

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, March 12, 2009 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/2009.

Present were members: Chairman **George Hamner**, Member-at-Large; **Donna Keys**, District 1 Appointee; **Sam Zimmerman**, District 2 Appointee; **Jens Tripson**, District 3 Appointee; **Greg Smith**, District 4 Appointee; **Pilar Turner**, District 5 Appointee; **Dr. David Cox**, Member-at-Large and **Carol Johnson**, non-voting School Board Liaison.

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

Call to Order and Pledge of Allegiance (2:16:04)

Chairman Hamner called the meeting to order and led all in the Pledge of Allegiance. He welcomed new member Mr. Sam Zimmerman, who replaced Mr. Gerry Weick as the District 2 appointee on the P&Z.

Approval of Minutes (2:16:59)

ON MOTION BY Dr. Cox, SECONDED BY Ms. Turner, the members voted unanimously (7-0) to approve the minutes of the meeting of February 26, 2009, as presented.

Public Hearing (2:17:20)

Chairman Hamner read the following into the record:

- A. Ocean Bluff (Windsor):** Request to modify the Windsor conceptual PD plan to change the project boundary and to obtain concurrent preliminary PD plan approval for the Ocean Bluff phase of the Windsor project. Windsor Properties, Inc., Owner. Kimley-Horn & Associates, Inc., Agent. Located on the east side of SR A-1-A at the south end of the Windsor

project. Zoning Classification: RS-3, Residential Single-Family (up to 3 units/acre). Land Use Designation: L-1, Low Density Residential (up to 3 units/acre). (PD-08-09-04 2000050099-62041) **[Legislative]**

Mr. John McCoy, IRC Senior Planner (2:17:47), reviewed the information contained in his memorandum dated March 2, 2009, a copy of which is on file in the Commission Office.

Chairman Hamner opened the public hearing at 7:05 p.m. and since no one wished to speak, the public hearing was closed.

2:22:31

ON MOTION BY Mr. Smith, SECONDED BY Dr. Cox, the members voted unanimously (7-0) to approve staff's recommendation.

Commissioners Matters (2:23:10)

Chairman Hamner observed there were a lot of ranchettes in agricultural areas and as the County moved west out to Interstate 95 it tended to create problems with sand mining and other issues. He noted the County was going through its 2030 Transportation Plan and wondered if there was a way to look at potential land development regulations to stay ahead of residential movement and tighten up the transitional area in agriculture to change or restrict agriculture uses that might create trouble in the future.

Mr. Bob Keating, IRC Community Development Director (2:25:02), suggested having staff put together a scope and come back to the P&Z with a study design to address the issue.

Discussion followed.

Planning Matters (2:28:51)

Mr. Keating related Mr. Weick had been the P&Z representative to the IRC Affordable Housing Advisory Committee, and since he had resigned it was necessary to get another appointment. It was the consensus of the members to appoint Mr. Greg Smith as the P&Z representative on the committee.

Mr. Keating invited the members to a public workshop of the IRC Metropolitan Planning Organization to be held at 8:30 a.m. on Saturday March 14, 2009 regarding the County's long range transportation plan. He gave an update of action taken by the Board of County Commissioners (BCC) in connection with temporary suspension of certain impact fees (2:30:48).

Discussion ensued.

Mr. Keating (2:40:01) advised the BCC had approved changing the scope of responsibilities of the IRC Board of Adjustments and Appeals to provide an opportunity for a developer to obtain a certificate of occupancy with the understanding some punch list items would be corrected within 90 days.

Discussion followed.

Attorney's Matters (2:45:15)

None.

There being no further business, the meeting was adjourned at 7:28 p.m.

George Hamner, Chairman

Date

Reta Smith, Recording Secretary

Date