

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, February 9, 2023 at 6:00 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.

Present were the following members: Chairman **Dr. Jonathan Day**, District 4 Appointee; **Ms. Beth Mitchell**, District 1 Appointee; **Mr. Mark Mucher**, District 5 Appointee; **Mr. Robert Votaw**, District 2 Appointee; and **Mr. Jordan Stewart**, Member-at-Large were present.

Vice Chairman **Mr. Todd Brognano**, Member-at-Large; **Mr. Chip Landers**, Alternate Member; **Mr. Curtis Carpenter**, District 3 Appointee; and **Teri Barenborg**, non-voting School Board Liaison were absent.

Also present were IRC staff members: Mr. Bill DeBraal, Deputy County Attorney; Mr. Phil Matson, Community Development Director; Mr. Ryan Sweeney, Chief of Current Development; Mr. Brandon Creagan, Senior Planner; and Recording Secretary, Ms. Lisa Plesnarski, Commissioner Assistant.

Call to Order and Pledge of Allegiance

Chairman Day called the meeting to order at 6:00pm and all stood for the Pledge of Allegiance.

Additions and Deletions to the Agenda

There were none.

Approval of January 12, 2023 Minutes

ON MOTION BY Beth Mitchell, SECONDED BY Jordan Stewart, the members voted unanimously (5-0) to approve the minutes of January 12, 2023 as presented.

Approval of January 26, 2023 Minutes

ON MOTION BY Jordan Stewart, SECONDED BY Beth Mitchell, the members voted unanimously (5-0) to approve the minutes of January 26, 2023 as presented.

Items Not On Consent

Chairman Day read the following into record:

FPL Orchard Solar Energy Facility: Request for major site plan approval to construct a solar facility. Florida Power & Light Company, Owner. Lucido & Associates, Agent. Located at the SE corner of the intersection of 122nd Avenue and 21st Street SW. Zoning: A-2, Agricultural-2 (up to 1 unit per 10 acres). Land Use Designation: AG-2, Agriculture-2 (up to 1 unit per 10 acres). [SP-MA-23-02-05 /2022090009-93735] **[Quasi-Judicial]**

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 spoke on behalf of Senior Planner Patrick Murphy regarding the request for major site plan approval to construct a solar facility. Mr. Sweeney gave an analysis of the request and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. Mr. Sweeney showed a location map and explained this is the sixth solar field in Indian River County. Mr. Sweeney showed a location map and explained where the new facility will be located in relation to the other solar fields. Mr. Sweeney showed an aerial map and a map with the site plan overlaid. Mr. Sweeney explained this is the first facility that will have articulating solar panels (meaning they follow the path of the sun).

Mr. Sweeney summarized the required conditions listed in the staff report and recommended the PZC grant major site plan approval with the associated conditions.

Chairman Day asked if there were any Commissioner questions.

Mr. Mucher noted there were no restroom facilities planned and asked if porta johns would be permanently located at the facility. Mr. Sweeney responded that temporary facilities would only be placed there during construction and that once complete, the unmanned solar field did not warrant permanent restroom facilities.

Chairman Day opened the floor for public comment.

Mr. Scott Scovill, project director for FP&L, was present and explained this will be the sixth solar project in Indian River County. Mr. Scovill explained this project, along with the 5 other solar sites, will bring power to approximately 83,000 homes in the County. Mr. Scovill spoke about the use of tracking panels and he explained that they track east to west throughout the day to get greater production from the panels. Mr. Scovill talked about the compatibility with the agricultural character of the area and highlighted that the solar energy centers are quiet and provide clean energy. Mr. Scovill said that the start of construction is proposed for April 1, 2023 to be complete by January, 2024 and noted the same crew and process would be used as for the previous projects.

The wind load requirements of the articulating panels was discussed in relation to hurricane preparedness. The differences between the fixed and articulating panels was

discussed and Mr. Scovill noted they cost more but increase production. Mr. Scovill thanked staff for their help.

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

ON MOTION BY Beth Mitchell, SECONDED BY Robert Votaw, the members voted unanimously (5-0) to approve staff's request for major site plan approval with the associated conditions as listed in the staff report on this Quasi-Judicial matter.

Chairman Day read the following into record:

Value Store It: Request for major site plan and administrative permit use approval to construct a 2-story self-storage facility with a paved outdoor (covered) RV and boat storage area and associated site improvements. Value Store It Vero Beach, LLC, Owner. Thomas Engineering Group, LLC, Agent. Located on the south side of State Road (SR) 60, approximately 850' east of 90th Avenue. Zoning: CG, General Commercial. Land Use Designation: C/I, Commercial/Industrial. [SP-MA-22-06-28 / 2021100130-92178] **[Quasi-Judicial]**

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.

