



Beth Mitchell - District 1
Calvin D. Reams - District 3
Jordan Stewart - Member at Large
Chip Landers - Alternate

Robert Votaw - District 2
Mark Mucher - District 5
Todd Brognano - Member at Large, Vice Chairman
Teri Barenborg - Non-voting liaison School Board
Jonathan F. Day-District 4, Chairman

The Planning and Zoning Commission will conduct a **Special Call** meeting at **6:00 PM on Thursday, February 20th, 2025, in the County Commission Chambers** of the County Administration Building, 1801 27th Street, Vero Beach.

THE PLANNING AND ZONING COMMISSION SHALL ADJOURN NO LATER THAN 11:00 P.M. UNLESS THE MEETING IS EXTENDED OR CONTINUED TO A TIME CERTAIN BY A COMMISSION VOTE.

AGENDA

ITEM #1 **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

ITEM #2 **ADDITIONS AND DELETIONS TO THE AGENDA**

ITEM #3 **APPROVAL OF MINUTES**

None

ITEM #4 **ITEMS NOT ON CONSENT**

A. Quail Valley Recreation Center: Request for Major Site Plan and Administrative Permit Use Approval for a Civic and Social Membership Organization (Private Recreation Center). Quail Valley Club, LLC; Owner. Schulke, Bittle & Stoddard, L.L.C.; Agent. Zoning: MED, Medical. Land Use Designation: C/I, Commercial/Industrial. [SP-MA-24-09-36 / 2001050156-96728] **[Quasi-Judicial]**

ITEM #5 **COMMISSIONERS MATTERS**

ITEM #6 **PLANNING MATTERS**

ITEM #7 **ATTORNEY'S MATTERS**

ITEM #8 **ADJOURNMENT**

Except for those matters specifically exempted under the State Statute and Local Ordinance, The Commission shall provide an opportunity for public comment prior to the undertaking by the Commission of any action on the agenda, including those matters on Consent Agenda or matters added to the agenda at the meeting.

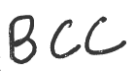
ANYONE WHO MAY WISH TO APPEAL ANY DECISION, WHICH MAY BE MADE AT THIS MEETING, WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE ON WHICH THE APPEAL IS BASED.

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.

INDIAN RIVER COUNTY, FLORIDA
M E M O R A N D U M

TO: Members of the Planning and Zoning Commission

THROUGH: Ryan Sweeney, Assistant Planning & Development Services Director 

FROM: Brandon C. Creagan, LEED Green Associate; Chief, Current Development 

DATE: February 13, 2025

SUBJECT: **Quail Valley Club, LLC's Request for Major Site Plan and Administrative Permit Use Approval for a Private Club to be known as Quail Valley Recreational Center [SP-MA-24-09-36 / 2001050156-96728]**

It is requested that the data herein presented be given formal consideration by the Planning and Zoning Commission at a special call meeting on February 20, 2025.

DESCRIPTION & CONDITIONS

Schulke, Bittle, & Stoddard, LLC, on behalf of Quail Valley Club, LLC, is requesting a major site plan and administrative permit use approval for a private club to be known as Quail Valley Recreational Center. The project site is located east of 11th Drive, south of 41st Street, and west of Indian River Blvd. The property is zoned MED, Medical District, and is currently vacant (see attachments 1). The proposed project consists of a private athletic club and administrative office, private clubs (civic and social membership organizations) are considered administrative permit use in the MED zoning district.

A use that requires administrative permit use approval is one which normally would not have an adverse impact on surrounding properties when carefully regulated in scale, duration, or nature. Administrative permit use approval requires submittal of a site plan that meets all of the specific land use criteria set forth in Chapter 971 of the County land development regulations (LDRs).

The Planning and Zoning Commission (PZC) is now to consider granting major site plan and preliminary plat approval for this project.

ANALYSIS

- 1. Size of Development:** 7.84 acres
- 2. Zoning Classification:** MED, Medical District
- 3. Land Use Designations:** C/I, Commercial/Industrial
- 4. Building Coverage:** Required: 40% (maximum)
Proposed: 8%

5. **Open Space:** Required: 30% (minimum)
Proposed: 35.3%
6. **Off Street Parking** Required: 227 spaces
Proposed: 227 spaces
7. **Phasing:** The project is proposed to be constructed in a single phase.
8. **Utilities:** The project will be served by public water and sewer service provided by County Utility Services. The County Department of Utility Services and the Department of Health have approved these project utility provisions.
9. **Traffic Circulation:** Primary access to the proposed development will be provided by a gated connection to 11th Drive by way of a proposed roundabout that will be constructed with the Riverton residential project south of the subject project site (see Attachment 3). The project site will also have a secondary, gated, right-in/right-out driveway connection to 11th Drive.

