

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, February 28, 2008 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/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.

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

Call to Order and Pledge of Allegiance (7:01:04)

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

Approval of Minutes (7:01:23)

Chairman Hamner related it had been pointed out on page four, paragraph five Mr. Fletcher, not Mr. Lawrence, had wondered if the applicant would be willing to look at buffering the air condition units, and the change had already been made to the minutes. He asked if there were any other changes and there were none,

ON MOTION BY Mr. Fletcher, SECONDED BY Ms. Keys, the members voted unanimously (7-0) to approve the minutes of the meeting of February 14, 2008, as amended.

Items on Consent (7:01:51)

Ms. Keys stated she would like to pull Item B. from the Consent Agenda.

Chairman Hamner read the following into the record:

- A. Zeran AOE:** Request for preliminary plat approval for a four lot affidavit of exemption project. Lothar Zeran, Owner. Schulke, Bittle, & Stoddard, LLC, Agent. Located on the south side of 13th Street SW, just west of 58th Avenue. Zoning Classification: A-1, Agricultural 1 (up to 1 unit/5 acres). Land Use Designation: AG-1, Agricultural 1 (up to 1 unit/5 acres). Density: 1 unit/5 acres. (SD-06-12-39/2003100264-56394) **[Quasi-Judicial]**

7:02:20

ON MOTION BY Ms. Keys, SECONDED BY Mr. Fletcher, the members voted unanimously (7-0) to approve Item A on Consent.

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

Chairman Hamner read the following into the record:

- B. Mt. Zion Baptist Church:** Request for approval to use stabilized parking for a church. Mr. Zion Baptist Church, Owner. James Young & Associates, Inc., Agent. Located at 4405 43rd Avenue. Zoning Classification: CH, Heavy Commercial. Land Use Designation: C/I, Commercial Industrial. (SP-MA-07-11-39/2005090139-59881) **[Quasi-Judicial]**

Ms. Keys felt there should be more than three paved handicapped parking spots for a 7,500 square foot church. Mr. Steve Deardeuff, IRC Senior Planner, explained all the driveways were paved for drop-off and only the actual parking stalls were grass. Mr. Stan Boling, IRC Planning Director, related paved parking was not a requirement in the code and the applicant had declined to pave any of the spaces. Ms. Keys said she understand that but would like to see more paved parking spots near the entrance that would be used the most.

Mr. James W. Young, James W. Young & Associates, Inc., representing the applicant, said he would prefer not to change the parking because if the impervious surface was changed very much it could possibly entail having to go back to St. Johns River Water Management District (SJRWMD) if the retention pond size had to be changed.

Discussion followed.

Ms. Keys strongly requested a couple more paved spaces be added at the entrance if possible.

(7:13:21)

ON MOTION BY Mr. Lawrence, SECONDED BY Mr. Fletcher, the members voted unanimously (7-0) to approve Item B on Consent as presented.

Public Hearings (7:14:00)

Chairman Hamner read the following into the record:

- A. KGP, LLC's:** Request to rezone \pm 1.57 acres located approximately 580 feet west of US highway 1 and approximately 130 feet south of 13th Lane from IG, General Industrial District to CG, General Commercial District. KGP, LLC, Owner. Kimley-Horn & Associates, Inc., Agent. (2005070184-60896) **[Quasi-Judicial]**

Mr. Sasan Rohani, IRC Chief, Long Range Planning, reviewed the information contained in his memorandum dated February 19, 2008, a copy of which is on file in the Commission Office (7:14:24).

Chairman Hamner opened the public hearing at 7:20 p.m. and since no one wished to speak, the public hearing was closed.

(7:18:18)

ON MOTION BY Ms. Keys, SECONDED BY Mr. Fletcher, the members voted unanimously (7-0) to approve the request to rezone the subject property from General Industrial District to General Commercial District.

Chairman Hamner read the following into the record:

- B. Etayem, LLC's:** Request to rezone \pm 1.23 acres located at the northwest quadrant of 27th Avenue SW and 25th Street SW from CN, Neighborhood Commercial District to CL, Limited Commercial District. Etayem, LLC, Owner. Schulke, Bittle & Stoddard, LLC, Agent. (2007120073-60925) **[Quasi-Judicial]**

Mr. Sasan Rohani, IRC Chief, Long Range Planning, reviewed the information contained in his memorandum dated February 11, 2008, a copy of which is on file in the Commission Office (7:18:42).

Chairman Hamner opened the public hearing at 7:25 p.m. and since no one wished to speak, the public hearing was closed.

(7:23:02)

ON MOTION BY Mr. Smith, SECONDED BY Mr. Fletcher, the members voted (6-1) to approve the request to rezone the subject property from Neighborhood Commercial District to Limited Commercial District. Ms. Keys in opposition.

Ms. Keys noted there were some uses in the Limited Commercial District she did not think were compatible with a residential neighborhood.

Commissioners Matters (7:23:58)

Discussion was held about how much land was zoned Industrial in the County.

The impact fees in Polk County were briefly discussed.

Planning Matters (7:30:19)

Mr. Boling advised an Impact Fee workshop would be held on March 6, 2008, and a Mining workshop was planned for March 19, 2008.

Attorney's Matters (7:32:11)

There were none.

There being no further business, the meeting was adjourned at 7:35 p.m.

George Hamner, Chairman

Date

Reta Smith, Recording Secretary

Date