

Public Hearings

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

- A. Harbor Bluffs PD: The Virginia W. Russell Family Limited Partnership and Segment Markets 85, Inc.'s Request to Rezone Approximately 78.29 Acres from MED, Medical to PD, Planned Development and to Obtain Conceptual PD Plan Approval for a Project to be known as Harbor Bluffs PD [PD-20-09-02 / 99040218-87279] [Public Hearing/Quasi-Judicial]**

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

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

Mr. Ryan Sweeney 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 Harbour Bluffs with conditions listed in Staff's report.

Ms. Mitchell questioned Staff about the reason that the single-family and duplex units not being an allowable use within the MED zoning. Mr. Sweeney stated that through the use table in the MED district there are allowable uses, specifically multi-family that is allowed through the administrative permit approval process that was approved in 2019.

Mr. Polackwich questioned if this property owner has the right to develop the 624 multi-family units. Mr. Sweeney clarified that they have the entitlements to build. The owner received administrative permit use in the MED zoning district and they received conceptual site plan approval. They will have to come back for final site plan approval with a more detailed drawing.

Mr. Polackwich questioned Staff about planned development rezoning. He stated that it seems like the residential rezonings for developments that the commission was approving have become planned development, and suddenly development was allowed under planned development that hadn't previously been allowed under the existing zoning process for that piece of land. Mr. Sweeney

agreed that the commission has reviewed more planned developments, but out of those only a quarter have been PD rezonings and many of them are making a slight changes to their site plans, not rezoning the entire projects. Mr. Sweeney clarified that PD rezonings are controlled through a set plan.

Mr. Landers stated that there is a quid pro quo relationship with builders and the county and reiterated the improvement of 11th Drive, additional turn lane and stormwater. Mr. Sweeney stated that we couldn't require those things be done in the traditional development process.

Mr. Polackwich questioned the meaning of the dotted line on the plans on the south end of 11th Drive joining 12th Court. He stated that it seems as if he traffic from this empties on to 37th Street. Mr. Polackwich voiced his concern about the traffic circulation that would need to be addressed in the future. Mr. Sweeney clarified that it is a conceptual plan and the County is working on plans to continue 11th Drive down to 37th Street and form a "T" intersection that would be signalized. Mr. Polackwich added to that comment by suggesting a left turn lane. Mr. Matson responded stating that there will probably be less traffic than expected, and ultimately it will be signalized to handle all left turns safely.

Mr. Polackwich stated concerns about the proposed PD district numbers, that they seem extreme. Mr. Sweeney stated that they were not and are on a smaller scale. Mr. Landers questioned the timing of the road improvement as to whether there was a deadline, or if it will be done in phases prior to CO (Certificate of Occupancy) of neighborhood. Mr. Sweeney stated that the timeline is laid out in the Developer's Agreement, but reiterated that it would be need to be completed during the first phase of development which would be the south-eastern phase of the overall project. Mr. Sweeney informed Mr. Landers that the County has the option to proceed on their own accord to build 11th Drive if the project doesn't move forward.

Mr. Sweeney clarified that the project is not affordable housing in that there needs to be a criteria met, this project is classified ad affordable workforce housing for hospital workers and fringe industries of the like. Ms. Barrenborg asked if the housing would be limited to one market. Mr. Sweeny stated that it would not be.

Steve Moler, of Masteller & Moler, Inc., Representative of the Applicant stated that they have been working on 11th Drive for a very long time because it was something the County wanted, it wasn't on the original plans on the original

approval. They are hopeful that the north side and south side will be approved in succession so that they can begin working to complete first phase simultaneously.

Dr. Johnathan Day opened the floor for public comment

Mr. Tom Sullivan of 4187 W. 16th Square, Vero Beach, FL 32967, asked Mr. Sweeney to pull up his presentation and asked why the land wasn't being used for the zoned purposes. Mr. Sullivan voiced his concerns with regards to 37th Street and the segment of 41st Street and questioned what plans the County had to address this issue. He questioned if the road on 41st Street between Indian River Drive and US-1 could be expanded at this time. Mr. William DeBraal responded stating that if the traffic studies warranted it, then yes there is a possibility for an expansion of the roads, but not at this time.

