

**PLANNING AND ZONING BOARD MINUTES
THURSDAY, AUGUST 20, 2020 - 1:30 PM
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Chairman, Steven Lauer; Vice Chairman, Honey Minuse; 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

Today's meeting was called 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 – July 23, 2020

Mrs. Minuse made a motion to approve the minutes of the July 23, 2020 Planning and Zoning Board meeting. Mrs. Pelensky seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING

[Legislative]

- A. An Ordinance of the City of Vero Beach, Florida; 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; Providing for Codification; Providing for Conflict and Severability; and Providing for an Effective Date**

The Chairman read the Ordinance by title only.

Mr. Jason Jeffries, Planning and Development Director, went over staff's report accompanied by a Power Point presentation with the Board (attached to the original minutes). Staff recommends Planning and Zoning Board approval of the draft Ordinance for transmittal to the City Council for a favorable consideration.

Mrs. Minuse asked to see the zoning map that shows the C-1 Zoning District.

Mr. Jeffries was unable to pull the map up on the screen due to some online technical difficulties. He asked if there was a specific question regarding the map. He said they are amending the text by adding an allowable use to that zoning district.

Mrs. Minuse said because there is so much reference to residential uses, she wants to be clear that if they are making a change it is a permitted use and not a conditional use.

Mr. Jeffries explained that the proposal is that it is a permitted use in the zoning district. He said a use is made a conditional use when the use is out of character with the zoning district and this use is not out of character.

Mrs. Minuse said her concern is where the other C-1 Zoning Districts are in the City where this might fit and if that would be appropriate.

Mr. Jeffries said that he understands her concern because there is some C-1 zoning on individual lots along the A1A Corridor, but he felt that was more of an issue of should those properties been zoned for the compatibility of what is around them, not because of what use they were putting into the zoning district.

Mrs. Minuse said this is a very appropriate use for where it is zoned, but she hoped that they would not be creating a problem in other C-1 zoning areas.

Mr. Jeffries said that he didn't think it would because of the nature of this use. He noted that they carefully crafted it to be "museum commercial." He felt this was more in line with the zoning district.

Mrs. Minuse agreed.

Mr. Bruce Barkett, Attorney for the applicant, said this is not about a particular project, but a use in the C-1 Zoning District. He felt this was a great addition to the Code and a great benefit to the City.

Mrs. Pelensky asked is it going to be retail/museum or museum/retail.

Mr. Wayne Gould, Applicant, explained that it would be more of an art museum, but the art has wheels. He said they hope to have a commercial aspect, but it is going to be a museum first.

Mr. Cahoy asked where on US1 are they discussing.

Mr. Barkett reported that it is the old Press Journal building.

Mr. Jeffries said this building has been sitting vacant for several years and this will be a viable use of it.

The Chairman opened and closed the public hearing at 1:49 p.m., with no one wishing to be heard.

Mrs. Minuse made a motion to accept staff's recommendation. Mr. Prieto seconded the motion and it passed 5-0 with Mr. Cahoy voting yes, Mr. Prieto yes, Mrs. Pelensky yes,

Mrs. Minuse yes, and Mr. Lauer yes.

[Legislative]

- B. An Ordinance of the City of Vero Beach, Florida, 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; Providing for Codification; Providing for Conflict and Severability; and Providing for an Effective Date**

The Chairman read the Ordinance by title only.

Mr. Jeffries went over staff's report accompanied by a Power Point presentation with the Board (attached to the original minutes). Staff recommends Planning and Zoning Board approval of the draft Ordinance for transmittal to the City Council for favorable consideration.

Ms. Rebecca Grohall, of MBV Engineering, thanked staff and asked the Board's support with a favorable vote.

The Chairman opened and closed the public hearing at 2:09 p.m., with no one wishing to be heard.

Mrs. Minuse made a motion to accept staff's recommendation. Mr. Prieto seconded the motion and it passed 5-0 with Mr. Cahoy voting yes, Mr. Prieto yes, Mrs. Pelensky yes, Mrs. Minuse yes and Mr. Lauer yes.

V. PLANNING DEPARTMENT MATTERS

Mr. Jeffries reported that the Architectural Review Commission will be discussing the architectural design standards for the Cultural Arts Village.

Mr. Jeffries gave a brief update on the Three Corner's project. He reported that the City Council went with the Board's recommendation and staff's recommendation to postpone the project. He said there has been a lot of discussion on social media where people want to see this project happen and are concerned. He reported that staff is currently putting together a schedule for moving forward. He hoped to have more details to provide the Board at their September 3, 2020 meeting.

VI. BOARD MEMBERS' MATTERS

Mrs. Minuse asked that the Board receives an updated zoning map and land use map.

VII. ADJOURNMENT

Today's meeting adjourned at 2:20 p.m.

/sp