

Pre-Application Agenda

TO: Technical Review Committee Members
FROM: Indian River County Current Development Planning Section
DATE: December 3, 2025
RE: Pre-Application Conference Meeting of December 15, 2025

The following applications are being distributed to the appropriate divisions and will be discussed at the 12/15/25 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: 2025110012 App Req Nbr: 98652 Accepted: 11/24/2025
Planner: Laurence Andrews
Address: 11225 State Road 60 Vero Beach
Applicant: MBV Engineering, Inc.
Project Name: Epic Estates Property Split / Future Phases AOE
Multi-phase project beginning with one time lot split of the parcel into two parts. Future phase: north section subdivided into 10-acre parcels through AOE process.

QUASI JUDICIAL

Microsoft Teams [Need help?](#)
[Join the meeting now](#)
Meeting ID: 240 078 958 870 90
Passcode: Ne2Na6Ve

Time: 1:30
In Person / Teams
Dial in by phone
+1 469-998-6045,,917343174#

Project Nbr: 2025110016 App Req Nbr: 98659 Accepted: 11/26/2025
Planner: Kelly McKinley
Address: 995 Old Dixie Hwy Vero Beach
Applicant: Tyler Pasko
Project Name: Golden Horizon Assisted Living Mansions
Development of two, 16-bed assisted living residences. Includes two new residential buildings with shared parking, stormwater management, and associated site improvements.

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Time: 2:00
In Person