

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, April 25, 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; **Mr. Jordan Stewart**, Member-at-Large; and **Mr. Chip Landers**, Alternate Member were present.

Chairman **Dr. Jonathan Day**, District 4 Appointee and **Ms. Teri Barenborg**, non-voting School Board Liaison were absent.

Also present were IRC staff members: Ms. Susan Prado, Deputy County Attorney; Mr. Ryan Sweeney, Assistant Planning and Development Services Director; Mr. Brandon Creagan, Chief of Current Development; Mr. Patrick Murphy, Senior Planner 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.

Items Not On Consent

Vice Chairman Brognano read the following:

4A. Indrio Point PD: Request for Preliminary PD Plan/Plat Approval for The Indrio Point Planned Development. Peat Holding, LLC, Owner. KMA Engineering and Surveying, LLC, Agent. Zoning: PD, Planned Development. Land Use Designations: L-1, Low-Density Residential-1 (up to 3 units/acre) and L-2, Low-Density Residential-2 (up to 6 units/acre). [PD-23-04-02 / 2000050121-94101] **[Quasi-Judicial]**

Vice Chairman Brognano asked if any of the Commissioners had any ex-parte communication. There were none.

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

IRC Senior Planner Mr. Patrick Murphy gave an analysis of the Request for Preliminary PD Plan/Plat Approval for the Indrio Point Planned Development and gave a Powerpoint presentation, copies of which are on file in the Board of County Commissioners Office (BCC Office). Mr. Murphy explained this request is for a total of 506 residential units, with 450 single-family units proposed to be constructed in phase 1, and 56 multi-family units proposed for phase 2 which will come before the Commission at a later date.

Mr. Murphy showed a location map for reference and described the property location as approximately 277 acres of land located between 13th and 17th Streets with 27th Avenue to the East and 43rd Avenue on the West of the proposed planned development. Mr. Murphy also noted the location of surrounding developments on an aerial map of the existing development pattern. Mr. Murphy showed a map of the Preliminary PD Plan/Plat layout and highlighted that the road pattern throughout the development is different than more typically seen straight grid patterns. Mr. Murphy showed the traffic circulation plan map and the location of two planned full access driveways that will connect to 17th Street SW and also pointed out the location of planned future designated turn lanes. Mr. Murphy explained there is no vehicular access to the north except for emergency vehicle access. Mr. Murphy also noted the location of the pedestrian access as required by the South County Initiative.

Mr. Murphy showed the Stormwater Treatment Plan map and noted there will be 13 separate but interconnected lakes to provide stormwater treatment. Mr. Murphy explained the stormwater lakes all work together in the event of heavy rain events. Mr. Murphy also pointed out the location of the multiple existing/preserved wetlands and upland areas which are being preserved in current form and will not be impacted. Mr. Murphy showed the landscape plan map for reference and the location of the 30 to 50 foot Type B Buffers along the road frontage. Mr. Murphy also noted that each of the stormwater ponds over an acre in size will have littoral plantings planted as required by Code. Mr. Murphy ended his presentation by briefly outlining the required conditions and recommending the Planning and Zoning Commission grant Preliminary PD Plan/Plat Approval for Indrio Point with the conditions listed in the staff report.

Mr. Reams asked why there was not a requirement for widening 43rd Avenue and why the plan to widen 27th Street was ending at 13th Street and not proceeding to 17th Street SW. Mr. Murphy explained this was a result of the traffic study conducted in 2006 and said there will most likely be a more current traffic study done in the future. Mr. Mucher asked about the availability of reuse water and asked if it was required for all Planned Developments. Mr. Murphy explained it is not, and that this was proposed as part of the South County Initiative to alleviate wastewater from the County wastewater plant and as an amenity to the subdivision. Mr. Murphy said this item will be discussed in the future as part of the developer's agreement. Mr. Landers asked about the 2006 traffic study and expressed concern about the traffic, specifically the intersection of 27th and 17th Street SW. Mr. Ryan Sweeney, Assistant Planning and Development Services Director, explained the applicant has an approved conceptual plan and has opted to stay with the

conditions of the approved plan, but that the 27th Street improvements will need to be specified as the surrounding developments complete their projects in the future. Mr. Sweeney clarified that the intersection of 27th Street and 17th Street SW are already signalized and have turning lanes as improvements that were required for the Millstone South and Falcon Trace developments. Mr. Sweeney explained there are several planned developments with overlapping responsibilities pertaining to the requirements of the South County Initiative. In response to a question from Mr. Stewart, Mr. Sweeney explained that the condition to contribute to public park improvements is also part of the South County Initiative. Deputy County Attorney Ms. Susan Prado asked for clarification about the location of the dedicated right-of-way and Mr. Sweeney pointed out the location on the aerial map. Ms. Prado also asked about the planned conservation easement and the location of the wetland and preservation areas. Mr. Votaw asked if any of the existing vegetation would remain, and if there was a plan for irrigation to sustain landscape buffers. Mr. Murphy said he has discussed this issue with the engineer on record and that there is a lot of existing vegetation that the applicant plans to preserve along the perimeter and then add plantings to meet the quantity required in the landscape buffer. Mr. Murphy said there will be an irrigation system that draws from a well.

