

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on **Thursday, November 14, 2024** at 6:00 PM in the Commission Chambers of the County Administration Building, 1801 27th Street, Vero Beach, Florida. You may view a video of the meeting and/or review the meeting agenda, backup material and minutes on the [Indian River County website](#).

Present were the following members: Chairman **Dr. Jonathan Day**, District 4 Appointee; **Ms. Beth Mitchell**, District 1 Appointee; **Mr. Mark Mucher**, District 5 Appointee; **Mr. Calvin Reams**, District 3 Appointee; **Mr. Jordan Stewart**, Member-at-Large; and **Mr. Chip Landers**, Alternate Member.

Vice Chairman **Mr. Todd Brognano**, Member-at-Large; **Mr. Robert Votaw**, District 2 Appointee; and **Ms. Teri Barenborg**, non-voting School Board Liaison were absent.

Also present were IRC staff members: Ms. Susan Prado, Deputy County Attorney; Mr. Chris Balter, Planning & Development Services Director; Mr. Ryan Sweeney, Assistant Planning and Development Services Director; Mr. Brandon Creagan, Chief of Current Development; Ms. Cindy Thurman, Senior Planner of Long Range Planning; and Recording Secretary, Ms. Lisa Plesnarski, Commissioner Assistant.

Call to Order and Pledge of Allegiance

Chairman Jonathan Day called the meeting to order at 6:00pm. All stood for the Pledge of Allegiance.

Additions and Deletions to the Agenda

There were none.

Approval of Meeting Minutes

Approval of the October 24, 2024 meeting minutes.

ON MOTION BY Calvin Reams, SECONDED BY Beth Mitchell, the members voted unanimously (6-0) to approve the October 24, 2024 meeting minutes as presented.

Public Hearings

Chairman Day read the following:

4A. Emerson Oaks PD: Request for modified conceptual planned development (PD) plan and PD rezoning approval, and concurrent preliminary PD plan/plat approval for a 171-

lot single family residential development. Pulte Home Company, LLC, Applicant. BGE, Inc., Agent. Zoning: A-1, Agriculture-1 (up to 1 unit per 5 acres). Land Use Designations: 4.8 acres of AG-1, Agriculture-1 (up to 1 unit per 5 acres), 78.79 acres of L-1, Low-Density Residential-1 (up to 3 units/acre). Proposed Density: 2.38 Units/Acre. (PD-24-03-01 / 2021040075-96000) **[Quasi-Judicial]**.

Chairman Day asked if any of the commissioners had any ex-parte communication pertaining to this request. There were none.

The secretary administered the testimonial oath to those present who wished to speak.

IRC Assistant Planning and Development Services Director Ryan Sweeney gave an analysis of the request for modified conceptual planned development (PD) plan and PD rezoning approval, and concurrent preliminary PD plan/plat approval for a residential development to be known as Emerson Oaks PD and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners Office (BCC Office). Mr. Sweeney ended his presentation by recommending that the PZC grant preliminary PD plan/plat approval, subject to the BCC approval of the modified conceptual PD plan and special exception request, and recommend that the BCC grant modified conceptual PD plan and special exception approval for Emerson Oaks PD with the conditions listed in the staff report.

Chairman Day asked if there were any Commissioner questions.

Ms. Mitchell asked for some more detail about the applicant's public benefit contribution to the future 17th Street SW bridge crossing. Mr. Sweeney said the applicant has agreed to contribute a share of the cost to fund the future 17th Street SW bridge crossing and that a percentage of cost is agreed upon rather than a dollar amount. Mr. Sweeney also spoke about the right-of-way (R.O.W.) dedications from the project frontage on 13th Street SW, 17th Street SW, and 43rd Avenue SW and explained the amount of dedicated R.O.W. is more than required.

Deputy County Attorney Ms. Susan Prado brought attention to the condition that the applicant dedicate a conservation easement in favor of the County and reminded the applicant this should be done through a separate conservation easement prior to the final plat process and a maintenance agreement put in place with environmental planning staff. Ms. Prado noted this should be done at the time the plat is recorded, or prior, and it be recorded and referenced on the plat. Mr. Landers asked about the access off 17th Street SW and its proximity to 43rd Avenue. Mr. Sweeney said it may not appear exactly to scale on the map shown and explained the distance meets the intersection spacing requirements.

