

**PLANNING AND ZONING COMMISSION  
PUBLIC WORKSHOP ON INDIAN RIVER COUNTY DRAFT  
EVALUATION AND APPRAISAL REPORT FOR THE FUTURE LAND  
USE, TRANSPORTATION AND CONSERVATION ELEMENTS**

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Friday, September 19, 2008 at 9:00 a.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; **Greg Smith**, **Craig Fletcher**, District 3 Appointee (9:22 a.m.); District 4 Appointee; **Dr. Richard Baker**, Member-at-Large; and **Carol Johnson**, non-voting School Board Liaison.

Absent was **George Lawrence**, District 5 Appointee (unexcused).

Also present was IRC staff: William G. Collins II, County Attorney; Bob Keating, Community Development Director; Stan Boling, Planning Director; Brian Freeman and Bill Schutt, Senior Planners; Phil Matson, Metropolitan Planning Organization (MPO) Staff Director; Jim Davis, Public Works Director; Roland DeBlois, Chief of Environmental Planning; and Reta Smith, Recording Secretary.

**Call to Order and Pledge of Allegiance** (8:26:02)

Chairman Hamner called the meeting to order and led all in the Pledge of Allegiance. He introduced Ms. Carol Johnson as the acting non-voting School Board Liaison on the P&Z.

Mr. Bob Keating, IRC Community Development Director, recapped for the past few months IRC staff had been bringing some of the elements of the EAR to the P&Z for review, and today's workshop had to do with three of the more important and substantial elements. He advised another workshop was scheduled for Tuesday, September 30, 2008, at 9:00 a.m., when several more EAR elements would be presented at that time.

Mr. Keating explained the County's modern Comprehensive Plan (Comp Plan) was adopted in 1990; the first EAR had been done in 1996

and staff was now in the process of doing the second EAR, which needed to be adopted by the Board of County Commissioners (BCC) and sent to the Department of Community Affairs (DCA) by December 1, 2008. Mr. Keating continued next year IRC staff would be involved in the EAR-based amendment process to incorporate the changes the EAR identified into the Comp Plan.

### **Consideration of Future Land Use Element EAR** (8:42:55)

Mr. Bill Schutt, IRC Senior Planner gave a PowerPoint presentation on the Future Land Use Element EAR, a copy of which is on file in the Commission Office.

Mr. Craig Fletcher, District 3 Appointee, arrived at 9:22 a.m.

Mr. Brian Freeman, IRC Senior Planner, gave a PowerPoint presentation and reviewed some of the objectives and policies contained in the backup on file in the Commission Office (8:54:49).

Ms. Keys wanted to know what the reasoning was for prohibiting New Towns in the AG-3 district. Mr. Keating responded the AG-3 district was all west of the Stick Marsh and was more remote with more natural area than cultivated citrus, and already had very low densities at one unit per 20 acres. He said staff's position was New Towns should probably be located in the AG-1 and AG-2 areas east of the Marsh and especially AG-1 areas predominately east of Interstate 95 (I-95).

Discussion followed.

Ms. Keys wanted to see a restriction not to limit commercial expansion on U.S. Highway #1 frontage properties in Roseland if it was available.

Chairman Hamner mentioned he was leaving the public discussion part of the workshop open to give those present the opportunity to address precise parts of the presentation, in order to avoid coming back to it later when it was less fresh in everyone's mind.

Mr. Joe Paladin (9:15:59) noted a lot of five and 10 acre parcels were out there by themselves and were too small to expand on. He took issue with the 70% development criteria for a commercial neighborhood node.

Discussion ensued.

Ms. Helene Caseltine, Economic Development Director, IRC Chamber of Commerce (9:24:52), thanked staff for adding the new policy to maintain industrial zoning and land use designations for industrial use. She questioned the other new policy to allow larger industrial uses in close proximity to the I-95 interchanges. Mr. Keating explained it alluded to the exceptions made to allow CVS to come into the County, and they wanted to maintain the opportunity for such future endeavors.

Mr. Peter Robinson, Laurel Homes (9:33:20), took issue with proposed interconnection in Objective #4 He maintained in addition to increasing congestion and making housing unaffordable it made neighborhoods more vulnerable to crime. He gave examples of why people preferred cul-de-sacs and gates, and suggested it should be market driven and people should be given a choice.

Discussion followed.

Open spaces in agricultural planned developments (PDs) and Policy 5.5 of Objective #5 were talked about at length.

Chairman Hamner called a recess at 10:43 a.m. and reconvened the meeting at 10:58 a.m.

Discussion was held about the proposed new policy to restrict affidavit of exemption projects to a maximum of four lots and limiting all other residential development in agricultural designated areas to agricultural PDs and subdivisions (10:13:10).

