



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

Robert Votaw - District 2
Mark Mucher - District 5
Thomas S. Lowther – Vice Chairman, Member at Large
Teri Barenborg - Non-Voting School Board Liaison
Jonathan F. Day-District 4, Chairman

The Planning and Zoning Commission will meet at **6:00 PM on Thursday, April 9, 2026, 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**

A. March 26, 2026

ITEM #4 **ITEMS NOT ON CONSENT**

A. **Bluewater Bay PD:** Request for a Preliminary Planned Development (PD) Plan/Plat Approval for a 374-lot Residential Single-Family Project. D.R. Horton, Inc.; Applicant. B.S.E Consultants, Inc.; Agent. Zoning Classification: RS-3, Residential Single-Family (up to 3 units/acre). Land Use Designation: L-1, Low-Density Residential-1 (up to 3 unit/acres). Proposed Density 2.79 Units/Acre. (PD-22-05-05 / 2001080013 - 92201) [**Quasi-Judicial**]

B. **Ocean's Unite Christian Centre:** Request for a Major Site Plan and Administrative Permit Use Approval to Construct a New Church and Associated Day Care Facility. Oceans Unite Christian Centre, Inc.; Applicant. LJA Engineering, Inc.; Agent. Zoning Classification: A-1, Agricultural 1 (up to 1 unit per 5 acres). Land Use Designation: AG-1, Agriculture-1 (up to 1 unit/5 acres). (SP-MA-25-07-32 / 2024080002-97965) [**Quasi-Judicial**]

ITEM #5 **PUBLIC HEARINGS**

A. Indian River County Habitat for Humanity: Indian River County Habitat for Humanity, Inc's Request to Rezone Approximately ±7.79 Acres from RS-6, Single-Family Residential District, and RMH-8, Residential Mobile Home District, to RM-6, Multiple-Family Residential District (2004110096-98946) [Quasi-Judicial]

ITEM #6 **COMMISSIONERS MATTERS**

ITEM #7 **PLANNING MATTERS**

ITEM #8 **ATTORNEY'S MATTERS**

ITEM #9 **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.

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, March 26, 2026, 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: Vice Chairman **Mr. Tom Lowther**, Member-at-Large; **Mr. Mark Mucher**, District 5 Appointee; **Mr. Calvin Reams**, District 3 Appointee; Chairman **Dr. Jonathan Day**, District 4 Appointee, **John Campbell**, District 1 Appointee **Mr. Robert Votaw**, District 2 Appointee, and **Mr. Jordan Stewart**, Member-at-Large and **Ms. Teri Barenborg**, non-voting School Board liaison were present.

Mr. Chip Landers, Alternate Member, was present but not on dais.

Also present were IRC staff members: Mr. Christopher Hicks, Deputy County Attorney; Mr. Ryan Sweeney, Assistant Director of Planning and Development Services; Mr. Brandon Creagan, Chief Planner and Recording Secretary, Ms. Kimberly Moirano.

1. Call to Order and Pledge of Allegiance

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

2. Additions and Deletions to the Agenda

No additions or deletions were requested.

3. Approval of Meeting Minutes

Approval of the March 26, 2026, meeting minutes.

ON MOTION BY Tom Lowther, SECONDED BY Jordan Stewart, the members voted unanimously (7-0) to approve the March 26, 2026, meeting minutes as presented.

4. Public Hearing

Chairman Lowther read the following:

4A. Vero Classical School – Special Exception & Phase I Site Plan: Request for Special Exception Use approval for a private K-12 school and approval of Phase 1 Major Site Plan [Quasi-Judicial]

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

Brandon Creagan provided an overview of the project proposed West of 58th Ave, between Oslo Rd and 13th St SW.

Three-Phase project. Key details included:

Phase 1: Gym, classrooms, library, admin building, majority of parking, two stormwater ponds, playground.

Phase 2: Additional school buildings, ballfields, tennis courts.

Phase 3: Stadium, additional parking.

Traffic Improvements Required:

- Build-out of 58th Ave SW and 13th St SW segments.
- Turn lanes at key locations.
- Intersection improvements at 58th Ave & 13th St SW and at 50th Ave SW.

Landscaping:

- 20-ft Type C buffer around entire perimeter.

Right-of-way and sidewalks:

- Dedicate 30 ft ROW on 13th St SW.
- Construct internal and external sidewalks along 58th Ave SW and 13th St SW.

Special Exception Criteria:

- Staff confirmed compliance with all seven criteria under Section 971.144

Chairman Day asked if there were any Commissioner questions.

Commissioners raised several points of discussion, including:

- Reason for the Special Exception: Staff clarified that schools are permitted in A-1 only via special exception.
- Traffic capacity and turn lanes: Questions regarding stacking, parent drop-off circulation, and planned roadway improvements. Applicant's traffic engineer confirmed a full multi-phase study and adequate stacking on-site.
- Sidewalks: Sidewalks will be built along both 58th Ave SW and 13th St SW in Phase 1.

- Safety & Fencing: Commissioners asked about fencing, playground security, and future courtyard enclosure. Applicant described perimeter fencing and collaboration with law-enforcement on school security procedures.
- Lighting: Sports lighting is not part of Phase 1; any future lighting must meet county shielding standards.
- Phasing of Grades: The school will add one grade per year until it is built out.

Numerous residents commented. Key themes included:

1. Road Conditions — 13th Street SW

Residents expressed concern that the current unpaved/worsened segment cannot handle school traffic, emergency access, or increased cut-through vehicles. Some noted private maintenance burdens and trash issues.

Applicant clarified:

- They will dedicate ROW and construct the paved segment within their frontage, meeting county requirements.
- The remaining unpaved portion is Water Control District right-of-way, not under applicant or county control.

2. Agricultural Compatibility

A neighbor expressed concern about introducing a school into an agricultural setting (noise, lighting, impact on operations, long-term land-use pressure). Staff noted the underlying A-1 zoning remains unchanged, and a school is permissible by special exception.

3. Privacy & Lighting

Residents near the proposed stadium area raised concerns about future lighting impacts. Staff explained sports lighting will undergo separate reviews in later phases.

4. Neighborhood Relations

One school board member and other commenters emphasized safety, traffic, and ensuring appropriate fencing and access planning. A member of the school's board publicly apologized for not meeting neighbors sooner and committed to improved communication.

The applicant responded to public and Commission concerns:

- Confirmed compliance with all special-exception criteria.

- Reiterate commitment to buffering, roadway improvements, security planning, and use of stormwater ponds for irrigation.
- Affirmed willingness to coordinate with neighbors going forward.

There being no further commissioner questions, Chairman Day opened the floor to public comment.

There being no further comments pertaining to tonight's agenda item Chairman Day closed the Public Hearing.

There being no further commissioner comments or questions Chairman Lowther called for a motion.

ON MOTION BY Tom Lowther, SECONDED BY John Campbell, the Board voted unanimously (7-0) to recommend approval of the Special Exception Use and the Phase I Major Site Plan with staff-recommended conditions, plus clarification that the 13th Street SW exit is left turn only.

5. Commissioner Matters

No Commissioner matters were presented.

6. Planning Matters

Mr. Sweeney noted the next meeting is scheduled for April 9, 2026, with a public hearing already advertised.

7. Attorney's Matters

There were none.

8. Adjournment

There being no further business, the meeting was adjourned at 7:38 pm.

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

TO: Members of the Planning and Zoning Commission

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

DATE: March 30, 2026

SUBJECT: D.R. Horton, Inc.'s Request for Preliminary Planned Development (PD) Plan/Plat Approval for Bluewater Bay PD [PD-22-05-05 / 2001080013 - 92201]

It is requested that the data herein presented be given formal consideration by the Planning and Zoning Commission (PZC) at its regular meeting of April 9, 2026.

DESCRIPTION & CONDITIONS

B.S.E Consultants, Inc., on behalf of D.R. Horton, Inc., is requesting preliminary planned development (PD) plan/plat approval for a two-phase project that will include 374 single-family homes, with an overall project density of 2.79 units/acre to be known as Bluewater Bay PD. The project site is located at the northeast corner of 85th Street and 90th Avenue. The subject site is zoned RS-3, Residential Single Family (3 units per acre) (see attachment 1). While the project was previously started, only roadway and utility infrastructure were installed (partially).

At its regular meeting of February 15, 2005, the Board of County Commissioners granted conceptual PD plan and special exception use approval for Bluewater Bay PD, which was the first step in this process. Subsequently, at its regular meeting of January 13, 2026, the Board of County Commissioners granted revised conceptual PD plan approval for just the public benefits portion of the project, as one of the public benefits could no longer be achieved due to required improvements being restricted by an adjacent property owner through a legal challenge.

The PZC is now to consider granting preliminary PD plan/plat approval for Bluewater Bay PD, and is to approve, approve with conditions, or deny the request.

➤ PD Plan Process

The process involved in review and approval of the subject PD application is as follows:

<u>Approval Needed</u>	<u>Reviewing Body</u>
1. Conceptual PD Plan/Rezoning	PZC & BCC
2. Preliminary PD Plan/Plat	PZC
3. Land Development Permit (LDP)	Staff
4. Final PD (plat)	BCC

The applicant is now requesting approval of the second step. If the PZC approves the preliminary PD plan/plat for this PD, then the applicant will need to apply for and obtain a land development permit (LDP) from staff for each respective phase or phases.

ANALYSIS

1. **Project Area:** 133.80 Acres
2. **Zoning Classifications:** RS-3, Residential Single Family (3 units per acre)
3. **Land Use Designations:** L-1, Low-Density Residential-1 (up to 3 units/acre)
4. **Density:**

Maximum:	3.00 units/acre
Proposed:	2.79 units/acre
5. **Open Space:**

Required:	40.00% (53.52 acres)
Proposed:	49.89% (66.76 acre)
6. **Recreation Area:**

Required:	10.04 acres
Proposed:	12.16 acres
7. **Phasing:** The project is proposed to be developed in two (2) phases, consisting of 189 lots in Phase 1 and 185 lots in Phase 2 (see Attachment 3). The site's stormwater management facilities and the majority of the internal roadway infrastructure were previously constructed; however, these improvements will require repair and reconditioning as part of the site development process during each phase.
8. **Utilities:** The project will be served by public water and sewer services 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:** : The preliminary PD plan provides a full-movement connection to 86th Avenue as well as a Phase 2 driveway connection to the future 89th Street. A system of internal loop roads provide internal access to the single-family and amenity portions of the project, including several cul-de-sac roads.

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 approved TIS the following traffic improvements are required.

- CR 510 right-of-way dedication for future roadway realignment – **Completed**
- Additional CR 510 right-of-way dedication (width varies).
- Stormwater treatment and attenuation for the CR 510 right-of-way dedication and alignment – **Permitting and Construction Completed**
- 30' right-of-way dedication for future 86th Avenue – **Completed**
- Additional 15' right-of-way dedication for 86th Avenue to project's entrance.
- Bridge design to cross Lateral D – **Partially Completed**

Note: Bridge design plans will be given to the county so the bridge may be constructed in the future if a bridge connection over the Lateral D canal is permitted by the canal owner.

- Intersection Improvements at CR-510 and 86th Avenue, including:
 - Traffic signal
 - Foundations and mast arm design includes accommodation for future FDOT CR-510 realignment and intersection improvements.
 - Eastbound Left and Westbound Right turn lanes at the CR-510 and 86th Avenue intersection.
- Pedestrian connection to Treasure Coast Elementary school
- Cost participation (based on PFS) for the intersection improvements at CR-510 and 66th Avenue including
 - Northbound Left (dual) turn lane
 - Westbound Right turn lane
 - Optimized cycle length

All of the above improvements will be detailed in a developer's agreement, which will include the timing for completion of such improvements. The developer's agreement has been drafted and is being actively reviewed by County staff. The developer's agreement will be subject to review and approval by the Board of County Commissioners.

