

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, October 13, 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; **Mr. Alan Polackwich, Sr.**, District 2 Appointee; **Ms. Beth Mitchell**, District 1 Appointee; **Mr. Mark Mucher**, District 5 Appointee; **Mr. Jordan Stewart**, Member-at-Large; **Mr. Chip Landers**, Alternate Member; and **Teri Barenborg**, non-voting School Board Liaison were present.

Mr. Curtis Carpenter, District 3 Appointee was absent.

Also present were IRC staff members: Mr. William DeBraal, Deputy County Attorney; Mr. Phil Matson, Community Development Director; Mr. Ryan Sweeney, Chief of Current Development; 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 September 22, 2022 Minutes

ON MOTION BY Todd Brognano, SECONDED BY Chip Landers, the members voted unanimously (7-0) to approve the minutes of September 22, 2022 as presented.

Public Hearing

Chairman Day read the following into record:

A. Red Tree Cove PD: Request for conceptual planned development (PD) plan and special exception approval and concurrent preliminary PD plan/plat approval for a 175 single-family detached home project to be known as Red Tree Cove PD. Kolter Group Acquisitions LLC, Applicant. BGE, Inc., Agent. Located on the southwest corner of 13th Street SW and 43rd Avenue SW. Zoning: A-1, Agricultural-1 (up to 1 unit per 5 acres). Land Use Designation: L-1, Low-Density Residential-1 (up to 3 units/acre). Density: 2.39 units/acre. [PD-21-11-09 / 2021040075-90718] **[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 brought attention to a typographical error in the staff report and informed the Commission that all references to the future “13th Street SW” bridge crossing should read “17th Street SW” bridge crossing. Mr. Sweeney gave a brief overview of the Planned Development (PD) process and the approval and public hearing requirements.

Mr. Sweeney gave an analysis of the request for conceptual Planned Development (PD) plan and special exception approval and the concurrent preliminary PD plan/plat approval for the single-family home project and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. Mr. Sweeney gave a brief summary of the proposed development, explaining it will consist of 175 single-family units built in two phases. Mr. Sweeney explained the applicant’s requested waivers and gave some details about the public benefits that would offset the requested waivers. Mr. Sweeney described the project site and showed location and aerial maps with the project plat plan overlaid. Mr. Sweeney also showed maps and reviewed the stormwater and traffic circulation plans.

Mr. Sweeney briefly summarized the required dedications, improvements, and other conditions listed in the staff report. Mr. Sweeney explained this project was not initially part of the South County Initiative (SCI), but because the location is approximate to other SCI projects, staff worked with the applicant to tie in the design and required contribution to the future 17th Street SW bridge crossing. Mr. Sweeney ended his presentation by recommending the PZC grant preliminary PD plan/plat approval, subject to the BCC approval of the conceptual PD plan and special exception request, and recommend that the BCC grant conceptual PD plan and special exception approval with the required improvements and associated conditions as listed in the staff report.

Chairman Day asked if there were any Commissioner questions. In response to a commissioner question, Mr. Sweeney explained there would not be a public benefit contribution to the park fund because a contribution to the future 17th Street SW bridge crossing seemed a better fit for this project. The requested exceptions regarding lot width and setbacks were discussed. Mr. Phil Matson, IRC Community Development Director, spoke about how this area is on the periphery of the urban service area and that these could be moderately affordable homes for the community. The allowable lot sizes and boundaries of the urban service area were discussed and Mr. Sweeney showed the approximate area on a map for reference. Mr. Matson pointed out that the project has a large amount of open space at 70% as opposed to 40%, and the numerous public benefits that were included for the area.

When asked about open space, in regard to the cut and fill requirement, Mr. Sweeney responded that this is taken into consideration and that lakes can contribute to only 30%

of the required open space. In response to a commissioner question, Mr. Sweeney responded that side-by-side two-story homes were not expressly prohibited for this project. There was conversation about area traffic volume, heavy traffic times, and traffic speeds. Mr. Sweeney pointed out the turn lane improvements planned for 43rd Avenue SW and the future completion of the Oslo interchange. Mr. Matson clarified that the widening project of 43rd Avenue currently ends at 16th Street but that future proposed expansion is a possibility. Mr. Matson pointed out the success of the SCI developers in their collaboration on mutual public benefits.

Chairman Day opened the floor for public comment.

Mr. Jim Vitter, representative of BGE, Inc. on behalf of Kolter Group Acquisitions, LLC was present and said he was available along with the consultants and applicants to answer any questions.

The secretary administered the testimonial oath to those present who wished to speak.

Mr. Charles Festo, resident of Four Lakes Circle Southwest was present and explained he lives in a development on the opposite side of 13th Street SW to where the proposed development will exit. Mr. Festo expressed concern about traffic volume and speed on 43rd Avenue SW and said he felt it would worsen when Oslo Road is connected to Interstate 95 and if development is started on nearby Johnston Rd. in St. Lucie County. Mr. Festo expressed concern about traffic speed on 43rd Avenue SW and difficulty making turns from 43rd Avenue SW onto Oslo Road. Mr. Festo thanked the Commission for the comments they raised and taking his comments into consideration. Mr. Matson said that to follow up he could have Public Works do a speed study and could look at the synchronization and timing of traffic signals.

IRC Deputy County Attorney Mr. William DeBraal clarified that the Planning and Zoning Commission does not have the authority to make recommendations regarding traffic improvements and suggested directing those concerns to the Sheriff's Office or Public Works Department. Mr. Matson spoke about the Metropolitan Planning Organization and explained their purpose as the transportation planning board. Mr. Sweeney said that traffic studies would be done in the future if warranted.

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

The applicants representative Mr. Jim Vitter responded to the inquiry about two-story homes and said that the project is age targeted to 55 plus (not age restricted) and that no two-story homes are planned.

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

ON MOTION BY Todd Brognano, SECONDED BY Beth Mitchell. OPPOSED BY Mark Mucher. The members voted (6-1) to approve staff's request to grant preliminary

PD plan/plat approval, subject to the BCC approval of the conceptual PD plan and special exception request, and to recommend that the BCC grant conceptual PD plan and special exception approval with the required improvements and associated conditions as listed in the staff report on this Quasi-Judicial matter.

Commissioners Matters

There were none.

Planning Matters

Mr. Sweeney reminded the commissioners that the new meeting start time of 6:00 PM does not start until December. Mr. Sweeney said that there may not be a PZC meeting held on October 27th but that the November 10th meeting is expected to stay on schedule. There will not be a second meeting in November because it falls on Thanksgiving Day.

Mr. Sweeney informed the commissioners that the BCC voted to approve the revised conceptual site plan and special exception for the Glendale Baptist church and school that the commissioners recommended in August.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting was adjourned at 7:55pm.