



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, August 13, 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. June 25, 2026

ITEM #4 **ITEMS NOT ON CONSENT**

A. Florida City Gas's Request for Administrative Permit Use Approval for a Private Limited Utility Facility (Connector Regulator Station) on 82nd Avenue [SP-MA-25-01-01 / 2003110011-97212] [**Quasi-Judicial**]

B. Florida City Gas's Request for Administrative Permit Use Approval for a Private Limited Utility Facility (Connector Regulator Station) on 77th Street [SP-MA-25-01-02 / 2024100009-97261] [**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.

All regular Planning and Zoning Commission meetings are broadcasted on the Indian River County Government Channel IRCTV (<https://irctv.cablecast.tv/watch-now?site=1>), on YouTube (<https://www.youtube.com/c/IndianRiverCountyFL>), and on our agenda management software CivicPlus (<https://indianrivercofl.portal.civicclerk.com>).

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, June 25, 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: Chairman **Dr. Jonathan Day**, District 4 Appointee; Vice Chairman **Mr. Tom Lowther**, Member-at-Large; **Mr. John Campbell**, District 1 Appointee; **Mr. Robert Votaw**, District 2 Appointee; **Mr. Mark Mucher**, District 5 Appointee; and **Mr. Chip Landers**, Alternate Member.

Mr. Calvin Reams, District 3 Appointee; **Mr. Jordan Stewart**, Member-at-Large; and **Ms. Teri Barenborg**, non-voting School Board liaison, were absent.

Also present were IRC staff members: Ms. Susan J. Prado, Deputy County Attorney; Mr. John Stoll, Director of Planning and Development Services; Laurence Andrews, Planner and Recording Secretary, Ms. Kathleen Ardon.

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 Minutes

Approval of the June 11, 2026, meeting minutes:

ON MOTION BY MR. TOM LOWTHER, SECONDED BY Mr. ROBERT VOTAW, the members voted unanimously (7-0) to approve the June 11, 2026, meeting minutes as presented.

4. PUBLIC HEARING

Chairman Day read the following:

A. Balfe Rezoning: Valerie Balfe and William Wagner's Request to Rezone Approximately ±10.4 Acres from RS-3, Single-Family Residential District (up to 3 units/acre) to RM-3, Multiple-Family Residential District (up to 3 units/acre).

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

Staff Presentation Highlights:

- The subject property consists of approximately 10.4 acres located on the east side of U.S. Highway 1, adjacent to 61st Street.
- The property is currently split-zoned, with RM-3 (Multi-Family Residential) along the U.S. Highway 1 frontage and RS-3 (Single-Family Residential) on the eastern portion of the site.
- Rezone the remaining RS-3 portion to RM-3 to eliminate the split zoning and establish a single zoning designation across the property.
- Reviewed the property's zoning history, explaining that the split zoning originated under the County's historical zoning configuration and that similar split-zoned properties remain in the surrounding area.
- Proposed rezoning is compatible with the surrounding zoning pattern and consistent with Future Land Use Policy 1.43, as the property fronts a major arterial roadway and is located adjacent to a commercial/industrial node.
- The proposed rezoning would not increase the allowable residential density, as both the RS-3 and RM-3 zoning districts permit a maximum of three dwelling units per acre.
- Primary differences between the RS-3 and RM-3 zoning districts relate to development standards, such as setbacks and building coverage, rather than residential density.
- Proposed RM-3 zoning designation is consistent with the property's L-1 Future Land Use designation, the goals, objectives, and policies of the Comprehensive Plan, and the County's Land Development Regulations.

Commission Discussion:

- Clarification regarding the proposed rezoning boundary, including a small RS-3 portion that would remain outside the application because the adjacent property owners did not authorize its inclusion.
- RM-3 zoning compares to other multifamily residential uses, including townhomes, condominiums, and apartment buildings, and asked how residential density would be calculated for the proposed nursing home.
- Questioned why the portion of the property along U.S. Highway 1 had not been designated General Commercial (CG) despite being located between commercially zoned properties.
- The property's potential long-term use and whether General Commercial or another zoning designation might be more appropriate if future development patterns change.

