

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, February 11, 2021 at 7:00 p.m. in the Commission Chambers of the County Administration Building, 1801 27th Street, Vero Beach, Florida. You may hear an audio of the meeting; review the meeting agenda, backup material and the minutes on the Indian River County website [www.ircgov.com/Boards/PZC/2019](http://www.ircgov.com/Boards/PZC/2019).

Present were members:

Chairperson **Mr. Todd Brognano**; Vice Chairperson **Dr. Jonathan Day**; **Ms. Beth Mitchell**, District 1 Appointee; **Mr. Alan Polackwich, Sr.**, District 2 Appointee; **Mr. Curtis Carpenter**, District 3 Appointee; **Mr. Harry Howle**, District 5 Appointee; **Mr. Jordan Stewart**, Member at Large (via conference phone); and **Ms. Teri Barenborg**, School Board Representative (via conference phone).

Also, present were IRC staff:

**Mr. William DeBaal**, Deputy County Attorney; **Mr. Phil Matson**, Community Development Director; **Mr. Bill Schutt**, Long-Range Planning Chief; **Mr. Ryan Sweeney**, Chief of Current Development; **Mr. Scott Rodriguez**, Senior Planner; and **Ms. Vanessa Desnoyers**, Recording Secretary.

Due to the coronavirus pandemic, there was sufficient room within the chambers to satisfy recommended social distances measures.

### **Public Hearings**

Chairperson Dr. Jonathan Day read the following into the record:

**A. The Griffon North PD:** Request to Rezone Approximately 27.69 Acres from RS6, Residential Single-Family (up to 6 units/acre) to PD, Planned Development and to Obtain Conceptual PD Plan Approval for a Project to be known as The Griffon North PD. The project proposes a maximum of 166 multi-family units. Crest Residential, LLC, Owner. Masteller & Moler, Inc., Agent. Land Use: M-1 Medium Density Residential 1 (up to 8 units/acre). Density: 5.99 units/acre. [PD20-11-06 / 2001040041-87773] (Quasi-Judicial)

Chairperson Dr. Jonathan Day asked the Commissioners to reveal any ex-parte communication or conflict that would not allow them to make an unbiased decision. The members stated that they had not had any ex-parte communication.

The secretary administered the testimonial oath to those present who wished to speak at tonight's meeting on this matter.

Mr. Scott Rodriguez reviewed information regarding the proposed site and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. Staff recommends that the PZC recommend that the BCC approve the PD rezoning and conceptual PD plan for the Griffon North with conditions listed in Staff's Report.

Mr. Polackwich questioned Staff about planned development rezoning. He stated that he raised this issue before and it is now highlighted with this current development. Mr. Polackwich voiced concerns about the development under PD as opposed to developing under the current residential zoning. Mr. Sweeny responded by explaining the process of planned development and rezoning relating to the subject property. Mr. Howle questioned if they could build under the current zoning and Mr. Sweeny replied that they could, and that building under a PD zoning will give the County more control of the project.

Ms. Mitchell asked about the public benefits that this planned development would provide. Mr. Sweeney responded and gave a brief overview discussing interconnectivity, increased setbacks, and perimeter buffering.

The secretary administered the testimonial oath to those present who wished to speak at tonight's meeting on this matter.

**Dr. Johnathan Day opened the floor for public comment**

Steve Moler, of Mastellar, Moler, Reed and Taylor introduced himself and stated he would be happy to answer questions.

Mr. James Parker of West Side Villas stated that he was initially concerned about retention ponds, drainage, and setbacks. Mr. Sweeney responded that this project is in the conceptual level and that drainage and drainage design will be have greater detail in the preliminary PD, which is a few steps in the future.

Erin Briggs, of 7960 21<sup>st</sup> St, questioned if the development would have their own U-turn lane, lighting, and addressed some of the traffic circulation concerns homeowners expressed. Mr. Sweeney responded and explained the interconnections, gave details on the lighting, and landscape requirements.

Mr. Jesse Maslan, of 2360 80<sup>th</sup> Ct asked Mr. Sweeny to clarify a Type “B” landscape buffer and opaque feature. Mr. Sweeny explained the differences.

Mr. John Michaud, of 8136 25<sup>th</sup> St questioned if the developer planned on keeping the foliage in the shaded area shown on the aerial, stating that it is a great buffer for residents requiring privacy. Mr. Sweeney stated that there would be some thinning of invasive species, but he believes most of it will be preserved.

Mr. Peter Victoria of 8135 25<sup>th</sup> St questioned if there would be a berm along the wooded area and stated his concern about the wildlife and gopher turtles being harmed.

Mr. Steve Moler, of Mastellar, Moler, Reed and Taylor addressed homeowners’ questions relating to drainage, zoning concerns and introduced Mr. Bentley Nelson of Crest Homes, the applicant for the PD rezone. Mr. Bentley thanked homeowners for questions and concerns and offered personal information to homeowners who had additional questions.

Mr. Polackwich stated that he does believe this is a good project, barring his concerns, stating that he will support this project.

**Dr. Johnathan Day closed the floor for public comment**

**ON MOTION BY Ms. Beth Mitchell, SECONDED BY Mr. Curtis Carpenter, the members voted (7-0) recommend that the that BCC approve the PD rezoning and conceptual PD plan for the Griffon North with conditions listed in Staff’s Report.**

### **Commissioner’s Matters**

There were none.

### **Planning Matters**

Mr. Sweeney stated that he doesn’t anticipate having an additional February meeting. The next meeting will take place on March 11, 2021.

### **Attorney’s Matters**