

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, February 27, 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; **Dr. Jonathan Day**, District 4 Appointee; **Jordan Stewart** and **Todd Brognano**, Members-at-Large and **Carol Johnson**, non-voting School Board Liaison.

Absent were **Marie Caldarone**, District 3 Appointee and **Brad Emmons**, District 5 Appointee (both 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.

### Approval of Minutes

**ON MOTION BY Mr. Stewart, SECONDED BY Mr. Brognano, the members voted unanimously (5-0) to approve the minutes of the meeting of February 13, 2014 as presented.**

### Public Hearing:

Chairman Zimmerman read the following into the record:

- A. Audrey's Feed Store:** Request for special exception use approval for an agricultural business to be known as Audrey's Feed Store. Three Dogs and a Horse, LLC, Owner. Carter Associates, Inc., Agent. Located at the northeast corner of Oslo Road (9<sup>th</sup> Street SW) and 66<sup>th</sup> Avenue. Zoning: 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). (2013070057-71702/SP-SE-14-02-04) **[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. All Commissioners replied 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. John McCoy, IRC Chief of Current Development, reviewed the information contained in his memorandum dated February 17, 2014 and gave a PowerPoint presentation, copies of which are on file in the Commission Office. .

Chairman Zimmerman wondered why staff would ask for only ten of the 70 feet right-of-way on Oslo Road. Mr. McCoy advised the applicant had been notified what the ultimate right-of-way would be and the applicant's design accommodated the acquisition of that right-of-way in the future; however the IRC Engineering Department had a budget and priorities as to which right-of-way they wanted to pursue at what time and did not want to acquire right-of-way out of sequence for their capital projects.

Chairman Zimmerman opened the public hearing at 7:09 p.m. and since no one wished to speak, the public hearing was closed.

**ON MOTION BY Mr. Brognano, SECONDED BY Dr. Day, the members voted unanimously (5-0) to recommend that the Board of County Commissioners grant special exception use approval for the applicant with the conditions stated in staff's report.**

### **Commissioner's Matters**

There were none.

### **Planning Matters**

Mr. Stan Boling, IRC Community Development Director, commented that staff liked the layout and architectural theme of the previous application because if the agricultural use went away there were a number of uses that could eventually work with that type of proposed building design. He observed it made

a lot of sense to allow agricultural businesses and industries in agricultural areas, but often it results in a warehouse-type of building that is difficult to convert to another use that would fit in with the surrounding area later on.

Mr. Boling related it did not appear there would be a PZC meeting on March 13, 2014; however there could be a meeting on March 27, 2014. He informed the members about discussions held by the BCC on the West Gifford Initiative, and advised the PZC would be seeing a Land Development Regulation amendment for a portion of West Gifford in the near future.

**Attorney's Matters**

There were none.

**Adjournment**

There being no further business, the meeting adjourned at 7:12 p.m.

\_\_\_\_\_  
Chairman Sam Zimmerman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Reta Smith, Recording Secretary

\_\_\_\_\_  
Date