

Pre-Application Agenda

TO: Technical Review Committee Members
FROM: Indian River County Current Development Planning Section
DATE: January 28, 2026
RE: Pre-Application Conference Meeting of February 9, 2026

The following applications are being distributed to the appropriate divisions and will be discussed at the 02/09/26 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: 2026010012 APP REQ NBR: 98825 ACCEPTED: 1/27/2026
PLANNER: Jacob Cummings
ADDRESS: 1056 9TH Street SW Vero Beach
APPLICANT: KMA Engineering & Surveying
PROJECT NAME: Vero Beach Roofing Office Renovations
Current house is zoned commercial heavy. Submitting to change of use of the site. Home will be used as an office.

QUASI JUDICIAL

Time: 1:30
In Person

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PROJECT NBR: 2022080016 App Req Nbr: 98756 Accepted: 1/08/2026
PLANNER: Jacob Cummings
ADDRESS: 4515 34TH Avenue Vero Beach
APPLICANT: Mastellar & Moler, Inc.
PROJECT NAME: 34th Avenue Duplexes
Construction of six, one-story duplex residential buildings, total of twelve units. Associated potable water, sanitary sewer, and stormwater management and conveyance infrastructure with internal driveways, parking, and sidewalks.

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Time: 2:00
Teams

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PROJECT NBR: 2019030180 APP REQ NBR: 98826 ACCEPTED: 1/27/2026
PLANNER: Harper Lindamood
ADDRESS: 850 17TH Street SW Vero Beach
APPLICANT: Mills, Short and Associates
PROJECT NAME: Oak Terrace
Proposal to develop 81 single family residential lots. Currently zoned RS-6,
carries future land use of L-2.

QUASI JUDICIAL

Time: 2:30
Teams

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PROJECT NBR: 2026010011 APP REQ NBR: 98815 ACCEPTED: 1/26/2026
PLANNER: Harper Lindamood
ADDRESS: 5045 45TH Street Vero Beach
APPLICANT: Atwell, LLC
PROJECT NAME: 5045 45TH Street Storage
Proposed outdoor storage yard, asphalt drive with loop, gravel lot that is demised
with fencing or walls into small pods. Lighting and security cameras, no buildings
being proposed.

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Time: 3:00
Teams

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PROJECT NBR: 2026010006 App Req Nbr: 98763 Accepted: 1/12/2026
PLANNER: Kelly McKinley
ADDRESS: 7382 61ST Street Vero Beach
APPLICANT: MBV Engineering, Inc.
PROJECT NAME: K91 Training and Consulting
Change of use to operate a K9 training and consulting facility.

QUASI JUDICIAL

Time: 3:30
In Person

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PROJECT NBR: 2023060145 APP REQ NBR: 98823 ACCEPTED: 1/26/2026
PLANNER: Kelly McKinley
ADDRESS: 8965-9025 US Highway 1 Sebastian
APPLICANT: Inlet Property Company Multi-Family
PROJECT NAME: MBV Engineering, Inc.
Proposes a 221 unit multi-family housing development with a clubhouse and required site improvements.

QUASI JUDICIAL

Time: 4:00
Teams/In Person

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