

INDIAN RIVER COUNTY
1801 27TH STREET, VERO BEACH FL, 32960

REQUEST FOR APPEAL BY PROJECT APPLICANT

APPEAL OF:

- Decisions of the Community Development Director or Designee; AND
- Actions/Decisions of the Planning and Zoning Commission (PZC)

FEE: See Most Current Adopted Fee Resolution

Project name & number Floresta Gardens PD - 96566

OWNER: (PLEASE PRINT)

Hiers Properties, LLC

NAME

686 3rd Place

ADDRESS

Vero Beach FL 32962

CITY STATE ZIP

(772) 476-6982

PHONE

pbutz@classic-cushions.com

EMAIL

Ms. Stacey Hiers-Hockenhull

CONTACT PERSON

**See Letter of Authorization

SIGNATURE OF OWNER

(or attach letter of authorization)

Site Address (If Applicable): 710 51st Court

1. What is being appealed?

The May 22, 2025 Planning and Zoning Commission Meeting 4 - 3 vote not to approve the applicant's request for a Planned Development Rezoning, Conceptual PD and Preliminary PD.

2. Reason(s) for the appeal

The Applicant believes the Planning Staff's memorandum and recommendation for approval of this PD Rezoning was thorough and correct. The requested rezoning was not only consistent with the underlying L-1 land use designation, it provided a lower density, 25' to 31' wide landscaping buffers, a native upland preserve, and greater public benefits, including 8th Street improvements, than a conventional RS-3 zoning project would have yielded.

APPLICANT: (PLEASE PRINT)

K. Hovnanian Southeast Florida Division, LLC

NAME

3601 Quantum Boulevard

ADDRESS

Boynton Beach FL 33426

CITY STATE ZIP

(321) 403-3991

PHONE

bbar@khov.com

EMAIL

Mr. Bo Bar-Navon

CONTACT PERSON

DocuSigned by:


Boaz Bar-Navon

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SIGNATURE OF APPLICANT

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3. What staff (or P&ZC) error(s) is alleged?

The applicant believes the staff recommendation should be approved. The staff memorandum represents substantial competent evidence that the PD re-zoning should be approved. The denial was not based on substantial competent evidence.

4. What land development regulation (LDR) provision(s) have allegedly been improperly interpreted or applied

The applicant submits that the staff memorandum and recommendation for approval correctly identified and interpreted the applicable LDR provisions.

5. What LDRs and/or Comprehensive Plan goals, objectives, policies support your position?

Future Land Use Policy 2.2 - Encourage growth and promote efficient development within the urban service area.

Future Land Use Policy 3.2 & 3.3 - The project received Conditional Concurrency.

Future Land Use Policy 5.5 - Promote the use of the PD district to provide flexibility to maximize open space, conserve natural features and uplands, and provide public benefits.

Future Land Policy 5.7 - PDs shall be permitted throughout the County, provided the proposed development is consistent with the goals, objectives, and policies of the Comprehensive Plan.

NOTE: Supplemental or additional information may be attached. If such information is being attached, please list here what is being attached:

- 1.
- 2.
- 3.

OFFICE USE ONLY:

DATE RECEIVED: 5/29/2025 DATE ACCEPTED: 5/30/2025