

## PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, September 22, 2022 at 7:00 PM in the Commission Chambers of the County Administration Building, 1801 27th Street, Vero Beach, Florida. You may view a video of the meeting and/or review the meeting agenda, backup material and minutes on the Indian River County website [www.ircgov.com/Boards/PZC/2022](http://www.ircgov.com/Boards/PZC/2022).

Present were the following members: Chairman **Dr. Jonathan Day**, District 4 Appointee; **Mr. Mark Mucher**, District 5 Appointee; **Mr. Curtis Carpenter**, District 3 Appointee; **Mr. Jordan Stewart**, Member-at-Large; **Mr. Chip Landers**, Alternate Member; and **Teri Barenborg**, non-voting School Board Liaison were present.

**Mr. Alan Polackwich, Sr.**, District 2 Appointee; **Ms. Beth Mitchell**, District 1 Appointee; and Vice Chairman **Mr. Todd Brognano**, Member-at-Large were absent.

Also present were IRC staff members: Mr. William DeBaal, Deputy County Attorney; Mr. Phil Matson, Community Development Director; Mr. Ryan Sweeney, Chief of Current Development; Mr. Steven Hitt, Principal Environmental Planner; Ms. Rebeca Guerra, Chief of Code Enforcement and Environmental Planning; Recording Secretary, Ms. Lisa Plesnarski, Commissioner Assistant.

### **Call to Order and Pledge of Allegiance**

Chairman Day called the meeting to order at 7:00pm and all stood for the Pledge of Allegiance.

### **Additions and Deletions to the Agenda**

There were none

### **Approval of August 25, 2022 Minutes**

**ON MOTION BY Jordan Stewart, SECONDED BY Chip Landers, the members voted unanimously (5-0) to approve the minutes of August 25, 2022 as presented.**

### **Public Hearing**

Chairman Day read the following into record:

**A. Consideration of Brattain Property of Indian River County LLC's Request for Land Development Regulation (LDR) Amendments to Sections 901.03, 911.10, and 971.13 to Allow Automobile Parking and Storage in the PRO, OCR, MED, CN, and CL Zoning Districts [LDRA-21-09-01 / 2003060269-90131]**

Chairman Day asked if any members had any ex-parte communication or conflict that would not allow them to make an unbiased decision. There were none.

*The secretary administered the testimonial oath to those present who wished to speak.*

IRC Chief of Current Development Mr. Ryan Sweeney gave some background about the request to allow automobile storage. Mr. Sweeney explained that after receiving several inquiries, staff determined it would be best to request a change in all lower intensity commercial districts to allow automobile parking and storage as an administrative permit use. Mr. Sweeney gave a brief overview of the LDR process and the public hearing requirement.

Mr. Sweeney gave an analysis of the proposed ordinance and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. Mr. Sweeney explained how the proposed ordinance will change three different LDR sections and reviewed the required criteria and approvals. Mr. Sweeney concluded his presentation by recommending approval based on the criteria listed in the staff report.

Chairman Day asked if there were any Commissioner questions. Mr. Stewart asked why the parking areas are to be paved, noting that grass field parking is sometimes allowed. Mr. Sweeney responded this is because the intention is for the storage to function as a parking lot and daily use is expected. Mr. Sweeney also clarified that this does not apply to residential single family or multi-family districts. There was discussion about light duty trucks and the definition of a commercial vehicle.

Chairman Day opened the floor for public comment.

Mr. Joseph Paladin of Black Swan Consulting was present representing Brattain Property of Indian River County, LLC and said he was available to answer any questions. Mr. Paladin said he thinks the project will be aesthetically pleasing and noted there will be upgraded buffers as well as an attractive entryway. Mr. Paladin also explained that the perimeter will be landscaped so that fencing and trucks cannot be seen. Mr. Paladin said the project engineer was also present to answer any questions.

There being no further comments Chairman Day closed the floor for public comment.

Mr. Landers asked if the amendment was applicable to another entity in the event this company sells the land. Mr. Sweeney responded that the proposed LDR amendment is a Countywide amendment and is applicable if a site plan is in compliance and meets the criteria. In response to a Commissioner question, Mr. Sweeney explained that trailer parking is not specifically excluded but that standard rules would apply in regard to commercial vehicles.

Chairman Day re-opened the floor for public comment.

Mr. Bob Bruce of Indian River Neighborhood Association was present and said he thinks the Type C buffer should be changed to a Type B buffer.

Chairman Day closed the floor for public comment.

There being no further Commissioner questions, Chairman Day called for a Motion.

**ON MOTION BY Chip Landers, SECONDED BY Jordan Stewart, the members voted unanimously (5-0) to recommend approval of the requested amendments to Land Development Regulations Sections 901.03, 911.10, and 971.13.**

### **Public Hearing**

Chairman Day read the following into record:

**B.** Consideration of a Request by David L. Cox, Ph.D., to Amend Land Development Regulation (LDR) Section 932.07, Piers, Docks and Boat Slips, by Revising the Size Restrictions on Unwalled Boat Shelters to be Consistent with Florida Department of Environmental Protection (FDEP) and Other Jurisdictional Agency Requirements [LDRA-22-05-01 / 2022020086-91934]

Chairman Day asked if any members had any ex-parte communication or conflict that would not allow them to make an unbiased decision. There were none.

IRC Principal Environmental Planner Steven Hitt reviewed information about the request to amend Land Development Regulation (LDR) Section 932.07 and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. Mr. Hitt gave some background and history of amendments to the County LDR's regarding size limitations of unwalled shelters and boat slips. Mr. Hitt gave a brief overview of Florida's state law requirements and administrative code regarding limitations to private single family dock facilities. Mr. Hitt explained that previous LDR amendments were passed which gave limitations that corresponded to the size of the dock and added a one foot overhang provision. Mr. Hitt explained how this has not been fully consistent with State requirements. Mr. Hitt gave some examples of how this has created unintended consequences, including incentivizing maximum dock sizes.

Mr. Hitt reviewed the proposed amendment. Mr. Hitt highlighted the unchanged LDR requirements and discussed criteria being kept which include aquatic seagrass limitations, limitations on height, and dock setback and extension limitations. Mr. Hitt discussed staff findings and potential benefits of the proposed amendment as well as Commissioner options. Mr. Hitt explained the proposed changes will be consistent with other State jurisdictional agencies. Mr. Hitt ended his presentation by recommending the language of the amendment be adopted as proposed.