Chairman Day opened the Public Hearing and asked if there were any public comments.

Mr. Jim Vitter with BGE, Inc., the engineer of record, was present. Mr. Vitter said he was available along with the property owner, developer, and traffic engineer to answer any questions. Mr. Landers commented about the minimal lot sizes, noting the change in PD standards. Mr. Sweeney clarified the distances of ten and fifteen feet between lots.

There being no further public comments Chairman Day closed the public hearing. Chairman Day called for a motion.

ON MOTION BY Jordan Stewart, SECONDED BY Beth Mitchell, the members voted unanimously (6-0) to approve the Request for modified conceptual planned development (PD) plan and PD rezoning approval, and concurrent preliminary PD plan/plat approval for a 171-lot single family residential development to be known as Emerson Oaks PD with the conditions listed in the staff report on this Quasi-Judicial matter.

Chairman Day read the following:

4B. Hunter's Grove PD: Request for conceptual planned development (PD) plan and PD rezoning approval, and concurrent preliminary PD plan/plat approval for a 170-unit multi-family residential development. Randolph Construction Group, Inc., Applicant. MBV Engineering, Inc., Agent. 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). Proposed Density: 9.04 Units/Acre. (PD-23-07-03 / 2004050087-94636) **[Quasi-Judicial]**.

Chairman Day asked if any of the commissioners had any ex-parte communication pertaining to this request. There were none.

The secretary administered the testimonial oath to those present who wished to speak.

IRC Chief of Current Development Mr. Brandon Creagan gave an analysis of the Request for conceptual planned development (PD) plan and PD rezoning approval and concurrent preliminary PD plan/plat approval for a 170-unit multi-family residential development and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners Office (BCC Office). Mr. Creagan ended his presentation by recommending that the PZC grant preliminary PD plan/plat approval, subject to the BCC approval of the PD rezoning and conceptual PD plan request, and recommend that the BCC grant PD rezoning and conceptual PD plan approval for Hunter's Grove PD with the conditions listed in the staff report.

Chairman Day asked if there were any Commissioner questions.

Mr. Landers noted concessions granted to the developer in the approval process and questioned if there was an increase in public benefit or benefit to the County. Mr. Landers asked if there was anything, such as a fence, in addition to the landscape buffer between

the subject property and the adjacent school. Mr. Creagan responded that there was not and explained the planned landscape buffer exceeded requirements. There was discussion about the absence of a fence around the stormwater pond in regard to safety.

Chairman Day opened the Public Hearing and asked if there were any public comments.

Mr. Aaron Stanton of MBV Engineering, Inc., the engineer of record, was present representing the applicant and said he was available to answer any questions. There was some brief discussion about fencing around the stormwater pond. There being no further comments, Chairman Day closed the Public Hearing.

Chairman Day called for a motion. Mr. Landers made a motion to accept staff's recommendation with the conditions listed in the staff report and the additional requirement of adding a fence or barrier between the stormwater pond and housing units.

ON MOTION BY Chip Landers, SECONDED BY Beth Mitchell, the members voted unanimously (6-0) to approve the Request for conceptual planned development (PD) plan and PD rezoning approval and concurrent preliminary PD plan/plat approval for a 170-unit multi-family residential development to be known as Hunters Grove PD with the conditions listed in the staff report on this Quasi-Judicial matter.

Chairman Day read the following:

4C. Kennedy Oslo 27 Rezoning: Kennedy Oslo 27, LLC's Request to Rezone Approximately ±2.90 Acres from CL, Limited Commercial District to CG, General Commercial District (2005120295-96912) [Quasi-Judicial]

Chairman Day asked if any of the commissioners had any ex-parte communication pertaining to this request. There were none.

The secretary administered the testimonial oath to those present who wished to speak.

IRC Senior Planner of Long Range Planning Ms. Cindy Thurman gave an analysis of the Request to Rezone Approximately ±2.90 Acres from CL, Limited Commercial District to CG, General Commercial District and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners Office (BCC Office). Ms. Thurman ended her presentation by recommending that the PZC recommend the Board of County Commissioners grant approval of this request to rezone the subject property from CL to CG.

Chairman Day asked if there were any Commissioner questions.

