact: SBA Network Services (561) 226-9359	N/A	09/06/06	N/A	N/A	
			Approved 2-2-07. Site plan released 2-28-07.				

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Warehouse and Storage Establishments						
Firehouse Trade Center 2006070138 SP-MA-07-05-25	6965 Harrison Street 31-39-06-00015-0020-00011.0 Map Location: 40	4,500 sq. ft. multi tenant warehouse Contact: Masteller & Moler Inc. (772) 567-5300	07/31/06	03/07/07	N/A	N/A
			Staff approval site plan 6-25-07, pending release.			
Firehouse Trade Center 2006070138	6965 Harrison Street 31-39-06-00015-0020-00011.0 Map Location: same as 40	Accessory storage yard Contact: Todd Smith 772-589- 8722	08/27/07	TBA	N/A	N/A
			Awaiting formal submittal.			
Jarvis Storage fka Webster Outdoor Storage 2003110132	11315 US Highway 1 31-39-07-00000-1000-00013.0 Map Location: 41	Office/outdoor storage Contact: MBV Engineering, Inc. (772) 569-0035	04/16/07	TBA		
			Awaiting formal submittal.			

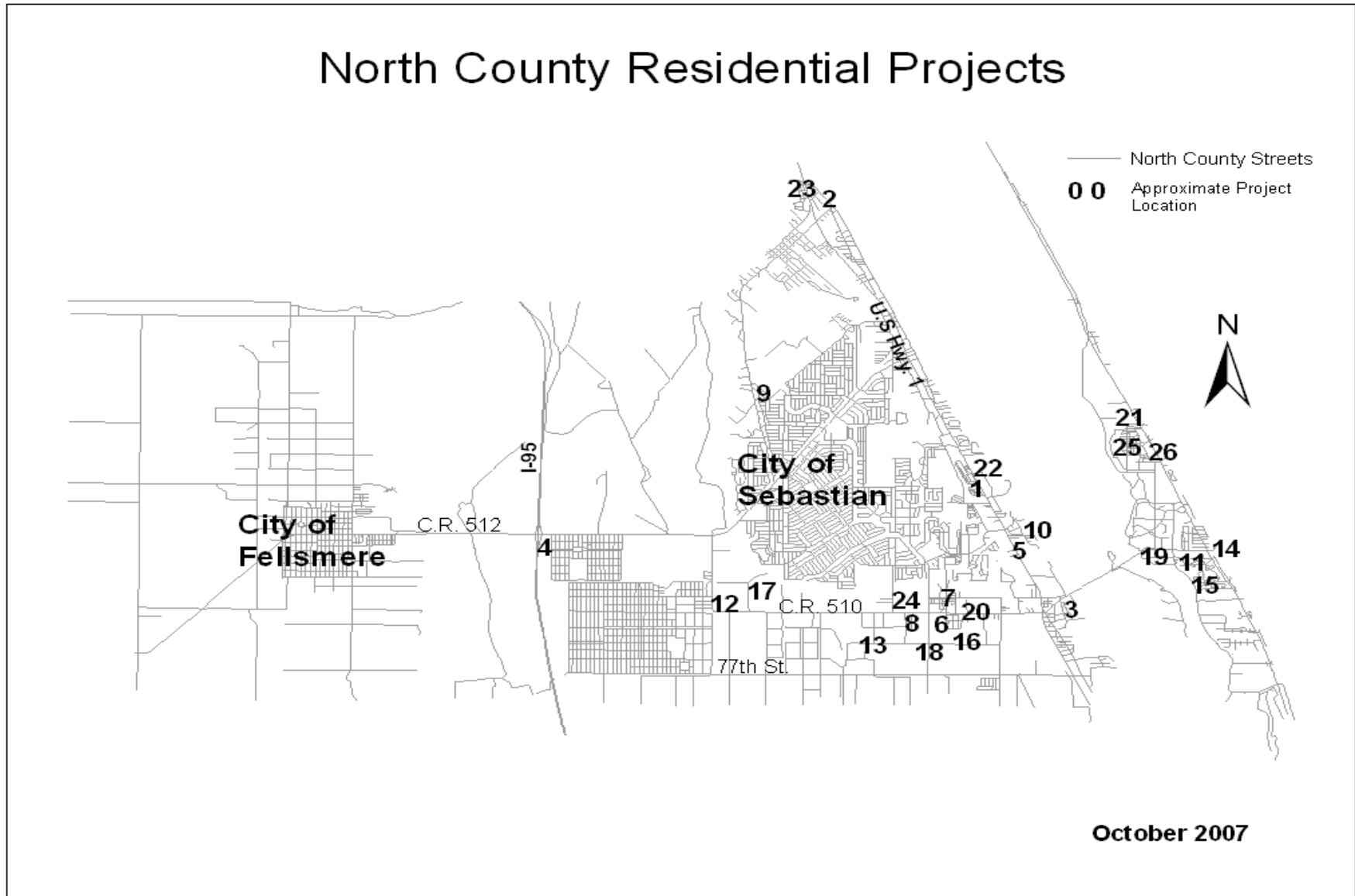
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NEW DEVELOPMENT PROJECTS

NORTH COUNTY RESIDENTIAL PROJECTS

October 2007

NEW DEVELOPMENT PROJECTS



October 2007

NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
NORTH COUNTY RESIDENTIAL PROJECTS (north of 77 th Street)						
Multi-Family Residential Projects						
Beach Cove MHP 96040173 SP-MA-04-07-42 SD-04-07-34	6200 99 th Street 31-39-20-00000-3000-00002.0 Map Location: 1	Phase 2 - 58 unit manufactured home. Expansion of recreation area to include pool, restroom, tennis court. Contact: Culpepper & Terpening (772) 464-3537	N/A	05/12/04	TBA	
			Awaiting resubmittal.			
Bo Multi Family 2007080086	13480 N. Indian River Drive 30-38-25-00000-0070-00002.0 Map Location: 2	3 Multi-Family units Contact: MBV Engineering, Inc. 772-569-0035	09/10/07	TBA	TBA	
			Awaiting resubmittal.			
Bristol Bay fka Orchid Landing Village 99070005 SP-MA-04-06-25 concept SP-MA-05-12-71 prelim	4475 Wabasso Rd, East of US 1 on south side of CR 510 31-39-27-00003-0000-00001.1 Map Location: 3	Commercial, 499 SF Residential & MF Development Contact: Knight, McGuire & Assoc (772) 569-5505	02/23/04	03/24/04 03/30/05 05/25/05 10/26/05 12/07/05	07/14/05 03-23-06	
			Conceptual site plan approved by PZC on 7/14/05. Preliminary site plan approved by PZC 3-23-06. Site plan released 8-14-06. Site work under construction. Site stabilized with “hydro mulching” July 2007. Residential portion of project inactive and for sale. Commercial portion owned and being developed by P&S Properties.			
Encore RV Resort 2001010166 SP-MA-07-01-01	9455 108 th Avenue 31-38-20-00000-5000-00001.1 Map Location: 4	Additon of RV slips & associated parking Contact: Zev Cohen & Associates (386) 677-2482	03/01/04	10/18/06 04/18/07	TBA	TBA
			Resubmittal under review			
Encore RV Resort 2001010166 SD-07-07-06	9455 108 th Avenue 31-38-20-00000-5000-00001.1 Map Location: same as 4	Subdivide property to add 48 lots/rec bldg Contact: Zev Cohen & Associates (386) 677-2482	12/11/06	04/18/07	TBA	TBA
			Resubmittal under review			

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Orchid Reserve (fka Wabasso Residential 2004050460 SP-MA-06-03-11 Prelim SD-06-03-05)	8910 US Highway 1 31-39-28-00000-3000-00010.0 Map Location: 5	100 unit multi-family Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/28/05	05/11/05 12/28/05	7/28/05 05/25/06	N/A	Conceptual site plan SP-MA-05-08-33 approved by PZC 7/28/05. Preliminary plat and site plan approved by PZC 5-25-06. Site plan released 12-21-06. Final Plat to TRC 6/20/07, awaiting resubmittal.
64 th Avenue Multi-Family 2005050504 SP-MA-06-11-59	8785 64 th Avenue 31-39-29-00000-5000-00055.0 Map Location: 6	5 plex multi family Contact: MBV Engineering Inc. (772) 569-0035	06/06/05	09/06/06	TBA		Awaiting resubmittal.
Summerwalk fka Stassi Development Sub 2005020284 SP-MA-06-07-29	64 th Avenue south of Schumann 31-39-29-00000-3000-00008.0 Map Location: 7	80 MF unit/48 SF Lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/28/05	04/19/06	06/28/07	N/A	PZC approved 6-28-07, pending release.
Vero Estates fka Suaya 11 Acres 2005090329 SD-06-08-26 SP-MA-06-08-43	NE Corner of 66 th Ave & CR510 31-39-29-00000-5000-00080.0 Map Location: 8	58 Multi-family units Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/03/05	06/14/06	05/24/07	N/A	Site plan and preliminary plat approved by PZC 5-24-07, pending release.
Voutila Duplex Lot 8 2005040214 SP-MI-05-07-27	11106 Hotchkiss Drive 31-38-11-00003-0030-00008.0 Map Location: 9	Duplex Contact: MBV Engineering Inc. (772) 569-3500	N/A	04/27/05	N/A	N/A	Staff approved, site plan released 7-11-06.
Voutila Duplex Lot 11 2005040220 SP-MI-05-07-28	11124 Hotchkiss Drive 31-38-11-00003-0030-00011.0 Map Location: same as 9	Duplex Contact: MBV Engineering Inc. (772) 569-3500	N/A	04/27/05	N/A	N/A	Staff approved, site plan released 7-11-06.
Worden Duplex 2006010190 SP-MI-06-08-38	9420 52 nd Court 31-39-21-00011-0000-00006.0 Map Location: 10	Duplex Contact: Bracken Construction (321) 403-8211	01/30/06	05/24/06	N/A	N/A	Staff approved minor site plan 1-31-07. Site plan released 7-16-07

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Bermuda Club (Conceptual PD Plan and Special Exception Use) 98100141 PD-99-03-06	West side of SR A-1-A between Sea Oaks and Disney (west and south of Coralstone Club) 31-39-26-00018-0000-00000.2 Map Location: 11	90 Single-family Lots and 78 Multi-family units on 56 acres. Contact: Richard Kern, P.E. 321-253-9595	N/A	3/8/00		8/1/00
			Final plat approved. Certificate of completion for Phases 1-3 issued on 7/31/00. LDP modified 11/16/00 and 4/03/02. CO's issued for two six-plex, CO's issued for Somerset Bay bldgs 1 thru 8 and Clubhouse.			
Residential Planned Development (PD) Projects						
Bluewater Bay PD 2001080013 PD-04-10-19	90 th /C.R. 510 31-38-26-00000-5000-00001.0 Map Location: 12	379 lot residential PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/07/04	08/04/04 06/29/05 04/18/07 05/09/07	01/13/05	02/15/05
			Concurrent SE and Preliminary PD. PZC recommended approval with conditions. BCC approved conceptual & special exception use on 2/15/05. Final Plat for phase 1 (199 lots) resubmittal under review. LDP issued 5-25-06. Final Plat Phase 2 under review.			
Liberty Park PD 2004110163 PD-06-06-06	Southwest corner 85 th ST and 66 th Ave 31-39-31-00000-1000-00001.0 Map Location: 13	938 Unit PD (Traditional Neighborhood) Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/29/04	03/22/06 06/07/06	TBA	
			Awaiting traffic study resubmittal. Applicant is re-evaluating costs and may submit revised plans.			
Ocean Sands fka Veromar Beach Club 2003010058 PD-07-09-08	East side of A1A bet Disney Resort & Sea Oaks Dune Houses 31-39-26-00030-0000-00000.3 Map Location: 14	60 Residential Units, 2 clubhouses, 2 pools, tennis courts Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	N/A	04/21/04 06/16/04 06/27/07	07/22/04 09/13/07	N/A
			PZC denied 7/22/04. Under settlement of lawsuit AA-06-02-03 approved by staff, this plan will control overall site. Released for construction 8-1-06. AA-06-02-03 expired. PD-07-09-08 approved by PZC 9-13-07, pending release.			
Ocean Sands West 2007080051	1555 93rd Street 31-39-26-00030-0000-00000.1 Map Location: 15	134 Multi-Family Units Contact: Kimley-Horn & Associates, Inc. 772-562-7981	09/07/07	TBA	TBA	
			Awaiting formal submittal.			

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Quail Creek PD 2004020196 PD-04-07-12	81 st ST – North side of 81 st ST, west of 58 th Ave 31-39-32-00000-1000-00029.0 Map Location: 16	91 Lot single family residential PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/01/04	05/12/04 06/16/04 06/22/05	01/13/05	02/22/05 09/06/05	
			PZC recommended approval on 1-13-05. BCC approved 2-22-05. Final Plat to BCC 9/6/05. LDP Approved 8-29-05. Final Plat recorded 10-19-05.				
Sebastian Park PD 2003050053 PD-03-11-21 – Concep PD-05-05-09 – Prelim	8400 85 th Street 31-38-26-00000-7000-00001.0 Map Location: 17	400 unit single family residential PD. Contact: Knight, McGuire & Associates (772) 569-5505.	06/02/03	09/10/03 02/16/05	10/28/04 12/08/05	12/7/04	
			PZC approved 7-0 10/28/04. BCC approved 12/07/04. Preliminary PD plan approved by PZC 12/08/05. LDP under review.				
Single-Family Conventional Subdivision Projects							
The Estates at Quail Creek fka Carley 81 st Street Sub 2005040288 SD-06-06-20	North side of 81 st Street, West of 58 th Avenue 31-39-32-00000-3000-00013.0 Map Location: 18	35 SF Lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/18/05	03/29/06	08/24/06	N/A	
			Preliminary plat approved by PZC 8/24/06.				
Michael Creek Sub (fka Ravenel Sub) 2004020120 SD-05-07-34	South side of CR510, east of Wabasso causeway 31-39-26-00000-0040-00002.0 Map Location: 19	60 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/28/05	04/20/05	11/10/05	N/A	
			PZC approved 11-10-05. LDP issued 6-19-07.				
Paladin Hammock 2005010130 SP-MA-045-07-26 SD-05-07-35	6115 85 th Street 31-39-32-00000-1000-00011.0 Map Location: 20	12 SF lots/ 9 MF Lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	01/24/05	04/20/05	12/08/05	N/A	
			Approved by PZC 12-8-05. LDP applied for 2-2-06 under review.				
The Reserve at Pelican Island fka Paskor LLC 2004080035 SD-05-06-24	West side of SR A1A just south of the north jungle trail access 31-39-03-00000-0030-00002.0 Map Location: 21	10 Lot SF residential Sub Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	02/28/05	03/30/05 05/18/05 12/27/06	07/14/05	N/A	
			Approved by PZC 7/14/05. LDP Issued 5-8-06. Final Plat to TRC 12/27/06, pending resubmittal. Certificate of Completion requested 9-12-07.				

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
The River Preserve 2001030063 SD-01-07-12	9900 US Highway 1 20-31-39-00000-1000-00003.0 Map Location: 22	24 lot single-family subdivision; multi-family tract, recreation tract. Contact: Carter Associates Inc. (772) 562-4191	3/19/01 08/18/03	5/09/01 09/10/03 06/14/06	6/14/01 10/09/03	N/A	
			LDP approved 12/09/04. Under construction. Final Plat to TRC 6/14/06 await resubmittal.				
Rohm Indian River Drive 2002020135	13299 N. Indian River Dr. 30-38-36-00001-0000-00001.3 Map Location: 23	Subdivide for a 2 lot single family subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/18/06	TBA	TBA	N/A	
			Awaiting formal submittal.				
South Forty Subdivision 2001050247 SD-04-09-44	6780 85 th Street 31-39-30-00000-7000-00001.0 Map Location: 24	3 lot single family subdivision Contact: Michael & Taffi Abt 388-3109	05/24/04	07/14/04 08/31/05	01/13/05	12/19/06	
			PZC approved 1/13/05. Final plat approved by BCC 12-19-06, plat recorded.				
Windsor Beach Club 93070111 SP-MI-03-10-58	2625 E. Windsor Blvd. 31-39-15-00008-0000-00000.2 Map Location: 25	Addition of golf cart tunnel under A1A and modify parking area. Contact: Knight, McGuire & Associates Inc. (772) 569-5505	N/A	07/23/03	N/A	N/A	
			Awaiting resubmittal. Staff level approval 10/07/03. Released and construction complete pending CO. CO requested 11-16-06.				
Windsor Ocean Way Addition 2005060753 PD-05-12-19	10915 Highway A1A 31-39-10-00003-0000-00001.0 Map Location: 26	16 SF Lots Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	07/11/05	11/09/05	01/12/06	02-07-06	
			PZC recommended for BCC approval 1-12-06. BCC approved 2-7-06. LDP under review.				

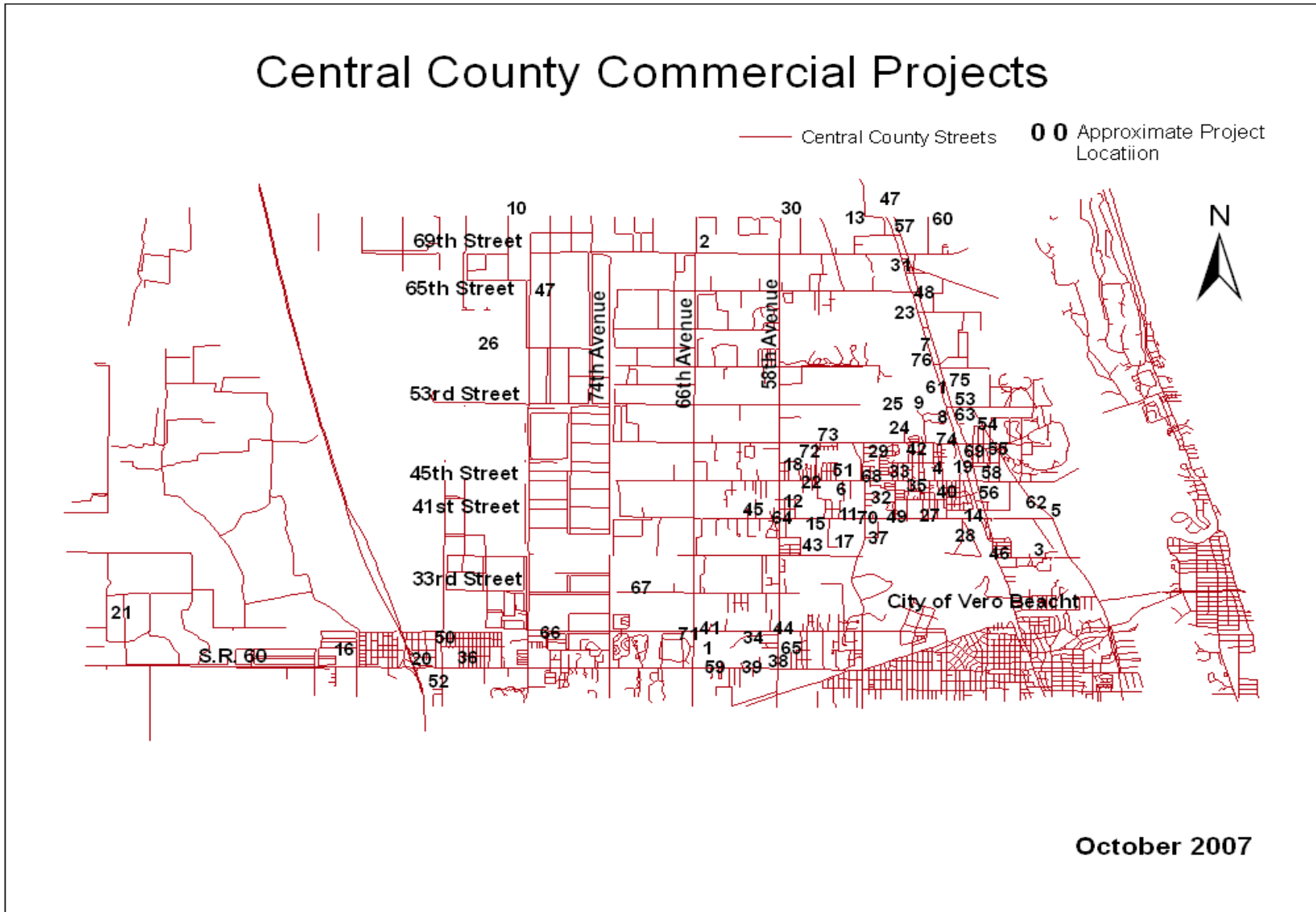
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NEW DEVELOPMENT PROJECTS

CENTRAL COUNTY COMMERCIAL PROJECTS

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NEW DEVELOPMENT PROJECTS



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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
CENTRAL COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (between 77 th Street and SR 60)						
Automotive Repair/Sales and Maintenance Establishments						
Indian River Mall 94010087	6200 20 th Street 33-39-05-00007-0000-00000.0 Map Location: 1	Permanent vehicle, RV, boat sales Contact: Simon Property Group (772) 770-9404	04/04/07	TBA		
			Awaiting formal submittal.			
Gas Station/Convenience Store						
NONE						
Health Care Offices and Facilities						
East Coast Animal Medical Center 2002120119 SP-MA-07-04-22	6580 69 th Street 32-39-05-00001-0130-00001.1 Map Location: 2	Veterinary Care Contact: Knight, McGuire & Associates, Inc. (772) 569-5505	N/A	02/14/07	08/09/07	N/A
			PZC approved administrative permit use 8-9-07, staff approved site plan 8-21-07, pending release.			
Fountains Phase I & II 2007050183 SP-MA-07-09-25	3755 11 th Circle 32-39-25-00007-0000-00004.0 Map Location: 3	Phase I 17,500 sq. ft. medical Phase II 23,975 sq. ft. medical Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/11/07	07/11/07	N/A	
			Awaiting resubmittal.			
Gifford Health Center 2006020191 SP-MA-06-05-22	4675 28 th Court 32-39-22-00013-0000-00001.0 Map Location: 4	Parking lot addition Contact: Carter Associates, Inc. (772) 562-4191	03/01/06	03/01/06	N/A	N/A
			Staff approved 9-13-06. Site plan released 4-11-07.			
Harbor Chase ALF 2003070076 SP-MJ-03-10-65	4150 Indian River Blvd., northeast corner of IR Blvd. & 41 st Street. 32-39-25-00000-3000-00005.0 Map Location: 5	Assisted living facility; 85 units and 8 duplexes (16 units) Contact: Masteller & Moler, Inc. (772) 567-5300	07/21/03	08/06/03 09/17/03	11/20/03	12/16/03
			Site plan released 06/07/04. CO for Phase I 85 MF Unit bldg issued 5-23-07.			

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Industrial Establishments						
ASAP Aluminum Recycling Center 2006030129 SP-MA-07-04-16	4505 45 th Street 32-39-28-00001-0010-00030.0 Map Location: 6	Aluminum Recycling Center Contact: MBV Engineering, Inc. 772-569-0035	10/23/06	01/24/07	N/A	N/A
			Resubmittal under review.			
Bird Contractor Trades 98020011 SP-MA-05-12-66	5725 US Highway 1 32-39-15-00000-1000-00009.0 Map Location: 7	1,702 sq ft contractor trades Contact: MBV Engineering Inc. (772) 569-0035	04/11/05	10-12-05	N/A	N/A
			Staff level approval 3/27/06. Site plan released 5-31-06. Site plan extended to 3-27-08 by staff.			
Collard Commercial Sub 2007090011	5298 Old Dixie Hwy 32-39-22-00000-1000-00001.0 Map Location: 8	4 Lot Commercial Sub Contact: Knight, McGuire & Associates, Inc. 772-569-5505	09/17/07	TBA		
			Awaiting formal submittal.			
Community Asphalt 98080119 SP-MA-04-07-38	2750 Industrial Blvd 32-39-22-00000-1000-00002.1 Map Location: 9	Modification to existing Asphalt Prod. Facility Contact: Carter Associates, Inc. (772) 562-4191	03/01/04	05/12/04	N/A	N/A
			Major site plan approved by staff December 21, 2004. Site plan released 1/19/05. Site plan expired.			
Davis Borrow Pit 2002040059 SP-MA-04-08-46	7205 82 nd Ave 32-38-02-00000-7000-00001.0 Map Location: 10	34 Acre Borrow Pit Contact: MBV Engineering Inc. (772) 569-0035	N/A	05/26/04	03/24/05	
			PZC approved 3/24/05. Site plan released 2-3-06. Mining permit issued 2-3-06, with conditions.			
Emergency Operations Ctr 2006030050 SP-MA-06-07-30	4350 41 st Street 32-39-28-00001-0010-00001.0 Map Location: 11	Emergency operations center Contact: Masteller & Moler (772) 567-5300	03/13/06	04/26/06	N/A	N/A
			Site plan released 7-17-06, under construction. Communications tower approved by PZC May 2007. CO issued 7-27-07.			
41 st Street Commercial Park 2003040019	5625 41 st Street 32-39-28-00001-0120-00001.0 Map Location: 12	81,000 Trade & Service, 19,1000 warehouse, 36,1000 mini storage & 1,180 office Contact: Masteller & Moler Inc. (772)567-5300	05/21/07	TBA	N/A	N/A
			Awaiting formal submittal.			
Hobart Industrial Park Ph II 96090066 SP-MA-05-02-08	4415 77 th Street 32-39-04-00000-1000-00002.0 Map Location: 13	Major site plan for commercial packing facility Contact: W. F. McCain & Associates (772) 770-1093	N/A	08/11/04 12/01/04	N/A	N/A
			Staff approved phase II site plan on 6/21/05. Site improvements released for construction. Need site plan release for buildings.			

