

**AGENDA**  
**REGULAR MEETING OF THE CITY PLANNING AND ZONING BOARD**  
**THURSDAY, DECEMBER 3, 2020, AT 1:30 PM**  
**COUNCIL CHAMBERS, CITY HALL, VERO BEACH, FLORIDA**

- I. PRELIMINARY MATTERS**  
Agenda Additions and/or Deletions
- II. CERTIFICATE OF APPRECIATION TO BE PRESENTED TO HONEY MINUSE**
- III. ELECTION OF OFFICERS**
- VI. SUNSHINE LAW BRIEFING**
- V. APPROVAL OF MINUTES**  
Regular Meeting – November 5, 2020
- VI. PUBLIC COMMENT**
- VII. DISCUSSION OF ANNUAL REPORT**
- VIII. PLANNING DEPARTMENT MATTERS**
- IX. BOARD MEMBERS' MATTERS**
- X. ADJOURNMENT**

ANY PERSON AGGRIEVED BY A DECISION OF THE PLANNING AND ZONING BOARD RELATIVE TO SITE PLAN APPROVAL MAY WITHIN TEN DAYS AND IN ACCORDANCE WITH SECTION 64.08(j) FILE AN APPEAL WITH THE PLANNING DIRECTOR OF THE CITY OF VERO BEACH. ANYONE WHO MAY WISH TO APPEAL ANY DECISION THAT MAY BE MADE AT THIS HEARING WOULD NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL WILL BE BASED.

ANYONE IN NEED OF SPECIAL ACCOMMODATIONS FOR THIS MEETING MAY CONTACT THE CITY'S AMERICANS WITH DISABILITIES ACT (ADA) COORDINATOR AT 978-4920 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.

PUBLIC INVITED TO ATTEND

**PLANNING AND ZONING BOARD MINUTES  
THURSDAY, NOVEMBER 5, 2020 - 1:30 PM  
COUNCIL CHAMBERS, CITY HALL, VERO BEACH, FLORIDA**

**PRESENT:** Chairman, Steven Lauer; Members: Jeb Bittner, Robin Pelensky, Alternate Member #1, Richard Cahoy and Alternate Member #2, Elliese Shaghnessy **Also Present:** Principal Planner, Cheri Fitzgerald; Planning and Development Director, Jason Jeffries; City Attorney, John Turner and Deputy City Clerk, Sherri Philo

**Excused Absence:** Jose Prieto

Today's meeting was called to order at 1:32 p.m., and the Deputy City Clerk performed the roll call.

**I. PRELIMINARY MATTERS**

**A. Agenda Additions and/or Deletions**

None

**II. APPROVAL OF MINUTES**

**A. Regular Meeting – October 15, 2020**

**Mrs. Pelensky made a motion to approve the minutes of the October 15, 2020 Planning and Zoning Board meeting. Mr. Bittner seconded the motion and it passed unanimously.**

**III. PUBLIC COMMENT**

None

**IV. PUBLIC HEARINGS**

**[Quasi-Judicial]**

- A. An Ordinance of the City Council of the City of Vero Beach, Florida, Amending the Official Zoning Map by Changing the Zoning District Designation of Property from POI, Professional Office Institutional to RM-10, Multiple Family Residential, for the Property Located at 1845, 1867, and 1895 42<sup>nd</sup> Avenue, Containing 1.037 Acres More or Less; Providing for an Effective Date.**

The Chairman read the Ordinance by title only.

There were no ex parte communications reported.

The Deputy City Clerk swore in staff and all witnesses present for today's hearing en masse.

Mr. Lauer reported that all diagrams, photographs, and other exhibits referred to during the testimony that they would like the Board to consider must be marked for identification and kept by the City Clerk.

Mrs. Cheri Fitzgerald, Principal Planner, went over staff's report accompanied by a Power Point presentation with the Board members (attached to the original minutes). Based on the

analysis and findings in the staff report, the recommendation of staff is approval to the City Council of the Ordinance, which changes the subject property from POI to RM-10 for the property located at 1845, 1867, and 1895 42<sup>nd</sup> Avenue.

