

Portion of Unapproved October 11, 2018 PZC Meeting Minutes

Chapter 934, and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He concluded that, based on the analysis provided, Staff supports the amendment requests and recommends that the Planning & Zoning Commission recommend that the Board of County Commissioners adopt the proposed ordinance.

Mr. Stan Boling and Mr. John McCoy proceeded to answer questions from the Commissioners regarding the proposed amendments.

Mr. Bruce Barkett, Representative for the Applicant, clarified details of the proposed amendments.

Chairman Polackwich reopened the public hearing and when nobody from the audience came forward, proceeded to close the hearing.

Mr. Todd Brognano recused himself from this case due to his business relationship with the Respondent. He submitted a Form 8B, Memorandum of Voting Conflict, to the Recording Secretary.

ON MOTION BY Mr. Stewart, SECONDED BY Dr. Day, the members voted unanimously (5-0) to approve staff recommendations on this Legislative matter. Mr. Brognano abstained from the vote.

Chairman Polackwich read the following into the record:

B. CONTINUATION FROM SEPTEMBER 27, 2018: Indian River Land Trust, Inc. Request to Amend the Comprehensive Plan to re-designate +/- 11.59 Acres from C/I, Commercial/Industrial to M-1, Medium Density Residential-1 (up to 8 units per acre), and to rezone those +/- 11.59 acres from CL, Limited Commercial District, to RM-6, Multi-Family Residential District (up to 6 units per acre); and Simultaneous Request by Schwerin Asset Advisors, LLC's to amend the Comprehensive Plan to re-designate +/- 11.44 acres from M-1, Medium Density Residential-1 (up to 8 units per acre), to C/I, Commercial/Industrial, and to rezone +/- 0.83 acres of that property to OCR, Office, Commercial, Residential District and to rezone the remaining +/- 10.61 acres of that property from RM-6, Multi-Family Residential District (up to 6 units per acre), to CL, Limited Commercial District, (LUDA 2006090171-81055) **[Treat as Quasi-Judicial]**

Attachment 4

Chairman Polackwich noted that this public hearing is continued from the last Board meeting and the secretary administered the testimonial oath to those present who wished to speak on this matter.

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. The members stated that they had not had any ex-parte communication.

Mr. William Schutt, Senior Economic Development Planner, reviewed information regarding the request to amend the Comprehensive Plan and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He recommended that the Planning & Zoning Commission recommend that the Board of County Commissioners approve the proposed amendments with conditions listed in the staff report.

Mr. William Schutt and Mr. Stan Boling proceeded to answer questions from the Commissioners regarding the swap concept of land use designations and zoning between the two affected properties.

Mr. Bruce Barkett, Representative for the Applicants, spoke in favor of the proposed amendments and proceeded to respond to inquiries from the Commissioners.

Chairman Polackwich closed the Quasi-Judicial hearing after nobody from the audience came forward to address the Board.

ON MOTION BY Dr. Day, SECONDED BY Mr. Brognano, the members voted unanimously (6-0) to approve staff recommendations on this Quasi-Judicial matter.

Commissioner's Matters

Chairman Polackwich commented that his term with this board would be ending soon, adding that if he is reappointed, he would not accept another Chairman nomination.

Planning Matters

Mr. Stan Boling updated the Commissioners regarding recent cases that they recommended that the BCC approve.

Attachment 4