

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, April 9, 2009 at 7:00 p.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/2009](http://www.ircgov.com/Boards/PZC/2009).

Present were members: Chairman **George Hamner**, Member-at-Large; **Donna Keys**, District 1 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.

Absent was **Sam Zimmerman**, District 2 Appointee (excused).

Also present was IRC staff: George Glenn, Assistant County Attorney; Bob Keating, Community Development Director; Stan Boling, Planning Director; Steven Deardeuff, Senior Planner; and Reta Smith, Recording Secretary.

### **Call to Order and Pledge of Allegiance** (6:20:36)

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

### **Approval of Minutes** (6:21:10)

**ON MOTION BY Mr. Smith, SECONDED BY Mr. Tripson, the members voted unanimously (6-0) to approve the minutes of the meeting of March 26, 2009, as presented.**

### **Public Hearing** (6:21:36)

Chairman Hamner read the following into the record:

- A.** County Initiated Request to Redesignate Two Conservation Properties:

Property #1: Redesignate ±16.22 Acres From L-1, Low-Density Residenti-1 (up to 3 units/acre), to C-1, Conservation-1 District (zero density), and Rezone those ±16.22 Acres From A-1, Agricultural-1 District (up to 1 unit/5 acres), to Con-1, Conservation-1 District (zero density). Subject property is known as Jones's Pier and is located on South Jungle Trail. [LUDA 94030151-63521] **[Legislative]**

Property #2: Redesignate ±47.25 Acres From C-2/C-3, Conservation-2 and Conservation-3 Districts (1 unit/40 acres and 1 unit/2.5 acres), to C-1, Conservation-1 District (zero density), and Rezone those ±47.25 Acres From A-1, Agricultural-1 District (up to 1 unit/5 acres), and Con-2, Conservation-2 District (up to 1 unit/40 acres), to Con-1, Conservation-1 District (zero density). Subject property is located along the St. Sebastian River approximately one mile north of CR512; previously known as the Russell Grove River Buffer, now known as the Cypress Bend Community Preserve. [LUDA 2003120258-63522] **[Legislative]**

Mr. Steven Deardeuff, IRC Senior Planner (6:22:08), reviewed the information contained in his memorandum dated March 12, 2009, a copy of which is on file in the Commission Office.

Ms. Turner (6:27:01) noted there was a statement in the backup "except for minor facilities associated with passive recreation activities", and asked what types of things would be included. Mr. Bob Keating, IRC Community Development Director, explained it could be minor parking areas, kiosks or other limited structures related to public access to the conservation areas. He related staff was working to open up the Cypress Bend property to include a canoe launch.

Dr. Cox (6:29:36) observed the Saint Sebastian River ran through the area but was not part of the Cypress Bend property, and wondered if this action would have any effect on the river. Mr. Tripson advised the IRC Conservation Lands Advisory Committee was trying to devise the most economical way to remove the old citrus trees without disturbing the terrain.

Chairman Hamner opened the public hearing at 7:10 p.m. and since no one wished to speak, the public hearing was closed.

6:32:11

**ON MOTION BY Dr. Cox, SECONDED BY Mr. Tripson, the members voted unanimously (6-0) to approve staff's recommendation.**

**Commissioners Matters** (6:32:28)

None.

**Planning Matters** (6:32:33)

Mr. Stan Boling, IRC Planning Director, advised at the next P&Z meeting the members would be looking at two Land Development Regulation amendments along with two of three current development projects, and Mr. Chris Mora, IRC Assistant Public Works Director, was scheduled to give a presentation. He related the revised application for the Wild Turkey mining project had been submitted yesterday and it was scheduled for a Technical Review Committee meeting on April 22, 2009.

Discussion followed.

**Attorney's Matters** (6:36:02)

None.

There being no further business, the meeting was adjourned at 7:15 p.m.

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

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Date

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Reta Smith, Recording Secretary

\_\_\_\_\_  
Date