

## **PLANNING AND ZONING COMMISSION**

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, March 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](http://www.ircgov.com/Boards/PZC/2022).

Present were the following members: **Chairman Dr. Jonathan Day**, District 4 Appointee; **Mr. Mark Mucher**, District 5 Appointee; **Ms. Beth Mitchell**, District 1 Appointee; **Mr. Chip Landers**, Alternate Member; and **Ms. Teri Barenborg**, non-voting School Board Liaison were present.

**Mr. Alan Polackwich, Sr.**, District 2 Appointee; **Mr. Curtis Carpenter, Jr.**, District 3 Appointee; **Mr. Jordan Stewart**, Member-at-Large; and **Mr. Todd Brognano**, Member-at-Large were absent.

Also present were IRC staff members: Mr. William DeBaal, 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.

### **Approval of Minutes**

Approval of the February 24, 2022 meeting minutes was continued to the next meeting.

### **Additions and Deletions to the Agenda**

There were none.

### **Items Not on Consent**

Chairman Day read the following into record.

**A. Indian River Motorhaus 2.0:** Request for major site plan approval for an auto parking and storage facility to be known as Indian River Motorhaus 2.0. The proposal is to construct an auto parking and storage facility consisting of three (3) phases and ten (10) buildings. Indian River Business Park, Inc., Owner. Indian River Motorhaus 2.0, LLC, Applicant. Schulke, Bittle & Stoddard, LLC, Agent. Located approximately 800' west of Old Dixie Highway, between 41st Street and 42nd Street. Zoning: IL, Light Industrial. Land

Use Designation: C/I, Commercial/Industrial. [SP-MA-22-01-02 / 2006060009-91010]  
**[Quasi-Judicial]**

Chairman Day asked if any members had any ex-parte communication or conflict that would not allow them to make an unbiased decision. 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 major site plan approval for an auto parking and storage facility and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office.

Mr. Creagan explained the site location is west of Old Dixie Highway approximately between 42<sup>nd</sup> and 41<sup>st</sup> streets and showed an aerial view of the site with the plan overlaid. Mr. Creagan gave a description of a total of ten buildings and an outdoor storage area to be developed in three phases. Mr. Creagan showed a map of the traffic circulation plan and explained there will be a gated driveway connection to 41<sup>st</sup> Street. Mr. Creagan also showed the location of stormwater retention at the western edge of the property and described the landscape plan which will include buffers along 41<sup>st</sup> and 42<sup>nd</sup> Streets. Mr. Creagan reviewed planned dedications and improvements to the site which include right of way dedication for 42<sup>nd</sup> Street, as well as sidewalk and streetlight installation. Mr. Creagan ended his presentation by recommending site plan approval with its associated conditions.

Chairman Day asked if there were any commissioner questions.

Mr. Ryan Sweeney, IRC Chief of Current Development, responded to questions about the plan and explained the stormwater retention pond located to the east of the site is a Countyowned FDOT stormwater pond. Mr. Sweeney also explained that what is shown in the middle of the plan is a utility easement. Mr. Sweeney responded to a question about the traffic plan and clarified that being a low traffic generator, a secondary entrance/exit was not required. The usage of the facility was discussed and Mr. Sweeney explained it is intended to be a mix of seasonal resident storage and high end vehicle storage, and that a similar smaller facility exists which is at full capacity.

Chairman Day opened the item for public comment.

Joseph Schulke of Schulke, Bittle & Stoddard, LLC, engineer of record and partner of the project, offered to answer questions and provided further details about the project. Mr. Schulke described the project differs from a traditional self-storage facility in that the storage units are sold as individual condominium units and overseen by a condominium association. Mr. Schulke explained a large percentage of the units are anticipated to be used for vehicle storage, some for recreational vehicles, and a few for storage of personal belongings. Mr. Schulke elaborated on the design of the structure, explaining the structures meet both the building and fire codes for commercial vehicle parking and

storage. The concrete structures will be built with floor drains, full ventilation, and will have monitored security. The outdoor vehicle parking area planned for the project will also meet the code for commercial vehicle storage as required.

Attorney Bill DeBaal asked Mr. Schulke if the condominium units can be purchased and then rented to another occupant. Mr. Schulke responded they can, but that the covenants and deed restrictions will define limitations which will include not allowing short term leases. Mr. Schulke added that commercial occupancy will not be allowed and a business cannot be run out of the unit. Mr. DeBaal also asked if there would be noise regulations. Mr. Schulke responded there would be noise regulations limited to decibel ratings and limited hours and that the County's noise regulations will be referenced in the condominium documents.

Chairman Day closed the item for public comment. Chairman Day called for a Motion.

**ON MOTION BY Beth Mitchell, SECONDED BY Chip Landers, the members voted unanimously (4-0) to approve staff recommendations with its associated conditions on this Quasi-Judicial matter.**

Chairman Day read the following into record.

**B. Landings Vero Self-Storage:** Request for major site plan and administrative permit use approval for a self-storage facility. The proposal is to construct a 3-story self-storage facility with a paved outdoor (covered) RV and boat storage area and associated site improvements. Vero 53 Landings, LLC, Owner. Masteller & Moler, Inc., Agent. Located within The Landings Commercial Subdivision (Lot 4) located at the northeast corner of 53rd Street and US 1. Zoning: CG, General Commercial. Land Use Designation: C/I, Commercial/Industrial. **[SP-MA-21-06-13 / 2019110091-89296] [Quasi-Judicial]**

Chairman Day asked if any members had any ex-parte communication or conflict that would not allow them to make an unbiased decision. There were none.

Mr. Ryan Sweeney, IRC Chief of Current Development, showed a map and described the location at Lot 4 of The Landings commercial subdivision at US Highway 1 and 53<sup>rd</sup> Street. Mr. Sweeney showed an aerial map of the site and the site plan which will be a three story self storage building as well as an outdoor paved RV and boat storage area. Mr. Sweeney showed the traffic circulation plan and described access will be a conventional driveway connection to the subdivision as well as interior gated access to the RV and boat storage area. Mr. Sweeney described the landscape plan includes buffers along the north and east property lines, interior roadway buffers and foundation plantings. Mr. Sweeney ended his presentation by recommending approval of the project with associated conditions.

Chairman Day asked if there were any commissioner questions.

Mr. Mucher asked about the elevation of the building. Mr. Sweeney said he could provide the renderings and explained that the building looks much like an office building. Mr. Sweeney also responded to questions about traffic circulation and driveway connections.

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

Chairman Day closed the item for public comment.

Chairman Day called for a Motion.

**ON MOTION BY Chip Landers, SECONDED BY Beth Mitchell, the members voted unanimously (4-0) to approve staff recommendations with its associated conditions on this Quasi-Judicial matter.**

### **Commissioners Matters**

There were none.

### **Planning Matters**

Mr. Sweeney said the March 24<sup>th</sup> meeting will probably not be held, but is not yet officially cancelled. Both meetings will be held in April as there are Public Hearings scheduled.

### **Attorney's Matters**

Mr. DeBaal informed the Board that Mark Mucher has agreed to serve on the Affordable Housing Advisory Committee. Curtis Carpenter has agreed to remain as an Alternate member.

### **Adjournment**

There being no further business, the meeting was adjourned at 7:40pm.