Mr. Joseph Schulke, of Schulke, Bittle, Stoddard, who has been sworn in, said that he is present for today's hearing representing the applicant. He said the rezoning proposal is consistent with the land use of RM and is consistent with the adjacent uses of the neighborhood. He reported that the aerial that was submitted in their application identifies single family and multifamily homes to the north, south, and east. He said that they did a traffic concurrency analysis and there was a decrease in traffic in almost all cases with the exception of peak hours, but in total trips it was actually less. With regards to water and sewer, a letter was sent to the Water and Sewer Department and they confirmed that there is adequate capacity. He said they submitted a concurrency application to the school and they confirmed that there is adequate capacity. He felt that POI zoning was an antiquated zoning district, especially with Covid because people are now working from home. He felt that there will be less and less need for office space.

The Chairman opened the public hearing 1:49 p.m.

The Deputy City Clerk swore in Mr. Jerry Amico.

Mr. Jerry Amico said that he owns the office building located at 1946 43<sup>rd</sup> Avenue. He said if they put in a rental unit they will be lowering the value of his property. He asked that the Board not accept this change.

Mr. Lauer questioned the locating of his property.

Mr. Amico explained that Young's Market is located on the corner, then there is a Seven-Eleven, then Ume Grill, and then his building.

Mr. Bittner said a 10-unit building was discussed. He asked at this stage are they discussing the type of product.

Mr. Jason Jeffries, Planning and Development Director, explained that they are currently looking at zoning. He reported that the Future Land Use designation is currently Residential-Medium, which already entitles a property owner a certain amount of density. He said this property is currently zoned POI and they are actually in a sense downzoning to a multi-family district.

Mr. Lauer asked Mr. Amico why he thinks this would reduce the value of his building.

Mr. Amico asked is the idea that this would be a low cost subsidized building or a higher level condominiums.

Mr. Jeffries explained that the City cannot regulate the type of ownership of a property. He said multi-family could be apartments or it could be owner occupied.

Mr. Amico said if it is low cost subsidized housing that will lower the value of every building in the vicinity.

Mr. Schulke pointed to the property location on the aerial map noting that Mr. Amico's property is not in view (aerial attached to the original minutes). He said that his property is not even close to this property. He said this property is surrounded by single-family residential and apartments. He said that he cannot tell the Board what the property owner is going to do yet, but regardless it allows for multi-family, town homes, etc., so they are consistent with the zoning. He said they would be building something that is consistent with the neighborhood.

Mr. Amico said that he understands it is quite a procedure to get rezoning. It is expensive and time consuming. He said that he is confused as to why someone would go through this whole process and is not able to say what they are planning to do. He requested that the Board ask the applicant what their plans are for the property.

Mr. Jeffries noted that this is a rezoning hearing on what any use on the property could be, not just to a particular development on the property. That would come with the site plan process.

Mrs. Pelensky felt that staff laid it out clearly that this meets the requirements. She referred to the slide in the Power Point presentation that showed the comparison of permitted uses in POI and RM-10. She said it seems like POI is more incompatible with what is there.

Mr. Lauer said that he didn't understand the argument about decreasing the value of the property. He said they are in the same neighborhood, but he doesn't see how the zoning change would adversely affect Mr. Amico's property. He said it would seem that this would enhance his value because there would be less competition. He noted that they are seeing a tremendous decrease in the demand for commercial rentals. He said that he can understand why the applicant wants this change based on where the property is located and what the surrounding areas are being used for.

**Mr. Bittner made a motion that based on competent substantial evidence and the testimony given today, that the Board approves the Ordinance of the City Council of the City of Vero Beach amending the Official Zoning Map by changing the zoning district designation of property from POI, Professional Office Institutional to RM-10, Multiple Family Residential, for the property located at 1845, 1867, and 1895 42<sup>nd</sup> Avenue, containing 1.037 acres more or less, providing for an effective date. Mrs. Pelensky seconded the motion and it passed 5-0 with Ms. Shaghnessy voting yes, Mr. Cahoy yes, Mrs. Pelensky yes, Mr. Bittner yes and Mr. Lauer yes.**

**[Legislative]**

- B. An Ordinance of the City of Vero Beach, Florida, Amending the Land Development Regulations by Amending Chapter 64, Article I, Section 64.10, Site Plan Review Standards And Conditions, To Add Outdoor Facilities For Broadcast Studios As An Allowed Outdoor Business Activity In The Ali-1, Airport Light Industrial Zoning District; Providing For Codification; Providing For Conflict And Severability; And Providing For An Effective Date.**

The Chairman read the Ordinance by title only.

