

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, August 25, 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; 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; and **Mr. Chip Landers**, Alternate Member were present.

Mr. Alan Polackwich, Sr., District 2 Appointee; and **Ms. Teri Barenborg**, non-voting School Board Liaison 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; Mr. Patrick Murphy, Senior Planner; 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 23, 2022 Minutes

ON MOTION BY Beth Mitchell, SECONDED BY Todd Brognano, the members voted unanimously (7-0) to approve the minutes of June 23, 2022 as amended.

Item Not On Consent

Chairman Day read the following into record:

A. Arbor West: Request for preliminary plat approval for a 34-lot single-family conventional subdivision to be known as Arbor West. GRBK GHO Properties, LLC, Owner. Schulke, Bittle & Stoddard, LLC, Agent. Located on the south side of 21st Street SW, immediately west of Millstone Landing. 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: 1.93 units/acre. [SD-22-06-03 / 2021090010-92079] (**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 noted a correction to the lot count, explaining the request is actually for 34 lots which would make the density 1.93 units per acre. Mr. Sweeney clarified the application and plans reflect the 34 lot number and that the 35 number was just a typographical error in the staff report. Mr. Sweeney reintroduced Senior Planner, Patrick Murphy, who previously worked in the department in 2018.

Mr. Murphy reviewed information about the request for preliminary plat approval for a 34-lot single family conventional subdivision to be known as Arbor West and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. Mr. Murphy described the land as a 17.65 acre singular piece and showed a location and aerial map with the preliminary plat overlaid for reference. Mr. Murphy showed a gated driveway entrance as part of the traffic circulation plan and explained the road described as 37th Avenue Southwest is a new road required to be built as part of the development. Mr. Murphy explained the stormwater plan consists of one large stormwater pond on the west side of the property. Mr. Murphy also showed a map of the landscape plan and explained there will be landscape buffers along both roadways, two rows of mitigation palms on the west side as well as littoral zone plantings. Mr. Murphy concluded his presentation by recommending approval with the required improvements and associated conditions as listed in the staff report.

In response to a commissioner question, Mr. Murphy explained the new road planned will be a County road, the final design specifications are to be determined.

Chairman Day opened the floor for public comment and questions.

Representative of GHO homes Mr. Joseph Schulke of Schulke, Bittle & Stoddard, LLC was present and said he was available to answer any questions. There were none.

There being no further comments, Chairman Day called for a Motion.

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

Public Hearing

Chairman Day read the following into record:

A. Glendale Baptist Church & School: Request for modified conceptual site plan and special exception use approval to construct a combined church and school (private K-8 school with child care services) facility. Glendale Baptist Church, Inc., Owner. Mills, Short & Associates, LLC, Agent. Located at the northeast corner of 27th Avenue and 4th Street. 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). [SP-SE-21-08-19 / 2004040365-89958] **(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 modified conceptual site plan and special exception use approval to construct a combined church and school facility and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. Mr. Creagan gave some history of approvals for the Glendale Baptist Church and School and explained that today's request is for approval to amend the conceptual site plan to change the phasing and to grant special exception approval to add a daycare facility as a permitted use. Mr. Creagan gave a brief overview of the special exception process and noted this is the first of two scheduled public hearings.

Mr. Creagan showed a location and aerial map with the conceptual site plan overlaid for reference. Mr. Creagan described how the project will be completed in three phases and gave a breakdown of the work to be completed in each phase. Mr. Creagan showed the traffic circulation plan and explained today's request ties the completion of required offsite improvements to each phase. Mr. Creagan also showed a map of the conceptual landscape plan and noted the applicant is providing more than what is required. Mr. Creagan outlined the required dedications, improvements and other conditions and briefly explained how they correspond with each phase of completion. Mr. Creagan noted there will be no outdoor lighting for the multi-purpose playfield and reminded the Commissioners this was previously a condition of approval. Mr. Creagan also noted the maximum student enrollment is 400 students. Mr. Creagan ended his presentation by recommending approval with the required improvements and associated conditions as listed in the staff report.

Mr. Brognano asked if there has been any community response to the project. Mr. Sweeney responded there was very little, noting someone had called and inquired about operating hours of the daycare facility. Mr. Sweeney reviewed the special exception process and explained that the community receives notice of the public hearings by mail. When asked about a timeline for the project, Mr. Sweeney responded he was unsure and

indicated the applicant still needed final site plan approval. In response to a commissioner question, Mr. Sweeney explained that a driveway connection to 27th Avenue including right and left turn lanes is included in Phase 1 of the project.

Chairman Day opened the floor for public comment.

Mr. Wesley Mills with Mills, Short, and Associates, LLC was present and said he was available to answer any questions. When asked about a start date, Mr. Mills said the intent is to move forward as soon as the process allows. There was discussion about sidewalk improvements. There was also some discussion about traffic circulation and volume and Mr. Mills explained he feels that traffic from Phase 1 will be minimal.

There being no further comments Chairman Day closed the floor for public comment.

Chairman Day called for a Motion.

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

Commissioners Matters

There were none.

Planning Matters

Mr. Sweeney said there will probably not be a meeting September 8th but that the September 22nd meeting will most likely take place as scheduled. Mr. Sweeney mentioned the prospect of moving the meeting time to an earlier time and it was determined this will be further discussed at a later date.

Community Development Director Phil Matson was present and extended an invitation to the Planning Officials Training Workshop being held in Fellsmere on September 21st 8:00am–4:30pm in affiliation with our local chapter of the American Planning Association. There is a \$20.00 per person admittance fee which includes breakfast and lunch.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting was adjourned at 7:30pm.