The proposed driveway connections and traffic circulation plan have been reviewed and approved by Traffic Engineering and Fire Prevention. Additionally, Traffic Engineering reviewed and approved the project's traffic impact study (TIS) submitted by the applicant. Based on the project's approved TIS, no additional offsite traffic improvements are required or proposed.

10. **Stormwater Management:** The project's proposed stormwater management system will be connected into the master stormwater system developed with the construction of the Riverton residential subdivision. Public Works has reviewed and approved the project's preliminary stormwater management design. The final stormwater management design will be reviewed and approved by the Public Works Department via Riverton's Land Development Permit (LDP). All connections to the master stormwater system shall be installed and in working order prior to the issuance of a site certificate of occupancy (C.O.) for the project.

11. Environmental Issues:

- a. **Wetlands:** County Environmental Planning Staff has determined that no jurisdictional wetlands exist on the subject site within the area to be developed. Therefore, no wetlands criteria apply to the proposed development.
- b. **Uplands:** Since the site is over five acres, the County's native upland set-aside requirement potentially applies; however, County Environmental Planning staff has determined that no intact native upland plant communities exist on the project site. Therefore, no native upland set-aside requirements apply to the proposed development.
- c. **Tree Preservation:** The site is partially vegetated with a mixture of exotic vegetation and native trees (live oaks and cabbage palms). Mitigation is required for the removal of any native hardwood tree over 12" DBH, or cabbage palms with 10' or more of clear trunk. All invasive exotic trees will be removed during site development. County Environmental Planning staff has reviewed and approved the project's final tree protection and tree mitigation plan, which includes either providing replacement trees to satisfy mitigation requirements or payment of a fee-in-lieu into the County's tree mitigation fund. Either documentation of replacement trees is to be provided or payment for the project's approved fee-in-lieu of tree mitigation must be provided prior to issuance of land clearing/tree removal permits.

12. Landscape Plan: The project's landscape and buffer plan has been reviewed and approved for the subject site (see attachment 4). The project will provide for the required 25' wide Type "B" buffer with a 6' opaque feature along the subject project's north, south, and west property lines. A required 25' Type "C" buffer with a 6' opaque feature will be provided along the subject project's east property line. With respect to buffering, the plan depicts buffer types, locations, and the physical width and components of the buffer/landscape strips on all of the project's perimeters. The landscape plan also demonstrates foundation plantings, interior parking area landscaping, and nonvehicular area landscaping. All of the required buffers and landscape improvements must be installed prior to the issuance of a site certificate of occupancy (C.O.) for the project.

13. Concurrency: As required under the County's concurrency regulations, the applicant has applied for and obtained a conditional concurrency certificate for the project, which is sufficient for major site plan and administrative permit use approval. The concurrency certificate was issued based upon a concurrency analysis and a determination that adequate capacity was available to serve the subject project at the time of the determination. The applicant will, in accordance with County concurrency regulations, be required to obtain a final concurrency approval prior to issuance of a building permit for any structures.

14. Surrounding Land Use and Zoning:

North: 41st Street, Lily's Cay at Vero Beach / RM-6
East: Riverton (Proposed)/ MED
South: Riverton (Proposed)/ MED
West: 11th Drive, Costa Pointe PD / PD

15. Required Notice: For this project, the applicant was required to post a project notice sign at the project site for a minimum of 3 weeks.

16. Specific Land Use Criteria: Pursuant to LDR section 971.28(2), the specific criteria for the proposed civic and social membership organization are addressed as follows:

- a. *(MED District Only) Buffering of the project shall consist of a Type "C" buffer where abutting the MED district and Type "B" where adjacent to residential properties.*

NOTE: The project provides a Type "B" buffer along the north, south, and west boundaries of the site, and a Type "C" buffer along the east property line.

- b. *(Districts Other Than MED) The project site shall have an M-1 or M-2 land use designation.*

NOTE: The property is zoned MED, therefore the above does not apply.