Mr. Jeffries reported that the applicant, Mr. Tim Girard, of Girard Manufacturing, is requesting to add facilities for broadcast studios and to allow outdoor activity. He explained that several months ago the Board heard a text amendment to allow this use in the zoning

district and what this Ordinance is doing is to allow some activities outdoors. The City's Code is very strict in that under Section 64.10 (c) it requires that all manufacturing and business activity be conducted entirely indoors and only provides very specific exemptions, which are, *outdoor dining, outdoor retail displays, outside storage of commercial vehicles and equipment, outdoor repair or servicing of vehicles, watercraft, or equipment, outdoor display of vehicles, equipment, or watercraft for sale or rent, commercial nurseries, and microbrewery equipment*. He explained that the applicant has requested to allow a broadcast studio production to occur only in the Airport Light Industrial (ALI -1) Zoning District. He then went over staff's report accompanied by a Power Point presentation with the Board members (attached to the original minutes). Staff recommends approval of the text amendment (Ordinance).

Mrs. Pelensky asked is this for a new building.

Mr. Jeffries said this is the old Transmission and Distribution (T&D) facility and there is an old storage yard in the back that they want to use for the outdoor production facility. He said the use itself is occurring on the second floor of the old office building, which the City Council has already approved that text amendment, which allows that use in the zoning district. He noted they also have received Code Compliance approval from City staff for that use on the second floor of the building.

Mr. Bittner said that he is not familiar with this type of a use (entertainment). He asked will it apply to the entire Airport Zone.

Mr. Jeffries explained that anything zoned ALI-1 broadcast studio, they could have this outdoor facility, but any requests for it would still have to go through the standard site planning review process.

Mr. Bittner asked are there any residential or outdoor dining areas adjacent to this site.

Mr. Jeffries said that he would need to research that. He said this area is east of 43<sup>rd</sup> Avenue on Airport West Drive and there are some areas on the south side of the Airport that are zoned ALI-1.

Mr. Bittner asked could this happen next to a restaurant where people could be dining outside.

Mr. Jeffries said if the use is disruptive with outside impacts that would be a reason for the Planning and Development Director to rescind the permit.

Mr. Cahoy said the first text amendment occurred very recently. He asked how is it that this additional concept surfaced now.

Mr. Jeffries said initially it was about having a broadcast studio indoors and at that time he was not aware they were planning this outdoor use.

Mr. Cahoy asked is there anything else in this district that has similar outdoor activities (live music).

Mr. Jeffries questioned in terms of creating that type of noise.

Mr. Cahoy said not just because of noise, but because of traffic, parking, security, etc.

Mr. Jeffries said there are uses in that district that allows certain aspects of their business to be outdoors.

Mr. Jeffries went back to the question regarding the uses adjacent to the ALI-1 Zoning District. He reported that 43<sup>rd</sup> Avenue is the boundary of Airport West Drive and there is residential west of that, which is the old Dodger Pines site. He noted that even though it is residential, it is residential that is located close to an industrial area.

Mr. Bittner asked Mr. Girard what outdoor use he envisioned with this text amendment.

Mr. Tim Girard, applicant, reported that this is a television network that has a show called "Story Teller," which musicians can come in and talk about their songs, do a small recording inside, and then go outside and simulate a live performance. He noted that there would not be a lot of people in attendance. He said the show is supposed to be 26-weeks and is to start in January and end sometime around March.

Mr. Bittner asked how many people do they think will be in attendance.

Mr. Girard said there would probably be less than 1,000 people on site. He said most of the time there would be smaller groups with maybe 10 to 20 people, mostly production.

