

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, March 26, 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; **Sam Zimmerman**, District 2 Appointee; **Jens Tripson**, District 3 Appointee; **Greg Smith**, District 4 Appointee; **Pilar Turner**, District 5 Appointee; and **Dr. David Cox**, Member-at-Large.

Absent were **Donna Keys**, District 1 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; John McCoy, Senior Planner; and Reta Smith, Recording Secretary.

Call to Order and Pledge of Allegiance (6:03:30)

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

Approval of Minutes (6:04:02)

ON MOTION BY Ms. Turner, SECONDED BY Mr. Tripson, the members voted unanimously (6-0) to approve the minutes of the meeting of March 12, 2009, 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 Not On Consent (6:04:36)

Chairman Hamner read the following into the record:

- A. Shoppes & Villas at Lakeside Centre:** Request for major site plan approval for a 13 unit multi-family residential and commercial development to be known as Shoppes and Villas at Lakeside Centre. Lakeside Center Development, LLC, Owner. MBV Engineering, Inc., Agent. Located on the east side of US Highway 1 in Wabasso, just north of the Rock City Plaza and Rock City Nursery. Zoning Classifications: RM-6, Residential Multi-Family (up to 6 units/acre) and CL, Limited Commercial. Land Use Designations: L-2, Low Density Residential (up to 6 units/acre) and C/I, Commercial/Industrial. Density: 5.998 units/acre. (SP-MA-07-07-08/2006090197-58476) **[Quasi-Judicial]**

Mr. John McCoy, IRC Senior Planner (6:04:53), reviewed the information contained in his memorandum dated March 16, 2009, a copy of which is on file in the Commission Office.

Dr. Cox did not see a lot of additional planting for the buffering requirement along the south and east of the residential area, and asked if the vegetation on site was being largely preserved along those boundaries. Mr. McCoy confirmed native vegetation was being preserved and nuisance vegetation would be removed. He added the applicant was proposing cypress trees around the stormwater area, and they could be moved closer if required.

Mr. Robert Leon, MVB Engineering, Inc. 2455 14th Avenue, Vero Beach (6:13:41), said the cypress trees were on the top of the bank so they would not interfere with the stormwater pond.

Discussion followed about the elevation.

Mr. Steven Lulich, one of the applicants (6:17:14), noted the property had two zonings and described the concept of the mixed-use project.

Ms. Cynthia Cox (6:20:28) related she owned 25 acres directly north and east of the subject property, and wanted the record to show the notice for tonight's P&Z meeting was mailed to her on March 23, 2009 and she had received it yesterday. She stated she had not had time to review all the material on the web site, and maintained there was not proper notice. Ms. Cox added she felt Mr. Tom Lowe, Chairman of the Wabasso Task Force also needed to be present.

Mr. Stan Boling, IRC Planning Director (6:21:43), explained there was no notice requirement in the code for this type of approval because it was a permitted use; however as a courtesy staff had notified the surrounding property owners, including Mr. Lowe. He recalled at the Technical Review Committee meetings the biggest concern of the neighbors was drainage, and staff intended to notify everyone concerned when the detailed stormwater permit process was being reviewed by the County's engineers.

Mr. Thomas Dellerman (6:25:46), owner of property to the north and east of the project, wanted to know what was being designated as a historical ditch and wanted the record to reflect he did not know of any drainage rights the applicant had through his property. Chairman Hamner clarified this was not a public hearing and Mr. Dellerman would have to deal with staff on this issue.

Discussion ensued.

6:29:56

ON MOTION BY Dr. Cox, SECONDED BY Mr. Smith, the members voted unanimously (6-0) to approve staff's recommendation with the additional recommendation that in the process of the applicant obtaining the stormwater permit from the IRC Public Works Department, the adjacent landowners would be given notice of when the meetings would occur in order to participate in resolving any drainage issues.

Commissioners Matters (6:31:02)

Mr. Smith commented on the handouts staff had included in the backup on file in the Commission Office.

Planning Matters (6:32:03)

Mr. Boling updated the members on impact fee action taken by the Board of County Commissioners since the last P&Z meeting.

Attorney's Matters (6:34:14)

None.

There being no further business, the meeting was adjourned at 7:30 p.m.

George Hamner, Chairman

Date

Reta Smith, Recording Secretary

Date