

Mr. Scott Rodriguez, along with Mr. John McCoy, Chief of Current Development, answered questions from the commissioners regarding the proposed project.

Mr. Alan Polackwich disclosed that in the 1980's, his family entered into litigation with FPL and that the issue was resolved after several years. He added that it would not prohibit him from making a fair decision regarding this request. This disclosure was not challenged.

ON MOTION BY Dr. Jonathan Day, SECONDED BY Mr. Jordan Stewart, the members voted unanimously (6-0) to approve staff recommendations on this Quasi-Judicial matter.

Public Hearings

Chairperson Mr. Todd Brognano read the following into the record:

A. Mandala Village PDTND: Request to rezone approximately 79.1 acres from A-1 agricultural-1 (up to one unit per five acres) and RS-3, residential single-family (up to three units per acre) to PDTND, Planned Development Traditional Neighborhood Design, and to obtain conceptual Planned Development (PD) plan approval for a project to be known as Mandala Village. The project proposes 88 single-family units, 111 multi-family units, a 100-room hotel, a neighborhood commercial area, a community center, and recreation/common area amenities. Located at the northwest corner of the 58th Avenue / 53rd Street intersection. Mandala Village, LLC, Owner. Knight, McGuire Associates, Inc., Agent. Zonings: A-1, Agricultural-1 (up to one unit per five acres) and RS-3 Residential Single-Family (up to three units per acre). Land Use Designations: AG-1, Agricultural-1 (up to one unit per five acres) and L-1, Low-Density Residential-1 (up to three units per acre). Density 2.52. [PD-19-01-01 / 2005120297-82906 [Quasi-Judicial]]

Chairperson Mr. Todd 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 rezoning and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He recommended that the Commissioners recommend that the BCC approve the PD rezoning and conceptual PD plan for Mandala Village with the conditions listed in the staff report.

Mr. Ryan Sweeney and Mr. John McCoy answered questions from the Commissioners regarding the proposed project.

Chairperson Mr. Todd Brognano opened the public hearing.

Project Developer Mr. Richard Bialosky gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office, detailing features of the proposed development that emphasizes wellness as well as energy efficiency,.

Representing the Indian River County Neighborhood Association Advisory Board, Mr. Joseph Paladin, President of Black Swan Consulting and Management Corporation, expressed his support for the proposed project.

Adjacent property owner Dr. Thomas Lewis voiced his concerns regarding his home's property value and increased traffic as a result of the proposed project. Mr. John McCoy and Deputy County Attorney Mr. Bill DeBaal responded by reviewing road development plans for the area.

Adjacent property owner Mr. Norman Nierenberg inquired as to rezoning notification policies, the size of the commercial area of the project, limits on hours of operation for businesses within the development, road improvements and traffic signals.

Chairperson Todd Brognano closed the public hearing.

Mr. Bill DeBaal elaborated on time frames for road improvements surrounding the proposed development and reminded the commissioners that this request is for a conceptual plan approval.

Commissioner Mr. Alan Polackwich indicated that he would not be voting in favor of the project based on his concerns that the 100-room hotel component seems incompatible with surrounding uses in the area.

ON MOTION BY Mr. Jordan Stewart, SECONDED BY Dr. Jonathan Day, the members voted 5-1 to approve staff recommendations on this Quasi-Judicial matter. Mr. Alan Polackwich was the opposing vote.

- B. CEMEX Construction Materials, Florida, LLC Request to Rezone +/- 6.13 acres from A-1 to IG; +/- 15.85 acres from A-1 to CH; and +/- 4.78 acres from IG to CG (RZON96030244-85706)**

Chairperson Mr. Todd 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. William Schutt, Chief of Long Range Planning, reviewed information regarding the request for rezoning and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He recommended that the Commissioners recommend that the BCC approve this rezoning request.

Mr. William Schutt and Mr. John McCoy, as well as Mr. Roland DeBlois, Interim Community Development Director, answered questions from the Commissioners regarding the proposed rezoning.

Mr. Bruce Barkett, Representative for the Applicant, clarified details of the proposed rezoning and offered to answer questions.

Chairman Todd Brognano opened the public hearing.

Mr. Craig Lobes, Chief Executive Officer of Moorings Yacht and Country Club, owner of Hawks Nest Gold Course that is adjacent to the proposed rezoning area, asked for the case to be tabled until he has opportunity to speak with the applicant.

Representing Hawks Nest Golf Course, Mr. Jeff Bittner voiced his concerns about land uses that could negatively impact the golf course. He