Mr. Brandon Creagan, IRC Senior Planner, gave an analysis of the request and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. Mr. Creagan spoke about the request for major site plan and administrative permit use and showed a location map for reference. Mr. Creagan described the location and showed an aerial map of the site with the proposed site plan overlaid. Mr. Creagan described that the site is located east of the former Wendy's fast food restaurant, which is currently vacant, and also noted the truck stop located to the west. Mr. Creagan explained the site will consist of one two-story building with RV and boat storage parking with gated access to the rear of the property. Mr. Creagan reviewed the traffic circulation plan and explained there would not be left in or out access due to the median in State Road (SR) 60. Mr. Creagan described the stormwater plan and the location of one retention pond. Mr. Creagan also described the landscape plan and noted a 15 foot Type C landscape buffer around the perimeter of the site as well as a 25 foot Type B buffer along the SR 60 right-of-way. Mr. Creagan noted the additional landscape buffers are requirements for the administrative permit for self-storage facilities in the General Commercial (CG) zoning district.

Mr. Creagan briefly summarized the required dedications, improvements, and other conditions listed in the staff report. Mr. Creagan specifically noted that this project meets all specific land use criteria for self-storage facilities in the CG zoning district. Mr. Creagan

ended his presentation by recommending the PZC grant major site plan and administrative permit use with the associated conditions.

Chairman Day asked if there were any Commissioner questions.

In response to a Commissioner question, Mr. Sweeney explained the spaces are larger for potential storage of larger recreational vehicles such as RV's and boats. Mr. Mucher asked about the option of onsite resident manager facilities. Mr. Sweeney responded that the applicant indicated they did not intend to have an onsite manager's residential unit, but that it is allowed as an accessory use to these types of facilities. Mr. Sweeney explained this facility will have an office and a restroom for customers. Mr. Stewart asked about the post installation lighting adjustments mentioned in the staff report. Mr. Sweeney responded that it is a standard standing order for site lighting on commercial sites. Mr. Votaw asked if the stormwater retention pond seen in the stormwater plan is wet or dry. Mr. Sweeney said it is wet and that there are some chambers in the parking area for stormwater volume. There was discussion about how the size of the stormwater pond is determined.

Chairman Day opened the floor for public comment.

Julia Burroughs with Thomas Engineering Group, LLC was present and said the stormwater pond is a dry pond and provided some further details about the design. Mr. Carlos Diaz with Value Store It was present and offered to answer any questions. In response to earlier discussion, Mr. Diaz explained that all of the vehicles stored will be required to be registered and that there will be no live-aboard vehicles. Mr. Diaz said that there is no intention for an onsite apartment on the property.

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

Mr. Mucher asked if the site lighting would impact any of the surrounding residential areas. Mr. Sweeney responded that it may be possible but noted the vacant land to the east is zoned commercial.

ON MOTION BY Jordan Stewart, SECONDED BY Beth Mitchell, the members voted unanimously (5-0) to approve staff's request for major site plan and administrative permit use with the associated conditions as listed in the staff report on this Quasi-Judicial matter.

Commissioners Matters

Mr. Mucher brought up the storage facility being built on SR 60 in the City of Vero Beach and said that he hopes that the County can prevent similar structures in commercial general zoning areas. Mr. Sweeney noted that we don't control what happens within the parameters of The City of Vero Beach. Mr. Sweeney said IRC has criteria in place,

including a three acre limitation, which limits the size of storage facilities in the more retail driven commercial zoned areas.

Mr. Votaw asked about the size of the RV & boat storage facility on CR 510. Mr. Sweeney said it is approximately 8 or 9 acres located in the IL zoning area.

Planning Matters

Mr. Sweeney said there will most likely not be a meeting scheduled for February 23, 2023 and that there will probably be only one meeting in March. IRC Community Development Director Mr. Phil Matson concurred.

Attorney's Matters

IRC Deputy County Attorney Mr. Bill DeBaal informed the Board about the recent Florida 4th District Court of Appeal (DCA) decision regarding the practice of opening a public hearing and continuing it to a date certain without re-advertising. The DCA determined that a public hearing cannot be opened and continued without being re-advertised. Mr. Sweeney noted the re-advertisement requirement could cause a hearing to be scheduled later due to the additional time that would be needed to re-advertise.

Adjournment

There being no further business, the meeting was adjourned at 6:40pm.