- c. *(Districts Other Than MED) No main or accessory building shall be located within fifty (50) feet of an adjacent street right-of-way or within one hundred (100) feet of an adjacent residentially or agriculturally zoned property.*

NOTE: The property is zoned MED, therefore the above does not apply.

- d. *Access shall be from a roadway designated higher than a local roadway in the county thoroughfare plan.*

NOTE: While the project site has frontage on a collector road, it was determined by the County Public Works Department that the more appropriate access to this site was from 11th Drive.

- e. *A Type "B" buffer, as defined in [Chapter 926](#), must be provided along all property boundaries when the facility is located within or adjacent to a residential use or residentially zoned area.*
 - i. *The board of county commissioners may waive or reduce the buffer requirements where the facility is located next to an existing cemetery, place of worship, child care facility, adult care facility, community center, or school. Consideration shall be given to security, noise, and visual impacts. Where a waiver or buffer reduction is granted, normal perimeter landscaping requirements shall apply, and alternative requirements (such as fencing) may be required.*

NOTE: A Type "B" buffer is provided along the north, south, and west boundaries of the site. The applicant is not requesting a waiver from the above.

All conditions recommended by staff have been accepted by the applicant.

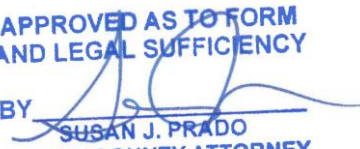
RECOMMENDATION

Staff recommends that the Planning and Zoning Commission grant major site plan and administrative permit use approval for the Quail Valley Recreational Center, with the following conditions:

1. Prior to issuance of land clearing and tree removal permits, the applicant shall:
 - a. Obtain Environmental Planning staff approval of the project's final tree protection and tree mitigation plan.
 - b. Provide payment for the project's approved fee-in-lieu of tree mitigation.
2. Prior to the issuance of a Certificate of Occupancy (C.O.) for the first building constructed, the applicant shall:
 - a. Install all required buffers and landscape improvements, including on-site mitigation trees.
 - b. Install all streetlight and sidewalk improvements.

ATTACHMENTS:

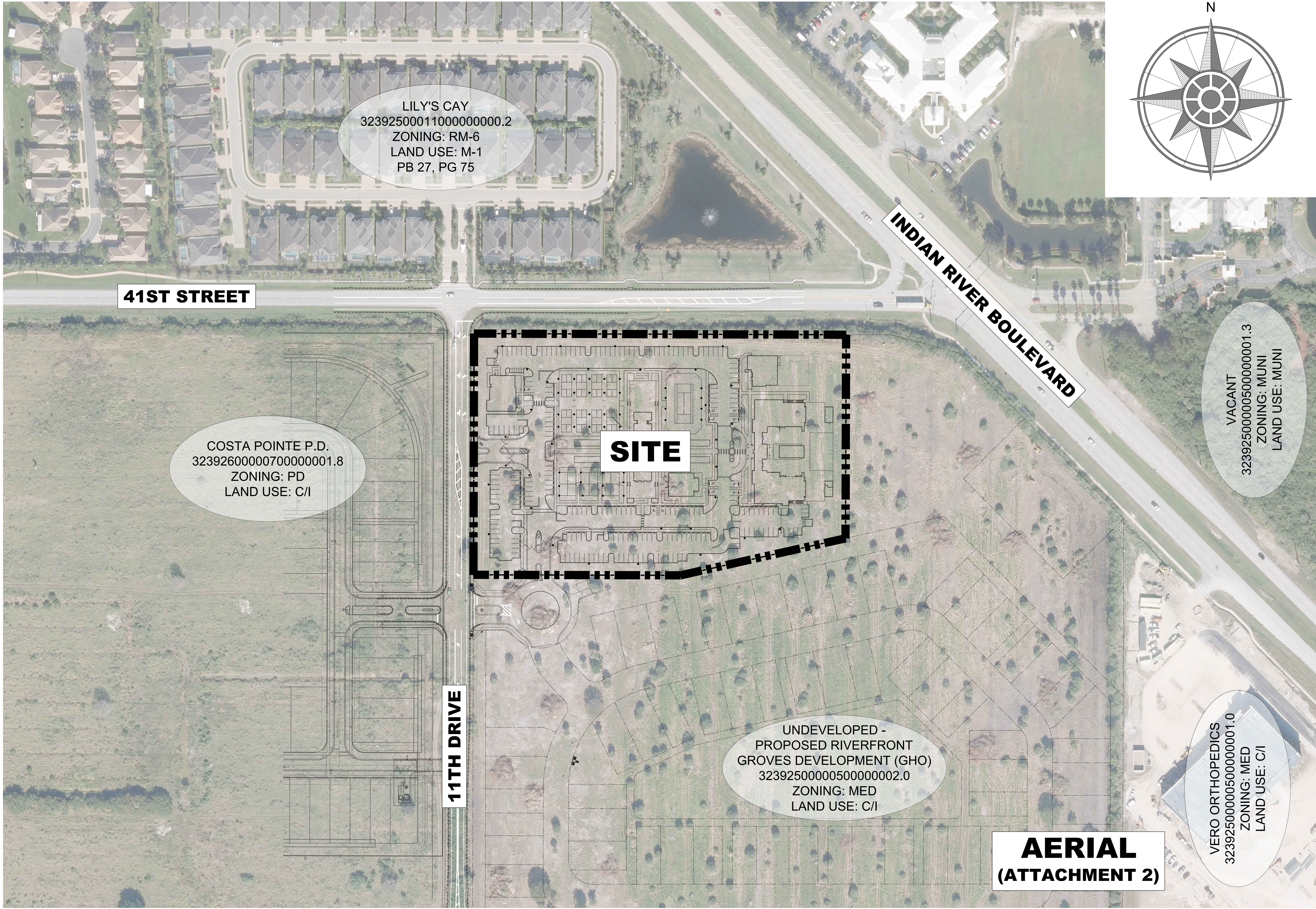
1. Location Map
2. Aerial
3. Site Plan
4. Landscape Plan