Mr. Reams asked if the property is currently on the market for sale. Mr. Balter deferred to the applicant. Ms. Mitchell asked for more information about changed business climate conditions indicated the staff report. IRC Planning & Development Services Director Mr. Chris Balter explained there has been a change to the overall business market after Covid and the re-zoned category has allowable uses which are more flexible. Mr. Mucher spoke about the high visibility of the subject property and asked if construction of storage units would be allowed. Mr. Balter responded that there is a low feasibility of storage units being built at the location due to the small size of the property. Mr. Balter reminded the Commissioners of protocol and that potential uses should not be considered when deciding upon re-zoning requests. Deputy County Attorney Ms. Susan Prado also reminded the Commissioners that they should not anticipate future uses but determine compatibility based upon the most intense possible use. Ms. Prado explained the Commissioners can deny the request if they find it to be incompatible with the Comprehensive Plan or with public health and safety. In response to a question from Mr. Landers, Mr. Balter explained there are specific policies within the Comprehensive Plan that limit the proximity of CG zoning to residentially zoned property.

Chairman Day opened the Public Hearing and asked if there were any public comments.

Mr. Goeff Barkett with Schulke, Bittle, & Stoddard, LLC was present along with Mr. T.P. Kennedy and said he was available to answer any questions. Mr. Kennedy said the end use is yet to be determined but hopes the rezoning will allow for more diverse uses. Mr. Barkett said a storage facility is not anticipated. Ms. Mitchell asked Mr. Kennedy to describe what he felt were the change in business conditions. Mr. Kennedy said he owns the ten acre parcel and noted it includes dedicated conservation land. Mr. Kennedy said the reason for his request is that CL zoning does not allow a drive-through and he wants to improve options for a business such as a restaurant or bank.

There being no further comments, Chairman Day closed the Public Hearing.

Chairman Day called for a Motion.

ON MOTION BY Beth Mitchell, SECONDED BY Jordan Stewart, the members voted unanimously (6-0) to recommend the BOCC approve the Request to Rezone Approximately ±2.90 Acres from CL, Limited Commercial District to CG, General Commercial District on this Quasi-Judicial matter.

Chairman Day read the following:

4D. HF Properties Rezoning: HF Properties, LLC's Request to Rezone Approximately ±5.55 Acres from CG, General Commercial District to CH, Heavy Commercial District (2004050052-97160) [Quasi-Judicial]

Chairman Day asked if any of the commissioners had any ex-parte communication pertaining to this request. There were none.

The secretary administered the testimonial oath to those present who wished to speak.

IRC Senior Planner of Long Range Planning Ms. Cindy Thurman gave an analysis of the Request to Rezone Approximately ±5.55 Acres from CG, General Commercial District to CH, Heavy Commercial District and gave a Powerpoint presentation, copies of which are on file in the Board of County Commissioners Office (BCC Office). Ms. Thurman ended her presentation by recommending that the PZC recommend the Board of County Commissioners grant approval of this request to rezone the subject property from CG to CH.

Chairman Day asked if there were any Commissioner questions.

In response to a question from Mr. Mucher about the possibility of a storage facility being constructed, Mr. Balter explained that future potential uses are not to be taken into consideration when deciding upon requests for rezoning. Mr. Mucher asked if there was a shortage of heavy commercial zoned property. Mr. Balter said the property owner and engineer have discussed the possibility of constructing contractor trade offices of which there has been a shortage. Mr. Stewart asked Mr. Balter if there is anything in the County Ordinances prohibiting construction of storage facilities in highly visible areas. Mr. Balter responded there is not, and added that there is a 3 acre threshold in some other zoning categories.

Chairman Day opened the Public Hearing and asked if there were any public comments.

Mr. Wesley Mills with Mills, Short, & Associates, the engineer of record, was present representing the applicant and property owner, Mr. Neil Hockenhull, who was also present. Mr. Mills said there is currently no end use planned but they want to expand possibilities for potential uses. Mr. Mills said he does not foresee a self storage facility as a use for the property at this time.

There being no further comments, Chairman Day closed the Public Hearing.

Chairman Day called for a Motion.

