

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, January 11, 2024 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](#).

Present were the following members: Chairman **Dr. Jonathan Day**, District 4 Appointee; Vice Chairman **Mr. Todd Brognano**, Member-at-Large; **Mr. Robert Votaw**, District 2 Appointee; **Mr. Mark Mucher**, District 5 Appointee; and **Mr. Chip Landers**, Alternate Member were present.

Ms. Beth Mitchell, District 1 Appointee; **Mr. Calvin Reams**, District 3 Appointee; **Mr. Jordan Stewart**, Member-at-Large; and **Ms. Teri Barenborg**, non-voting School Board Liaison were absent.

Also present were IRC staff members: Mr. Bill DeBraal, County Attorney; Mr. Andy Sobczak, Planning and Development Services Director; Mr. Chris Balter, Chief of Long Range Planning; Ms. Cindy Thurman, Senior Planner of Long Range Planning; and Recording Secretary, Ms. Lisa Plesnarski, Commissioner Assistant.

Call to Order and Pledge of Allegiance

County Attorney Mr. Bill DeBraal called the meeting to order at 6:00pm. All stood for the Pledge of Allegiance.

Nominations for Election of Chairperson and Vice Chairperson

County Attorney Mr. Bill DeBraal opened the floor for nominations for the election of Chairperson for 2024.

Todd Brognano nominated Jonathan Day as Chairman.

ON MOTION BY Todd Brognano, SECONDED BY Mark Mucher, the members voted unanimously (5-0) to nominate Jonathan Day as Chairman for 2024.

Mr. Bill DeBraal opened the floor for nominations for the election of Vice Chairperson for 2024.

Chip Landers nominated Todd Brognano as Vice Chairman.

ON MOTION BY Chip Landers, SECONDED BY Robert Votaw, the members voted unanimously (5-0) to nominate Todd Brognano as Vice Chairman for 2024.

Additions and Deletions to the Agenda

There were none.

Approval of Meeting Minutes

Approval of the December 14, 2023 meeting minutes was postponed to the next meeting.

Public Hearing

Chairman Day read the following:

5A. Riverfront Groves, Inc.'s Request to Rezone +65.13 Acres from A-1, Agricultural-1 District to RM-6, Multiple-Family Residential District (RZON96050010-95752) [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 Senior Planner of Long Range Planning Cindy Thurman 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. Ms. Thurman described the size and location of the subject property and explained the purpose is for the applicant to be able to secure the necessary zoning in order to develop the site with uses permitted in the RM-6 zoning district. Ms. Thurman noted that RM-6 zoning is established to the south and east of the subject property and described some of the surrounding land uses. Ms. Thurman showed the boundary of the urban service area and the location of the subject property for reference. Ms. Thurman briefly reviewed the rezoning request's consistency with the M-1 future land use designation. Ms. Thurman discussed the concurrency review done in relation to this request and explained the criteria is consistent with the comprehensive plan, land development regulations, County thoroughfare plan, and existing and proposed land uses. Ms. Thurman said that no adverse impacts to the environment are anticipated and noted a detailed analysis would be conducted during the development review process.

Ms. Thurman ended her presentation by recommending the PZC recommend that the BCC approve the request to rezone from A-1 Agricultural to RM-6 Multi-Family Residential.

Chairman Day asked if there were any commissioner questions. Chairman Day thanked Ms. Thurman for defining "silviculture" - the study of forests and woods, and growth and cultivation of trees.

Mr. Votaw asked how the number of daily trips would affect the road. IRC Chief of Long Range Planning Chris Balter responded and explained that a traffic study will be done during the site plan process and required improvements will be determined at that time. Mr. Balter added that there are some other approved projects in the surrounding area and that each will have a traffic study done as they go through the development process to determine if any traffic improvements are needed. Mr. Mucher asked about whether or not approval is automatic when rezoning abandoned agricultural land to RM-6. County Attorney Mr. Bill DeBraal explained that the main factor is the underlying land use and that it is not automatic, but subject to analysis for compatibility with the comprehensive plan. In response to a question from Mr. Mucher, Mr. Balter further discussed how this area is a transition zone within the comprehensive plan. Mr. Balter explained that the access and egress for the site will be determined during the site planning process and a traffic study would determine whether or not required improvements are needed. Mr. Mucher asked if there is any required affordable housing. Mr. Balter deferred to the applicant regarding an affordability component on this project and added that staff has been researching incentives. In response to a question from Mr. Landers, Mr. DeBraal explained that a comprehensive plan amendment would be required to move the urban service boundary. IRC Planning and Development Services Director Andy Sobczak said that any portion of property outside of the urban service boundary cannot be used for residential development, but could be used for soft improvements such as open space, stormwater, and landscaping.

Chairman Day opened the public hearing.

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

Attorney Pete Sweeney of Block & Scarpa was present representing the applicant. Mr. Sweeney noted the unique circumstance of the bifurcated zoning designation and the decision to only pursue the zoning change within the urban service boundary. Mr. Sweeney said he was available to answer any questions and that the engineer of record was also present.

Mr. DeBraal said a letter was received from resident Rosemarie Davenport of 10101 West Verona Circle, Vero Beach, Florida. Mr. DeBraal said a copy of the letter was provided to the commissioners and to the recording secretary for the record.

There being no further comments, Chairman Day closed the public hearing.

Chairman Day asked if there were any further commissioner questions. There were none.

ON MOTION BY Todd Brognano, SECONDED BY Robert Votaw, the members voted unanimously (5-0) to approve the request to rezone +65.13 Acres from A-1, Agricultural-1 District to RM-6, Multiple-Family Residential District on this Quasi-Judicial matter.

Commissioners Matters

There were none.

Planning Matters

There were none. Mr. Sobczak said there will most likely not be a second meeting in January.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting was adjourned at 6:30pm.