

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, October 11, 2007 at 7:00 p.m. in the Commission Chambers of the County Administration Building, 1801 27th Street, Vero Beach, Florida. You may hear an audio of the meeting; review the meeting agenda, backup material and the minutes on Indian River County website www.ircgov.com/Boards/PZC/2007.

Present were members: Chairman Bob Bruce, District 2 Appointee; Donna Keys, District 1 Appointee; Craig Fletcher, District 3 Appointee; Greg Smith, District 4 Appointee; George H.C. Lawrence, District 5 Appointee; George Hamner and Dr. Richard Baker, Members-at-Large.

Absent was Ann Reuter, non-voting School Board Liaison.

Also present was IRC staff: George Glenn, Assistant County Attorney; Bob Keating, Community Development Director; Stan Boling, Planning Director; Rachel Clyne, Senior Planner, Long Range Planning; and Reta Smith, Recording Secretary.

Call to Order and Pledge of Allegiance (6:42:16)

Chairman Bruce called the meeting to order and Mr. Hamner led all in the Pledge of Allegiance.

Approval of Minutes (6:42:25)

Mr. Smith pointed out he had seconded the motion on page six, rather than Mr. Hamner as stated in the minutes.

ON MOTION BY Mr. Fletcher, SECONDED BY Dr. Baker, the members voted unanimously (7-0) to approve the minutes of the meeting of September 27, 2007, as amended.

Item on Consent (6:42:56)

After determining none of the members wanted to pull the item and nobody from the public wished to speak on this matter, Chairman Bruce read the following into record.

- A Mazzarella Used Car Sales:** Request for administrative permit use approval for a used car sales business. Chris Mazzarella, Owner. MBV Engineering, Inc., Agent. Located at the northeast corner of Old Dixie Highway and 1st Street intersection. Zoning Classification: CH, Heavy Commercial. Land Use Designation: C/I, Commercial/Industrial. (SP-MA-07-12-43/92020164-60033) **[Quasi-Judicial]**

(6:43:02)

ON MOTION BY Mr. Fletcher, SECONDED BY Ms. Keys, the members voted unanimously (6-0) to recommend the Board of County Commissioners approve the administrative permit use.

Public Hearings (6:43:54)

The secretary administered the testimonial oath to those present who wished to speak at tonight's meeting on any quasi-judicial items.

Chairman Bruce read the following into record:

- A Twin Oaks:** Request to rezone \pm 5.4 acres north of 16th Street and east of 74th Avenue from A-1, Agricultural-1 District (up to 1 unit/5 acres) to RS-6, Residential Single-Family (up to 6 units/acre). Dave Colonna Properties, Owner and Agent. **[Quasi-Judicial]**

Ms. Rachael Clyne, IRC Senior Planner, Long Range Planning, reviewed the information contained in her memorandum dated October 1, 2007, a copy of which is on file in the Commission office. Mr. Robert Keating, IRC Community Development Director, gave an explanation on hydric soils.

Chairman Bruce opened the public hearing at 7:09 p.m. (6:47:43)

Mr. Ray Sent, 1615 71st Court, Vero Beach, Florida, 32966, (6:48:22), described the abundance of wildlife currently existing in the neighborhood, and hoped the applicant would take this into consideration when developing the site.

Mr. Will Barker, 7220 16th Street, Vero Beach, Florida, 32966, (6:51:10) discussed the drainage in the area and urged the County to keep an eye on what the developer would be doing. He mentioned there was a glut of houses on the market and did not see why this property had to be developed at this time.

Mr. Bill Willis, 1655 71st Court, Vero Beach, Florida, 32966, (6:52:57) was concerned about the property being rezoned to six units per acre, because this would not be compatible with the adjoining subdivision where he lived.

Mr. Keating outlined the constraints and set-asides connected with the property and assured Mr. Willis it would not come in at more than three units per acre. Chairman Bruce pointed out only 12 or 13 homes would fit on the site.

Dr. Baker wondered why the property could not be zoned for three units per acre. Transitional zoning was discussed.

Mr. Lawrence Seaman, 1746 71st Court, Vero Beach, Florida, 32966, (6:57:19) related this heavily forested area was a refuge for wildlife of all types and he did not feel a few homes should outweigh the benefits of an unspoiled habitat for birds and animals.

The applicant, Mr. David Colonna, 9621 Southwest 103 Street, Miami, Florida, 33176, (6:58:27) confirmed a preliminary environmental survey had been done and would do everything necessary to accommodate the set-aside and any of the native animals during the site plan process. He confirmed he was looking at a 12 to 14 lot range for the property, and because of the narrowness of the site the lots would end up being in the 85 to 85 foot wide range, rather than the required minimum of 70 feet. Mr. Colonna estimated the project would not be done until 2009, after 16th Street was widened. He assured those present he would be respectful of the area and of any surrounding homeowners that may be affected by the development as it went forward.

Ms. Keys wondered if Mr. Colonna could look at something like stem wall construction to keep him from having to bulldoze all the trees to get required elevations. Mr. Colonna said the theme of the subdivision was going to be around the oaks and he planned on retaining as many trees as possible.

Mr. John Servos, 1745 71st Court, Vero Beach, Florida, 32966, (7:14:31) described drainage problems at his residence and was not in favor of the project.

Chairman Bruce closed the public hearing at 7:38 p.m.

(7:17:06)

ON MOTION BY Mr. Fletcher, SECONDED BY Ms. Keys, the members voted (6-1) to recommend the Board of County Commissioners approve this request to rezone the subject property from A-1 to RS-6. Dr. Baker opposed.

Dr. Baker thought the zoning should be RS-3. Ms. Keys urged those present to give staff their names and addresses in order to be notified later on down the line when this came before the P&Z again.

Commissioners Matters (7:19:31)

Ms. Keys thanked Attorney Glenn for information provided at the last meeting regarding the Supreme Court decision against Broward County.

Mr. Boling gave an update on Dr. Bob Adair situation.

Planning Matters (7:25:04)

Mr. Boling advised with regards to off-site car sales, the Board of County Commissioners (BCC) had approved allowing six off-site car sales events for local dealers and six for out-of-county dealers. He related the BCC had approved the changes to the Agricultural PD LDRs in line with the Comprehensive Plan change and had granted special exception approval for Kalyna's Day Care facility that had been addressed by the P&Z on September 13, 2007.

Mr. Boling proposed November 8, 2007, and December 13, 2007, as the dates of the upcoming P&Z meetings, and it was the consensus of the Board the dates would be acceptable.

Mr. Smith observed right now there was a huge state of flux between Tallahassee and IRC in terms of what would happen with the property tax and revenue to the County. He wondered if P&Z should take a look at that and possibly make some sort of recommendation to the BCC.

Mr. Keating suggested inviting the County Budget Director to attend the November 8, 2007, meeting because by that time he would have evaluated the ramifications of the various proposals.

Attorney's Matters (70:30:03)

Attorney Glenn gave an update on the proposed rehabilitation facility on 37th Street.

Adjournment (7:31:267

The meeting adjourned at 7:40 p.m.

Bob Bruce, Chairman

Date

Reta Smith, Recording Secretary

Date