

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, May 14, 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; and **Dr. David Cox**, Member-at-Large.

Absent was **Carol Johnson**, non-voting School Board Liaison (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 (5:12:34)

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

Approval of Minutes (5:13:10)

ON MOTION BY Dr. Cox, SECONDED BY Ms. Keys, the members voted unanimously (7-0) to approve the minutes of the meeting of April 23, 2009, as presented.

Public Hearing (5:13:27)

Chairman Hamner read the following into the record:

- A.** William Gregory Construction Inc's Request to Amend the Future Land Use Map to Redesignate ±.32 Acres From M-1, Medium-Density Residential-1 (up to 8 units/acre) to C/I,

Commercial/Industrial District; and to Rezone the ±.32 Acres From RM-8, Multiple-Family Residential-1 District (up to 8 units/acre),to OCR, Office, Commercial, Residential District. The subject property is located on the northwest corner of Indian River Blvd and 37th Street. (LUDA/RZON-2005070271-55266) **[Legislative]**

Mr. Steven Deardeuff, IRC Senior Planner (5:13:52), reviewed the information contained in his memorandum dated April 27, 2009, a copy of which is on file in the County Commission Office.

Mr. Tripson inquired if the 2,800 square foot footprint included the building, parking and stormwater. Mr. Bob Keating, IRC Community Development Director, acknowledged there would be a significant design challenge regardless of how the property was zoned. He related parking and stormwater could conceivably go in a portion of the setbacks, but there was insufficient area to accommodate everything and the southern setback was constrained by the 35 foot drainage easement. He thought parking would have to go under the building and he was not sure how the stormwater would be handled.

Mr. Keating felt this was an example of one of the drawbacks of the State's eminent domain requirements. He explained because the County could not prove a necessity for this remaining small parcel during the Indian River Boulevard extension it had to stay with the land owner, even though it was virtually unbuildable.

Chairman Hamner opened the public hearing at 7:09 p.m.

Mr. Victor Demattia, 29 Sailfish Road, Vero Beach, Florida (5:22:01), pointed out the traffic constraints at the location and felt sure the Florida Department of Transportation would not allow a driveway in or out of the property because of safety issues.

Discussion followed.

Chairman Hamner closed the public hearing at 7:15 p.m.

5:27:33

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

Commissioners Matters (5:27:53)

None.

Planning Matters (5:27:57)

Mr. Stan Boling, IRC Planning Director, advised on Tuesday, May 9, 2009 the Board of County Commissioners would be considering two Land Development Regulation amendments involving corridor sign regulations and the temporary suspension issue, which were addressed by the P&Z on April 23, 2009. He requested the members coordinate with him regarding dates they would be absent from meetings due to upcoming summer vacations.

Attorney's Matters (5:30:53)

None.

There being no further business, the meeting was adjourned at 7:17 p.m.

George Hamner, Chairman

Date

Reta Smith, Recording Secretary

Date