

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, February 13, 2014 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 the Indian River County website [www.ircgov.com/Boards/PZC/2014](http://www.ircgov.com/Boards/PZC/2014).

Present were members: **Chairman Sam Zimmerman**, District 2 Appointee; **Charles Rednour**, District 1 Appointee; **Maria Caldarone**, District 3 Appointee; **Dr. Jonathan Day**, District 4 Appointee; **Brad Emmons**, District 5 Appointee; **Jordan Stewart**, Member-at-Large, and **Carol Johnson**, non-voting School Board Liaison.

Absent was **Todd Brognano**, Member-at-Large (excused).

Also present was IRC staff: Bill DeBaal, Deputy County Attorney; Stan Boling, Community Development Director; John McCoy, Chief, Current Development; and Reta Smith, 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.

### Election of Chairman and Vice-Chairman

Attorney Bill DeBaal, IRC Deputy County Attorney, related it was necessary to elect a Chairman and Vice-Chairman of the PZC at the first meeting of a new year, and opened the floor for nominations.

**ON MOTION BY Mr. Rednour, SECONDED BY Dr. Day, the members voted unanimously (6-0) to retain Sam Zimmerman as Chairman of the Planning and Zoning Commission for the year 2014.**

**ON MOTION BY Mr. Rednour, SECONDED BY Dr. Day, the members voted unanimously (6-0) to retain Todd Brognano as Vice-Chairman of the Planning and Zoning Commission for the year 2014.**

## Approval of Minutes

**ON MOTION BY Dr. Day, SECONDED BY Ms. Caldarone, the members voted unanimously (6-0) to approve the minutes of the meeting of December 12, 2013, as presented.**

## Items on Consent:

Chairman Zimmerman read the following into the record:

- A. Windsor Plat 28:** Request for preliminary PD plan/plat approval for a replat of one lot and a tract to be known as Windsor Plat 28. Windsor Properties, Owner. Schulke, Bittle & Stoddard, LLC, Agent. Located **Windsor Plat 28:** Request for preliminary PD plan/plat approval for a replat of one lot and a tract to be known as Windsor Plat 28. Windsor Properties, Owner. Schulke, Bittle & Stoddard, LLC, Agent. Located on the west side of Windsor's perimeter. Zoning: RS-3- (Residential Single-family, up to 3 units per acre). Land Use Designation: L-1, Low Density 1 (up to 3 units per acre). Density: 1.92 units per acre. (2002100039-71925/PD-14-04-03) **[Quasi-Judicial]**
- B. The Falls at Grand Harbor:** Request for preliminary PD plan/plat approval for a replat of a portion of The Falls at Grand Harbor Plat 29. GH Vero Beach Development LLC, Owner. Masteller & Moler, Inc., Agent. Located west of Indian River Blvd and south of Grand Harbor Blvd. Zoning: RM-8 (Residential Multi-family, up to 8 units per acre). Land Use Designation: M-1, Medium Density 1 (up to 8 units per acre). Density: 3.59 units per acre. (2001110069-71626/PD-14-01-01) **[Quasi-Judicial]**

Chairman Zimmerman asked if anyone on the Board or in the audience wished to speak on either of these matters. Nobody came forth.

**ON MOTION BY Chairman Zimmerman, SECONDED BY Mr. Emmons, the members voted unanimously (6-0) to approve staff's recommendation for both of the Consent Items for Windsor Plat 28 and The Falls at Grand Harbor.**

**Items Not on Consent:**

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

Chairman Zimmerman read the following into the record:

- A. Hammock Lakes Phase III:** Request for preliminary PD plan/plat approval for 96 single-family lots to be known as Hammock Lakes Phase III. Paul Freeman, Owner. Knight McGuire & Associates, Inc., Agent. Located at the northwest corner of 1<sup>st</sup> Street SW and 50<sup>th</sup> Avenue. Zoning: RS-3- (Residential Single-family, up to 3 units per acre). Land Use Designation: L-1, Low Density 1 (up to 3 units per acre). Density: 2.55 units per acre. (PD-13-11-04 / 94110133/71237) **[Quasi-Judicial]**

Chairman Zimmerman asked the Commissioners to reveal any ex-parte communication with the applicant or any contact that would not allow them to make an unbiased decision on either of the Items Not on Consent. All Commissioners replied they had not had any ex-parte communication.

