

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, July 12, 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.

Present were members: Vice Chairman Dr. Jonathan Day, District 4 Appointee; Mr. Patrick Grall, District 1 Appointee; Mr. Alan Polackwich Sr., District 2 Appointee; Mr. Chip Landers, District 3 Appointee; and Mr. Jordan Stewart, Member-at-Large.

Chairman Todd Brognano, Member-at-Large; Ms. Angela Waldrop, District 5 Appointee; and, Ms. Teri Barenborg, non-voting School Board Liaison, were absent.

Also, present were IRC staff: Mr. Bill DeBaal, Deputy County Attorney; Mr. Roland DeBlois, Interim Community Development Director; Mr. Ryan Sweeney, Senior Planner of Current Development; and Ms. Lisa Carlson, Recording Secretary.

Call to Order and Pledge of Allegiance

Vice Chairman Dr. Jonathan Day 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 Mr. Jordan Stewart, the members voted unanimously (5-0) to approve the minutes of the June 27, 2019 meeting as presented.

Public Hearing

Vice Chairman Dr. Jonathan Day read the following into the record:

A. FPL Orange Blossom Solar Energy Center: Request for major site plan and special exception use approval for a private heavy utility

(Orange Blossom Solar Energy Center). Located at the northeast corner of Oslo Road (9th Street SW) and 122nd Avenue SW. Florida Power & Light Company (FPL), Owner. Culpepper & Terpening, Inc., Agent. Zoning: A-2 (Agricultural 2 up to one unit per ten acres). Land Use Designation: AG-2 (Agricultural 2 up to one unit per ten acres). (SP-SE-19-06-17 / 2019020003-84142) [**Quasi-Judicial**]

Vice Chairman Dr. Jonathan 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. Mr. Alan Polackwich disclosed that in the 1980's, his family entered into litigation with FPL and that the issue was resolved after several years. The other 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. Ryan Sweeney, Senior Planner of Current Development, reviewed information regarding the request for major 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 Commission recommend that the BCC grant special exception approval for the proposed Orange Blossom Solar Energy Center with the conditions stated in the staff report and proceeded to answer questions from the Commissioners.

Vice Chairman Dr. Jonathan Day opened the public hearing.

Mr. Bart Gaetjens, FPL Area External Affairs Manager, provided updates on the two existing solar energy centers in Indian River county.

Ms. Melanie Roger, FPL Project Manager, clarified details of the proposed project and gave a PowerPoint presentation, copies of which are on file in the BCC Office.

The secretary administered the testimonial oath to Ms. Sunanda Behara, FPL Business Management Director. Ms. Behara responded to questions from the Commissioners regarding the Florida Power Plant Siting Act, which is the state's process for licensing power plants that generate at least seventy-five megawatts of power. She explained that as this project will generate 74.5 megawatts of power, it does not meet the criteria of the Power Plant Siting Act, making the licensing and construction process much faster, less expensive and more manageable in general.

The secretary administered the testimonial oath to Mr. Scott Goorland, FPL Senior Attorney. Mr. Goorland expounded on Ms. Behara's explanation of the Florida Power Plant Siting Act.

Vice Chairman Dr. Jonathan Day closed the public hearing.

ON MOTION BY Mr. Jordan Stewart, SECONDED BY Mr. Patrick Grall, the members voted unanimously (5-0) to accept staff recommendations on this Quasi-Judicial matter.

Commissioner's Matters

There were none.

Planning Matters

Mr. Roland DeBlois, Interim Community Development Director, updated the Commissioners regarding recent cases that they recommended that the BCC approve. He stated that it was unlikely that there would be a meeting on July 25th but expected there to be one on August 8th. He proceeded to answer questions from the Commissioners regarding the climate change topic from the Planning Information Package.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting adjourned at 7:32 p.m.