

Pre-Application Agenda

TO: Technical Review Committee Members
FROM: Indian River County Current Development Planning Section
DATE: May 6, 2026
RE: Pre-Application Conference Meeting of May 18, 2026

The following applications are being distributed to the appropriate divisions and will be discussed at the 05/18/26 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: 2023120006 APP REQ NBR: 99066 ACCEPTED: 4/27/2026
PLANNER: Kelly McKinley
ADDRESS: 2036 87TH Court Vero Beach
APPLICANT: Mills, Short & Associates
PROJECT NAME: NRH Live Local Townhomes
44-unit townhome community development located along 87TH Court, 87TH Avenue, 86TH Court, and 86TH Drive, Vero Beach. Developed under the Florida Live Local Act.

QUASI JUDICIAL

Time: 1:30
In Person

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PROJECT NBR: 2025050018 APP REQ NBR: 99093 ACCEPTED: 5/06/2026
PLANNER: Kelly McKinley
ADDRESS: 8455 US Highway 1 Vero Beach
APPLICANT: Kimley-Horn
PROJECT NAME: Convenience Store & Fuel US-1/CR510
Proposing a 3,956 SF convenience store with 12 fuel stations.

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Time: 2:00
Teams

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PROJECT NBR: 20250500183 APP REQ NBR: 99082 ACCEPTED: 5/04/2026
PLANNER: Harper Lindamood
ADDRESS: 946 US Highway 1 Vero Beach
APPLICANT: Central Florida Engineering Consultants, LLC
PROJECT NAME: Nissan of Vero Beach Site Modification
Addition of a back-lot area, relocate/expand storm pond, expansion to incorporate additional impervious for proposed pavement and stone parking area.

QUASI JUDICIAL

Time: 2:30
In Person

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PROJECT NBR: 2025110002 APP REQ NBR: 99094 ACCEPTED: 5/06/2026
PLANNER: Harper Lindamood
ADDRESS: 4795 45TH Street Vero Beach
APPLICANT: LJA Engineering, Inc.
PROJECT NAME: 45TH Street Outdoor Storage
Outdoor storage facility with paved main access road, stormwater pond, and eight stabilized storage yards.

QUASI JUDICIAL

Time: 3:00
Teams

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