

PLANNING & ZONING COMMISSION/LOCAL PLANNING AGENCY MEETING
WEDNESDAY MAY 15, 2024 5:05PM

MINUTES

1. **CALL TO ORDER:** Chair Akers called the meeting to order at 5:07PM
2. **PLEDGE OF ALLEGIANCE:** The Pledge was recited.
3. **ROLL CALL:**
Present: Commissioner Jose Cardozo, Commissioner Claudia Luna, Alternate Commissioner Dominic Foti, Alternate Commissioner Eric Boissat, City Attorney John Rhodeback, and Chair Buddy Akers
Excused: Commissioner Michael Ruehman
Not Excused: Commissioner Michael Barone,
Also Present: Recording Secretary Miriam Bedolla and City Planner Robert Loring
Alternate Commissioner Dominic Foti will be filling in for Commissioner Michael Ruehman
Alternate Commissioner Eric Boissat will be filling in for Commissioner Michael Barone
4. **APPROVAL OF MINUTES:**
 - a) April 17, 2024
 - b) May 1, 2024

Chairman Buddy Akers introduced the Minutes and asked if there were any questions or changes to the minutes, being there were none he recommended a motion to approve.

MOTION by Commissioner Jose Cardozo, **SECONDED** by Commissioner Claudia Luna to approve the minutes for April 17, 2024, and May 1, 2024.

ALL AYES:

MOTION CARRIED 5-0

5. **PUBLIC HEARING:**
 - a) **RESOLUTION NO. 2024-31/A** RESOLUTION OF THE PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY FOR THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, RECOMMENDING THE CITY COUNCIL ADOPT RESOLUTION NO. 2024-32 APPROVING THE CONDITIONAL USE PERMIT AND SITE PLAN FOR ONE (1) MOBILE FOOD VENDING UNIT LOCATED AT 1005 VERNON STREET IN THE C-1 ZONING DISTRICT.
/PUBLIC HEARING

Chairman Akers introduced the Resolution.

City Planner Robert Loring stated that Resolution No. 2024-31 would be tabled for June 5th, 2024.

Chairman Akers moved on to the next item on the agenda and introduced the next resolution.

b) RESOLUTION NO. 2024-45/A RESOLUTION OF THE PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY FOR THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, RECOMMENDING THE CITY COUNCIL ADOPT ORDINANCE NO. 2024-20 AMENDING CHAPTER 1 FUTURE LAND USE ELEMENT, GOAL FLUE A. LAND USE OBJECTIVE FLUE A-3 INFILL DEVELOPMENT AND REDEVELOPMENT, POLICY FLUE A- 3.2, OVERLAY DISTRICT BOUNDARIES AND CHAPTER 1 FUTURE LAND USE ELEMENT, GOAL FLUE B, FUTURE LAND USE MAP OBJECTIVE FLUE B-5 GARAFOLO; FURTHER AMENDING THE FUTURE LAND USE MAP TO ADD 10.37 ACRES MORE OR LESS AS CR512 OLD TOWN OVERLAY DISTRICT, ALL AS REQUESTED BY MARIAN ESTATES./**PUBLIC HEARING**

City Attorney John Rhodeback read Resolution No. 2024-45, by title only

City Planner Loring stated the number of town homes and single homes have changed and altered the total acreage of available commercial property to 10.37. He also stated that there was an overlay standard that is applied to the proposed development which will require the developer to provide an architectural style that meets the CR 512 district which would be an old Florida style.

Chairman Akers asked about the lot size and if the issue was resolved on how small they were.

Joseph Paladin, the owner of the project stated the 40ft lots have been eliminated and that all of the concerns the City Council have been addressed and changes to what the city wanted.

Alternate Commissioner Dominic Foti asked what the time line to start the project. Mr. Paladin stated he was as soon as he got final approval. He was ready to break ground. He stated he was ready to go he had everything in line, money was in the bank, and all contractors are local.

Chairman Akers asked if anyone had any other questions, hearing none he continued.

MOTION by Commissioner Claudia Luna, **SECONDED** by Alternate Commissioner Dominic Foti to adopt Resolution No. 2024-45.

ALL AYES:

MOTION CARRIED 5-0

Chairman Akers opened the Public Hearing and asked if anyone in the audience wished to speak on this matter to come to the podium and state their name and address for the record.

6. PUBLIC COMMENTS:

Jen Aranes – 13960 101st Street, Fellsmere – County Resident – He asked Mr. Paladin how long would it be for the commercial part of the project would it be to get something in so it did not sit as empty property. Mr. Paladin stated that he wanted to put a CVS in next to it but he was waiting to see what size grocery store they wanted to put in as they wanted 50,000sqft and he could give them 70,000sqft.

Mary Kay Lantz – 14350 97th Street, Fellsmere – County Resident – Asked about how would they be straitening Babcock Street to make it connect to CR 512.

Wesley Mills from 22nd PL. Vero Beach, FL. – Engineer – Stated the city already owned a significant portion of the right of way that is wooded and had been dedicated to the road to realign the road. It will have a slight jog in it but the two will come together.

Alternative Commissioner Foti asked if there was going to be a traffic light there. Mr. Mills stated not as part of their plan and was unsure of the future plans. Their project does have some intersection improvements at Myrtle and some light changes and the straightening of the road.

Mr. Mills also stated that the project would be phased and some of the offsite improvements would also be phased. Babcock would be part of Phase 2 and from talking to Mark and the City Council their real interest is widening CR 512 so that is more of a first Phase and of course the turn lanes are also part of this project and be done right away, so the focus will be on the widening on CR 512 from Myrtle to Willow and getting that complete and then working on the straightening on Babcock.

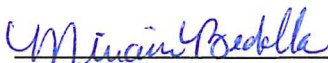
Chairman Akers asked if anyone else from the public had any other comment hearing none, he closed the public hearing.

7. NEXT MEETING: June 5th, 2024

8. ADJOURNMENT:

There being no further business Chairman Akers adjourned the meeting at 5:30 pm.

These minutes were approved by the City of Fellsmere Planning & Zoning Commission/Local Planning Agency at their meeting held on 5th day of June, 2024.



Miriam Bedolla

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