



Beth Mitchell - District 1
Vacant - 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 p.m. on THURSDAY, May 25, 2023 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. April 27, 2023

ITEM #4 **ITEM NOT ON CONSENT**

A. **Seawest of Vero:** Request for preliminary plat approval for a 30-lot single-family conventional subdivision of be known as Seawest of Vero. Cornerstone Communities of Florida, Owner. Schulke, Bittle & Stoddard LLC, Agent. Located on the south side of 49th Street, approximately 1,500 feet west of 43rd Avenue. Zoning: RS-6, Residential Single-Family (up to 6 units/acre). Land Use Designation: M-2, Medium-Density Residential-2 (up to 10 units/acre). Density: 3.07 units/acre [SD-22-11-06 / 2003010035-93153] [**Quasi-Judicial**]

ITEM #5 **PUBLIC HEARINGS**

- A. Theta Capital Partners, LLC’s request to Rezone Approximately ±10.37 Acres from CL, Limited Commercial District to CG, General Commercial District (RZON2023020007-94181) [**Quasi-Judicial**]

- B. Retreat at Citrus Ridge, LLC’s request to Rezone Approximately ±51.78 Acres from A-1, Agricultural-1 District (up to 1 unit/5 acres) to RM-6, Multiple-Family Residential District (up to 6 units/acre) (RZON2006070074-94118) [**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.
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