

**Judicial matter. Chairman Polackwich abstained from the vote.**

## **Public Hearings**

Chairman Polackwich read the following into the record:

**A. Spoonbill Reserve:** Request to Rezone approximately 413.01 acres from RS-3, Residential Single-Family (up to three units per acre) and CON-2, Estuarine Wetlands Conservation District to PD, Planned Development and to Obtain Conceptual PD Plan Approval for a project to be known as Spoonbill Reserve. Located east of US Highway 1 and contains the majority of the property north of the North Relief Canal, south of 63rd Street, and west of the Indian River Lagoon. Grand Harbor North Land, LLC, Owner. Masteller & Moler, Inc., Agent. Zonings: RS-3, Residential Single-Family (up to three units per acre); and CON-2, Estuarine Wetlands Conservation District, Land Use Designations: L-1, Low-Density Residential-1 (up to three units per acre; and C-2, Conservation-2 (up to one unit per forty acres). Density: 2.11 units per acre. (PD-18-01-01 / 99080024-80533) **[Quasi-Judicial]**

Chairman Polackwich 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. Chairman Polackwich recused himself from this case due to his condominium ownership at Grand Harbor and submitted a Form 8B, Memorandum of Voting Conflict, to the Recording Secretary.

Chairman Polackwich opened the public hearing and the secretary administered the testimonial oath to those present who wished to speak on this matter.

Mr. Ryan Sweeney, Senior Planner of Current Development, reviewed information regarding the request for rezoning and conceptual planned development (PD) plan approval 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 Board of County Commissioners approve the PD rezoning and conceptual PD plan for Spoonbill Reserve with the conditions listed in staff's report.

Discussion followed with the Commissioners seeking clarification of the project from Mr. Ryan Sweeney and Mr. Stan Boling, Community Development Director.

Representing the Applicant, Mr. Stephen Moler of Masteller & Moler, Inc., clarified details of the project and answered questions from the commissioners.

Ms. Kristina Newcomb, owner of property adjacent to the proposed PD, inquired about landscape buffers.

Mr. Joseph Paladin, President of Black Swan Consulting and Management Corporation, voiced his support on behalf of his client whose business is adjacent to the proposed PD.

Mr. Daniel Ritchey, owner of property adjacent to the proposed PD, discussed his cooperation with the Applicant and requested that the proposed Type B buffer on the west side of his property be upgraded to a Type A.

Chairman Polackwich closed the public hearing.

**ON MOTION BY Dr. Day, SECONDED BY Ms. Waldrop, the members voted (3-1) to approve staff recommendations on this Quasi-Judicial matter. Chairman Polackwich abstained and Mr. Landers was the opposing vote. This motion did not pass.**

**ON MOTION BY Mr. Brognano, SECONDED BY Ms. Waldrop, the members voted unanimously (4-0) to approve staff recommendations on this Quasi-Judicial matter with the addition of a Type A buffer on the western border of the Ritchey property. Chairman Polackwich abstained from the vote.**

Chairman Polackwich read the following into the record:

**B. Franzia Properties, LLC Request to Rezone +/- 16.9 acres from A-1 to RS-6. Located near the southeast corner of 66<sup>th</sup> Avenue and 8<sup>th</sup> Street (675 66<sup>th</sup> Avenue). (RZON-2018090010-82700) [Quasi-Judicial]**

Chairman Polackwich 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.

Chairman Polackwich opened the public hearing and the secretary administered the testimonial oath to those present who wished to speak on this matter.