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Hometown Hess 99070087 SP-MI-05-12-60	4105 US Highway One 32-39-26-00007-0000-00017.0 Map Location: 14	Carwash & Laundromat Contact: MBV Engineering Inc. (772) 569-0035	11/08/04	09/28/05	N/A	N/A	Staff level approved 1-24-06. Site plan released 6-22-06. Certificate of Occupancy requested 6-15-07, issued 6-22-07.
Indian River Industrial Center 2001070149 SD-03-01-06	4950 41 st Street 32-39-28-00001-0060-00001.0 Map Location: 15	7 lot industrial subdivision Contact: Randy Mosby (772) 569-0035.	11/03/03	09/10/03 02/04/04 11/08/06	05/27/04	06/05/07	New revised plan submitted to Pre-App 11/03/03. New plan to TRC 02/10/04. PZC approval with conditions 05/27/04. LDP issued 5-11-05. Certificate of Completion issued 1-9-07. Final Plat approved by BCC 6-5-07, recorded 7-9-07.
Indian River Park of Commerce 97030086 PD-04-01-01	20 th Street, Northwest corner of 98 th Avenue & 20 th Street. 33-38-04-00001-0010-00001.0 Map Location: 16	3,298,363 sq. ft. commercial / industrial park. Contact: Knight, McGuire & Associates (772) 569-5505	07/28/03	11/04/03 10/12/05	01/22/04	02/17/04	PZC approved 01/22/04. Approved by BCC 02/17/04. LDP submitted 8/13/04 pending review. 98 th Avenue improvements under construction. Incentive agreement under review. Final Plat Phase I resubmittal under review..
Indian River Park of Commerce Lots 3 & 4 2006030393	NW Corner of SR60 & 98 th Ave 33-38-04-00001-0080-00001.0 Map Location: same as 16	75,161 sq. ft. contractor trades Contact: MBV Engineering, Inc. 772-569-0035	07/23/07	TBA			Awaiting formal submittal
Indian River Park of Commerce Lots 6 - 7 2006100216 PD-07-07-07	NW Corner of SR60 & 98 th Ave 33-38-04-00001-0080-00001.0 Map Location: same as 16	14,880 sq. ft. Office & 91,724 sq. ft. Warehouse Contact: MBV Engineering, Inc. 772-569-0035	11/06/06 01/08/06	05/09/07	TBA		Awaiting resubmittal
Kelly Commercial (fkaChad Kelly Comm) 2005100352 SP-MA-06-08-37	4095 43 rd Avenue 32-39-28-00001-0090-00001.4 Map Location: 17	75,234 sq. ft. contractor Trades Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/31/05	05/17/06	N/A	N/A	Staff approved site plan 7-5-07, pending release.
Perfection Trusses/Universal Forest Products 2002080056 SP-MA-07-11-37	5235 45 th Street 32-39-28-00001-0030-00005.0 Map Location: 18	33,000 sq. ft. truss production area with parking Contact: Universal Forest Products (616) 364-6161	02/12/07	09/05/07	TBA		Awaiting resubmittal

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			Pre-App	TRC	PZC	BCC	
Peters/Schlitt Commercial Property 2004080049 SP-MA-05-05-20	2350 45 th Street 32-39-23-00000-5000-00015.0 Map Location: 19	7,500 SQ. FT. Single Tenant Contractor Trades Contact: Todd Smith 778-1515	08/16/04	02/16/05	N/A	N/A	Revised plans received 6/7/05 under review. Staff approved site plan 8-15-05. Site plan released 11-18-05. Under construction.
Portofino Village Commercial fka Prime Home Builders Marquis 2001040099 SP-MA-06-02-04	94 th Ave, NE Corner SR60 & I95 33-38-03-00003-0010-00002.0 Map Location: 20	10,000 Sq. Ft. Contractor Trade Contact: W. F. McCain & Assoc (772) 770-1093	06/05/05	11/30/05	N/A	N/A	Staff approved site plan 11-3-06 pending release.
Pressley Ranch Borrow Pit 2004020301 SP-MA-04-06-31	North State Road 60, west of CR519 32-35-22-00000-1000-00001.0 Map Location: 21	50 Acre Borrow Pit Contact: Palmer Engineering (407) 487-0417	03/15/04	04/14/04	05/13/04	N/A	Reviewed by TRC 04/14/04. Scheduled for PZC 05/13/04. PZC approved 05/13/04. Site plan released 1-31-06. Mining permit issued 11-8-06.
Prestige AB Ready Mix 2005050590 SP-MA-07-06-32	5045 45 th Street 32-39-28-00001-0030-00001.0 Map Location: 22	Ready Mix Concrete Plant/Modular Office Contact: Stitzel Engineering (863) 607-4455	01-08-07	03/28/07	N/A	N/A	Staff approved site plan 6-29-07, pending release
Southern Storage fka Rexford US 1 2004010269 SP-MA-04-08-44	6255 Old Dixie Hwy 32-39-10-00000-7000-00022.0 Map Location: 23	54,300 sq ft contractors trade Contact: MBV Engineering Inc. (772) 569-0035	02/09/04	05/19/04	N/A	N/A	Staff approved major site plan 9-1-05, Site plan released 9-14-05. Under construction.
			04/05/04				
Rinker Materials 96020133 SP-MA-04-06-28	5390 31 st Avenue 32-39-15-00000-7000-00009.0 Map Location: 24	Concrete production facility. Contact: Alan Gerwig & Associates, Inc. (561) 792-9000	11/24/03	03/31/04 12/7/04	02/24/05	N/A	PZC approved 2/24/05. Site Plan released 8/22/05. Phase I CO issued 5-19-06.
Tarmac Concrete Plant 92080128 SP-MA-04-09-54	2750 Industrial Blvd. 32-39-22-00000-1000-00002.1 Map Location: 25	Replace existing ready mix plant with new one. Contact: Andrew Higier (951) 425-4188	09/29/03	06/23/04	08/26/04	N/A	TRC reviewed on 06/23/04. Approved by PZC on August 26, 2004. Site Plan released by staff on 9-7-05. Mining permit issued 1-23-06.

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			Pre-App	TRC	PZC	BCC	
Thomas Hammond Sand Mine 2004030073 SP-MA-04-08-51	61 st St – West of 82 nd ave and south of 61 st St 32-38-14-00000-3000-00002.0 Map Location: 26	Sand Mine Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/15/04	06/02/04	07/14/05	N/A	
			Awaiting resubmittal. PZC approved on 7/14/05. Site plan released 1-23-06				
Vero Business Park fka Gaeta Development 2006060144 SD-06-12-37	3450 41 st Street 32-39-27-00000-1000-00072.0 Map Location: 27	15 Lot Industrial Sub Contact: MBV Engineering Inc., (772) 569-0035	06/26/06	09/20/06	TBA	N/A	
			Resubmitted 11-2-06, under review.				
Institutional Establishments							
Faith Temple Evangelistic Church 2002110179 SP-MJ-03-10-59	4176 Old Dixie Highway 32-39-26-00007-0000-00012.0 Map Location: 28	7,139 sq. ft. church Contact: Randy Mosby (772) 569-0035	N/A	07/23/03	N/A	N/A	
			Revised plans submitted 11/8/04. Major site plan approved 12/14/04. Site plan released 1/31/05. Certificate of Occupancy issued 8-24-07.				
Gifford Community Fire Station 2007030196 SP-MA-07-07-11	3620 49 th Street 32-39-22-00000-3000-00002.0 Map Location: 29	7,260 sq. ft. Fire Station Contact: MBV Engineering, Inc. (772) 569-0035	04/09/07	05/02/07	TBA	TBA	
			Awaiting resubmittal.				
Hopewell Baptish Church 2007060097	4530 71 st Street 32-39-04-00000-7000-00004.1 Map Location: 30	1,500 sq. ft. fellowship hall Contact: Knight McGuire & Associates Inc (772) 569-5505	07/02/07	TBA	TBA	TBA	
			Awaiting formal submittal.				
IRC Fire Station #5 2005100234 SP-MA-06-04-16	6585 US Highway 1 32-39-10-00000-1000-00023.0 Map Location: 31	Reconstruction of Fire Station Contact: Carter Associates, Inc. (772) 562-4191	10/31/05	01/25/06	N/A	N/A	
			Site plan approved by staff on 2/2/06. Site plan released 6-1-06, Certificate of Occupancy issued 8-16-07.				
IRC Sheriff's Jail Expansion 96100045 SP-MA-05-12-68	4055 41 st Avenue 32-39-27-00009-0120-00002.0 Map Location: 32	Expansion Contact: Dan Rutherford 850-422-0020	07/11/05	10-12-05	12/08/05	N/A	
			Approved by PZC 12/08/05. Site plan released 3-27-06. Under construction. CO for Bldg E "dormitory" issued 6-26-07, CO for warehouse/video visitation issued 6-27-07. CO for Intake area issued 9-7-07. CO for Infirmary requested 8-24-07.				
Kaylna Day Care 2004080240 SP-SE-06-12-60	3981 45 th Place 32-39-22-00001-0010-00025.0 Map Location: 33	Day Care Contact: Kenneth Jackson (772) 633-2599	05/01/06	09/27/06	09/13/07	10/09/07	
			PZC approved special exception 9-13-07, scheduled for BCC approval 10-9-07.				

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			Pre-App	TRC	PZC	BCC
Little Rising Stars Child Care fka Vero's Little Einstein's Day Care 2006070080 SP-MI-07-04-49	2855 58 th Avenue 32-39-32-00001-0160-00005.0 Map Location: 34	Change of use from RSF to child care facility Contact: W. F. McCain & Associates Inc. (772) 770-1093	07/24/06	01/31/07	06/28/07	07/17/07
			PZC recommended approval 6-28-07. BCC approved use 7-17-07 and staff approved the site plan, pending release.			
Macedonia Baptist Church 2003010217 SP-MI-06-05-21	4350 30 th Avenue 32-39-27-00001-0000-00016.0 Map Location: 35	Pave existing driveways Contact: MBV Engineering, Inc. (772) 569-0035	N/A	02/22/06	N/A	N/A
			Staff approved site plan 8-15-06, site plan released 9-22-06.			
Marine Bank & Trust 2006060101 SP-MA-07-05-24	2015 85 th Court 33-38-02-00002-0100-00024.0 Map Location: 36	2,979 sq. ft. bank Facility Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/26/06	02/21/07	N/A	N/A
			Staff approved site plan 6-13-07, pending release			
Mount Zion Baptist Church 2005090139 SP-MA-07-11-39	4405 43rd Avenue 32-39-28-00001-0010- 00001.1Map Location: 37	Curch Complex Contact: James Young & Associates Inc. 772-569-6707	05/15/06	09/12/07		
			02/26/07 Awaiting resubmittal			
Oculina Bank 2002050086 SP-MI-07-01-04	2190 58th Avenue 33-39-04-00024-0000-00000.3 Map Location: 38	1,500 bank with 4 lane drive thru Contact: MBV Engineering, Inc. 772-569-0035	7-3-06	11-1-06	N/A	N/A
			Awaiting resubmittal.			
Palm Tree Grove Day Care 2006070141	2555 58 th Avenue 33-39-05-00000-1000-00002.1 Map Location: 39	Convert fellowship hall into day care Contact: Bobbi Davidson (321) 848-7000	07/31/06	TBA		
			Awaiting formal submittal			
Salt of the Earth Ministry 2007040131 SP-MA-07-11-41	3190 45 th Street 32-39-22-00000-7000-00085.1 Map Location: 40	7,000 sq. ft. church Contact: MBV Engineering, Inc. (772) 569-0035	04/30/07	09/12/07	TBA	TBA
			Awaiting resubmittal.			
Simon Youth Foundation Educational Resource Classroom 2007060001 SP-MI-07-08-22	6192 20 th Street 33-39-05-00008-0000-00001.0 Map Location: 41	Vocatoinal classroom in shopping center building Contact: Carter Associates, Inc. (772) 562-4191	N/A	06/20/07	TBA	TBA
			Approved and released on 8-6-07.			

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
St. Peter’s Academy 2000080126 SP-MA-02-03-15	4250 38 th Avenue 27-32-39-00000-3000-00012.1 Map Location: 42	9,680 sq. ft. multi-purpose room 8,723 sq.ft. Multi-purpose facility Contact: Triad International 234-0203	8/28/00	10/17/01 12/19/01	09/25/03	11/18/03	
			School setback LDR amendment approved by BCC 01/21/03. PZC recommended approval 09/25/03. BCC approved 11/18/03. Site plan extension approved 12/7/04. Site plan released 11/16/05. Under construction.				
United Parcel Service 2007060028 SP-MA-07-12-44	4555 41 st Street 32-39-28-00001-0090-00006.0 Map Location: 43	Expansion, covered vehicular parcel sorting/loading Contact: MBV Engineering, Inc. (772) 569-0035	06/18/07	9-26-07	N/A	N/A	
			Awaiting resubmittal				
Other Non-Residential Projects							
Adkins/Torrent ROWA 95080054 ROW-05-12-12	2685 58 th Court 32-39-32-00008-0000-00014.0 Map Location: 44	Portion of 28 th ST W of 58 th CT Contact: Michael Adkins (772) 778-4832	N/A	10/19/05			
			Awaiting resubmittal. Neighbor objecting.				
Ellis ROW Abandonment 2005020071 ROW-05-05-05	6302 48 th Avenue 32-39-09-00004-0010-00024.0 Map Location: 45	25’ on the south side of lot 25 east side of 48 th ave	N/A	02/16/05			
			Awaiting resubmittal.				
Gifford Youth Center Security Guard Residence 98080008 SP-MI-05-10-47	4875 43 rd Ave 32-39-21-00001-0090-0001.0 Map Location: same as 4	1,457 SQ FT Residence Contact: MBV Engineering (772) 569-0035	N/A	08/03/05	N/A	N/A	
			Staff approved minor site plan 10/11/05. Site plan released 5-17-07.				
Public Road 35 th Street/15 th Avenue 2006090183	South of 36 th Street, East of US Highway 1 32-39-35-00000-1000-00012.0 Map Location: 46	Create a public road 35 th Street/15 th Avenue Contact: Carter Associates Inc. (772) 562-4191	10/9/06	TBA			
			Awaiting formal submittal.				
Professional and Financial Offices							
Schwey US 1 & 73 rd Street 2006080087	7355 US Highway One 32-39-03-00000-3000-00019.1 Map Location: 47	1,950 sq. ft. office / 1,950 sq. ft. Retail / 38,500 sq. ft. Apts Contact: MBV Engineering Inc (772) 569-0035	08-21-06	TBA			
			Awaiting formal submittal.				

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NEW DEVELOPMENT PROJECTS

Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project	Location	Proposal	Status				
			Pre-app	TRC	PZC	BCC	
Vero Professional Plaza 2007080112	3250 63rd Street 32-39-10-00000-7000-00009.0 Map Location: 48	General/Professional Office Contact: D & L Properties (772) 473-0529	09/10/07	TBA	N/A	N/A	Awaiting formal submittal.
Public and Private Recreation Facilities							
Grace Grove Sub 2002040060	4050 41st Street 32-39-27-00009-0050-00001.0 Map Location: 49	Recreation Park Tract B & H Basketball court, shelter, & playground area Contact: Carter Associates, Inc., 772-562-4191	08/06/07	TBA			Awaiting formal submittal.
Retail Trade Projects							
Andrade Plaza fka Palm Beach Auto Wash fka Andrade 2004040246	8980 20 th St 33-38-02-00001-0050-00004.0 Map Location: 50	Retail stores Contact: Florida Consulting Engineers (561) 353-1152	10/16/06	TBA	N/A	N/A	Awaiting formal submittal.
El Torito Groceries 2004050235	5085 45 th Street 32-39-28-00001-0030-00002.0 Map Location: 51	1,620 sq. ft. Market Contact: MBV Engineering Inc (772) 569-0035	01/15/07	TBA	N/A	N/A	Awaiting formal submittal.
Continental 229 Fund LLC 2005040133	9040 20 th Street 33-38-03-00001-0080-00004.0 Map Location: 52	144,824 sq. ft. of Retail/Commercial with 2 out parcels Contact: Madden Engineering Inc 407-629-8330	07/30/07	TBA			Awaiting formal submittal.
Harbor Point fka 53 rd ST Shopping Center 2004040368 SP-MA-07-08-17 SD-07-08-08	5270 US Highway 1 32-39-23-00000-3000-00005.0 Map Location: 53	45,600 sq. ft. Grocery / 25,300 sq. ft. retail Contact: Carter Associates, Inc. (772) 562-4191	03/26/07	05/23/07 08/22/07	TBA	N/A	Resubmittal under review.
Harbor Walk fka Vero North 2006060227 SP-MA-07-09-27	5115 Indian River Blvd 32-39-23-00000-3000-00002.1 Map Location: 54	86 room/16,170 sq. ft. hotel Contact: Knight, McGuire & Associates Inc. (772) 569-5505	07/18/07	09/05/07	N/A	N/A	Staff has met with Fairways residents and applicant to address residents' concerns. Resubmittal under review.
Indian River Hotel & Spa 2006100078	Indian River Blvd 32-39-25-00000-5000-00001.0 Map Location: 55	Hotel, Spa, Restaurant & Boutique Contact: Rich Kusmer (772) 794-9227	04/30/07	TBA			Awaiting formal submittal.

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NEW DEVELOPMENT PROJECTS

Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project	Location	Proposal	Status				
			Pre-app	TRC	PZC	BCC	
45 th Street Commons fka Perry Partners 98010177 SP-MA-04-07-33	2395 45 th Street 32-39-26-00004-0210-00001.0 Map Location: 56	19,200 Sq Ft Retail/Restaurant Contact: John Dean, Architect 567-4907 MBV Engineering Inc. Inc (772) 569-0035	N/A	04/28/04	N/A	N/A	
			Staff approved site plan 8-3-05. Site plan released 10-31-05. Certificate of Occupancy issued 6-28-07..				
Orchid Island Botanicals 95060084 SP-MA-07-08-18	7040 US Highway 1 32-39-03-00000-5000-00020.0 Map Location: 57	Wholesale/retail nursery Contact: MBV Engineering, Inc.(772) 569-0035	12/4/06	05/30/07	N/A	N/A	
			Resubmittal under review.				
Pineapple Palm Plaza fka Wahoo Management 2001060232 SP-MA-04-11-84	2190 45 th Street 32-39-23-00000-5000-00028.0 Map Location: 58	3,000 sq. ft. restaurant/7,200 sq ft office/13,200 retail Contact: Knight, McGuire & Associates, Inc. (772) 569-5505	06/07/04	08/25/04	N/A	N/A	
			Staff approved site plan 8-17-05. Site plan released, under construction. CO for Bldgs A & C released 5-7-07..				
6350 Shoppes fka Brooks Retail 2006070245 SP-MA-07-02-13	North side of SR60 Bet 58 th Ave & 66 th Ave 33-39-05-00002-0000-00010.0 Map Location: 59	7,904 sq. ft. Retail Contact: MBV Engineering Inc (772) 569-0035	08/07/06	12/6/06	N/A	N/A	
			Staff approved site plan 6-26-07, pending release.				
Thorpe Commercial Site 2005040302 SP-MA-05-10-48	73 rd Street 32-39-03-00000-3000-00019.2 Map Location: 60	Commercial Bldgs Retail/office Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	05/02/05	08/10/05	N/A	N/A	
			Staff approved site plan 5-11-06, pending release.				
US 1 & 53 rd Shopping Center 98060121 SP-MA-07-12-42	2550 53 rd Street (northeast corner) 32-39-14-00000-5000-00004.0 Map Location: 61	infrastructure for future shopping ctr. Contact: Carter Associates, Inc. (772) 562-4191	7-2-07	09/19/07	N/A	N/A	
			Awaiting resubmittal.				

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NEW DEVELOPMENT PROJECTS

Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project	Location	Proposal	Status				
			Pre-app	TRC	PZC	BCC	
US 1 & 53 rd Shopping Center 98060121 SD-07-12-10	2550 53 rd Street (northeast corner) 32-39-14-00000-5000-00004.0 Map Location: same as 61	Preliminary Plat for retail shopping with outparcels Contact: Carter Associates, Inc. (772) 562-4191	7-2-07	09/19/07	N/A	N/A	
			Awaiting resubmittal.				
Vero Lifestyle Center 2001050156	41 st Street 32-39-25-00000-5000-00002.0 Map Location: 62	Mixed Use Shopping Center Contact: Knight, McGuire & Associates Inc. (772) 569-5505	05/14/07	TBA	N/A	N/A	
			Awaiting formal submittal.				
Walgreens 95020003 SP-MA-07-11-38	5298 Old Dixie Hwy 32-39-22-00000-1000-00001.0 Map Location: 63	14,820 sq. ft. retail Contact: Knight McGuire & Associates Inc., (772) 569-5505	04/16/07	09/05/07			
			Awaiting resubmittal.				
Utility Facilities							
FPL Gifford Substation 2005100345 SP-MA-06-09-45	East of Kings Hwy, north side of 43 rd Street 32-39-28-00001-0040-00001.0 Map Location: 64	542 Sq. Ft. Unmanned Electrical Substation Contact: Arcadis G & M Inc (772) 878-1700	10/31/05	06/21/06	TBA	N/A	
			Site plan approved by staff 4-2-07. 7-20-07 site plan released.				
IR 2717 Westminster 2006090120	2555 58 th ave 33-39-05-00000-1000-00002.1 Map Location: 65	120 Foot Stealth Telecommunication Tower Contact: PJ Development Inc (772) 607-4000	10/02/06	TBA	N/A	N/A	
			Awaiting formal submittal.				
Nextel FL3594A 97050175 SP-MI-06-08-35	8000 26 th Street 32-38-36-00000-7000-00003.0 Map Location: 66	100' Monopole Tower Contact: Anthony Stellato 518-453-3927	12/19/05	05/17/06	07/27/06	08/22/06 09/12/06 02/20/07	
			PZC approved 7/27/06. BCC tabled at 8-22-06. BCC denied 9-12-06. The BCC on 02/20/07 approved the special exception as part of a federal court appeal settlement. Site plan released 3-2-07.				
Nextel FL3596B 2005120068 SP-MI-06-08-34	6250 37 th Street 32-39-29-00002-0240-00001.0 Map Location: 67	110' Stealth Flagpole Contact: Anthony Stellato 518-453-3927	12/19/05	05/17/06	9-14-06	N/A	
			PZC approved administrative permit use 9-14-06. Staff approved 2-1-07. Site plan released 2-9-07.				

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NEW DEVELOPMENT PROJECTS

Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project	Location	Proposal	Status				
			Pre-app	TRC	PZC	BCC	
Warehouse and Storage Establishments							
Damerau Warehouse 2007050178	4410 45 th Street 32-39-21-00001-0160-00004.0 Map Location: 68	99,660 sq. ft. warehouse/manufacturing Contact: W. F. McCain & Associates, Inc. (772) 770-1093	06/11/07	TBA			
			Awaiting formal submittal.				
Beans Contractor Trades Vero 2006040273	2075 47 th Street 32-39-23-00000-5000-00025.1 Map Location: 69	Ph I: 11,000 sq. ft. warehouse/Ph II: 11,500 Warehouse Contact: MBV Engineering, Inc. (772) 569-0035	10/16/06	TBA			
			Awaiting formal submittal.				
4025 & 4035 43 rd Ave 2002010050 SP-MI-07-02-12	4035 43 rd Avenue 32-39-28-00001-0090-00002.0 Map Location: 70	Unpaved vehicle/equipment storage Contact: Schulke, Bittle & Stoddard LLC (772) 770-9622	N/A	12/6/06	N/A	N/A	
			Staff approved site plan 4-23-07, pending release.				
Indian River Industrial Center Lots 2 through 4 2006010124 SP-MA-06-05-23	4900 41 st Street 32-39-28-00001-0060-00001.0 Map Location: same as 15	50,000 sq. ft. Warehouse Contact: Carter Associates, Inc. (772) 562-4191	01/23/06	03/15/06	N/A	N/A	
			Site plan approved 6-9-06. Site plan released for Phase I and Phase II.				
Indian River Mall Self Storage 2006120011	North side of Mall ring road 33-39-05-00007-0000-00000.0 Map Location: 71	Self Storage Building Contact: Design Team West Inc. (941) 745-1700	12/18/06	TBA	N/A	N/A	
			Awaiting formal submittal.				
Kenny Industrial Subdivision 2004010268 SD-04-09-40	5275 45 th ST 32-39-28-00001-0030-00007.0 Map Location: 72	Warehouses and Storage Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/09/04	06/16/04	03/23/06	N/A	
			PZC approved 3/23/06. Awaiting LDP approval.				
Pittman On-Site Storage 2006070240 SP-MA-07-02-11	4425 51st Avenue 32-39-28-00001-0030-00004.0 Map Location: 73	Outdoor Storage Contact: W. F. McCain & Associates Inc. (772) 770-1093	08/07/06	11/29/06	N/A	N/A	
			Staff approved site plan 5-30-07, pending release.				
Schlitt Warehouse 2004080190 SP-MI-04-11-81	47 th Street 32-39-23-00000-5000-00025.1 Map Location: 74	4,000 sq. ft. warehouse Contact: MBV Engineering Inc. (772) 569-0035	N/A	08/25/04 12/22/04	N/A	N/A	
			Staff approved site plan 8-7-06. Site plan released 11-15-06.				

