

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, January 24, 2008 at 7:00 p.m. in the Commission Chambers of the County Administration Building, 1801 27<sup>th</sup> 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/2008](http://www.ircgov.com/Boards/PZC/2008).

Present were members: Chairman George Hamner, Member-at-Large; Donna Keys, District 1 Appointee; Gerard Weick, District 2 Appointee; Craig Fletcher, District 3 Appointee; Greg Smith, District 4 Appointee; George Lawrence, District 5 Appointee; Dr. Richard Baker, Member-at-Large; and Ann Reuter, non-voting School Board Liaison (left at 7:55 p.m.).

Also present was IRC staff: George Glenn, Assistant County Attorney; Bob Keating, Community Development Director; Stan Boling, Planning Director; John McCoy, Senior Planner; Chris Mora, Assistant Director, Public Works; and Reta Smith, Recording Secretary.

### **Call to Order and Pledge of Allegiance** (7:30:41)

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

### **Approval of Minutes** (7:31:08)

**ON MOTION BY Mr. Fletcher, SECONDED BY Mr. Lawrence, the members voted unanimously (7-0) to approve the minutes of the meeting of January 10, 2008, as presented.**

### **Item Not on Consent** (7:31:24)

Chairman Hamner read the following into the record:

- A. The Landings:** Request for Preliminary Plat Approval for a Commercial Subdivision to be known as The Landings. NAP Indian River II, LLC, Owner. Carter Associates, Inc., Agent.

Located at the northeast corner of US Highway 1 and 53rd Street, the current site of the Whisper Lakes driving range. Zoning Classification: CG, General Commercial. Land Use Designation: C/I, Commercial Industrial. [SD-07-12-10/98060121-60009] **[Quasi-Judicial]**

Mr. John McCoy, IRC Senior Planner, reviewed the information contained in his memorandum dated January 14, 2008, a copy of which is on file in the Commission Office (7:31:39).

Mr. Fletcher inquired about the traffic signal at 53<sup>rd</sup> Street east of Highway U.S. #1. Mr. Chris Mora, IRC Assistant Public Works Director, related there would be a demand light that would normally stay green on Indian River Boulevard, but if there was a demand for traffic coming out of the development it would get a green light.

Chairman Hamner did not understand the stub-out behind lot three, and wondered if it was something Grand Harbor wanted. Mr. McCoy responded Grand Harbor was considering other options with that property and at some point in time there may be a connection made.

Mr. Fletcher wondered where the houses on the platted area would get water. Mr. McCoy confirmed the retention area had been sized for both the residential and commercial developments.

Ms. Keys noted a right turn lane would need to be constructed on Highway U.S. #1 prior to issuance of a certificate of completion for the infrastructure site plan, and assumed this would be done at the developer's expense. Mr. McCoy confirmed she was correct because it was a site-related improvement.

(7:40:49)

**ON MOTION BY Mr. Weick, SECONDED BY Mr. Lawrence, the members voted unanimously (7-0) to approve the applicant's request for Preliminary Plat Approval, with conditions as noted by staff.**

### **Commissioners Matters** (7:41:15)

Mr. Weick mentioned he had contacted Mr. Boling regarding County regulations on constructing windmills as an alternate energy source, because he felt it would be a good idea to have something beforehand before Florida Power and Light approached the County with any ideas.

Mr. Stan Boling, IRC Planning Director, explained the only types of windmill structures he had seen were accessory structures to existing residences. He related County height requirements specifically exempted several different types of structures such as steeples, windmills and silos. He clarified a windmill farm as an electric generating facility would be classified as such and would be treated as a light or heavy utility use.

After lengthy discussion, the members recommended staff look into the situation to make sure the County was covered in the event windmills became an issue in the future.

### **Planning Matters** (7:49:33)

Mr. Boling recapped on January 15, 2008 the Board of County Commissioners (BCC) had approved staff's recommendation for the P&Z to be the committee managing a process involving public workshops to review mining regulations. He gave a PowerPoint presentation with background information on mining, a copy of which is on file in the Commission Office.

Mr. Boling advised a State task force was currently holding meetings to study mining-related issues, and a report was expected to be issued on February 1, 2008. He outlined possible recommendations that could come from the task force, as contained in his PowerPoint presentation and the backup on file in the Commission Office.

Discussion ensued.

Chairman Hamner introduced Mr. Tom Lockwood as someone who had been mining in the County for a long time and would present the P&Z with information they might carry into the workshops.

Ms. Reuter left the meeting at 7:55 p.m.

Mr. Lockwood gave a brief history of his experience in mining in the County since the early 1970's and described what was entailed in a wet mining operation.

Mr. Chuck Kramer discussed the different degrees of rock and other material and how they were excavated.

The logistics of the various phases of mining were discussed.

Mr. Boling noted County code called for a ten year maximum life of mining operations, so in the scheme of things they were temporary by nature, leaving lakes to serve residential or golf course communities.

Mr. Kramer talked about the importance of buffering and set-backs to deal with the noise and visual effects of mining.

Discussion followed about dewatering and hydraulic pumps.

Mr. Boling stated most of the complaints he had heard from residents were not about what was happening on site, but as a result of truck traffic and the dust that was created. Discussion ensued about possible remedies to control the situation.

Mr. Boling distributed a draft schedule for review of mining regulations, a copy of which is on file in the Commission Office.

After considerable discussion, it was the consensus that any Wednesday in February, 2008 would be a good time to visit other sites during a mobile workshop. Mr. Boling agreed to coordinate with the BCC office for County Commissioners to attend, and e-mail the P&Z members to come up with an appropriate date.

Mr. Bob Adair, a member of the IRC Agriculture Advisory Committee (AAC), offered his services as a speaker at a future workshop.

Mr. Smith suggested dealing with enforcement connected with the various issues after each workshop. Dr. Baker felt monitoring should be included along with enforcement. Mr. Boling thought it would be a good idea at the end of every workshop to discuss what regulations might be applied to each aspect of mining they were dealing with.

The members said they preferred to hold the workshops in the evening if possible.

Mr. Boling advised on January 31, 2008 at 2:00 p.m. at the Richardson Center there would be a meeting on school concurrency. He referred to information he had passed out about a presentation by Dr. James Nicholas on transfer of development rights to be held at noon on the same day at an AAC meeting, a copy of which is on file in the Commission Office.

Mr. Adair came forward and announced Ms. Sidney Backus would be in the County on Thursday, February 7, 2008, and suggested she could make a presentation on hydroecology to the P&Z concurrent with its meeting, and have members of the AAC sit in.

Mr. Boling advised the P&Z would not be meeting until February 14, 2008. He suggested coordinating having Ms. Backus address the AAC in the afternoon and having a workshop that same night. Chairman Hamner suggested Mr. Adair schedule something and let the P&Z members know so they could come to his meeting.

**Attorney' Matters** (9:36:51)

There were none.

There being no further business, the meeting was adjourned at 9:10 p.m.

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George Hamner, Chairman

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Date

\_\_\_\_\_  
Reta Smith, Recording Secretary

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Date