

MEMORANDUM

TO: Technical Review Committee Members
FROM: Indian River County Current Development Planning Section
DATE: March 25, 2026
RE: Technical Review Committee Meeting of **April 8, 2026**

The following applications will be discussed at the April 1, 2026 Technical Review Committee Meeting. The meeting will be held via Microsoft Teams beginning at 1:30 p.m. Please note the call-in number below for each project.

Prior to the TRC meeting, draft comments will be provided via e-mail to contact parties indicated on the application. All questions about those draft comments will be discussed at the Technical Review Committee meeting.

Anyone who needs a special accommodation for this meeting must contact the County's Americans with Disabilities Act (ADA) coordinator at (772) 226-1223 at least 48 hours in advance of the meeting.

Project Nbr:	2025040020	App Req Nbr:	98953	Accepted:	3/10/2026
Application Type:	SPMN	Site Plan, Minor			
Planner:	Kelly McKinley				
Address:	56 43 RD Court / 65 43 RD Avenue	Vero Beach			
Applicant:	MBV Engineering, Inc.	Folio Nbr:	33-39-16-00003-0011-00006.0		
Project Name:	Renfrew Gym – Change of Use				
	Unify two parcels and change use to a private gym club. Project will follow IRC Codes Section 904-Nonconformities. “Cure Plan” for change of use.				

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Time: 1:30

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Project Nbr:	2002060044	App Req Nbr:	98932	Accepted:	3/2/2026
Application Type:	SPMN	Site Plan, Minor			
Planner:	Jacob Cummings				
Address:	1810 Woodland Circle	Vero Beach			
Applicant:	Kimley-Horn & Associates	Folio Nbr:	32-39-26-00000-100-00002.0		
Project Name:	Orchard Grove Apartments				
	Rehabilitation of existing property to meet ADA standards. Regrading, repaving of sidewalks and building entrances.				

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Project Nbr: 97060076 App Req Nbr: 98928 Accepted: 2/27/2026
Application Type: SPMN Site Plan, Minor
Planner: Harper Lindamood
Address: 1885 58TH Avenue Vero Beach
Applicant: Kimley-Horn and Associates, Inc. Folio Nbr: 33-39-05-00010-0000-00005.0
Project Name: The Home Depot #0213 Expansion
Rental center and storage building expansion to the southern side of existing building
and designation of certain existing parking stalls to proposed truck/equipment rental
stalls.

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Time: 2:30

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Project Nbr: 2022060021 App Req Nbr: 98916 Accepted: 2/24/2026
Application Type: SPMJ Site Plan, Major
Planner: Harper Lindamood
Address: 1375 98th Avenue Vero Beach
Applicant: Mills, Short & Associates Folio Nbr: 33-38-09-00001-0070-00001.0
Project Name: Harmony Isles Amenity Site
Amenity Site for Harmony Isles residential project.

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Time: 3:00

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Project Nbr: 2005090327 App Req Nbr: 98931 Accepted: 3/2/2026
Application Type: PLTF Final Plat
Planner: Kelly McKinley
Address: 6285 33RD Street Vero Beach
Applicant: Mills, Short & Associates, LLC Folio Nbr: 32-39-32-00001-0110-00001.1
Project Name: Magnolia Place
Proposed 22 lot single-family development.

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Time: 3:30

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