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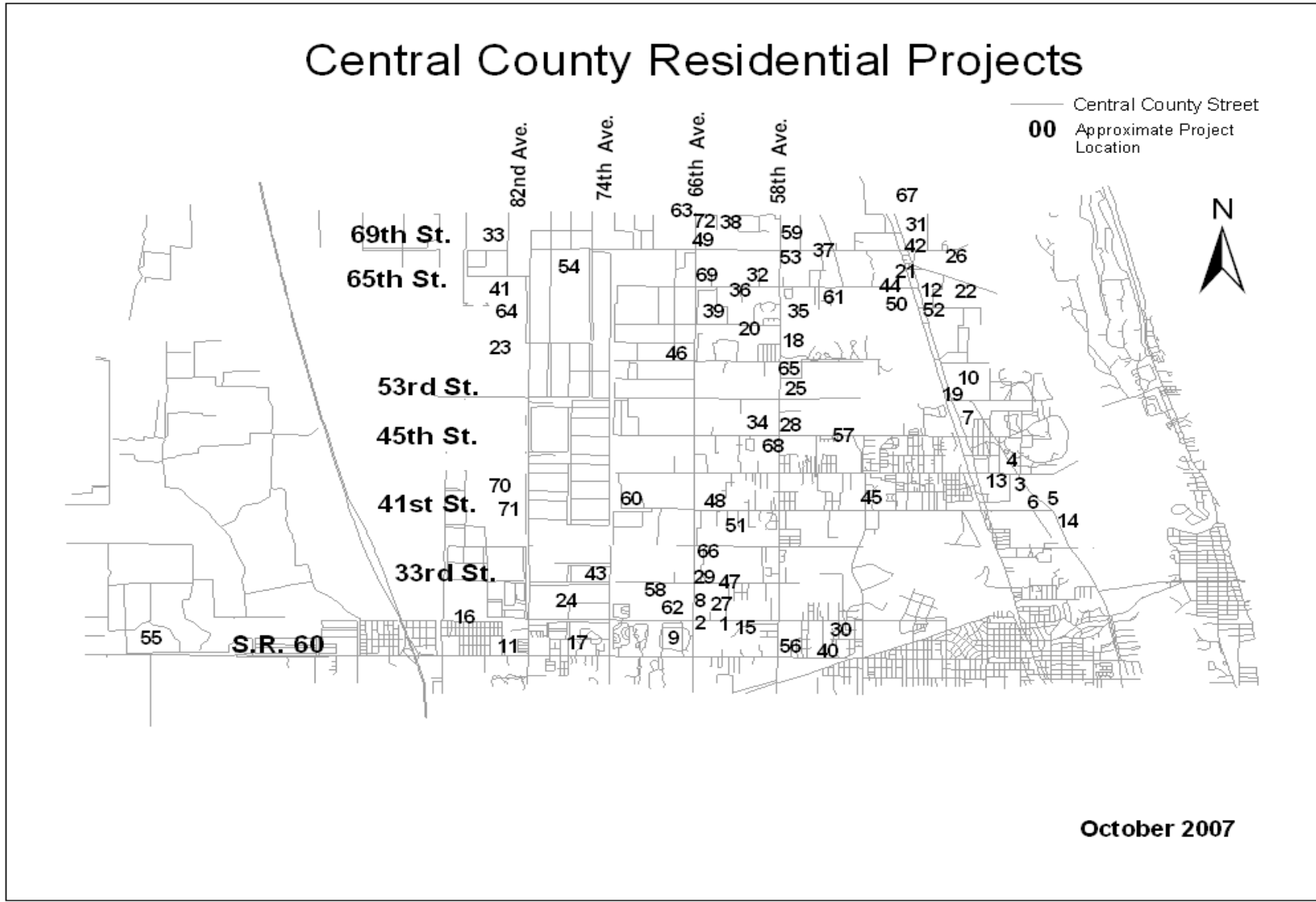
NEW DEVELOPMENT PROJECTS

Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project	Location	Proposal	Status				
			Pre-app	TRC	PZC	BCC	
Stow-A-Way 2004050060 SP-MA-04-09-59	NW corner of intersection of US1 and 53 rd Street 32-39-15-00000-7000-00007.0 Map Location: 75	Mini storage Contact: James Young & Assoc. 569-6707	05/17/04	07/07/04	N/A	N/A	
			Major site plan approved 10-27-04. Site Plan Released 11/12/04. Under construction. Phase I CO issued 8-16-05. Phase II CO issued 9-17-07.				
Strunk RV Storage 2006070110 SP-MA-07-02-10	6050 Old Dixie Hwy 32-39-15-00000-1000-00003.2 Map Location: 76	RV Storage Contact: MBV Engineering Inc. (772) 569-0035	07/24/06	11/29/06	N/A	N/A	
			Staff approved site plan 5-22-07, pending release				

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NEW DEVELOPMENT PROJECTS

CENTRAL COUNTY RESIDENTIAL PROJECTS



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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
CENTRAL COUNTY RESIDENTIAL PROJECTS (between 77 th Street and SR 60)						
Multi-Family Residential Property						
Bella Rosa (fka Village Oaks) 2003050252 SP-MJ-04-04-14 (approved) SD-05-10-48	5995 26 th Street, south side of 26 th Street, west of 58 th Avenue 33-39-05-00000-1000-00003.2 Map Location: 1	80 unit multi-family. Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/09/03	01/28/04 08/10/05 12/07/05 07/11/07	08/26/04 02/09/06 06-28-07	09-/11-07
			Major site plan approved by PZC 08/26/04. Approved site plan release, modification under review. Preliminary plat approved by PZC 2/9/06. Under Construction. Final Plat to TRC 7-11-07, awaiting resubmittal. 6-28-07 PZC approved a modification to previous approval conditions. 9-11-07 BCC approved final plat.			
Bella Rosa Phase II 2003050252	5995 26 th Street, south side of 26 th Street, west of 58 th Avenue 33-39-05-00000-1000-00003.1 Map Location: same as 1	16 Multi family units Contact: Florida Consulting Engineers (561) 353-1152	09/11/06	TBA	TBA	N/A
			Awaiting formal submittal			
Bella Vista Isles 2004070335 SP-MA-05-02-09	SE corner of 26 th ST & 66 th Ave 33-39-05-00001-0040-00001.0 Map Location: 2	64 Multi-Family townhomes Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	08/09/04	12/08/04 01/26/05	04/28/05 09/26/07	05/16/06
			Approved by PZC 4-28-05. Site plan extension request received 4-10-06. Site plan released 4-24-06. Site plan extension to 4-28-07 approved by BCC 5-16-06. Under construction. Final plat scheduled for 9-26-07 TRC review.			
The Boulevard Village & Tennis Club 2003010089 SP-MJ-03-12-76	Southwest corner of 45 th Street and Indian River Blvd. 32-39-26-00000-1000-00001.0 Map Location: 3	98 unit multi-family with clubhouse, tennis & swim club. Contact: Masteller & Moler (772) 567-5300.	01/27/03	09/24/03 04/26/06	11/20/03	12/16/03
			Site plan released 05/06/04. Final plat approved and recorded 7-18-06 Under construction. CO's issued for bldgs E, F, J-Q, and clubhouse/pool.			

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Bridgepointe 2003030089 SD-03-07-20 SP-MJ-03-07-43	45 th Street; northwest corner of 45 th Street and Indian River Blvd. 32-39-23-00000-7000-00003.0 Map Location: 4	166 unit multi-family residential with clubhouse/pool. Contact: Masteller & Moler (772) 567-5300	03/24/03	05/14/03 06/09/04	06/11/03	TBA	
			Site plan released 11/06/03. Under construction. Final Plat scheduled for TRC 06/09/04. BCC approved Final plat 2/1/05 recorded 3-8-05. CO's issued for Bldgs 2-13, 15, and 29-38, CO' requested 9-10-07 for bldg 17				
Diamond Court Village (fka Polydenis Sub) 2003060191 SD-03-12-30	41 st Street 32-39-26-00000-1000-00008.0 Map Location: 5	20 lot single family / multi family subdivision. Contact: Carter Associates, Inc. (772) 562-4191	06/30/03	09/24/03	11/20/03	TBA	
			PZC approved 11/20/03. Under construction. LDP Issued 2/5/05				
Diamond Court West 2006030269 SP-MA-06-12-64 SD-06-12-40	1200 41 st Street 32-39-25-00000-3000-00004.0 Map Locaton: 6	90 MF unit with clubhouse & Pool Contact: Masteller & Moler Inc. 772-567-5300	04/03/06	10/18/06	06/28/07	N/A	
			PZC approved 6-28-07, pending release.				
The Falls at Grand Harbor 2001110069 PD-07-07-06	2121 Grand Harbor Blvd 32-39-23-00000-3000-00003.0 Map Location: 7	Replat of Tract "F" from landscape to recreation Contact: Masteller & Moler Inc. 772-567-5300	N/A	05/02/07	07/12/07	N/A	
			PZC approved replat 7-12-07.				
The Falls at Grand Harbor 2001110069 SP-MA-07-07-07	2121 Grand Harbor Blvd 32-39-23-00000-3000-00003.0 Map Location: same as 7	750 sq. ft. bath house & pool Tract "F" Contact: Masteller & Moler Inc. 772-567-5300	N/A	05/02/07	TBA	TBA	
			Resubmittal under review.				
Foxwood (fka Parkwood at Vero fka Windsor Park) 2003010222 SP-MA-04-05-21 SD-06-03-09	Northeast corner of 26 th Street and 66 th Avenue. 32-39-32-00001-0130-00001.0 Map Location: 8	55 townhome units. Contact: Carter Associates, Inc. (772) 562-4191.	12/22/03	03/03/04 1/11/06	08/12/04 05/25/06	09/04/07	
			Major site plan approved by PZC 08/12/04 with conditions. Site plan released 4-29-05. Under construction. Preliminary plat approved by PZC 5-25-06. Final plat approved by BCC 9-4-07, recorded 9-21-07.				

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Indian River Estates Phase III 2007040082	7500 20 th Street 33-38-01-00001-0030-00001.1 Map Location: 9	21 Single-Family Villas & 120 resident ACLF Contact: Carter Associates, Inc. (772)562-4191	04/23/07	TBA	TBA	N/A	Awaiting formal submittal.
The Isles of Grand Harbor (fka River Bend Golf Club) 99080024 PD-06-03-02	US Highway 1 32-39-14-00000-1000-00001.0 Map Location: 10	Conceptual Plan for 359 SF, 450 MF units, Clubhouse Contact: Masteller & Moler (772) 567-5300	08/22/05	12/21/05 07/05/06	12/14/06 12/18/06	TBA	On 12/14/06 PZC held over until 12/18/06 due to time. 12-18-06 PZC voted 2-2 to recommend to the BCC denial. Project redesign proposed
The Isles of Grand Harbor 99080024 PD-07-03-01	US Highway 1 32-39-14-00000-1000-00001.0 Map Location: same as 10	Preliminary Plan for 359 SF, 450 MF units, Clubhouse Contact: Masteller & Moler (772) 567-5300	N/A	12/27/06	TBA	TBA	Awaiting resubmittal.
LVS Vero LLC 2005120007 SP-MA-07-06-35 SD-07-06-05	N side of SR60 West of 82 nd Ave 33-38-02-00001-0080-00001.0 Map Location: 11	254 MF Units Contract: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/12/05	04/04/07			Awaiting resubmittal
			04/17/06				
Mandala Village 2005120307 PD-06-10-07	SE Corner US 1 & 63 rd ST 32-39-10-00000-7000-00029.0 Map Location: 12	48 MF Unit/26,000 sq. ft. Retail Contact: Knight, McGuire & Associates (772) 569-5505	01/09/06	08/09/06	TBA	TBA	Awaiting resubmittal
Palisades Town Villas (fka Diaz 45 th Street) 99090038 SP-MA-05-12-63 SD-05-12-52	1935 45 th Street 32-39-26-00000-1000-00003.0 Map Location: 13	40 Unit Townhomes Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/13/05	10/05/05	07/26/06	TBA	PZC approved 7-26-06 awaiting site plan release.
Preserve at Oak Lake fka Gregory MF 94020113 SP-MA-07-05-28	3850 Indian River Blvd 32-39-25-00000-7000-00002.0 Map Location: 14	42 Multi-Family Units Contact: Knight, McGuire & Associates (772) 569-5505	06/06/05	03/14/07	TBA	TBA	Resubmittal under review.

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Sunnyside Up 2002060135	26 th ST, Bet 58 th & 66 th Ave 33-39-05-00000-1000-00002.0 Map Location: 15	304 MF Units/46 SF Lots/32,000 sq. ft. Retail/Commercial space Contact: Kimley-Horn & Associates Inc. (772) 562-7981	01/09/06 04/16/07	TBA			
			Awaiting formal submittal				
Timberlake Sub (fka Laporte) 2001110057 SD-05-03-14/SP-MA-05-03-10	2150 85 th CT 33-38-02-00001-0070-00001.0 Map Location: 16	102 Multi-Family units Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/06/04	12/29/04 10/04/06	06/09/05 07/28/05	02/06/07	
			Approved by PZC 7/28/05. Site plan released 5-10-06. Final plat to TRC 10-4-0. Final plat approved by BCC 2-6-07 and recorded. CO's issued for bldgs 2, 20 & 21.				
Vero Grove Townhomes (fka Vero Beach Townhomes) 99090118 SP-MJ-05-06-23 expired SP-MA-07-09-26	7950 20 th Street 33-38-01-00001-0070-00001.1 Map Location: 17	169 unit multi-family townhomes. Contact: Kimley Horn & Associates (772) 562-7981	N/A	03/23/05 07/11/07	05/12/05 09/13/07	06/21/05	
			PZC denied 5/12/05. On 6/21/05 BCC overturned the PZC decision to deny and approved the major site plan 5-0. Site plan approval extended until 6-21-07 by BCC. Approval expired 6-21-07. SP-MA-07-09-26 approved by PZC 9-13-07, pending release.				
Residential Planned Development (PD) Projects							
Bent Pine Preserve (fka Martin Tabor Sub) 96010108 SD-05-02-11	NW Corner 58 th Avenue & 57 th Street 32-39-16-00000-3000-00001.0 Map Location: 18	152 lot residential subdivision Contact: Knight, McGuire & Associates (772) 569-5505	05/10/04	12/08/04	12/08/05	N/A	
			PZC approved 12/08/05. LDP under review.				
Grand Harbor – The Reserve 2001020101 PD-02-10-13	2550 53 rd St. & Indian River Blvd. – 53 rd Street and Indian River Blvd. 14-32-39-00000-5000-00004.0 Map Location: 19	100 lot single family residential Contact: Carter Associates, Inc. (772) 562-4191	N/A	2/13/02 7/17/02	7/02/02 7/25/02 8/08/02	9/10/02	
			Pending resubmittal. NOPC request to add site to overall Grand Harbor DRI approved by BCC 8/13/02. Preliminary PD approved by BCC 09/17/02. BCC right-of-way swap approved and Land Development Permit issued 04/01/03. Under construction.				

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Huntington Place Sub 93030071 SD-04-09-41	5975 61 st St 32-39-17-00001-0010-00001.0 Map Location: 20	141 Lot Single Family PD Contact: MBV Engineering Inc (772) 569-0035	04/19/04	06/23/04 10/04/06	11/18/04	01/09/07	PZC approved 11/18/04 with revisions and upland set-aside. LDP issued 12-1-05. Final plat to TRC 10-4-06. Final plat approved by BCC 1-9-07, recorded.
Lost Tree Preserve PD 99040238 PD-04-11-20	N side of 65 th St, E of Old Dixie 32-39-10-00000-3000-00016.0 Map Location: 21	389 SF lots 64 SF attached units Contact: Neel Schaffer (772) 770-4707	07/26/04	09/21/04 11/24/04	05/26/05	06/21/05	BCC approved 6/21/05. LDP under review.
Mandala Club 2003010102 PD-03-08-18 Conceptual PD-06-03-04 Preliminary	2220 63 rd Street 32-39-11-00000-5000-00001.0 Map Location: 22	56 SF Lots / 34 MF Units Contact: Knight, McGuire & Assoc (772) 569-5505	01/27/03	05/28/03 12/21/05	04/14/05 04/27/06	05/17/05	BCC approved rezoning to PD and the conceptual PD plan on 5/17/05. Preliminary PD plan PZC approved 4-27-06. LDP under review.
Ranch Road Lake Sand Mine (fka Blowing Rock AOE) 2004040371 SP-MA-05-01-02	5655 82 nd Ave 32-38-14-00000-5000-00001.0 Map Location: 23	30 lot sub, in 2 phases Contact: Carter Associates, Inc (772) 562-4191	05/10/04	10/27/04	7/14/04	N/A	Approved by the PZC on 7/14/05 with conditions. Awaiting release. Site plan released 5-2-06. Mining permit renewed 11/8/06.
Siena Groves 2001040041 SD-05-06-29	7905 26 th Street 33-38-01-00001-0030-00001.0 Map Location: 24	87 Single-family lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/29/04	04/13/05 06/08/05 09/07/05	01/26/06		Approved by PZC 1-26-06. LDP under review.
The Isle Waterway Village/Phase I 2004010124 PD-05-04-08	5110 58 th Avenue 32-39-21-00001-0010-00001.0 Map Location: 25	462 Single-Family, Clubhouse, Pool. Contact: Kimley-Horn & Associates, Inc. (772) 562-7981. (part of Waterway Village)	N/A	02/02/05 03/16/05 04/19/06	04-14-05	N/A	PZC approved 4-15-05. LDP phase I issued 1-5-06. Plat 1A & 1B to TRC 4-19-06. Plat 1A & 1B approved 7-18-06 and recorded. Certificate of Completion Plat 1B Lots 60-238 issued 9-18-06. Plat 1C (239-462) final plat to TRC 10-25-06, awaiting resubmittal. Temp CO for clubhouse issued 9-6-07.
The Lakes at Waterway Village Recreation 2004010124 SP-MI-06-08-42	5110 58 th Avenue 32-39-21-00001-0010-00001.0 Map Location: same as 25	Phase II Recreation Facility Contact: Arcadis (561) 697-7000	N/A	06/07/06	N/A	N/A	Resubmittal under review.

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
The Lakes at Waterway Phase IIA 2004010124 PD-05-11-17	5110 58 th Avenue 32-39-21-00001-0010-00001.0 Map Location: same as 25	123 SF Lots, 148 Attached SF Lot, Open Space, Amenities Contact: Arcadis-LNW 561-684-6686. (part of Waterway Village)	N/A	08/24/05	01/12/06	N/A	
			Scheduled for PZC 1/12/06. PZC approved 1-12-06. CC for Plat 1A (lots 1-59) issued 10-20-06				
The Lakes at Waterway Phase IIB 2004010124 PD-06-11-11	5110 58 th Avenue 32-39-21-00001-0010-00001.0 Map Location: same as 25	127 SF Lots, 168 duplexes Contact: Arcadis-LNW 561-684-6686. (part of Waterway Village)	N/A	09/06/06	TBA	N/A	
			Resubmittal under review, pending concurrency determination.				
Winter Beach Village PD 2003110064 PD-04-08-13 PD-05-10-16 Modification	E of US 1, bet 69 th St & Quay Dock 32-39-10-00000-1000-00001.0 Map Location: 26	118 lot single family residential PD. Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/17/03	06/09/04 08/10/05 12/21/05	01/13/05 10/13/05	03/15/05	
			PZC recommended approval on 1-13-05. BCC approved 3/15/05. Final Plat to TRC 12-21-05. Awaiting resubmittal. LDP issued 3-16-06.				
The Club @ Woodfield (fka Monticello) 2002120063 PD-05-03-04	6350 26 th Street 32-39-32-00001-0120-00001.1 Map Location: 27	144 multi-family (part of woodfield) Contact: Kimley-Horn & Associates, Inc. 794-4043	11/15/04	01/05/05 04/20/05	02/24/05	09-13-05	
			PZC approved 2/24/05. Phase I Final Plat to TRC 4/20/05. Final plat under review. Phase 1- 4 Final Plats approved by BCC 9-13-05. LDP Modification #1 issued 11-15-05. CO's issued for bldgs 1, 15 & 16, and 19-29. CO requested 9-4-07 for bldg 17				

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*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Single-Family Conventional Subdivision Projects							
Ashley Lakes North 2004020225 SD-04-10-48	6450 45 th St 32-39-20-00001-0120-00001.0 Map Location: 28	160 Lot single family subdivision Contact: Knight, McGuire & Assoc (772) 569-5505	04/26/04	08/04/04 06/29/05	10/19/04	09-13-05	
			Final plat to TRC 6-29-05. Final plat to BCC 9-13-05, recorded 9-22-05. Type “B” permit issued 9-6-05. LDP Issued 9-6-05				
Bower Hill Sub (fka Perfect) 95080082 SD-04-07-31	33 rd St, SE corner 66 th Ave & 33 rd ST 32-39-32-00001-0120-00001.0 Map Location: 29	33 Lot residential subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/01/04	04/21/04 06/21/06	07/08/04		
			PZC approved the preliminary plat on 7/8/04. LDP issued 4/8/05. Final plat to TRC 6-21-06 awaiting resubmittal.				
Brooks Sub (fka 22 nd St Sub) 91080129 SD-05-06-25	2301 43 rd Ave 33-39-04-00001-0010-00002.0 Map Location: 30	13 lot subdivision Contact: Knight, McGuire & Associates Inc (772) 569-5505	08/30/04	04/06/05	04-13-06	N/A	
			PZC approved 4-13-06				
Buccaneer Development fka Simon Residential 2005110015 SD-06-06-22	3480 73 rd Street 32-39-03-00000-0020-00001.0 Map Location: 31	22 lots Contact: MBV Engineering Inc (772) 569-0035	11/14/05	04/12/06	TBA	TBA	
			Resubmittal under review.				
Coquina Bay (fka 10 Acre Residential) 2005090497 SD-06-04-13	5900 65 th Street 32-39-08-00001-0080-00002.0 Map Location: 32	21 SF lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/10/05	02/01/06	07/13/06	N/A	
			Approved by PZC 7-13-06				
Tracie’s Way aka Davis AG Subdivision 2002040059 AOE-04-12-30	7205 82 nd Ave 32-38-02-00000-7000-00001.0 Map Location: 33	7 lot residential subdivision AOE Contact: MBV Engineering Inc. (772) 569-0035	N/A	10/13/04			
			Awaiting resubmittal.				
Devonwood Lakes (fka Mt. Vero Holding Sub) 2004110179 SD-05-05-22	58 th Ave, Between 49 th & 53 rd ST 32-39-20-00001-0020-00001.0 Map Location: 34	242 Lot subdivision Contact: Knight, McGuire & Assoc (772) 569-5505	11/29/04	03/09/05 07/20/05	12/08/05	N/A	
			PZC Approved on 12/8/05. LDP under review 9-18-06.				

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Eagle Trace II 2002110093 SD-04-11-54	5500 61 st Street 32-39-09-00002-0190-00002.0 Map Location: 35	49 lot single family sub Contact: W. F. McCann & Associates Inc. (772) 770-1093	06/07/04	10/13/04 05/31/06	03/24/05	10/3/06	
			PZC approved 03/24/05. Final plat approved by BCC 10-3-06, recorded.				
The Enclave (fka San Messina) 2000030189 SD-04-06-21	5910 65 th ST 32-39-08-00001-0080-00001.0 Map Location: 36	22 lot single family subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/09/04	03/17/04 05/17/06	05/13/04	09/12/06	
			PZC approved 05/13/04. LDP issued 10/22/04. Final Plat to approved by BCC 9-12-06, recorded.				
Estancia fka Murano Place fka St Andrews Green 2004120073 SD-05-08-43	4955 65 th Street 32-39-09-00002-0080-00001.0 Map Location: 37	17 lot sub Contact: W. F. McCain & Assoc (772) 770-1093	12/20/04	06/01/05 09/07/05 12/14/05	12/14/06	N/A	
			PZC approved preliminary plat 12-14-06.				
Fieldstone Ranch fka Tuscany Lakes 2004050472 SD-04-11-58	6125 77 th Street 32-39-05-00001-0010-00001.0 Map Location: 38	129 Lot single family sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/07/04	09/01/04 11/24/04 06/29/05	12/18/04		
			PZC approved 12/18/04. Final Plat to TRC 6-29-05. Awaiting resubmittal. LDP issued 7-18-06. Final plat application expired on 6-29-06.				
Fox Run (fka Bittle/Hensick) 2000070032 SD-04-09-42	61 st Street 32-39-17-00001-0020-00002.0 Map Location: 39	24 Lot single-family residential Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/07/04	06/30/04 11/22/06	08/26/04	N/A	
			Preliminary plat approved by PZC on August 26, 2004. LDP issued 8-23-05. Final Plat to TRC 11-22-06 awaiting resubmittal.				
The Gardens at River Grove (Riverview Groves) 2002070010 SD-03-02-10	NW corner 20 th St. and Main Relief Canal, west of 45 th Ave. 33-39-04-00001-0080-00005.0 Map Location: 40	66 unit Single family subdivision Contact: Boris Belfer	07/15/02	12/17/02 10/29/03 04/18/07	02/27/03	12/16/03	
			PZC approved with conditions. LDP issued 11/24/03. BCC approved final plat 12/16/03. Plat never recorded: sold to new ownership. New ownership must be taken back thru approval process. Under construction. Final plat resubmittal under review.				
Hamilton Trace (fka Foster- Ranch Road Estates) 2004100071 SD-05-02-09	82 nd Ave south of 69 th Street 32-38-13-00000-3000-00002.0 Map Location: 41	54 lot subdivision Contact: MBV Engineering Inc (772) 569-0035	10/18/04	12/1/04	07/28/05	TBA	
			Approved by the PZC 7/28/05. LDP under review 9-27-05.				

