

MEMORANDUM

TO: Technical Review Committee Members
FROM: Indian River County Current Development Planning Section
DATE: April 14, 2026
RE: Technical Review Committee Meeting of May 6, 2026

The following applications will be discussed at the May 6, 2026, Technical Review Committee Meeting. The meeting will be held via Microsoft Teams beginning at 1:30 p.m. Please note the call-in number below for each project.

Prior to the TRC meeting, draft comments will be provided via e-mail to contact parties indicated on the application. All questions about those draft comments will be discussed at the Technical Review Committee meeting.

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:	2004050433	App Req Nbr:	99024	Accepted:	4/9/2026
Application Type:	AOE	Affidavit of Exemption			
Planner:	Harper Lindamood				
Address:	6655 8 TH Street Vero Beach				
Applicant:	Masteller, Moler & Taylor Inc.	Folio Nbr:	33-39-18-00001-0010-00001.0		
Project Name:	Chiarenza AOE Split 35.38 acres into four lots per conceptual plan.				

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Project Nbr:	2021040075	App Req Nbr:	99014	Accepted:	4/7/2026
Application Type:	PRDF	PD Final Plat			
Planner:	Harper Lindamood				
Address:	4575 13 TH Street SW Vero Beach				
Applicant:	Masteller, Moler & Taylor, Inc.	Folio Nbr:	33-39-28-00001-0100-00001.1		
Project Name:	Emerson Oaks PD Phase 1 Final Plat Final Plat for Phase 1 of Emerson Oaks PD consisting of 77 single family residential units, right of way, stormwater, recreation, and open space tracts.				

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Project Nbr: 2001050156 **App Req Nbr:** 99033 **Accepted:** 4/14/2026
Application Type: PLTF **Final Plat**
Planner: Kelly McKinley
Address: 4055 Indian River Boulevard Vero Beach
Applicant: Schulke, Bittle & Stoddard **Folio Nbr:** 32-39-25-00000-5000-00002.1
Project Name: Riverton – Final Plat
Final plat for residential development.

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Project Nbr: 2021040075 **App Req Nbr:** 99017 **Accepted:** 4/7/2026
Application Type: DVLAG **Developer's Agreement**
Planner: Brandon Creagan
Address: 4555 13TH Street SW Vero Beach
Applicant: Dean Mead **Folio Nbr:** 33-39-28-00001-0090-00002.0
Project Name: Emerson Oaks Developer's Agreement
First amendment to Emerson Oaks' Developer's Agreement for the addition of the 13TH Street realignment.

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