Mr. Mike Gray, 440 Graystone Court, Vero Beach (10:24:49), did not think it was possible to dictate or legislate the sustainability of agriculture because anything done to make it more difficult for people in that venue to realize the value of their land sometime in the future was a detriment to them. He thought it was important to try and enhance the ability to do business in the County without sacrificing the nature of the community.

Mr. Jens Tripson (10:33:15) wondered what would happen to somebody who could not stay in agriculture and the County had reduced the value of his property because of the reduction from 19 lots to four.

After lengthy discussion it was decided to set this issue aside and address it at a later date.

A consensus was reached that the new policy to allow biofuel processing facilities as part of agricultural operations was a good idea, as long as they were not too large.

Mr. Jason Nunemaker, City Manager, City of Fellsmere (10:57:29), said he had submitted a request that certain blighted areas outside the City of Fellsmere be made more of a priority than they had in the past. Mr. Keating advised specific areas had been brought out in the Analysis section of the Future Land Use Element.

Chairman Hamner reviewed a letter written to the P&Z dated September 18, 2008 from Ms. Deborah Ecker, a copy of which is on file in the Commission Office.

Chairman Hamner called a recess at 11:50 a.m. and reconvened the meeting at 12:00 noon.

### **Consideration of Transportation Element EAR** (11:04:17)

Mr. Phil Matson, IRC Metropolitan Planning Organization (MPO) Staff Director, gave a PowerPoint presentation on the Transportation Element EAR, a copy of which is on file in the Commission Office.

Mr. Jim Davis, IRC Public Works Director (11:17:15), described the closed-loop synchronized traffic signal system.

Chairman Hamner noted on freeways, arterial and collector roads in the County was at Level of Service (LOS) "D". He believed the County should be back at LOS "C", although he acknowledged there was a huge issue with funding.

Discussion followed.

Ms. Keys mentioned some time ago the Board of County Commissioners (BCC) had established a timing mechanism on the procedure of either quick take or condemnation; however it did not appear this was being utilized. She wondered if this was something that should be put in the Comp Plan so it was adhered to in the future (11:51:05). Mr. Davis stated the capital improvement program had gotten very aggressive and there were many projects and thousands of right-of-way parcels to deal with, and the County did not have the staff or resources to implement the policy as quickly as it was written.

Discussion ensued.

Ms. Keys noted Ms. Johnson had to leave for another meeting but she wanted Ms. Keys to mention a policy or objective for school buses (11:58:35). Ms. Johnson had received complaints about school buses not being able to turn around in some older subdivisions; with the result being children had to stand outside on the road to wait for their buses. She felt bus stops for school buses should be incorporated into the County's planning.

Chairman Hamner suggested the school system could tell County staff where they wanted bus stops and perhaps they could be incorporated.

Ms. Keys brought up the idea of possibly creating our own trip generation criteria within the County because of the discrepancy in trip counts for Imagine Schools at a recent P&Z meeting (12:03:17). She recommended the addition of a policy whereby the County would do a count on all its schools and come up with a County trip generation, not an Institute of Traffic Engineers (ITE) trip generation number.

Dr. Baker (12:11:12) suggested bicycle paths for students wanting to ride bikes to school should be included when new schools were built. Mr. Davis stated it was a right-of-way issue and the County did not have autonomous control over where the schools were built. Mr. Matson indicated that policy was being proposed.

Discussion ensued about Policy 4.7 and the deletion of right-of-way reservation maps (17:19:00).

### **Consideration of Conservation Element EAR (12:21:35)**

Mr. Roland DeBlois, IRC Chief of Environmental Planning gave a PowerPoint presentation on the Conservation Element EAR, a copy of which is on file in the Commission Office.

Dr. Baker pointed out a lot of dolphins and turtles were sick and dying, and although the water quality was about the same as before he did not think it was good enough (12:29:53). Mr. DeBlois explained in the late 1990s when the County was in more of a drought situation the water quality got better because there was not as much discharge into the river, but now there was an effect with rain events such as the recent Tropical Storm Fay coming through.

Dr. Baker said he would like to implement something requiring septic tanks to be pumped out every three to five years, with a certificate required from the pump-out people (12:32:10). He added there were a lot of recreational activities out on the islands but there were no facilities for waste, which contributed to problems in the Indian River Lagoon, and he thought there should be port-o-lets installed.

Mitigation for wetlands was discussed.

Dr. Baker felt all the County conservation management plans should go through the Conservation Lands Advisory Committee in the future (12:47:59). He suggested the County's Conservations Land Manager be placed under the IRC Planning Department instead of the IRC Parks and Recreation Department (Parks), and someone be hired at a higher level than we currently had to address management issues. Mr. Keating pointed out the current Conservation Lands Manager had the ability to use Parks staff in taking care of some of the properties.

Discussion ensued about planning for boat ramps in the County.

There being no further business, the meeting was adjourned at 4:00 p.m.

\_\_\_\_\_  
George Hamner, Chairman

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date