

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, September 25, 2025 at 6:00 PM in the Commission Chambers of the County Administration Building, 1801 27th Street, Vero Beach, Florida. You may view a video of the meeting and/or review the meeting agenda, backup material and minutes on the [Indian River County website](#).

Present were the following members: Chairman **Dr. Jonathan Day**, District 4 Appointee; Vice Chairman **Mr. Thomas Lowther**, Member-at-Large; **Mr. John Campbell**, District 1 Appointee; **Mr. Calvin Reams**, District 3 Appointee; **Mr. Mark Mucher**, District 5 Appointee; **Mr. Robert Votaw**, District 2 Appointee; and **Mr. Jordan Stewart**, Member-at-Large were present.

Mr. Chip Landers, Alternate Member; and **Ms. Teri Barenborg**, non-voting School Board liaison were absent.

Also present were IRC staff members: Ms. Susan Prado, Deputy County Attorney; Mr. Ryan Sweeney, Acting Planning and Development Services Director; Mr. Brandon Creagan, Chief Planner of Current Development; Ms. Kelly McKinley, Planner of Current Development; and Recording Secretary, Ms. Lisa Plesnarski, Commissioner Assistant.

Call to Order and Pledge of Allegiance

Chairman Day called the meeting to order at 6:00pm. All stood for the Pledge of Allegiance.

Additions and Deletions to the Agenda

There were none.

Approval of Meeting Minutes

Approval of the August 28, 2025 meeting minutes.

ON MOTION BY Tom Lowther, SECONDED BY John Campbell, the members voted unanimously (7-0) to approve the August 28, 2025 meeting minutes as presented.

#4A Items Not On Consent

Chairman Day read the following:

4A. Citrus Crossing: Request for Preliminary Plat and Administrative Permit Use Approval for a 32-Lot Small-Lot Subdivision. Indian River Habitat for Humanity, Inc., Applicant. MBV Engineering, Inc., Agent. Zoning: RS-6, Residential Single-Family (up to 6

units/acre). Land Use Designation: L-2, Low-Density Residential-2 (up to 6 units/acre). Proposed Density: 3.64 Units/Acre. [SD-25-01-01 / 2004040365-97245] **[Quasi-Judicial]**

Chairman Day asked if any of the commissioners had any ex-parte communication pertaining to this request. There were none. Chairman Day asked if all can and will have an open mind when making a decision on this item. All indicated they can and will.

The secretary administered the testimonial oath to those present who wished to speak.

Mr. Brandon Creagan, Chief Planner of Current Development, introduced Senior Planner of Current Development Kelly McKinley. Ms. McKinley gave an analysis of the Request for Preliminary Plat and Administrative Permit Use Approval for the Citrus Crossing Small-Lot Subdivision and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners Office (BOCC Office).

Ms. McKinley explained the request is for a 32 small lot subdivision of single family homes and showed a map of the RS-6 zoned subject property located northeast of the intersection of 27th Avenue and 4th Streets. Ms. McKinley showed an aerial map of the currently vacant lot with the preliminary plat map overlayed for reference. Ms. McKinley showed a traffic circulation plan map and explained there will be one internal roadway and two full access driveway connections, one at 27th Avenue one at 4th Street. Ms. McKinley showed a stormwater plan map and explained there are two planned stormwater areas, one dry and one wet, for a total of 1.43 acres. Ms. McKinley showed a landscape plan map for reference and the location of two Type B 25-foot buffers along the west and south perimeters as well as two 10-foot Type C buffers on the north and east side of the project. Ms. McKinley also noted the location of the upland preserve at the northeast corner of the property. Ms. McKinley briefly reviewed the dedications, improvements, and other conditions listed in the staff report and noted all small-lot subdivision criteria outlined in 971.41(9) which includes workforce or affordable housing requirements has been met. Ms. McKinley ended her presentation by recommending the PZC approve the Request for Preliminary Plat and Administrative Permit Use Approval with the conditions listed in the staff report.

Chairman Day asked if there were any Commissioner questions. Mr. Votaw asked for clarity about the location and type of landscape buffers. Ms. McKinley explained the plans call for a Type B buffer on the west and south sides, and a Type C buffer on the north and east sides. Mr. Creagan briefly explained how the buffer requirements differ when buffering the road or when buffering adjacent residential parcels. Mr. Mucher asked about the lot width and front yard setbacks for the RS-6 zoning designation. Mr. Creagan responded that the typical lot width for RS-6 is 70 feet and 20 feet for front and rear yard setbacks. Mr. Creagan explained that this application is for a small-lot subdivision and reduced lot widths and setbacks are permitted for affordable housing. In response to a question from Mr. Mucher, Mr. Creagan explained that buyers need to meet verifiable income criteria in order to qualify. Mr. Creagan noted a similar Habitat for Humanity project, Gifford Gardens, recently approved by the PZC.

Chairman Day opened the floor for public comment and asked if there was anyone present from the public who wished to speak. There were none.

There being no further public comments, Chairman Day called for a motion.

ON MOTION BY Tom Lowther, SECONDED BY Calvin Reams, the Board voted unanimously (7-0) to approve the Request for Preliminary Plat and Administrative Permit Use Approval with the conditions listed in the staff report on this Quasi-Judicial matter.

#6 Commissioners Matters

There were none.

#7 Planning Matters

Mr. Sweeney said there is a PD workshop planned as a joint meeting with the Board of County Commissioners for the October 23rd PZC meeting and this will be announced as an informational item at the October 7, 2025 BCC meeting. Mr. Sweeney said this will most likely be the only item on the agenda.

#8 Attorney's Matters

There were none.

#9 Adjournment

There being no further business, the meeting was adjourned at 6:25pm.