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*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Hammock Shores (fka Winter North fka Winter Beach Road Sub) 2004120094 SD-05-08-45	Between 69 th St & 73 rd St, East of US Highway 1 32-39-03-00000-7000-00001.0 Map Location: 42	111 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/20/04	06/15/05	02/23/06	N/A	
			05/16/05				
PZC approved preliminary plat 2-23-06. AA to reduce number of lots to 111 approved 6-28-07.							
Hidden Hammock (fka Range Line Ranches) 2004040244 SD-05-02-12	74 th Ave, NW corner of 74 th Ave and 33 rd St 32-38-36-00000-1000-00003.0 Map Location: 43	14 lot subdivision Contact: Kimley-Horn & Associates, Inc. (772) 794-4072	05/03/04	12/15/04	3/24/05	06/20/06	
				04/12/06			
PZC approved 3/24/05. Final plat to TRC 4-12-06. BCC approved final plat 6-20-06, recorded.							
High Point PD 98100081 PD-04-11-22	3745 65 th Street 32-39-09-00002-0010-00001.0 Map Location: 44	247 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	08/09/04	10/13/04	02/24/05	03/29/05	
PZC approved 2/24/05. BCC approved 3/29/05. LDP under review.							
Hunter Grove Sub 2004050087 SD-04-12-55	4206 41 st Street 32-39-27-00009-0050-00002.0 Map Location: 45	70 lot single-family subdivision Contact: MBV Engineering Inc. (772) 569-0035	05/17/04	10/06/04	04/14/05	N/A	
PZC approved 4/14/05. LDP issued 7-6-06.							
Madison Farms (fka Country Acres) 2004070404 SD-05-01-01	Southeast Corner of 57 th ST & 66 th Ave 32-39-17-00001-0120-00001.0 Map Location: 46	7 Lot Subdivision AOE Contact: Carter Associates, Inc. (772) 562-4191	08/09/04	10/27/04	12/09/04	N/A	
PZC approved preliminary plat 12/9/04. LDP issued 3-10-07.							
Magnolia Plantation fka Paladin 33 rd Street Sub 2005090327 SD-06-03-06	6285 33 rd Street 32-39-32-00001-0110-00001.1 Map Location: 47	21 Lot Residential Sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/03/05	01/04/06	03/23/06	N/A	
PZC approved 3-23-06. LDP issued 11-21-06.							
Meadowbrook Sub (fka Chestnut/Kirby 41 st St Sub) 2004070072 SD-04-11-53	6065 41 st Street, south side of 41 st St, east of 61 st Ave 32-39-29-00002-0050-00001.0 Map Location: 48	16 Lot single-family subdivision Contact: MBV Engineering Inc. (772) 569-0035	07/19/04	09/21/04	01/27/05	N/A	
PZC approved 1/27/05. LDP Issued 10-25-05.							
Messina AOE 2004110241 SD-05-06-23	6505 69 th Street 32-39-08-00001-0040-00002.0 Map Location: 49	7 lot affidavit of exemption Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/06/04	03/30/05	04/28/05	N/A	
PZC approved preliminary plat 4/28/05. LDP Issued 7-19-06							

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Murano Preserve fka Grande Reserve PD 2004080145 PD-05-12-18 Cancelled SD-06-05-17 - Active	South side of 65 th ST, West of Old Dixie 32-39-09-00002-0040-00001.0 Map Location: 50	19 Lot residential sub Contact: W. F. McCain & Assoc (772) 770-1093	08/09/04	10/05/05 03/15/06	04/27/06	TBA	
			PZC approved preliminary plat 4-27-06				
Oak Hollow Estates West Subdivision 2004020300 SD-04-07-32	41 st St, south side of 41 st St, between 58 th Ave & 66 th ST 32-39-29-00002-0110-00001.0 Map Location: 51	24 lot SF residential subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/08/04	04/21/04 09/28/05	01/27/05	N/A	
			PZC approved 1-27-05. Final plat pending resubmittal, comments sent to engineer 12-28-06. LDP issued 11-1-06.				
Oak Island Phase III 2003030145 SD-04-08-36	7300 U.S. Highway 1 32-39-03-00000-3000-00024.0 Map Location: 52	14 lot residential subdivision. Contact: McCain & Associates, Inc. (772) 770-1093	06/02/03	06/09/04	11/18/04		
			PZC approved 11/18/04. Awaiting final plat submittal. LDP under review. LDP issued 6/16/05.				
O'Brien Sub 2006030216 SD-07-03-04	6710 58 th Avenue 32-39-09-00001-0140-00002.0 Map Location: 53	9 Lot Residential Sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/27/06	01/10/07	TBA		
			Awaiting resubmittal				
Quail Ridge Sub (fka Banner Lake) 2004060408 SD-05-03-17	7885 68 th Street 32-38-12-00000-3000-00002.0 Map Location: 54	40 Lot single-family subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/12/04	01/12/05 02/23/05	03/24/05	N/A	
			PZC approved 3/24/05. LDP issued 1-4-06.				
River Bee Ranches (fka River Bee Ranchettes) 2004060250 SD-05-01-02	Northeast corner of 154 th Ave and Main Floodway 33-37-21-00000-1000-00001.0 Map Location: 55	Preliminary PD with concurrent Affidavit of Exemption for 17 Lot residential subdivision Contact: Carter Associates, Inc. (772) 562-4191	06/28/04	11/10/04	12/09/04	N/A	
			PZC approved 12/9/04				
Royal Oak Subdivision 2002100165 SD-04-05-18	26 th Street, south side between 43 rd Ave & 58 th Ave 33-39-04-00001-0020-00002.0 Map Location: 56	39 Lot single family subdivision Contact: Neel Schaffer (772) 770-4707	N/A	02/25/04 03/17/04	08/12/04		
			PZC approved 8/12/04. LDP applied for 2005; never obtained. May be inactive.				
Royal Preserve Sub 2003010035 SD-04-06-27	49 th Street 32-39-21-00001-0100-00004.0 Map Location: 57	34 lot residential subdivision. Contact: McCain & Associates, Inc. (772) 770-1093.	11/24/03	04/07/04	08/26/04		
			Preliminary plat approved by PZC on August 26, 2004. LDP issued 4-28-05				

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
St. Augustine (fka Royal Professional Builders) 2005070188 SD-06-04-11	6975 33 rd Street 32-39-31-00001-0100-00003.0 Map Location: 58	57 Lot Residential Sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/18/05	01/25/06	08/09/07	10/09/07
			Resubmittal under review. Must be rezoned to RS-3. Rezoning approved by BCC. PZC approved 8-9-07. Appeal of PZC approval to be reviewed by BCC 10-2-07.			
Sandridge on the Green Sub 2006020268 SD-06-11-35	5010 69 th Street 32-39-04-00002-0240-00001.0 Map Location: 59	60 Lot Residential Sub Contact: W. F. McCain & Associates (772) 770-1093	03/06/06	09/06/06	09/13/07 09/27/07	
			PZC tabled item until 9-27-07 for consideration. PZC approved preliminary plat 9-27-07, pending release.			
Stolze Acres AOE 2001070185	7220 41 st Street 32-39-30-00001-0050-00001.1 Map Location: 60	3 lot AOE Contact: Brian or Kelly Stolze (772) 569-9130	10/31/05	TBA		
			Under review by attorney's office.			
Bridge Creek 2004110052 PD-05-07-12	65 th Street, south side of 65 th street, west of Lateral G Canal 32-39-09-00002-0050-00001.0 Map Location: 61	57 small lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/15/04	05/04/05 12/07/05 05/10/06	TBA	N/A
			Awaiting resubmittal			
Trillium West 2004070203 SD-05-02-10 SP-MA-05-02-07	West of 66 th Ave, bet 26 th St & 33 rd St 32-39-31-00001-0100-00001.0 Map Location: 62	25 single-family /52 multi-family Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/26/04	12/01/04 08/31/05	3/24/05	5-1-07
			PZC approved 3/24/05. Final plat approved by BCC 5-1-07. Final plat recorded 5-11-07. Certificate of completion issued 7-13-07.			
Spyglass fka Tuscany Lake Estates 2005020254 AOE-05-05-05 SD-05-02-08	77 th Street, West of 58 th Ave 32-39-05-00001-0030-00001.0 Map Location: 63	6 Lot AOE subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	03/02/05		
			Awaiting resubmittal. Plat to TRC 6/29/05. Awaiting resubmittal. Final plat application expired on 6-29-06.			
Two Bridges Equestrian AOE 96010022 SD-06-06-19	6625 West 82 nd Ave 32-38-11-00000-1000-00003.0 Map Location: 64	5 Lot AOE subdivision Contact: Garrick Kantzler 562-2592	09/12/05	03/22/06	01/11/07	N/A
			Approved by PZC 1-11-07.			

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Vero Lago (fka North Lakes) Subdivision 96070055 SD-04-03-11	5690 58 th Ave, south of Bent Pine 32-39-16-00000-5000-00001.0 Map Location: 65	525 small lot subdivision. Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622.	12/01/03	01/07/04 03/30/05 06/15/05 06/29/05	04/22/04	09/13/05	
			PZC approved 04/22/04. LDP issued 3/15/05. Final plats for phases 2 – 5 approved by BCC 9-13-05, recorded 10-20-05. Phase I CC Issued 8-24-06. CC's for all phases issued as of 8-2-07.				
Vero Village (fka Sandhill) 2001010025 SD-05-08-38	Southside of 37 th Street, East of 66 th Avenue 32-39-32-00001-0030-00001.0 Map Location: 66	83 Lot Single-Family Contact: Knight, McGuire & Assoc (772) 569-5505	02/10/03	05/18/05 07/06/05 08/10/05	10/13/05	N/A	
			PZC approved preliminary plat 10-13-05.				
Orchid Landing at Warren Way fka Warren Way 2003010063 SD-04-02-08	73 rd Street; east of US 1, south side of 73 rd Street 32-39-03-00000-7000-00003.0 Map Location: 67	58 lot residential subdivision. Contact: Carter Associates, Inc. (772) 562-4191	01/20/03	05/07/03 12/10/03 12/27/06	08/14/03 01/08/04	N/A	
			Preliminary plat approved by PZC 01/08/04. LDP issued 3-21-06. Final plat to TRC 12/27/06, pending resubmittal.				
Welker 49 th St 2000050213 SD-07-03-03	4890 58 th Ave 32-39-21-00001-0120-00001.0 Map Location: 68	38 Lot Subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	05/15/06	01/10/07	TBA		
			Awaiting resubmittal				
Whispering Farms AOE (fka Chase 65 th St) 2004010145 SD-04-10-49	65 th Street – ¼ mile East of 66 th Ave on 65 th Street 32-39-08-00001-0050-00002.0 Map Location: 69	AOE for 5 lot subdivision Contact: Carter Associates, Inc. (772) 562-4191	02/02/04	08/04/04	01/13/05	N/A	
			PZC approved 1/13/05. LDP under review.				
Wild Turkey Estates 2004120019 SD-07-10-09	4705 82 nd Avenue 32-38-23-00000-1000-00001.0 Map Location: 70	private road r-o-w Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/31/06 02/19/07	08/15/07	TBA	TBA	
			Awaiting resubmittal				
Wild Turkey Sand Mine 2004120019 SP-MA-07-10-34	4705 82 nd Avenue 32-38-23-00000-1000-00001.0 Map Location: 71	Sand Mine Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	08/15/07	TBA	TBA	
			Awaiting resubmittal				
Winter Beach Equestrian AOE 2004060078 AOE-05-04-04	North side of 69 th St, East of 66 th 32-39-05-00001-0130-00001.0 Map Location: 72	7 lot subdivision AOE Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/14/04	02/16/05	N/A	N/A	
			AOE approved via Attorneys office 6-19-06.				

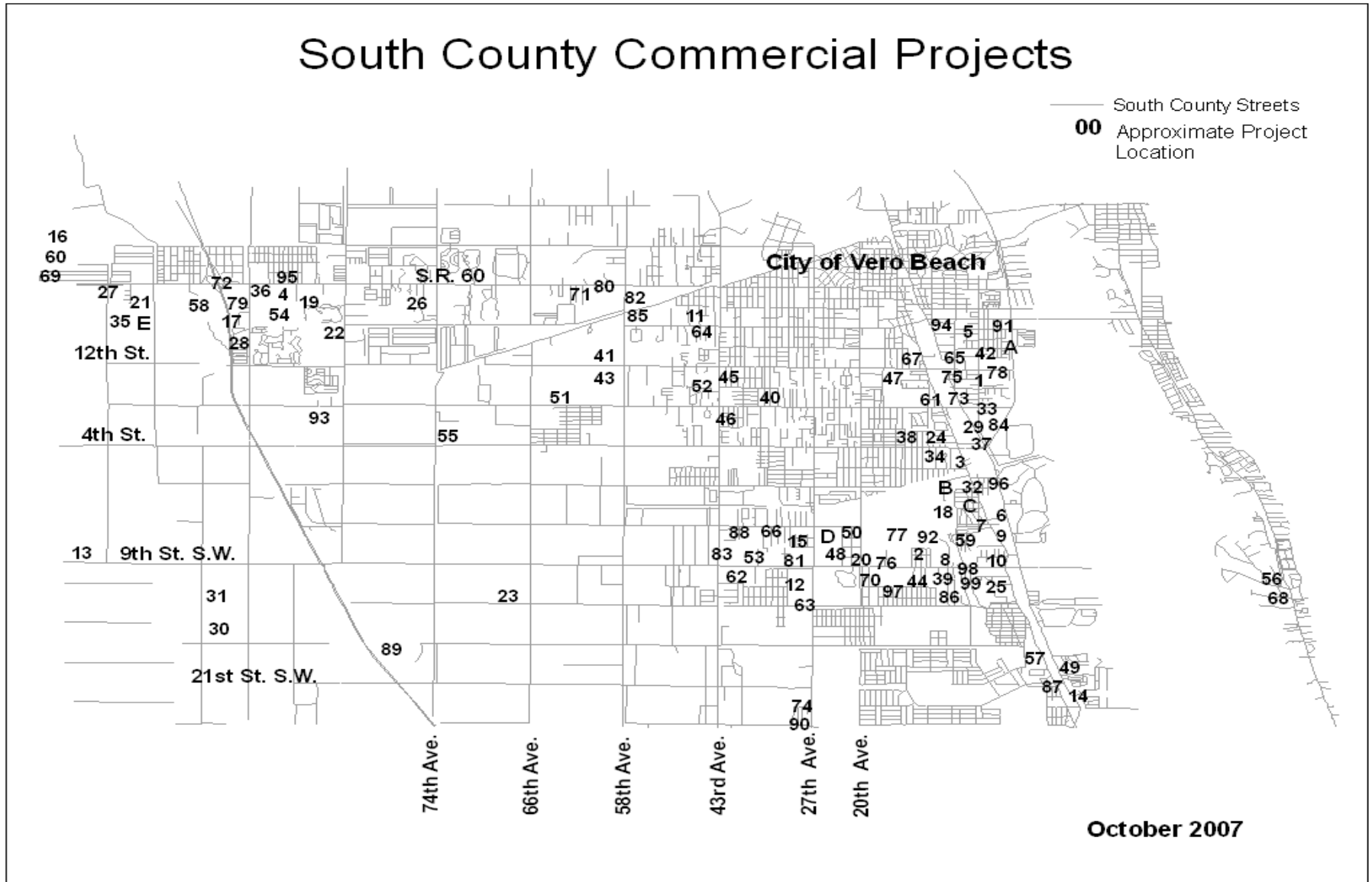
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NEW DEVELOPMENT PROJECTS

SOUTH COUNTY COMMERCIAL PROJECTS

October 2007

NEW DEVELOPMENT PROJECTS



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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
SOUTH COUNTY COMMERCIAL/INDUSTRIAL PROJECTS (South of SR 60)						
Automotive Repair/Sales and Maintenance Establishments						
Advanced Auto Parts 2001040169 SP-MA-07-02-07	1266 US Highway 1 33-39-12-00000-1000-00027.0 Map Location: 1	6,790 Sq. Ft. auto parts store Contact: MBV Engineering Inc. (772) 569-0035.	03/13/06	11/15/06	N/A	N/A
			Staff approved site plan 5-17-07. Site plan released.			
Autos Plus 99020067 SP-MI-04-03-10	875 11 th Court 33-39-24-00011-0002-00020.0 Map Location: 2	1,207 sq. ft. auto repair. Contact: MBV Engineering Inc. (772) 569-0035.	N/A	01/07/04	N/A	N/A
			Staff level approved. Site plan released 12-14-05. Under construction.			
Diamond Auto Sales 2006010288	384 Old Dixie Hwy 33-39-13-00000-7000-00015.1 Map Location: 3	2,050 sq. ft. auto sales Contact: MBV Engineering Inc. (772) 569-0035	06/04/07	TBA		
			Awaiting formal submittal.			
Hyundai Car Dealership 2007050159 SP-MA-07-10-33	8577 20 th Street 33-38-02-00001-0100-00007.0 Map Location: 4	10,640 sq. ft. Auto sales & display Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/04/07	08/01/07 09/12/07	N/A	N/A
			Awaiting resubmittal.			
Independent Imports of Vero Beach 2001070081 SP-MI-05-09-45	1602 US Highway 1 33-39-01-00027-0020-00005.0 Map Location: 5	Add 1,418 showroom & 3,025 service area Contact: MBV Engineering Inc. (772) 569-0035	04/18/05	07/13/05	N/A	N/A
			Staff approved site plan 9-1-06. Site plan released 9-27-06.			
Lot 7 Olde South Commercial Park 2007060135 SP-MA-07-11-35	3 rd Lane SW 33-39-24-00018-0001-00007.0 Map Location: 6	Unpaved outdoor vehicle storage Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/19/07	08/22/07	N/A	N/A
			Resubmittal under review.			
Mazzarella Used Car Sales 92020164 SP-MA-07-12-43	110 Old Dixie Hwy 33-39-13-00000-7000-00032.0 Map Location: 7	1,196 sq. ft. Used Car Sales Contact: MBV Engineering Inc. (772) 569-0035	04/23/07	07/25/07	TBA	N/A
			Resubmittal under review.			
Stepanek Auto Sales 98100109 SP-MA-04-09-53	1210 9 th ST SW 33-39-23-00001-0160-00005.0 Map Location: 8	Auto repair and service addition of 6,000 sq. ft. Contact: Carter Associates (772) 562-4191	N/A	06/16/04	N/A	N/A
			Staff approved 5-2-05. Site plan released 11-9-05. CO issued 8-2-07.			

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Toyota-Kia-Daewoo of Vero 2000030068 SP-MJ-03-11-68	1105 S. US Highway 1 33-40-30-00000-3000-00028.0 Map Location: 9	3,948 sq. ft. service center with drive-up kiosk. Contact: Soyka Engineering (321) 952-7200	06/06/03	08/27/03	N/A	N/A	Reviewed by TRC 08/20/03. Staff level approval 10/03/03. Site plan released 12/18/03. Staff approved AA 5/17/04.
			Site plan approved by staff 4-26-07. Site plan released 7-10-07.				
Vero Beach Chrysler Saab 96060140 SP-MI-05-11-57	855 S US Highway One 33-40-19-00000-5000-00009.1 Map Location: 10	Add 4,573 sq ft bldg/covered carport, pavement Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	05/02/05	09/07/05	N/A	N/A	Site plan approved by staff 4-26-07. Site plan released 7-10-07.
			Site plan approved by staff 4-26-07. Site plan released 7-10-07.				
Gas Station/Convenience Store							
Kangaroo – Vero Beach (fka College Lane & Kings Hwy) 2005030323 SP-MA-06-06-25	Southwest Corner 58 th Ave & College Lane 33-39-05-00010-0000-00009.0 Map Location: 11	Convenience Store/Gas/Carwash Contact: Kimley-Horn & Associates, Inc. (772) 794-4092	03/28/05	03/15/06	N/A	N/A	Staff approved the site plan on 5-24-07, pending release.
			01/30/06				
Health Care Offices and Facilities							
P & S 27 th Ave Medical 2007050160	27 th Ave SW 33-39-27-00001-0010-00001.1 Map Location: 12	8,00 sq. ft. medical, 3,049 sq. ft. bank, 2,259 sq. ft. office Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/04/07	TBA			Awaiting formal submittal.
			07/16/07				
Industrial Establishments							
Cairns 80 Acre Sand Mine 2006060083 SP-MA-07-07-13	955 122nd Ave SW 33-37-25-00001-0010-00001.0 Map Location: 13	Sand Mine Contact: MBV Engineering, Inc. (772) 569-0035	06-19-06	05-09-07			Resubmittal under review.
Cal Builders Mini Storage Phase II 2004010112 SP-MA-07-08-19	1950 Old Dixie Hwy SE 33-40-31-00000-1000-00006.3 Map Location: 14	27,600 sq. ft. contractor trades Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	06/13/07			Awaiting resubmittal.
Chesnutt Commercial Bldg 2004030199 SP-MA-05-04-18	755 27 th Ave SW 33-39-22-00001-0160-00002.0 Map Location: 15	15,000 sq. ft. Commercial Bldg Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/29/04	02/09/05	N/A	N/A	Site plan approved 9-14-05. Site Plan released 5-8-06. CO issued 8-7-07.

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Corrigan Sand Mine 2002090191 SP-MA-06-09-47	16505 20 th Street 33-37-07-00000-1000-00001.0 Map Location: 16	Sand Mine Addition Contact: MBV Engineering, Inc. (772) 569-0035	N/A	06/28/06			
			Awaiting resubmittal				
Courtney Industrial Building fka Courtney Trades Building 2005080188 SP-MA-06-10-53	1675 91 st Court 33-38-03-00006-0000-00004.0 Map Location: 17	10,100 sq ft contractor trades Contact: W. F. McCain & Associates (772) 770-1093	04/24/06	07/26/06	N/A	N/A	
			Staff approved site plan 7-5-07, pending release				
Dickerson Asphalt 93080149	435 1 st ST SW 33-39-24-00000-1000-00002.0 Map Location: 18	Use site for staging and crushing of clean concrete Contact: Dickerson Florida Inc (772) 429-4456	02/26/07	TBA			
			Awaiting formal submittal.				
Ethan Allen 98030085	8505 20 th Street 33-38-02-00001-0100-00004.0 Map Location: 19	Manufacturing/Storage Contact: Knight, McGuire & Associates (772) 569-5505	01/29/07	TBA			
			Awaiting formal submittal				
Highland Park 2005110094 SP-MA-07-04-18	1400 9 th ST SW 33-39-23-00001-0160-00002.0 Map Location: 20	Contractor Trades Contact: MBV Engineering Inc. (772) 569-0035	11-21-05	01-31-07 06/20/07			
			Awaiting resubmittal				
Indian River Service Center 2006060024 SP-MA-06-10-55	1575 98 th Ave 33-38-09-00001-0010-00001.0 Map Location: 21	Office/Industrial/Warehouse Contact: Rohn Ernest-Jones Consulting (561) 744-3678	06/19/06	08/02/06	02/08/07	N/A	
			PZC approved site plan 2-8-07.				
JC&M Enterprises 2003110011 SP-MA-07-09-24	1805 82 nd Ave 33-38-01-00001-0120-00005.1 Map Location: 22	Phase I 3,950 sq. ft. employee parking/Phase II 6,300 sq. ft. auto repair Contact: James Young & Associates Inc. (772) 569-6707	01/22/07	06/27/07	N/A	N/A	
			Awaiting resubmittal.				
Lambeth Groves – Juiceco 97060138 SP-MI-06-05-24	505 66 th Ave SW 33-39-19-00001-0090-00001.0 Map Location: 23	Refrigerated storage for juice extraction Contact: Carter Assoc, Inc. (772) 562-4191	10/03/05	03/15/06	N/A	N/A	
			Staff approved site plan 7-5-06. Site plan released 7-24-06., CO issued 9-21-07.				

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Liguori 490 Old Dixie 2005110131 SP-MA-06-02-06	490 Old Dixie Highway 33-39-13-00000-1000-00028.6 Map Location: 24	Contractor Trades Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	None	11/30/05	N/A	N/A	Staff approved site plan 11-17-06. Site plan released 3-7-07.
Oslo Center 2004050297 SP-MA-06-03-13	950 Old Dixie Hwy SW 33-40-30-00000-3000-00012.0 Map Location: 25	Contractor Trade, Carwash, Wholesale, Retail Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/20/04	12/28/05			Awaiting resubmittal.
P & S Pointe West Drive 2007070094 PD-07-11-09	1920 Pointe West Drive 33-38-01-00019-0000-00000.1 Map Locatoin: 26	3 Lot Commercial Sub and medical office building near SR60 Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/30/07	09/05/07			Awaiting resubmittal.
Paragon Contractor Trades Phase II 2007050005 SP-MA-07-07-14	9110 16 th Place 33-38-03-00006-0000-00006.0 Map Location: 27	10,438 sq. ft. contractor trades Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	05/16/07	N/A	N/A	County staff approved 9-21-07, pending release.
Pine Tree Industrial Park 2005090188 SP-MA-06-08-40	9035 17 th Place 33-38-03-00005-0000-00002.0 Map Location: 28	Commercial office/warehouse Contact: St. Lucie Design (772) 464-1000	09/26/05	05/31/06			Staff approved 10-23-06, pending release.
Rexford US Highway 1 2006070140	425 US Highway 1 33-39-13-00000-1000-00015.0 Map Location: 29	Contractor Trade Contact: MBV Engineering Inc. (772) 569-0035	07/31/06	TBA			Awaiting formal submittal
Sandco Group 2007020004 SP-MA-07-07-12	17 th ST SW/94 th Ave SW 33-38-27-00001-0150-00001.1 Map Location: 30	Sand Mine Contact: MBV Engineering, Inc. (772) 569-0035	02/12/07	05/09/07	TBA		Resubmittal under review
17 th ST SW & 86 th Ave Borrow Pit 2006030369 SP-MA-06-06-27	1520 86 th Avenue SW 33-38-26-00001-0160-00001.0 Map Location: 31	Borrow Pit Contact: MBV Engineering Inc. (772) 569-0035	N/A	4/12/06	04/26/07	N/A	PZC granted administrative permit use 4-26-07. Planning staff approved site plan 8-17-07, pending release
6B Enterprises 2004120316 SP-MA-05-12-67	610 1 st St 33-39-13-00000-7000-00033.0 Map Location: 32	10,560 SF Contractor Trades Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	01/03/05	10/12/05	N/A	N/A	Staff approved site plan 7-24-06. Site plan released 3-5-07.

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
US1 Trade Center fka 601 US Highway 1 2001110066 SP-MA-07-04-17	601 US Highway 1 33-39-13-00000-1000-00029.0 Map Location: 33	3 Contractor Trade bldgs Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/13/06	01/24/07	N/A	N/A	Staff approval site plan 6-15-07, pending release.
675 4 th Place fka Stromberg Warehouse 2004050298 SP-MA-07-01-05	675 4 th Place 33-39-13-00000-1000-00020.3 Map Location: 34	Contractor Trades Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	09/25/06	11/08/06	N/A	N/A	Staff approved site plan 5-29-07, pending release.
SR 60 Industrial Park (fka moto) 2002040092 SD-02-12-30	9875 20 th Street 04-33-38-00001-0090-00001.1 Map Location: 35	17 lot Industrial subdivision Contact: MBV Engineering Inc. (772) 569-0035	4/29/02	10/2/02 09/05/07	02/13/03	N/A	LDP approved 06/02/04. Type B Flood Protection approved 06/02/04. Final plat scheduled for TRC 9/5/07.
SR 60 Industrial Park Lots 23-25 2007050069	9875 20 th Street 04-33-38-00001-0090-00001.1 Map Location: same as 35	43,787 sq. ft. contractor trades Contact: MBV Engineering Inc. (772) 569-0035	05/21/07	TBA		N/A	Awaiting formal submittal.
Travel Center aka Courtesy House 76 Truck Stop 94110113 SP-MI-06-12-61	8909 20 th Street 33-38-02-00006-0000-00001.0 Map Location: 36	Remodel & Maintenance Bldg Addition Contact: WD PARTNERS (678) 463-4475	05/01/06	09/27/06	N/A	N/A	Staff approved 5-16-07. Site plan released 9-13-07.
Tropical Sun Office Complex 2006070244 SP-MA-07-01-03	725 15th Place, Between US Hwy 1 & 6th Avenue 33-39-12-00000-1000-00002.0 Map Location: 37	26,240 sq. ft. Office complex Contact: Knight McGuire & Associates Inc. 772-569-5505	08/07/06	11/01/06	N/A	N/A	Staff approved major site plan 4-5-07. Site plan released 7-11-07.
Vero Beach Stor-All 96110061 SP-MI-06-04-17	650 4 th Place 33-39-13-00000-1000-00028.2 Map Location: 38	11,900 Addition Contact: MBV Engineering, Inc. (772) 569-0035	N/A	02/08/06	N/A	N/A	Staff approved site plan 7-5-07, pending release.

