



Beth Mitchell - District 1
Calvin D. Reams - District 3
Jordan Stewart - Member at Large
Chip Landers - Alternate

Robert Votaw - District 2
Mark Mucher - District 5
Todd Brognano - Member at Large, Vice Chairman
Teri Barenborg - Non-voting liaison School Board
Jonathan F. Day-District 4, Chairman

The Planning and Zoning Commission will meet at **6:00 PM on Thursday, December 12th, 2024, in the County Commission Chambers** of the County Administration Building, 1801 27th Street, Vero Beach.

THE PLANNING AND ZONING COMMISSION SHALL ADJOURN NO LATER THAN 11:00 P.M. UNLESS THE MEETING IS EXTENDED OR CONTINUED TO A TIME CERTAIN BY A COMMISSION VOTE.

AGENDA

ITEM #1 **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

ITEM #2 **ADDITIONS AND DELETIONS TO THE AGENDA**

ITEM #3 **APPROVAL OF MINUTES**

A. None

ITEM #4 **ITEMS NOT ON CONSENT**

A. **Riverton:** Request for Major Site Plan, Preliminary Plat, and Administrative Permit Use Approval for a 72-unit Multi-Family Residential Plat-Over Site Plan Project. GRBK GHO Homes, LLC, Applicant. Schulke, Bittle & Stoddard, LLC, Agent. Zoning: MED, Medical District. Land Use Designation: C/I, Commercial/Industrial. Proposed Density 3.08 Units/Acre. [SP-MA-24-08-29 / 2001050156-96596] [**Quasi-Judicial**]

B. **Jansen RV and Boat Storage:** Request for Major Site Plan Approval to Construct a Recreational Vehicle and Boat Parking and Storage Facility. 11255 US Highway 1 Owner LLC, Applicant. MBV Engineering, Inc., Agent. Zoning: CH, Heavy Commercial. Land Use Designation: C/I, Commercial/Industrial Facility [SP-MA-24-07-27 / 2007010080-96550] [**Quasi-Judicial**]

ITEM #5 **PUBLIC HEARINGS**

- A. Consideration of Staff-Initiated Land Development Regulation (LDR) Amendments to Remove Duplexes from the County's Site Plan Requirements **[Legislative]**
- B. **Motorhaus Rezoning:** Leopaldo Llonch Jr.'s Request to Rezone Approximately ±5.70 Acres (out of ±7.91 acres) from CL, Limited Commercial District to CG, General Commercial District (2024090035-97304) **[Quasi-Judicial]**

ITEM #6 **COMMISSIONERS MATTERS**

ITEM #7 **PLANNING MATTERS**

ITEM #8 **ATTORNEY'S MATTERS**

ITEM #9 **ADJOURNMENT**

Except for those matters specifically exempted under the State Statute and Local Ordinance, The Commission shall provide an opportunity for public comment prior to the undertaking by the Commission of any action on the agenda, including those matters on Consent Agenda or matters added to the agenda at the meeting.

ANYONE WHO MAY WISH TO APPEAL ANY DECISION, WHICH MAY BE MADE AT THIS MEETING, WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE ON WHICH THE APPEAL IS BASED.

ANYONE WHO NEEDS A SPECIAL ACCOMMODATION FOR THIS MEETING MUST CONTACT THE COUNTY'S AMERICANS WITH DISABILITIES ACT (ADA) COORDINATOR AT 772-226-1223, AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.