10. Stormwater Management: The project's stormwater management design proposes seven stormwater lakes located throughout the site and an interconnected system of stormwater pipes that will direct the project's stormwater runoff into these areas. All of the stormwater ponds are existing as they were previously constructed during land development of this project site before construction was abandoned in the mid 2000's (see attachment 3). 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 the County stormwater permitting process.

11. Environmental Issues:

- a. *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.
- b. *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.
- c. *Tree Mitigation:* The majority of this site is clear of any vegetation as this site was previously developed. However, there are small portions of the site that are partially wooded with a mixture of palm, hardwood, and non-hardwood tree species. Mitigation is required for removal of any native hardwood trees over 12" DBH and cabbage palms with 10' or more of clear trunk. All invasive exotics will be removed during development. The applicant must obtain Environmental Planning staff approval of the final tree protection and mitigation plan, prior to the issuance of an LDP for each respective project phase.

12. Required Dedications and Improvements:

- a. *Right-of-Way Dedications for County Road 510 & 86th Avenue:* The subject property has previously dedicated right-of-way along both County Road 510 and 86th Avenue. As part of the current application, the applicant is providing additional right-of-way dedication along both roadways. The additional right-of-way dedication along County Road 510 (width varies) is intended to accommodate future roadway widening improvements planned by the Florida Department of Transportation (FDOT). In addition, the applicant is dedicating an additional 15' of right-of-way along 86th Avenue in order to facilitate roadway and sidewalk improvements associated with the project's proposed entrance.
- b. *Roadway/Traffic Improvements:* All roadway and traffic improvements associated with the proposed development are described in detail within Section 9 of this report. The timing and sequence of any improvements that have not yet been completed will be established through the developer's agreement, which is subject to review and approval by the Board of County Commissioners. The developer's agreement shall be approved prior to issuance of the LDP.
- c. *86th Avenue Sidewalk:* A 5' wide sidewalk is required along the site's 86th Avenue frontage to the site's entrance. The final design of the 86th Avenue sidewalk will be reviewed and approved via the project's LDP and must be constructed prior to the issuance of a C. of C. for Phase 1.
- d. *Internal Sidewalks:* An internal sidewalk system is required and proposed along two sides of the project's internal streets. All sidewalks will be included in the project's LDP and will need to be constructed along the frontage of common areas and individual lots in accordance with the requirements of subdivision ordinance section 913.09(5)(b)2.
- e. *Streetlighting:* Streetlights are required and proposed and will be maintained by the property owners' association. Additional streetlight details will be provided with the preliminary PD plan, and the final design of the streetlights will be reviewed via the project's LDP.
- f. *Green Space and/or Recreation Area:* At least 7.5% of the total site area must be set aside as dedicated common green space and/or recreation area. For this project, the applicant proposes to provide 66.67 acres of recreation area, which is 49.89% of the site. The recreation areas include amenity site/recreation tracts as well as green space.

13. Landscape Plan: A landscape plan has been included with the project's preliminary PD plan application (see attachment 5). The preliminary landscape plan shows the location of the project's required perimeter PD buffers, special buffer subject to a private agreement with the owner of the Richey property, open space landscape areas, lake shoreline trees, and littoral zone plantings. The developer must obtain Planning staff's approval of the final landscape plan, prior to the issuance of an LDP. All required landscape improvements must be installed, inspected, and accepted prior to the issuance of a C. of C. for Phase 1 & 2 respectively.

14. Concurrency: As required under the County's concurrency regulations, the developer has applied for and obtained a conditional concurrency certificate for the project, which is sufficient for preliminary PD plan/plat 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 developer will, in accordance with County concurrency regulations, be required to obtain a final concurrency approval prior to issuance of a building permit for each apartment building.

15. Surrounding Land Use and Zoning:

North: 89th Street Extension (Future), Vacant, / RS-10 & IRC A1 (City of Sebastian)
East: 86th Avenue, Vacant / RS-3 (County)
South: 85th Street, Treasure Coast Elementary, Vacant / IRC A1 (City of Sebastian), A-1 (County)
West: 90th Avenue, Vero Lake Estates / RS-3 (County)

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

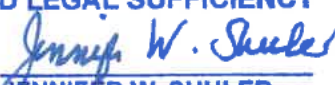
RECOMMENDATION:

Staff recommends that the PZC grant preliminary PD plan/plat approval for Bluewater Bay PD, with the following conditions:

1. Prior to the issuance of a land development permit for Phases 1 & 2, the applicant shall:
 - a. Dedicate 15' of right-of-way along 86th Avenue to the project's entrance and dedicate the right-of-way (width varies) along County Road 510 as depicted on the preliminary plat.
 - b. Obtain Board of County Commission approval of a developer's agreement that will detail the timing and sequence of all traffic and roadway improvements as outlined within section 9 of this report.
 - c. Obtain Planning staff approval on the final landscape plan and streetlighting plan
 - d. Obtain Environmental Planning staff approval of the final tree protection and mitigation plan.
2. Prior to the issuance of a certificate of completion for any project phase, the applicant shall construct required improvements such as traffic, roadway, sidewalks and landscape buffers that are tied to that specific phase or otherwise guarantee completion of the improvements provided for in the LDRs. Improvements in respect to sequencing and timing may be detailed by the developer's agreement or by the LDP.
3. Internal sidewalks shall be constructed along the frontage of common areas and individual lots in accordance with Section 913.09(5)(b)2. of the County LDRs.
4. Prior to or via the final plat, the developer shall:
 - a. Establish a restriction, acceptable to the County Attorney, on all 55-foot-wide lots restricting homes to one (1) story.

Attachments:

1. Location Map
2. Aerial
3. Phasing Plan
4. Preliminary PD Plan/Plat
5. Preliminary Landscape Plan

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY 
JENNIFER W. SHULER
COUNTY ATTORNEY

Location Map





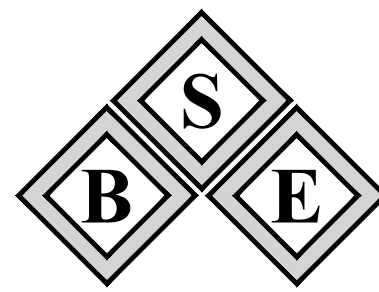
BLUEWATER BAY AERIAL EXHIBIT

0 500
(IN FEET)



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 12/01/25
DESIGN/DRAWN: ALS/DRB
DRAWING# 11341102_200_003
PROJECT# 11364.11.02
SHEET 1 OF 1 Attachment 2

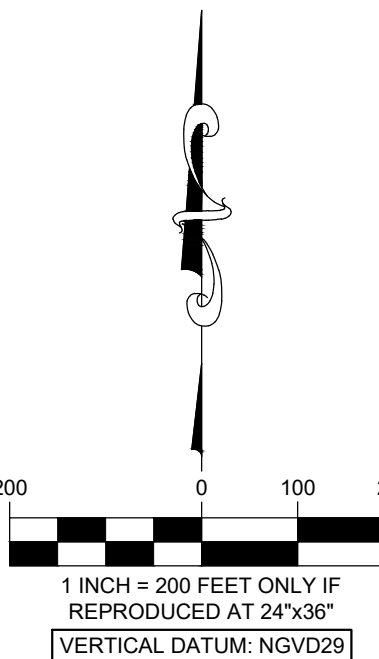


B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING -
LAND SURVEYING

312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 726-3074 FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS
BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING
BUSINESS AUTHORIZATION: LB0004005

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951



VERTICAL DATUM CONVERSION:
TO CONVERT FROM NGVD29 TO NAVD88
SUBTRACT 1.43' FROM NGVD29 ELEV.
(NGVD29-1.43=NAVD88)

Δ		
Δ		
Δ		
Δ		
Δ	PUBLIC BENEFITS	12/2025
Δ	TIS UPDATE	07/02/25
Δ	SRID COMMENTS	12/2024
Δ	COUNTY COMMENTS	11/2023
Δ	COUNTY COMMENTS	08/19/23
DATE:		04/21/23
DESIGN/DRAWN:		SMG/DRB

PROJECT TITLE

BLUEWATER BAY
PD

SHEET TITLE

PHASING PLAN

PROJECT NO.

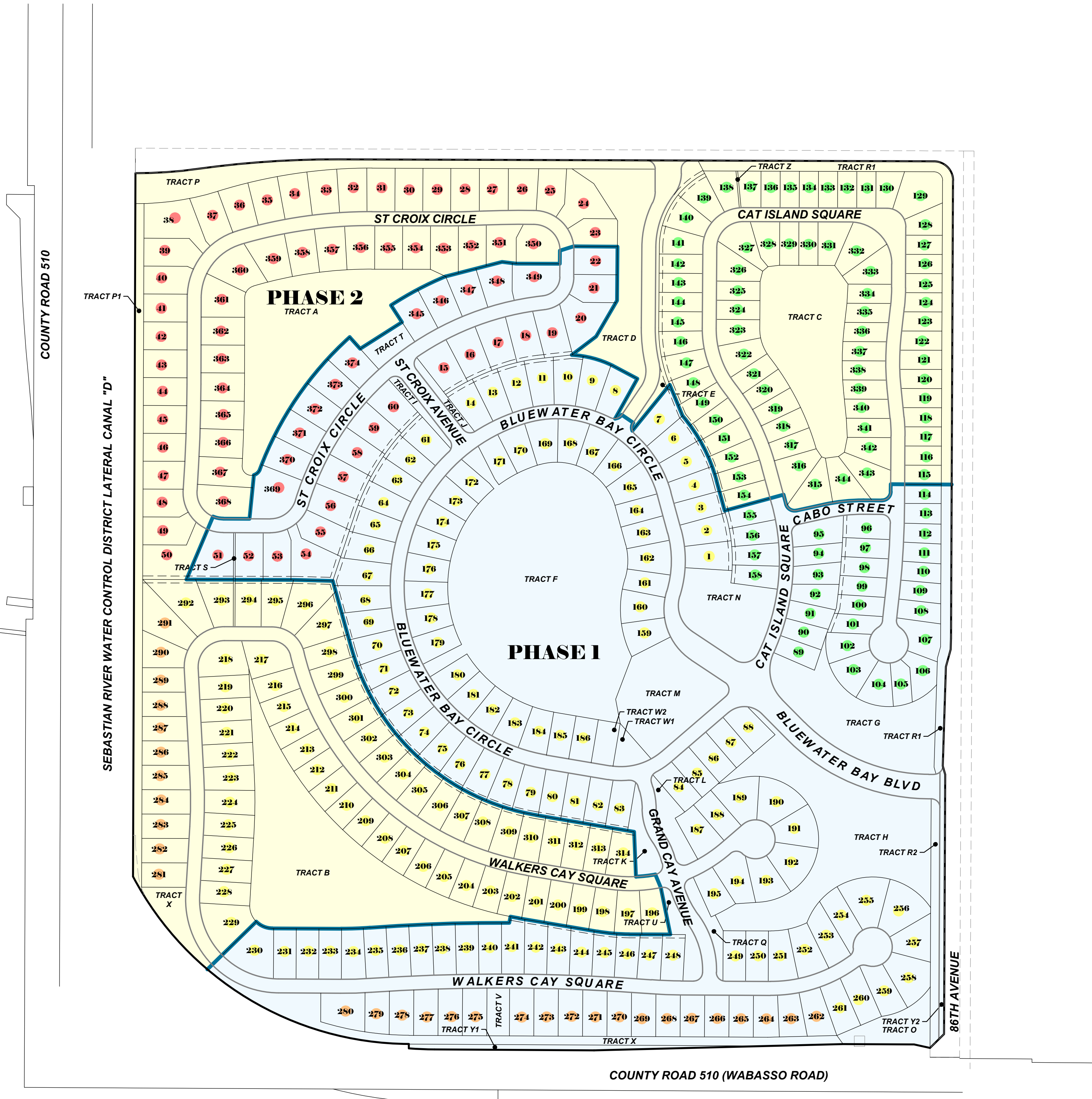
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DRAWING NO.

