

Pre-Application Agenda

TO: Technical Review Committee Members
FROM: Indian River County Current Development Planning Section
DATE: October 9, 2025
RE: Pre-Application Conference Meeting of October 20, 2025

The following applications are being distributed to the appropriate divisions and will be discussed at the 10/20/25 Pre-Application Conference. The meeting will be held in person or via Microsoft Teams beginning at 1:30 pm.

NOTE TO ALL PARTIES: 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: 2025050015 APP REQ NBR: 98491 ACCEPTED: 10/03/2025

PLANNER: SIBEL BODE

ADDRESS: 8080 85TH ST VERO BEACH

APPLICANT: COASTAL WATERWAYS DESIGN AND ENGINEERING LLC

PROJECT NAME: HEADWATERS PRESERVE

Headwaters Preserve will feature a one-mile walking loop with benches, interpretive sign, picnic shelter, and an observation platform.

QUASI JUDICIAL

Time: 1:30

In Person

PROJECT NBR: 2001080085 App Req Nbr: 98485 Accepted: 10/02/2025

PLANNER: SIBEL BODE

Address: 13480 U.S. 1 SEBASTIAN

Applicant: CENTERGYS DEVELOPMENT LLC

Project Name: CENTERGYS DEVELOPMENT RETAIL

Creation of Building pads, utilities, driveways and stormwater system for retail structures parking and driveway connection through improved 77th Way to Roseland Rd.

QUASI JUDICIAL

Time: 2:00

Teams

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 265 892 955 236 4

Passcode: fF6CB6pZ

Dial in by phone

[+1 469-998-6045,,903891170#](#)

PROJECT NBR: 2005040425 APP REQ NBR: 98499 ACCEPTED: 10/07/2025
PLANNER: HARPER LINDAMOOD
ADDRESS: 2365 47TH ST VERO BEACH
APPLICANT: GHA ARCHITECTS
PROJECT NAME: LONG WAY PLAZA
A proposed coffee shop and car wash.

QUASI JUDICIAL

Time: 2:30

Teams

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 232 245 025 260 9

Passcode: Yw6Z7yA2

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+1 469-998-6045,,390604484#

PROJECT NBR: 2003090034 APP REQ NBR: 98505 ACCEPTED: 10/09/2025
PLANNER: HARPER LINDAMOOD
ADDRESS: 4100 25TH ST SW VERO BEACH
APPLICANT: MILLS, SHORT & ASSOCIATES, LLC.
PROJECT NAME: LAKESIDE EAST RESIDENTIAL COMMUNITY
Subdivision project with 102 single families detached lots.

QUASI JUDICIAL

Time: 3:00

Teams

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Meeting ID: 286 822 902 662 6

Passcode: vq3WZ9yx

Dial in by phone

+1 469-998-6045,,941323431#

PROJECT NBR: 2004110163 APP REQ NBR: 98486 ACCEPTED: 10/02/2025
PLANNER: KELLY MCKINLEY
ADDRESS: 7000 85TH ST VERO BEACH
APPLICANT: MASTELLER & MOLER, INC
PROJECT NAME: LIBERTY PARK- RYALL PARK IMPROVEMENTS
Ryall Park improvements to be completed by Ryall Acquisition group.

QUASI JUDICIAL

Time: 3:30

In Person

PROJECT NBR: 98020116 APP REQ NBR:98489 ACCEPTED: 10/02/2025

PLANNER: KELLY MCKINLEY

ADDRESS: 5775 12th ST VERO BEACH FL

APPLICANT: MASTELLER & MOLER, INC

PROJECT NAME: LIBERTY PARK – 12TH ST PARK IMPROVEMENTS

12th Street park improvements to be completed by Ryall Acquisition Group.

QUASI JUDICIAL

Time: 4:00
In Person