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Institutional Establishments						
Bethlehem Temple 2001100064 SP-MJ-03-10-64	Southwest corner of Oslo Road and 8 th Court SW. 33-39-25-00000-3000-00025.0 Map Location: 39	3,570 sq. ft. church Contact: MBV Engineering, Inc. (772) 569-0035	N/A	08/06/03	11/20/03	12/16/03
			Site plan expired 3-6-07.			
Church of Jesus Christ of Latter Day Saints 2004090200 SP-MA-07-11-40	3866 12th Street 33-39-10-00001-0060-00006.0 Map Location: 40	16,288 sw. ft. Church Contact: MBV Engineering, Inc. (772) 569-0035	10/02/06	09/12/07	TBA	N/A
			Awaiting resubmittal.			
Cornerstone Christian Church 2003030047	North side of 12 th ST, West of 58 th Ave 33-39-08-00001-0080-00001.0 Map Location: 41	Church Contact: Carter Associates, Inc. (772) 562-4191	07/24/06	TBA	N/A	N/A
			Awaiting formal submittal.			
Children’s Home Society 2001100108 SP-MJ-04-01-05	1015 6 th Avenue 33-39-12-00015-0000-00004.0 Map Location: 42	Community Center, living, recreation building, administration building. Contact: Kimley-Horn & Associates, Inc. (772) 562-7981.	N/A	11/12/03 01/21/04	02/12/04	
			PZC approval 02/12/04. Site plan extension until 2/12/06 approved. CO for Phase 1 issued 4-19-06.			
First Church of God 97040154 SP-MN-04-04-15	1105 58 th Avenue 33-39-08-00001-0090-00001.0 Map Location: 43	Add 19 classrooms. Contact: Kimley Horn & Associates Inc (772) 562-7981.	11/24/03	01/28/04	N/A	N/A
			Approved 06/23/04. Site plan released 7-8-04. Under construction (by individual classrooms)			
First Impressions 2007070061	935 9 th Court SW 33-39-25-00001-0010-00008.0 Map Location: 44	Convert house into day care Contact: Gladys Williams (772) 562-4524	07/23/07	TBA	N/A	N/A
			Awaiting formal submittal.			
Grace Lutheran Church 96100146 SP-MA-06-04-20	1150 41 st Ave 33-39-10-00001-0120-00004.0 Map Location: 45	Day Care Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	02/15/06	09/14/06	03/06/07
			PZC on 9-14-06 recommended approval of the special exception use. BCC approved 3-6-07. Released 4-17-07.			
Great Beginnings Preschool 20010078	725 43 rd Avenue 33-39-16-00001-0010-00001.1 Map Location: 46	Convert House into Child Care Facility Contact: Pat Fuller (772) 299-4757	04/16/07	TBA	N/A	N/A
			Awaiting resubmittal.			

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Hibiscus Village 95100005 SP-SE-07-08-23	1145 12 th Street 33-39-12-00009-0000-00017.1 Map Location: 47	Convert Bldg #8 into a day care center Contact: On-Site Management (772) 794-4577	10/23/06	06/27/07	07/12/07	07/24/07
			PZC recommended approval 7-12-07. BCC approved 7-24-07.			
Indian River County Fire Station #4 2005100117 SP-MA-06-03-12	1500 9 th ST SW 33-39-23-00001-0160-00001.0 Map Location: 48	Reconstruction of existing fire station Contact: Carter Associates, Inc. (772) 562-4191	10/17/05	12/28/05	N/A	N/A
			Staff approved major site plan 3-9-06. Site plan released 4-5-06. Certificate of Occupancy issued 8-17-07.			
Southeastern Studio 2006040061 SP-MA-07-01-02	2174 Old Dixie Hwy SE 33-40-31-00002-0050-00009.0 Map Location: 49	Television Studio Contact: MBV Engineering Inc. 772-569-0035	04/17/06	10/18/06	N/A	N/A
			Staff approved site plan 3-28-07, pending release.			
Sun-up Adult Care Facility 2006050240 SP-MA-07-04-20	2455 5 th St. SW 33-39-23-00001-0120-00001.2 Map Location: 50	9 new bldgs (54 beds) & Change of Use for Adult Care Facility in existing building Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/05/06	01/31/07	05/24/07	06/12/07
			PZC recommended approval, BCC approved special exception use 6-12-07, staff approved site plan, pending release.			
Treasure Coast Montessori School 2001060109 SP-MA-07-05-23	6320 8 th Street 33-39-08-00001-0140-00003.0 Map Location: 51	Convert single-family house into 3,890 sq. ft. daycare facility Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	09/18/06	02/21/07	06/28/07	9-11-07
			PZC approved administrative permit use and staff approved major site plan 6-28-07, pending release. BCC on 9-11-07 upheld the PZC decision to approve the AP Use.			
Unity Center of Vero Beach 2000110177 SP-MI-04-08-43	950 43 rd Ave 33-39-10-00001-0130-00001.1 Map Location: 52	1,824 sq. ft. classroom addition, multi playfield Contact: MBV Engineering Inc. (772) 569-0035	04/26/04	05/19/04	07/22/04	08/10/04
			Reviewed by TRC 05/19/04. Special Exception use approved by BCC on 08/10/04. Site plan extension granted until 9-30-06. Site plan released 2-13-06.			
Vero Christian Church 2003090097 SP-MA-04-04-16	9 th Street SW, between 32 nd Avenue and 33 rd Avenue. 33-39-22-00001-0150-00003.0 Map Location: 53	8,000 sq. ft. church Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622.	11/24/03	02/04/04	04/22/04	05/18/04
			Pending site plan release. BCC approved on 05/18/04. Site plan extension approved by BCC on 6/21/05. Site plan released 8/1/05. 5-15-07 AA approved to reduce bldg size to 8,000 sq. ft.			

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Other Non-Residential Projects							
Bestwestern (5 Star Motel) 2000100144 SP-MI-05-12-62	8797 20 th Street 33-38-02-00001-0110-00002.0 Map Location: 54	Restore parking lot & retaining walls and berms Contact: Knight, McGuire & Assoc (772) 569-5505	12/6/04	10/05/05	N/A	N/A	
			Site plan approved by staff 3-27-06. Site plan released 5-30-06.				
Egret Marsh Stormwater Park 2006100156 SP-MA-07-05-27	7295 4 th Street 33-39-18-00001-0120-00001.0 Map Location: 55	Southesat corner of 74 th Ave & 4 th ST Contact: Environmental Consulting (386) 427-0694	10/30/06	03/14/07			
			Awaiting resubmittal.				
Keller 2005080123 ROW-07-05-03	1896 Mooringline Drive 33-40-27-00006-0000-00138.0 Map Location: 56	Abandon 3' wide x 110' landscape strip of row in exchange for row on 74 th Ave Contact: County Attorney's Office 226-1426	N/A	02/28/07	N/A	06/05/07	
			Approved by BCC 6-5-07, pending release.				
Old Dixie Warehouse Center 2003010114 ROW-07-02-01	1330 Old Dixie Hwy 33-40-30-00007-0022-00001.0 Map Location: 57	Abandon portion of 13 th ST SW, 11 th Ln SW, 2 nd Ave Sw and 424 Ft of A 25' unnamed alley Contact: G. Russell Peterson (772) 794-1505	N/A	11-22-06			
			Awaiting resubmittal.				
The Outlets at Vero Beach 93090089	9455 94 th Drive 33-38-03-00001-0100-00004.1 Map Location: 58	Mitigation, Access, & Utility improvements Contact: Knight, McGuire & Associates, Inc. (772)569-5505	06/25/07	TBA			
			Awaiting formal submittal.				
Pickett 2006060176 ROW-07-04-02	571 7 th Lane SW 33-39-24-00009-0000-00039.0 Map Location: 59	Abandon portion of 6 th Ave SW Contact: Robert Pickett (561) 262-4122	N/A	02/07/07	N/A	10-02-07	
			Scheduled for BCC consideration 10-2-07.				
The Ranch 2006020257 SP-MA-06-08-41	22005 20 th Street 32-35-26-00000-5000-00001.0 Map Location: 60	Access Driveway Improvements Contact: Carter Associates, Inc. Inc (772) 562-4191	03/06/06	05/31/06	N/A	N/A	
			Staff approved site plan 10-1-06.				

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Professional and Financial Offices						
8 th Street & Old Dixie Hwy 2001070199	825 Old Dixie Hwy 33-39-12-00000-5000-00059.0 Map Location: 61	4,200 sq. ft. professional office bldg Contact: MBV Engineering, Inc. 772-569-0035	02/19/07 Awaiting formal submittal.	TBA	N/A	N/A
Indian River Federal Credit Untion 2006040205	9 th St SW 33-39-22-00001-0160-00009.0 Map Location: 62	2,900 sq. ft. bank, 5,148 sq. ft office, 17,030 sq. ft retail & 2,990 sq. ft. restaurant Contact: MBV Engineering Inc. 772-569-0035	06/25/07 Awaiting formal submittal.	TBA		
Indian River National Bank 2005040126 SP-MA-05-12-72	NW corner 27 th Ave & 9 th ST SW 33-39-22-00001-0160-00003.2 Map Location: 63	Bank w/drive through Contact: Carter Assoc (772) 562- 4191	04/15/05 Staff approved the site plan 3-26-07. Site plan released 8-31-07.	11/02/05	N/A	N/A
O’Connell 43 rd Ave Office Bldg 2005030496 SP-MA-05-10-50	1875 43 rd Avenue 33-39-04-00010-0000-00007.0 Map Location: 64	4,940 sq ft. Medical/General office bldg Contact: MBV Engineering Inc. (772) 569-0035	04/11/05 Site plan approved 1-11-06, site plan released 6-13-06. Under Construction.	08/17/05	N/A	N/A
Riverside National Bank 93120108 SP-MN-03-11-70	1238 US Highway 1 33-39-12-00000-1000-00028.0 Map Location: 65	1,656 addition to bank. Contact: David Phillips (772) 464-3537	N/A Reviewed by TRC 09/03/03. Staff level approved and released 07/08/04.	09/03/03	N/A	N/A
Sigler Office Bldg 2005060571 SP-MA-05-12-65	593 27 th Ave SW 33-39-22-00002-0001-00004.0 Map Location: 66	2,885 Sq. Ft. Office Bldg Contact: MBV Engineering (772) 569-0035	07/11/05 Site plan approved by staff 6-9-06. Site plan released 5-8-07.	10/12/05	N/A	N/A
Public and Private Recreation Facilities						
Christi’s Fitness 2002110035	1250 Old Dixie Highway 33-39-12-00000-3000-00023.0 Map Location: 67	Facility Expansion Contact: MBV Engineering (772) 569-0035	03/05/07 Awaiting formal submittal.	TBA		

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
The Moorings Golf & Tennis Club 94030003	100 Harbour Drive 33-40-21-00000-0010-00003.0 Map Location: 68	Relocate tennis courts/add stadium court/modify parking/relocate golf maint cart barn Contact: Knight McGuire & Associates, Inc. (772) 569-5505	04/30/07	TBA	N/A	N/A	
			Awaiting formal submittal.				
Vero Beach Sky Ranch & Airstrip 2004040060	East side of 146 th Ave, just north of IRC line 33-37-35-00002-0140-00001.0 Map Location: 69	Private Airport Contact: Jeff Manchec (772) 696-2700	04/09/07	TBA			
			Awaiting formal submittal.				
Retail Trade Establishments							
ACE Hardware 2005010150 SP-MA-05-09-48	3515 9 th ST SW 33-39-27-00001-0030-00001.0 Map Location: 70	16,800 sq ft hardware store, 1,000 sq. ft. garden center Contact: MBV Engineering Inc. (772) 569-0035	01/24/05	06/22/05 02/08/06	N/A	N/A	
			Resubmittal under review.				
Century Town Center 2004060358 SP-MA-06-07-31	5945 20 th Street 33-39-05-00001-0090-00003.0 Map Location: 71	138,775 sq. ft. retail/restaurant Contact: Kimley-Horn & Associates, Inc. (772) 794-4073	01/24/05	04/26/06 11/08/06	01/11/07	02/13/07	
			PZC denied 1-11-07, appeal to BCC overturned the PZC denial and approved the site plan 2-13-07, site plan released 6-26-07.				
Comfort Suites at Vero Beach 2007010033 SP-MI-07-06-29	Lot 1 & 2 Americana Plaza 33-38-03-00009-0000-00001.0 Map Location: 72	56,311 sq. ft; 75 unit Motel Contact: Knight McGuire & Associates Inc., (772) 569-5505	01/15/07	03/21/07 06/13/07	N/A	N/A	
			Resubmittal under review.				
8 th Street Plaza 2006010272 SP-MA-07-06-33	800 US Highway 1 33-39-12-00015-0000-00008.0 Map Location: 73	30,660 sq. ft. retail Contact: Carter Associates, Inc. (772) 562-4191	02/06/06	03/28/07			
			Awaiting resubmittal.				
Etayem Convenience Store 93020007	2495 27 th Ave SW 33-39-34-00001-0160-00009.0 Map Location: 74	Convenience store/office/retail Contact: Schulke, Bittle & Stoddard LLC (772) 770-9622	02/06/07 06/04/07	TBA			
			Awaiting formal submittal.				
15th Place Mixed Use fka Tropical Sun Office Complex 2006070244	725 15th Place, Between US Hwy 1 & 6th Avenue 33-39-12-00000-1000-00002.0 Map Location: 75	Bank/Restaurant/Hotel Contact: Knight McGuire & Associates Inc., (772) 569-5505	08/27/07	TBA	N/A	N/A	
			Awaiting formal submittal				

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Goodwill Oslo Road 2007070096 SP-MA-07-11-36	SW Corner of 9 th ST SW & 35 th Ave SW 33-39-27-00001-0030-00001.0 Map Location: 76	39,296 sq. ft. retail Contact: MBV Engineering Inc. (772) 569-0035	07/30/07	08/29/07			
			Resubmittal under review				
Horizon Nursery 96110030 SP-MA-07-08-16	1300 9 th Street SW 33-39-23-00001-0160-00003.0 Map Location: 77	Add Reatil Building Contact: Carter Associates, Inc. (772) 562-4191	09/11/06	05/16/07	N/A	N/A	
			Resubmittal under review.				
Java Jo'z 2007050025 SP-MI-07-08-15	700 S US Highway 1 33-40-19-00000-1000-00001.4 Map Location: 78	260 sq. ft. retail Contact: MBV Engineering Inc. Assoc (772) 569-0035	N/A	05/16/07	N/A	N/A	
			Staff approved site plan 8-28-07, pending release				
Laquinta Inn & Suites 2007030077	9060 Americana Way 33-38-03-00009-0000-00002.0 Map Location: 79	36,258 sq. ft. 36 unit/3 story motel Contact: Joe Demidovich (863) 665-8718	03/26/07	TBA			
			Awaiting formal submittal.				
The Olive Garden 2007050039 SP-MA-07-09-28	5945 20 th Street 33-39-05-00001-0090-00003.0 Map Location: 80	7,439 sq. ft. restaurant Contact: Kimley-Horn & Associates Inc (772)562-7981	05/14/07	07/18/07 08/29/07	N/A	N/A	
			Staff approved site plan, pending release.				
P & S Office 27 th Ave 2005120295 SP-MA-06-10-56	2855 9 th ST SW 33-39-27-00001-0010-00008.0 Map Location: 81	Med Office, Restaurant, Retail, Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	01/09/06	08/09/06 01/03/07	N/A	N/A	
			Staff approved site plan 4-12-07, pending release.				
Sam's Club 97030182 PD-06-02-01	5565 20 th Street 33-39-04-00031-0000-00001.0 Map Location: 82	Add 26,380 sq ft retail to Sam's club w/ fueling facility Contact Kimley-Horn & Associates, Inc. (772) 794-4097	05/02/05	11/23/05 04/12/06	06/22/06 10/10/07	07/18/06	
			PZC recommended approval 6-22-06. BCC approved 7/18/06. Pending site plan release. BCC extended site plan approval to 7-18-08. Dependent on agreement with Walgreens. Final plat scheduled for TRC review 10-10-07.				
Seacoast Business Park fka Adams Oslo Road 98020175	3805 9 th Street SW 33-39-27-00001-0030-00002.3 Map Location: 83	3 lot commercial subdivision. Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/09/06	TBA		N/A	
			Awaiting formal submittal.				

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Southpointe Plaza 2007050180 SP-MA-07-10-29	580 US Highway 1 33-39-13-00000-1000-00012.0 Map Location: 84	34,208 sq. ft. retail Contact: Schulke, Bittle & Stoddard, LLC (772)-770-9622.	06/11/07 Awaiting resubmittal.	07/18/07	N/A	N/A	
Sunrise Plaza 2004100222 SP-MA-05-05-19	East side of 58 th Avenue, south of SR60 33-39-04-00001-0120-00003.3 Map Location: 85	16,900 Sq Ft Commercial Retail Contact: Kimley-Horn & Associates, Inc. (772) 794-4092	11/05/04 Site plan approved by staff 6-8-06. Site plan released 2-1-07.	02/16/05	N/A	N/A	
The Shoppes at Oslo Gardens 2007010127	9 th Street SW 33-39-25-00000-1000-00010.4 Map Location: 86	Strip Center Contact: Azar Parchami (561) 251-0072	02/05/07 Awaiting formal submittal	TBA	N/A	N/A	
Young’s Fruit & Vegetable Market 2005010389 SP-MA-07-04-21	2106 SE US Highway 1 33-40-31-00005-0060-00001.0 Map Location: 87	2,500 retail/4,200 storage Contact: MBV Engineering Inc, (772) 569-0035	04-11-05 Awaiting resubmittal	02-14-07 06/20/07	N/A	N/A	
Utility Facilities							
Cingular Florida Ridge 2003090097 SP-MI-04-07-37	9 th Street SW, located between 32 nd Avenue & 33 rd Avenue. 33-39-22-00001-0150-00003.0 Map Location: 88	Stealth communications facility on future church site. Contact: Todd Sadacca (954) 929-4932	09/22/03 Pending resubmittal.	05/05/04			
Indian River County Landfill 2000100116 SP-MA-07-08-21	1325 74 th Ave SW 33-38-25-00001-0090-00001.0 Map Location: 89	92,032 sq. ft. biosolids dewatering facility Contact: Camp, Dresser & McKee Inc (772) 231-4301	09/25/06 Awaiting resubmittal.	06/13/07			
Ridan Tower FL-1260 2006050306	2470 27 th Ave SW 33-39-35-00001-0130-00003.0 Map Location: 90	Telecommunications tower & related compound Contact: Ridan Industries, Inc. (321) 693-4910	06/25/07 Awaiting formal submittal.	TBA			
Rockridge Sub Mitigated Sewer System 2007010083 SP-MI-07-05-26	560 16 th Street 33-39-01-00035-0210-00008.0 Map Location: 91	Sanitary sewer vacuum pump station Contact: Eckler Engineering Inc (954) 510-4700	01/29/07 PZC recommended approval 4-12-07. May 1, 2007 BCC approved, pending release.	03/07/07	04/12/07	05/01/07	

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
South County RO Water Treatment Plant 92120019	1550 9 th St SW 33-39-23-00001-0090-00002.0 Map Location: 92	Add inline booster station/improve acces rd, fuel tank Contact: Kimley-Horn & Associates Inc. (561) 845-0665	10/2/06	TBA			Awaiting formal submittal.
West Regional Wastewater Treatment Plant 2001070121 SP-MA-06-10-54	8405 8 th Street 33-38-14-00001-0020-00001.0 Map Location: 93	Expansion of existing plant from 2 mdg to 6 mgd Contact: PBS&J Engineering (863) 533-7000	06/05/06	08/02/06	N/A	N/A	Staff approved major site plan 2-16-07. Site plan released 7-18-07.
Warehouse and Storage Establishments							
Antique Auto Storage 2004060028 SP-MA-04-11-82	707 16 th Street 33-39-12-00010-0020-00001.0 Map Location: 94	Antique Auto Storage and Office Contact: Schulke, Bittle & Stoddard, LLC (772)-770-9622.	06/14/04	08/25/04	N/A	N/A	Major site plan approved 1/7/05. Site plan extension granted until 1-7-07. Site plan released.
Attic 60 Vehicle Storage 97110030 PD-03-05-12	20 th Street east of 86 th Avenue 33-38-02-00001-0100-00012.0 Map Location: 95	3 acre unpaved vehicle/equipment storage. Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	11/18/02	02/26/03	04/24/03	05/20/03	Pending site plan release. Request to extend site plan approval by 1 year granted by BCC 07/06/04. Certificate of Completion Issued 4/18/05. CO for Building "A" issued 4-24-06.
Caron Contractor Trades (fka Caron/Kundrot) 2005060065 SP-MA-06-03-08	56 6 th Ave 33-39-13-00009-0001-00011.0 Map Location: 96	Contractor Trades Contact: MBV Engineering, Inc. (772) 569-0035	06/13/05	12/21/05			Awaiting resubmittal.
			09/26/05				
Coast to Coast Outside Storage 2006010106 SP-MA-06-04-15	1086 9 th ST SW 33-39-24-00011-0004-00002.0 Map Location: 97	Outside Storage Contact: MBV Engineering, Inc. (772) 569-0035	NA/	01/25/06	N/A	N/A	Staff approved site plan 4-24-07, pending release.
11 th & Oslo 95090052	886 11 th Court SW 33-39-24-00011-0003-00001.0 Map Location: 98	Outdoor storage Contact: Matthew T. Wilhelm (772) 532-2351	04/09/07	TBA	N/A	N/A	Awaiting formal submittal.

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Frank Vehicle Storage Lot 98040022 SP-MA-02-05-32 SP-MJ-03-09-51	836 10 th Ct. SW 24-33-39-00011-0005-00007.0 Map Location: 99	Vehicle Storage Lot Contact: MBV Engineering Inc. (772) 569-0035	N/A	3/06/02	N/A	N/A	Site plan released 01/22/04. CO issued 9-11-07.
Gary Cox Mini-Storage 95040030 SP-MA-04-12-87	16 th Street/east of us 1 33-39-01-00027-0020-00005.3 Map Location: A	Mini-Storage with office Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	08/02/04	10/13/04	02/24/05	N/A	PZC approved 2/24/05. Site plan extension approved 4-25-06. Site plan release 9-22-06.
High Tech Industries 97120069 SP-MI-05-12-69	30 5 th Avenue 33-39-13-00009-0003-00007.0 Map Location: B	2,490 SF warehouse expansion Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/14/05	10/26/05 02/22/06	N/A	N/A	Site plan approved by staff 6-9-06. Site plan released 10-19-06. CO issued 8-7-07.
Rich-Look Lawn Care (fka Richardson Outdoor Storage) 2005040078 SP-MA-05-08-39	35 5 th Court 33-39-12-00009-0001-00006.0 Map Location: C	Outdoor storage Contact: Masteller, Moler, Reed & Taylor (772) 564-8050	04/18/05	06/08/05	N/A	N/A	Site plan approved by staff 5-12-06. CO issued 4-18-07.
The Salvation Army 96090186 SP-MI-07-07-10	2655 5 th ST SW 33-39-23-00001-0120-00001.1 Map Location: D	Add two storage bldgs, sidewalk, & driveway Contact: Carter Associates, Inc. (772) 562-4191	N/A	05/02/07	N/A	N/A	Staff approved site plan 6-25-07, pending release
Scopinich Warehouse 2003050254	1955 98 th Avenue 33-38-04-00001-0090-00002.1 Map Location: E	Warehouse Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/02/07	TBA			Awaiting formal submittal

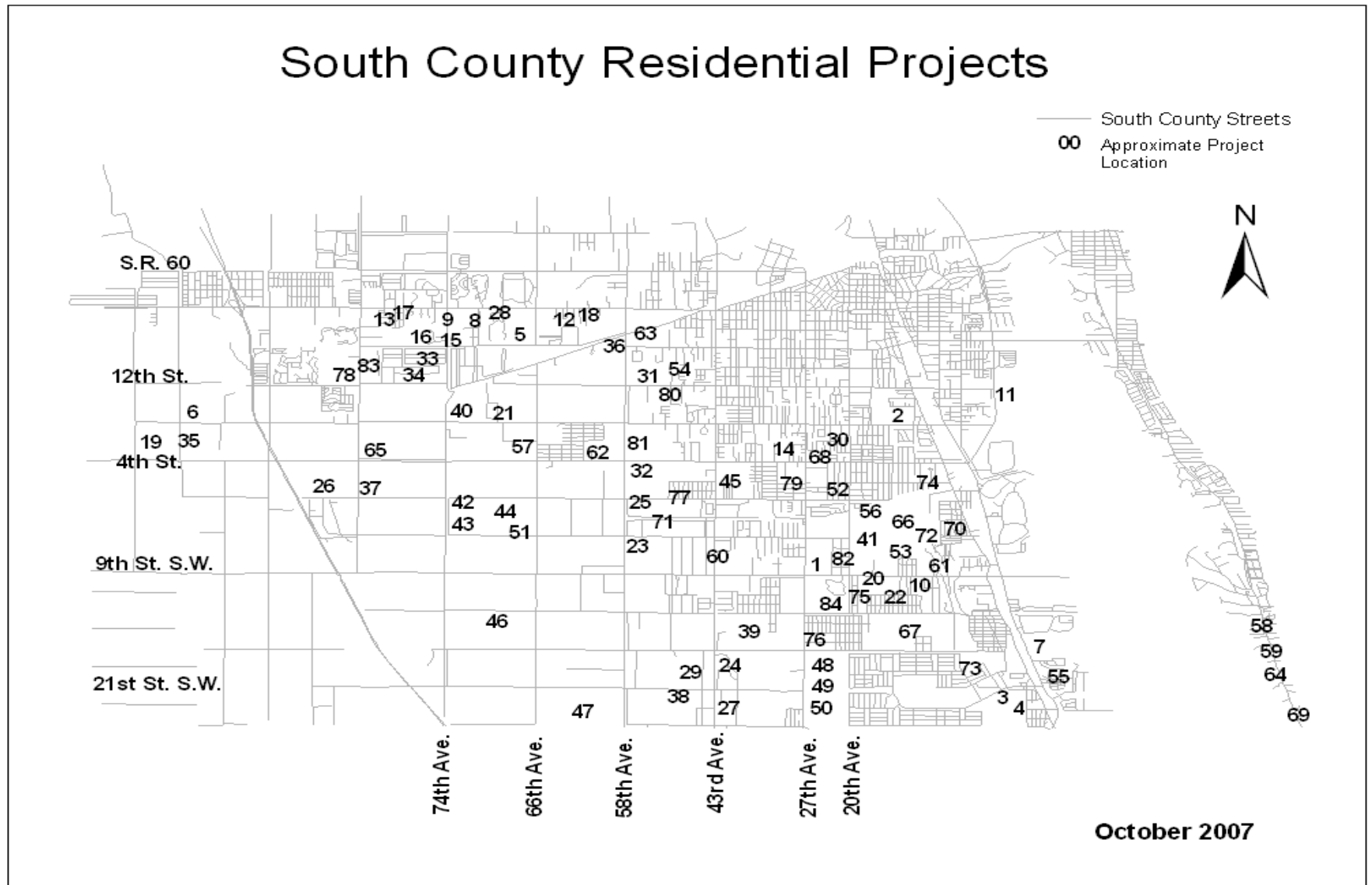
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NEW DEVELOPMENT PROJECTS

SOUTH COUNTY RESIDENTIAL PROJECTS

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NEW DEVELOPMENT PROJECTS



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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
SOUTH COUNTY RESIDENTIAL PROJECTS (South of SR 60)						
Multi-Family Residential Projects						
Bradford Place 2004020299 SD-04-06-24/SP-MA-04-06-27	9 th ST SW 33-39-23-00001-0130-00002.0 Map Location: 1	152 unit multi family townhomes Plat over site plan Contact: Masteller & Moler Inc (772) 567-5300	03/08/04	03/31/04 11/02/05	09/23/04	02/14/06
			Preliminary plat and major site plan approved by PZC on September 23, 2004. Site plan released 1/26/05. Final plat approved by BCC 2-14-06, final plat recorded. CO's issued for all buildings as of 6-27-07. CO for clubhouse & pool requested 4-27-07, still pending as of 9-28-07.			
Crofton Meadows fka The Villages of Charleston fka 8 th Street Villas 2000040154 SD-04-02-06	1180 8 th Street, north side of 8 th Street, west of Old Dixie Hwy. 33-39-12-00000-5000-00051.2 Map Location: 2	11 lot small lot subdivision Contact: McCain & Associates (772) 770-1093	08/18/03	11/19/03	05/13/04	N/A
			Preliminary plat approved by PZC 05/13/04. LDP issued 1/21/05.			
Water Oaks (Indian River Club Phase 7) 99110164 PD-04-03-05	800 Highland Drive SW 33-40-31-00000-5000-00001.0 Map Location: 3	32 multi-family residential units. Contact: Kimley Horn (772) 562-7981	07/14/03	01/07/04 11/23/05	02/12/04 01/11/07	06/05/07
			Approved 02/12/04 released 8-18-06. LDP issued 7/6/05. PD modification scheduled for PZC 1-11-07. Final plat approved by BCC 6-5-07, recorded 7-2-07., Certificate of Completion issued. CO's for bldgs 1, 2 & 3 issued.			