ON MOTION BY Calvin Reams, SECONDED BY Chip Landers, the members voted unanimously (6-0) to recommend the BOCC approve the Request to Rezone Approximately ±5.55 Acres from CG, General Commercial District to CH, Heavy Commercial District on this Quasi-Judicial matter.

Chairman Day read the following:

4E. Red Jazmine Rezoning: Red Jazmine Land Company, LLC's Request to Rezone Approximately ±4.20 Acres from CL, Limited Commercial District to CH, Heavy Commercial District (2006080087-96914) [Quasi-Judicial]

Chairman Day asked if any of the commissioners had any ex-parte communication pertaining to this request. There were none.

The secretary administered the testimonial oath to those present who wished to speak.

IRC Senior Planner of Long Range Planning Ms. Cindy Thurman gave an analysis of the Request to Rezone ±4.20 Acres from CL, Limited Commercial District to CH, Heavy Commercial District and gave a Powerpoint presentation, copies of which are on file in the Board of County Commissioners Office (BOCC Office). In conclusion, Ms. Thurman stated that the requested CH zoning district is not compatible with the surrounding area as there are no other CH zoned properties within the vicinity, that the requested CH zoning district is not consistent with the goals, objectives, and locational criteria outlined in Policy 1.43 of the Comprehensive Plan, and is not situated in an area suitable for heavy commercial (CH) uses. Ms. Thurman ended her presentation by recommending that the PZC recommend the BOCC deny the request for rezoning.

Chairman Day asked if there were any Commissioner questions.

Ms. Mitchell asked for an explanation of protocol and potential outcomes of the Planning & Zoning Commission's decision when staff recommends denying an applicant's request. Ms. Prado explained that the Planning & Zoning Commission members should consider staff's presentation and the competent and substantial evidence provided when deciding to grant or deny the request, and the members should be able to explain the reasons for their decision when making their motion. Ms. Prado said if the Planning & Zoning Commission decides to grant the applicant's request, the item will then go to the BOCC for their consideration. Ms. Prado referred to County Code 902.12(4)(c,d) which talks about denial of applications and said if the Planning & Zoning Commission denies the request, the applicant could appeal the decision to deny to the BOCC. Ms. Prado noted the applicant has 21 days from the issuance of denial to appeal a decision.

Mr. Stewart asked about the nearby commercial land that abuts the railroad. Ms. Thurman explained there is a small piece of property that abuts the railroad tracks between the subject property and the railroad tracks and said the subject property does not meet the locational criteria because of the parcel's location and adjacent right-of-way. Mr. Balter showed the location map for reference and clarified the location of a separate legal nonconforming residential parcel. Mr. Balter said that this property existed prior to the application of the CL rezoning classification and he explained the requirement to design around the pre-existing structure.

Chairman Day opened the Public Hearing and asked if there were any public comments.

The secretary administered the testimonial oath to those present who wished to speak.

Ms. Rebecca Grohall of MBV Engineering, Inc. was present on behalf of the applicant and introduced owner Mr. Damian Brink who was also present. Ms. Grohall asked to review some points brought up during staff's presentation. Ms. Grohall showed the location of the subject parcel on a zoning map for reference and noted the location of some recently granted rezoning requests. Ms. Grohall also showed a map of the location of the future right-of-way dedication. Ms. Grohall spoke about the C/I node and the mix of commercial and industrial uses and gave the opinion that the current zoning does not match the demand for property. Ms. Grohall also spoke about the nonconforming residential property referenced in staff's presentation and said they would be willing to provide an adequate buffer.

Mr. Santiago Ares of 7405 36th Court was present. Mr. Ares said he lives in a nearby residential community and also owns a CL zoned lot across the street by US Highway 1. Mr. Ares stated that he felt a change in zoning could affect both properties. Mr. Ares asked the Commissioners to think about the broad purpose of CH zoning being in close proximity to a residential community.

Mr. Andrew Elie was present and explained he owns the adjoining property at 3890 73rd Street. Mr. Elie said the possibility of zoning being changed to Heavy Commercial makes him feel vulnerable to any future businesses and asked the Planning and Zoning Commissioners to deny the request.

Ms. Donna Richards Of 7360 36th Court was present and explained she lives in the community of 25 homes located across the street from the subject property on US Highway 1. Ms. Richards said they already experience noise from trains and she hopes heavy commercial would be denied. Ms. Richards said this sentiment is shared by her community. Ms. Richards said she hopes for beautification of US Highway 1 instead of having heavy commercial along this road.