Public Discussion:

- The applicant's attorney, Peter J. Sweeney, Jr., was available to answer any additional questions.
- Rezoning the remaining split-zoned property to establish a consistent RM-3 zoning designation, with clarification that only parcels whose owners had provided written authorization could be included in the application.
- Proposed rezoning would correct a longstanding split-zoning pattern resulting from the County's historical zoning configuration.

5. COMMISSIONER MATTERS

No formal matters.

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

6. Planning Matters

None.

7. Attorney's Matters

Brief update regarding new state legislation affecting planning review timelines and deadlines.

8. Adjournment

There being no further business, the meeting was adjourned at 6:26 pm.

**ADMINISTRATIVE PERMIT USE
QUASI-JUDICIAL**
**INDIAN RIVER COUNTY, FLORIDA
M E M O R A N D U M**

TO: The Members of the Planning and Zoning Commission

THROUGH: Ryan Sweeney; Assistant Planning & Development Services Director 

FROM: Kelly McKinley; Senior Planner, Current Development 

DATE: July 28, 2026

SUBJECT: Florida City Gas's Request for Administrative Permit Use Approval for a Private Limited Utility Facility (Connector Regulator Station) on 82nd Avenue [SP-MA-25-01-01 / 2003110011-97212]

It is requested that the data herein presented be given formal consideration by the Planning and Zoning Commission at its regular meeting of August 13, 2026.

DESCRIPTION & CONDITIONS

Rina, on behalf of Florida City Gas, has submitted an application for major site plan and administrative permit use approval to construct a new private limited utility facility (unmanned connector regulator station). The subject site is located south of State Road 60 and north of 16th Street on the east side of 82nd Avenue (see attachment 1). The subject site is zoned CG, General Commercial, a zoning district in which administrative permit use approval is required for private limited utilities (including unmanned connector regulator stations).

In this case, the applicant has applied for concurrent major site plan and administrative permit use approval. Consistent with the County land development regulations (LDRs), staff has approved the major site plan application subject to Planning & Zoning Commission (PZC) approval of the administrative permit use request.

The PZC is now to consider the request and is to approve, approve with conditions, or deny the request.

ANALYSIS

1. **Size of Parcel:** .09 acres (project area)
2. **Zoning Classification:** CG, General Commercial
3. **Land Use Designation:** C/I, Commercial/Industrial
4. **Building Area:** Proposed: 0 sq. ft. (no actual building)
5. **Impervious Area:** Proposed: 306 sq. ft. or .007 acres

Note: The impervious area calculations includes concrete compound for the pipeline system.

6. **Open Space:** Required: 25%
Proposed: 92.22%

7. **Traffic Circulation:** Access to the proposed project will be provided via a gated, existing stabilized two-way driveway connection to 82nd Avenue.

Due to the low trip generation associated with the proposed unmanned connector regulator station, no traffic impact study was required for this project. No traffic-related improvements are required or proposed, and Traffic Engineering has approved the proposed plans.

8. **Off-Street Parking:** The subject project is an unmanned, restricted access connector regulator station, and will only be accessed by authorized maintenance crews on an infrequent basis. The LDRs do not require permanent off-street parking spaces for such unmanned facilities. The proposed site layout provides adequate space for maintenance vehicles to maneuver and park within the site. Therefore, the project site plan provides sufficient parking area on-site.

9. **Landscape Plan:** The proposed landscape plan complies with the requirements of LDR Chapter 926, including a 15-foot local road buffer along the 82nd Avenue frontage and a 15-foot Type C landscape buffer with a 6-foot opaque feature along the south property line (see attachment 3). The property to the east is currently vacant, and the property to the north contains compatible commercial zoning and use.

Prior to the issuance of a project C.O., all of the landscaping identified on the project landscape plan must to be installed.

10. **Stormwater Management:** The applicant was not required to submit a stormwater management plan for this project.

11. **Utilities:** The project will be an unmanned facility, and will not include any bathroom facilities. Therefore, no water or sewer connections are required or proposed. The County Department of Utility Services and the Department of Health have acknowledged that the site will not include any utility provisions, and have approved the associated project site plan.