Mrs. Pelensky questioned so these events would be open to the public by invitation.

Mr. Girard said yes, by invitation and there would be a commercial aspect to it.

Mrs. Pelensky said hours of operation was mentioned in the text amendment. She asked is that somehow designated.

Mr. Jeffries said that would be done through the permitting process. He explained that by having this language it gives the Planning Director the authority to set the limits.

Ms. Rebecca Grohall, of MPV Engineering, reported that this would be permitted after they submit a Code Compliance plan, which will show how they will meet the Code. She said they would not be using this site for concerts for the public, but to do the recording for the associated television entertainment.

Mr. Cahoy felt that the text was too vague and open ended. He said that he doesn't think this is an appropriate use for this district and he does not support it.

Mr. Lauer asked is it because of something in particular.

Mr. Cahoy said that he is concerned with the outdoor entertainment event to the extent that there was testimony that there would be a maximum of 1,000 people.

Mr. Jeffries noted that they would have to have sufficient parking for that number of people on site and this site does not provide for that amount of parking.

The Chairman opened and closed the public hearing at 2:47 p.m., with no one wishing to be heard.

**Mrs. Pelensky made a motion that the Board approves staff's recommendation based**

**on competent substantial evidence.**

Mr. Jeffries noted that this is a text amendment and the Board is making a recommendation to the City Council.

Mr. John Turner, City Attorney, said the motion would be to recommend approval of the text amendment to the City Council.

**Mrs. Pelensky agreed that is her motion (that the Board recommends approval of the text amendment to the City Council). Mr. Bittner seconded the motion and it passed 4-1 with Ms. Shaghnessy voting yes, Mr. Cahoy no, Mrs. Pelensky yes, Mr. Bittner yes, and Mr. Lauer yes.**

**V. DISCUSSION OF SITE PLAN REVIEW REQUIREMENTS FOR PROJECTS ADJACENT FDOT ROADWAYS**

Mr. Jeffries briefly went over staff's correspondence regarding site plan review requirements for projects adjacent to Florida Department of Transportation (FDOT) roadways accompanied by a Power Point presentation with the Board members (attached to the original minutes).

**VI. PLANNING DEPARTMENT MATTERS**

Mr. Jeffries reported that the November 19, 2020, Planning and Zoning meeting has been cancelled.

**VII. BOARD MEMBERS' MATTERS**

Mr. Lauer said that Mrs. Honey Minuse has resigned from the Board in order to serve on the City Council. He said that he would like the Board to honor her somehow for her 10-years of service on the Board. The Board members agreed.

Mr. Lauer said that he would like to present her with something at a City Council meeting.

Mr. Cahoy suggested giving her a proclamation.

Ms. Sherri Philo, Deputy City Clerk, said that she would speak with the City Clerk about the possibility of the Board presenting Mrs. Minuse with a certificate.

**VIII. ADJOURNMENT**

Today's meeting adjourned at 3:01 p.m.

/sp

## DEPARTMENTAL CORRESPONDENCE

TO: Chairman E. Steven Lauer and Planning  
and Zoning Board Members

FROM: Jason H. Jeffries, AICP <sup>SHJ</sup>  
Director of Planning and Development

DATE: November 24, 2020

SUBJECT: **Action on Planning and Zoning Board's 2020 Annual  
Report to the City Council**

Attached is a draft 2020 Annual Report as required by the City Code for submittal to the City Council at the end of the year. At its December 3, 2020, regularly scheduled meeting, the Board is requested to review the attached draft and make any revisions and additions it believes appropriate.

In the attached draft, a recommended work program is proposed based on the following policy in the City's Comprehensive Plan. During the discussion at the meeting, the Board is requested to prioritize the proposed improvements to the LDC listed in the Policy 3.6 of the Comprehensive Plan.