Mr. Mark Elie of 3890 73rd Street was present and described the location of his home as near the existing restaurant mentioned in the staff report. Mr. Elie said this is his home and asked the Planning & Zoning Commissioners to deny the request because they are already concerned with the issue of noise.

Mr. Damian Brink, owner of the subject property was present. Mr. Brink gave the opinion that commercial uses belong in this area of the County. Mr. Brink said the property is closer to the industrial cement plant than other properties immediately to the South that were recently recommended for zoning changes to Heavy Commercial. Mr. Brink said anything built would have appropriate buffers and would not be intensive to surrounding properties. Mr. Brink gave the opinion that any buildings constructed would buffer railroad noise. Mr. Brink said he feels development will move north up US Highway 1 and that the subject property is under zoned and a higher commercial use would be more appropriate. Mr. Brink asked the Commissioners to consider these points when making their decision.

Mr. Reams asked if the property presented for a request to rezone at a public hearing earlier this evening abutted this subject property. Ms. Grohall clarified it is separated by one parcel.

There being no further comments Chairman Day closed the Public Hearing.

There being no further commissioner questions, Chairman Day called for a motion.

Mr. Landers made a motion for staff's recommendation to deny the request for rezoning due to incompatibility with surrounding land uses as referenced in staff report.

ON MOTION BY Chip Landers, SECONDED BY Beth Mitchell, the members voted unanimously (6-0) to recommend the BOCC deny the Request to Rezone ±4.20 Acres from CL, Limited Commercial District to CH, Heavy Commercial District on this Quasi-Judicial matter.

A ten minute break was taken during this time 7:28pm.

Chairman Day read the following:

4F. Wabasso Pointe Rezoning: Donald C Proctor Sr. & CJB Holdings Limited Partnership's Request to Rezone Approximately ±22.28 Acres from CG, General Commercial District to OCR, Office, Commercial, Residential District (2023060145-97024) [Quasi-Judicial]

Chairman Day asked if any of the commissioners had any ex-parte communication pertaining to this request. There were none.

The secretary administered the testimonial oath to those present who wished to speak.

IRC Senior Planner of Long Range Planning Ms. Cindy Thurman gave an analysis of the Request to Rezone Approximately ±22.28 Acres from CG, General Commercial District to OCR, Office, Commercial, Residential District and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners Office (BCC Office). In conclusion, Ms. Thurman stated that the requested OCR zoning district is not compatible with the surrounding area development pattern, does not align with the goals of the Comprehensive Plan, and is not situated in an area suitable for transitional zoning. Ms. Thurman ended her presentation by recommending that the PZC recommend the BOCC deny the request for rezoning.

Chairman Day asked if there were any commissioner questions. There were none.

Chairman Day opened the Public Hearing and asked if there were any public comments.

Mr. Pete Sweeney, Esq. of Block & Scarpa was present on behalf of the applicant. Mr. Sweeney gave a presentation and stated reasons why he felt the request to rezone should be granted. Mr. Sweeney showed an aerial map of the subject parcel and pointed out the zoning classifications of the surrounding area. Mr. Sweeney showed a nearby parcel zoned OCR and discussed potential allowable uses of this zoning classification. Mr. Sweeney gave the opinion the subject parcel is currently incorrectly zoned as CG general commercial and made a counter argument for the reasons staff gave for recommending denial. Mr. Sweeney presented a letter of support for the change to OCR written by Dr. David Moore, Superintendent of the Indian River School District.

Mr. T.P. Kennedy of 3906 Sabal Palm Drive was present and explained he has worked on this property for over seven years. Mr. Kennedy said he had several discussions with staff and has attempted to present different ideas for changing the zoning designation. Mr. Kennedy stated the opinion that residential is the best fit for the property and that affordable housing could be an option, noting the location of the Wabasso School to the south. Mr. Kennedy spoke about the DR Horton townhome development located across the street and said he feels there is precedence and that a change in zoning would be contiguous with the area. Mr. Kennedy said the requested change would be a lower density use than general commercial and asked the commissioners to support the request.

