

Pre-Application Agenda

TO: Technical Review Committee Members
FROM: Indian River County Current Development Planning Section
DATE: August 12, 2026
RE: Pre-Application Conference Meeting of August 24, 2026

The following applications are being distributed to the appropriate divisions and will be discussed at the 08/24/26 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: 2026080011 **APP REQ NBR:** 99453 **ACCEPTED:** 8/12/2026
PLANNER: Harper Quevedo
ADDRESS: 435 3RD Lane SW Vero Beach
APPLICANT: Vitter Engineering Group
PROJECT NAME: Olde South Commercial Park
Proposed 6,000 SF metal building for contractor's trade use. Including parking, stormwater, potable water and sanitary sewer.

QUASI JUDICIAL

Time: 1:30
In Person

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PROJECT NBR: 2007050160 **APP REQ NBR:** 99454 **ACCEPTED:** 8/12/2026
PLANNER: Ryan Green
ADDRESS: 955 27TH Avenue SW Vero Beach
APPLICANT: Vitter Engineering Group
PROJECT NAME: Oslo/27TH Ave. Emergency Room
Proposed +/- 13,000 SF free standing emergency room on lots 1 and 2. Including parking and utilities.

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Time: 2:00
In Person

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PROJECT NBR: 2025050018 APP REQ NBR: 99424 ACCEPTED: 7/29/2026
PLANNER: Ryan Green
ADDRESS: 8455 US Highway 1 Vero Beach
APPLICANT: Mitch Collins, P.E. Inc.
PROJECT NAME: Wabasso US-1 & 84TH St.
Proposed commercial development of a fuel station and a QSR on 3.4 acres to be subdivided.

QUASI JUDICIAL

Time: 2:30
Teams

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PROJECT NBR: 2026080002 APP REQ NBR: 99437 ACCEPTED: 7/29/2026
PLANNER: Ryan Green
ADDRESS: 7365 9TH Street SW Vero Beach
APPLICANT: Kyle Shasteen
PROJECT NAME: 7-11 Vero Beach
Proposed construction of single story convenience store with 6 fuel pumps. Landscaping, utilities, drainage improvements, and on-site storm water pond included.

QUASI JUDICIAL

Time: 3:00
Teams

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PROJECT NBR: 97080124 APP REQ NBR: 99423 ACCEPTED: 7/30/2026
PLANNER: Kelly McKinley
ADDRESS: 800 Indian River Boulevard Vero Beach
APPLICANT: Contineo Group, LLC
PROJECT NAME: Vero Beach Townhomes – River Park II
Proposed development of a +/- 112-unit townhome project.

QUASI JUDICIAL

Time: 3:30
Teams

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PROJECT NBR: 2001080027 APP REQ NBR: 99422 ACCEPTED: 7/30/2026
PLANNER: Kelly McKinley
ADDRESS: 1350 74TH Avenue SW Vero Beach
APPLICANT: BSC Engineering, Inc.
PROJECT NAME: Coastal Thirty-Two IRC Recycling
Modifications to onsite activities. Requesting approval to perform concrete
crushing.

QUASI JUDICIAL

Time: 4:00
Teams

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