

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, July 12, 2007 at 7:00 p.m. in the Commission Chambers of the County Administration Building, 1840 25th 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/2007.

Present were members: Chairman Bob Bruce, District 2 Appointee; Donna Keys, District 1 Appointee; Craig Fletcher, District 3 Appointee; Greg Smith, District 4 Appointee; George H.C. Lawrence, District 5 Appointee and Dr. Richard Baker, Member-at-Large.

Absent was member: George Hamner, Member-at-Large (excused) and Ann Reuter, non-voting School Board Liaison (unexcused).

Also present were IRC staff: George Glenn, Assistant County Attorney; Bob Keating, Community Development Director; Stan Boling, Planning Director; Steven Deardeuff and John McCoy, Senior Planner, Current Development; Chris Mora, Assistant Director, Public Works and Terri Collins-Lister, Commissioner Assistant.

Call to Order and Pledge of Allegiance

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

Approval of the Minutes

ON MOTION BY Ms. Keys, SECONDED BY Mr. Fletcher, the members voted unanimously (6-0) to approve the June 28, 2007 meeting minutes as presented.

ITEM ON CONSENT

Mrs. Collins-Lister administered the testimonial oath to all those present wishing to speak on any quasi-judicial items.

Chairman Bruce read the following into record.

A. The Falls at Grand Harbor: Request for preliminary plat approval for a replat of The Falls at Grand Harbor Tract "F". GH Vero Beach Development, LLC, Owner. Masteller & Moler, Inc., Agent. Located within the overall Grand Harbor development, and is bordered by US Highway 1 on the west, Grand Harbor Blvd on the north, and Indian River Blvd on the east. Zoning Classification: RM-8, Residential Multi-Family (up to 8 units per acre). Land Use Designation: M-1, Medium Density (up to 8 units per acre). **[Quasi-Judicial]**

Dr. Baker asked to pull Item A, The Falls at Grand Harbor, from the Consent Agenda.

A discussion ensued on re-designating the tract to allow recreation use at The Falls at Grand Harbor.

Mr. Chris Cleary, Director of Development for Grand Harbor, responded a pool was being put in and indicated the island would remain the same.

ON MOTION BY Dr. Baker, SECONDED BY Mr. Fletcher, the members unanimously (6-0) approved preliminary plat approval for the re-plat and re-designation of Tract "F" of The Falls at Grand Harbor.

Public Hearing

Chairman Bruce read the following into record.

A. Hibiscus Children's Center: Request for special exception approval to convert an existing group home building to a daycare facility. Hibiscus Children's Center, Owner. Neel-Schaffer, Inc., Agent. Located on the south side of 12th Street, west of Old Dixie Highway. Zoning Classification: RM-6, Residential Multi-Family (up to 6 units per acre). Land Use Designation: L-2, Low Density Residential-2 (up to 6 units per acre). Density: 4.7 units per acre. **[Quasi-Judicial]**

Mr. John McCoy, IRC Senior Planner, Current Development, reviewed the information contained in his memorandum, a copy of which is on file in the Commission Office.

Chairman Bruce wondered where the Type C Buffer would be located if required. Mr. McCoy indicated it could potentially be required along the south and the west property line.

Mr. Fletcher asked what would be the age of the children attending the proposed daycare. Mr. McCoy replied the age was up to preschool and was not aware if the proposed daycare would accept any children over the age of five. Mr. Fletcher inquired whether there would be a fence around the proposed daycare site. Mr. McCoy answered in the affirmative and noted there was security already on the site.

Chairman Bruce inquired what was the path for the pickup and drop off area. Mr. McCoy understood the parents would come through the clubhouse to sign in and then proceed to the proposed daycare. Mr. McCoy noted the applicant felt a third of the children attending the proposed facility were already on site.

Mr. Smith referred to the parking area as an allowable drop off area, but there was no dedicated actual drop off and thought there had to be a dedicated drop off area. Mr. McCoy pointed out a dedicated drop off area was not required, but the area was well off the roadway.

Chairman Bruce opened the public hearing at 7:17 p.m. and since no one cared to speak, the public hearing was closed.

A discussion ensued on a dedicated drop off area. Mr. Boling detailed the Land Development Regulations (LDR's) would need to be changed in order to get a dedicated drop off area. He felt more flexibility was needed on existing sites and noted the proposed daycare was not the primary use at this site.

ON MOTION BY Ms. Keys, SECONDED BY Dr. Baker, the members unanimously (6-0) recommended that the Board of County Commissioners grant special exception approval for the proposed daycare use.

Commissioners Matters

Ms. Keys mentioned at the last Board of County Commissioners (BCC) Meeting, there was a discussion regarding the Kennedy rezoning and mentioned the BCC had requested that meeting minutes be reduced, but she felt there needed to be more information or reasoning on why a certain item had not been approved. She asked Mr. Robert Keating, IRC Community Development Director, on his opinion on how to fix the problem. Mr. Keating explained the meeting was recorded and accessible via internet. A discussion followed.

Ms. Keys requested at the June 28, 2007 P&Z meeting if Mr. Chris Mora, Assistant Director, Public Works, could attend the July 12, 2007 meeting to discuss turn lanes. She felt P&Z needed to rethink some of the numbers and reduce the number of trips, so that it would start the requirement for a left turn lane on developments located on major roads.

Mr. Mora gave a summary of the turn lane requirements and some of the standards that the County was implementing in using and applying to developments. He reviewed a Power Point presentation on turn lanes, a copy of which is on file in the Commission Office.

There was a discussion on turn lanes and two and four lane roads.

Mr. Mora commented it was difficult to force the developments to build turn lanes with the IRC turn lane standards even though the County may go back and build the turn lane as part of the access management at a later date. He noted the County would make every effort possible to put in turn lanes and openings in a location that would do the most good.

Ms. Keys asked if Mr. Mora had some ideas on how to improve the two lane road issues. Mr. Mora responded that staff would be willing to look at developing different standards for two lanes versus multi-lanes.

A lengthy discussion ensued on flexibility.

Chairman Bruce wanted to know if there was some way to level out the load of agenda items at the P&Z meetings. Mr. Boling explained sometimes it was hard to determine how long an issue may take. Mr. Keating noted public meetings were scheduled weeks out for proper notice and for other items planning staff does not know until the Monday before the packet goes out, however staff does try not to schedule too many items with the limited amount of control.

Planning Matters

Mr. Boling reported at the July 10, 2007 BCC meeting, the Treasure Coast Health rezoning from heavy commercial to commercial general was approved and the Kennedy Property rezoning from commercial light to commercial general was denied. He mentioned Commissioner Peter D. O'Bryan brought up a matter regarding vesting and concurrency especially in relation to commercial industrial projects and noted under existing concurrency regulations vesting can occur only at the time of building permit. He concluded the BCC authorized staff to revisit the issues and regulations and bring back to the P&Z.

Mr. Boling referred to a Special Hearing by the BCC on July 11, 2007 for the Land Development Regulation Amendments for cement, concrete and other heavy processes and pointed out the second hearing would be held on July 24, 2007. He indicated the Land Development Regulation Amendment for the Agricultural Planned Development policies that were change in the Comprehensive Plan, would be on the at the July 26, 2007 P&Z meeting agenda with a few more details.

Mr. Boling advised staff would bring forward to the BCC at their July 24, 2007 meeting, authorizing staff to initiate changes to the mining regulations.

Attorney's Matters

There were none.

Adjournment

The meeting adjourned at 8:24 p.m.

Bob Bruce, Chairman

Date

Terri Collins-Lister, Staff Assistant IV

Date