

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, May 28, 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; **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 (unexcused).

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** (6:08:24)

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

### **Approval of Minutes** (6:08:55)

**ON MOTION BY Ms. Turner, SECONDED BY Mr. Tripson, the members voted unanimously (7-0) to approve the minutes of the meeting of May 14, 2009, as presented.**

### **Item Not on Consent** (6:09:09)

Chairman Hamner read the following into the record:

**A.** Sebastian River Medical Center, Inc.'s. request for major site plan approval for an expansion of the existing hospital facility. Sebastian River Medical Center, Inc., Owner. Masteller & Moler, Inc., Agent. Located at the northwest corner of US Highway 1 and Bay Street. Zoning Classification: MED, Medical. Land Use Designation: C/I: Commercial/Industrial. [SP-MA-09-05-13 / 98060013-63604] **[Quasi-Judicial]**

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

Mr. John McCoy, IRC Senior Planner (6:09:59), reviewed the information contained in his memorandum dated May 11, 2009, a copy of which is on file in the County Commission Office.

Dr. Cox (6:15:46) wondered if relocation of tortoises was expected to be on-site. Mr. McCoy understood it was supposed to be off-site, but the details had not completely been worked out at this point.

Chairman Hamner (6:16:03) noted it was customary to go with a higher buffer next to residential areas and wondered if it would be possible to put in a type "B" buffer, rather than a "C" behind adjoining homes. Mr. Stan Boling, IRC Planning Director (6:16:29), clarified a type "B" buffer would be 25-feet wide and the "C" was 15-feet and there might be room to do it; however the only thing close to the residential area was parking, with almost half the frontage being upland preserve and stormwater with a larger setback.

Mr. McCoy (6:17:36) related the applicant had explained the reason for such an expanse in parking was because when going to the St. Johns River Water Management District and other jurisdictional agencies, they wanted to permit it for the build-out of the site.

Ms. Keys (6:18:33) inquired how many additional beds would be in the new tower expansion.

Mr. John Boyer, Engineer with Masteller & Moler, Inc. (6:18:58), confirmed a total of 58 beds would be added. He stated there was currently a shortage of parking and the applicant was adding more spaces than was required for the number of additional beds.

Discussion followed about landscaping and trees in the parking area.

6:22:49

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

**Commissioners Matters** (6:23:10)

Chairman Hamner noted at some future date the P&Z would be addressing conditional uses in agricultural zoning districts.

**Planning Matters** (6:24:27)

Mr. Boling advised the Board of County Commissioners (BCC) had approved the Jones Pier and the Cypress Bend conservation areas and had agreed with the P&Z recommendation to deny sign ordinance changes in corridors. He reported they had approved the temporary suspension ordinance with the authority for staff or the BCC to add a condition for a cash deposit if it was warranted, and any exceptions or appeals would go to the BCC, rather than the Board of Zoning Adjustments.

**Attorney's Matters** (6:27:43)

None.

There being no further business, the meeting was adjourned at 7:19 p.m.

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George Hamner, Chairman

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Date

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Reta Smith, Recording Secretary

\_\_\_\_\_  
Date