Mr. Chris Marine, Esq. with Gould, Cooksey, Fennell spoke and said he represents the property owners who were also present. Mr. Marine said the subject property was formerly used as a citrus grove and has been owned in Trust for over 40 years. Mr. Marine said he believes the property's lack of development is due to an incorrect zoning designation and stated some reasons why he disagrees with staff's analysis. Mr. Marine said there is no intention for commercial development. Mr. Marine noted that the property on US Highway 1 across from the subject property, Orchid Reserve, is a new residential development by DR Horton Homebuilders. Mr. Marine concluded by asking the commissioners to grant the request.

Mr. Donald C. Proctor of 218 Rudder Rd. was present and said he has been an Indian River County resident for over 50 years and has built many residential units in IRC. Mr. Proctor said there are people who work in IRC who can't afford to live here and this development may create some affordable housing options. Mr. Proctor also said residential development would be a good buffer for the adjacent Wabasso School and asked for the commissioner's support in granting the request.

Chairman Day asked if there were any commissioner questions. Mr. Reams asked for some clarification of the property location. Mr. Stewart asked how many schools in IRC are located in a commercially zoned district. Mr. Balter said he did not know a number but said it was allowable.

In reference to multi-family being allowed in the zoning of CG and underlying CI land use designations, Mr. Balter said multi-family is only allowed in the General Commercial zoning district as an accessory to a permitted commercial use and must be accessory to

that use, therefore, a stand alone multi-family development would not be allowed. Mr. Balter said the Urban Service Boundary (USB) final recommendation report is currently in draft form. Mr. Balter said the discussion directed by the BOCC recommended a look at the existing densities and intensities within the existing USB for properties which are correctly zoned for their uses, and does not take into account any rezoning of the subject parcels. Mr. Balter explained he is the former SHIP program administrator and staff liaison to the Affordable Housing Advisory Committee and understands the need for affordability in our community. Mr. Balter spoke about the Florida Live Local Act and said staff would support it at the subject location. Mr. Balter said this was discussed as an option with the property owners because that is what staff could support within the criteria of the existing Comprehensive Plan. Mr. Balter explained the purpose of node perimeters is to ensure compatibility and proper transition between use intensities. Ms. Prado clarified the exact language of the Comprehensive Plan Policy 1.43 as to what the commissioners *may* consider and upon what to base their determination.

Mr. Proctor said the Wabasso school is a specialty school and gave the opinion that residential would be most appropriate for location next to the school. Mr. Proctor thanked the commissioners for their time. Ms. Prado asked Mr. Proctor if there was a reason the Live Local Act was not being used. Mr. Sweeney responded by saying Live Local is a site development application, not a rezoning request. Ms. Prado advised the commissioners that any testimony about potential future uses should not be taken into consideration and the only factor that should be taken into consideration is the most intensive use for the requested zoning district. Ms. Prado directed the commissioner's attention to the criteria outlined in section 902.12 of the County Code, subsection 3 Standards of Review, A through K. Mr. Stewart commented that he sees vacant land in the area of the subject parcel that seems unable to be put to good use.

There being no further comment, Chairman Day closed the Public Hearing. Mr. Kennedy said the staff report indicated there were no offices in the surrounding area, but stated that is incorrect, and asked for it to be noted that Travis Whitfield's office is located across the street from the subject parcel.

Ms. Mitchell made a motion to approve staff's request to deny the request for rezoning due to incapability with the Comprehensive Plan as indicated in the concluding statement of the staff report. Ms. Mitchell said she wanted to acknowledge staff's effort and she hopes the issues can be resolved between the applicant and staff. The motion failed for lack of a second. Mr. Stewart made a motion to recommend the BOCC approve the request. Mr. Stewart said he believed the change in zoning is compatible with surrounding area development and gave the opinion it was suitable for a transition in zoning. The motion was seconded by Mr. Landers.

**ON MOTION BY Jordan Stewart, SECONDED BY Chip Landers.
OPPOSED by Beth Mitchell. The members voted (5-1) to
recommend the BOCC approve the Request to Rezone
Approximately ±22.28 Acres from CG, General Commercial**

District to OCR, Office, Commercial, Residential District on this Quasi-Judicial matter.

Commissioner Matters

There were none.

Planning Matters

There were none.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting was adjourned at 8:56pm.

DRAFT