

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, October 9, 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; and **Dr. Richard Baker**, Member-at-Large.

Absent were **George Lawrence**, District 5 Appointee and **Carol Johnson**, non-voting School Board Liaison (both excused).

Also present was IRC staff: George Glenn, Assistant 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; Roland DeBlois, Chief of Environmental Planning; and Reta Smith, Recording Secretary.

Call to Order and Pledge of Allegiance

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

Approval of Minutes

ON MOTION BY Ms. Keys, SECONDED BY Mr. Weick, the members voted unanimously (6-0) to approve the minutes of the meeting of September 19, 2008, as presented.

ON MOTION BY Ms. Keys, SECONDED BY Mr. Fletcher, the members voted unanimously (6-0) to approve the minutes of the meeting of September 25, 2008, as presented.

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

Item on Consent

Chairman Hamner read the following into the record:

- A. Children's Home Society:** Request for major site plan approval to construct a 9 unit multi-family residential building. Children's Home Society of Florida, Owner. Kimley-Horn & Associates, Inc., Agent. Located one block east of US Highway 1 at the northwest corner of 6th Avenue and 10th Street. Zoning Classification: RM-10, Residential Multi-Family (up to 10 units/acre). Land Use Designation: M-2, Medium Density Residential (up to 10 units/acre). Density: 2.3 units/acre. (SP-MA-08-10-39/2001100108-62275) **[Quasi-Judicial]**

Mr. Stan Boling, IRC Planning Director, reviewed the information contain in his memorandum dated September 29, 2008, a copy of which is on file in the Commission Office.

Chairman Hamner asked if anyone wished to speak on this matter and nobody came forward.

ON MOTION BY Mr. Fletcher, SECONDED BY Dr. Baker, the members voted unanimously (6-0) to approve the request for Major Site Plan Approval as presented.

Item Not on Consent

- A. Indian River County Utilities Storage Tank:** Request for administrative permit use approval to construct a 3.0 million gallon reuse water storage tank. Indian River County, Owner. Masteller & Moler, Inc., Agent. Located north of 77th Street, east of the Lateral G canal and Hobart Park ball fields. Zoning Classification: A-1, Agricultural (up to 1 unit 5 acres). Land Use Designation: REC, Recreational. (SP-MA-08-10-43/98080053-62351) **[Quasi-Judicial]**

Mr. Boling reviewed the information contained in his memorandum dated September 15, 2008, a copy of which is on file in the Commission Office.

Chairman Hamner asked if anyone wished to speak on this matter and nobody came forward.

ON MOTION BY Mr. Weick, SECONDED BY Dr. Baker, the members voted unanimously (6-0) to approve the request for Administrative Permit Use Approval as presented.

Public Hearing

Chairman Hamner read the following into the record:

- A.** Review of the Indian River County Comprehensive Plan Evaluation and Appraisal Report

Mr. Bob Keating, IRC Community Development Director, gave a brief overview of the Evaluation and Appraisal (EAR) process and proceeded to give a PowerPoint presentation, a copy of which is on file in the Commission Office.

Mr. Bill Schutt, IRC Senior Planner, continued with the PowerPoint presentation and reviewed the 11 public comments regarding the Future Land Use Element

Chairman Hamner felt it was important to consider the possibility of Special Exception use for large commercial kennels. Mr. Boling related staff had been doing research on this issue and promised to report back with their findings to the members in the near future.

Biofuel processing plants were discussed. Mr. Keating suggested differentiating between small and large scale operations, with the bigger ones requiring administrative permit use approval.

Ms. Keys, Dr. Baker, Mr. Weick and Mr. Smith felt Traditional Neighborhood Designs (TNDs) should remain as Planned Development (PD) projects and not as a conditional use as proposed by staff. Chairman Hamner suggested this may be another issue that could be regulated by the size of the proposed TND, with larger ones staying as PDs. Mr. Keating advised staff's recommendation applied only to properties within

the urban service area, and the Liberty Park project would not be eligible. He stated he would clarify this in the recommendation.

Chairman Hamner opened the public hearing at 8:02 p.m. and since nobody wished to speak, the public hearing was closed.

ON MOTION BY Mr. Fletcher, SECONDED BY Mr. Weick, the members voted unanimously (6-0) to approve the Future Land Use Element as presented by staff, with the recommended revisions.

Mr. Schutt continued with the PowerPoint presentation on the Potable Water Sub-element and the Recreation and Open Space Element.

ON MOTION BY Ms. Keys, SECONDED BY Mr. Fletcher, the members voted unanimously (6-0) to approve the Potable Water Sub-element as presented.

ON MOTION BY Ms. Keys, SECONDED BY Mr. Fletcher, the members voted unanimously (6-0) to approve the Recreation and Open Space Element as presented.

Mr. Roland DeBlois, IRC Chief of Environmental Planning continued with the PowerPoint presentation and reviewed the public comments regarding the Coastal Management Element.

The Dune Stabilization Setback Line was discussed.

ON MOTION BY Mr. Fletcher, SECONDED BY Mr. Weick, the members voted unanimously (6-0) to approve the Coastal Management Element as presented.

Mr. DeBlois went over the comments for the Conservation Element.

ON MOTION BY Mr. Fletcher, SECONDED BY Ms. Keys, the members voted unanimously (6-0) to approve the Conservation Element as presented.

Mr. Phil Matson, IRC Metropolitan Planning Organization (MPO) Staff Director, continued on with the PowerPoint presentation on the Transportation Element.

ON MOTION BY Mr. Fletcher, SECONDED BY Ms. Keys, the members voted unanimously (6-0) to approve the Transportation Element as presented.

Mr. Matson recapped the County had met the requirements of the State, incorporated all appropriate public comments and P&Z workshop recommendations in developing the EAR.

Chairman Hamner asked if anyone present wished to comment or add anything to the proceedings. Nobody came forth.

ON MOTION BY Mr. Fletcher, SECONDED BY Mr. Smith, the members voted unanimously (6-0) to recommend the Board of County Commissioners transmit the Evaluation and Appraisal Report as presented, with the revisions, to the Department of Community Affairs.

Chairman Hamner congratulated staff and thanked them for their hard work on the EARs. Mr. Keating announced all the EARs and presentations were available on the County's web site and staff was still open to comments from the public.

Commissioners Matters

None.

Planning Matters

Mr. Boling advised at the October 6, 2008 special meeting the Board of County Commissioners (BCC) had on the mining issue most of the 38 recommendations by the P&Z were accepted. He announced the mining regulations would be going to the IRC Professional Services Advisory Committee on October 23, 2008 and would come to the P&Z on November 13, 2008 before going to the BCC in December, 2008.

Attorney's Matters

Attorney Glenn recommended in the future the Chairman should open the floor to the public on all quasi-judicial matters.

There being no further business, the meeting was adjourned at 8:45 p.m.

George Hamner, Chairman

Date

Reta Smith, Recording Secretary

Date