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY 
SUSAN J. PRADO
DEPUTY COUNTY ATTORNEY

Location Map



LAST SAVED: 1/13/2025 10:18:32 AM. SAVED BY: JOHN T. DRAWING: J-2023-23-134 CHO RIVERFRONT GROVES INDIAN RIVER BLVD & 41ST ST CSD PRODUCTION DRAWINGS/CONSTRUCTION PLANS/23-124DV C-001 AERIAL DWG. PLOT DATE: 1/13/2025 10:21:42 AM. PLOTTED BY: JOHN T.



LILY'S CAY
32392500011000000000.2
ZONING: RM-6
LAND USE: M-1
PB 27, PG 75

41ST STREET

COSTA POINTE P.D.
32392600000700000001.8
ZONING: PD
LAND USE: C/I

11TH DRIVE

SITE

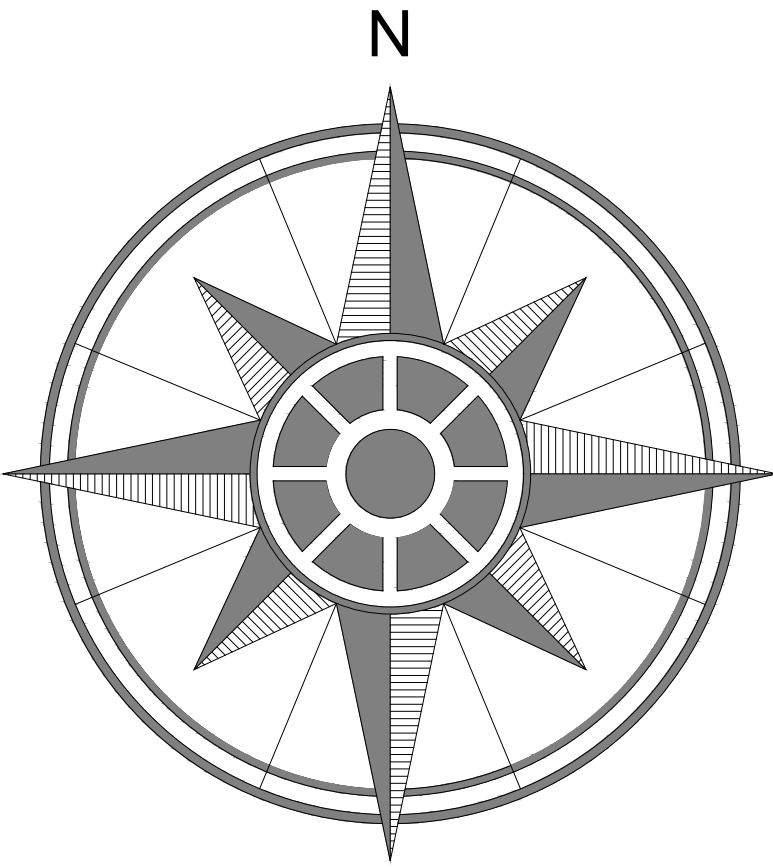
UNDEVELOPED -
PROPOSED RIVERFRONT
GROVES DEVELOPMENT (GHO)
32392500000500000002.0
ZONING: MED
LAND USE: C/I

