

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, August 24, 2017 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.irccgov.com/Boards/PZC/2015](http://www.irccgov.com/Boards/PZC/2015).

Present were members: Mr. Chip Landers, District 3 Appointee; Dr. Jonathan Day, District 4 Appointee; Ms. Angela Waldrop, District 5 Appointee; and Mr. Jordan Stewart, Member-at-Large.

Mr. Patrick Grall, District 1 Appointee; Chairman Alan Polackwich Sr., District 2 Appointee; Vice Chairman Todd Brognano, Member-at-Large and Mr. Shawn Frost, 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; and Ms. Lisa Carlson, Recording Secretary.

### Call to Order and Pledge of Allegiance

Mr. Bill DeBaal, Deputy County Attorney, called the meeting to order and all stood for the Pledge of Allegiance.

### Election of Chairperson

Mr. DeBaal explained that in the absence of a Chairman and Vice Chairman, the members would need to elect a Chairperson for the evening.

**ON MOTION BY Mr. Landers, SECONDED BY Mr. Stewart, the members voted unanimously (4-0) to elect Dr. Day as Chairman for the evening.**

### Additions and Deletions to the Agenda

There were none.

### Approval of Minutes

**ON MOTION BY Mr. Stewart, SECONDED BY Mr. Landers, the members voted unanimously (4-0) to approve the minutes of the August 10, 2017 meeting as presented.**

## **Item Not on Consent**

Acting Chairman Day read the following into the record:

**A. The Lakes at Waterway Village PODs M, N O & P:** Request for preliminary planned development (PD) plan approval for 144 residential unit development to be known as The Lakes at Waterway Village PODs M, N, O & P. DiVosta Homes, LP, Owner. Kimley-Horn & Associates, Inc., Agent. Located at the northeast corner of 49<sup>th</sup> Street and 51<sup>st</sup> Court. Zoning District: PD, Planned Development. Land Use Designation: L-2, Low Density-2 (up to 6 units / acre). Density: 2.49 units / acre. [PD-17-09-06 / 2004010124-79639] [**Quasi-Judicial**]

Acting Chairman 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.

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

Mr. John McCoy, Chief of Current Development, reviewed information regarding the request for preliminary plan 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 approval for The Lakes at Waterway Village PODs M, N, O and P with the conditions listed in the staff's report.

Staff proceeded to answer questions from the commissioners about the project.

Representative for the Applicant, Mr. Daniel Sorrow, requested approval of the project consistent with staff's recommendation.

**ON MOTION BY Mr. Landers, SECONDED BY Ms. Waldrop, the members voted unanimously (4-0) to approve staff recommendations on this Quasi-Judicial matter.**

## **Public Hearing**

Acting Chairman Day read the following into the record:

**A. Consideration of a Proposed Land Development Regulation (LDR) Amendment to Chapter 904 (Nonconformities) [Legislative]**

Mr. McCoy reviewed information regarding the request for the proposed amendment and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He provided an overview of land non-conformities as well as the history of the County's LDR regulation and the goal of the proposed amendment. He recommended that the Commissioners recommend that the BCC adopt the proposed amendment to the nonconformities ordinance and along with Mr. Boling, proceeded to answer questions from the commissioners.

Homeowners affected by the proposed LDR amendment, Mr. & Mrs. Hal and Martha McAdams, asked the commissioners to approve the staff recommendation.

**ON MOTION BY Ms. Waldrop, SECONDED BY Mr. Stewart, the members voted unanimously (4-0) to accept staff recommendations on this Legislative matter.**

**Commissioner's Matters**

There were none.

**Planning Matters**

Mr. Boling advised the commissioners that there would likely not be a meeting on September 14, 2017 but that he expected to have one on September 28, 2017.

**Attorney's Matters**

There were none.

**Adjournment**

There being no further business, the meeting adjourned at 7:31 p.m.