12. **Specific Land Use Criteria:** Pursuant to LDR section 971.44(3), the following criteria for private limited utilities apply to this project:

1. *See Chapter 901, the definition of utilities, public and private – limited includes “electrical substations, package treatment plants, water purification, storage and pumping facilities, sewage pumping facilities, and similar utility uses;”*

Note: The proposed use (unmanned connector regulator station) meets the definition of a private limited utility.

2. *Between all above-ground facilities (except distribution and collection facilities) and adjacent property having a residential land use designation a Type "B" buffer (reduce to Type "C" where abutting a local or thoroughfare plan roadway) with six-foot opaque screening as specified in Chapter 926, Landscaping, shall be provided;*

Note: The properties to the north and west are zoned CG. The property to the east is zoned CL, and the property to the south is zoned RM-6, Multi-Family Residential (up to 6 units per acre). Therefore, the referenced landscape buffer is required along the south property line of the project area.

3. *All below-ground high voltage cables within a utility right-of-way shall be made known to the public through the use of signs posted therein;*

Note: The proposed project does not involve a utility right-of-way or below-ground high voltage cables.

4. *In all zoning districts except the industrial districts, all equipment, machinery and facilities which cannot by their size or nature be located within an enclosed building shall be separated from adjacent properties having a residential land use designation by a Type "C" buffer (with six-foot opaque screening) as specified in Chapter 926, Landscaping;.*

Note: As described in item 12-2 above, the property to the south is zoned RM-6, Multi-Family Residential (up to 6 units per acre). Therefore, the referenced landscape buffer is required along the south property line of the project area.

5. *Driveways located in close proximity to adjacent properties having a residential land use designation shall provide a six-foot opaque screening between the driveway and adjacent property. An eight-foot opaque screen may be required if deemed necessary to mitigate noise and visual impacts.*

Note: The existing driveway is approximately 100-foot north of the project area and 160-feet north of the RM-6 zoned platted subdivision. Therefore, the above referenced landscape buffer requirements do not apply to the subject project.

13. Surrounding Land Use and Zoning:

North: State Road 60, Developed Commercial Properties / CG

East: Vacant land / CL

South: Westfield Subdivision / RM-6

West: 82nd Avenue, Vacant Land and Developed Commercial / CG

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

RECOMMENDATION

Based on the analysis above, staff recommends that the Planning and Zoning Commission grant administrative permit use approval for the requested private limited utility (unmanned connector regulator station), with the following conditions:

1. Prior to issuance of a site certificate of occupancy (C.O.), the applicant shall install all required landscape improvements as shown on the approved landscape plan.

