

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, June 12, 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: Vice Chairman Craig Fletcher, District 3 Appointee; Donna Keys, District 1 Appointee; Gerard Weick, District 2 Appointee; George Lawrence, District 5 Appointee and Dr. Richard Baker, Member-at-Large.

Absent were Chairman George Hamner, Member-at-Large, and Greg Smith, District 4 Appointee (both excused); and Ann Reuter, non-voting School Board Liaison (unexcused).

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

Call to Order and Pledge of Allegiance (6:02:52)

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

Approval of Minutes (6:03:18)

ON MOTION BY Mr. Weick, SECONDED BY Mr. Lawrence, the members voted unanimously (5-0) to approve the minutes of the meeting of May 22, 2008, as presented.

Item Not on Consent (6:03:32)

Vice Chairman Fletcher read the following into the record:

- A. Creekside Place Apartment:** Request for conceptual site plan approval for a 152 unit multi-family project to be known as Creekside Place Apartments. SP Sebastian Palms GP,

Inc., Owner, Schulke, Bittle & Stoddard, LLC, Agent. Located on the east side of 66th Avenue, north of CR510. Zoning Classification: RM-6, Residential Multi-Family (up to 6 units/acre). Land Use Designation: L-2, Low Density Residential 2 (up to 6 units/acre). Density: 5.99 units/acre. (SP-MA-08-07-27/2005020284-61707) **[Quasi-Judicial]**

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

Mr. Stan Boling, IRC Planning Director, gave a PowerPoint presentation and reviewed information contained in the memorandum dated June 6, 2008, a copy of which is on file in the Commission Office (6:06:09).

Dr. Baker asked how many scrub jays were on the property.

Ms. Stephanie Salvilla, Project Manager, Bio-Tech Consulting, 1717 Indian River Boulevard, Suite 302, Vero Beach (6:16:06), advised originally in 2004 there were three scrub jays and subsequently in 2006 all three had been tagged. She related there were two scrub jays in 2007, and in May, 2008 there were two banded scrub jays and one non-banded fledgling on the property. She noted the 2007 and 2008 survey indicated the nests were off-site to the west and illustrated on the ELMO where they were located.

Dr. Baker wondered if it would be possible to obtain a deed restriction on cats for the development. Mr. Bob Keating, IRC Community Development Director, stated the applicant would have to get United States Fish and Wildlife Service (USF&WS) approval and do an individual Habitat Conservation Plan. He did not think the County could apply any conditions since this was a regular site plan process, and it would be up to the USF&WS to make any arrangements necessary to protect the scrub jays.

Mr. Jodah Bittle, Schulke, Bittle & Stoddard, LLC, 1717 Indian River Boulevard, Suite 201, Vero Beach (6:22:21), representing the applicant, said they could look into deed restrictions on cats or fence the property.

Vice Chairman Fletcher requested Mr. Bittle inform the Board what USF&WS required them to do as this might be something the members could look at regulating in the future.

Ms. Keys noted there was a northbound right-turn and a southbound left-turn lane on the exit coming out of the project onto 66 Avenue, and wondered if there was room for two lanes for stacking to the left and right. Mr. Bittle said there was and he would meet with IRC staff on this matter.

6:24:58

ON MOTION BY Mr. Lawrence, SECONDED BY Ms. Keys, the Board voted unanimously (5-0) to recommend the Board of County Commissioners grant the request for conceptual site plan approval for Creekside Place Apartments as presented.

Commissioners Matters (6:25:14)

Ms. Keys related she had learned Barber Street was not on the County's concurrency management system. She noted Barber Street was a main thoroughfare and the new projects were starting to impact the road, but the County could not ask developers to help improve it. Ms. Keys stated she had spoken to City of Sebastian (Sebastian) Growth Management staff and some Council Members, and they were interested in having Barber Street placed on the concurrency management system.

Mr. Chris Mora, IRC Assistant Public Works Director, confirmed the County managed concurrency for the City of Vero Beach through an Interlocal agreement, but there was no such agreement with Sebastian for roadways that did not directly connect to County roads. He felt any request to include Barber Street on the concurrency management system should come from Sebastian because they stood to be very much affected by it.

Discussion followed.

Ms. Keys asked if the P&Z would be in support of this if it was something Sebastian decided they wanted to do. The consensus was the members would be in favor of it and help in any way they could.

Planning Matters (6:37:33)

Mr. Boling briefly reviewed information received from Mr. Chuck Cramer as a follow-up to the May 22, 2008 mining workshop, a copy of which is on file in the Commission Office. He advised the BCC had approved the school concurrency LDR changes, which would go into effect

July 1, 2008, and related on June 17, 2008, the BCC would be holding its second and final hearing on extending the mining moratorium.

Attorney's Matters (6:39:34)

None.

Adjournment (6:39:41)

There being no further business, the meeting was adjourned at 7:37 p.m.

Craig Fletcher, Vice Chairman

Date

Reta Smith, Recording Secretary

Date