

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, April 14, 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: **Mr. Alan Polackwich, Sr.**, District 2 Appointee; **Mr. Mark Mucher**, District 5 Appointee; **Mr. Jordan Stewart**, Member-at-Large; **Mr. Chip Landers**, Alternate Member; and **Ms. Teri Barenborg**, non-voting School Board Liaison were present.

Chairman **Dr. Jonathan Day**, District 4 Appointee; **Ms. Beth Mitchell**, District 1 Appointee; **Mr. Curtis Carpenter, Jr.**, District 3 Appointee; and Vice Chairman **Mr. Todd Brognano**, Member-at-Large were absent.

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. Patrick Murphy, Senior Planner; Mr. Richard Szpyrka, Public Works Director; and Recording Secretary, Ms. Lisa Plesnarski, Commissioner Assistant.

Call to Order and Pledge of Allegiance

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

Approval of Minutes

ON MOTION BY Chip Landers, SECONDED BY Jordan Stewart, the members voted unanimously (4-0) to approve the minutes of the February 24, 2022 meeting as presented.

ON MOTION BY Chip Landers, SECONDED BY Jordan Stewart, the members voted unanimously (4-0) to approve the minutes of the March 10, 2022 meeting as presented.

Additions and Deletions to the Agenda

There were none.

Items Not on Consent

Chairman Polackwich read the following into record.

A. The Preserve at Waterway Village Phase 2 POD X: Request for preliminary PD plan/plat approval for 161 units (32 villas and 129 single-family). Pulte Home Company, LLC, Owner. Cotleur & Hearing, Inc., and Kimley-Horn & Associates, Inc., Agents. Located on the southern half of The Preserve, which is (more specifically) located at the southeast corner of the intersection of 43rd Avenue and 53rd Street. Zoning: PD, Planned Development. Land Use Designation: L-2, Low-Density Residential-2 (up to 6 units/acre). Density: 2.26 units/acres [PD-21-05-05 / 2004010124-89164] **[Quasi-Judicial]**

Mr. Polackwich 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 Patrick Murphy reviewed information about the request for preliminary PD plan/plat approval and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. Mr. Murphy ended his presentation by recommending approval of the preliminary PD plan with associated conditions.

Chairman Polackwich asked if there were any commissioner questions.

Mr. Ryan Sweeney, IRC Chief of Current Development, responded to a question about lot width and explained the project includes lots for single family homes and two-unit villas. Mr. Sweeney explained the typical minimum lot width for RS-6 zoning is 70 feet and that this project was approved for more narrow lot widths through the PD process. Mr. Sweeney noted that a benefit of this is increased common open space such as the 21 acre preserve.

Mr. Sweeney was asked if he knew the approximate number of residential units approved in the past year that were not conventional lots and approximated that about 70% were in planned developments and 30% were conventional lots. When asked if fill was allowed to be imported to this project Mr. Sweeney responded that the site is not located in a flood plain and therefore did not require cut and fill. Mr. Sweeney also noted the stormwater retention shown in the aerial map today is part of a larger system.

Mr. Sweeney was asked if the traffic impact analysis which determined the traffic plan, being done at the time of the initial project approval, is still consistent with existing conditions. Mr. Sweeney said that over the years there were a few revisions to the traffic plan. Mr. Sweeney explained that the project has approximately 200 units less than the number initially approved therefore he feels comfortable the traffic improvements are sufficient. Mr. Sweeney also clarified that there will be garage and driveway parking spaces at a minimum of two per residence.

Chairman Polackwich opened the item for public comment.

Applicant Daniel Sorrow with the planning firm of Cotleur & Hearing was present. Mr. Sorrow explained his office has been involved with this project for fifteen years and that this is the last POD of the development. Mr. Sorrow noted the developer has fulfilled all of their offsite and onsite obligations and lauded Pulte's success with the development. Mr. Sorrow responded to an earlier question, explaining the lot width of the two-unit villa is 75 feet wide. Mr. Sorrow thanked staff and commissioners and expressed appreciation for their support.

Mr. Polackwich asked if any recreational facilities, such as walking trails, were planned at the preserve area. Mr. Sorrow said the preserve area will be enhanced by removing exotic plants and replanting with natives. Mr. Sorrow also explained that only passive recreation is allowed in the preserve area and that there will be walking trails. Mr. Sweeney added that there will be a conventional amenity package including a clubhouse and pool. Mr. Sorrow also responded to questions about the type and size of housing units explaining it is market driven to appeal to multiple generations.

Chairman Polackwich closed the item for public comment.

Chairman Polackwich called for a Motion.

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

Public Hearing

Chairman Polackwich read the following into record.

A. Consideration of a Proposed Land Development Regulation Amendment to Section 930.07 to Require New Manufactured Homes within the Flood Hazard Area, Coastal High-Hazard Areas, or Coastal A Zones to be Elevated One Foot Above Base Flood Elevation. [Legislative]

Mr. Ryan Sweeney, IRC Chief of Current Development, explained this is an LDR change specific to the County's national flood insurance program participation in the community rating system (CRS) and that this makes a minor change to existing stormwater ordinances. Mr. Sweeney explained the County has to maintain certain stormwater rules and requirements in order to participate in the program which results in reductions in flood insurance premiums for residents throughout the County. This is done on a class rating system and this change was identified as needed in order to maintain our current rating. Chapter 930.07 is specific to mobile homes within any flood zone and requires the home be a minimum of 1 foot above base flood as opposed to 36 inches above grade. Mr. Sweeney explained that base flood elevation is an elevation established by FEMA's base flood modeling maps.

Mr. Sweeney clarified the terms mobile home and manufactured home (a.k.a. “trailer home”) are used interchangeably. This differs from what is known as a modular home which is built on a slab and is treated as a single family home required to meet the Florida Building Code. Mr. Sweeney further discussed FEMA’s established base flood elevation and how it created a more specifically defined height based on modeling data.

The commissioners commented that while this LDR would only apply to new manufactured homes, the cost saving benefits extend to all to residents within the community rating system and asked if any further improvements be made to help residents get better insurance rates. IRC Community Development Director Phil Matson gave some more information about the community rating system noting that jurisdictions are not automatically rated and gave credit to Public Works for completing the time consuming application process.

Mr. Sweeney further discussed how a new modular home will need to show drawings showing the new requirement is achieved noting this will be reviewed per each permit. IRC Public Works Director Richard Szpyrka clarified that anyone building within a flood plain would be required to do a flood plain certification for the elevation of the structure regardless of the type of structure and that this has always been a requirement. Mr. Szpyrka further explained the benefit is that instead of being arbitrary, the building elevation can now be based on the actual base flood elevation.

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

Chairman Polackwich closed the item for public comment.

Chairman Polackwich called for a Motion.

ON MOTION BY Jordan Stewart, SECONDED BY Chip Landers, the members voted unanimously (4-0) to approve staff recommendations with its associated conditions on this legislative matter.

Commissioners Matters

There were none.

Planning Matters

Mr. Sweeney said there will be an April 28th meeting as there are Public Hearings scheduled and other agenda items.

Attorney’s Matters

There were none.

Adjournment

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