

Pre-Application Agenda

TO: Technical Review Committee Members
FROM: Indian River County Current Development Planning Section
DATE: November 19, 2025
RE: Pre-Application Conference Meeting of December 1, 2025

The following applications are being distributed to the appropriate divisions and will be discussed at the 12/1/25 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: 96030142 **App Req Nbr:** 98630 **Accepted:** 11/19/2025
Planner: Harper Lindamood
Address: 1540 Oak Harbor Blvd. Vero Beach
Applicant: Masteller & Moler
Project Name: Oak Harbor Somerset House A.L.F. Expansion
Thirty-five bed expansion of existing ACLF and associated site improvements.

QUASI JUDICIAL

Time: 1:30
In Person

Project Nbr: 2012110069 **App Req Nbr:** 98602 **Accepted:** 11/10/2025
Planner: Harper Lindamood
Address: 4200 Old Dixie Hwy Vero Beach
Applicant: MBV Engineering, Inc
Project Name: Kool Kuts Retrofit
Proposed construction to support the conversion of +/- 800 SF of the existing 3,200 SF building for use as a barbershop

QUASI JUDICIAL

Time: 2:00
In Person

Project Nbr: 2025110003 App Req Nbr: 98623 Accepted: 11/18/2025

Planner: Kelly McKinley

Address: 1825 Enterprise Road Vero Beach

Applicant: MBV Engineering, Inc

Project Name: Garrido Industrial

Proposal to construct a 22,025 +/- SF commercial building on 2.73 acres with required site improvements including paving, stormwater, utilities, and landscaping.

QUASI JUDICIAL

Time: 2:30

Teams

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 221 457 283 645 10

Passcode: 4FH9om9i

Dial in by phone

+1 469-998-6045,,204385272#

Project Nbr: 2025110003 App Req Nbr: 98625 Accepted: 11/18/2025

Planner: Kelly McKinley

Address: 1825 Enterprise Road Vero Beach

Applicant: MBV Engineering, Inc

Project Name: VWBP 1920 Industrial

loading

Proposal to construct two, 10,080 +/- SF commercial buildings with a shared dock and stabilized storage on 2.06 acres with required site improvements.

QUASI JUDICIAL

Time: 3:00

Teams

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 239 922 349 228 26

Passcode: jh7ZB79F

Dial in by phone

+1 469-998-6045,,826646964#

Project Nbr: 2025110010 **App Req Nbr:** 98633 **Accepted:** 11/19/2025

Planner: Kelly McKinley

Address: 4020 58th Ave. Vero Beach

Applicant: Sunshine Construction & Development, LLC

Project Name: Nest

Generation housing development using the “small homes” subdivision provisions of section 971.41 of the LDRs. Residential detached 2 bed/2 bath and ADU homes on 5,000 SF lots.

QUASI JUDICIAL

Time: 3:30

In Person

Project Nbr: 2018090017 **App Req Nbr:** 98627 **Accepted:** 11/18/2025

Planner: Brandon Cregan / Jacob Cummings

Address: 2005 85th Court Vero Beach

Applicant: Florida Concepts, Inc

Project Name: Marine Bank and Trust

Develop a free-standing structure to house a drive-in bank branch and restaurant.

QUASI JUDICIAL

Time: 4:00

In Person
