

10.A.1 [17-0230](#)

Transmittal Hearing: County Initiated Request to Amend (Update) Mixed Use Policy 5.6 of the Future Land Use Element (FLUE) of the County's Comprehensive Plan (Legislative)

Recommended Action: Based on the analysis, staff and the Planning and Zoning Commission recommend that the Board of County Commissioners: 1. Adopt the attached resolution for transmittal of the proposed comprehensive plan text amendment to the state and regional review agencies, and 2. Announce its intention to hold and advertise a final public hearing at the adoption stage of the plan amendment process (tentatively planned for June or July 2017).

Attachments: [Staff Report](#)

[Attachment 1-Minutes of 11-15-2016 BCC Meeting](#)

[Attachment 2- Text Amendment Application](#)

[Attachment 3-Unapproved Minutes from the 1-26-17 PZC Meeting](#)

[Attachment 4 - CI Nodes Analysis](#)

[Attachment 5- Proposed Future Land Use Element Policy 5.6](#)

[Attachment 6- SR 60-58th Avenue Node Map](#)

[Attachment 7- Sample Conceptual Lay-out Mixed Use](#)

[Attachment 8- Sample Master Plan Area](#)

[Attachment 9- Transmittal Resolution](#)

PROOF OF PUBLICATION OF ADVERTISEMENT FOR HEARING IS ON FILE IN THE OFFICE OF THE CLERK TO THE BOARD.

Community Development Director Stan Boling used a PowerPoint Presentation to provide background and the purpose of the proposed amendment to the Future Land Use Element Policy 5.6 of the Future Land Use Element (FLUE) of the Comprehensive Plan, regarding an area that is adjacent to the 58th Avenue/SR 60 Commercial Industrial Node, the SR 60/66th Avenue intersection, and the Indian River State College (IRSC) campus. The Planning and Zoning Commission supported staff moving this project forward.

Vice Chairman O'Bryan voiced his concerns over the project's shared infrastructure in reference to commercial versus residential.

Commissioner Zorc made comments in support of the shared infrastructure; the fact that this would create both opportunity and visibility to IRSC from SR 60; and that he is also looking forward to the future tax base once the project is complete.

Commissioner Adams supported the future flexibility and growth that this

Amendment would offer, along with the collaboration between IRSC and private property owners.

The Chairman opened the Public Hearing.

Attorney Christopher Marine, Gould Cooksey Fennell, P.A., who represents the IRSC adjacent property owners, Vero 12 LLC, and the Greenfield Trust, spoke in support of both the project and staff's recommendation.

Discussion ensued regarding requirements and the elements of the Agreement.

Bob Johnson, Coral Wind Subdivision, made comments regarding this key location and the importance that this project be completed in good taste.

Joseph Paladin, President of Black Swan Consulting, expressed his opinion that this project was market driven, and supported staff's recommendation.

There were no additional speakers, the Chairman closed the Public Hearing.

A motion was made by Commissioner Zorc, seconded by Chairman Flescher, to: (1) approve Resolution 2017-024, approving the transmittal of a proposed Indian River County Comprehensive Plan text amendment to State and Regional Review Agencies; and (2) authorize staff to hold and advertise a final public hearing at the adoption stage of the plan amendment process (tentatively planned for June or July 2017). The motion carried by the following vote:

Aye: 4 - Chairman Flescher, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

Nay: 1 - Vice Chairman O'Bryan

10.A.2 [17-0234](#)

Consideration of Proposed Amendments to County Sign Regulations (Land Development Regulations Chapter 901, Definitions, Chapter 956, Sign Regulations, and Chapter 912, Single-Family Development). (Legislative)

Recommended Action: Staff recommends that the Board of County Commissioners adopt the revised proposed LDR amendment ordinance.

Attachments: [Staff Report](#)

[Attach 1: Current sign ordinance](#)

[Attach 2: U.S. Supreme Court decision](#)

[Attach 3: BCC 7/5/16 minutes](#)

[Attach 4: PZC 12/8/16 & 1/26/17 minutes](#)

[Attach 5: Proposed LDR amendment ordinance](#)

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