

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, March 11, 2021 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 <https://www.irccgov.com/Boards/PZC/2021.htm>

Present were members:

Chairperson **Dr. Jonathan Day, District 4 Appointee**; Vice Chairperson **Mr. Todd Brognano**, Member at Large; **Ms. Beth Mitchell**, District 1 Appointee; **Mr. Curtis Carpenter**, District 3 Appointee; **Mr. Jordan Stewart**, Member at Large (via conference phone); and **Ms. Teri Barenborg**, non-voting School Board Representative.

Also, present were IRC staff:

Mr. Dylan Reingold, County Attorney; **Mr. Phil Matson**, Community Development Director; **Mr. Bill Schutt**, Long-Range Planning Chief; **Mr. Matt Kalap**, Planner, Long-Range Planning and **Ms. Vanessa Desnoyers**, Recording Secretary.

Due to the coronavirus pandemic, there was sufficient room within the chambers to satisfy recommended social distancing measures.

Call to Order and Pledge of Allegiance

Chairperson 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. Curtis Carpenter, SECONDED BY Ms. Beth Mitchell, the members voted (5-0) to approve the minutes of the February 11, 2021. The motion passed.

Public Hearings

Chairperson Dr. Jonathan Day read the following into the record:

A. Sunnyside Up 1, LLC's: Request to Rezone Approximately +/- 40.25 acres located North of the Indian River Mall, between 66th and 58th Avenues, and South of 26th Street from PDTND, Planned Development Traditional Neighborhood Design to RM-8, Multiple Family Residential District (up to 8 units/acre) (RZON2008050077-88741) **[Quasi-Judicial]**

Chairperson Dr. Jonathan Day asked the Commissioners to reveal any ex-parte communication or 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. Matt Kalap reviewed information regarding the proposed site and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. At the conclusion of the presentation, staff recommended that the PZC recommend that the BCC approve the request to rezone the subject site from PDTND to RM-8.

Mr. Bill Schutt clarified components of the presentation dealing with buffering between potential existing uses and potential future uses if the rezoning were approved. Mr. Schutt also provided a brief history of the rezoning of the subject site indicating that prior to being rezoned to PDTND, the property was zoned RM-8.

Dr. Johnathan Day opened the floor for public comment

James Ackerman, of 6176 Covert PI, stated that he believes there has been a miscommunication between developers and the community. He questioned the developer's plans for stoplights, and traffic circulation. Dr. Day informed Mr. Ackerman that a future meeting when a development proposal is made, the County will have more detailed plans pertaining to the project relating to traffic circulation, turn lanes, stoplights and that the only issue for discussion presently is the rezoning issue. Mr. Reingold reiterated that after the vote, residents will have an opportunity to speak to Staff and voice any additional concerns before the BCC meeting. County staff requested that interested individuals leave their email addresses so that staff could provide project information when it is submitted to the County Technical Review Committee.

Mr. Gary Staggs, of 3182 Sussex Way, thanked county staff and submitted a petition for the record to the Commission and asked that they seriously consider the residents' concerns about the issues presented in the petition. Chairman Day asked for the petition to be shared during the Board of County Commissioners public hearing on this rezoning request.

Mr. Steve Tebow, of 6237 Thames PL, stated that he is 300 feet from the project and where the development would be. He questioned what would happen to the trees and plans for the buffer (along 26th Street). He stated that the dust from building, traffic noise and construction will affect them. Chairman Day asked if Mr. Steve Tebow was aware that commercial development could happen under the current PDTND zoning, Mr. Steve Tebow acknowledged he is aware of that fact.

Mr. Tom Mancini, of 6400 Oxford Circle, questioned if a decision has already been made to approve this request. Mr. Reingold explained that this was a quasi-judicial proceeding, that has no pre-determined outcome. Mr. Mancini questioned buffer requirements, if the road would be widened and voiced additional concerns. Chairman Day explained that the project is still in its infancy and those questions are beyond the scope of this hearing. Vice Chairman Brognano stated that if this request receives approval from the Planning and Zoning Commission it would then have to receive final approval from the Board of County Commissioners. Then, if approved by the Board of County Commissioners the developer would need to submit plans for any proposed development. Mr. Tom Mancini asked if 26th street would be widened. Director Phil Matson explained that RM-8 type development is not permitted outside the Urban Service Area and that this request would reduce development intensity on the subject site from the Commercial and residential uses already approved under the PDTND and the capacity threshold for 26th street would not be broken by development on the subject site.

Mr. Joe Hudak, of 3185 Astor Ave questioned if there would be a commercial business in the zoning district and, if 322 residential units are guaranteed to be developed on the subject site. Director Phil Matson re-iterated that 322 units is a maximum and more details will be available at a later time.

Director Matson responded that when the County receives a site plan there will be more information to share with the residents.

Dr. Johnathan Day closed the floor for public comment

ON MOTION BY Mr. Todd Brognano, SECONDED BY Ms. Beth Mitchell, the members voted (5-0) to recommend that the BCC approve the request to rezone the subject site from PDTND to RM-8.

Commissioner's Matters

Ms. Mitchell stated that she is unavailable for the April 8, 2021 meeting.

Planning Matters

There were none.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting adjourned at 7:39 p.m.