

ON MOTION BY Ms. Beth Mitchell, SECONDED BY Mr. Curtis Carpenter the members voted unanimously (5-0) to approve the minutes of the July 22, 2021. The motion passed.

Public Hearing

A. Wisteria Walk PD: Request for conceptual special exception planned development (PD) plan approval and concurrent preliminary PD plan/plat approval for a 121 single-family detached home development to be known as Wisteria Walk PD. GRBK GHO, LLC, Owner. Schulke, Bittle & Stoddard, LLC, Agent. Located on the north side of 17th Street SW and the east side of 27th Avenue SW. Zoning: RS-6, Residential Single-Family (up to 6 units per acre). Land Use Designation: L-2, Low Density Residential-2 (up to 6 units per acre). Density: 3.34 units/acre. [PD-21-01-02 / 2002050024-88300] **[Quasi-Judicial]**

Chairperson Dr. Jonathan Day asked the Commissioners to reveal any ex-parte communication or conflict that would not allow them to make an unbiased decision. The members stated that they had not had any ex-parte communication. The secretary administered the testimonial oath to those present who wished to speak at tonight's meeting on this matter.

Mr. John Stoll reviewed information regarding the proposed site and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. At the conclusion of the presentation, Staff recommended that the PZC grant preliminary PD plan / plat approval, subject to the BCC approval of the conceptual PD plan, and special exception request, and recommend that the BCC grant conceptual PD plan, and special exception approval for Wisteria Walk PD with conditions listed in Staff's report.

Mr. Polackwich questioned if the lots in the proposed subdivision would be consistent with the lots in the surrounding area. Mr. Sweeney stated that they would. Mr. Polackwich asked if the code defines what a public benefit is. Mr. Sweeney stated that it does not.

Dr. Johnathan Day opened the floor for public comment

Mr. John Prather of 2336 17th St SW, Vero Beach, FL stated that he is part owner of the property south east of the proposed site. He stated his concerns about drainage and potential illegal dumping. Mr. Sweeney discussed water

management requirements and Mr. Phil Matson stated that he will personally follow up with Mr. Prather to assist him.

Dr. Johnathan Day closed the floor for public comment

ON MOTION BY Mr. Alan Polackwich, SECONDED BY Mr. Curtis Carpenter, the members voted (5-0) that the PZC grant preliminary PD plan / plat approval, subject to the BCC approval of the conceptual PD plan, and special exception request, and recommend that the BCC grant conceptual PD plan, and special exception approval for Wisteria Walk PD with conditions listed in Staff's report. The motion passed.

Items not on Consent

A. The Mason Vero Beach: Request for major site plan approval to construct a 175- unit multi-family apartment complex with associated amenities to be known as The Mason Vero Beach. New Vero Estates, LLC, Owner. Kimley-Horn & Associates, Inc., Agent. Waypoint Residential, Developer. Located north of 20th Street (SR 60), west of the Indian River Estates (ACTS) retirement community. Zoning: RM-8, Residential Multiple-Family (up to 8 units/acre). Land Use Designation: M-1, Medium-Density Residential-1 (up to 8 units/acre). Density: 7.97 units/acre [SP-MA-20-06-19/99090118-86700] **[Quasi-Judicial]**

Chairperson Dr. Jonathan Day asked the Commissioners to reveal any ex-parte communication or conflict that would not allow them to make an unbiased decision. The members stated that they had not had any ex-parte communication. The secretary administered the testimonial oath to those present who wished to speak at tonight's meeting on this matter.

Mr. Ryan Sweeney reviewed information regarding the proposed site and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. At the conclusion of the presentation, Staff recommended that the PZC grant Major Site Plan for The Mason Vero Beach with conditions listed in Staff's report.

Dr. Johnathan Day opened the floor for public comment.

Dr. Johnathan Day closed the floor for public comment.