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SHEET

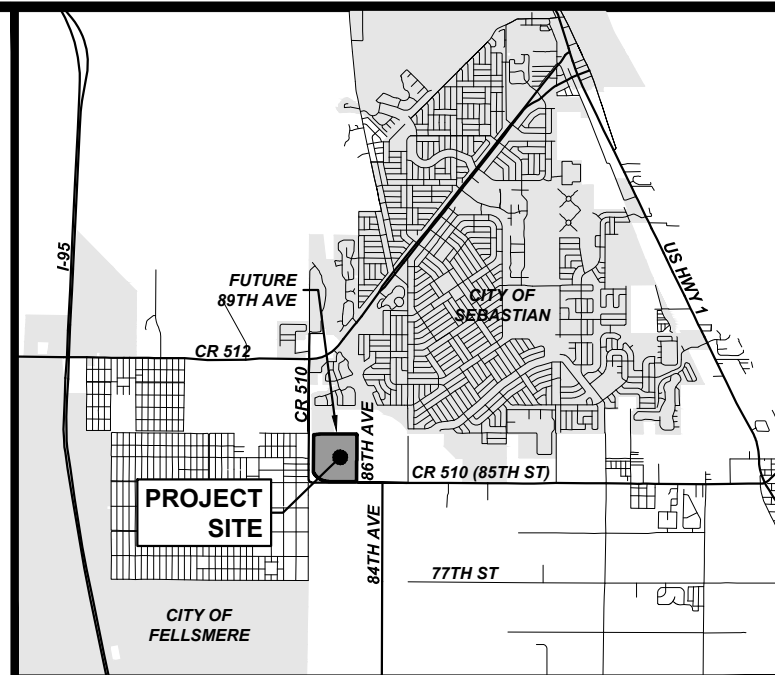
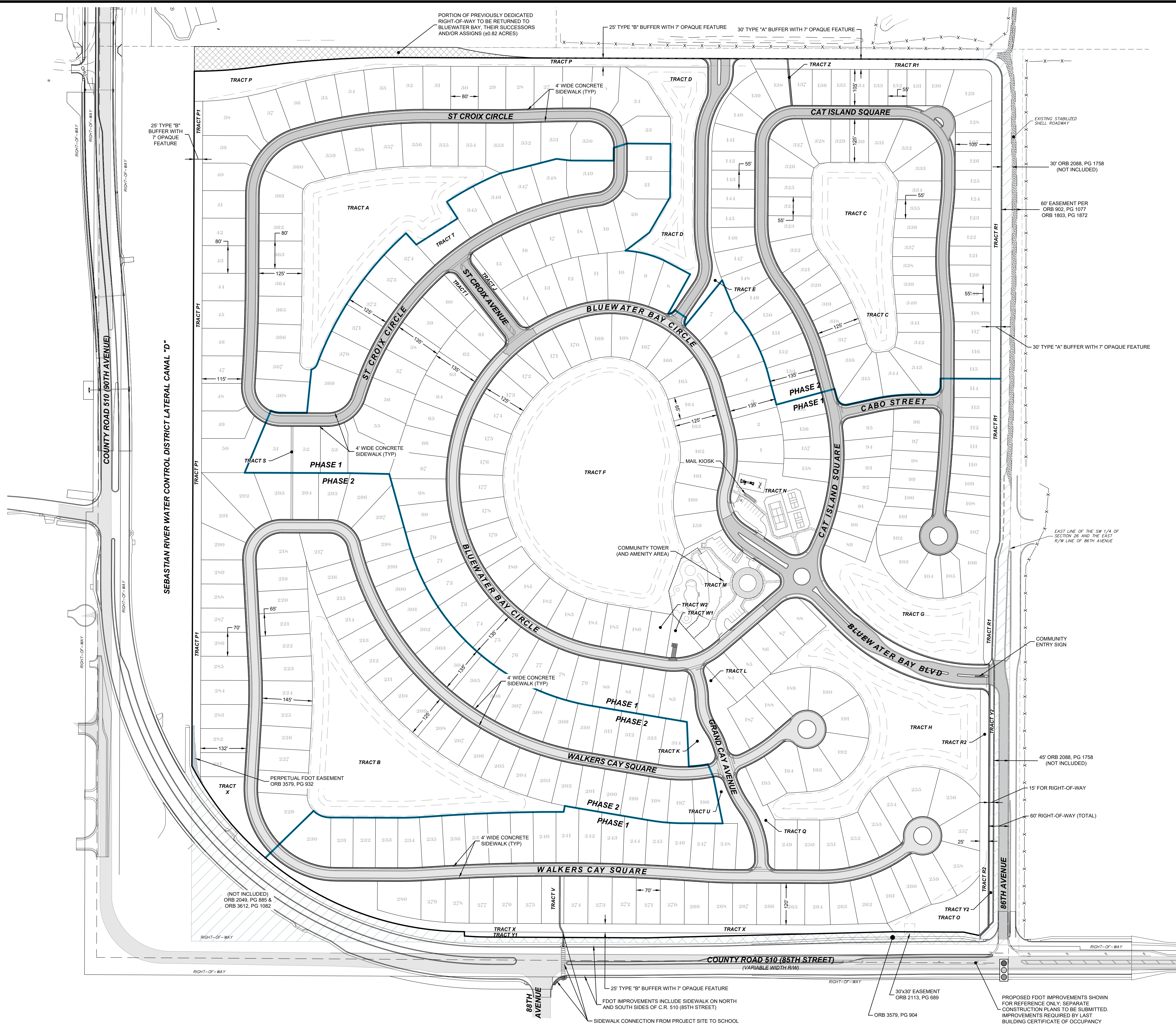
32 of 34



PHASING TABLE					
	55 FT LOT	65 FT LOT	70 FT LOT	80 FT LOT	TOTAL
PHASE 1	30	111	19	29	189
PHASE 2	70	57	11	47	185
TOTAL	100	168	30	76	374

Attachment 3

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B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING -
LAND SURVEYING

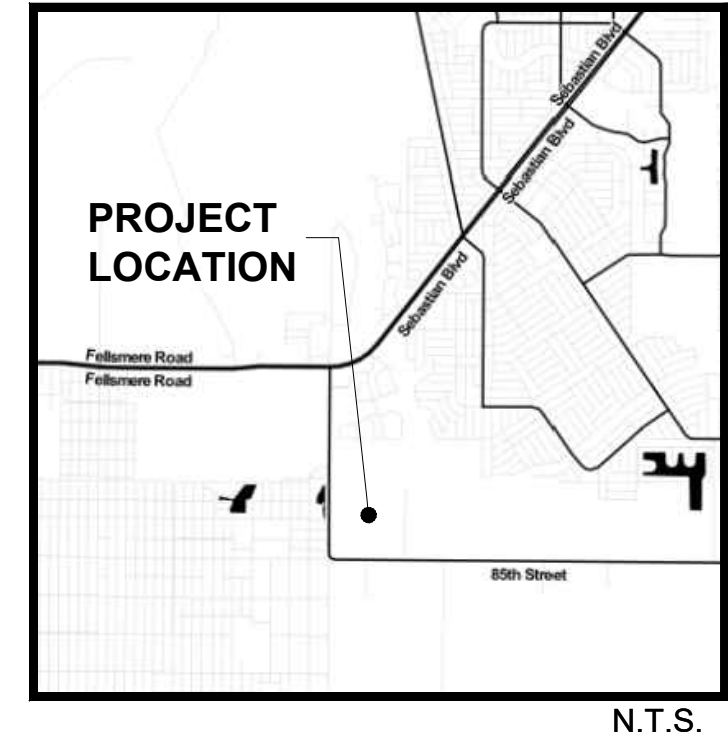
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 726-3674 FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS
BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING
BUSINESS AUTHORIZATION: LB0004005

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

DATE:	03/25/26
DESIGN/DRAWN:	ALS/DRB
PROJECT TITLE	BLUEWATER BAY PD
SHEET TITLE	OVERALL PLAN EXHIBIT
PROJECT NO.	11364.11.01
DRAWING NO.	113641101_200_011
SHEET	1 of 1

Key / Location:



Project Team:

- Property Owner:** Lawrence Land Holdings LLC
1 Park Ave
Wilson, AR 72395
- Land Planner / Landscape Architect:** Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994
- Engineer:** B.S.E. Consultants, Inc.
312 South Harbor City Blvd, Suite 4
Melbourne, Florida 32901
- Surveyor:** B.S.E. Consultants, Inc.
312 South Harbor City Blvd, Suite 4
Melbourne, Florida 32901



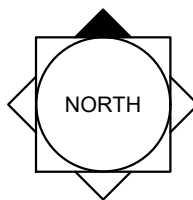
BLUEWATER BAY

Bluewater Bay P.D.

Indian River County, FL

Overall Landscape Plan

Date	By	Description
4.26.2023	AC	Initial Submittal
8.14.2023	AC	1st Resubmittal
3.7.2024	AC	2nd Resubmittal
1.12.2026	AC	3rd Resubmittal
3.25.2026	AC	Revision



SCALE: 1" = 150'