ATTACHMENTS

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

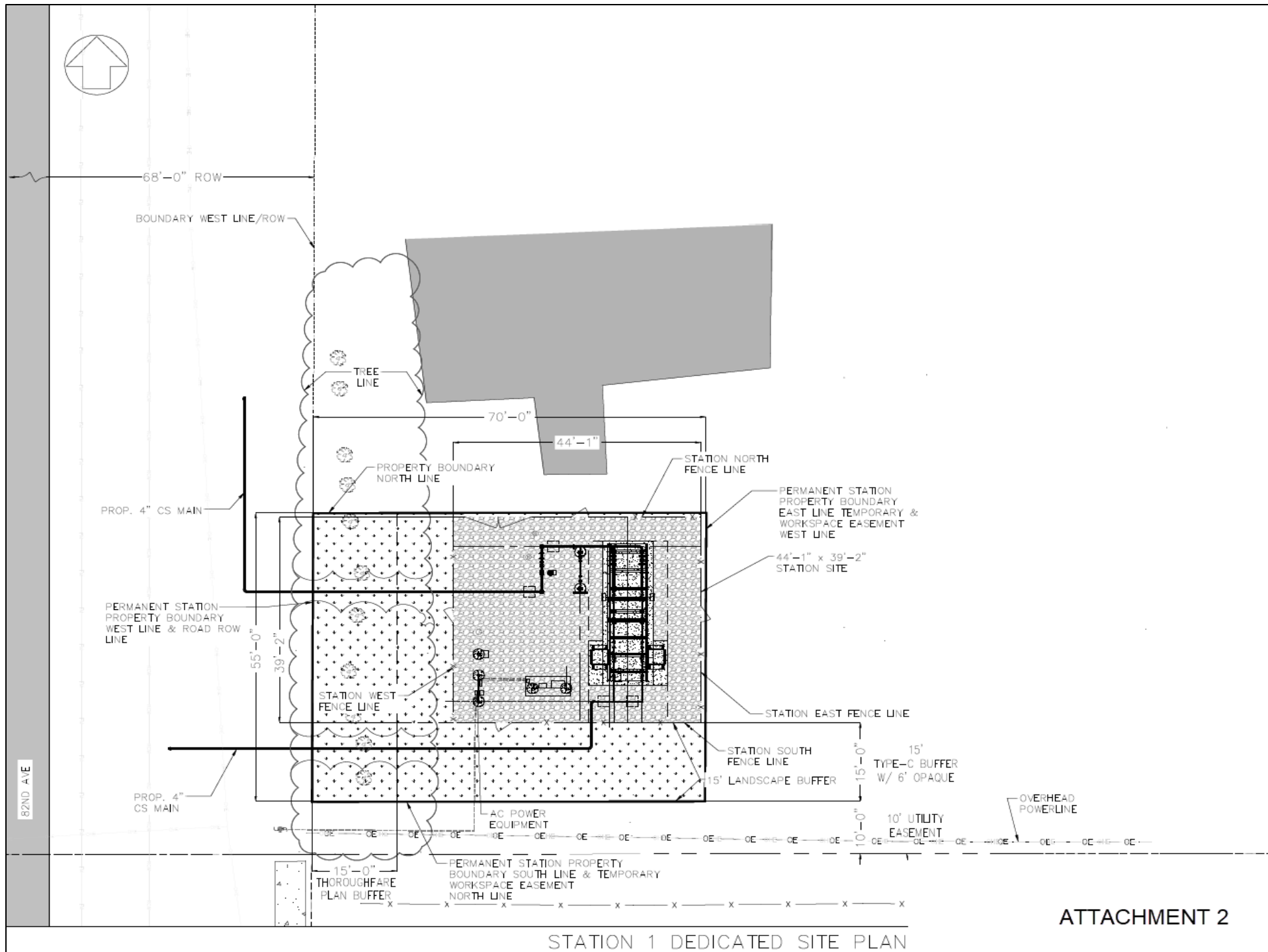
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY 
SUSAN J. PRADO
DEPUTY COUNTY ATTORNEY



