



Beth Mitchell-District 1
Curtis Carpenter-District 3
Jordan Stewart -Member at Large
Chip Landers – Alternate

Alan S. Polackwich, Sr.-District 2
Mark Mucher-District 5
Todd Brognano-Member at Large, VC
Teri Barenborg – Non-voting liaison School Board

Jonathan F. Day-District 4, Chairman

The Planning and Zoning Commission will meet at **7:00 p.m. on THURSDAY, April 28, 2022 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**

NONE

ITEM #4 **ITEMS NOT ON CONSENT**

- A. RaceTrac #1422 Vero Beach:** Request for major site plan approval to construct a new 8,100 square foot (SF) convenience store with 16 automotive fueling positions, 6 tractor-trailer fueling positions, and associated site improvements. RaceTrac Petroleum, Inc, Owner. Tannath Design, Inc, Agent. Located northeast corner of State Road (SR) 60 (20th Street) and 90th Avenue. Zoning: CG, General Commercial. Land Use Designation: C/I, Commercial/Industrial. [SP-MA-20-06-25 / 99100053-86880] (**Quasi-Judicial**)

- B. Harbor Bluffs PD Phase 2:** Request for preliminary PD plan/plat approval for a 142-unit single-family residential development to be known as Harbor Bluffs PD Phase 2. Pulte Home Company, LLC, Owner. Cotleur & Hearing, LLC, Agent. Located on the west side of a future County road, 11th Drive, south of 41st Street. Zoning: PD, Planned Development. Land Use Designation: C/I, Commercial/Industrial. Density: 3.33 units/acre. [PD-21-06-07 / 99040218-89431] **(Quasi-Judicial)**

ITEM #5 **PUBLIC HEARINGS**

- A.** Indian River County Board of County Commissioners, and Kelly Stanton of Supermix request to Rezone Approximately ±9.24 Acres from A-1, Agricultural-1 District (up to 1 unit/5 acres) to IG, General Industrial District [RZON2021090086-90882] **(Quasi-Judicial)**
- B. Bhakta Farms:** Request for major site plan and special exception use approval for a farm based rum distillery (agricultural industry) with associated accessory residential units. Bhakta Farms, LLC, Owner. Mills, Short & Associates, LLC, Agent. Zoning: A-2, Agricultural-2 (up to 1 unit per 10 acres). Land Use Designation: AG-2, Agriculture-2 (up to 1 unit per 10 acres). [SP-SE-20-07-26 / 2004020221-86955] **(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.

Meeting will be broadcast live on Comcast Cable Channel 27 and on Comcast Broadband Channel 27 in Sebastian.