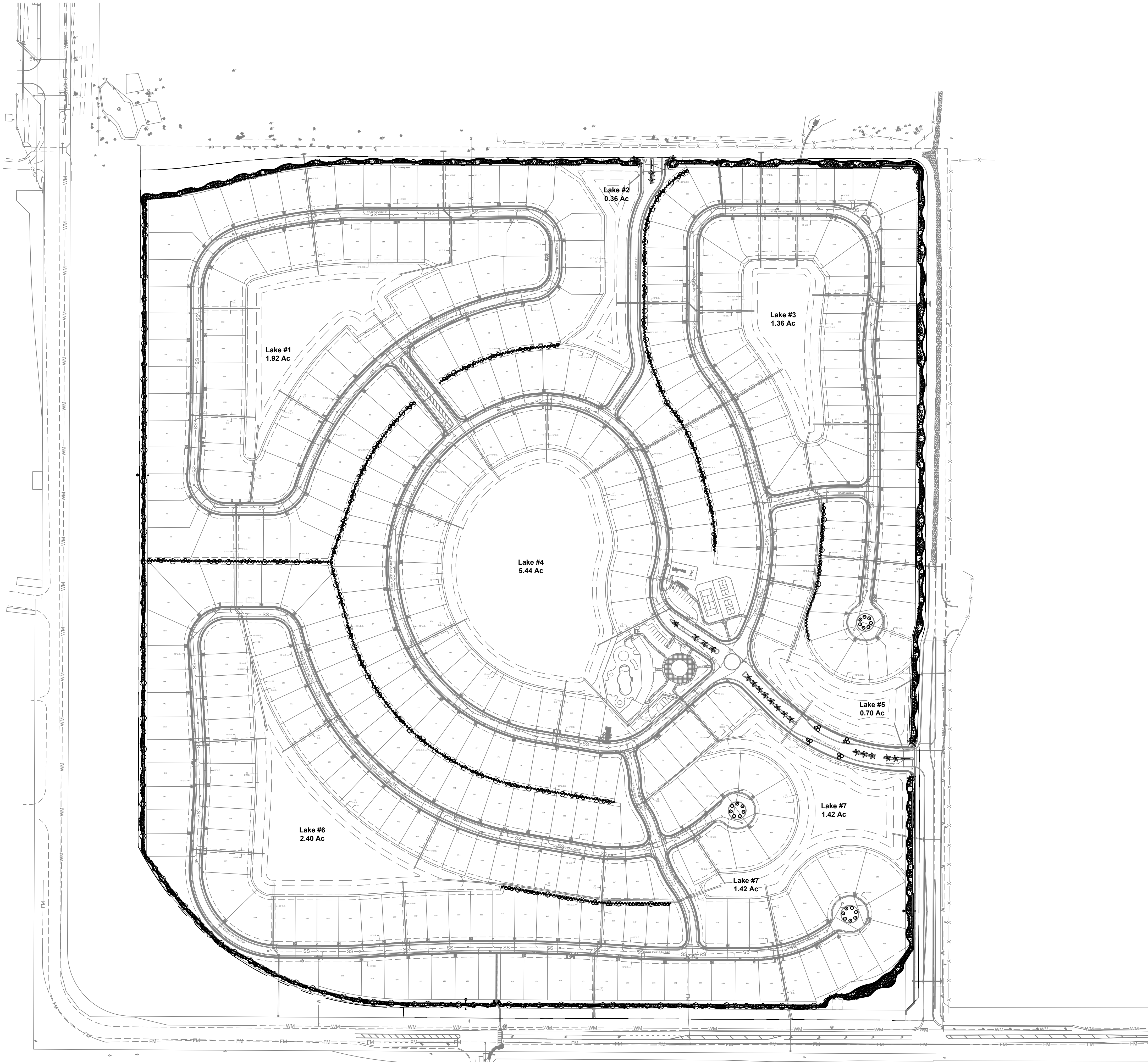
0 75' 150' 300'



REG. # 6667114
Steven D. Garrett

Designer	AC	Sheet
Manager	BN	LA-0A
Project Number	23-090	
Municipal Number	---	
Computer File	Bluewater Bay - LA Plan.dwg	

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Space Reserved for IRC Use

Attachment 5

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

TO: The Members of the Planning and Zoning Commission

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

BCC

FROM: Kelly McKinley; Senior Planner, Current Development



DATE: March 30, 2026

SUBJECT: Oceans Unite Christian Centre, Inc's Request for Major Site Plan and Administrative Permit Use Approval for a place of worship [SP-MA-25-07-32 / 2024080002-97965]

It is requested that the data herein presented be given formal consideration by the Planning and Zoning Commission at its regular meeting of April 9, 2026.

DESCRIPTION & CONDITIONS

LJA Engineering, Inc., on behalf of Oceans Unite Christian Centre, Inc., is requesting major site plan and administrative permit use approval to construct a new church and associated day care facility to be known as Oceans Unite Christian Centre. The 28.37-acre project site is currently vacant and located at the northwest intersection of 66th Avenue and 53rd Street (see attachment 1).

The proposed project consists of one (1) primary church structure totaling 70,000 square feet and seven (7) modular accessory buildings, and related site improvements. Three (3) of the modular buildings, totaling 960 square feet each, will be used for administrative offices. An additional three (3) modular buildings, also totaling 960 square feet each, will be used for a daycare that will operate only during church hours. The remaining structure, totaling 1,800 square feet, will serve as a standalone restroom facility. The site is zoned A-1, Agricultural 1 (up to 1 unit per 5 acres), a zoning district which requires administrative permit use approval for a church (place of worship). The site is currently vacant.

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 PZC now needs to consider the major site plan and administrative permit use request and approve, approve with conditions, or deny the request.

ANALYSIS

1. Project Area: 28.37 acres

2. Zoning Classification: A-1, Agricultural-1 (up to 1 unit per 5 acres)

3. **Land Use Designation:** AG-1, Agriculture-1 (up to 1 unit per 5 acres)
4. **Open Space:** Required: 60.00% (minimum)
Proposed: 69.38%
5. **Building Coverage:** Required: 20.0% (maximum)
Proposed: 6.26%
6. **Impervious Area:** 8.69 acres (378,475 SF)
7. **Off-Street Parking:** Required: 657 spaces
Provided: 660 spaces (641 standard, 15 ADA, 4 credits)

Note: The project is eligible for a reduction in the required number of parking spaces as there are trees within the parking area that will be saved. This counts as a tree preservation credit and the project will be credited 4 parking spaces because of this.

Note: As an infrequent use, stabilized grass parking is allowed for places of worship and that allowance applies to the proposed project.

8. **Phasing:** The project is proposed to be constructed in a single phase.
9. **Utilities:** The project will be served by the 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.
10. **Traffic Circulation:** Primary access to the proposed development will be provided through a full-movement driveway connection to 53rd Street. This access point will include a required right-turn lane (see attachment 3). Parking for the development consists of 15 ADA-compliant spaces and 196 paved 90-degree parking spaces located directly south of the church. Additional parking is provided through two stabilized grass parking areas: the southern parking area contains 220 standard spaces, and the western parking area contains 222 standard spaces. There are also 3 parking spaces provided next to the western most modular building.

To satisfy Life Safety requirements, a 22-foot-wide stabilized coquina driveway will originate at the southwest corner of the proposed church and extend northeast between the church and the proposed accessory buildings, terminating at the paver plaza. At this point, the access transitions into a 20-foot-wide Fire Access Route, which connects to the internal paved drive aisles and provides compliant emergency access throughout the site.

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 approved TIS, the applicant is required to provide a right-turn lane into the property along 53rd Street.

11. Stormwater Management: The project includes three stormwater ponds, located in the northwest, central, and southwest portions of the site. The stormwater management design proposes a master stormwater management system and has an interconnected system of stormwater pipes and drainage structures that will direct the project's stormwater runoff into the system. 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 the County stormwater permitting process.

12. Environmental Issues:

- a. *Wetlands:* County Environmental Planning staff has determined that no jurisdictional wetlands exist on the subject site. 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:* Presently, the project site is partially wooded with a mixture of hardwood tree species (e.g. live oak), non-hardwood tree species (e.g. pine trees), and cabbage palms along the western property line. Hardwood trees and cabbage palm trees (greater than 10' of clear trunk) proposed to be removed must be mitigated per the County's tree mitigation requirements which allow re-planting and/or payment into the County's tree mitigation fund. County Environmental Planning staff has reviewed and approved the project's tree protection and tree mitigation plan.

13. Required Improvements:

- a. *Internal & External Sidewalks/Pedestrian System:* An internal pedestrian system is required and proposed throughout the overall project. A sidewalk along the project's 53rd Street frontage is required and proposed. The internal and external pedestrian system shall be completed prior to the issuance of the C.O. for this project.
- b. *Traffic Improvement:* The traffic study determined that a right-turn lane from 53rd Street is required for the project's entrance. This traffic improvement shall be completed prior to the issuance of the C.O. for this project.

14. Landscape Plan: The project's landscape plan meets all applicable landscaping regulations of Chapter 926 of the County LDRs (see attachment 4). A 20' wide Throughfare Plan Road landscape buffer will be installed along the southern and eastern property lines as part of the Oceans Unite Christian Church requirements. Additionally, a 15' wide perimeter landscape buffer will be installed along the western and northern property lines. The landscape plan also includes interior parking area landscaping, nonvehicular area landscaping, and littoral plantings. 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.

15. Concurrency: As required under the County's concurrency regulations, the developer has applied for and obtained a conditional concurrency certificate for the project, which is sufficient for site plan 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. In accordance with County concurrency regulations, the developer will be required to obtain a final concurrency certificate prior to issuance of a building permit for the building.

16. Surrounding Land Use and Zoning:

North: Relief canal/Single-Family Development / A-1
East: 66th Avenue, IRC Moorhen Marsh Leaps / A-1
South: 53rd Street, Single-Family Development / A-1
West: Vacant Agriculture, Single-Family Development / A-1

17. Specific Land Use Criteria (Administrative Permit Use): Pursuant to LDR section 971.28(5), the specific criteria for the proposed church (places of worship) are addressed as follows:

- a. *No building or structure shall be located closer than thirty (30) feet to any property line abutting a residential use or residentially designated property;*

NOTE: No building or structure will be located closer than 30 feet to any property line abutting a residential use or residentially designated property. The closest proposed building is set back over 66 feet from the nearest abutting residential property line.

- b. *The project site shall:*

1. *Have frontage on a Thoroughfare Plan road (including separation from a canal or similar right-of-way); or*
2. *Have a land use designation of M-1 or M-2; or*
3. *Be located within a Planned Development (PD); or*
4. *Be determined by the Public Works Director to be a small traffic generator as provided in subsection 952.07(5)(a) (less than 400 average daily trips).*

NOTE: The project site has frontage on 66th Avenue and 53rd Street, a Thoroughfare Plan road.

- c. *Any accessory residential use, day care facility or school upon the premises shall provide such additional lot area as required for such use by this section and shall further be subject to all conditions set forth by the reviewing procedures and standards for that particular use. Accessory residential uses may include covenants, monasteries, rectories or parsonages as required by these regulations;*

NOTE: No residential use or school is proposed with this project. A daycare facility operating concurrently with church activities is included in the proposal.

- d. *A Type "B" buffer shall be provided along all property boundaries where the facility is located adjacent to a single-family residentially zoned property. A Type "C" buffer shall be provided along all property boundaries when the facility is located adjacent to a multiple-family residentially zoned property or agriculturally zoned property having a residential land use designation.*

NOTE: This project is not located adjacent to single/multiple-family residentially zoned property or agriculturally zoned property with a residential land use designation. Therefore, no type 'B' or 'C' perimeter buffers are required.

1. *The board of county commissioners may waive or reduce the buffer requirements where the place of worship is located next to an existing cemetery, place of worship, child care facility, community center, or school. Consideration shall be given to security, noise, and visual impacts. Where a waiver or a buffer reduction is granted, normal perimeter landscaping requirements shall apply, and alternative requirements (such as fencing) may be required.*

NOTE: The project site is not located next to an existing cemetery, place of worship, childcare facility, community center, or school. Therefore, this buffer reduction allowance does not apply.

- e. *Where a place of worship is located adjacent to an active agricultural operation, an "active agriculture" buffer as set forth in subsection 911.04(3)(c)6 shall be provided between the adjacent active agricultural operation and the place of worship building and parking facility.*

NOTE: The project site is not located adjacent to an active agricultural operation. Therefore, this buffer requirement does not apply.

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

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission grant major site plan approval and administrative permit use approval for the subject project, with the following conditions:

1. Prior to issuance of a Certificate of Occupancy (C.O.), the applicant shall:
 - a. Install all required buffers and landscape improvements.
 - b. Install all required sidewalks/pedestrian system improvements.
 - c. Install all off site traffic improvements.
2. Site lighting adjustments may be required after installation and shall be continually maintained in a manner that is consistent with the County's site lighting requirements.
3. The daycare use is considered an accessory use to the church and shall be limited to operation during established church hours. Utilization of the daycare outside of established church hours will require additional review and approval by Indian River County.
4. A school use is not permitted on the subject property unless additional review and approval is obtained from Indian River County.