Mr. Robert Luperi of 1311 Lilly's Cay Circle, Vero Beach, FL 32967, voiced his concern over the traffic delays, accidents, and safety of the driveways connecting the development and Lilly's Cay. Mr. Luperi stated that Staff needs to rethink the development plan of a single lane road. Mr. Luperi questioned the price point of the homes stating that he paid over \$500,000 for his home and this development could possibly bring down his property value and his taxes increase.

Ms. Carolyn Jordan of 4142 W. 16th Square, Vero Beach, FL 32967, voiced her concerns about traffic on 41st Street. She referenced an article that was written in the TC Palm on October 20, 2020 by Janet Bagley about the 24 acres that the City of Vero Beach annexed to be able to put in 200 units that are at 41st Street and Indian River Blvd. The traffic study performed discussed in that report stated that for 200 units the vehicle trips per day would increase by 1,028. That project is currently being approved to be built. Ms. Jordan listed other developments that are in the process of being built that will add hundreds of vehicle trips per day. Ms. Jordan asked the Commission to reconsider not just relying on 11th Drive to be the ingress and egress from the complex to dump out on 41st Street.

Mr. Robert Kanner of 4120 E. 16th Square, Vero Beach, FL 32967, voiced his concern of the lack of lighting on 41st Street and asked if there were any plans to add lighting to the street. Mr. Sweeney responded that there are plans to add light internally to the project, but not on 41st Street. Mr. Kanner reminded the Commission of a railroad crossing on US-1 and how that will affect traffic.

Mr. Rick VanLith of Cleveland Clinic Indian River, asked about the internal road 12th court coming off of 37th street in the interim solution. Mr. Sweeney

confirmed that. Mr. VanLith asked if the road will be made permanent. Mr. Sweeney stated that the Developer's Agreement allowed for an interim road, but stated that it would be a paved roadway improvement and will probably be built as a private roadway, not necessarily a public road and only in the interim, until the completion of 11th Drive. Mr. VanLith also questioned if there was to be a separate development plan for the reconstruction of McCrystal road on the hospital campus that is in disrepair, or if it is lumped in with the current Developer's Agreement or Aviation Blvd extension. Mr. DeBraul stated that the proposed Aviation Blvd extension will tie into the improvements as this is concerned. Not only will the people in the development be able to go north to 41st Street, but they will be able to go south to 37th Street, continue on to Aviation Blvd, and have many different outlets. Mr. Sweeney clarified that the reconstruction would be addressed by Public Works and not need to be approved by the PZC.

Mr. Leonard Nole of 4127 W. 16th Square, Vero Beach, FL 32967, voiced his concern about traffic and asked if there was a traffic count done for 41st Street in either direction. Mr. Knoll mentioned the new developments being built and how dangerous it will be with the overflow of traffic. He questioned if it was out of the ordinary for a 624-unit development to be built in the County. Mr. Sweeney stated that the sizes vary. Mr. DeBraul stated that Gran Harbour has 1500 units, and Waterway Village has about 1500 and there are various commercial projects that have a large numbers of units. Mr. Nole then asked if they are coming out onto a road like 41st Street.

Mr. Tom Sullivan rebuffed Mr. DeBraul's response and asked him to describe Waterway Village's exit roads.

Mr. Luperi rebuffed Mr. DeBraul's response as well stating that his response was incorrect and Waterway Village doesn't have 1500 units, and the roads are two-lanes with multiple exits.

Dr. Johnathan Day closed the floor for public comment

Mr. Daniel Sorrow, of Pulte Development (Representing Waterway Village), stated that he has entitlements for 1590 units. This project is similar to the build structure of Waterway Village and allows the builder to give back to the community, by improving roadways, increased buffer, landscaping, additional open space, amenities and things that will draw people to Indian River County. He stated that Harbour Bluffs has entitlements on it today for 624 units at a density of 8 units per acre. If the project moves forward the 42-acre parcel will consist of single-family

homes and bring the density down to 4.1 units per acre resulting in less trips and cars on the road. The workforce housing will be open to doctors, nurses and other medical staff that will provide home prices that are consistent with those positions creating a mix.

ON MOTION BY Ms. Beth Mitchell, SECONDED BY Mr. Harry Howle, the members voted (6-0) to recommend that the BCC approve the PD rezoning and conceptual PD plan for Harbour Bluffs with conditions listed in Staff's report. The motion passes unanimously.

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