

the FEC Rail Road. Zoning District: IG, General Industrial. Land Use Designation: C/I (Commercial / Industrial). [SD-17-08-02 / 94020132-79466] **[Quasi-Judicial]**

Vice Chairman Brognano asked the Commissioners to reveal any ex-parte communication with the applicant or any conflict that would not allow them to make an unbiased decision. The members stated that they had not had any ex-parte communication.

ON MOTION BY Dr. Day, SECONDED BY Mr. Stewart, the members voted unanimously (5-0) to approve staff recommendations on this Quasi-Judicial matter.

Public Hearing

Vice Chairman Brognano read the following into the record:

A. Vero Beach Square: Request to rezone approximately 9.66 acres from CL, Limited Commercial to PD, Planned Development and to obtain conceptual PD plan and concurrent preliminary PD plan/plat approval for a project to be known as Vero Beach Square, consisting of a 110-room hotel and four stand-alone commercial buildings. The site is located at 5125 20th Street (SR 60) and lies on the south side of SR 60, between the existing Applebee's restaurant and the existing Sonny's BBQ restaurant. Vero Capital, LLC, Owner. Konover Acquisitions Corporation, Applicant. Kimley-Horn & Associates, Inc., Agent. Zoning: CL, Limited Commercial. Land Use Designation: C/I, Commercial/Industrial [PD-17-04-02 / 2007110117-78442] **[Quasi-Judicial]**

Vice Chairman Brognano asked the Commissioners to reveal any ex-parte communication with the applicant or any 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, Senior Planner of Current Development, reviewed information regarding the request for planned development (PD) rezoning and conceptual and preliminary PD plan approval for Vero Beach Square and gave a

PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He recommended that the Commission recommend that the BCC approve the PD rezoning and conceptual PD plan for Vero Beach Square with the conditions listed in the staff report.

Applicant Mr. Chris Hollen of Kimley-Horn & Associates, Inc. offered to answer questions from the commissioners and the public about the proposed development.

Mr. Curtis Randolph and Ms. Barbara Randolph, homeowners residing near the proposed development, voiced their concerns regarding increased noise and lighting that may be associated with the project.

Mr. John McCoy, Chief of Current Development, Mr. Hollen and Mr. Sweeny proceeded to clarify several inquiries from the commissioners and the public regarding traffic issues, lighting and landscaping at the proposed development.

ON MOTION BY Mr. Stewart, SECONDED BY Dr. Day, the members voted unanimously (5-0) to recommend that the Board approve the PD rezoning and conceptual PD plan, and to approve the preliminary PD plan/plat subject to Board approval, with staff recommended conditions.

Commissioner's Matters

There were none.

Planning Matters

Mr. McCoy advised the commissioners that there will be a meeting on August 24, 2017.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting adjourned at 7:37 p.m.