ATTACHMENTS:

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

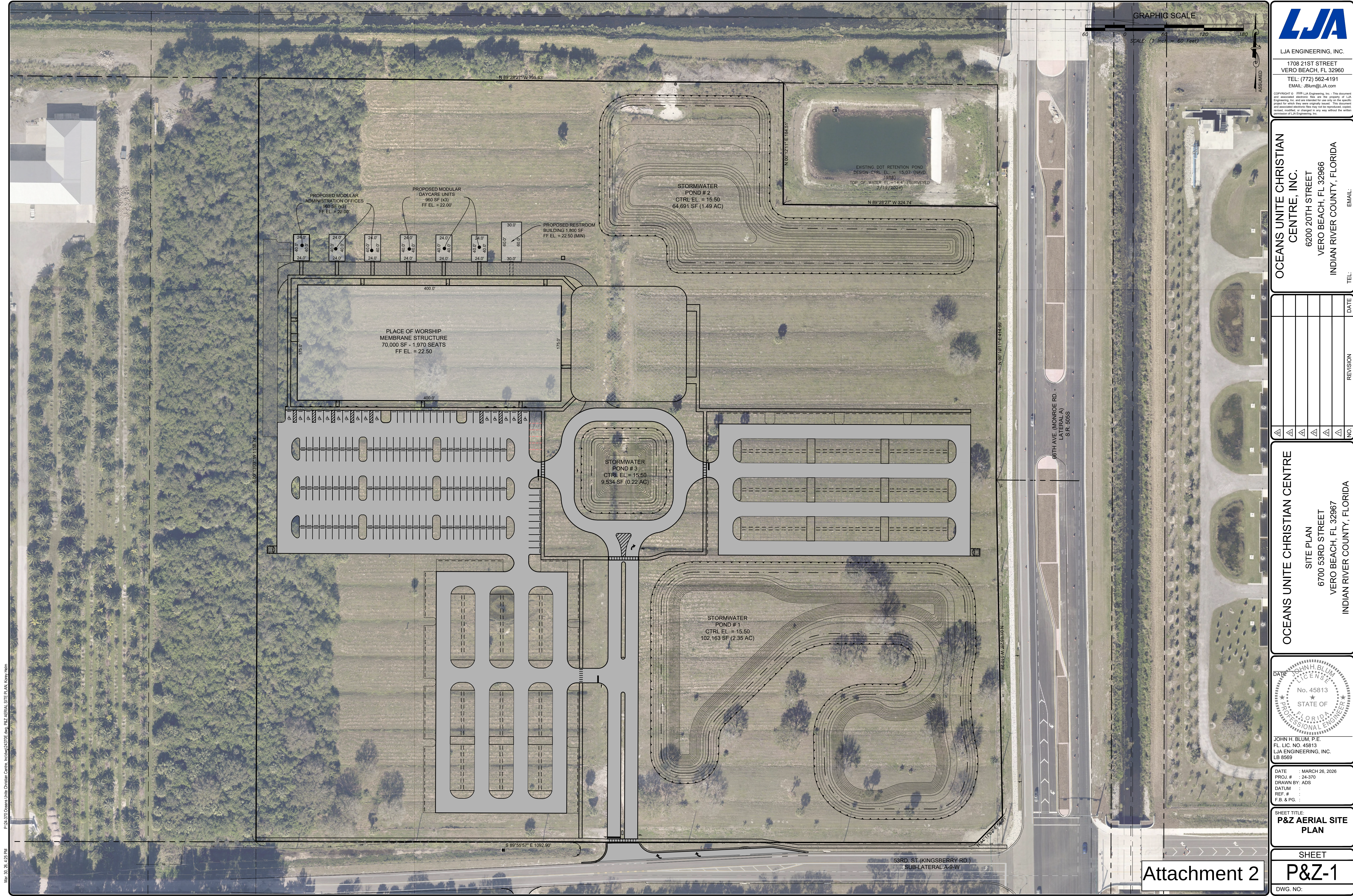
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY 
CHRISTOPHER A. HICKS
ASSISTANT COUNTY ATTORNEY



Location Map

Attachment 1





P:\03-370 Oceans Unite Christian Centre, Inc\03-370 P&Z AERIAL SITE PLAN.kory blum
Mar 30, 2024 4:25 PM

LJA ENGINEERING, INC.
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: JBlum@LJA.com

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OCEANS UNITE CHRISTIAN CENTRE, INC.
6200 20TH STREET
VERO BEACH, FL 32966
INDIAN RIVER COUNTY, FLORIDA

TEL: _____ EMAIL: _____

NO.	REVISION	DATE

OCEANS UNITE CHRISTIAN CENTRE
SITE PLAN
6700 53RD STREET
VERO BEACH, FL 32967
INDIAN RIVER COUNTY, FLORIDA

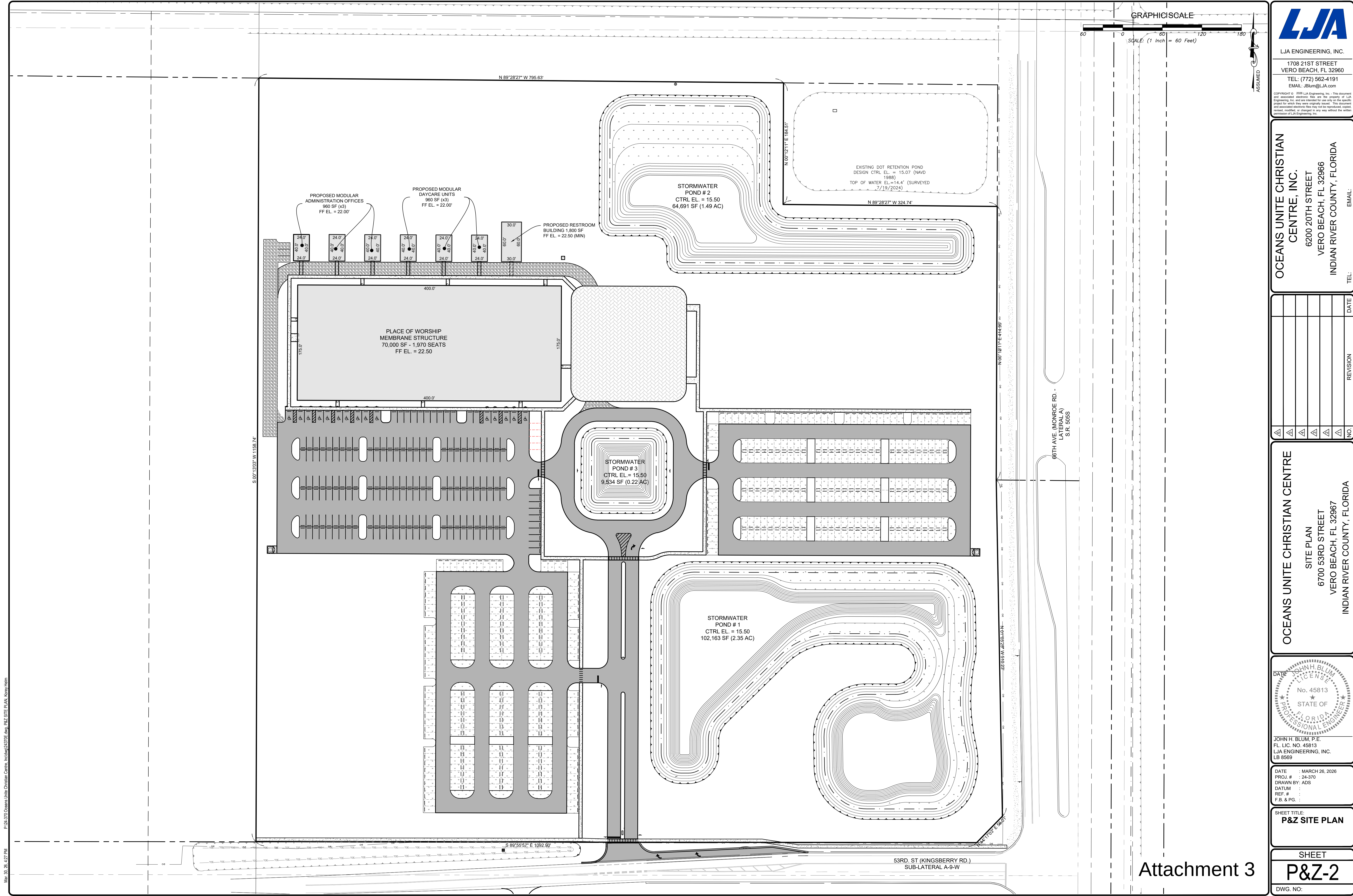
DATE: _____
JOHN H. BLUM, P.E.
FL LIC. NO. 45813
LJA ENGINEERING, INC.
LB 8569

STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: MARCH 26, 2026
PROJ. #: 24-370
DRAWN BY: ADS
DATUM: _____
REF. #: _____
F.B. & PG.: _____

SHEET TITLE:
P&Z AERIAL SITE PLAN

SHEET
P&Z-1
DWG. NO: _____



LJA ENGINEERING, INC.
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: JBlum@LJA.com

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6200 20TH STREET
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NO.	REVISION	DATE

OCEANS UNITE CHRISTIAN CENTRE

SITE PLAN
6700 53RD STREET
VERO BEACH, FL 32967
INDIAN RIVER COUNTY, FLORIDA

DATE: _____
PROJ. # 24-370
DRAWN BY: ADS
DATUM
REF. #
F.B. & PG.:

SHEET TITLE:
P&Z SITE PLAN

SHEET
P&Z-2
DWG. NO:



