

Pre-Application Agenda

TO: Technical Review Committee Members
FROM: Indian River County Current Development Planning Section
DATE: October 24, 2025
RE: Pre-Application Conference Meeting of November 03, 2025

The following applications are being distributed to the appropriate divisions and will be discussed at the 11/03/25 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: 97030134 App Req Nbr: 98566 Accepted: 10/23/2025
Planner: Kelly McKinley
Address: 14499 US Highway 1 Sebastian
Applicant: Spectra Engineering and Research, INC
Project Name: River Edge Medical Offices
Construction of a 4,680 sf building addition to an existing 1,000 sf building.
The total proposed building area will be 5,680 sf. new site improvements are also being proposed.

QUASI JUDICIAL

Time: 1:30

Teams

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Project Nbr: 99060083 App Req Nbr: 98559 Accepted: 10/22/2025
Planner: Harper Lindamood
Address: 800 30th ST Vero Beach
Applicant: Carter Associates, INC.
Project Name: Vero Beach Country Club- Course Renovation
Proposed golf course renovation to include re-grading of fairways and greens.

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Time: 2:00

Teams

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Project Nbr: 2025100010 App Req Nbr: 98518 Accepted: 10/10/2025
Planner: Laurence Andrews
Address: 17th ST SW Vero Beach
Applicant: AJ Entitlements & Planning.
Project Name: Epic Estates 12 Vero Beach, LLC AOE
AOE for the subdivision of a 300-acre parcel into 15, 20-acre parcels.

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Time: 2:30
Teams

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Project Nbr: 2025100008 App Req Nbr: 98517 Accepted: 10/10/2025
Planner: Laurence Andrews
Address: 855 122nd Av SW Vero Beach
Applicant: AJ Entitlements & Planning.
Project Name: Epic Estates 12 St. Cloud, LLC AOE
AOE for the subdivision of a 310-acre parcel into 14, +/- 20-acre parcels
and one parcel into +/- 29 acres.

QUASI JUDICIAL

Time: 3:00
Teams

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