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Indian River Club Parcel 9 99110164 PD-05-07-11	800 Highland Drive SW 33-40-31-00000-5000-00001.0 Map Location: 4	18 single-family lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	04/27/05	09/08/05	N/A
			Approved by PZC 9/8/05. LDP issued 5-31-06.			
Indigo fka Indigo Lakes 2006040206 SP-MA-06-09-51 (SD-06-09-31)	North side of 16 th ST, West of 66 th Ave 33-39-06-00001-0150-00004.0 Map Location: 5	116 MF Units Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/24/06	07/05/06	06/14/07	N/A
			PZC approved 6-14-07.			
Ironwood Townhomes (fka Pine Lake Sub) 2004050418 SP-MA-06-09-48 SD-06-09-27	Bet 8 th ST & 12 th ST W side of I95 33-38-10-00001-0150-00001.0 Map Location: 6	362 Multi-Family Unit Contact Neel-Schaffer, Inc. (772) 770-4707	09/19/05	06/28/06 10/04/06	TBA	
			Awaiting resubmittal.			
Manatee Park PD 96020023 PD-07-07-05	East of US Hwy 1, South of 15 th ST SW 33-40-30-00000-5000-00010.0 Map Location: 7	Conceptual Spec Exception for 360 MF Units & 210 Townhomes Contact: Avid Engineering (904) 287-3072	10/16/06	04/25/07	TBA	
			Awaiting resubmittal.			
Nantucket Condominiums 2005030002 SP-MA-05-07-29	6905 20 th Street 33-39-06-00001-0100-00003.0 Map Location: 8	15 unit multi-family condos Contact: Ben Elliott (321) 259-7528	03/14/05	05/04/05 04/05/06		
			Awaiting resubmittal.			
Oak Grove fka Milton Bloom 2004110182 SD-05-10-46/SP-MA-05-10-49	1991 74 th Avenue 33-38-01-00001-0090-00001.0 Map Location: 9	108 unit multi-family sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	05/16/05	08/10/05 09/28/05 12/07/05	01/26/06	N/A
			Approved by PZC 1-26-06. Site plan released 8/15/06.			
Oslo Townhomes 2007010092	1185 9 th ST SW 33-39-25-00006-0040-00026.0 Map Location: 10	30 Multi-Family Units Contact: Engineering Design & Construction (772) 462-2455	01/29/07	TBA	TBA	
			Awaiting formal submittal.			

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NEW DEVELOPMENT PROJECTS

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Provence Bay 2004020217 SD-04-10-46 SP-MI-04-10-66	Indian River Blvd, East side of Indian River Blvd at 12 th ST 33-40-07-00000-0060-00001.0 Map Location: 11	232 unit multi family residential Contact: Bowyer Singleton & Assoc (561)683-7101	03/01/04	07/28/04 11/03/04 11/30/05	03/24/05	12/12/06	
			PZC approved 3/24/05. LDP waiver approved 5/24/05. Site plat released 1/27/06. Final Plat approved by BCC 12-12-06, recorded. CO's issued for buildings 1-4 and 19 & 20, pool & clubhouse. CO's requested for bldgs 5 & 25.				
66th Avenue Townhomes 2007080036	South side of 20th Street across for the Mall 33-39-06-00001-0090-00002.1 Map Location: 12	Townhomes Contact: Schulke, Bittle & Stoddard LLC 772-770-9622	08/27/07	TBA	TBA	TBA	
			Awaiting formal submittal.				
Tamarind Lakes (fka Townhomes West) 2000100095 SP-MA-03-02-14 SD-06-04-10	1850 78 th Ave 33-38-01-00001-0100-00005.0 Map Location: 13	Townhomes/32 units Contact: W. F. McCain & Assoc (772) 770-1093	N/A	11/27/02 01/25/06	01/22/04 07/13/06 09/27/06	01/23/07	
			PZC approved major site plan on 01/22/04. Site plan released 12/13/04. Under construction. Preliminary Plat to TRC 1/26/06. Preliminary plat approved by PZC 7-13-06Final plat approved by BCC 1-23-07, recorded. As of 3-22-07 all buildings, clubhouse and pool have been CO'd.				
Toscana (fka Aqualago) 2002110134 SP-MA-05-11-56 SD-05-12-53	620 27 th Ave SW 33-39-23-00001-0120-00001.5 Map Location: 14	90 MF units Contact: W F McCain (772) 770-1093	04/11/05	09/07/05 11/09/05 01/04/06	02/23/06	03/13/07	
			PZC approved 2-23-06. Pending site plan release. Site plan extension approved by BCC; expires 2-23-08.				
Treviso 2006010188	7316 16 th Street 33-39-06-00001-0130-00001.0 Map Location: 15	136 MF units Contact: Kimley-Horn & Associates Inc (772) 794-4032	10/23/06	TBA	TBA	TBA	
			Awaiting formal submittal.				

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Twin Oaks 2006070239	North side of 16th St between 1st CT & 74th Ave 33-39-06-00001-0130-00006.0 Map Location: 16	15 duplexes Contact: W. F. McCain & Associates Inc 772-770-1093	08/07/06	TBA	TBA	TBA	
			Awaiting formal submittal.				
Welker 78th Ave 2005090307	1985 78th Avenue 33-38-01-00001-0110-00001.0 Map Location: 17	18 Lot Multi-Family Sub Contact: Schulke, Bittle & Stoddard LLC 772-770-9622	09/10/07	TBA	TBA	TBA	
			Awaiting formal submittal.				
Verandah at Vero 2004080220 SP-MA-05-08-36 SD-05-08-42	6435 20 th Street 33-39-05-00001-0120-00001.1 Map Location: 18	70 unit multi-family Contact: Culpepper & Terpening (772) 464-3537		11/09/05	09/28/06		
			PZC approved on 9-28-06, pending site plan release.				
Verona Trace & The Villages at Verona Trace 2003070038 SD-04-09-39 SP-MA-04-10-64	98 th Ave between 12 th St & 8 th St 33-38-09-00001-0090-00001.0 Map Location: 19	447 Multi Family units Contact: Neel-Schaffer Inc (772) 770-4640	05/03/04	06/16/04 07/21/04 06/22/05	12-9-04	09-13-05 10-24-06	
			Approved 12/9/04. Final Plat approved by BCC 9-13-05. LDP issued 9-8-05. Final plat recorded 12-29-05. Site plan released 7-24-06. Certificate of Completion for Single Family Lots 1-157 issued 9-26-06. Replat of MF section easements approved by BCC 10-24-06. Certificate of Completion for MF lots 158-447 issued 11-14-06. CO's issued for bldgs 1-4 and 19 & 20.				
Windsor Ridge fka Tall Pines Sub 2005070381 SP-MA-06-06-28 SD-06-06-23	South side of 9 th ST SW, West of 9 th CT SW 33-39-25-00000-3000-00027.0 Map Location: 20	13 SF Lots/13 MF Units Contact: Kimley-Horn & Associates, Inc. & Associates (772) 562-9781	08/01/05	04/12/06	07/13/06	N/A	
			Approved by PZC 7-13-06				
Residential and Agricultural Planned Development (PD) Projects							
Avian Acres AOE 2006110094	6710 8 th Street 33-39-07-00001-0160-00001.0 Map Location: 21	2 10-acre lots Contact: Masteller Moler Reed & Taylor 772-564-8050	11/27/06	TBA	TBA	N/A	
			Awaiting resubmittal due to error in legal description.				

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NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Bloomfield @ Vero Beach fka The Enclave at Vero Beach 2006020021 PD-06-10-08	South side of Oslo Rd, West of 12 th Ave SW 33-39-26-00001-0010-00001.0 Map Location: 22	108 Townhomes conceptual special exception Contact: Kimley-Horn & Associates, Inc. (772) 794-4073	02/13/06 04/17/06	08/02/06	02/08/07	03/13/07	PZC recommended approval by BCC. Approval by the BCC 3/13/07. Pending submission of preliminary PD plan.
Citrus Springs Village “A-F” Phase I Preliminary PD PD-00-08-13 PD-01-02-08 PD-03-01-03 “E Part F” PD-03-06-04 “G” SP-MI-04-10-65 “D clubhouse” SP-MI-05-06-22 “Tract F” 99100114	East Side of 58 th Avenue Between 9 th Street SW (Oslo Road) and the South Relief Canal 33-39-21-00001-0050-00001.1 Map Location: 23	Portion of Overall PD: 216 Units on 75.14 Acres Overall PD: 477 Units on 191.64 Acres Contact: Knight, McGuire & Associates, Inc. (772) 569-5505		05/24/00 01/31/01 06/27/01 08/15/01 11/05/02 12/03/02 10/15/03 11/05/03 07/28/04 11/10/04	6/22/00 1/25/01 12/20/02 01/09/03	7/24/01 9/04/01 3/12/02 04/20/04 06/08/04	Final plat Village A Phase I approved 3/12/02. Certificate of completion issued 12/12/02. Final Plat and certificate completion have been issued for the first phase of Villages B all north of 5 th Street SW, home construction is now underway. All of Village “C” is complete. Plans for villages south of 5 th Street S.W. (D, E, & F) now approved. LDP issued 06/13/03 for 2A, D & ½ of F. LDP issued for 2B, E & ½ of F on 09/04/03. Final plat for Village A to TRC 10/15/03 recorded 8-21-04 and final for D and ½ of F on 11/05/03, recorded 6-22-04. Final Plat for Village “D” and North ½ of F approved by BCC 06/08/04, recorded 6-22-04. Minor site plan for Village D Clubhouse to TRC 07/28/04. Revised plans for recreation facility submitted 03/30/05. Clubhouse site plan approved 3/31/05. Certificate of Completion Village A Phase II issued 4-26-05. Site Plan SP-04-10-65 D clubhouse released 5/20/05. Final Plats Phase II Village F, Village E & Phase II Village D to TRC 6-29-05, recorded 3-17- 06 and 3-24-06. Certificate of Completion for Phase I Village D & Phase I Village F issued 10-5-05. Certificate of Completion Phase II Village D (lots 17 - 52 & 75 – 84) issued 7-18-06. Certificate of Completion Village E Lots 1-61 issued 7-18-06. Certificate of Occupancy “D” Clubhouse issued 11-16-06. Certificate of Completion Village F Phase II issued 1-15-07.

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			Pre-App	TRC	PZC	BCC	
Echo Lake 2003090035 PD-04-03-03 PD-04-09-18	17 th Street SW, southeast corner of 17 th Street SW & 43 rd Avenue. 33-39-34-00001-0040-00001.0 Map Location: 24	310 lot single-family residential PD, public park, and neighborhood commercial site. Contact: Knight, McGuire & Associates, Inc. (772) 569-5505	09/15/03	12/17/03 07/14/04	03/11/04 05/13/04 10/14/04	06/22/04	
			Part of “south county initiative”. BCC approved 06/22/04. Preliminary PD approved by PZC 10/14/04. LDP issued for Phases 1 & 2.				
Echo Lake Phase IV 2003090035 PD-05-07-13	Southeast corner of 17 th ST SW & 43 rd Ave 33-39-34-00001-0040-00001.0 Map Location: same as 24	90 Multi-Family Units Contact: Knight, McGuire & Assoc (772) 569-5505	N/A	05/04/05 06/15/05 07/05/06	09/14/06	N/A	
			Approved by PZC 9-14-06.				
Hammock Lakes Phase III 94110133 PD-98-08-05 PD-04-09-17	5695 W 1 st Square SW 33-39-21-00004-0000-00000.1 Map Location: 25	96 Single Family residential PD Contact: Knight, McGuire & Associates (772) 569-5505	05/12/03	11/05/03 07/14/04	05/04/04 08/12/04		
			Conceptual PD plan approved by BCC 05/04/04. Preliminary PD plan approved by PZC on 08/12/04. LDP for Phase III approved 4-6-06.				
Indian Springs PD 92050128 PD-06-11-09 conceptual PD-07-03-03 preliminary	375 82 nd Ave 33-38-14-00001-0090-00001.0 Map Location: 26	547 Lot Single-Family PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/27/05	08/16/06 10/04/06 11/08/06 12/27/06	TBA	TBA	
			Resubmittal under review.				
Madera Isles 2003090034 PD-04-02-02 PD-04-09-16	25 Street SW, east of 43 rd Avenue on north side of 25 th Street. 33-39-34-00001-0130-00001.0 Map Location: 27	114 lot single family residential PD. Contact: Knight, McGuire & Associates, Inc. (772) 569-5505	09/15/03	12/03/03 07/07/04	03/11/04 08/26/04	05/04/04	
			Pending submittal of preliminary PD plan. Part of “south county initiative”. BCC approved 05/04/04. Preliminary PD submitted for TRC 07/07/04. PZC approved preliminary PD plan on 08/26/04. AA approved 5-11-06 to reduce lots to 114. LDP issued 11-13-06.				
Milano Estates PD 2005100235 PD-06-05-05	South side of 20 th ST, W of 66 th Ave 33-39-06-00001-0110-00002.0 Map Location: 28	49 MF Units with clubhouse & pool Contact: W. F. McCain & Assoc (772) 770-1093	10/31/05	03/08/06	04/27/06	05/23/06	
			PZC recommended denial 4/27/06. BCC approved 5-23-06, release pending.				

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			Pre-App	TRC	PZC	BCC
Millstone Landing (Jo-Bar Farms PD) 2003100068 PD-04-08-14	Southwest corner of 17 th Street SW and 27 th Avenue 33-39-34-00001-0070-00001.0 Map Location: 29	630 lot residential PD with clubhouse, elementary school site. Contact Masteller & Moler (772) 567-5300.	10/20/03	02/02/04 04/17/06 08/09/06 08/23/06 09/06/06 09/13/06	08/12/04	10/19/04 04/17/07 09/18/07
			Pending resubmittal. Part of “south county initiative”. PZC approved on 8/12/04. BCC approved on 10/19/04. LDP issued 9/28/05. Phase II Final Plat to TRC 8-9-06. Phase III Final Plat to TRC 8-23-06, awaiting resubmittal. Phase 4 & 5 final plats to TRC 9-6-06, awaiting resubmittal. Phase 6 final plat to TRC 9-13-06. CC for phase I issued 4/10/07. Phase I final plat approved by BCC 4-17-07, recorded 4-19-07. CC for Phase II issued 9-13-07, Final plat for Phase II approved at 9-18-07 BCC. Phases III - VI finals plats under review.			
Nalpak 20 th Avenue fka Minker 20 th Ave Sub 2006010122 SD-06-11-36	1355 20 th Ave 33-39-11-00006-0060-00007.0 Map Location: 30	24 lot sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/31/05	09/06/06	01/25/07	N/A
			PZC approved preliminary plat 1-25-07. Preliminary plat released 2-9-07.			
The Oaks of Vero PD 2000100085 PD-01-06-15	5500 12 th Street 33-39-09-00001-0050-00001.0 Map Location: 31	65 lots Phase II PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	12/01/04		9-2-03 06/20/06
			Phase I Final plat recorded 9-02-03. Phase II final plat approved 6-20-06, recorded. LDP Phase II issued 4-13-05. Phase I Certificate of Completion issued 1/14/05. Phase II buffer modifications under way. CC for Phase II requested 9-12-07.			
Orchard Park PD 2004100070 PD-05-02-01	5600 1 st ST SW 33-39-16-00001-0130-00001.0 Map Location: 32	73 lot single family subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	10/18/04	12/01/04	12/08/05	01/10/06
			PZC recommended approval 12-8-05. BCC approved 1/10/06. LDP under review.			

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Pointe West Central Village Townhomes (Tract M) 99070081 SP-MA-05-05-21 SD-05-08-41	7525 12 th Street 33-38-12-00001-0030-00001.0 Map Location: 33	52 Multi-Family townhome units Contact: Neel Schaffer Inc 770-4707	N/A	03/16/05 05/25/05 04/12/06	07/14/05		
			PZC approved on 7/14/05. Site plan released 1/9/06. Final plat to TRC 4-12-06. Final plat under review				
Pointe West East Village 99070081 PD-05-08-15	7645 20 th Street 33-38-12-00001-0030-00001.0 Map Location: 34	305 lots and park tracts Contact: Neel-Schaffer Inc (992) 770-4707	N/A	06/15/05 06/14/06 09/20/06	07/28/05	12/19/06	
			Approved by PZC 7/28/05. Phase I Final Plat to TRC 6/14/06 await resubmittal. LDP issued 7-26-06. Phase II Final plat to TRC 9-20-06 awaiting resubmittal. Phase I final plat approved by BCC 12-19-06. Certificate of Completion for Phase I requested 1-16-07, still pending				
Pointe West North Village 99070081 PD-99-10-15	North of 16th St, South of SR 60 33-38-12-00001-0030-00001.0 Map Location: same as 33	Various Residential and Commercial Development including the Lakes at Pointe West (ALF) Contact: Masteller & Moler, Inc. (772) 567-5300	N/A	7/28/99 12/29/99 01/07/04 07/06/05 09/06/06	10/14/99 5/9/00	12/6/05 03/06/07	
			25 single-family lots platted and homes under construction.. Phase IV final plat approved by BCC 12-6-05, recorded. Phase V final plat approved by BCC 3-6-07, await recording Phase V certificate of completion issued 2-27-07. Phase V final plat to TRC 1-11-07. Final Plat Phase V approved 3-6-07, recorded				

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Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Pointe West Central Village Recreational Park 99070081 SP-MI-05-11-55	7645 20 th Street 33-38-12-00001-0030-00001.0 Map Location: same as 33	Recreational Park Contact: Neel Schaffer Inc (772) 770-4707	N/A	09/07/05	N/A	N/A	Site plan approved by staff 10/27/05. Site plan released 3-29-06
Pointe West Town Center 99070081 SP-MA-06-09-49	7645 20 th Street 33-38-12-00001-0030-00001.0 Map Location: same as 33	Towncenter (Commercial/Residential) Contact: Neel Schaffer Inc (772) 770-4707	N/A	07/05/06	04/26/07	N/A	PZC approved 4-26-07, pending release
Portofino Village (North Phase) 2004110281 SP-MA-05-08-37 SD-05-08-44	9450 8 th Street 33-38-10-00001-0140-00001.0 Map Location: 35	100 Single & 284 Multi-family development Contact: Culpepper & Terpening (772) 464-3537	12/06/04	06/08/05 09/14/05 11/30/05	08/10/06	N/A	PZC approved 8-10-06.
Segovia PD 2003090165 PD-04-03-04	5815 Atlantic Blvd. 33-39-05-00000-7000-00002.0 Map Location: 36	82 lot single-family residential PD. Contact: MBV Engineering Inc. (772) 569-0035.	10/20/03	12/31/03 11/02/05	03/25/04	04/20/04	Approved by BCC on 04/20/04. LDP issued 4-21-05. Final Plat to TRC 11/2/05, under review. Certificate of Completion requested 9-13-06, certain improvements deemed incomplete. Project appears to be for sale.
Seminole Acres PD 2006120074 PD-07-03-02	200 90 th Ave 33-38-14-00001-0120-00002.0 Map Location: 37	4 Lot Single-Family PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	N/A	12-27-06	TBA	TBA	Resubmittal under review.
Tripson Estates (fka Tripson Trail) PD 2001090106 PD-04-04-07	North & South side of 21 st Street SW, West of 43 rd Avenue 33-39-33-00002-0090-00001.0 Map Location: 38	201 lot residential PD. Contact: Knight, McGuire & Associates (772) 569-5505.	05/19/03	02/02/04 01/19/05	09/23/04 04/28/05	10/19/04	Part of “south county initiative”. Approved by PZC 09/23/04. BCC voted 5-0 to approve on 10/19/04. Preliminary Plat reviewed by TRC 01/19/05. Prelim PD approved by PZC 4-28-05. AA-06-08-100 approved to reduce number of lots to 201.

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			Pre-App	TRC	PZC	BCC	
Turtle Creek Preserve PD (fka the Colony) 2000050121 PD-05-01-01	1525 27 th Ave SW 33-39-27-00001-0120-00001.0 Map Location: 39	506 (450 sf 56 mf) residential PD Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	06/14/04	11/10/04	02/23/06	03/21/06	
			06/28/04	03/23/05		04/04/06	
PZC approved with modifications 2/23/06. BCC approved 4-4-06. Modifications discussed with staff.							
Verde Ranches PD fka 874 Residential PD 2004080130 PD-05-03-03	7205 8 th Street 33-39-18-00001-0040-00001.0 Map Location: 40	4 lot planned development Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	08/23/04	12/15/04	04/14/05	05/03/05	
				11/15/06			
Approved by PZC 4-14-05, Approved by BCC 5-3-05. LDP under review. LDP issued 3-16-06. Final plat to TRC 11-15-06 awaiting resubmittal.							
Single-Family Conventional Subdivision Projects							
Beale 5 th ST SW Sub 2006040056 SD-06-11-34	5 th ST SW, Just north of 12 th Ave SW 33-39-23-00001-0090-00001.0 Map Location: 41	36 Lot Subdivision Contact: MBV Engineering Inc. (772) 569-0035	04/17/06	08/23/06	01/25/07	N/A	
			PZC approved preliminary plat 1-25-07.				
Bella Terra North (fka Poinciana Trail Sub) 2004060248 SD-05-02-07	1 st Street SW – west of 66 th Ave 33-39-19-00001-0030-00001.0 Map Location: 42	16 lot residential subdivision Contact: MBV Engineering Inc. (772) 569-0035	06/28/04	11/17/04	01/13/05	06/12/07	
			08/30/04	08/02/06			
PZC approved 01/13/05. LDP approved 10/19/05. LDP modification approved. Final plat approved by BCC 6-12-07, final plat recorded 6-26-07.							
Bella Terra South (fka Steeple Chase) 2004070239 SD-05-02-06	5 th ST SW 33-39-19-00001-0050-00001.0 Map Location: 43	16 Lot subdivision, Affidavit of Exemption Contact: MBV Engineering Inc. (772) 569-0035	08/02/04	11/17/04	01/13/05	5-22-07	
			08/30/04	08/02/06			
PZC approved 01/13/05. LDP issued 11/21/05. LDP modification approved. Final plat approved by BCC 5-22-07. Final Plat recorded 5-30-07.							
Bruno AOE 2005060587 AOE-06-06-03	South side of 1 st ST SW, East of 74 th Ave SW 33-39-19-00001-0020-00003.0 Map Location: 44	4 Lot Sub Contact: W. F. McCain & Assoc (772) 770-1093	07/11/05	04/12/06			
			Final plat to TRC 12-19-06, awaiting resubmittal.				
Cleman Oaks Sub (fka Pieces of Eight fka Buccaneer) 2004120353 SD-05-07-33	286 43 rd Avenue 33-39-15-00001-0120-00006.0 Map Location: 45	25 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	01/03/05	04/20/05	01/26/06	N/A	
			Approved by PZC 1-26-06. LDP under review.				