Mr. Blaine Bergstresser of KMA Engineering & Surveying, LLC, the engineer on record, was present. Mr. Bergstresser said one of the first things they plan to do is to dig the ponds and spread fill across the site. Mr. Bergstresser said the irrigation plan will be determined once they see how many trees they can keep in these areas. Mr. Bergstresser said water trucks may be used or in some areas they may need to install a small well and temporary irrigation system. Mr. Mucher asked if schools would be impacted in the near future. Mr. Sweeney noted that Planning is currently working on a school concurrency study and said he does not believe school enrollment is an issue in this area.

There being no further questions, Vice Chairman Brognano asked for a motion.

ON MOTION BY Beth Mitchell, SECONDED BY Jordan Stewart, the members voted unanimously (7-0) to approve the Request for Preliminary PD Plan/Plat Approval on this Quasi-Judicial matter.

Vice Chairman Brognano read the following:

4.B. Oslo Mine: Request for Major Site Plan and Administrative Permit Use Approval for the Oslo Mine. Banyan Grove, Inc, Owner. KMA Engineering & Surveying, LLC, Agent. Zoning: A-2, Agriculture-2 (up to 1 unit per 10 acres). Land Use Designation: AG-2, Agricultural (up to 1 unit per 10 acres). [SP-MA-24-04-14 / 95020099-96067] **[Quasi-Judicial]**

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

Vice Chairman Brognano asked if any of the Commissioners had any ex-parte communication. There were none.

IRC Senior Planner Mr. Patrick Murphy gave an analysis of the Request for Major Site Plan and Administrative Permit Use Approval for the Oslo Mine and gave a Powerpoint presentation, copies of which are on file in the Board of County Commissioners Office (BCC Office).

Mr. Murphy showed the subject property on a location map for reference and described the location at the Northwest corner of I-95 and Oslo Road. Mr. Murphy showed an aerial map of the vacant land and described the proposed pit location at the Southeast portion of the site. Mr. Murphy explained the purpose of the site is specifically for building material for the Oslo Road Interchange. Mr. Murphy briefly described the plan's concurrency with the special land use criteria for excavation and mining. Mr. Murphy showed a site plan map for reference and described the haul routes. Mr. Murphy noted that trucks will only be hauling dirt to the Interchange Project and there will be no impact to other roadways. Mr. Murphy explained the pit will eventually be turned into a lake and showed the location of littoral zone plantings and relocated oak trees on the restoration plan map. Mr. Murphy ended his presentation by recommending the PZC grant major site plan and administrative permit use approval for the Oslo Mine with the conditions listed in the staff report.

Vice Chairman Brognano asked if there were any commissioner questions.

Mr. Landers asked about the time frame expected to move the project dirt. Mr. Murphy said the applicant is ready to begin now pending approval and they anticipate having the dirt distributed within a year. Mr. Votaw asked if there was any plan to develop the property afterwards. Mr. Murphy said the applicant has stated that once the mine ceases it will return to agricultural operation. Mr. Sweeney noted that the area could see land use and zoning changes in the future. Mr. Mucher asked about the meaning of hydraulic mining. Mr. Murphy explained there is no blasting or "fracking" and that the earth is dug out with mechanical equipment. Mr. Landers asked if there would be any noise associated with the mining operation. There was some further discussion about dust and sound prevention protocols that will be put in place to protect adjacent properties. Mr. Sweeney explained the timeframe of operation will be Monday through Friday 7:00am to 5:00pm. Mr. Sweeney clarified that today's hearing pertains to approval of the mining site and associated site plan and that the details of operation are controlled by the mining permit which is renewed annually.

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

ON MOTION BY Calvin Reams, SECONDED BY Robert Votaw, the members voted unanimously (7-0) to approve the Request for Major Site Plan and Administrative Permit Use Approval for the Oslo Mine on this Quasi-Judicial matter.

Commissioners Matters

There were none.

Planning Matters

Mr. Sweeney spoke about the Urban Planning Study currently underway and showed a flyer which includes a QR code to the dedicated website. Mr. Sweeney said this can also be accessed from the County website. Mr. Sweeney gave the dates and locations of the meetings and explained they have been advertised. Mr. Sweeney said there will be a PZC meeting scheduled for May 9th and 2 public hearings have been advertised.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting was adjourned at 6:45pm.