Policy 3.6: The City through its Planning and Zoning Board should conduct a multi-year comprehensive evaluation and updating of its existing Land Development Regulations and prepare appropriate amendments to address needed improvements to the current regulations and changes need to implement the policies and strategies of this element. This comprehensive evaluation and updating may consider, but not be necessarily limited to the following, which are not listed in any priority order:

- (a) Reduce the number of zoning districts that are either redundant or no longer relevant (e.g., Hospital-Institutional District or Residential, Congregate Living and Limited Office District) or consolidation of districts where a majority of uses are duplicated;
- (b) Prepare purpose statements for all zoning districts to clearly establish the legislative intent for the uses allowed in each district;
- (c) Consolidate city-wide regulations for accessory structures and setback modifications into one chapter or article similar to what was enacted for off street parking and loading regulations;
- (d) Incorporate a matrix graphic that allows users to view and compare allowable uses and development standards for all zoning districts in one location in the code supplemented by illustrative graphics;
- (e) Prepare specific procedures and process for TDRs;
- (f) Review and revise conditional use criteria and standards to improve their clarity and to ensure the proposed conditional use is compatible or in harmony with the

immediate neighborhood, protects public health and safety, and is appropriate for the specific location proposed;

- (g) Review and revise the City's sign regulations to bring the regulations in compliance with recent U.S. Supreme Court decisions and case law; [COMPLETED]
- (h) Review and revise regulations governing non-conforming uses and buildings to eliminate ambiguities and lack of clarity in the existing language and to ensure these regulations are consistent with policies of the Comprehensive Plan to encourage infill and redevelopment while providing some flexibility for "benign" nonconformities;
- (i) Review and revise definitions, especially use definitions, to eliminate vagueness, inconsistencies, and omissions;
- (j) Revise City's stormwater regulations to incorporate wetlands policies of the Conservation Element;
- (k) Review and revise regulations to address "sober houses" and other drug rehabilitation residences and facilities;
- (l) Review and revise regulations for the Mixed Use zoning district to address issues and deficiencies raised in the technical document to the Comprehensive Plan;
- (m) Amend the zoning regulations to implement mixed use and infill and redevelopment strategies of this element; and
- (n) Complete the effort to codify the Land Development Regulations as has been previously accomplished for Part II of the City's Code of Ordinances.

It should be noted that the section regarding "Recommendations to City Council" has been left blank. If the Board believes that it needs to make specific recommendations to City Council, such recommendations would be added or if no recommendations are to be made, this section will be deleted.

Upon making any revisions or additions to the draft report, the Planning and Zoning Board will need to take action to approve the report to be submitted to the City Council.

JHJ/tf

Attachment

## MEMORANDUM

TO: Mayor Robert Brackett and  
City Councilmembers

FROM: E. Steven Lauer, Chairman  
Planning and Zoning Board

DATE: December 3, 2020

SUBJECT: **2020 Annual Report of the  
Planning and Zoning Board**

On behalf of the Planning and Zoning Board, I am pleased to present this annual report to the City Council, which was unanimously approved by the Board on December 3, 2020.

### Major Milestones

Over the past year, the Board in conjunction with the Planning and Development staff has accomplished the following:

- Approved major site plans for the following:
  1. Site Plan Application Submitted by Verotown, LLC, for the Construction of a 38,569 Square Foot Indoor Training Facility Located at 3951 26<sup>th</sup> Street
  2. Site Plan Application Submitted by Kevin Hawkins for the Construction of a Two-unit and a Four-unit Residential Buildings Located at 944 19<sup>th</sup> Street
  3. Site Plan Application Submitted by Kevin Hawkins for the Construction of Three Four-unit Residential Buildings Located at 939-959 19<sup>th</sup> Street
  4. Site Plan Application Submitted by Dr. Michael Geraghty for the Construction of a Two-story 16,787 Square Foot Building for a Veterinary Medical Clinic Located at 1833 US 1
  5. Site Plan Application Submitted by Alan Schommer for the Construction of a 13,312 Square Foot Commercial Building Located at 2746 US Highway 1
- Approved minor subdivisions for the following:
  1. Minor Subdivision Application Submitted by Masteller, Moler & Taylor, Inc, for a Proposed Subdivision of Existing Residential Lots 1, 2, & 3, Block 2, Riomar Subdivision Plat No. 2, which is Considered a Single Residential Lot under Unity of Title, to be Subdivided into Two Residential Lots A & B Located at 995 Painted Bunting Lane

