

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, October 13, 2016 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 the Indian River County website [www.ircgov.com/Boards/PZC/2015](http://www.ircgov.com/Boards/PZC/2015).

Present were members: Chairman Alan Polackwich Sr., District 2 Appointee; Charles Rednour, District 1 Appointee; Dr. Jonathan Day, District 4 Appointee; and Jordan Stewart, Member-at-Large.

Maria Caldarone, District 3 Appointee; Brad Emmons, District 5 Appointee; Todd Brognano, Member-at-Large; and Shawn Frost, non-voting School Board Liaison, were absent.

Also present was IRC staff: Bill DeBraal, Deputy County Attorney; Stan Boling, Community Development Director; John McCoy, Chief of Current Development; Ryan Sweeney, Senior Planner of Current Development; and Lisa Carlson, Recording Secretary.

### **Call to Order and Pledge of Allegiance**

The meeting was called to order at 7:00 p.m. and all stood for the Pledge of Allegiance.

### **Additions and Deletions to the Agenda**

There were none.

### **Approval of Minutes**

**ON MOTION BY Dr. Day, SECONDED BY Mr. Rednour, the members voted unanimously (4-0) to approve the minutes of the August 25, 2016 meeting as presented.**

### **Public Hearing**

Chairman Polackwich read the following into the record:

**A. Segovia Lakes PD:** Request for planned development (PD) modification and concurrent preliminary PD plan/plat approval. GHO Segovia lakes Corp., Owner. Schulke, Bittle & Stoddard, LLC, Agent.

Zoning: PD (Planned Development). Land Use Designation: T (Transitional Residential 1 unit/acre). Density: 2.66 units per acre. (PD-16-10-06 / 2003090165-77278) [**Quasi-Judicial**]

Chairman Polackwich asked the Commissioners to reveal any ex-parte communication with the applicant or any conflict that would not allow them to make an unbiased decision. The members stated that they had not had any ex-parte communication.

The secretary administered the testimonial oath to those present who wished to speak at tonight's meeting on this matter.

Mr. Ryan Sweeney, Senior Planner of Current Development, explained that due to technical difficulties with the chamber computers, he provided the commissioners with paper handouts in lieu of a PowerPoint presentation. He reviewed information regarding the proposed planned development (PD) and recommended that the Commissioners approve the request for a PD modification and concurrent PD plat/plan modification with all original conditions of the PD approval to remain in effect.

Mr. Joseph Schulke of Schulke, Bittle & Stoddard, explained some of the details of the project.

Mr. Elliott Jones, representing the Kingswood Estates subdivision that is east of Segovia Lakes, discussed existing traffic safety hazards due to narrow shoulders and a deep drainage canal on 16<sup>th</sup> Street. He explained that the matter has been brought to the attention of the county's Public Works Department.

**ON MOTION BY Dr. Day, SECONDED BY Mr. Stewart, the members voted unanimously (4-0) to approve staff recommendations on this Quasi-Judicial matter.**

### **Commissioner's Matters**

There were none.

### **Planning Matters**

Mr. Boling updated the commissioners on some items that they had made recommendations on previously. He added a "fun planning fact" that there are an estimated one billion designated parking spaces in the United States.

**Attorney's Matters**

There were none.

**Adjournment**

There being no further business, the meeting adjourned at 7:20 p.m.

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Chairman Alan Polackwich

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Date

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Lisa Carlson, Recording Secretary

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Date