

**PLANNING AND ZONING BOARD MINUTES  
THURSDAY, JUNE 4, 2020 - 1:30 PM  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Steven Lauer, Chairman; Honey Minuse, Vice Chairman; **Members:** Robin Pelensky, Jose Prieto and Alternate Member #1, Richard Cahoy **Also Present:** Planning and Development Director, Jason Jeffries; City Attorney, John Turner and Deputy City Clerk, Sherri Philo

**Excused Absence:** Jeb Bittner

**Unexcused Absence:** John Carroll

The Chairman called today's meeting to order at 1:30 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 – May 21, 2020**

**Mrs. Minuse made a motion to approve the minutes of the May 21, 2020 Planning and Zoning Board meeting. Mr. Prieto seconded the motion and it passed unanimously.**

**III. PUBLIC COMMENT**

None

**IV. DISCUSSION OF PROPOSED ZONING REGULATIONS FOR CULTURAL ARTS VILLAGE**

\*Please note that questions and discussion took place throughout staff's presentation.

Mr. Jason Jeffries, Planning and Development Director, reported that this item is to begin discussions with the Board. He said because of some planned demonstrations, today's meeting will need to conclude at 3:00 p.m. He said there is a lot of material to go over so if they don't complete this today he will put it on their next meeting agenda. He then introduced Mrs. Barbara Hoffman to the Board members. He noted that she has been involved with this project since the beginning.

Mrs. Barbara Hoffman read a prepared statement (attached to the original minutes).

Mr. Jeffries went over staff's report accompanied by a Power Point presentation with the Board members (attached to the original minutes).

Mrs. Minuse said the one (1) thing that struck her as she was going through the material is that there is almost no reference to parking. She asked would it make sense to include something about a parking code.

Mr. Jeffries said that he planned to discuss that a little later in his presentation if they have time today. He mentioned that there are parking lots available nearby, there is on-street parking, and there are alleys as well.

Mrs. Minuse said she questioned the parking when she was looking at the residential units.

Mr. Jeffries said that is going to be the constraining element because multi-family is still going to have to provide parking.

Mrs. Minuse referred to the slide, *Residential Uses in CAV – Dwelling, group court*. She said this is what sparked her question about parking.

Mr. Jeffries said they would still have to provide for one (1) space per residential unit. In the case where these are allowed (dwelling, group court), there are alleyways.

Mrs. Pelensky referred to the slide, *Commercial Uses in CAV – Bed and Breakfast*. She asked is there a maximum square footage or lot size. She said that she could see someone pulling together a couple of lots in order to do this.

Mr. Jeffries answered no. He said that is a good point and he will look into it.

Mr. Jeffries suggested that because of the time that they allow for public comments.

The Chairman opened public comments at 2:26 p.m.

Mr. Skip Fuller, Chairman of the Board of the Friends of the Vero Beach Art Village, said that he didn't prepare anything for today's meeting because they wanted to give the Board as much time as possible to get as far as they can because of the limited time for today's meeting.

Mr. Lauer said staff did a tremendous job on this. He said this project seems like it has been around long enough and it is time to move it forward. He said that he knows there is not enough time today for Mr. Jeffries to go over the 2016 report with the Board, but to him, it is the most interesting part of the presentation. He said you can see that a lot of work has been done by a lot of people.

Mr. Jeffries said what they are doing is implementing the 2016 report. He said that he did not plan on going over the report with the Board, but had it as part of their backup information as a resource so they can understand why things were being done.

Mr. Jeffries reported that he will be setting up a meeting with the Architectural Review Commission for them to provide their input on the design standards in July. He said they will incorporate the Commission's comments into this draft and then bring it back before the Board as a public hearing.

Mrs. Pelensky referred to page 19, *Section 61.130 – Environmental Standards* of staff's report. She asked would this be a good place to entertain adding an incentive for pervious pavers where they could give some kind of a credit for stormwater requirements. She said these are really small lots so instead of having a dry retention area they could have a pervious paver parking area.

Mr. Jeffries thought they had had something like that under parking, but they might be able to codify it. He said that he would discuss this with the Public Works Department.

## **V. PLANNING DEPARTMENT MATTERS**

Mr. Jeffries said that because of some scheduling conflicts, the Board's July meetings have been rescheduled to July 9, 2019, and July 23, 2019.

**VI. BOARD MEMBERS' MATTERS**

None

**VII. ADJOURNMENT**

Today's meeting adjourned at 2:48 p.m.

/sp