Mr. John McCoy, IRC Chief of Current Development, noted the project had been conceptually approved by the Board of County Commissioners (BCC) in 2004, which was still in effect and valid. He related subsequent to the conceptual plan approval a preliminary plan approval was granted; however the preliminary plan approval had subsequently expired. Mr. McCoy clarified the applicant was now seeking preliminary plan approval for a preliminary PD plan that was consistent with the original conceptual plan.

Mr. McCoy reviewed the information contained in his memorandum dated January 28, 2014 and gave a PowerPoint presentation, copies of which are on file in the Commission Office. He concluded with staff's recommendation that the PZC grant preliminary PD plan/plat approval with the conditions outlined by staff.

Chairman Zimmerman asked where the recreation area would be and Mr. McCoy responded it would be located in the southeast corner along with the emergency access, adding more detail would be provided at the Land Development Permit stage.

Chairman Zimmerman inquired about the need for inter-connectivity. Mr. McCoy explained the reason there was no inter-connectivity required between neighborhoods was because the project was vested under the conceptual PD from 2004, when it was previously approved.

Attorney DeBraal wondered if there was any reason why the sidewalk on 1<sup>st</sup> Street Southwest should not be built before final plat approval in order to avoid bonding it out.

Mr. McCoy stated the sidewalk should be built prior to the Certification of Completion.

**ON MOTION BY Dr. Day, SECONDED BY Mr. Stewart, the members voted unanimously (6-0) to grant preliminary PD plan/plat approval with the conditions recommended by staff.**

Chairman Zimmerman read the following into the record:

**B. Indian River Medical Center Health & Wellness Center:** Request for parking study and major site plan approval to construct a 140,154 sq. ft. health and wellness center, new parking areas, and landscape improvements on the overall Indian River Medical Center campus. Indian River Medical Center and Health Systems of Indian River, Inc., Owners. Masteller & Moler, Inc., Agent. Located just south and east of the existing main hospital building. Zoning: MED (Medical). Land Use Designation: C/I (Commercial/Industrial). (92040031-71627/ SP-MA-14-01-02)

Mr. McCoy reviewed the information contained in his memorandum dated February 4, 2014 and gave a PowerPoint presentation, copies of which are on file in the Commission Office. He concluded with staff's recommendation that the PZC approve the submitted no similar use parking study and grant major site plan approval for the Health and Wellness Center with the conditions recommended by staff.

Dr. Day pointed out on page three of Mr. McCoy's memorandum the required spaces were 561; however on the third page of attachment three according to the study there were 563 required spaces. Mr. McCoy clarified the report in the attachment was done somewhat in advance of the site plan because it was a very data-intensive collection. He noted the building proposed in the initial report was approximately 400 square feet larger than the final proposed building size and the parking ratio had been adjusted downwards to match the building on the site plan.

Discussion ensued about how the parking data had been collected for the type of facility proposed.

Mr. Steve Moler, representing the applicant, explained when this project was initiated the building had been looked at as a medical building for parking purposes because there was no health and wellness center category in the code, which was the reason a parking study was conducted at similar facilities.

Ms. Caldarone expressed concern about all the extra cars exiting and making a left turn at the west end of the project. Mr. McCoy explained the existing signal at 10<sup>th</sup> Court and 37<sup>th</sup> Street would remain and be upgraded; however there were no other proposed improvements at the project location other than eastbound right turn lanes at the two easternmost driveways.

Discussion followed.

**ON MOTION BY Dr. Day, SECONDED BY Mr. Emmons, the members voted unanimously (6-0) to approve the submitted no similar use parking study and grant major site plan approval for the Health and Wellness Center with the conditions recommended by staff.**

### **Commissioner's Matters**

There were none.

### **Planning Matters**

Mr. Stan Boling, IRC Planning Director, updated the members on recent action taken by the BCC on planning matters that had been before the members. He advised there would be a PZC meeting on February 27, 2014 and introduced a new IRC Current Development Planner, Mr. Ryan Sweeney, to the Board.

### **Attorney's Matters**

There were none.

### **Adjournment**

There being no further business, the meeting adjourned at 7:41 p.m.

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Chairman Sam Zimmerman

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Date

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Reta Smith, Recording Secretary

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Date