

September 24th, 2020 Planning and Zoning Commission Draft Minutes

Public Hearing

- A.** MJS Vero Land, LLC Request to Rezone ± 19.32 acres located north of 16th Street and approximately +/- 870 feet west of 66th Ave from RM-6 to RM-8 (RZON 2005090430-87615)

Mr. Landers stated that he lives a quarter mile away from this project and he has no benefit or loss based on the outcome of the Boards decision.

The secretary administered the testimonial oath to those present who wished to speak at tonight's meeting on this matter.

Mr. Kalap gave a PowerPoint presentation of staff's analysis, copies of which are on file in the Board of County Commissioners (BCC) Office. Staff's recommendation is that the PZC recommends that the BCC approve the rezoning request from RM-6 to RM-8.

Ms. Mitchell questioned what a minor incompatibility is. Then, Mr. Polackwich questioned the requirements and allowances of increasing density levels and approving zoning changes. Mr. Matson discussed planning practices and comprehensive planning goals to answer those questions.

Dr. Jonathan Day opened up the floor for public comment

Mr. Jim Vitter, of BGE engineering located at 1515 Indian River Blvd, Suite A245, Vero Beach, FL 32960 clarified the that the traffic study does not warrant a westbound right, or eastbound left turn lane based on the number of trips proposed, but they are proposing to add a westbound right turn lane.

Dr. Jonathan Day closed the floor for public comment

ON MOTION BY Ms. Beth Mitchell, SECONDED BY Mr. Jordan Stewart, the members voted (5-0) that the PZC recommend that the BCC approve the rezoning request from RM-6 to RM-8. The motion passes.