Location Map

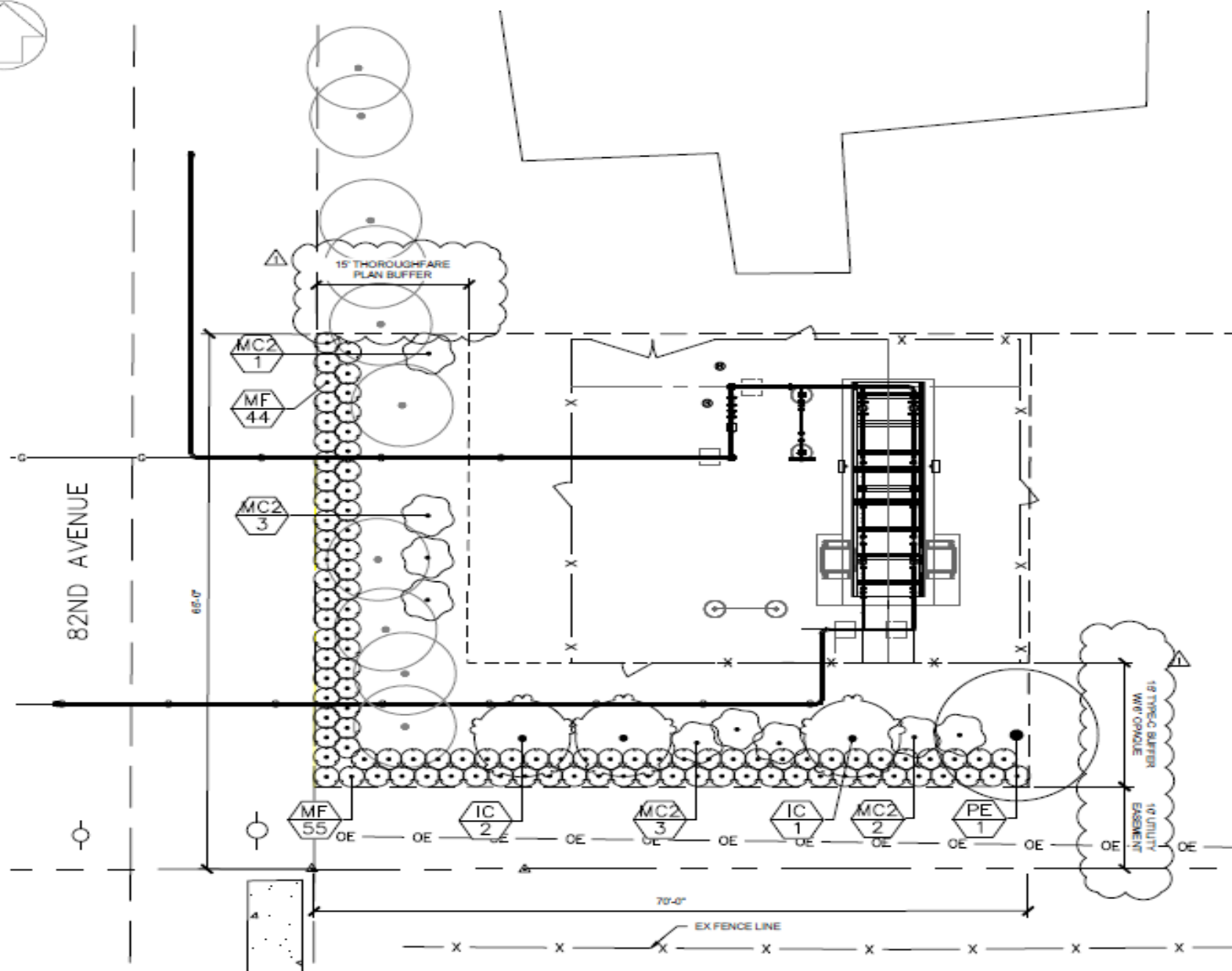
ATTACHMENT 1





ATTACHMENT 2

STATION 1 DEDICATED SITE PLAN



ATTACHMENT 3

**ADMINISTRATIVE PERMIT USE
QUASI-JUDICIAL**
**INDIAN RIVER COUNTY, FLORIDA
M E M O R A N D U M**

TO: The Members of the Planning and Zoning Commission

THROUGH: Ryan Sweeney; Assistant Planning & Development Services Director 

FROM: Kelly McKinley; Senior Planner, Current Development 

DATE: July 29, 2026

SUBJECT: Florida City Gas's Request for Administrative Permit Use Approval for a Private Limited Utility Facility (Connector Regulator Station) on 77th Street [SP-MA-25-01-02 / 2024100009-97261]

It is requested that the data herein presented be given formal consideration by the Planning and Zoning Commission at its regular meeting of August 13, 2026.

DESCRIPTION & CONDITIONS

Rina, on behalf of Florida City Gas, has submitted an application for major site plan and administrative permit use approval to construct a new private limited utility facility (unmanned connector regulator station). The subject site is located east of 58th Avenue on the north side of 77th Street, between the Indian River Parks Division buildings and the Indian River County North Regional Wastewater Treatment Plant (see attachment 1). The subject site is zoned A-1, Agricultural 1 (up to 1 unit per 5 acres), a zoning district in which administrative permit use approval is required for private limited utilities (including unmanned connector regulator stations).

In this case, the applicant has applied for concurrent major site plan and administrative permit use approval. Consistent with the County land development regulations (LDRs), staff has approved the major site plan application subject to Planning & Zoning Commission (PZC) approval of the administrative permit use request.

The PZC is now to consider the request and is to approve, approve with conditions, or deny the request.

ANALYSIS

1. **Size of Parcel:** .096 acres (project area)
2. **Zoning Classification:** A-1, Agricultural-1 (up to 1 unit per 5 acres)
3. **Land Use Designation:** REC, Recreation
4. **Building Area:** Proposed: 0 sq. ft. (no actual building)
5. **Impervious Area:** Proposed: 600 sq. ft. or .014 acres

Note: The impervious area calculations includes concrete compound for the pipeline system.

