

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, July 24, 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; **Craig Fletcher**, District 3 Appointee; **Greg Smith**, District 4 Appointee; **George Lawrence**, District 5 Appointee.

Absent were **Gerard Weick**, District 2 Appointee; **Dr. Richard Baker**, Member-at-Large; and **Ann Reuter**, non-voting School Board Liaison (all excused).

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

Call to Order and Pledge of Allegiance (6:07:50)

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

Approval of Minutes (6:08:20)

ON MOTION BY Mr. Fletcher, SECONDED BY Mr. Lawrence, the members voted unanimously (5-0) to approve the minutes of the meeting of July 10, 2008, as presented.

Item Not on Consent (6:08:51)

Chairman Hamner read the following into the record:

- A. Morning Star Reformed Presbyterian Church:** Morning Star Reformed Presbyterian Church, Owner/Agent. Request for administrative permit approval for a private high school

facility to be known as the Touched By Grace academy. Located within an existing church building that lies approximately 400' north of Oslo Road on the east side of Timber Ridge Trail. Zoning Classification: CL, Limited Commercial. Land Use Designation: C/I, Commercial/Industrial. (AA-08-10-151/200100044-62263)
[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. John McCoy, IRC Senior Planner, reviewed the information contained in his memorandum dated July 10, 2008, a copy of which is on file in the Commission Office (6:09:15).

Mr. Richard Hope of Morning Star Reformed Presbyterian Church, Inc. (6:13:27) acknowledged a fire alarm system and other small modifications would have to be made to the inside of the building, and he would be the general contractor of record for the project. He explained how the proposed school came into being.

6:17:06

ON MOTION BY Ms. Keys, SECONDED BY Mr. Smith, the Board voted unanimously (5-0) to approve the administrative permit approval for Touched by Grace Academy.

Commissioners Matters (6:17:24)

None.

Planning Matters (6:17:38)

Mr. Stan Boling, IRC Planning Director, distributed a list of potential regulation changes and recommendations culled from the recent mining workshops held by the P&Z, a copy of which is on file in the Commission Office.

Chairman Hamner noted the P&Z recommendations had to be presented to the Board of County Commissioners (BCC) by the middle of September, 2008, and wanted to get some input from the members about scheduling future meetings.

Discussion ensued.

Mr. Fletcher felt one of the main issues was whether or not to have mining in AG-1. Assistant County Attorney George Glenn related the County Attorney's office would recommend the BCC not eliminate mining in AG-1 due to the potential for extensive claims involving the Bert J. Harris Junior Private Property Rights Protection Act.

Chairman Hamner suggested the members call IRC staff before the next mining meeting to address any questions and try to resolve any issues ahead of time.

Mr. Bob Keating, IRC Community Development Director, related the BCC would be getting a traffic engineering consultant to give a detailed explanation of how traffic and trips were assessed from an impact fee standpoint, and suggested the P&Z might want to attend the workshop in mid-September. He gave an update on the Interlocal Service Boundary agreement.

Mr. Keating said the Transportation and Land Use Elements of the Evaluation and Appraisal Report (EAR) would be sent to the P&Z shortly and encouraged the members to pay close attention to the Analysis section. He thought it would be a good idea to have a separate workshop sometime in September, 2008, and reviewed how the EAR related to the Comprehensive Land Use Plan.

Attorney's Matters (6:38:22)

Attorney Glenn recapped the County had been in litigation over the last year concerning an administration use permit for Top Hat and Tails, and the former applicant had recently withdrawn with prejudice. He briefly outlined what was going on with the lawsuit involving Ocean Concrete.

Adjournment (6:45:09)

There being no further business, the meeting adjourned at 7:40 p.m.

George Hamner, Chairman

Date

Reta Smith, Recording Secretary

Date