

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, August 8, 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; **Ms. Beth Mitchell**, District 1 Appointee; **Mr. Mark Mucher**, District 5 Appointee; **Mr. Calvin Reams**, District 3 Appointee; **Mr. Robert Votaw**, District 2 Appointee; **Mr. Jordan Stewart**, Member-at-Large; and **Mr. Chip Landers**, Alternate Member.

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 Planner of Current Development; Mr. Patrick Murphy, Senior Planner; 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

Approval of the July 25, 2024 meeting minutes was postponed to the next meeting.

Items Not On Consent

Vice Chairman Brognano read the following:

4A. Songbird Vero Beach: Request for Preliminary Plat Approval for a Mobile Home Subdivision to be known as Songbird Vero Beach. Channel FL 1 LLC, Applicant/Contract Purchaser. Schulke, Bittle & Stoddard, LLC, Agent. Zoning: RMH-8. Land Use Designation: M-2, Medium-Density Residential-2 (up to 10 units/acre) Proposed Density: 3.75 Units/Acre [SD-24-03-02 / 2022020088-95972] **[Quasi-Judicial]**.

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

IRC Senior Planner Patrick Murphy 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. Murphy showed a map for reference and described the location as being on the north side of 45th Street and east of 58th Avenue. Mr. Murphy pointed out properties zoned RMH-8 abutting the site to the west and east, as well as RS-6 zoned property to the north, and IG General Industrial zoned property across the street to the south. Mr. Murphy noted there is an existing trailer park called Country Trailer Park that will be surrounded by the proposed new subdivision, along with Silverwood Trailer Park and other existing trailer homes to the west.

Mr. Murphy showed a traffic circulation map showing a full access driveway on 45th Street and the location of one central road through the development. Mr. Murphy showed the locations of vehicular storage and mail kiosks on a site plan map for reference and explained there are a total of 62 mobile home lots planned. Mr. Murphy showed a stormwater plan map and the location of one large stormwater pond and two interconnected dry ponds. Mr. Murphy showed the landscape plan map for reference and discussed the landscape buffer requirements. Mr. Murphy explained the stormwater pond will have littoral zones and lakeside trees planted alongside. Mr. Murphy spoke about the many large trees present on the property and said they have been incorporated into the design of the planned landscape buffers. Mr. Murphy showed the location of a mulched pedestrian pathway that will trail through the upland preserve area at the southern perimeter. Mr. Murphy also noted the requirement of a Type C buffer around the vehicular storage area to provide a buffer for the adjacent lots.

Mr. Murphy explained there are mobile home park requirements as part of the RMH-8 zoning which are included in the site plan. Mr. Murphy ended his presentation by briefly outlining the required dedications, improvements, and conditions as listed in the staff report and recommended the Planning and Zoning Commission grant Preliminary Plat Approval for Songbird Vero Beach.

Vice Chairman Brognano asked if there were any commissioner questions. There were none. Vice Chairman Brognano asked if there was anyone from the public who wished to speak. There were none. Vice Chairman Brognano called for a motion.

ON MOTION BY Calvin Reams, SECONDED BY Robert Votaw, the Commission voted unanimously (7-0) to approve the Request for Preliminary Plat Approval for a Mobile Home Subdivision to be known as Songbird Vero Beach on this Quasi-Judicial matter.

Commissioners Matters

There were none.

Planning Matters

Mr. Sweeney said the next scheduled meeting in August may be cancelled.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting was adjourned at 6:10pm.