STATE OF FLORIDA
LICENSED LANDSCAPE ARCHITECT
LA6667100

SIGNATURE
DATE

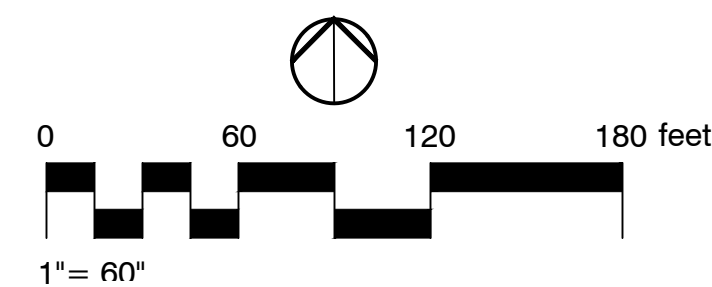
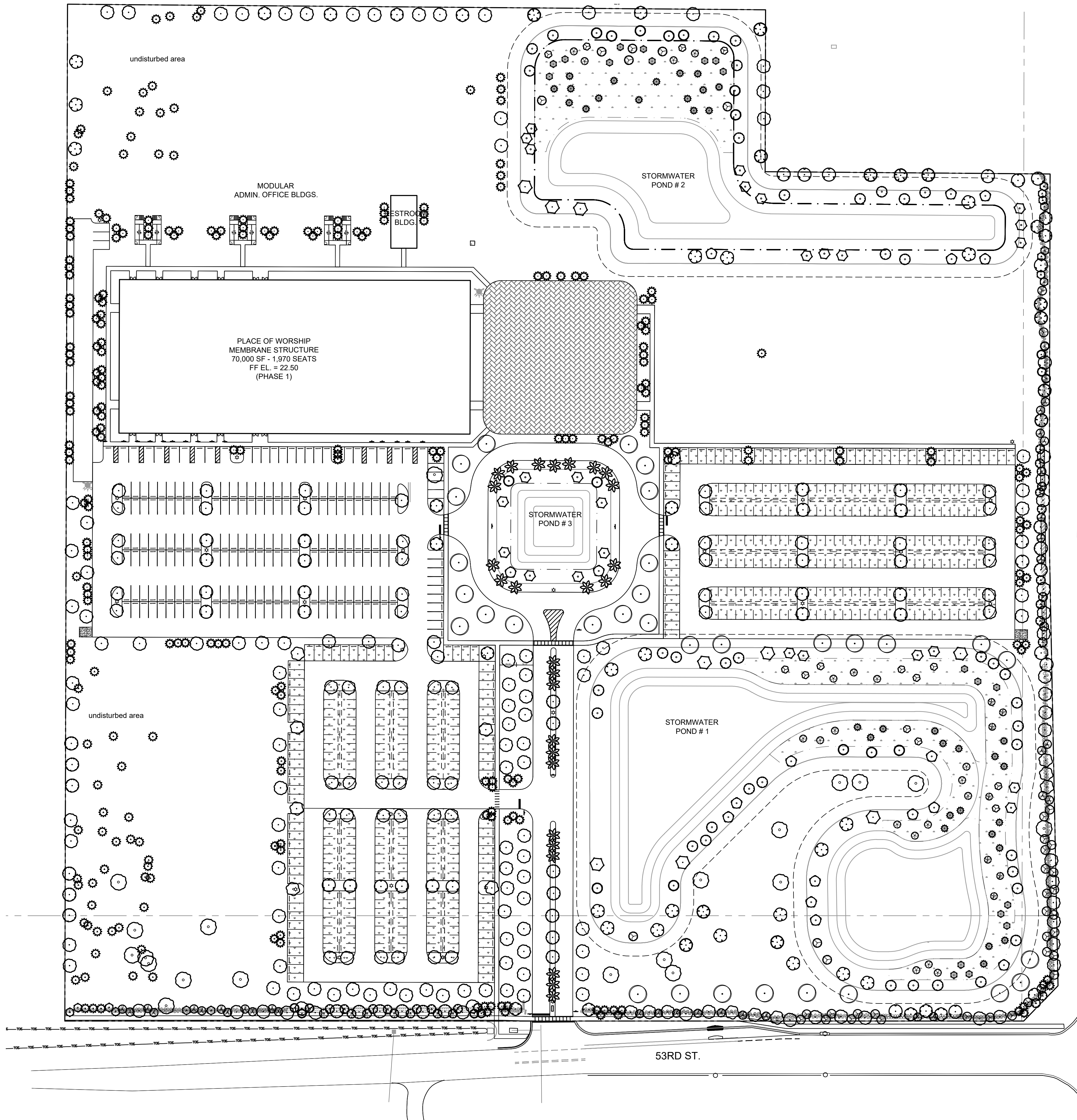
OCEANS UNITE CHRISTIAN CENTRE
6700 53rd Street, Vero Beach, Indian River County, FL
LANDSCAPE PLAN

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The following drawings are instruments of
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Job No. 25011
Drawn By RP
Checked By RP
Approved By
Submittal Dates 3-11-26

Revision Dates

L I



Attachment 4

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

TO: Members of the Planning and Zoning Commission

THROUGH: John Stoll; Planning & Development Services Director 

THROUGH: Patrick Murphy; Chief, Long Range Planning 

FROM: Laurence Andrews; Long Range Planning 

DATE: April 3, 2026

RE: Indian River County Habitat for Humanity, Inc's Request to Rezone Approximately ± 7.79 Acres from RS-6, Single-Family Residential District, and RMH-8, Residential Mobile Home District, to RM-6, Multiple-Family Residential District (2004110096-98946) **[Quasi-Judicial]**

It is requested that the following information be given formal consideration by the Indian River County Planning and Zoning Commission at its regular meeting on April 9, 2026.

DESCRIPTION AND CONDITIONS

The subject properties, comprising approximately ± 7.79 acres, are located on the North side of 45th Street, approximately 0.45 miles east of 58th Avenue. The properties are zoned RS-6, Single-Family Residential District, and RMH-8, Residential Mobile Home District, (see Attachment 1). They are within the Urban Service Area (USA), and have a Future Land Use designation of M-2, Medium-Density Residential-2 (up to 10 units/acre) (see Attachment 2).

The applicant's justification letter states, "A Rezoning of approximately 7.79 acres, from Residential Single-family (RS-6) and Residential Mobile Home (RMH-8) to Multiple-family Residential (RM-6) to allow a combination of single family, and shared wall villas (in duplex or trip plex groupings). The objective is to eliminate the two-zoning classifications and create an RM-6 zoned district to establish a residential community mixing single family and shared wall villas that are affordable to further Habitat for Humanity's goal and vision. This property is uniquely situated to utilize RM-6 as a zoning transition area between the mobile home communities to the west and the single-family homes to the east. Also, on 45th street the properties to the south are a mix of industrial zoning and Commercial/Industrial land uses. The 45th Street corridor is an important part of the Gifford community which offers community services like the Gifford Health Center and Gifford Youth Center. 45th Street is serviced by Route 14 of the Go Line, a free bus service. Route 14 connects to Route 9, as well as Route 8 and Route 3 to provide transportation to many parts of the County."

The requested RM-6 zoning is compatible with the M-2 Future Land Use designation while maintaining compatible residential densities with surrounding RS-6 and RMH-8 districts. The proposed rezoning does not increase the allowable density but instead facilitates a broader range of attainable housing types to support affordable housing objectives. As such, the request reflects a zoning consolidation that preserves the area's established residential character while enabling a context-sensitive mix of units aligned with community needs.

The Comprehensive Plan specifies under **Single-Family** (Page 15) that *“Overall, commercial and industrial uses in the Gifford area are located along the US 1/Old Dixie Highway corridor and on the two major east/west roads, 41st Street and 45th Street. As referenced in the Housing Element, this area has a large number of incompatible land uses with inadequate buffering between them. The Housing Element also identifies Gifford as an area that contains a large number of persons below the poverty level and living in substandard housing.”*

The Comprehensive Plan also specifies under **The Residential Designations**, Medium Density (Page 180) that *“Medium density areas are located along major transportation routes near shopping, employment, and service centers. Located along US 1, along Indian River Blvd., along SR 60, and in Gifford, these land use designations are intended for multiple-family apartments, condominiums, townhouses, and mobile home developments.”*

Existing Land Use Pattern

The surrounding area reflects a residential development pattern along the North side of 45th Street that is characterized primarily by single-family residential subdivisions and Mobile Homes.

Adjacent to the west of the site along 45th Street are multiple parcels zoned RMH-8, developed with mobile homes in the 1980s. To the northwest lies the Shannon Walks Subdivision, zoned RS-6 and platted in 2000. Directly north is the Lindsey Lanes Subdivision, also zoned RS-6 and platted in 2001. Further northeast is the Gifford Community and Aquatic Center. Adjacent to the east is Cavalier Estates, a historic RS-6-zoned subdivision platted in 1957. Further east along 45th Street and south across from the site is the Gifford Node, identified in Table 2.5 of the 2006 Commercial/Industrial Nodes. This area also includes the West Gifford Industrial and Commerce Overlay (Section 911.23 of the Indian River County Land Development Regulations) and is primarily zoned General Industrial (IG).

Collectively, the surrounding development pattern along 45th Street reflects a diverse but increasingly residential character, transitioning from older mobile home developments and historic subdivisions to more modern single-family neighborhoods. The subject properties' M-2, Medium-Density Residential-2 Future Land Use designation aligns with this evolving character. The requested rezoning from RS-6 and RMH-8, to RM-6, would consolidate zoning on the site and establish a compatible residential transition between adjacent mobile home communities and single-family neighborhoods. Located along 45th Street, a key east-west corridor serving the Gifford area, the site is also situated near an established industrial node to the south. The proposed zoning supports a balanced land use pattern and reinforces the corridor's function as both a residential and service-oriented spine, consistent with the intent of the Comprehensive Plan.

Zoning District Differences

In terms of permitted uses, there are both similarities and differences between the existing RMH-8 & RS-6 district and the proposed RM-6 district (See Attachment 3 for a zoning district comparison table). The distinctions between these three zoning districts are best illustrated through their respective purpose statements, as outlined in the County's Land Development Regulations (LDRs). These purpose statements provide a clear framework for understanding the intent and scope of each district's allowable uses and development potential. The purpose statements are as follows:

RHM-8: Residential Mobile Home District (up to 8 units/acre): This district is intended to provide areas suitable for medium-density mobile home residential development, up to 8 units per acre. The RMH-8, Residential Mobile Home District is established to implement the Comprehensive Plan's residential land use policies, support a diverse housing supply through mobile home opportunities, and ensure adequate public facilities to meet the needs of residents.

RS-6: Single-Family Residential District (up to 6 units/acre): This district is intended to provide areas suitable for moderate-density single-family residential development, up to 6 units per acre. The RS-6, Single-Family Residential District is intended to implement the Comprehensive Plan policies for residential areas, support single-family housing opportunities, and ensure the provision of adequate public facilities to serve residents.

RM-6: Multiple-Family Residential District (up to 6 units/acre): This district is intended to provide areas suitable for medium-density multiple-family residential development, as well as single-family dwellings, up to 6 units per acre. The RM-6, Multiple-Family Residential District is intended to ensure adequate public facilities to meet the needs of residents, as well as provide a varied and diverse housing supply.

Analysis

The following analysis is per Chapter 902: Administrative Mechanisms, Section 902.12(3), which states that all proposed amendments shall be submitted to the Planning and Zoning Commission, which shall consider such proposals in accordance with items (a) through (k) of Section 902.12(3).

Item A - Whether the proposed amendment conflicts with any applicable portion of the land development regulations (LDRs).

Staff cannot identify any conflicts between the requested RM-6 zoning and the County's LDRs. Both the current RMH-8 & RS-6 zoning and the proposed RM-6 zoning are established districts under the LDRs. The requested RM-6 zoning district is consistent with the existing M-2, Medium-Density Residential-2 future land use designation.

Item B - Whether the proposed amendment is consistent with all elements of the Indian River County Comprehensive Plan.

The goals, objectives, and policies outlined in the comprehensive plan are critical to guiding the County's development. Policies serve as actionable commitments that direct how the County will shape and manage growth. These policies form the foundation for all land development decisions, ensuring that the County's planning efforts align with its long-term vision.

The request to rezone to RM-6 is consistent with the goals, objectives, and policies of the Comprehensive Plan, particularly the provisions of Chapter 2 Future Land Use Element regarding development and land use compatibility. Several key Comprehensive Plan policies and objectives apply to this proposal:

Urban Service Area & Efficient Growth: The Comprehensive Plan directs development into the Urban Service Area, where infrastructure and services are available. (Objective 1: Compact, Energy Efficient, Low-Density Development). The subject properties are located within the Urban Service Area and front upon 45th Street, an arterial roadway with county water and sewer service available. By focusing development on this infill site consistent with its M-2 designation, the rezoning advances the Plan's intent to concentrate growth where it can be most efficiently served (Objective 1), thereby discouraging sprawl and ensuring effective use of infrastructure investments. The request is also consistent with Policy 4.1, which states that land use districts should be located in a manner that "concentrates urban uses, thereby discouraging urban sprawl."

The Comprehensive Plan further provides that all residential development greater than 0.2 units/acre and all non-agricultural uses shall be located within the Urban Service Area (Objective 2). Policy 2.2 specifies that the County shall encourage and direct growth into the Urban Service Area through zoning and the application of LDRs. Since the proposed rezoning would allow multiple-family residential development on the subject property, and the property lies within the Urban Service Area, the request directly implements Policy 2.2 by aligning the zoning with the site's designated land use and reinforcing the County's growth strategy.

