

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, August 14, 2014 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/2014.

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

Absent were **Chairman Sam Zimmerman**, District 2 Appointee and **Jordan Stewart**, Member-at-Large (both excused).

Also present was IRC staff: Bill DeBraal, Deputy County Attorney; Stan Boling, Community Development Director; John McCoy, Chief, Current Development; Ryan Sweeney, Senior Planner; 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. Emmons, SECONDED BY Dr. Day, the members voted unanimously (5-0) to approve the minutes of the meeting of June 26, 2014, as presented.

Vice-Chairman Brognano noted both Chairman Zimmerman and Mr. Stewart were absent from tonight's meeting and even though there was a quorum, there was not a full Board present.

Mr. Chuck Mechling, representing the applicant for Item #5B, Harmony Reserve, asked for his public hearing to be tabled until the next PZC meeting.

Attorney Bill DeBraal, IRC Deputy County Attorney, recommended Vice-Chairman Brognano open the public hearing and ask for a motion that this matter be tabled until a time certain and read it into the record. He explained the notices on the property would be changed to reflect the new date and the adjacent property owners would be mailed new notices of the time certain, adding if anybody had any questions they could contact the IRC Attorney's office or Community Development staff.

Vice-Chairman Brognano opened the public hearing at 7:02 p.m., and announced Item #5B, Harmony Reserve, would be presented at the next PZC meeting on August 28, 2014.

ON MOTION BY Dr. Day, SECONDED BY Mr. Rednour, the members voted unanimously (5-0) to table Item #5B, Harmony Reserve, until August 28, 2014.

The public hearing was closed at 7:04 p.m.

Item on Consent:

Vice-Chairman Brognano read the following into the record:

- A. Falls III at Grand Harbor:** Request for preliminary PD plan/plat approval for a project to be known as Falls III at Grand Harbor. GH Vero Beach Development, LLC, Owner. Masteller & Moler, Inc., Agent. Located within the overall Grand Harbor development and bordered by Grand Harbor Boulevard on the north, Indian River Boulevard on the east, Falls Circle on the south, and Falls Boulevard on the west. Zoning: RM-6, (Residential Multi-family, up to 6 units/acre). Land Use Designation: M-1, (Medium Density 1 up to 8 units/acre). Density: 3.00 units/acre. (2001110069-72686 / PD-14-08-08) **[Quasi-Judicial]**

Vice-Chairman Brognano 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.

ON MOTION BY Mr. Emmons, SECONDED BY Ms. Caldarone, the members voted unanimously (5-0) to approve the Item on Consent.

Item Not on Consent:

Vice-Chairman Brognano read the following into the record:

- A. Indian River County's Intergenerational Recreation Facility:** Request for major site plan approval for the Indian River County Intergenerational Recreation Facility. Indian River County, Owner. Masteller & Moler, Inc., Agent. Located at 1590 9th Street SW (Oslo Road). Zonings: RS-6 (Residential Single-family, up to 6 units/acre) and RM-6 (Residential Multi-family, up to 6 units/acre). Land Use Designation: REC (Recreation). (91090060-72312 / SP-MA-14-06-16) **[Quasi-Judicial]**

Vice-Chairman Brognano 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.

Mr. Ryan Sweeney, IRC Current Development Senior Planner, reviewed the information contained in his memorandum dated August 4, 2014 and gave a PowerPoint presentation, copies of which are on file in the Commission Office.

Vice-Chairman Brognano opened the public hearing at 7:07 p.m., and since no one wished to speak the public hearing was closed.

ON MOTION BY Dr. Day, SECONDED BY Ms. Caldarone, the members voted unanimously (5-0) to approve the major site plan with the conditions stated in staff's report related to the gopher tortoise assessment and the landscape improvements.

Public Hearing:

Vice-Chairman Brognano read the following into the record:

- A. Marsh Island PD Modification:** Request to Modify the Rear Yard Setback for Marina Lots 21 through 28 within the Marsh Island PD (Planned Development). Kenneth J. & Claire K. LaPointe's, Owners/Applicants. Located on the north side of the CR510 causeway, between the mainland and the barrier island. Zoning: RM-4 (Residential Multi-family up to 4 units/acre). Land Use Designation: L-2, Low Density 2 (up to 6 units/acre. Density: 1.21 units per acre. [PD-14-07-07/20020035-72508] **[Quasi-Judicial]**

Vice-Chairman Brognano 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.

Mr. Ryan Sweeney, IRC Current Development Senior Planner, reviewed the information contained in his memorandum dated July 30, 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 recommend that the Board of County Commissioners (BCC) grant approval to reduce the rear yard setback for open porch support columns to eight feet for Lots 21 through 28 in the March Island PD, with all original conditions of the PD approval to remain in effect.

Dr. Day noted four of the marina lots had already been developed and wondered how those lots would be impacted.

Mr. Sweeney responded if this was approved the owners of the developed marina lots would have the ability to add columns in the rear yard setback up to eight feet from the rear property line if they chose to do so.

Vice-Chairman Brognano opened the public hearing at 7:13 p.m.

The secretary administered the testimonial oath.

Mr. George Allen advised he owned a home in Marsh Island a few lots over from the applicant and was in favor of the request.

The public hearing was closed at 7:14 p.m.

ON MOTION BY Mr. Emmons, SECONDED BY Mr. Rednour, the members voted unanimously (5-0) to approve staff's recommendation.

Commissioner's Matters

There were none.

Planning Matters

Mr. Stan Boling, IRC Community Development Director, updated the members on recent action taken by the BCC on planning matters that had been before the PZC. He advised there would be a meeting on August 28, 2014 for

the Harmony Reserve public hearing and he anticipated at least one other current development item would be on the agenda.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting adjourned at 7:16 p.m.

Vice-Chairman Todd Brognano

Date

Reta Smith, Recording Secretary

Date