

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, June 23, 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; Vice Chairman **Mr. Todd Brognano**, Member-at-Large; **Ms. Beth Mitchell**, District 1 Appointee; **Mr. Mark Mucher**, District 5 Appointee; **Mr. Curtis Carpenter**, District 3 Appointee; **Mr. Jordan Stewart**, Member-at-Large were present.

**Mr. Alan Polackwich, Sr.**, District 2 Appointee; **Mr. Chip Landers**, Alternate Member; and **Ms. Teri Barenborg**, non-voting School Board Liaison were absent.

Also present were IRC staff members: Mr. William DeBraal, Deputy County Attorney; Mr. Ryan Sweeney, Chief of Current Development; Mr. Andrew Sobczak, Assistant Community Development Director; 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.

### Additions and Deletions to the Agenda

There were none

### Approval of June 9, 2022 Minutes

**ON MOTION BY Beth Mitchell, SECONDED BY Todd Brognano, the members voted unanimously (6-0) to approve the minutes of June 9, 2022 as presented.**

### Item Not On Consent

Chairman Day read the following into record:

**A. Lakeside West PD:** Request for preliminary PD plan/plat approval for a 201-unit single-family residential development to be known as Lakeside West PD. Meritage Homes of Florida, Inc., Owner. Mills, Short & Associates, LLC, Agent. Located on the west side of 43rd Avenue SW, south of 17th Street SW and north 25th Street SW (south County line). Zoning: RS-3, Residential Single-Family (up to 3 units/acre). Land Use

Designation: L-1, Low Density Residential-1 (up to 3 units/acre). Density: 1.58 units/acre. [PD-21-11-10 / 2001090106-90748] **(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 Chief of Current Development Mr. Ryan Sweeney reviewed the request for preliminary PD plan/plat approval for a 201 unit single-family residential development to be known as Lakeside West PD and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office.

Mr. Sweeney gave a brief overview of the PD process and history of approvals for this project. Mr. Sweeney showed a location map and an aerial view with the site plan overlaid. Mr. Sweeney described the stormwater plan which includes two large stormwater ponds and a larger pond on the north side and explained the larger ponds are due to the location within a flood plain. Mr. Sweeney showed a map and described details of the proposed traffic circulation plan as well as some planned intersection improvements. Mr. Sweeney showed a map of the landscape plan which includes perimeter buffers, streetlighting, and internal and external sidewalks for the proposed site. Mr. Sweeney also outlined the required dedications, improvements, and South County Initiative items as further detailed in the staff report. Mr. Sweeney also noted there are some public benefit items listed as conditions and design criteria which are built into the plan. Mr. Sweeney ended his presentation by recommending the PZC approve the request with its associated conditions.

Chairman Day opened the item for Board discussion.

Ms. Mitchell commented that she feels this project demonstrates a successful PD process. Ms. Mitchell asked if there was a certain dollar amount associated with the developer's agreement to contribute to traffic intersection improvements. Mr. Sweeney explained that their percentage of costs will be determined in the next step of the development process. Mr. Sweeney further explained that some of the developers required contributions are fixed dollar amounts and others, if pending updated studies, are to be determined.

There was discussion about the required relocation of twenty six oak trees. Mr. Sweeney explained there is a three year post relocation survival requirement and that if the relocation were to be unsuccessful, the developer would be required to mitigate the loss through planting or, if not possible, through fee-in-lieu. Mr. Sweeney responded to questions about the site map and clarified the street and canal locations. Chairman Day asked if the oak tree survival requirement would be monitored. Mr. Sweeney responded that it would be monitored and that he felt there was good possibility for success with proper treatment.

In response to a Commissioner question about the planned park, Mr. Sweeney gave a brief overview of the South County Initiative. Mr. Sweeney explained the Initiative is comprised of seven projects, two of which have been completed, and that all will have a required contribution to a community park, school site, and neighborhood commercial area. Mr. Sweeney further explained that the park is actually part of a different PD project, and that this developer's requirement is a financial contribution to the park's public benefit which will be held in escrow until that project proceeds. Mr. Sweeney said there is a conceptual location for the park but that it has not been dedicated. There was discussion about the planned school. Mr. Sweeney said the school site exists, but whether or not it is warranted is probably contingent upon how the other projects progress.

Chairman Day commented that it seemed they are seeing larger sized water management areas. Mr. Sweeney responded this could partly be due to the number of projects located in a flood plain and also that St. John's requirements have become more stringent over the years. Mr. Sweeney also noted there can be differences between the preliminary conceptual plans and the actual plans after a full stormwater analysis is conducted.

Chairman Day opened the floor for public comment.

Mr. Wesley Mills with Mills, Short, & Associates was present and offered to answer any questions. He explained that they are already in communication with the companies handling the oak tree relocation process. He also spoke about the State Route 60 and 43<sup>rd</sup> Ave. project, noting their contribution of approximately \$200,000.00.

Mr. Joseph Paladin of Black Swan Consulting and Development commented that he supports the project and offered to answer any questions.

Chairman Day called for a Motion.

**ON MOTION BY Todd Brognano, SECONDED BY Beth Mitchell, the members voted unanimously (6-0) to approve staff's recommendations with its associated conditions on this Quasi-Judicial matter.**

### **Commissioners Matters**

None.

### **Planning Matters**

Mr. Sweeney gave the Commissioners an update informing them the Bhakta Farms project was approved by the BCC. Mr. Sweeney said the PZC will probably not meet July 14<sup>th</sup> but it is yet to be determined.

**Attorney's Matters**

There were none.

**Adjournment**

There being no further business, the meeting was adjourned at 7:20pm.