

**PLANNING AND ZONING BOARD MINUTES
THURSDAY, APRIL 5, 2018 - 1:30 PM
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Chairman, Lawrence Lauffer; Vice Chairman, John Carroll; Members: Steven Lauer, Robin Pelensky, Alternate Member #1, Richard Cahoy and Alternate Member #2, Ken Daige **Also Present:** Planning and Development Director, Tim McGarry; Assistant City Attorney, Kira Honse and Deputy City Clerk, Sherri Philo

Excused Absence: Honey Minuse

I. PRELIMINARY MATTERS

A) Agenda Additions and/or Deletions

None

II. APPROVAL OF MINUTES

A) Regular Meeting – February 1, 2018

Mr. Cahoy made a motion to approve the minutes of the February 1, 2018 Planning and Zoning Board meeting. Mr. Lauer seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING

[Legislative]

A) Public Hearing on an Ordinance to Amend Chapter 60, Appendix, Definitions and Permitted Uses in the C-1A Zoning District

The Chairman read the proposed Ordinance to amend Chapter 60, Appendix, Definitions and Permitted Uses in the C-1A Zoning District by title only.

Mr. Tim McGarry, Planning and Development Director, went over staff's report with the Board members (attached to the original minutes). He said that staff recommends Planning and Zoning Board approval of the draft Ordinance for transmittal to the City Council for favorable consideration.

Mr. Carroll referred to page two (2) of the proposed Ordinance. He read the second sentence under Section 2, Chapter 60, Microbrewery, "*At least 3,500 square feet of floor area shall be maintained for public use as a restaurant/bar, including tasting area, except that for microbreweries of less than 7,000 square feet of total floor area, a minimum of 50 percent of the total floor area shall be maintained for such public use.*" He asked are they saying that they don't have to have 3,500 square feet of floor area.

Mr. McGarry said that is correct. He explained that they would be the smaller operations.

Mr. Lauffer asked has staff received any comments from the public about this.

Mr. McGarry answered no.

Mr. Carroll asked is there any minimum square footage that a microbrewery can be. He asked could they be 500 square feet.

Mr. McGarry said it could be 500 square feet as long as 250 square feet is for public use.

Mr. Lauer asked what other uses are in the C-1A Zoning District.

Mr. McGarry said there are a wide range of commercial uses allowed, such as restaurants, hotels, retail, residential units, etc.

The Chairman opened and closed the public hearing at 1:40 p.m., with no one wishing to be heard.

Mr. Lauffer made a motion that the Board accepts the recommendation of staff for the amended Chapter 60, Appendix, Definitions and Permitted Uses in the C-1A Zoning District. Mrs. Pelensky seconded the motion and it passed 5-0 with Mr. Cahoy voting yes, Mrs. Pelensky yes, Mr. Lauer yes, Mr. Carroll yes and Mr. Lauffer yes.

V. PLANNING DEPARTMENT MATTERS

Mr. McGarry reported that the City Council adopted the Comprehensive Plan at their April 3, 2018 City Council meeting.

Mr. McGarry reported that the next Planning and Zoning Board meeting will be held on May 3, 2018 and he will have two (2) Ordinances before them.

Mr. Lauffer asked that the Board receives a copy of the proposed Ordinances earlier than one (1) week prior to the meeting.

VI. BOARD MEMBERS' MATTERS

Mr. Lauer reported that he received approval from Mayor Harry Howle to address the City Council on May 15, 2018 regarding Florida Statute 286.0115.

VII. ADJOURNMENT

Today's meeting adjourned at 1:46 p.m.

/sp