

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, September 25, 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; **Dr. Richard Baker**, Member-at-Large; and **Ann Reuter**, non-voting School Board Liaison.

Absent was **George Lawrence**, District 5 Appointee.

Also present was IRC staff: George Glenn, Assistant County Attorney; Bob Keating, Community Development Director; Stan Boling, Planning Director; John McCoy, Bill Schutt and Brian Freeman, Senior Planners; Sasan Rohani, Chief, Long-Range Planning; Roland DeBlois, Chief, Environmental and Code Enforcement; Cliff Crawford, Recreation Department Director; Mike Hotchkiss, Capital Projects Manager, Utilities Administration; and Reta Smith, Recording Secretary.

Call to Order and Pledge of Allegiance (6:25:52)

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

Approval of Minutes (6:26:29)

ON MOTION BY Ms. Keys, SECONDED BY Mr. Mr. Weick, the members voted unanimously (6-0) to approve the minutes of the Mining Workshop of August 13, 2008, as presented.

Ms. Keys said the first sentence of paragraph one on page six of the September 11, 2008 minutes should read: "Ms. Keys stressed she was very upset with the traffic count issue regarding schools and said we had a problem with Section 520 of the Institute of Transportation Engineers (ITE)

traffic counts. If the usage is changing where people do not use school buses, then we had to revise the numbers to reflect that change”.

(6:27:54)

ON MOTION BY Ms. Keys, SECONDED BY Mr. Weick, the members voted unanimously (6-0) to approve the minutes of the meeting of September 11, 2008, as amended.

Presentation (6:28:03)

- A.** Helene Caseltine, Economic Development Director from the Indian River County Chamber of Commerce, will give a brief overview of the Chamber’s economic development activities and how the program can benefit our local community.

Ms. Penny Chandler, President, IRC Chamber of Commerce (Chamber) (6:29:34), gave a brief overview of the Economic Development Division of the Chamber.

Ms. Linda Schlitt-Gonzalez, Broker-Owner of Caldwell Banker/Ed Schlitt Real Estate (6:32:25), gave a PowerPoint presentation, a copy of which is on file in the Commission Office.

Ms. Helen Caseltine, Chamber Economic Development Director (6:38:58), distributed an economic development package sent out by the Chamber in response to requests by businesses for basic information, a copy of which is on file in the Commission Office. She discussed information contained in the package and continued with the PowerPoint presentation.

Ms. Chandler (6:44:42) stressed the need for improved and approved industrial land, meaning the zoning and infrastructure was shovel-ready, adding it was important to ensure the County did not suffer a net loss of commercial and industrial land use designations.

Item on Consent (6:48:52)

Chairman Hamner read the following into the record:

- A. Grace Woods West:** Request for administrative permit use and preliminary plat approval for a 20 lot small lot subdivision to be known as Grace Woods West. Habitat for Humanity,

Owner. Schulke, Bittle & Stoddard, LLC, Agent. Located on the north side of 11th Street SW, between 17th Ave SW and 18th Ave SW, directly north of Thompson Elementary school. Zoning Classification: RS-6, Residential Single-Family (up to 6 units/acre). Land Use Designation: L-2, Low Density Residential (up to 6 units/acre). Density: 4.5 units/acre. (SD-08-09-08/2008040082-62042) **[Quasi-Judicial]**

(6:49:04)

ON MOTION BY Mr. Fletcher, SECONDED BY Mr. Weick, the members voted unanimously (6-0) to approve staff's recommendation as presented.

Items Not on Consent (6:49:14)

Chairman Hamner read the following into the record:

- A. Bristol Bay Commercial:** Request for major site plan approval to construct a 92,500 square foot commercial complex. P & S Properties, Owner. Schulke, Bittle & Stoddard, LLC, Agent. Located on the south side of CR510 between US Highway 1 and the Indian River Lagoon. Zoning Classification: CG, General Commercial. Land Use Designation: C/I, Commercial/Industrial. (SP-MA-07-07-09/2006090048-58614) **[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 August 15, 2008, including a corrected page three and updated architectural drawing, a copy of which is on file in the Commission Office (6:50:25).

Mr. Jodah Bittle, Schulke, Bittle & Stoddard, LLC (7:06:28), related the stormwater had been certified with St. Johns River Water Management District (SJRWMD) and the only issue was with utilities and the roadways.

Ms. Keys inquired about the time frame for completion of County Road 510 improvements in front of the project. Mr. McCoy responded it was projected three to six years to start construction.

Dr. Baker asked if it was possible to get by with 20 less parking spaces. Mr. McCoy stated having a modification to 406 spaces would be acceptable, and Mr. Bittle agreed the plan could be reworked to save as many trees as possible. It was the consensus to reduce the parking to 406 spaces in order to save some trees and create more green space.

Mr. McCoy mentioned IRC Traffic Engineering had said through the right-of-way permit process they would look at making the driveways full movement for the interim period until build-out.

7:14:44

ON MOTION BY Mr. Weick, SECONDED BY Mr. Fletcher, the members voted unanimously (6-0) to approve the project with the addition of reducing the parking to 406 spaces and increasing the green space and allowing a temporary full-movement driveway in the interim.