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			Pre-App	TRC	PZC	BCC	
Deer Valley Subdivision 2004030139 SD-04-10-47	West of 66 th Ave, South side of 13 th ST SW 33-39-30-00001-0100-00001.0 Map Location: 46	31 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/22/04	07/28/04	09/08/05	N/A	
			06/14/04	Preliminary plat approved by PZC 9-8-05.			
El Rancho Development (fka 21 st Street SW AOE) 99110173 SD-05-10-47 AOE-05-10-10	21 st ST SW 33-39-32-00001-0060-00001.0 Map Location: 47	12 lot single-family AOE Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/04/05	08/10/05	06/22/06	N/A	
			PZC approved 6-22-06				
Falcon Trace 2001050202 SD-03-07-18	2105 20 th Avenue; SW Corner of 20th Ave. SW and 17th St. SW 35-33-39-00001-0030-00001.0 Map Location: 48	Approved in 2003 as 593 small lot subdivision. Contact: Knight McGuire & Associates (772) 569-5505	6/4/01	7/25/01	11/08/01	N/A	
				04/16/03	06/11/03		
			03/16/05	05/24/07	Part of “south county initiative”. AA approved, LDP Phase 1 & 2 issued 4/29/05. Final Plats 1 – 6 approved by BCC 7/12/05. Plats 1-3 recorded. CC for plats 1 & 3 issued 7-21-06 (lots 1-17, 126, 217-252, 304-330). Final plat 5 revised, approved 7-18-06, recorded. Final plat 6, revised, approved 7-18-06, recorded. CC for plat 4 (lots 18-50 & 279-303) & Plat 2 (lots 51-59, 176-216 & 253-278) issued 10-2-06. CC for Plats 5 & 6 issued 2-15-07. Extension request to be considered by PZC but postponed by applicant. Extension request not yet rescheduled. Staff's position: no extension because project does not meet current small lot subdivision LDRs.		
Falcon Trace Phase 1 Rec Site 2001050202 SP-MA-07-02-08	2105 20 th Avenue 35-33-39-00001-0030-00001.0 Map Location: 49	Rec Building, Pool, Patio & Playground Contact: Knight McGuire & Associates (772) 569-5505	08/28/06	11/29/06			
			Resubmittal under review.				
Falcon Trace Phase 3 Rec Site 2001050202 SP-MA-07-02-09	2105 20 th Avenue 35-33-39-00001-0030-00001.0 Map Location: 50	Volleyball, Tennis, Basketball, Playground Contact: Knight McGuire & Associates (772) 569-5505	08/28/06	11/29/06			
			Awaiting resubmittal				

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			Pre-App	TRC	PZC	BCC	
Old Florida Estates (fka Fifth Lakes AOE Sub 2005060756 SD-06-02-01/AOE-06-02-01	5 th ST SW, East of 66 th Ave 33-39-20-00001-0110-00001.0 Map Location: 51	5 Lot AOE Contact: Carter Associates, Inc. (772) (772) 562-4191	07/11/05	11/16/05	1/12/06	N/A	
			Approved by PZC 1-12-06				
1 st Street Subdivision fka Pine Forrest 91050113 SD-04-03-13	1 st Street, southwest corner of 1 st Street and 24 th Avenue 33-39-14-00001-0130-00004.0 Map Location: 52	22 lot residential subdivision. Contact: Knight McGuire & Associates (772) 569-5505.	11/24/03	12/31/03	05/27/04	N/A	
			Preliminary plat approved by PZC on 05/27/04.				
Grace Woods Sub fka Sutherland 11 th ST SW Sub 2005110219 SD-06-09-32	1510 11 th Street SW 33-39-26-00001-0010-00004.0 Map Location: 53	36 small Lot Subdivision Contact: MBV Engineering Inc. (772) 569-0035	12/05/05	07/12/06	01/11/07 09/26/07		
			Approval by PZC 1-11-07. Preliminary plat released 1-18-07. LDP issued 7-19-07. Final plat scheduled for 9-26-07 TRC review.				
Grove Cottages (fka McKinley Ltd Sub) 2003040244 SD-05-07-36	4705 12 th Street 33-39-09-00001-0100-00001.0 Map Location: 54	5 lot single family residential subdivision. Contact: WF McCain & Associates (772) 770-1093	05/17/04 01/29/07	04/27/05 12/14/05	01/26/06	N/A	
			Preliminary plat approved by PZC 1-26-06. LDP issued 9-1-06. Second pre-application conference requested and held 1-29-07.				
Homestead on the Indian River fka Harmony Sub 98100105	2305 5 th Avenue SE 33-40-31-00000-7000-00012.0 Map Location: 55	46 lot residential subdivision. Contact: Todd Smith 589-8722	04/16/07	TBA			
			Awaiting formal submittal.				
Lexington Place fka Preserve Estates 2002020162 SD-04-04-16	Southeast corner 20 th Ave. SW and South Relief Canal, surrounds Oslo Middle School 33-39-23-00001-0010-00001.0 Map Location: 56	276 small lot residential subdivision. Contact: Masteller & Moler (772) 567-5300.	12/01/03	02/02/04 03/23/05	05/13/04	06/21/05 04/06/06	
			PZC denied approval of the project. Appeal tentatively scheduled for 07/13/04 BCC meeting. Final Plat to TRC 3/23/05. LDP issued 4/11/05. Type A stormwater issued 4/11/05. Phase II, III & IV final plats to TRC 6/1/05. Final Plat Phase I approved by BCC 6-21-05. Plat 1 recorded. Final Plat Phase II approved by BCC 4-4-06, recorded. Certificate of Completion Phase I issued 5-16-06.				

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			Pre-App	TRC	PZC	BCC	
Lexington Place Clubhouse 2002020162 SP-MI-06-03-10	NW Corner 12 th Ave & 5 th St SW 33-39-23-00001-0010-00001.0 Map Location: same as 56	Clubhouse and pool Contact: Masteller & Moler (772) 567-5300.	N/A	12/28/05	N/A	N/A	Staff approved and released site plan 7-7-06.
Magnolia Lakes 2004030147 AOE-04-12-02 SD-05-01-03	510 66 th Ave SW 33-39-20-00001-0120-00001.0 Map Location: 57	8 lot subdivision/Prelim Plat for ROW Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	03/29/04	10/13/04 11/03/04 05/04/04	12/09/04		PZC approved 12/09/04. Final Plat to TRC 05/04/05. 65 th Ave SW Road Plat LDP issued 5-4-05. Final Plat recorded 1-24-06. Certificate of Completion requested 3-28-07
Marquesas Sub (fka 20 sub) 2002100121 SD-04-10-45	2410 S Highway A1A 33-40-34-00001-0000-00021.0 Map Location: 58	12 lot residential subdivision Contact: Knight, McGuire & Associates (772) 569-5505	05/10/04	07/21/04 06/28/06	10/28/04	N/A	Preliminary plat approved by PZC 10/28/04. LDP issued 5-3-06. Final Plat to TRC 6-28-06, awaiting resubmittal.
Old Palm Sub (fka 775 Sub) 2000050112 SD-04-10-50	1940 S Highway A1A 33-40-34-00001-0000-00001.0 Map Location: 59	24 lot residential subdivision Contact: Knight, McGuire & Associates (772) 569-5505	05/24/04	08/04/04	01/13/05		Preliminary plat approved by PZC 01/13/05. LDP issued 5-3-06.
Oak View (fka Oslo 43 rd) 2002090171/2005020156 SD-05-04-21	4250 9 th ST SW 33-39-22-00001-0130-00001.0 Map Location: 60	4 lot subdivision Contact: Carter Associates Inc (772) 562-4191	12/06/04	02/09/05	03/10/05		PZC approved 3/10/05. LDP Issued 12-13-05.
Oslo Properties 2006040163 SD-06-08-25	900 13 th ST SW 33-39-25-00000-3000-00029.0 Map Location: 61	26 SF Lots Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	04/24/06	06/07/06	01/25/07	N/A	PZC approved preliminary plat 1-25-07. Preliminary plat released 2-15-07.

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Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Parrot Bay f.k.a. Lone Palm Subdivision 2001090105 SD-01-12-24	4 th Street; east of 61 st Ave. 17-33-39-00001-0070-00001.0 Map Location: 62	10 lot residential subdivision Contact: MBV Engineering Inc. (772) 569-0035	9/24/01	10/10/01 5/09/02 05/05/04		
			Approved by PZC 5/09/02, LDP issued 01/20/03. Final Plat reviewed by TRC on 05/05/04 awaiting submittal. Owner working through legal issues to resolve development.			
Patel Subdivision 2001060115 SD-01-11-28	5650 16 th Street (north side) 33-39-04-00000-5000-00001.0 Map Location: 63	36 lot single-family subdivision. Contact: MBV Engineering Inc. (772) 569-0035	N/A	8/31/01	10/11/01	
			Awaiting LDP submittal. Awaiting release. Awaiting final plat submittal.			
Pelican Bay Estates Sub 97010033 SD-99-05-08 Phase I	West side of S.R. A-1-A just north of Round Island Park 34-33-40-00001-0000-00005.1 Map Location: 64	5 single family lots Contact: Schulke, Bittle & Stoddard, LLC (772)-770-9622.	N/AT	1/17/01 10/29/03	4/26/01	
			Approved by PZC 4/26/01 with conditions. LDP issued 8/20/02. Final plat approved 03/09/04. Certificate of Completion for phase I requested 6/6/03, punchlist items still need to be addressed before CC can be issued.			
Pine Valley Sub 2006060255 SD-07-01-02	7705 1 st ST SW 33-38-24-00001-0020-00001.0 Map Location: 65	19 lot Sub Contact: WF McCain & Associates (772) 770-7093	07/19/04 07/03/06	04/20/05 11-15-06	05-24-07	N/A
			Preliminary plat approved by PZC 5-24-07, pending release.			
Portofino Preserve (fka Oslo Ridge) 2005060500 SD-06-06-18	Southeast corner of 5 th ST SW & 12 th Ave 33-39-24-00000-5000-00001.0 Map Location: 66	178 lot residential sub Contact: Kimley-Horn & Associates, Inc. (772) 794-4073	10/31/05	03/15/06	06/22/06	N/A
			Preliminary plat approve by PZC 6-22-06. LDP under review.			
Robynwood Sub 97060102 SD-06-03-08	1500 14 th ST SW 33-39-26-00001-0090-00005.0 Map Location: 67	14 Lot Sub Contact: Jim Young 569-6707	06/13/05 10/03/05	1/11/06 03/15/06	04/12/07	N/A
			PZC approved 4-12-07.			

October 2007

NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Romani Palms (fka Laporte Sub fka Mercedes homes) 2004040365 SD-05-06-30	420 27 th Ave 33-39-14-00001-0050-00002.0 Map Location: 68	18 lot single-family subdivision Contact: MBV Engineering Inc. (772) 569-0035	05/10/04	04/13/05 08/17/05	01/12/06	N/A	Approved by PZC 1-12-06. LDP Under review.
Round Island Plantation 2005090377 SP-MA-06-09-44	S Highway A1A 33-40-34-00001-0000-00025.0 Map Location: 69	6 SF Lots Contact: Culpepper & Terpening (772) 464-3537	10/17/05	06/21/06	12/14/06	N/A	PZC approved the preliminary plat on 12-14-06.
Sandforest Subdivision 98070211 SD-04-06-30	Old Dixie Hwy, west side south of 5 th St SW 33-39-24-00000-7000-00001.1 Map Location: 70	80 lot residential subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	02/23/04	04/14/04	07/22/04		Preliminary plat approved by PZC on July 22, 2004. LDP issued 7-11-06.
Sapphire Lake Sub 2004120054 SD-05-04-19	North side of 5 th ST SW, East of 58 th Ave 33-39-21-00001-0080-00001.0 Map Location: 71	37 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/13/04	02/02/05	08/11/05	N/A	Preliminary plat approved by PZC 8/11/05. LDP issued 3-28-06.
Serenoa fka Woodhaven 98110046 SD-03-06-17	North side of 5 th ST SW, east of Oslo Middle school 33-39-24-00000-5000-00001.0 Map Location: 72	294 small lot subdivision Contact: Kimley-Horn & Associates, Inc. (772) 562-7981	02/10/03	04/02/03 02/08/06	05/08/03	04/04/06	LDP under review. LDP issued 6/13/05. Final plat phase 1 approved by BCC 4-4-06, recorded. Certificate of Completion Phase 1 issued 3-12-07 (Lots 1-29, 113-173 & 283-290), CO for clubhouse requested 2-1-07.
Skyline Subdivision Tract F 2005110133 SD-06-04-12	2055 Skyline Drive SW 33-40-31-00003-0006-00000.1 Map Location: 73	13 Lots SF Sub Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9672	11/28/05	01/25/06	11/9/06	N/A	PZC approved preliminary plat 11-9-06. Preliminary plat released 11-16-06.
South Point Village (fka Vero Dev) 2004110229 SD-05-12-51	710 2 nd Street 33-39-13-00000-7000-00022.0 Map Location: 74	18 lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	12/06/04	09/21/05	02/23/06	N/A	PZC approved 2-23-06

October 2007

NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced						
Project Name	Location	Proposal	Status			
			Pre-App	TRC	PZC	BCC
Staszewski (fka 18 th Ave Sub) 2002090027 SD-03-01-01	Northwest corner of 11 th Street, SW and 18 th Avenue, SW 33-39-26-00001-0020-00004.1 Map Location: 75	7 lot single family residential subdivision Contact: MBV Engineering Inc. (772) 569-0035	9/16/02	10/16/02 05/12/04	11/14/02	10/24/06
			LDP under review. Final plat approved by BCC 10-24-06. Certificate of completion issued 10-9-06			
Sunrise Subdivision GEN Development fka Nicholson Homes 2002050024 SD-03-08-21	2550 17 th Lane SW – northeast corner of 17 th St. SW & 27 th Ave. 33-39-26-00001-0130-00001.0 Map Location: 76	134 Single Family Residential Small Lot Subdivision Contact: Masteller & Moler, Inc. (772) 567-5300	5/28/02	05/21/03 09/17/03 04/13/05	11/20/03	
			Part of “south county initiative”. Land Development Permit issued 02/05/03. Final plat approved and recorded. Plat vacated 5- 15-07. Bought by Habitat for Humanity; being developed under existing permits. Must be 75% constructed and final platted by November 2008.			
Sunrise Sub Plat Vacation 2002050024 SDPV-03-08-21	2550 17 th Lane SW – northeast corner of 17 th St. SW & 27 th Ave. 33-39-26-00001-0130-00001.0 Map Location: Same as 76	Vacate Plat for 134 Single Family Residential Contact: Gen Development (321) 255-7601	N/A	11/29/06	N/A	5-15-07
			BCC approved plat vacation on 5-15-07. Preliminary plat remains valid until 11-20-08.			
The Lakes at Brookhaven 2001030151 SD-03-02-09	1st SW between 50th Ave and 48th Ave N of South Relief Canal 33-39-21-00001-0020-00003.0 Map Location: 77	49 lot single-family subdivision, west of Forest Lake subdivision. Contact: W. F. McCain & Associates, Inc. (772) 770-1093	10/28/02	12/04/02 03/05/03 02/15/06	05/08/03	
			LDP issued 1/14/05. Final plat to TRC 2-15-06, resubmittal under review. Certificate of Completion requested 7-31-07.			
Turtle Run Phase I 2001070044 SD-04-03-09	1375 82 nd Avenue 33-38-11-00001-0010-00001.0 Map Location: 78	Phase I 77 lot single family Contact: Knight, McGuire & Associates (772) 569-5505.	N/A	12/03/03 12/17/03	05/13/04	N/A
			PZC Approved Phase I on 5/13/04.			
27 th Avenue Subdivision 2003110123 SD-04-03-12	320 27 th Ave, south of 4 th Street. 33-39-14-00001-0120-00006.0 Map Location: 79	66 lot residential subdivision. Contact: Knight, McGuire & Associates Inc. (772) 569-5505.	11/24/03	12/31/03	05/27/04	
			Preliminary plat approved by PZC on 05/27/04.			

October 2007

NEW DEVELOPMENT PROJECTS

*Pre-App – Pre-Application Conference TRC – Technical Review Committee PZC – Planning and Zoning Commission BCC – Board of County Commission N/A – Not Applicable TBA – To Be Announced							
Project Name	Location	Proposal	Status				
			Pre-App	TRC	PZC	BCC	
Venezia Estates (fka Indian Lake Estates fka Luisa Garcia 12 St. Sub) 2003070314 SD-03-12-29	12 Street; Southwest corner of 12 th Street and 50 th Avenue 33-39-09-00001-0110-00001.0 Map Location: 80	Preliminary plat for 39 lot single family subdivision. Contact: Knight, McGuire & Associates Inc. (772) 569-5505.	08/18/03	09/24/03	01/22/04		
			Preliminary plat reviewed by TRC 09/24/03. PZC approved preliminary plat 01/22/04. LDP under review, submitted 02/17/04. LDP Issued 11-21-05.				
Veronese Lakes (fka Keen Property Sub) 2005030306 SD-06-03-04	5685 4 th Street 33-39-16-00001-0120-00001.0 Map Location: 81	54 Lot Subdivision Contact: Knight McGuire & Assoc (772) 569-5505	08/01/05	12/21/05 03/08/06	04/27/06	N/A	
			PZC approved 4-27-06				
Waterside fka Jules Minker 2003060270 SD-04-01-01	20 th Avenue, southwest corner of 20 th Ave. & 11 th St. SW 33-39-26-00001-0060-00001.0 Map Location: 82	54 single family small lot subdivision Contact: Schulke, Bittle & Stoddard, LLC (772) 770-9622	07/07/03	10/29/03 04/26/06	01/22/04	N/A	
			PZC approved preliminary plat on 01/22/04. LDP issued 4/12/05. Final plat to TRC 4-26-06, resubmittal under review.				
Westfield (fka Pence Sub) 2003060192 SD-09-11-26	16 th Street 33-38-01-00001-0130-00002.0 Map Location: 83	137 lot single family subdivision. Contact Carter Associates, Inc. (772) 562-4191.	06/30/03	08/27/03 03/09/05	10/23/03		
			LDP issued 12/9/04. Final Plat to TRC 3/9/05. Final plat approved 8-22-06, recorded. Certificate of Completion issued 2-21-07.				
Winding Creek Sub (fka Wing Creek Sub fka Levine Sub) 2006070092 SD-06-09-32	1275 20 th Ave SW 33-39-26-00001-0060-00003.0 Map Location: 84	12 lot single-family sub Contact: MBV engineering Inc (772) 569-0035	06/07/04	04/06/05 07/26/06	TBA		
			Awaiting resubmittal				

October 2007 Comprehensive Plan Amendment Applications and Rezoning Applications

Comprehensive Plan Amendments/Rezoning					
Project	Location	Description	Status		
			PZC	BCC (Trans)	BCC (Final)
Indian River Land Development Rezone 2006060197-55153	7625 5th Street S.W.	Request to rezone 19.82 acres from A-1 to IG	withdrawn	N/A	
County Initiated Utilities LUDA 2006070242-55631	North of 49 th Street and both sides of Lateral H canal	Request to change the land use designation on 47.14 acres of county owned property from L-2 to PUB, Public	9/19/06 Approved	10/24/06 Approved	Adopted 3/6/07 DCA NOI compliance approval 4/27/07
Quail Ridge CPTA CPTA# 2006070243-55632	N/A	Request to amend the Comprehensive Plan's Future Land Use Element Policy 5.8 concerning AG PDs	9/19/06 Approved	10/24/06 Approved	Adopted 3/6/07 DCA NOI compliance approval 4/27/07
Calvin Bethel LUDA#2006070160-55514 Rezone#2006070160-55514	North of 49th Street and west of FECRR/Old Dixie	Request for a small scale amendment to change the land use designation on 8.42 acres from L-2 to C/I and to rezone those 8.42 acres from RM-6 to IG	Not scheduled	N/A	
Wm. Gregory LUDA# 2006070271-55266 Rezone#2006070271-55266	NW corner of IR Blvd and 37th Street	Request for a small scale amendment to change the land use designation on .32 acres from M-1 to C/I and rezone from RM-8 to OCR	Not scheduled	N/A	
Bahia Honda R.E. Investments Rezone# 2006060238-55223	West of 90 th Ave and north of SR 60	Request to rezone 6.67 acres from A-1 to RM-8	6/28/07 Approved	N/A	7/24/07 Approved
Royal Professional Builders Rezone #2005070188-54077	6975 33 rd Street	Request to rezone 29.63 acres from A-1 to RS-3	6/28/07 Approved	N/A	7/24/07 Approved
Grand Harbor North (FKA Riverbend PD/Legend Properties) Rezone # 99080024-51259	South of 63 rd Street, east side of US1, north of North Relief Canal	Request to Rezone + 413.67 from PD to RS-3, RM-3, CON-2	12/14/06 Denied /Appealed	N/A	2/6/07 Tabled until further notice

October 2007 Comprehensive Plan Amendment Applications and Rezoning Applications

Comprehensive Plan Amendments/Rezoning (Continued)					
Project	Location	Description	Status		
			PZC	BCC (Trans)	BCC (Final)
Daniel & Audrey Richey Rezone #2005110253-51838	2625 63 rd Street	Request to Rezone 0.5 Acres from PD to RS-3 (South portion of overall 5.31 acre parcel)	12/14/06 Denied /Appealed	N/A	2/6/07 Tabled until further notice
Atlantis Properties of Vero Beach LLC Rezone #2005110162-51938	63 rd Street East of US 1	Request to Rezone 4.75 Acres from PD to RM-3	12/14/06 Denied /Appealed	N/A	2/6/07 Tabled until further notice
BEB Ltd./Verocity LLC Rezone #2005120307-52562 LUDA #2005120307-52561	SE corner of 63 rd Street and US1	Request to rezone 19 acres from PD to RM-3 and a small scale land use amendment for 1.81 acres from L-1 to C/I and rezone that 1.81 acres from PD to CG	12/14/06 Denied /Appealed	N/A	2/6/07 Tabled until further notice
Treasure Coast Community Health Rezone #20005090174-50253	1545 Olso Rd. (9th Street SW)	Request to rezone 1.43 acres from CH to CG	5/24/07 Approved	N/A	7/10/07 Approved
Villagio Di Oaks Rezone # 92110031-48567	1155 27 th Avenue approx 1300 feet south of Oslo Road	Request to rezone ±4.64 acres from RS-3 to RM-6	Not scheduled	N/A	
Kennedy Rezone 2006090171-58132	7810 US Hwy 1	Request to Rezone 11.59 Acres from CL to CG	5/24/07 Denied/ Appealed	NA	7/10/07 Approved
Redstick Rezone 2007020134-57862	8466 58 th Avenue	Request to Rezone 1.11 Acres from A-1 to RM-6	6/28/07 Approved	N/A	7/24/07 Approved
Windsor/Golden Sands LUDA 94120031-57958 and 2007020190-57963 and 98070105-57959; REZON 2007020190-57964 and 98070105-57961	East of A1A B/T Ocean Bluff and Sanderling Lane	Request to Redesignate 1.32 Acres From C-1 to L-1 and to rezone those 1.32 acres From CON-1 to RS-3; and Redesignate 7.25 acres from REC to L-1; and to Redesignate 6.76 acres from L 1 to REC; and to Redesignate 2.42 Acres From L-1 to C-1 and rezone those 2.42 acres from RS-3 to CON-1	4/26/07 Approved	N/A	6/19/07 Approved

October 2007 Comprehensive Plan Amendment Applications and Rezoning Applications

Comprehensive Plan Amendments/Rezoning (Continued)					
Project	Location	Description	Status		
			PZC	BCC (Trans)	BCC (Final)
Comprehensive plan text amendments (CPTA) and Land Use Designation Amendment (LUDA)	N/A	Revise Transportation Element, Create Public Facilities Element and revise associated elements, LUDA/FLUE – Create Mobile Home Rental Parks land use designation, MHRP, revise FLUE text for new designation.	4/12/07	5/8/07 Approved	10/16/07

October 2007

Department Activity

Fiscal Year (October - September)	1998/99	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007
Pre-Application Conferences	76	92	97	119	126	173	167	156	110
Administrative Approval Approvals	164	150	205	160	170	180	170	158	164
Minor Site Plan Approvals	7	19	22	11	22	24	21	23	20
Major Site Plan Approvals	101	71	89	71	76	76	76	67	69
Preliminary Plat Approvals	28	15	37	32	41	43	52	47	25
Final Plat Approvals	13	18	25	30	35	37	34	26	20
Rezoning and Comprehensive Pre-App Conferences	23	19	25	24	64	62	40	45	16
Rezoning Requests (Final)	12	16	9	18	14	21	25	15	13
Comprehensive Plan Amendment Requests (Final)	2	2	3	9	9	1	9	6	8
Land Clearing Permits	131	129	134	172	219	225	158	112	93
Environmental Site Inspection	320	345	388	260	275	300	400	375	547
Wetland Resource Permits Issued	14	19	15	13	10	15	14	13	8
Single-Family Dock, Seawall, & Bulkhead Reviews	64	61	41	52	44	45	45	78	40
Complaints Received Regarding Code Violations	1,300	2,228	1,758	1,766	2,302	2,400	2,412	2,373	2,171
Home Occupation Permits Issued	297	287	334	379	488	500	548	475	433
Sign Permits Issued	96	146	137	163	169	175	146	203	132
Planner of the Day Inquiries	6,316	6,389	7,368	7,054	8,360	10,711	11,857	10,025	9,779
Concurrency Certificates	806	836	1,065	1,319	1,438	2,632	2,676	1,834	800
Local Housing Assistance Program Loans	64	45	74	70	84	66	54	46	24(YTD)

