

Mr. John McCoy, Chief of Current Development, reviewed information regarding the request for site plan approval and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He explained that this request is for re-approval of a project from 2013, that the 2013 site plan has now expired after three years but that the project proposal is unchanged. He recommended that the Commissioners grant major site plan approval for The River Preserve with the conditions listed in the staff's report.

Applicant Mr. John Blum, representing Carter Associates Inc., clarified drainage plans associated with the proposed project.

**ON MOTION BY Mr. Brognano, SECONDED BY Mr. Rednour, the members voted unanimously (5-0) to approve staff recommendations on this Quasi-Judicial matter.**

### **Public Hearing**

Chairman Polackwich read the following into the record:

- **A.** Consideration of Proposed Amendments to County Sign Regulations (Land Development Regulations Chapter 901, Definitions, Chapter 956, Sign Regulations, and Chapter 912, Single-Family Development: modification to regulation for temporary signs and various sign definitions. **[Legislative]**

Mr. Roland DeBlois, Chief of Environmental Planning and Code Enforcement, reviewed information regarding the proposed Amendments to the County Sign Regulations and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He explained that the amendments are necessary due to a 2015 Supreme Court ruling regarding sign content and direction for changes given by the Board of County Commissioners in July 2016. Staff is recommending that the Planning and Zoning Commission recommend that the Board of County Commissioners adopt the proposed ordinance amendment.

Lengthy discussion followed regarding the proposed revisions, with emphasis on political signs as well as authorized agent signs in subdivisions. Based on the remarks from the Commissioners, Staff agreed to redraft the proposed amendments to address a few specific items discussed and continue this Public Hearing on January 26, 2017. Chairman Polackwich declared that this Public Hearing will be continued to January 26, 2017.

**ON MOTION BY Dr. Day, SECONDED BY Mr. Stewart, the members voted unanimously (5-0) to approve staff recommendations on this Quasi-Judicial matter.**

Chairman Polackwich read the following into the record:

**B. Lakes at Waterway Village PODs S, T, U: Request for preliminary PD plan approval for 156 residential units to be known as The Lakes at Waterway Village PODs S, T, U. DiVosta Homes LP, Owner. Kimley-Horn & Associates, Inc., Agent. Located just south of 53<sup>rd</sup> Street and just west of the future 43<sup>rd</sup> Avenue extension. Zoning: PD (Planned Development/up to 2.29 units per acre). Land Use Designation: L-2 (Low Density 2-Residential up to 6 units per acre). Density: 2.38 units per acre. (PD-16-12-07 / 2004010124-77813) [Quasi-Judicial]**

Chairman Polackwich 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. He disclosed that while he was County Attorney, he did work on a couple of matters concerning this subdivision but that he retained neither hostility nor favor toward the Respondent.

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

Mr. John McCoy reviewed information regarding the request for preliminary plat approval and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He recommended that the Commissioners grant preliminary PD plan/plat approval for The Lakes at Waterway Village PODs S, T, U with the conditions listed in the staff's report.

**ON MOTION BY Dr. Day, SECONDED BY Ms. Waldrop, the members voted unanimously (5-0) to approve staff recommendations on this Quasi-Judicial matter.**

### Public Hearing

Chairman Polackwich read the following into the record:

→ **A. CONTINUED: Consideration of Proposed Amendments to County Sign Regulations (Land Development Regulations Chapter 901, Definitions,**

Chapter 956, Sign Regulations, and Chapter 912, Single-Family Development: modification to regulation for temporary signs and various sign definitions. **[Legislative]**

Mr. Roland DeBlois, Chief of Environmental Planning and Code Enforcement, reviewed information regarding the proposed amendments to the County Sign Regulations and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He explained that the amendments are necessary due to a 2015 Supreme Court ruling regarding sign content and direction for changes given by the Board of County Commissioners in July 2016. He discussed proposed amendments that were redrafted since the last meeting in response to Commissioner comments. Staff is recommending that the Planning and Zoning Commission recommend that the Board of County Commissioners adopt the proposed ordinance amendments.

Discussion followed regarding enforcement procedures as well as the possibility of the drafting of more detailed language in some parts of the proposed amendment.

**ON MOTION BY Dr. Day, SECONDED BY Mr. Stewart, the members voted unanimously (5-0) to accept staff recommendations on this Legislative matter.**

Chairman Polackwich read the following into the record:

**B. 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]**

Mr. William Schutt, Senior Economic Development Planner, discussed the County initiated request to amend the text of Mixed Use Policy 5.6 of the Future Land Use Element (FLUE) of the County's Comprehensive Plan. He first educated the Commission as to the County's process and timeline for processing the proposed amendments and then detailed the history of the policy and the actual proposed changes. The proposed amendments intend to accommodate larger project "master plan" areas and require a major shared infrastructure that will integrate commercial and residential development with a re-configured Indian River State College (IRSC) campus. Staff is recommending that the Planning and Zoning Commission recommend that the Board of County Commissioners approve the request to amend Policy 5.6 of the FLUE of the Comprehensive Plan.

**ATTACHMENT 4**