The Comprehensive Plan encourages a diverse mix of housing types and a balanced distribution of residential densities. Future Land Use Element Objective 5 sets a goal that by 2030, at least 25% of the County's housing units be in multi-family, mixed-use, or traditional neighborhood project. Allowing the subject site to develop with multi-family housing directly supports this objective by increasing opportunities for multiple-family units in an area designated for urban residential use.

Future Land Use Designation: Policy 1.13 of the Comprehensive Plan designates Medium-Density Residential areas for urban scale development and intensities within the Urban Service Area. The Future Land Use designation of M-2, Medium-Density Residential-2 permits residential uses up to 10 dwelling units per acre (Policy 1.14). The requested RM-6 zoning appropriately implements this designation by allowing multi-family residential development within the permitted density range. As the Comprehensive Plan specifies that Future Land Use Map densities represent maximums, the proposed zoning remains fully consistent with Policies 1.13 and 1.14 by supporting appropriately scaled and efficient infill development within the Urban Service Boundary.

Zoning Compatibility: The proposed rezoning from RMH-8 & RM-6 to RM-6 is compatible with surrounding land uses and consistent with the locational criteria for zoning outlined in Future Land Use Policy 1.43 of the Comprehensive Plan. The subject properties are adjacent to the Gifford Industrial Node and Front 45th Street, the main arterial road in Gifford. By meeting guidelines of Policy 1.43, the proposed rezoning is consistent with Comprehensive Plan policies aimed at promoting compatible land use arrangements and housing diversity.

Item C - Whether the proposed amendment is consistent with existing and proposed land uses.

The proposed rezoning is consistent with the existing and planned land uses in the vicinity, as reflected in both the current development pattern and the County's Future Land Use Map. The subject properties' Future Land Use designation of M-2, Medium-Density Residential-2 allows for residential development up to 10 units per acre. Since RM-6 is an allowed zoning category under M-2 (just as RMH-8 & RS-6 is), the rezoning remains consistent with the future land use planned for the site. Importantly, the change to RM-6 does not alter the fundamental use of the property as residential, nor the density, but rather allows a different residential product type.

Item D - Whether the proposed amendment follows the adopted county thoroughfare plan.

The County's Thoroughfare Plan identifies 45th Street as an east-west arterial roadway serving this portion of the Urban Service Area. The subject properties have direct frontage on 45th Street, providing suitable access for urban residential development. Concentrating residential use at this location is consistent with thoroughfare planning principles, as arterial roadways are designed to accommodate traffic volumes associated with suburban infill development. At the time of development review, the project will be required to meet all applicable access management standards under the County's Thoroughfare Plan and Land Development Regulations. The rezoning itself does not propose any changes to roadway alignments or classifications and remains fully consistent with the adopted Thoroughfare Plan.

Item E - Whether the proposed amendment would generate traffic which would decrease the service levels on roadways below the level adopted in the comprehensive plan.

Under the current RS-6 and RMH-8 zoning, the site could allow up to 38 single-family units, generating approximately 357 daily trips (ITE Land Use Code 210 – 9.44 ADT). Under the proposed RM-6 zoning, a maximum of 46 units could be developed, generating up to 434 daily trips. This represents a theoretical increase of 77 daily trips at full buildout.

The extent of any impact to 45th Street will depend on the specific development proposed at the subdivision or site plan stage. At that time, concurrency and access management evaluation will ensure compliance with all applicable roadway capacity and design standards. Importantly, the trip generation scenario reflects a “maximum-intensity” concurrency analysis for rezoning purposes only; a rezoning does not commit the parcel to the assumed use, nor does it guarantee that this level of traffic will occur.

Item F - Whether there have been changed conditions which would warrant an amendment.

Since the adoption of RS-6 and RMH-8 zoning on the subject parcels, the area along 45th Street has experienced continued residential infill and neighborhood development establishing a consistent pattern of medium-density uses. The Gifford area has seen a growing need for affordable housing options within the Urban Service Area. The applicant, Indian River County Habitat for Humanity, has owned the larger portion of the property since 2009, with the smaller parcel acquired in 2021 to form a more developable and cohesive site. The proposed rezoning to RM-6 would eliminate the split-zoning and provide a uniform designation that better reflects the site's potential for development of affordable housing. Given the site's strategic location near public services, transit, and the County's ongoing focus on housing supply, these evolving conditions support the requested amendment.

Item G - Whether the proposed amendment would decrease the level of service established in the comprehensive plan for sanitary sewer, potable water, solid waste, drainage, and recreation.

Based upon the analysis conducted by staff, it has been determined that all concurrency-mandated facilities, including stormwater management, solid waste, water, wastewater, and recreation, have adequate capacity to accommodate the most intense use of the subject properties under the proposed rezoning. Per Indian River County LDRs, the applicant will be required to pay utility connection and other customary fees and comply with other routine administrative procedures. As with all developments, a more detailed concurrency review will be conducted during the development review process.

As per Section 910.07 of the County's LDRs, the conditional concurrency review examines the available capacity of each facility with respect to a proposed project. Since rezoning requests are not development projects, County regulations call for the concurrency review to be based on the most intense use of the subject properties allowed within the requested zoning district.

- | | |
|---|--|
| 1. Size of Area to be Rezoned: | ± 7.79 acres |
| 2. Existing Zoning District: | RMH-8, Mobile Home Residential District
(up to 1 unit /8 acres)

RS-6, Single-Family Residential District
(up to 6 units/acre) |
| 3. Proposed Zoning District: | RM-6, Multiple-Family Residential District
(up to 6 units/acre) |
| 4. Most Intense Use of Entire Properties
Under Existing Zoning District: | 38 dwelling units
(based on 8 units/acres & 6 units/acres) |

5. Most Intense Use of Entire Properties Under Proposed Zoning District:	46 dwelling units (based on 6 units/acre)
---	--

Item H - Whether the proposed amendment would result in significant adverse impacts on the natural environment.

No adverse environmental impacts are expected to result from the rezoning. The subject properties do not contain any land designated by the State of Florida or the U.S. Federal Government as environmentally sensitive or protected land, such as wetlands or sensitive uplands. The rezoning does not authorize any specific construction or site disturbance (it only changes the zoning map designation), and so it has no direct impact on the environment. When development is proposed for the subject site, a more detailed environmental analysis will be conducted.

Item I - Whether the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The proposed rezoning will facilitate an orderly and logical development pattern in this area. By establishing a single consistent zoning across the entire parcel, the amendment promotes a coordinated development of the property, as opposed to a piecemeal or disjointed pattern that might result from split zoning. The RM-6 zoning is appropriate for this location given the surrounding context: Located along an arterial roadway and adjacent to a mix of residential and industrial zoning, the RM-6 zoning will allow the site to function as a compatible transition area, ensuring consistency with the established neighborhood pattern and resulting in no adverse effects.

Item J - Whether the proposed amendment would conflict with the public interest and is in harmony with the purpose and interest of the land development regulations.

Staff have not identified any adverse impacts to public welfare and finds that the request aligns with the purpose and intent of the land development regulations. The proposed amendment is consistent with established planning principles and supports the broader objectives of promoting orderly growth and compatible land use. As such, the request is deemed to be in harmony with the County's regulatory framework and community development goals.

Item K - Any other matters that may be deemed appropriate by the planning and zoning commission or the board of county commissioners in review and consideration of the proposed amendment, such as police protection, fire protection, and emergency medical services.

Based upon the analysis conducted by staff, it has been determined that all concurrency-mandated facilities have adequate capacity to accommodate the most intense use of the subject properties under the proposed rezoning. The subject properties are in an area of the County that is readily serviceable by existing fire and emergency medical facilities. The Indian River County Sheriff's Office provides law enforcement in the unincorporated area and routine patrols already cover 45th Street. No issues are foreseen in extending coverage to new development.

REQUIRED NOTICE

For this project, staff were required to publish a legal advertisement in the newspaper, send out notice by mail to all property owners within 300 feet of the project site, and post a project notice sign at the project site. All these items were completed by staff.

CONCLUSION

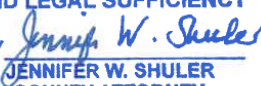
Based on the analysis above, staff concludes that the request to rezone the subject properties, totaling ± 7.79 acres, from RMH-8 & RS-6, to RM-6, is consistent with the Comprehensive Plan, meets all applicable land development regulations, and will advance the County's planning objectives for the area.

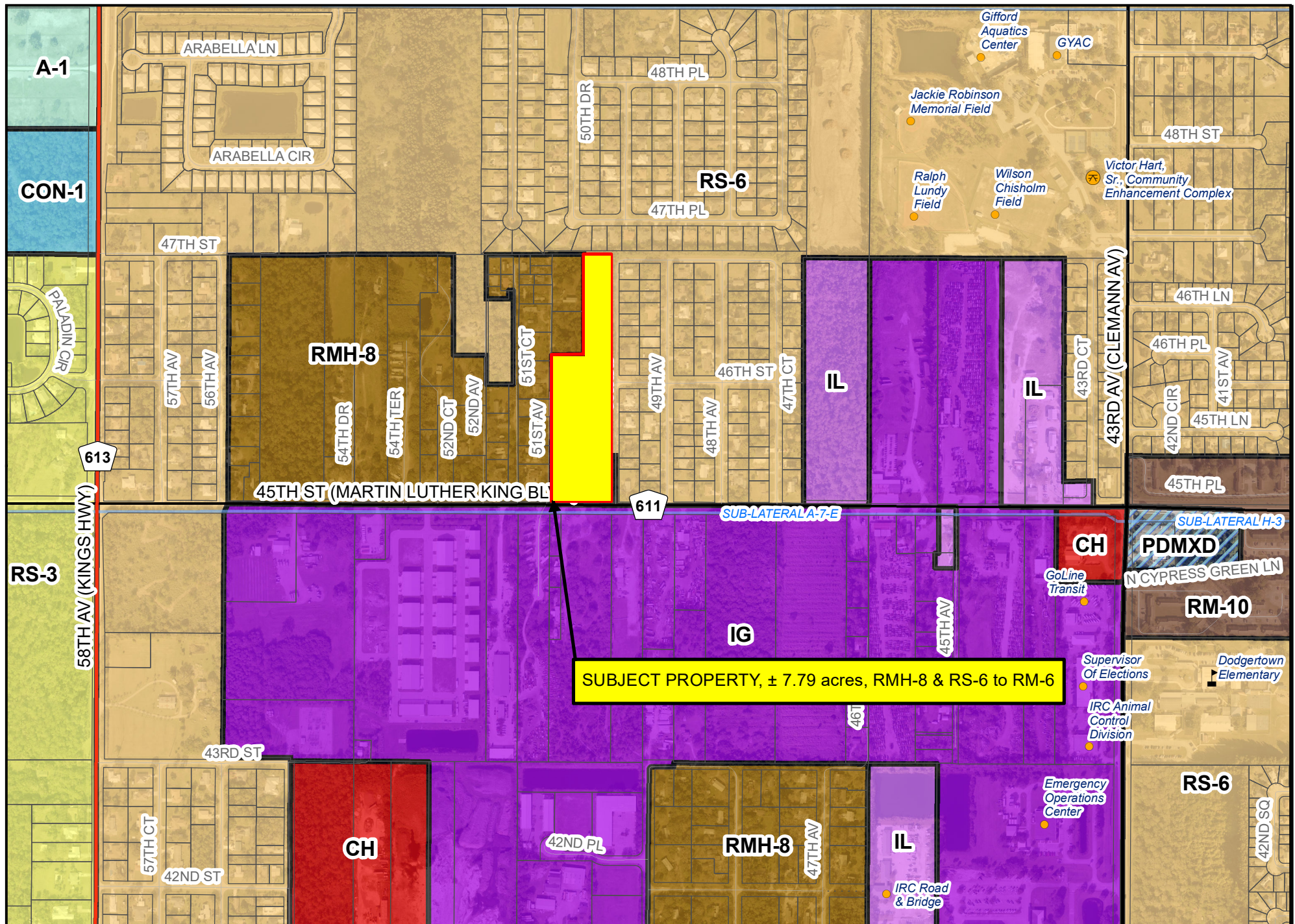
RECOMMENDATION

Based on the analysis and conclusions outlined in this report, staff recommends that the Planning and Zoning Commission recommend that the Board of County Commissioners approve the request to rezone the ± 7.79 acres of subject properties from RMH-8 & RS-6, to RM-6.

