

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, February 10, 2022 at 7:00 PM in the Commission Chambers of the County Administration Building, 1801 27th Street, Vero Beach, Florida. You may view a video of the meeting and/or review the meeting agenda, backup material and minutes on the Indian River County website www.ircgov.com/Boards/PZC/2022.

Present were the following members: **Chairman Dr. Jonathan Day**, District 4 Appointee; **Mr. Alan Polackwich, Sr.**, District 2 Appointee; **Mr. Curtis Carpenter, Jr.**, District 3 Appointee; **Mr. Mark Mucher**, District 5 Appointee; **Ms. Beth Mitchell**, District 1 Appointee; **Mr. Jordan Stewart**, Member-at-Large; **Mr. Todd Brognano**, Member-at-Large; **Mr. Chip Landers**, Alternate Member; and **Ms. Teri Barenborg**, non-voting School Board Liaison were present.

Also present were IRC staff members: Mr. William DeBraal, Deputy County Attorney; Mr. Phil Matson, Community Development Director; Mr. Ryan Sweeney, Chief of Current Development; Mr. Brandon Creagan, Senior Planner; and Recording Secretary, Ms. Lisa Plesnarski, Commissioner Assistant.

Call to Order and Pledge of Allegiance

Chairman Day called the meeting to order at 7:00pm and all stood for the Pledge of Allegiance.

Nominations for Election of Chairperson and Vice Chairperson

Mr. William DeBraal opened the floor for nominations for the election of Chairperson for 2022.

Todd Brognano nominated Jonathan Day for a second term as Chairman.

ON MOTION BY Todd Brognano, SECONDED BY Beth Mitchell, the members voted unanimously (7-0) to nominate Jonathan Day as Chairman for 2022.

Mr. William DeBraal opened the floor for nominations for the election of Vice Chairperson for 2022.

Beth Mitchell nominated Todd Brognano for Vice Chairman.

ON MOTION BY Beth Mitchell, SECONDED BY Jordan Stewart, the members voted (7-0) to nominate Mr. Todd Brognano as Vice Chairman for 2022.

Additions and Deletions to the Agenda

There were none.

Approval of Minutes

ON MOTION BY Alan Polackwich, SECONDED BY Todd Brognano, the members voted unanimously (7-0) to approve the minutes of the December 9, 2021 meeting as presented.

Items Not on Consent

Chairman Day read the following into record.

A. Ravens Landing: Request for preliminary plat approval for a 35-lot single-family conventional subdivision to be known as Ravens Landing. GRBK GHO Central Vero, LLC, Owner. Schulke, Bittle & Stoddard LLC, Agent. Located on the south side of 8th Street, east of 66th Avenue. Zoning: RS-6, Residential Single-Family (up to 6 units/acre). Land Use Designation: L-2, Low-Density Residential-2 (up to 6 units/acre). Density: 2.07 units/acre. **[SD-21-10-03 / 2018090010-90465] [Quasi-Judicial]**

Chairman Day asked if any members had any ex-parte communication. There were none.

The secretary administered the testimonial oath to those present who wished to speak.

IRC Senior Planner Brandon Creagan reviewed information about the request for preliminary plat approval for a 35 lot single family subdivision and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. Mr. Creagan explained the property encompasses approximately 16.90 acres zoned RS-6 to be completed in one single phase. Mr. Creagan showed a location map of the site and explained it is south of 8th Street and east of 66th Avenue. Mr. Creagan noted that future land use is L-2 allowing for up to 6 units per acre. Mr. Creagan showed an aerial map of the currently vacant site with the plat map overlaid showing the approximate road configuration and stormwater ponds. Mr. Creagan showed a traffic circulation plan map and explained the traffic circulation will be via a gated driveway connection to 8th Street. Emergency access is not required and not proposed with the project. Mr. Creagan explained there are to be two stormwater tracts, one to the southwest and one to the northeast of the property. Mr. Creagan showed a map of the landscape plan and the locations of landscape buffers and littoral zones. Mr. Creagan explained that the planned dedications and improvements to the site are the urban service area buffer between 8th St. and 66th Ave., internal sidewalks and streetlights, and common green recreation areas. Mr. Creagan ended his presentation by affirming staff's recommendation with associated conditions.