6. **Open Space:** Required: 60%
Proposed: 85.71%

7. **Traffic Circulation:** Access to the proposed project will be provided through a gated entrance that connects directly to the existing stabilized two-way driveway that connects to 77th Street.

Due to the low trip generation associated with the proposed unmanned connector regulator station, no traffic impact study was required for this project. No traffic-related improvements are required or proposed, and Traffic Engineering has approved the proposed plans.

8. **Off-Street Parking:** The subject project is an unmanned, restricted access connector regulator station, and will only be accessed by authorized maintenance crews on an infrequent basis. The LDRs do not require permanent off-street parking spaces for such unmanned facilities. The proposed site layout provides adequate space for maintenance vehicles to maneuver and park within the site. Therefore, the project site plan provides sufficient parking area on-site.

9. **Landscape Plan:** The proposed landscape plan complies with the requirements of LDR Chapter 926, including a 15-foot thoroughfare road buffer along the 77th Street frontage (see attachment 3). The property surrounding the subject site contains compatible agricultural zoning and commercial uses.

Prior to the issuance of a project C.O., all of the landscaping identified on the project landscape plan must to be installed.

10. **Stormwater Management:** The applicant was not required to submit a stormwater management plan for this project.

11. **Utilities:** The project will be an unmanned facility, and will not include any bathroom facilities. Therefore, no water or sewer connections are required or proposed. The County Department of Utility Services and the Department of Health have acknowledged that the site will not include any utility provisions, and have approved the associated project site plan.

12. **Specific Land Use Criteria:** Pursuant to LDR section 971.44(3), the following criteria for private limited utilities apply to this project:

1. *See Chapter 901, the definition of utilities, public and private – limited includes “electrical substations, package treatment plants, water purification, storage and pumping facilities, sewage pumping facilities, and similar utility uses;”*

Note: The proposed use (unmanned connector regulator station) meets the definition of a private limited utility.

2. *Between all above-ground facilities (except distribution and collection facilities) and adjacent property having a residential land use designation a Type "B" buffer (reduce to Type "C" where abutting a local or thoroughfare plan roadway) with six-foot opaque screening as specified in Chapter 926, Landscaping, shall be provided;*

Note: The surrounding properties are zoned A-1. Although the parcels to the north, east, and west share this zoning designation, their current uses are commercial. The property south of 77th Street is Kiwanis Hobart Park which is recreational. Therefore, the referenced landscape buffer is not required for the subject site.

3. *All below-ground high voltage cables within a utility right-of-way shall be made known to the public through the use of signs posted therein;*

Note: The proposed project does not involve a utility right-of-way or below-ground high voltage cables.

4. *In all zoning districts except the industrial districts, all equipment, machinery and facilities which cannot by their size or nature be located within an enclosed building shall be separated from adjacent properties having a residential land use designation by a Type "C" buffer (with six-foot opaque screening) as specified in Chapter 926, Landscaping;.*

Note: As described in item 12-2 above, the surrounding properties are zoned A-1. Although the parcels to the north, east, and west share this zoning designation, their current uses are commercial. The property south of 77th Street is Kiwanis Hobart Park which is recreational. Therefore, the referenced landscape buffer is not required for the subject site.

5. *Driveways located in close proximity to adjacent properties having a residential land use designation shall provide a six-foot opaque screening between the driveway and adjacent property. An eight-foot opaque screen may be required if deemed necessary to mitigate noise and visual impacts.*

Note: As described in item 12-2 above, the surrounding properties are zoned A-1. Although the parcels to the north, east, and west share this zoning designation, their current uses are commercial. The property south of 77th Street is Kiwanis Hobart Park which is recreational. Therefore, the referenced landscape buffer is not required for the subject site.

13. Surrounding Land Use and Zoning:

North: Indian River County storage buildings / A-1
East: Indian River County North Regional Wastewater Treatment Plant / A-1
South: Kiwanis Hobart Park / A-1
West: Indian River Parks Division / A-1

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

RECOMMENDATION

Based on the analysis above, staff recommends that the Planning and Zoning Commission grant administrative permit use approval for the requested private limited utility (unmanned connector regulator station), with the following conditions:

1. Prior to issuance of a site certificate of occupancy (C.O.), the applicant shall install all required landscape improvements as shown on the approved landscape plan.

