

PROFESSIONAL SERVICES ADVISORY COMMITTEE

There was a meeting of the Indian River County (IRC) Professional Services Advisory Committee (PSAC) on Thursday, September 24, 2009 at 12:15 p.m. in the First Floor Conference Room "B1-501" of the County Administration Building "B", 1800 27th Street, Vero Beach, Florida.

Present were **Robert Brackett**, Finance and Business Appointee; **Linda Schlitt Gonzales**, Real Estate Broker Appointee; **George Kulczycki**, Forester, Biologist, Botanist, Horticulturalist, or Arborist Appointee; **John Blum**, Civil Engineer Appointee; **Robert Gaskill**, Architect Appointee (arrived 12:26 p.m.); **Chairman Todd Smith**, Engineer Appointee; **Jon Day**, Environmental Issues Appointee; **Robert Poore**, Alternate and **Peter Robinson**, Development Appointee (arrived 12:27 p.m.).

Absent were and **Vice Chairman Warren Dill**, Law Appointee; and **Alan Schommer**, General Contractor Appointee (excused); **Stephen Moler**, Engineer Appointee; **Frank Johnson** and **Mark Scott**, Alternates (unexcused).

Also present were IRC staff: Stan Boling, Planning Director; Bob Keating, Community Development Director; Will Collins, County Attorney; and Misty L. Horton, Commissioner Assistant, District 1. Others present: Chuck Mechling and Steve Helchiori, Onsite Management Group.

Please note: You may hear an audio of the meeting; review the agenda and the minutes on the IRC website - www.ircgov.com/Boards/PSAC/2009. Please note listed at the end of each agenda item is a time location reference for the audio recording of the meeting.

Also note: For residents interested in serving on a board or committee, an educational tool to gain an understanding of State of Florida laws regarding government in the sunshine, public records, and ethics is available for review on the IRC website - http://www.ircgov.com/Boards/Sunshine_Presentation.pdf.

Call To Order

Chairman Smith called the meeting to order at 12:19 p.m.

Approval of Minutes of the August 20, 2009 Meeting

ON MOTION BY Mr. Blum, SECONDED BY Mr. Brackett, the members voted unanimously (7-0) to approve the August 20, 2009 minutes, as presented.

Old Business

None.

New Business

A. Consideration of Proposed Amendments to the County to the RS-6, RT6, RM-8, and RM-10 Maximum Building Regulations Chapter 911

Mr. Stan Boling, Planning Director, provided a brief background of a proposed change to the maximum building coverage requirements to some of the zoning districts in the Land Development Regulations (LDR) outlined in his Memorandum dated September 18, 2009 with attachments, a copy of which is on file in the Commission Office.

He emphasized this proposal did not affect any open space standards or setbacks; it dealt exclusively with maximum building coverage.

Mr. Boling explained the basis for the change was when looking at RS-6 and some of the multi-family districts having 7,000 square foot minimum lot sizes, should the existing 30% maximum building coverage be applied, it limits the size of the homes (single story). He advised in staff's opinion it was reasonable to look at the higher density zoning districts to allow higher maximum building coverage to accommodate the standard size, single family home.

Mr. Boling further relayed when looking at the zoning districts and the maximum building coverages currently required, it was on a progressive scale with the larger lot areas i.e., A3, A2 with 10 and 20 acre parcels, a 10% maximum building coverage; 5 acre lots having 20% maximum building coverage; 30% maximum building coverage for the single family sizes on larger lots; and 35% maximum building coverage for the RT-6 lots.

Mr. Chuck Mechling with Onsite Management Group, provided the history of bringing this matter forward with the present demands of the consumer and requested the committee's support.

Mr. Boling mentioned the proposal of going from 30 to 40% maximum building coverage was for single story homes only; if going to a second story, it stays at 30%.

Mr. Peter Robinson arrived at 12:27 p.m.

ON MOTION BY Mr. Poore, SECONDED BY Mr. Gaskill, the members voted 7-1; (Chairman Smith opposing) it was recommended the Board of County Commissioners adopt the proposed Land Development Regulation (LDR) amendments to the County ordinance related to the percentage of building coverage in the RS-6 Zoning District to allow a maximum of 40% building coverage while maintaining the minimum 40 percent open space - requirement. (12:32)

Matters by Members

None

Matters by Staff

None

Adjournment

There being no further business, the meeting adjourned at 12:35 p.m.