Chairman Day asked the Board if there were any questions. There were none.

Chairman Day opened the floor for public comment. There were none. Chairman Day closed the item for public discussion.

Chairman Day called for a motion.

ON MOTION BY Todd Brognano, SECONDED BY Beth Mitchell, the members voted unanimously (7-0) to approve staff recommendations with its associated conditions on this Quasi-Judicial matter.

Chairman Day read the following into record.

B. Oak Harbor Somerset House Adult Congregate Living Facility (ACLF): Request for preliminary planned Development (PD) plan approval for a 33-bed expansion to an existing adult congregate living facility (ACLF) known as Oak Harbor Somerset House ACLF. College Drive Properties, LLC, Owner. Masteller & Moler, Inc., Agent. Located on the east side of Indian River Boulevard, and north of a private road known as Oak Harbor Boulevard. Zoning: RM-6, Multifamily (up to 6 units / acre. Land Use Designation: M-1, Medium Density Residential – 1 (up to 8 units/acre). **[PD-20-12-07 / 96030142-88134] (Quasi-Judicial)**

Chairman Day asked if any members had any ex-parte communication. There were none.

IRC Chief of Current Development Mr. Ryan Sweeney gave a PowerPoint presentation for requested preliminary PD plan approval for an expansion to the existing adult congregate living facility known as Oak Harbor Somerset House ACLF, copies of which are on file in the Board of County Commissioners (BCC) Office. Mr. Sweeney showed a map and explained the location is on the east side of Indian River Blvd., north of Oak Harbor Blvd., and is within the Oak Harbor portion of Grand Harbor. Mr. Sweeney showed an aerial map of the current facility and the location of the proposed expansion wings. Mr. Sweeney noted the additional phases of this site are part of the overall conceptual PD and reviewed the approval timeline for the project. Mr. Sweeney explained that tonight's request is for 33 additional beds, for a total of 63 beds (known as Phases 3B and 3C). Phase 3B, the northern phase, will contain 17 beds and Phase 3C, the southern phase, will contain 16 beds. Mr. Sweeney showed a map of the project site plan showing the existing building and parking areas and noted the existing driveways will be slightly reconfigured. Mr. Sweeney explained a new one-way loop road is proposed as well as some additional parking. Mr. Sweeney showed a traffic circulation plan showing the existing connections and driveways. Mr. Sweeney explained the existing landscape plan is to be enhanced on the east side and a new buffer on the northern boundary. Mr. Sweeney noted required improvements include an external sidewalk along the frontage of Indian River Blvd., internal sidewalks, and relocation of existing site lighting. Mr. Sweeney ended his presentation by affirming staff's recommendation with associated conditions.

Chairman Day asked if there were any Board member questions. Mr. Mucher asked how old is the 3A phase and when was a Certificate of Occupancy acquired. Mr. Sweeney responded by reviewing the approval timeline. Mr. Mucher asked if the plans for the additional two phases expired. Mr. Sweeney explained that the other two phases were part of the overall approval which runs with the land but they do have to get preliminary PD approval now.

Chairman Day asked if there were any other Board member questions. There were none.

Chairman Day opened the floor for public comment. There were none. Chairman Day closed the item for public discussion.

Chairman Day called for a motion.

ON MOTION BY Jordan Stewart, SECONDED BY Beth Mitchell, the members voted unanimously (7-0) to approve staff recommendations with its associated conditions on this Quasi-Judicial matter.

Commissioners Matters

There were none.

Planning Matters

Mr. Sweeney announced the next meeting is scheduled for February 24th at 7:00pm. In addition to the agenda will be an informational County Visioning Workshop. Mr. Phil Matson, IRC Community Development Director, explained the workshop is to discuss ideas for future use of land west of 66th Avenue. Mr. Matson encouraged the present student attendees to attend what should be an interesting discussion. Mr. Mucher asked if the prior visioning workshop was posted online. Mr. Matson responded it should be posted soon and will send a link to the members when available.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting was adjourned at 7:16pm.