ATTACHMENTS

1. Existing Zoning Map
2. Existing Future Land Use Map
3. Zoning District Comparison Table
4. Rezoning Application

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY 
JENNIFER W. SHULER
COUNTY ATTORNEY

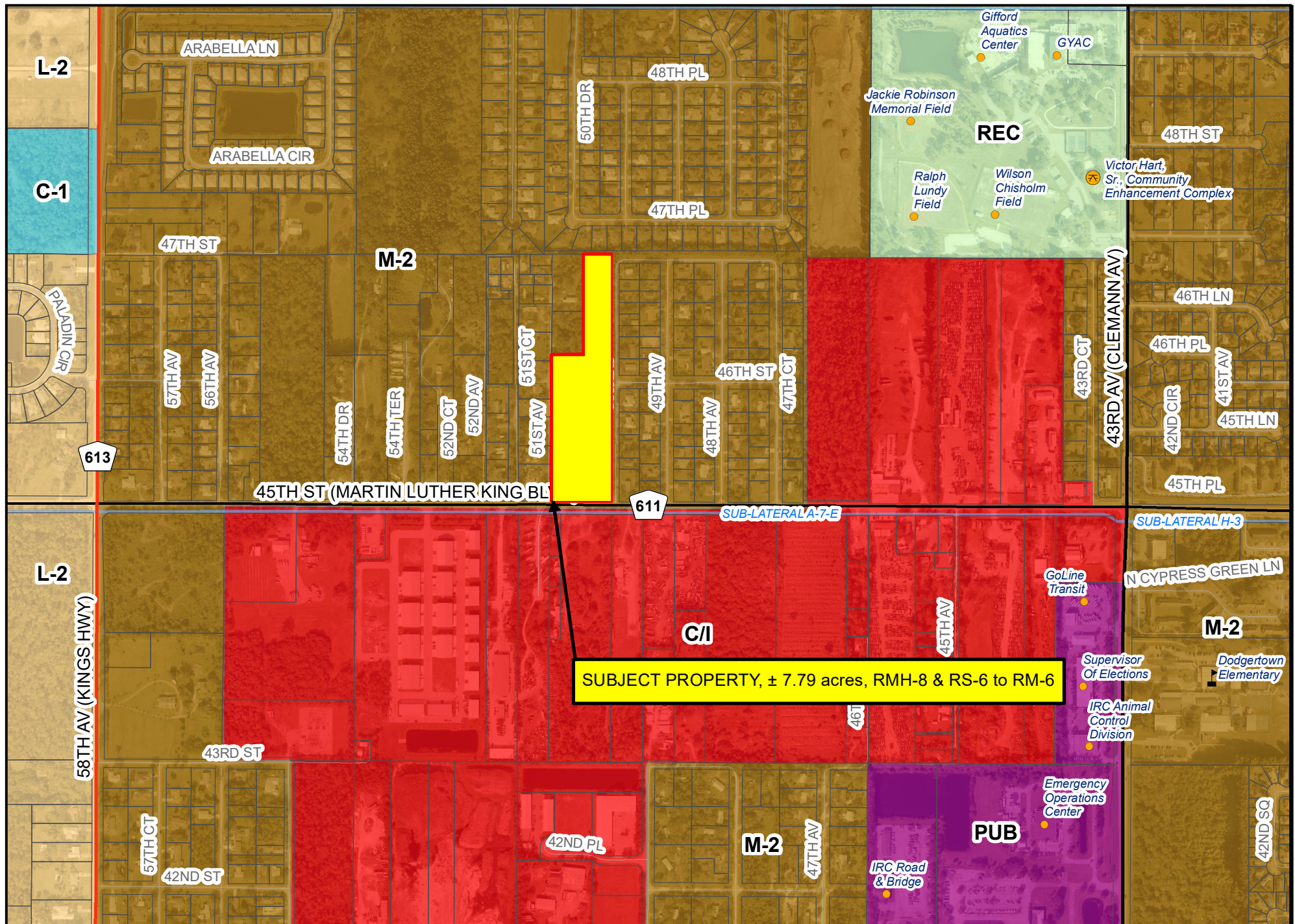


INFORMATIONAL MAP - NOT A SURVEY

The information on this map is taken from reliable sources.
However, its accuracy is not guaranteed.

5050 & 4916 45th Street - Rezoning





INFORMATIONAL MAP - NOT A SURVEY

The information on this map is taken from reliable sources.
However, its accuracy is not guaranteed.

5050 & 4916 45th Street - FLU



RMH-8, RS-6 and RM-6 zoning district standards Table:

Development Parameter	RMH-8 Minimum Standards *	RS-6 Minimum Standards *	RM-6 Minimum Standards *
Minimum Lot Width	50'	70'	70'
Minimum Lot Size	5,000 SF Single Family	7,000 SF Single family	7,000 SF Single family 12,000 SF Multi-Family
Maximum Density	8 units per acre	6 units per acre	6 units per acre
Front Setback	20'	20'	25'
Side Setback	10'	10'	10'
Rear Setback	20'	20'	25'
Maximum Building Height **	35'	35'	35'
Maximum Building Coverage	40% Mobile Home 30% Other	40%	40% Single Family 25% Multi-family
Minimum Open Space per Lot	35%	40%	40%
Permitted Uses	Mobile Homes & (Single-Family Dwellings***)	Single-Family Dwellings	Single-Family Dwellings and Multi-Family Dwellings

* RMH-8 Minimum Standards per Section 911.06(9), RS-6 Minimum Standards per Section 911.07(7), and RM-6 Minimum Standards per Section 911.06(8).

** *Note:* A one-foot additional setback is required for every one (1) foot in building height over twenty-five (25) feet in building height. For example, a building or portion of a building that has a thirty-five-foot building height, as defined in the land development regulations, must have an additional ten-foot setback from any adjacent front, side, or rear property line to that portion of the building that exceeds twenty-five (25) feet in building height.

*** Allowed only on platted lots or legally created parcels not located within mobile home parks, where spaces are rented or leased, that existed prior to May 16, 2006.

**APPLICATION FORM
REZONING REQUEST (RZON)
INDIAN RIVER COUNTY**

Each application must be complete when submitted and must include all required attachments. An incomplete application will not be processed and will be returned to the applicant.

Assigned Project Number: RZON - _____			
	Current Owner	Applicant (Contract Purchaser)	Agent
Name:	Indian River County Habitat for Humanity, Inc.		MBV Engineering, Inc.
Complete Mailing Address:	4568 US Highway 1, Vero Beach, FL 32967		1835 20th Street, Vero Beach, FL 32960
Phone #: (including area code)	(772) 562-9860		(772) 569-0035
Fax #: (including area code)			
E-Mail:	tloomis@irchabitat.org		RebeccaG@mbveng.com
Contact Person:	Mr. Trevor Loomis		Ms. Rebecca Grohall
Signature of Owner or Agent: _____			
<u>Property Information</u>			
Site Address: 5050 45th Street & 4916 45th Street			
Site Tax Parcel I.D. #s: 32-39-21-00001-0140-00033.0 & 32-39-21-00001-0140-00033.1			
Subdivision Name, Unit Number, Block and Lot Number (if applicable) See attached legal			
Existing Zoning District: RS-6 & RMH-8		Existing Land Use Designation: M-2	
Requested Zoning District: RM-6			
Total (gross) Acreage of Parcel: 7.28 & 0.74		Acreage (net) to be Rezoned: 8.02	
Existing Use on Site: vacant land			
Proposed Use on Site: Innovative residential development providing a mix of affordable single family detached homes as well as shared walls in duplex and triplex options.			
THE APPLICANT MUST ATTEND A PRE-APPLICATION CONFERENCE WITH LONG-RANGE PLANNING SECTION STAFF PRIOR TO APPLYING IN ORDER TO RESOLVE OR AVOID PROBLEMS CONNECTED WITH THE REZONING REQUEST.			

REZONING APPLICATION CHECKLIST

Please attach the following items to this application. Do not ignore any of the items. Indicate "N/A" if an item is not applicable.

ITEMS	Applicant's Checklist	Staff Checklist
1. Fee: \$3,000.00	N/A (Waived)	
2. Completed Rezoning Application Form (front page)	X	
3. Letter of Authorization from Current Owner(s) OR Current Owner is Applicant	X	
4. Verified statement (separate letter) naming every individual or entity having legal or equitable ownership in the property.	X	
5. One (1) Copy of the current Owner's Deed	X	
6. A Current Owner's Title Policy OR A Certificate of Title from a Title Company OR An attorney's written opinion evidencing fee ownership of the property.	X	
7. A justification of change statement and detailed intended use	X	
8. One (1) SEALED boundary survey of the area to be rezoned. The boundary survey shall include, but not be limited to the following: ☐ a legal description of the land to be rezoned ☐ the size of the land to be rezoned ☐ the public road right-of-way width of adjacent roads; and ☐ a north arrow	X	
9. Electronic version (MS Word is preferable) of the legal description	X	
10. Provide a digital map file of the boundary Survey provided in Item 8 above in either AutoCAD (.dwg) or Esri Shape file (.shp) format.	X	
11. Copy of Approved Concurrency Certificate OR Copy of filed application for Concurrency Certificate, including traffic study, if applicable	X	

NOTE: ITEMS 2-6 MUST INDICATE THE SAME OWNERSHIP OF THE SUBJECT PROPERTY.

Revised: September 19, 2022

**Indian River County
Future Land Use Map Amendment/Rezoning
Authorization Form**

TO: Planning Division
Indian River County
1801 27th Street
Vero Beach, FL 32960

FROM: Indian River County Habitat for Humanity, Inc.
(Property Owner) Trevor Loomis, President
4568 N Us Highway 1
Vero Beach, FL 32967

Property Tax I.D. #: 32-39-21-00001-0140-00033.0 & 32-39-21-00001-0140-00033.1

Property Address: 5050 45th Street & 4916 45th Street

The undersigned is hereby authorized MBV Engineering, Inc. to act as agent and/or make application to Indian River County for the above referenced property for the following applications (please mark the appropriate box):

- ☐ Future Land Use Amendment
☒ Rezoning

Trevor Loomis, Indian River County Habitat for Humanity, Inc.

Owners Name (Print)

Date

2/27/2021

Owners Signature

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of February, 2021 by Trevor Loomis.

Personally know ☒ OR produced identification ☐

(SEAL)



ASHLEY GARDNER
Notary Public
State of Florida
Comm# HH717630
Expires 9/8/2029

NOTARY PUBLIC:

Sign:

Printed Name: Ashley Gardner

Commission Number: HH717630

Commission Expiration: 9/8/2029