

Pre-Application Agenda

TO: Technical Review Committee Members
FROM: Indian River County Current Development Planning Section
DATE: November 7, 2025
RE: Pre-Application Conference Meeting of November 17, 2025

The following applications are being distributed to the appropriate divisions and will be discussed at the 11/17/25 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: 96050062 App Req Nbr: 98575 Accepted: 10/27/2025
Planner: Brandon Creagan
Address: 5555 20TH St. Vero Beach
Applicant: Langan Engineering and Environmental Services, LLC
Project Name: Wal-Mart #931 OPD Expansion
Building expansion between 5,000-7,000 sf to accommodate the online pickup and delivery service. Also parking lot improvements.

QUASI JUDICIAL

Time: 1:30
Teams

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Project Nbr: 97060076 App Req Nbr: 98574 Accepted: 10/27/2025
Planner: Laurence Andrews
Address: 1885 58th Ave. Vero Beach
Applicant: Kimley-Horn and Associates, Inc.
Project Name: The Home Depot – Rental Center
The Home Depot will expand the southern side of its building by up to 4950 SF for a proposed Rental Center, adding a truck rental and equipment rental.

QUASI JUDICIAL

Time: 2:00
In Person

Project Nbr: 94070149 App Req Nbr: 98587 Accepted: 11/4/2025
Planner: Harper Lindamood
Address: 7900 & 7934 130th St. Vero Beach
Applicant: AJ Entitlements & Planning.
Project Name: Stattus Technology Industrial
Proposal to construct a manufacturing facility with required site improvements including paving, stormwater, utilities, and landscaping.

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Time: 2:30
Teams

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Project Nbr: 2022070013 App Req Nbr: 98573 Accepted: 10/27/2025
Planner: Harper Lindamood
Address: 4455 US Highway 1 Vero Beach
Applicant: Modwash Vero Beach
Project Name: AVID Group | McAdams
Proposing a 2,380 car wash with 10 vacuum stations.

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Time: 3:00
Teams

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Project Nbr: 2025110003 App Req Nbr: 98595 Accepted: 11/6/2025
Planner: Kelly McKinley
Address: 1825 Enterprise Rd. Vero Beach
Applicant: MBV Engineering, Inc.
Project Name: Wabasso West
Proposed development of lots 8 and 9 within Vero Beach West Business Park for manufacturing use.

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Time: 3:30
Teams

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Project Nbr: 2025110004 **App Req Nbr:** 98596 **Accepted:** 11/6/2025

Planner: Kelly McKinely

Address: 9285-9305 US Highway 1 Sebastian

Applicant: MBV Engineering, Inc.

Project Name: Habitat for Humanity – Penwood Multi-Family

Conversion of existing motel to a 23-unit multi-family affordable housing.

Site improvements include drainage, sanitary sewer, and parking lot. No new structures proposed. Utilizing Live Local Act.

QUASI JUDICIAL

Time: 4:00
In person