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
LDR Land Development Regulation) Amendments	A. LDR Amendments: As of 9-25-07, 40 Initiatives are listed; 22 are complete and 12 are being scheduled (in process) and the remaining 7 are not scheduled at this time.	See attached chart dated 6/27/06 (pages 108-116)	Stan Boling
	B. 952 Changes to implement traffic recommendations per the 9-12-06 BCC meeting. Certain changes reflected in Chapter 910 (Concurrency) amendments.	Chapter 910 approved by BCC January 23, 2007. Chapter 952 amendments to be drafted by County Traffic Engineer. Other priorities being attended to first.	Chris Mora (952) Stan Boling (910)

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
DRI's	AA. Divosta Waterway Village	<p>± 1,596 residential units and small neighborhood commercial area. Located north side of 49th Street, east side of 58th Avenue. At 06/18/04 TCRPC meeting the RPC voted 20-1 to recommend major design changes. Plans significantly revised and presented to joint local government/county workshop meeting. Staff and developer held meetings with Gifford Progressive Civic League. Further revisions reviewed by TRC. School site supported by School Planning Technical Advisory Committee. PZC recommended approval 10/28/04. BCC approved D.O. (development order) 11/09/04. D.O. condition for 4-acre fire station site dedication satisfied 12-30-04. Public Works coordinating developers agreement. (148 Building permits issued overall as of 9-13-06)</p> <p>Phase 1 (The Isles @ Waterway) preliminary PD plan approved by PZC April 14, 2005. LDP issued. Under construction.</p> <p>Phase 2A (The Lakes @ Waterway PD-05-11-17, total approved units 733) preliminary PD plan approved by PZC 1/12/06. LDP under review.</p>	Stan Boling John McCoy

October 2007

Department Activity

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

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Current Development Section			
Public School Planning	AAA. Per interlocal agreement between County, School Board, Vero Beach, Sebastian and Fellsmere, joint planning and committee activities are on-going	On October 14, 2004 the School Planning Technical Advisory Committee (SPTAC) reviewed and recommended school board acquisition of 3 elementary school sites. South County Initiative, Waterway Village, and New Liberty Magnet School. Citizens Oversight Committee met 10/15/04. Liberty Magnet opened for the 06/07 school year; turn lane improvements at 66 th Avenue & 81 st Street to be constructed. Capital Projects coordinating traffic improvements for school with 66 th Ave/CR510 improvements. Held special SPTAC meeting March 2005 to conditionally approve major renovation to Alternative Learning Center. September 28, 2005 SPTAC recommends that the School District acquire a 152 acre school complex site on 57 th St, east of 66 th Ave. Negotiating for potential school site in "98 th Ave" residential area. Revising inter-local agreement. City staff/SPTAC approved Vero Beach High School renovation plans June 2006. Phase II VBHS renovations approved June 2007. School Board workshops on school concurrency in December 2006, January 2007. Continued meetings and work on CIE update and Interlocal Agreement (contains school currency procedures). Coordinating on 66th Avenue/57th Street middle school development and north county elementary school site in CR512 area.	Stan Boling John W. McCoy Phil Matson Bill Schutt

Community Development Department Staff Projects			
Project Name	Project Description	Project Status	Staff Contact
Special Area Plans			
	<p>1. CR510 Joint Planning Area Road and sidewalk Plan for projects in the city and county in areas. Between Sebastian River High School and Sebastian Highlands. Sebastian Park and Bluewater Bay PD projects in the county. Coordinated with City of Sebastian and Developers.</p>	<p>Sebastian Park PD and joint planning area concept. Reviewed by PZC 10/28/04; BCC approved December 14, 2004; preliminary plan in process. LDP in process pending applicants response to staff comments. Bluewater Bay PD considered by PZC January 13, 2005; BCC approved February 15, 2005; LDP issued 5-26-06 modification under review. Final Plat in process. County staff continuing to coordinate with Sebastian staff, developers, and FDOT on CR510 project. BCC allows delay in 89th Street right-of-way dedication (May 2006). Comprehensive plan/rezoning for "Hess" property in this area was denied by the BCC 3-6-07. Staff discussed with developer regarding possible further delays in construction of 89th Street, possible bridge, and part of 86th Avenue spring 2007. Status: Bluewater Bay and Sebastian Park projects "inactive" as of August 2007.</p>	<p>Stan Boling Jim Davis</p>
	<p>2. South County Initiative (fka "master plan" concept)</p>	<p>Concept approved by PZC April 2004. BCC approved concept 05/04/04. Being applied to affected area projects. Projects approved or modified: Madera Isles PD, Echo Lake PD, Falcon Trace Subdivision, Sunrise, Tripson Estates PD, Millstone Landing PD. Construction on individual projects. Turtle Creek Preserve(fka The Colony) approved April 4, 2006; project may be inactive. Millstone Landing final plats under review. South half of Falcon Trace "inactive" at this time. Developers agreements for public roads under review by Attorney's Office.</p>	<p>Stan Boling John McCoy Brian Freeman Bill DeBraal</p>

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
1	Residential Subdivision bonding-out allowance Status: Revised and Complete	N/A	November 2004 Complete	December 16, 2004 Complete	January 13, 2005 Complete	March 15, 2005 April 19, 2005 Complete
2	Special buffer for multi-family projects Status: Complete	#26	November 2004 Complete	December 16, 2004 Complete	January 13, 2005 Complete	February 15, 2005 Complete
3	Eliminate right-of-way density credit inside Urban Service Area Status: Complete	#33	January 2005 Complete	February 17, 2005 Complete	March 24, 2005 Complete	April 19, 2005 Complete
4	Expand/create special corridors for US1, IR Blvd, 37 th ST, other commercial segments Status: Complete	#s 16 – 19	February 2005 Complete	March 17, 2005 Complete	April 14, 2005 Complete	May 17, 2005 Complete
5	Create 8 new impact fees Status: Complete		March 16, 2005 Presentation to Elected Officials Oversight Committee	April 21, 2005 Complete	April 28, 2005 Complete	May 3, 2005 & May 17, 2005 Complete
6	Create and specify standards for requiring interconnections, public streets, secondary access or emergency access for developments ⁽²⁾ Status: Being Scheduled	#13	Initial Drafts March and April 2007. Will report back to BCC Fall 2007			

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

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

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
7	Screen mechanical equipment and trash receptacles from view of public and neighbors Status: Not Scheduled	#49	Staff is applying screening requirement to generators in residential area.			
8	Require centralized stormwater system vs. swales on lots for new residential subdivisions Status: Complete	#40	Feb/March 2005 Complete	March 17, 2005 & June 16, 2005 Complete	July 28, 2005 Complete	Sept 6, 2005 Complete
9	Require vesting of concurrency at time of development approval (LDP or site plan) ⁽³⁾ . Change 910, 912, Title X. Note: GAC ⁽⁵⁾ recommends vesting at time of final plat or first sale of lot Status: Complete		Note: May include recent “pay as you go” provisions per recent state legislation. Full Chapter 910 re-draft done after 5/23/06 joint workshop on traffic & concurrency issues. Various re-drafts performed from July 2006 through January 2007.	Tabled until results of Joint BCC/PZC meeting and traffic consultant report. Considered 7-20-06 and will re-consider issue of allowing financing impact fees and security in lieu of fees. PSAC considers 11-16-06 and recommends approval with changes to final plat vesting & “rationing” at 75%. Complete	Joint Workshop 5-23-06. Public Hearing 8-10-06. PZC decided to delay until after Sept BCC meeting on traffic consultant final report. 8-24-06 discussed and made recommendation to BCC on traffic issues. Oct 26 recommends approval with determination on Waterway Village vesting urged and consideration of “rationing”. Complete	Joint Workshop 5-23-06. Considered and voted on traffic recommendations 9-12-06. Public hearing on 910, 912, Title X LDR changes December 5, 2006. Tabled at 12-5-06 meeting. Public workshop held 1-5-07 with staff directed to make a few changes. “Final” hearing 1-23-07. BCC approved 1-23-07. Vesting at building permit only unless prop-share or similar agreement. Complete

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

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

⁽⁵⁾Note: GAC – Growth Awareness Committee

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
10	Pending Ordinance invoked by BCC October 4, 2005 (No vesting before building permit application) Status: Complete		Drafted by Attorney's Office See Above: Chapter 910 re-draft to allow lifting of pending ordinance Complete	January 19, 2006 See Above Complete	N/A See Above Complete	Complete: County determined no need to adopt into code. See Above Complete
11	Proportionate share ordinance Status: Complete		Drafted by planning staff	January 19, 2006 Complete	March 2006 Complete	April 11, 2006 Complete
12	Require small lot subdivision projects to be tied to unit affordability ⁽⁴⁾ Status: Complete	Note: The GAC is considering affordable housing issues	Rec'd GAC committee input May/June 2006. Drafted change June 2006 Complete	Considered 6-15-06 and tabled. Scheduled for re-consideration 7-20-06. Complete	July 27, 2006 Complete	April 11, 2006 extended moratorium 6 months (Oct 4, 2006). Approved 8-22-06 Complete
13	Require access rights to Mosquito Control District in all dedicated rights-of-way, stormwater tracts, & conservation areas Status: Complete		February 17, 2005 Complete	March 24, 2005 Complete	April, 14 2005 Complete	April 19, 2005 Complete
14	GAC Subdivision, Chapter 913 ⁽⁶⁾ Status: Complete		July Complete	July 21, 2005 Complete	March 24, 2005: PZC recommended BCC invoke pending ordinance. August 11, 2005 Hearing Complete	April 12, 2005 BCC invoked pending ordinance. LDR hearing: September 9/6/05 Complete

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

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

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

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
15	GAC Chapter 911 ⁽⁶⁾ Status: Complete		July Complete	July 21, 2005 Complete	March 24, 2005: PZC recommended BCC invoke pending ordinance. August 11, 2005 Hearing Complete	April 12, 2005 BCC invoked pending ordinance. LDR hearing: September 9/6/05 C Complete
16	GAC Chapter 971 ⁽⁶⁾ Status: Complete		July Complete	July 21, 2005 Complete	March 24, 2005: PZC recommended BCC invoke pending ordinance. August 11, 2005 Hearing Complete	April 12, 2005 BCC invoked pending ordinance. LDR hearing: September 9/6/05 Complete
17	GAC Chapter 915 ⁽⁶⁾ Status: Complete		July Complete	July 21, 2005 Complete	March 24, 2005: PZC recommended BCC invoke pending ordinance. August 11, 2005 Hearing Complete	April 12, 2005 BCC invoked pending ordinance. LDR hearing: September 9/6/05 Complete
18	GAC Chapter 926 ⁽⁶⁾ Now subsumed under Audubon committee initiative Status: Complete		Note: Staff has worked to have GAC & Audubon coordinate a joint review of their own 926 initiatives. Joint public workshop held 8-23-06. Several re-revisions drafted by staff in coordination with Audubon Committee	1-30-07, PSAC recommends several changes. Most changes incorporated Complete	2-22-07, PZC recommends approval with 90 day effective date on existing unapproved project applications Complete	3-20-07, BCC approves with 90 day effective date on existing unapproved project applications. Complete

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

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

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
19	Audubon Society, Chapter 901 & 926 ⁽⁷⁾⁽⁸⁾ Status: Complete		Note: Staff has worked to have GAC & Audubon coordinate a joint review of their own 926 initiatives. Joint public workshop held 8-23-06. Several re-revisions being drafted by staff in coordination with Audubon Committee	1-30-07, See #18 Complete	2-22-07, See #18 Complete	3-20-07, See #18 Complete
20	Establish requirements and standards for school bus and public transportation stops Status: Not Scheduled		Research underway			
21	Revise and make more stringent standards for requiring right turn lanes and accel/decel lanes for truck traffic. Addressed with traffic issue changes at 9-12-06 BCC Status: Not Scheduled				March 24, 2005 PZC recommended starting this initiative. Traffic Engineering presented information and discussed with PZC at 7-21-07 meeting. Traffic Engineering researching safety data relating to turn lanes.	

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

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

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

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
22	Upland set-aside requirements To be considered with and soon after corresponding Comp Plan changes Status: Complete		Nov/Dec 2004 Revised August 2005 Complete	November 2004 Complete	April 14, 2005 PZC recommended necessary Comp. Plan amendment August 23, 2005 PZC recommended LDR amendment proposal Complete	May 10, 2005 BCC voted to transmit necessary comp plan amendment Comp Plan Amendment approved Sept 13, 2005. Adopted LDR Amendment Feb 14, 2006 Complete
23	Expiration dates and reverters for PD rezonings Status: Not Scheduled but being proposed by staff on an application-by-application bases		Applying this concept with each individual PD rezoning application. Staff is recommending reverters to standard districts (e.g. RS-3)			
24	After Disaster Non-Conformities: Mobile Home Replacement; ADDED: Cessation of non-conforming use regulations. Status: Being Scheduled		Staff draft March and April 2007. Will report back to BCC fall 2007			
25	Clarify small lot S/D side yard setback provisions on curves as well as cul-de-sacs Status: Complete		June 2006 (included with other small lot S/D regulation changes	Considered 6-15-06 and tabled. Scheduled for re-consideration 7-20-06. Complete	July 27, 2006 Complete	April 11, 2006 extended moratorium 6 months (Oct 4, 2006). Approved 8-22-06 Complete
26	Strengthen regulations to control lighting spill-over Status: Not Scheduled				April 14, 2005 PZC requested initiative	

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

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
27	Establish site size, access, and compatibility criteria for "Recycling Centers" [971.26(2)] Status: Not Scheduled		Staff initiated			
28	Require overflow parking for multi-family projects Status: Not Scheduled					
29	Post right-of-way acquisition "cure ordinance" Status: Being Scheduled		Drafted April 2006 and incorporated into 904 Change (see #24). Report to BCC July or Sept 2007			
30	Right-of-way acquisition regulations of 952.08 Status: Complete		Drafted May/June 2006	June 15, 2006 Complete	July 27, 2006 Complete	August 22, 2006 Complete
31	2 nd Lift of asphalt bond-out & LDP info change Status: Complete		Drafted May/June 2006	June 15, 2006 Complete	July 27, 2006 Complete	August 22, 2006 Complete
32	Require avigation easements and noise reduction in 911.17 Status: Not Scheduled				April 13, 2006 PZC requested initiative	
33	952 Changes to implement traffic recommendations per 9-12-06 BCC Status: Not Scheduled	N/A	Under review by Traffic Engineering			

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

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
34	Develop architectural requires for 2-story homes in PD Status: Being Scheduled	Staff and GAC research and drafts summer 2006 through winter 2007. Per outcome of PZC workshop, met with local architects group.	September 2007 staff reviewed with local architects group draft "menu" of items to articulate residences. Includes "plan book" option for individual projects. Local architects group will review and comment, and provide more/updated graphics.		Workshop on Improving Quality of Development held April 25, 2007.	
35	Prohibit concrete plants, paper mills, and other "heavy" uses in IL (Light Industrial) zoning district. Status: Complete		Research concluding and proposed change being drafted	5-17-07 PSAC recommended denial of proposed ordinance Complete	6-14-07 PZC recommended approval of proposed ordinance Complete	BCC adopted ordinance. Complete
36	Regulate temporary car sales events Status: Scheduled		Attorneys office re-drafted and scheduled for October 2, 2007 BCC			Re-considering October 2, 2007.

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

Board of County Commissioners LDR Amendment Initiatives

	LDR Amendment Topic	⁽¹⁾ GTF Recommendation Number	Staff Draft	PSAC	PZC	BCC
37	Revisit concurrency vesting Status: Scheduled		Staff drafted 2 alternatives August 2007	Scheduled 8-22, 9-20-, and 9-28-07 but meetings cancelled for lack of quorum scheduled for October 5, 2007 special meeting.	To consider LDR fall 2007.	BCC directed staff to re-visit (July 2007). To consider LDR amendment fall 2007.
38	Regulating/prohibiting citrus greening host plants Status: Scheduled		Attorneys office drafted in August 2007	Scheduled 8-22, 9-20-, and 9-28-07 but meetings cancelled for lack of quorum scheduled for October 5, 2007 special meeting.	9-27-07 PZC recommended BCC approval.	BCC directed staff to draft changes (July 2007). To consider LDR amendment 10-23-07.
39	Revise Regulations for mines in Agricultural Areas Status: Scheduled		Staff drafted in June 2007	Scheduled 8-22, 9-20-, and 9-28-07 but meetings cancelled for lack of quorum scheduled for October 5, 2007 special meeting.	6-14-07 approved concept. 9-27-07 PZC recommended BCC approval.	7-24-07 BCC directed staff to process change. To consider LDR amendment 10-23-07.
40	Update Agricultural PD Regulations to match Policy 5.8 Status: Scheduled		Staff drafted June 2007	PSAC voted 8-0 to recommend approval 6-21-07.	PZC voted 6-0 to recommend approval 9-13-07.	Scheduled for BCC approval 10-9-07.

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

Environmental Planning and Code Enforcement Section			
Environmental Lands Program, current cost-share grant applications	FCT cost-share grant applications recently submitted for the "South Prong Preserve" and "Archie Smith Fish House" LAAC sites.	County has contracted with The Conservation Fund (TCF) to assist county staff with environmental land acquisition. The County recently purchased the "Shadowbrook", "Archie Smith Fish House", "Sebastian Harbor Preserve" parcels, and agricultural conservation easements on the Sexton Ranch. On 9-18-07, the BCC approved purchase of conservation easements on the "Padgett Branch" LAAC site.	Roland DeBlois
Scrub-Jay HCP	Sebastian Area-Wide Florida Scrub-Jay Habitat Conservation Plan completed in 03/00. Incidental Take Permit (ITP) issued effective 8/31/00.	Formal abandonment of Gibson St. right-of-way, as a condition of the ITP, pending public hearing. Resource management (prescribed burns bird-banning) ongoing. HCP stewardship reports submitted annually to U.S. Fish and Wildlife Service (FWS).	Roland DeBlois Beth Powell
Manatee Protection and Boating Safety Comprehension Management Plan (MPP).	LDR amendments pending to reflect policies and directives of the MPP. Amendment to the MPP to allow residential marinas in lieu of single family docks and one-time slip-use conversion from 1:100 to 1.5:100 approved by BCC on 06/15/04.	Amendment to MPP formally accepted by FWC in August 2004. The MPP has been revised accordingly. Costal Management Element of the Comprehensive Plan revised 11-21-05 to reflect MPP objectives and policies.	Roland DeBlois
Tree Protection Ordinance Revisions	On 12/7/04 the BCC adopted Ordinance 2004-041, revising the tree protection ordinance to require tree removal permits for single-family lots >1/4 acre in certain circumstances. Revisions also require a 2:1 dbh replacement ratio hardwood 12" dbh or larger, and two canopy trees on new single-family home sites.	The effective date of the revisions is 3/14/05. A landscape \$45.00 inspection fee is required to cover costs of RSF canopy tree requirement implementation.	Roland DeBlois
Land Acquisition funding referendum	In November 2004, county voters approved a \$50 million environmental land bond referendum. The new bond authorizes purchase of agricultural lands and historic sites as well as environmentally significant lands.	The LAAC has developed site eligibility criteria, and has finalized site ranking criteria to account for agricultural and historic land acquisition. County Commission approved establishment of a Conservation Land Advisory Committee (CLAC) in 06/05.	Roland DeBlois

Long Range Planning Section			
Impact Fee Update	The County hired a consultant to update the existing impact fee study covering the following impact fee categories: Correctional Facilities, Solid Waste, Public Education, Libraries, Fire/Emergency Services, Law Enforcement, Public Buildings, Parks, and Traffic.	Consultant was hired in December 2006. A public workshop was held in May 24, 2007. Additional public workshops will be held following revisions to the impact fee update draft report. http://www.ircgov.com/Departments/IRCCDD/Planning_Division/impactfeestudy.pdf	Sasan Rohani Rachel Clyne
SHIP Program Applications	Processing applications for State Housing Initiatives Partnership (SHIP) Program funding for FY 2006/07 and FY 2007/08	Total SHIP loans approved YTD = 824 (378 very low income, 382 low income, and 114 moderate income) http://www.irccdd.com/Planning_Division/SHIP/Index.htm	Sasan Rohani Diane Pickhardt Margo Strickland
Hurricane Housing Recovery Applications	Processing applications for HHR program	Approved for assistance = 452 units	Sasan Rohani Diane Pickhardt Margo Strickland
Local Housing Assistance Plan	Indian River County Local Housing Assistance Plan (LHA Plan)	IRC LHA Plan for FY 2006-7/2008-9 prepared, approved by BCC on April 4, 2006, and then approved by Florida Housing Finance Corporation http://www.irccdd.com/Planning_Division/SHIP/LHAP.pdf	Sasan Rohani
Local Hurricane Housing Recovery Plan	Indian River County Local Hurricane Housing Recovery (HHR) Plan	Indian River County LHHR Plan for FY 2005-6/2007-8 prepared and approved by the Board and FHFC.	Sasan Rohani
Community Development Block Grant (CDBG) Disaster Recovery Initiative (2005)	Hurricane disaster recovery and remediation program for public facility projects.	Four projects are approved for funding by the state. The projects include: reconstruction of Fire/EMS station #4 (Oslo), installation of water lines in Wabasso (phase I), installation of water lines in Wabasso (phase II), and installation of a new vacuum sewer system in the Rockridge Subdivision. The Oslo Fire/EMS station project is complete. Phase I of the Wabasso Water project is complete. Phase II of the Wabasso Water project has been bid. The Rockridge Sewer project is under construction.	Bill Schutt Sasan Rohani
Community Development Block Grant (CDBG) Disaster Recovery Initiative (2007)	Housing hardening/rehabilitation/replacement program for Hurricane Wilma impacted low and moderate income households in the County.	The county has applied to the Department of Community Affairs for a total of \$176,869.25 for this program. Application for funding is pending, see Item 11.A.1 at the following website: http://www.ircgov.com/Boards/BCC/2007/agendas/BCC091807AP.pdf	Bill Schutt Sasan Rohani Diane Pickhardt
Community Development Block Grant (CDBG) Neighborhood Revitalization (2007)	Funding to construct a Gifford area fire station.	The county has been awarded a \$750,000 CDBG from the Florida Department of Community Affairs to construct a new fire station at 3620 49 th Street. Construction for the facility is estimated to begin in the spring/summer of 2008. http://www.ircgov.com/Boards/BCC/2007/agendas/BCC041007AP.pdf	Bill Schutt Sasan Rohani

October 2007

Department Activity

School Concurrency	Indian River County, School District of Indian River County, City of Vero Beach, City of Sebastian, City of Fellsmere, and Town of Indian River Shores School Concurrency Development and Implementation	An elected official/staff subcommittee to review a draft Public School Planning Interlocal Agreement was formed & will meet to review the draft agreement. A proposed new Public School Facilities Element & proposed School Concurrency revisions to the County's Capital Improvements Element & Intergovernmental Coordination Element were transmitted to DCA on May 15, 2007 for state review. http://www.ircgov.com/Boards/BCC/2007/agendas/BCC050807AP.pdf (see Item 9.A.5 at the stated website, pages 118 to 238)	Sasan Rohani Bill Schutt
Evaluation and Appraisal Report (EAR)	Evaluation and Appraisal of Indian River County's Comprehensive Plan	Each Comprehensive Plan Element is at various stages of completion and are being reviewed by their respective committees. The completed EAR must be submitted to the State by December 1, 2008. http://www.irccdd.com/Planning_Division/Comp_Plan_EAR.htm	Various Planning Staff

Metropolitan Planning Organization (MPO)			
(TDP) Transit Development Plan Update	Annual update of County's Transit Development Plan	Minor update adopted by MPO November 18, 2006.	Phil Matson
Transportation Disadvantaged Service Plan	Annual Transportation Disadvantaged Service Plan (TDSP)	TDSP for FY, 2007/08 was adopted in May, 2007.	Phil Matson
Central Indian River County Greenways Plan	Plan for identifying and preserving trails in parks, public rights-of-way, and open spaces	Greenways Plan adopted February 14, 2007	Phil Matson

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

October 2007

Department Activity

Ansin Tract – St. Sebastian River Buffer	32	14	0	0	16	29
ORCA Diamond Tract	70	70	0	0	0	0
Russell Grove River Buffer	46	15	2	0	0	6
Ryall Parcel – South Prong Slough	7.73	5	0	0	0	2
Shadowbrook Parcel – South Prong Slough	30	7	0	0	0	5
Sebastian Harbor Preserve	163	120	0	0	132	132
Sexton Ranch agricultural conservation easements	462	105	0	0	111	111
Total Acreage	8,357	2,811	616	119	4,183	5,069
Acreage Remaining by Category to Acquire to achieve minimum comp. plan acreage	N/A	0	0	0	0	0

Plans and reports available through the Community Development Department

2030 Long Range Transportation Plan (2006)

An Archaeological Survey of Indian River County, Florida (1992)
Boater's Guide (1996)
Bicycle/Pedestrian Plan (2004)

Comprehensive Plan (1998 as amended)

Elements and Sub-Elements

- | | |
|--------------------------------------|--------------------------------|
| Capital Improvements | Coastal Management |
| Conservation | Future Land Use |
| Housing | Intergovernmental Coordination |
| Natural Groundwater Aquifer Recharge | |
| Potable Water | Recreation and Open Space |
| Sanitary Sewer | Solid Waste |
| Stormwater Management | Transportation |

Congestion Management System Plan (2004)

Gifford Neighborhood Plan (2002)

Environmental Lands Program Report (10/98) Supplement (12/00)

Environmental Lands Program Guide (05/03)

Evaluation and Appraisal Report of the Comprehensive Plan (1996)

Historic Properties Survey (1989)

Jungle Trail Management Plan (1989)

Land Development Regulations
Consists of 33 chapters including chapters related to zoning, subdivisions, site plan review, and the planned development (PD) process.
Local Housing Assistance Plan (FY 2003-04/2005-06)

Manatee Protection and Boating Safety Comprehensive Management Plan (08/2004)

Priority Projects Report (2006)

Roseland Neighborhood Plan

State Road A1A Origin/Destination Study (1999)

State Road 60 Corridor Plan Major Update (2005)

Target Industry Studies Report (1994)

Transit Development Plan (2002)

Transportation Disadvantaged Service Plan (2002)

Transportation Improvement Program (2006-07/2010-11)

Unified Planning Work Program (2007/2008) Draft

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