INDIAN RIVER BOULEVARD

VACANT
32392500000500000001.3
ZONING: MUNI
LAND USE: MUNI

VERO ORTHOPEDICS
32392500000500000001.0
ZONING: MED
LAND USE: C/I

AERIAL
(ATTACHMENT 2)



ENGINEER CERTIFICATION

☐ JOSEPH W. SCHULKE
FL. REG. NO. 47048
☐ JODAH B. BITTLE
FL. REG. NO. 57396
☐ WILLIAM P. STODDARD
FL. REG. NO. 57605

DATE: SHEET

PZC-1

PROJECT NO.

24-005

QUAIL VALLEY RECREATION
& ADMINISTRATIVE FACILITY / RIVERFRONT GROVES
VERO BEACH, FLORIDA
INDIAN RIVER COUNTY

AERIAL

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
REGISTRY #5668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9822 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

MARK

DESIGNED BY: JWS
DRAWN BY: JT
CHECKED BY: JWS
SCALE: AS NOTED
DATE: 02/06/24

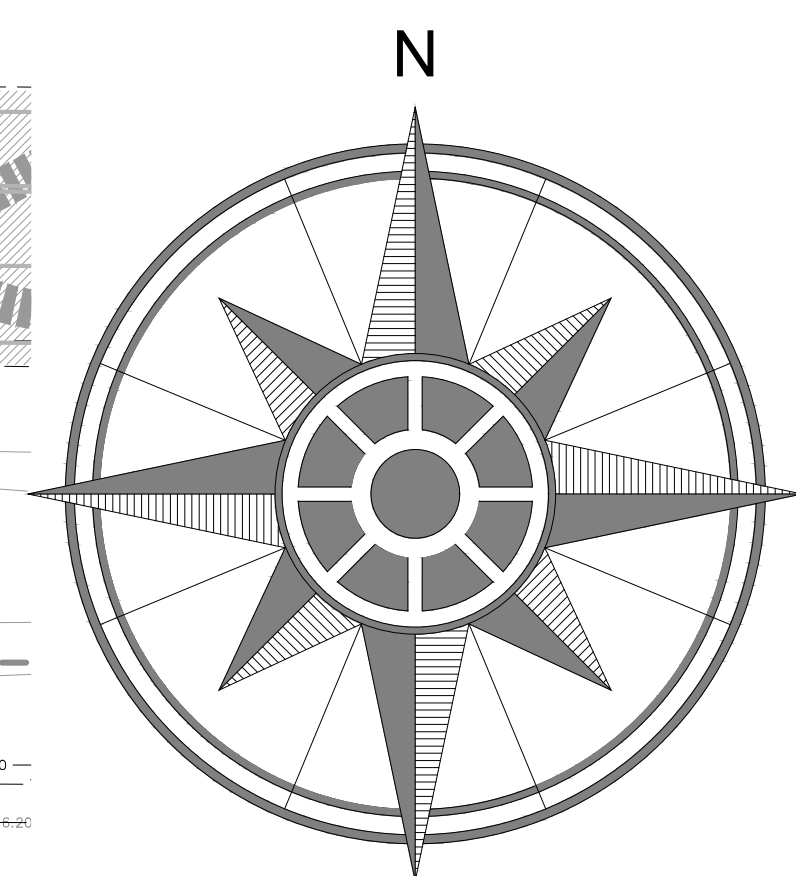
