

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, June 13, 2019 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: Chairman Todd Brognano, Member-at-Large; Vice Chairman Dr. Jonathan Day, District 4 Appointee; Mr. Patrick Grall, District 1 Appointee; Mr. Chip Landers, District 3 Appointee; and Mr. Jordan Stewart, Member-at-Large.

Mr. Alan Polackwich Sr., District 2 Appointee; Ms. Angela Waldrop, District 5 Appointee; and Ms. Teri Barenborg, non-voting School Board Liaison; were absent.

Also, present was IRC staff: Mr. Bill DeBaal, Deputy County Attorney; Mr. Stan Boling, Community Development Director; Mr. John McCoy, Chief of Current Development; Mr. Ryan Sweeney, Senior Planner of Current Development; and Ms. Lisa Carlson, Recording Secretary.

### **Call to Order and Pledge of Allegiance**

Chairman Todd Brognano called the meeting to order at 7:00 p.m. and all stood for the Pledge of Allegiance.

### **Additions and Deletions to the Agenda**

There were none

### **Approval of Minutes**

**ON MOTION BY Mr. Chip Landers, SECONDED BY Dr. Jonathan Day, the members voted unanimously (5-0) to approve the minutes of the May 9, 2019 meeting as presented.**

### **Public Hearing**

Chairman Todd Brognano read the following into the record:

**A. Glendale Baptist Church: Request for conceptual site plan, administrative permit use, and special exception use approval for**

Glendale Baptist Church and School, a combined church and school (private, K-8) facility. Located at the northeast corner of 27<sup>th</sup> Avenue and 4<sup>th</sup> Street. Glendale Baptist Church, Inc., Owner. MBV Engineering, Inc., Agent. Zoning: RS-6, Residential Single-Family (up to 6 units per acre). Land Use Designation: L-2, Low-Density Residential-2 (up to 6 units per acre). [SP-CP-19-03-06 / 2004040365-83388] [**Quasi-Judicial**]

Chairman Brognano 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.

Chairman Brognano opened the Quasi-Judicial hearing and the secretary administered the testimonial oath to those present who wished to speak at tonight's meeting on this matter.

Mr. Ryan Sweeney, Senior Planner of Current Development, reviewed information regarding the request for conceptual site plan, administrative permit use, and special exception use approval for Glendale Baptist Church and School. He gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He recommended that the Commissioners grant administrative permit use approval for the church facility subject to BCC approval of the school facility and recommend that the BCC grant special exception approval for the school facility, with conditions stated in the staff report.

Mr. Ryan Sweeney, along with Mr. Stan Boling, Community Development Director and Mr. John McCoy, Chief of Current Development, answered questions from the Commissioners regarding the proposed project.

Chairman Todd Brognano opened the public hearing.

Ms. Susan Holland explained that she lives adjacent to the proposed development and expressed her apprehensions regarding traffic and the preservation of wildlife if the project is approved.

Mr. Lawrence Haryslack, neighbor to the proposed development, inquired about abutment plans as well as the removal of animals if the project moves forward. He voiced his frustration of another church school being built when there are vacant dilapidated schools nearby and noted his concerns regarding his home value.

Engineer Mr. Ryan McLean, Representative for the Applicant, proceeded to provide further clarification on the proposed project.

Chairman Brognano closed the public hearing.

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

Staff collected contact information from members of the audience that wished to be notified once a final site plan is submitted so that they would be able to provide input.

### **Commissioner's Matters**

There were none.

### **Planning Matters**

Mr. Stan Boling updated the Commissioners regarding recent cases that they recommended that the BCC approve. He stated that there would likely be a meeting on June 27<sup>th</sup> and that it would be his final meeting as he is retiring after thirty-five years with the department. He expressed his appreciation for working with the PZC over the years and added that there is also a meeting planned for July 11<sup>th</sup>.

### **Attorney's Matters**

There were none.

### **Adjournment**

There being no further business, the meeting adjourned at 7:36 p.m.