- Approved affordable housing development plan for the following:
  1. Application Submitted by McLaughlin Properties, LLC for the 1st Amendment to Affordable Housing Development Plan for the Construction of 20 Dwelling Unit Multi-Family Residential Development with Five (5) Affordable Housing Dwelling Units Located at 1055 Royal Palm Boulevard
  
- Held variance hearings for the following:
  1. Variance Application Submitted by AT&T Corporation to Allow Expansion of Existing Chain Link Fencing with Barb Wire for the Property Located at 1865 Old Dixie Highway
  2. Variance Application Submitted by Colin Kitchell Requesting a 15 Foot Setback from Riparian Rights Lines for a New Dock Located at 724 Shore Drive
  
- Recommended for City Council approval the following amendments to the Land Development Regulations:
  1. Ordinance Amending Chapter 38, Article I (Signs) of the Land Development Regulations to Revise or Add Sign Definitions, Revise the List of Prohibited Signs, Revise the List of Signs Exempt From the Sign Regulations, Revise the List of Signs Not Requiring Permits, Revise the General Sign Regulations, Add Standards for Specific Sign Types, Revise Sign Requirements for Residential and Non-Residential Zoning Districts, Revise Temporary Sign Standards, Add Requirements for Removal of Abandoned Signs, Revise Standards for Non-Conforming Signs, and Revise Application Review Process
  2. Ordinance Amending Chapter 60 (Appendix. Definitions) of the Land Development Regulations to Add a Definition of Room or Room Unit for Purpose of Calculating Room Density for Hotels, Congregate Living Facilities, or Nursing Homes
  3. Ordinance Amending the Land Development Regulations by Amending Chapter 62, Article III, Commercial Districts, to Add Museum, Commercial to the List of Permitted Uses in the C-1 Zoning District; Amending Chapter 60 (Appendix. Definitions) to Add a Definition of Museum, Commercial
  4. Ordinance Amending the Land Development Regulations by Amending Chapter 62, Article VII, Airport Master Plan Land Use Zones, to Add Broadcast Studio to the List of Permitted Uses in the ALI-1, Airport Light Industrial Zoning District; Amending Chapter 62, Article X, Downtown District, to Amend Radio/TV Stations to Broadcast Studios in the List of Permitted Uses in the DTW, Downtown Zoning District; Amending Chapter 60 (Appendix.

Definitions) to Add a Definition of Broadcast Studio

5. Ordinance Amending the Land Development Regulations by Amending Chapter 64, Article I, Section 64.10, Site Plan Review Standards and Conditions, to Add Outdoor Facilities for Broadcast Studios as an Allowed Outdoor Business Activity in the ALI-1, Airport Light Industrial Zoning District
- Recommended for City Council the following Voluntary Annexations and related Future Land Use and Zoning Map amendments for the sites:
    1. Property Located at the Southeast Corner of Indian River Boulevard and 41st Street, Containing 23.65 Acres More or Less, Pursuant to the Voluntary Annexation Provisions of Section 171.044 Florida Statutes; amend the Comprehensive Plan Future Land Use Map by Changing the Future Land Use Designation of Annexed Property from Indian River County Designation M 1, Medium-Density Residential-1 to City of Vero Beach Designation RM Residential Medium; Amending the Official Zoning Map by Changing the Zoning District Designation of Annexed Property from Indian River County Designations RM-8, Multiple-Family Residential and RS-1, Single-Family Residential Districts to City of Vero Beach Designation RM-8, Medium Multiple- Family Residential District.
  - Recommended for City Council the following Future Land Use and Zoning Map amendments:
    1. Amending the Official Zoning Map by Changing the Zoning District Designation of Property from MXD, Mixed Use, to C-1, Highway Oriented Commercial, for the Property Located in the 800 Block of 18th Place and 19th Street, in the Palm Addition of Vero Beach, Florida Subdivision, Including the West 25 Feet of Lot 5 and Lots 6, 7, 8 and the East 25 Feet of Lot 9 and Lots 16, 17, 18, and 19, Containing 1.31 Acres More or Less
    2. Amending the Official Zoning Map to Correct the Zoning District Designation from R-1A, Single-Family Residential District to RM-10, Multiple-Family Residential District, for Properties Located at 905, 909, 911 Pirate Cove Lane and 1505 Coral Avenue, Lots 7 – 10, Block 7, The Ocean Corporation Subdivision
    3. Amending the Official Zoning Map by Changing the Zoning District Designation of Annexed Property from Indian River County Designation RS-3, Single-Family Residential District to City of Vero Beach Designation R-1A, Single-Family Residential District, for the Property Consisting of all of Somerset Subdivision, as Recorded in Plat Book 15, Page 25, of the Public Records of Indian River County and Annexed into the City in 2003, Containing 3.57 Acres More or Less

