



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, January 23rd, 2025, 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. November 14, 2024

B. December 12, 2024

ITEM #4 **ITEMS ON CONSENT**

A. Mavis Oslo: Request for Major Site Plan and Administrative Permit Use Approval for an Automotive Fluids, Products, Sales and Services Other Than Gasoline Facility (Mavis Tires & Brakes). Equity One (Florida Portfolio) LLC, Owner. Bohler Engineering, Agent. Zoning: CL, Limited Commercial. Land Use Designation: C/I, Commercial/Industrial. [SP-MA-24-06-22 / 2001120080-96368] [**Quasi-Judicial**]

ITEM #5

ITEMS NOT ON CONSENT

- A. Hammock Shores:** Request for Preliminary Plat Approval for a 103-Unit Single-Family Conventional Subdivision. GRBK GHO Homes, LLC, Applicant. Schulke, Bittle & Stoddard, LLC, Agent. Zoning: RS-3, Residential Single-Family (up to 3 units/acre). Land Use Designation: L-1, Low-Density Residential-1 (up to 3 units/acre). Proposed Density 1.71 Units/Acre. [SD-23-11-05 / 2004120094-95512] **[Quasi-Judicial]**
- B. Harmony Isles:** Request for Major Site Plan and Preliminary Plat Approval for a 384-Unit Residential Plat-Over Site Plan Project. Concordia Group, Applicant. Mills, Short & Associates, LLC, Agent. Zoning Classifications: RM-6, Residential Multiple-Family (up to 6 units/acre) and A-2, Agricultural (up to 1 unit/10 acres). Land Use Designations: M-1, Medium-Density Residential (up to 8 units/acre) and AG-2, Agriculture-2 (up to 1 unit/10 acres). Proposed Density 5.90 Units/Acre. [SP-MA-24-06-23 / 2022060021-96377] **[Quasi-Judicial]**
- C. Gifford Gardens:** Request for Preliminary Plat and Administrative Permit Use Approval for a 14-Unit Small-Lot Subdivision. Indian River Habitat for Humanity, Inc., Applicant. MBV Engineering, Inc., Agent. Zoning: RM-10, Residential Multiple-Family (up to 10 units/acre). Land Use Designation: M-2, Medium-Density Residential-2 (up to 10 units/acre). Proposed Density: 4.61 Units/Acre. [SD-24-08-06 / 98100031- 96659] **[Quasi-Judicial]**

ITEM #6

PUBLIC HEARINGS

- A. Glendale Christian School West:** Request for Special Exception Use and Site Plan Approval for a Grades 6-10 Private School. Glendale Baptist Church, Inc., Owner. MBV Engineering, Inc., Agent. Zoning: A-1, Agricultural District (up to 1 unit/5 acres). Land Use Designation: AG-1, Agriculture-1 (up to 1 unit/5 acres). [SP-SE-24-05-16 / 91100064-96211] **[Quasi-Judicial]**

ITEM #7

COMMISSIONERS MATTERS

ITEM #8

PLANNING MATTERS

ITEM #9

ATTORNEY'S MATTERS

ITEM #10

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.