

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, July 10, 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: Vice Chairman Craig Fletcher, District 3 Appointee; Donna Keys, District 1 Appointee; Gerard Weick, District 2 Appointee; Greg Smith, District 4 Appointee; George Lawrence, District 5 Appointee; and Dr. Richard Baker, Member-at-Large.

Absent was Chairman George Hamner, Member-at-Large (excused) and Ann Reuter, non-voting School Board Liaison (unexcused).

Also present was IRC staff: William G. Collins, II, County Attorney; Bob Keating, Community Development Director; Stan Boling, Planning Director; Steven Deardeuff, Senior Planner; and Reta Smith, Recording Secretary.

### **Call to Order and Pledge of Allegiance** (6:21:11)

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

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

### **Approval of Minutes** (6:22:10)

**ON MOTION BY Mr. Smith, SECONDED BY Dr. Baker, the members voted unanimously (6-0) to approve the minutes of the Mining Workshop of May 22, 2008 as presented.**

**ON MOTION BY Ms. Keys, SECONDED BY Mr. Lawrence, the members voted unanimously (6-0) to approve the minutes of the June 12, 2008 Planning and Zoning meeting as presented.**

**Item on Consent** (6:22:13)

Vice Chairman Fletcher read the following into the record:

- A. Century Town Center Subdivision:** Request for preliminary plat approval for a 3 lot commercial plat-over-site-plan subdivision known as Century Town Center. CRF Panther IX, LLC, Owner. Kimley-Horn & Associates, Inc., Agent. Located on the south side of SR60, west of 58<sup>th</sup> Avenue. Zoning Classification: CG, General Commercial. Land Use Designation: C/I, Commercial/Industrial. (SD-08-07-06/2004060358-61747) **[Quasi-Judicial]**

Nobody on the Board had any questions or comments.

6:24:19

**ON MOTION BY Ms. Keys, SECONDED BY Mr. Lawrence, the members voted unanimously (6-0) to approve the preliminary plat for Century Town Center Subdivision.**

**Public Hearing** (6:24:31)

Vice Chairman Fletcher read the following into the record:

- A. PLC, LLC.:** Request to Rezone ± 2.61 acres located south of 41<sup>st</sup> Street, and west of 43rd Avenue from CH, Heavy Commercial to CG, General Commercial. PLC, LLC., Owner. Schulke, Bittle & Stoddard, LLC, Agent. (RZON-2002100214-61778)**[Quasi-Judicial]**

Mr. Steven Deardeuff, IRC Senior Planner, Long Range Planning, reviewed the information contained in his memorandum dated June 20, 2008, a copy of which is on file in the Commission Office (6:25:06).

Mr. Smith commented this rezoning was displacing heavy commercial (CH) with general commercial (CG) and at some time in the future there might be a need for more CH in the County. Mr. Stan Boling, IRC Planning Director, stated he was comfortable there would be enough CH property available.

Ms. Keys expressed concern about something going into the area having a conflict with the IRC shooting range. She asked what might be

allowed under the CG zoning that might create a conflict and would not be allowed under CH zoning. Mr. Boling related multi-family residential would potentially be allowed as an accessory use over or behind shops, but this rarely occurred.

6:30:33

**ON MOTION BY Mr. Smith, SECONDED BY Mr. Lawrence, the members voted unanimously (6-0) to approve the rezoning request by PLC, LLC.**

**Commissioners Matters** (6:31:08)

Chairman Fletcher wondered about land clearing taking place on 77<sup>th</sup> Street west of U.S. Highway #1. Mr. Boling said he would check into it and e-mail the members.

**Planning Matters** (6:37:29)

Mr. Boling reminded the members about the Mining Workshop to be held in the Commission Chambers at on Monday, July 14, 2008 at 1:30 p.m.

**Attorney's Matters** (6:32:49)

None.

**Adjournment** (6:32:55)

There being no further business, the meeting was adjourned at 7:12 p.m.

\_\_\_\_\_  
Craig Fletcher, Vice Chairman

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date