

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (P&Z) on Thursday, November 12, 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; and **Dr. David Cox**, Member-at-Large.

Absent were **Pilar Turner**, District 5 Appointee and **Carol Johnson**, non-voting School Board Liaison (both excused).

Also present was IRC staff: William DeBaal, Deputy County Attorney; Bob Keating, Community Development Director; Stan Boling, Planning Director; and Reta Smith, Recording Secretary.

Call to Order and Pledge of Allegiance (7:02:21)

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

Approval of Minutes (7:03:38)

ON MOTION BY Ms. Keys, SECONDED BY Dr. Cox, the members voted unanimously (6-0) to approve the minutes of the meeting of October 8, 2009, as presented.

Item Not on Consent (7:03:56)

Chairman Hamner read the following into the record:

- A. Paw Prints:** Request to Change Administrative Permit Condition for the Paw Prints Dog Grooming/Training Establishment to Allow Overnight Boarding of up to 40 Dogs. Located at 7900 12th Street. Zoning Classification: A-1, Agricultural 1 (up to 1 unit per 5 acres). Land Use

Designation: AG-1, Agricultural 1 (up to 1 unit per 5 acres)
(AA-10-01-05/2005120059-64555) **[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. Stan Boling, IRC Planning Director (7:04:42) reviewed information contained in his memorandum dated November 3, 2009, a copy of which is on file in the Commission Office.

Mr. Tripson inquired if there had been any objections from neighboring property owners. Mr. Boling confirmed there had been no complaints at all in the three years the facility had been operating as a kennel, and any feedback received had been positive.

Attorney Doug Vitunac, representing the applicant (7:12:58), advised the building housing the dogs was concrete block and there would be a 24 hour attendant on duty at night. He related the neighbor directly to the west of the property had six dogs and some chickens and had no issues with the proposed change.

7:13:54

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

Public Hearing (7:14:10)

Chairman Hamner read the following into the record:

- A.** Consideration of Proposed Amendments to the RS-6, RT-6, RM-6, RM-8, and RM-10 Maximum Building Coverage Regulations Chapter 911 **[Legislative]**

Mr. Boling reviewed information contained in his memorandum dated November 2, 2009, a copy of which is on file in the Commission Office.

Discussion followed about how bonus rooms would be configured.

Mr. Boling felt what probably would happen if this was adopted was the houses would likely be deeper because a lot of homes were built as wide as they could be with the side-yard setbacks, and the difference would be in the depth.

Mr. Chuck Mechling, 1999 Pointe West Drive (7:31:34), noted certain home buyers were looking for around 1,900 – 2,000 square feet of air conditioned space, and after adding on the garage and everything else was where you needed the extra square footage to be able to accommodate their needs. He emphasized this would not change any setbacks or open space requirements.

Chairman Hamner opened the public hearing at 7:33 p.m. and since no one wished to speak, the public hearing was closed.

Discussion ensued about small lot subdivisions and affordable housing.

7:43:34

ON MOTION BY Dr. Cox, SECONDED BY Ms. Keys, to approve staff's recommendation.

Chairman Hamner said he would like to make it clear that bonus rooms or habitable space above the first floor would not allow someone to gain height and more square footage.

7:44:37

ON AMENDED MOTION BY Dr. Cox, AMENDED SECOND BY Ms. Keys, the members voted unanimously (6-0) to approve staff's recommendation, with the provision that bonus rooms or habitable space above the first floor would not allow someone to gain height and more square footage.

Commissioners Matters (7:45:31)

None.

Planning Matters (7:45:43)

Mr. Boling updated the members on matters recently approved by the Board of County Commissioners, and other issues to be addressed by staff.

Attorney's Matters (7:47:26)

None.

Discussion followed about notification to surrounding neighborhoods on projects requiring an administrative permit.

There being no further business, the meeting was adjourned at 7:50 p.m.

George Hamner, Chairman

Date

Reta Smith, Recording Secretary

Date