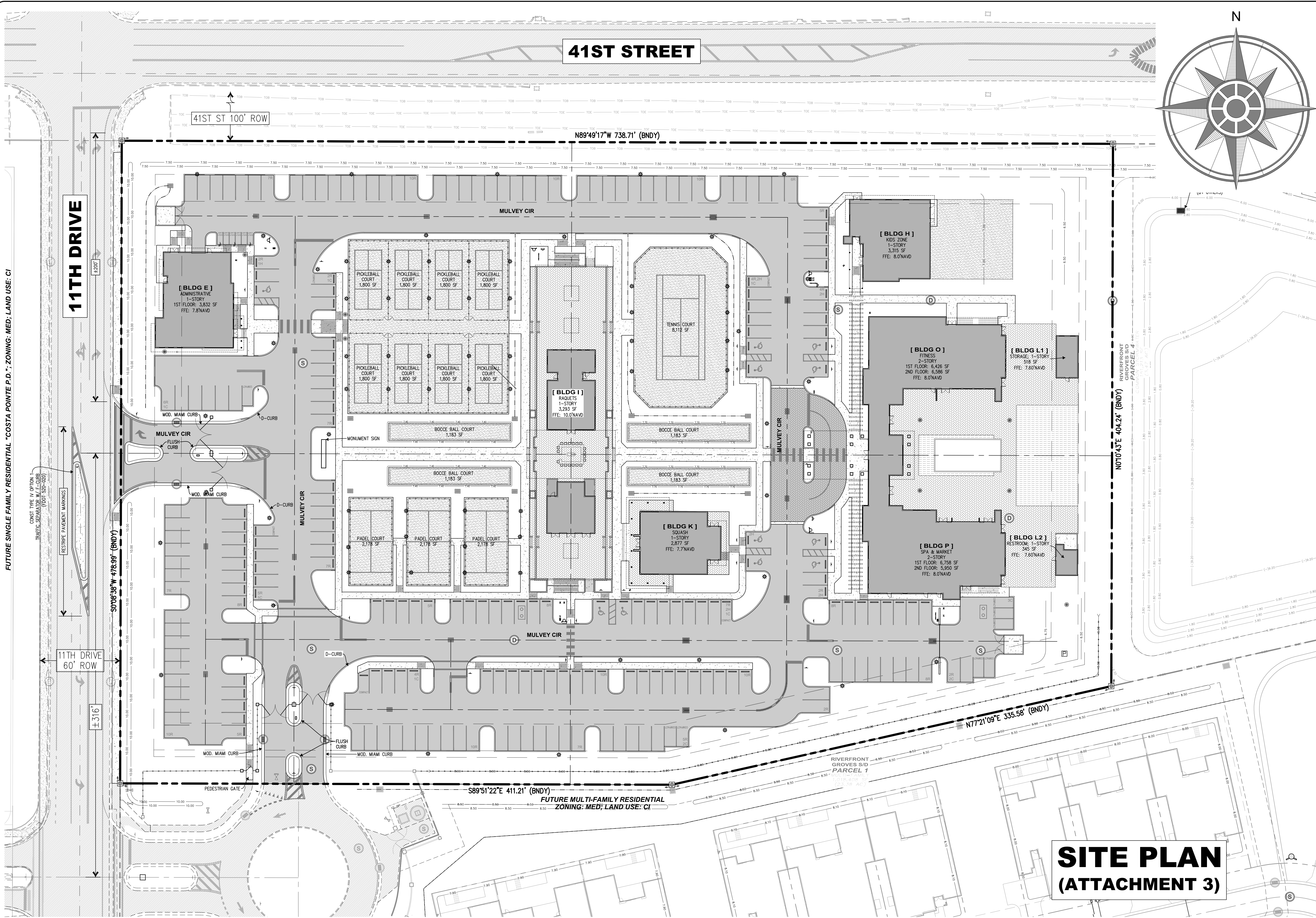
REVISION

DATE

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FUTURE SINGLE FAMILY RESIDENTIAL "COSTA PONTE P.D."; ZONING: MED; LAND USE: CI



SITE PLAN (ATTACHMENT 3)

DATE: 02/06/24

REVISION:

MARK:

DESIGNED BY: JWS

DRAWN BY: JT

CHECKED BY: JWS

SCALE: AS NOTED

DATE: 02/06/24

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SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

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QUAIL VALLEY RECREATION & ADMINISTRATIVE FACILITY / RIVERFRONT GROVES VERO BEACH, FLORIDA INDIAN RIVER COUNTY

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE
FL. REG. NO. 47048
☐ JODAH B. BITTLE
FL. REG. NO. 57396
☐ WILLIAM P. STODDARD
FL. REG. NO. 57605

