

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, March 28, 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: Vice Chairman **Mr. Todd Brognano**, Member-at-Large; **Mr. Robert Votaw**, District 2 Appointee; **Mr. Mark Mucher**, District 5 Appointee; **Ms. Beth Mitchell**, District 1 Appointee; **Mr. Calvin Reams**, District 3 Appointee; and **Mr. Chip Landers**, Alternate Member were present.

Chairman **Dr. Jonathan Day**, District 4 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 DeBaal, County Attorney; Mr. Andy Sobczak, Planning and Development Services Director; Mr. Brandon Creagan, Chief of Current Development; and Recording Secretary, Ms. Lisa Plesnarski, Commissioner Assistant.

Call to Order and Pledge of Allegiance

Vice Chairman Todd Brognano called the meeting to order at 6:00pm. All stood for the Pledge of Allegiance.

Additions and Deletions to the Agenda

There were none.

Approval of Meeting Minutes

There were none.

Consent

Vice Chairman Brognano read the following:

4A. Fischer Property: Proposed Mangrove Trimming, Invasive Species Removal and Plant Revegetation within the Jungle Trail Protected Area at 8550 Jungle Trail. David and Kaitlyn Fischer, Owners/Applicant. Zoning: RM-6, Residential Multiple-Family (up to 6 units/acre). Land Use Designation: L-2, Low-Density Residential-2 (up to 6 units/acre). (AA-24-03-29 / 96010145-96019) **[Quasi-Judicial]**

County Attorney Bill DeBaal explained that the Planning and Zoning Commission members can choose to pull the item off consent or make a motion to approve.

ON MOTION BY Beth Mitchell, SECONDED BY Robert Votaw, the members voted unanimously (6-0) to approve the consent item as presented.

Public Hearing:

Vice Chairman Brognano read the following:

5A. Hope For Families: Request for Special Exception Use and Major Site Plan Approval for Expansion of an Existing Residential Treatment Center. The Hope for Families Center, Inc., Owner. Carter Associates, Inc., Agent. Zoning: CH, Heavy Commercial. Land Use Designation: C/I. Commercial/Industrial (SP-SE-24-01-01 / 2001110024-95660) **[Quasi-Judicial]**

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

Mr. Brandon Creagan, Chief of Current Development gave an analysis of the request for special exception use and major site plan approval and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office.

Mr. Creagan showed the subject property on a location map for reference and explained the property is zoned CH, Heavy Commercial. Mr. Creagan showed the existing site plan for reference and explained there are two designated shelter locations for a combined number of 23 units. Mr. Creagan showed an aerial map of the existing conditions with the proposed site plan overlayed and explained the next phase of development calls for demolition and expansion of the administration building and the addition of shelter buildings 3 and 4 with a total of 29 units for a combined total of 52 units for the entire development. Mr. Creagan described the location of 2 parking areas with access from 4th Street and 4th Place. Mr. Creagan showed a map of the traffic circulation plan and the location of the 2 full access driveways. Mr. Creagan also showed a map of the stormwater plan for reference and the location of the 2 proposed dry retention areas. Mr. Creagan showed a map of the conceptual landscape plan for reference and noted the location of the required 20 foot roadway buffers. Mr. Creagan briefly outlined the required improvements and other conditions and explained staff has confirmed that the project meets all of the specific land use criteria for residential treatment centers as detailed in the staff report. Mr. Creagan ended his presentation by recommending approval with the conditions listed in the staff report.

Vice Chairman Brognano asked if there were any commissioner questions.

In response to a question from Mr. Mucher about the required sidewalk improvement, Mr. Creagan explained that this condition is in place to help the County continue the extension of sidewalk network. Mr. Votaw asked if the required sidewalk improvements would be bonded and if they would be constructed in phases. Mr. Creagan said the bonding requirement is in place in the event the developer decides to construct the new buildings in phases.

Vice Chairman Brognano opened the public hearing.

Mr. John Blum, engineer with Carter Associates, Inc. was present representing the applicant and said he was available to answer any questions. In response to Mr. Votaw's question, Mr. Blum explained that they plan to build in phases and that either constructing or bonding the required sidewalk improvements is a common option. Mr. Votaw commented that he liked the traffic plan having access from 4th Street.

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

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

ON MOTION BY Beth Mitchell, SECONDED BY Robert Votaw, the members voted unanimously (6-0) to approve the Request for Special Exception Use and Major Site Plan Approval on this Quasi-Judicial matter.

Commissioners Matters

There were none.

Planning Matters

Mr. Creagan explained that IRC will eventually transition to the Granicus System for all Boards and Committees and that in the near future all agenda items will be digital.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting was adjourned at 6:15pm.