ATTACHMENTS

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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

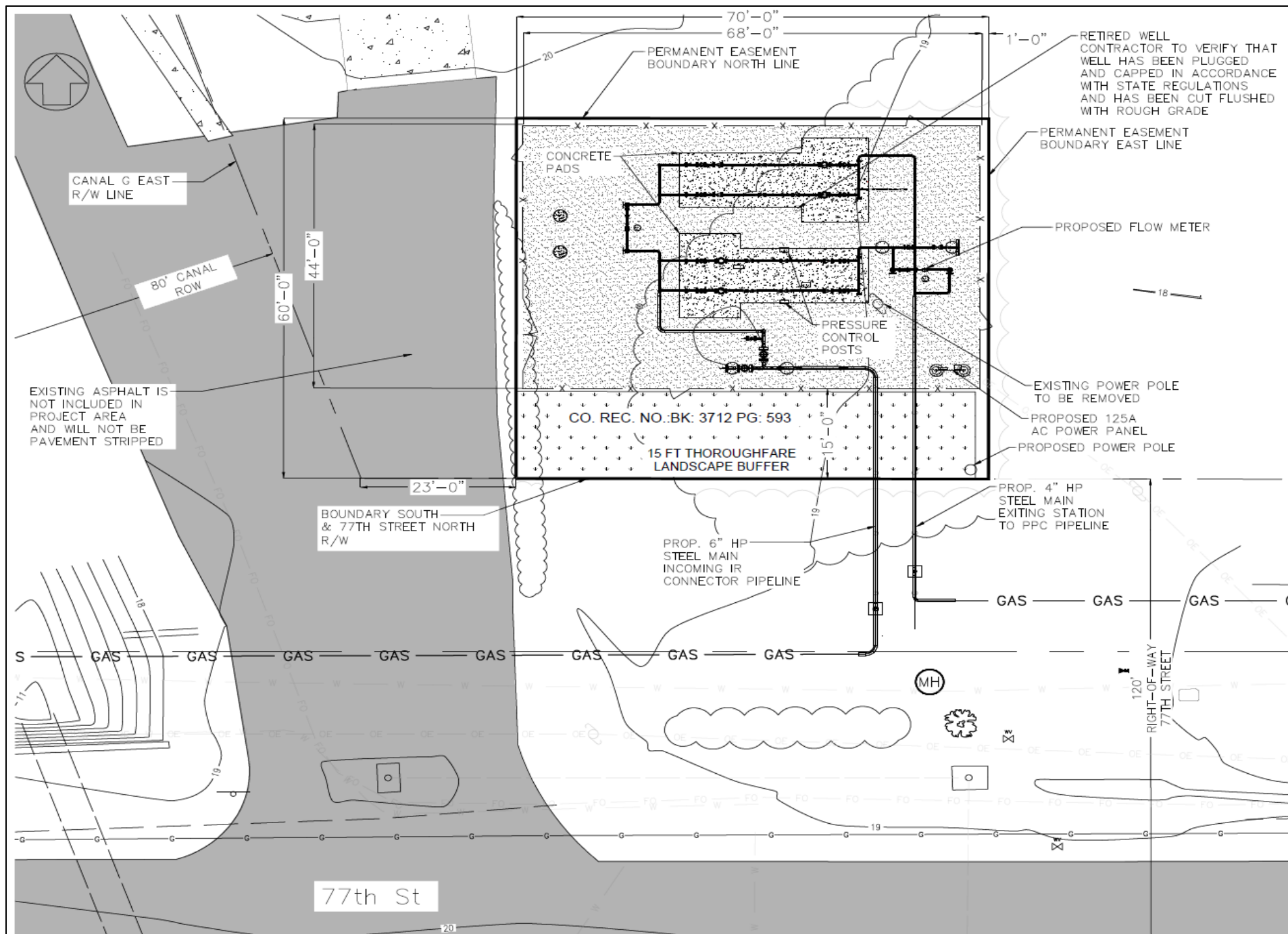
BY 
SUSAN J. PRADO
DEPUTY COUNTY ATTORNEY



**Subject Site
A-1**

77TH ST





STATION 2 DEDICATED SITE PLAN