DATE: SHEET
PZC-2

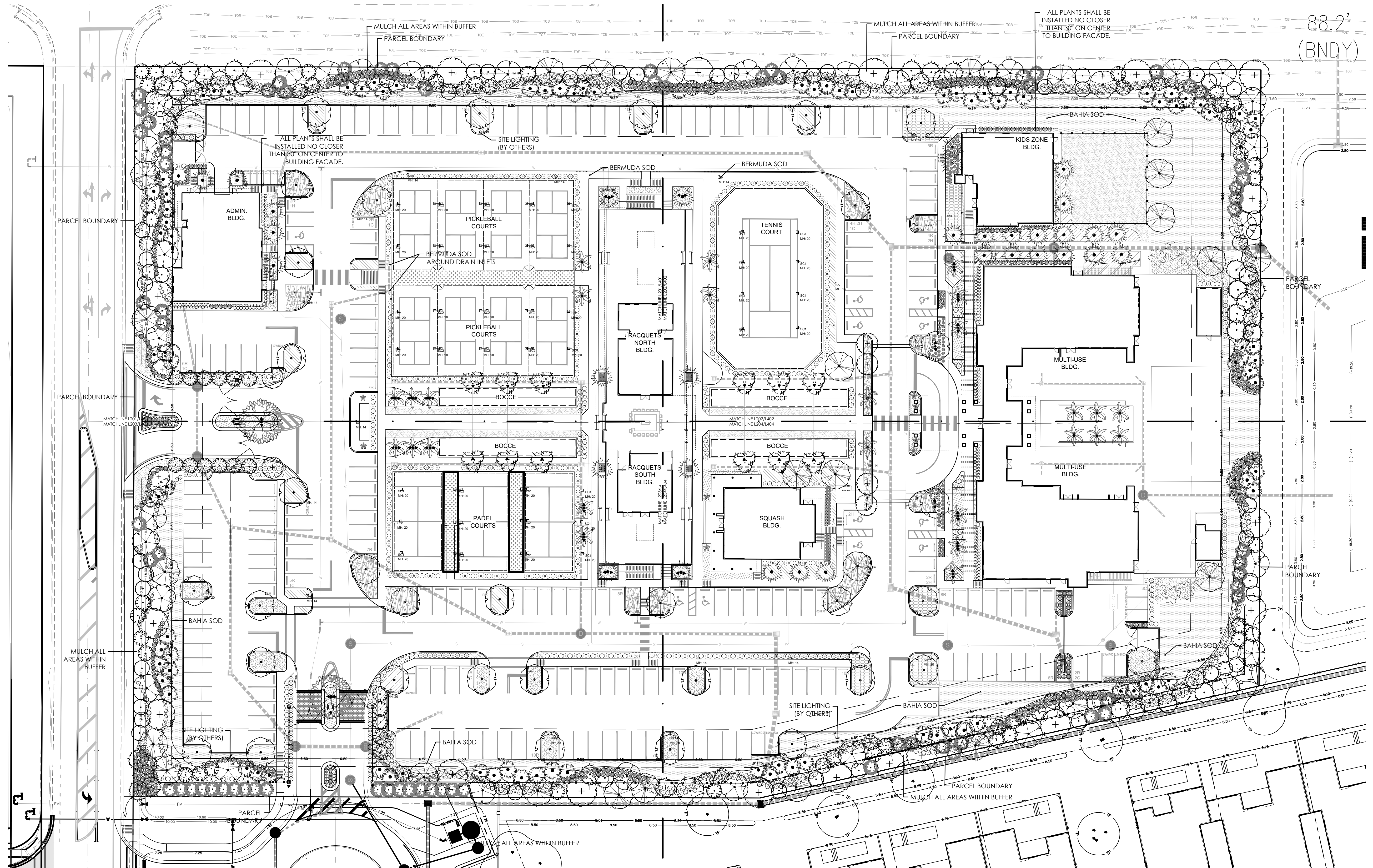
PROJECT NO.: 24-005

Quail Valley Racquet Club
Landscape Architecture
Quail Valley Golf Club
Indian River County, Florida
LANDSCAPE PLAN

DATE: JUNE 4 2024
DRAWN BY: IDM
CHECKED BY: TWB
NUMBER: 2024.120
E NAME:
QUAIL VALLEY RACQUET CLUB USRASE

TRC Comments 10-21-2024
TRC Comments 01-10-2025

PZC-4



SCALE: 1" = 30'

LANDSCAPE PLAN

(ATTACHMENT 4)