

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, April 26, 2018 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/2015](http://www.ircgov.com/Boards/PZC/2015).

Present were members: Chairman Alan Polackwich Sr., District 2 Appointee; Vice Chairman Todd Brognano, Member-At-Large; Mr. Patrick Grall, District 1 Appointee; 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. Shawn Frost, non-voting School Board Liaison, was absent.

Also present was IRC staff: Mr. Bill DeBraal, 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**

The meeting was called 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 Dr. Day, SECONDED BY Mr. Brognano, the members voted unanimously (7-0) to approve the minutes of the March 22, 2018 meeting as presented.**

### **Public Hearing**

Chairman Polackwich read the following into the record:

**A. CERTUS of Vero Beach Adult Congregate Living Facility: Request for conceptual site plan and special exception use approval for a sixty-four-bed adult congregare living facility (ACLF). Vero 53 Landings, LLC, Owner. MCP Design, LLC, Agent. Located within The Landings**

Commercial Subdivision at the northeast corner of 53<sup>rd</sup> Street and US Highway 1. Zoning: CG, General Commercial. Land Use Designation: C/I, Commercial/Industrial. (SP-SE-17-08-15 / 2016070073-79431).  
**[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 he lived in the nearby Grand Harbor subdivision.

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 and special exception use 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 special exception approval for an ACLF to be known as CERTUS of Vero Beach with conditions stated in the staff report.

Mr. Stan Boling, Community Development Director and Mr. Ryan Sweeney responded to inquiries from the commissioners regarding the proposed request.

**ON MOTION BY Mr. Brognano, SECONDED BY Mr. Stewart, the members voted unanimously (7-0) to approve staff recommendations on this Quasi-Judicial matter.**

### **Commissioner's Matters**

There were none.

### **Planning Matters**

Mr. Stan Boling updated the Commissioners regarding a recent case that they recommended that the BCC approve and noted that there is a Public Hearing planned for the May 10, 2018 meeting.

### **Attorney's Matters**

There were none.