Chairman Hamner read the following into the record:

- B. Gator Group:** Request for preliminary plat approval for a 5 lot medical subdivision to be known as Gator Group Medical Subdivision. Gator Group Land Trust, Owner. Carter Associates, Inc., Agent. Located in the southwest corner of the 37th Street/Indian River Blvd. intersection. Zoning Classification: MED, Medical. Land Use Designations: C/I, Commercial/Industrial and C-2, Conservation. (SD-08-01-01/2006080051-60528) **[Quasi-Judicial]**

Mr. Brian Freeman, IRC Senior Planner, reviewed information contained in his memorandum dated September 15, 2008, a copy of which is on file in the Commission Office (7:16:15).

Mr. Bob Keating, IRC Community Development Director (7:24:25) recalled the IRC Metropolitan Planning Organization (MPO) Long Range Transportation Plan had a provision to look at the feasibility of an Aviation Boulevard extension from U.S. Highway #1 (US 1) to Indian River Boulevard south of the hospital. He related after a number of studies it had proved unfeasible; however the alternative approved by the MPO was to try to do interconnections in the area and possibly provide a western connection to the hospital from US 1. Mr. Keating noted the proposed plan for the Gator Group facilitated what was approved by the MPO because it

would connect to the hospital and would have more interconnections in the area.

7:28:00

ON MOTION BY Mr. Smith, SECONDED BY Mr. Fletcher, the members voted unanimously (6-0) to approve staff's recommendation as presented.

Public Discussion (7:28:31)

- A** Review of draft of the Indian River County Comprehensive Plan Potable Water Sub-Element Evaluation and Appraisal Report (EAR).

Mr. Sasan Rohani, IRC Chief, Long-Range Planning (7:28:55) gave a PowerPoint presentation on the IRC Potable Water Sub-Element EAR, a copy of which is on file in the Commission Office.

Mr. Smith noted in the past year there had been a lot of discussion associated with alternatives to wells into the Floridan aquifer, and wondered if other alternatives would be considered to reduce the number of wells. Mr. Rohani advised a new objective and policy was being added that by 2018 there would be at least 18 million gallons per day capacity drawn from a source other than the Floridan aquifer.

Chairman Hamner mentioned the County was not presently experiencing any water problems and there had been no indication from the SJRWMD that IRC could have any of the water in their marsh area even though it was in our County, and he wondered if we gave that source up by default if we did not tap into it. Mr. Keating responded SJRWMD was precluded by State law from allocating water and if we had a need they would allocate water at that time, but they could not reserve it for anticipated future use.

Discussion followed.

Dr. Baker asked what incentives were being proposed in the new policy to get people to use less water. Mr. Mike Hotchkiss, IRC Capital Projects Manager, Utilities Administration (7:55:40), explained the rate structure in effect for water consumption.

Mr. Rohani reviewed his response to a letter dated September 18, 2008 from Mrs. Deborah Ecker, a copy of which is on file in the Commission Office.

Discussion ensued about Objective #2 on page 23 of the backup on file in the Commission Office.

- B.** Review of draft of the Indian River County Comprehensive Plan Recreation and Open Space Element Evaluation and Appraisal Report (EAR).

Mr. Rohani (8:04:15) gave a PowerPoint presentation on the IRC Recreation and Open Space Element EAR, a copy of which is on file in the Commission Office.

Dr. Baker asked about increasing fees for users of the IRC shooting range who did not live in the County. Mr. Cliff Crawford, IRC Recreation Department Director (8:06:26), related the gun range was constructed with various State and Federal grants, which could prohibit the opportunity to look at different fee structures.

Mr. Keating described the North and South County Greenway Plans.

Dr. Baker (8:12:31) stressed the need for access to the Russell Grove River Buffer conservation area, and referred to a projected management activities timeline, a copy of which is on file in the Commission Office. Chairman Hamner thought it would be a good idea to have an objective to open one or two of the land acquisition properties a year, and prioritize them in order to have a target list to aim at when trying to obtain grants. Mr. Keating promised to bring something back to the P&Z.

- C.** Review of draft of the Indian River County Comprehensive Plan Intergovernmental Coordination Element Evaluation and Appraisal Report (EAR).

Mr. Rohani (8:23:49) gave a PowerPoint presentation on the IRC Intergovernmental Coordination Element EAR, a copy of which is on file in the Commission Office.

Brief discussion followed.

- D. Review of draft of the Indian River County Comprehensive Plan Capital Improvement Element Evaluation and Appraisal Report (EAR).

Mr. Bill Schutt, IRC Senior Planner (8:31:28), gave a PowerPoint presentation on the IRC Capital Improvement Element EAR, a copy of which is on file in the Commission Office.

Commissioners Matters (8:36:07)

None.

Planning Matters (8:36:15)

Mr. Stan Boling, IRC Planning Director, related on October 6, 2008 at 2:00 p.m. the Board of County Commissioners would have a special meeting to go over the 38 recommendations for mining regulations. He updated the members on what had transpired regarding Imagine Schools.

Attorney's Matters (8:37:37)

None.

There being no further business, the meeting adjourned at 9:12 p.m.

George Hamner, Chairman

Date

Reta Smith, Recording Secretary

Date