4. Amending the Official Zoning Map by Changing the Zoning District Designation of Annexed Property from Indian River County Designation RS-6, Single-Family Residential, to City of Vero Beach Designation P-2, Parks, for Property Owned by the City of Vero Beach, Annexed into the City in 2003, and Maintained as Charles Park, Containing 3.83 Acres More or Less
  5. Amending the Official Zoning Map by Changing the Zoning District Designation of Property from R-1 and R 1A, Single-Family Residential, to P-2, Parks, for Property Owned by the City of Vero Beach and Maintained as Charles Park, Containing 10.61 Acres More or Less
  6. Amending the Official Zoning Map by Changing the Zoning District Designation of Property from POI, Professional Office Institutional To RM-13, Multiple Family Residential, for the Property Located at 915 East Causeway Boulevard, Containing 0.34 of an Acre More or Less
  7. Amending the Official Zoning Map by Changing the Zoning District Designation of Property from POI, Professional Office Institutional to RM 10, Multiple Family Residential, for the Property Located at 1845, 1867, and 1895 42nd Avenue, Containing 1.037 Acres More or Less
- Recommendations for City Council the following planning reports:
    1. A Resolution of the City Council of Vero Beach, Florida, Adopting the “Three Corners, Vero Beach Report” and Directing the City Staff to Prepare a Charter Amendment Ordinance and Take Steps to Implement the Plan
  - Held workshops regarding the following planning projects:
    1. Discussion and Site Tour of the Former Power Plant
    2. Discussion of Proposed Zoning Regulations for Cultural Arts Village

### **Focus of Efforts in 2020**

The following are the proposed major planning activities for the PZB in general order of priority:

- Engage the community to develop a vision for the “Three Corners” site and prepare appropriate amendments to the Future Land Use Map and Official Zoning Map for an adapted reuse of the site.
- Implement a special purpose zoning district for the Vero Beach Cultural Arts Village centered on the Edgewood Subdivision based on policies in the Land Use Element Objective 12 of the City’s Comprehensive Plan.

- Review and recommend revisions to environmental regulations in the Land Development Code, including tree preservation, stormwater, and landscape requirements.
- Recommend amendments to the future land use designations at the Vero Beach Regional Airport based on the completed Airport Master Plan and related habitat conservation plan and traffic study.
- Preparation of matrix graphic that allows users to view and compare allowable uses and development standards for all zoning districts.
- Review and revise regulations to address "sober houses" and other drug rehabilitation residences and facilities.
- Preparation of several limited scope amendments to the Land Development Regulations to address various issues related to land use definitions, allowable uses by zoning district, inconsistency in standards, lack of clarity in text, and updating out-of-date provisions. Proposed limited scope amendments:
  - Revise Residential Zoning District standards to incorporate general neighborhood strategies from Land Use Element Objective 13 of the City's Comprehensive Plan.
  - Revise standards for transitional zoning districts adjacent to residential zoning district to incorporate general neighborhood strategies from Land Use Element Objective 13 of the City's Comprehensive Plan.
  - Update parking standards based on recommendations from the completed parking study.

#### **Recommendation to City Council**

JHJ/tf

cc: Planning and Zoning Board  
Monte K. Falls, City Manager  
Jason H. Jeffries, Planning Director