

**PLANNING AND ZONING BOARD MINUTES  
THURSDAY, JUNE 20, 2019 - 1:30 PM  
COUNCIL CHAMBERS, CITY HALL, VERO BEACH, FLORIDA**

**PRESENT:** Vice Chairman, Steve Lauer (arrived at 1:45 p.m.); Member: Honey Minuse and Alternate Member #1, Richard Cahoy **Also Present:** Principal Planner, Cheri Fitzgerald; Planning and Development Director, Jason Jeffries; Interim City Attorney, Anastasia Protopapadakis from Gray and Robinson and Deputy City Clerk, Sherri Philo

**Excused Absences:** John Carroll and Jose Prieto

**Unexcused Absence:** Robin Pelensky

Today's meeting was called to order at 1:48 p.m.

**I. PRELIMINARY MATTERS**

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

None

**II. APPROVAL OF MINUTES**

**A) Regular Meeting – May 16, 2019**

**Mr. Cahoy made a motion to approve the minutes of the May 16, 2019 Planning and Zoning Board meeting. Mrs. Minuse seconded the motion and it passed unanimously.**

**III. PUBLIC COMMENT**

None

**IV. PUBLIC HEARING**

**[Quasi-judicial]**

**A) Site Plan Application Submitted by Knight, McGuire & Associates, Inc., for the Construction of Three, Three-story Multi-family Residential Buildings with 59 Dwelling Units Located at 3780 Indian River Boulevard (#SP18-000011).**

The Vice Chairman read Site Plan Application #SP18-000011 submitted by Knight, McGuire & Association, Inc., by title only.

Ms. Anastasia Protopapadakis, Interim City Attorney from Gray and Robinson, explained to the applicant that they only have three (3) members of the Board present for today's hearing and because this is a quasi-judicial hearing they will need all three (3) votes in order for the application to pass. She asked the applicants if they wanted to proceed today.

Mr. Bruce Barkett, attorney for the applicant, stated that they would like to proceed.

There were no ex parte communications reported.

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

Mrs. Cheri Fitzgerald, Principal Planner, briefly went over staff's report with the Commission members accompanied by a Power Point presentation (both attached to the original minutes). Based on staff's analysis and findings, staff finds that the proposed site plan application meets the provisions for site plan approval and recommends approval of the site plan subject to conditions listed in staff's report.

Mr. Cahoy referred to the emergency and/or second egress/ingress to the property.

Mrs. Fitzgerald said that is for emergencies only.

Mr. Cahoy asked was that required by the Fire Department. Mrs. Fitzgerald answered yes.

Mr. Cahoy felt an additional cut on Indian River Boulevard should be avoided, not added.

Mr. Jason Jeffries, Planning and Development Director, said that is a fire safety requirement. He noted that it is for emergency access only and will not be for general traffic.

Mr. David Knight, of Knight, McGuire, and Associates, said that he is present to answer any questions of the Board.

Mrs. Minuse said with regard to egress/ingress, you can only make a right hand turn onto Indian River Boulevard going north so if you wanted to go south you would have to turn right onto Indian River Boulevard and then turn around to head south. She asked is that correct.

Mr. Knight answered yes.

Mrs. Minuse asked is the emergency access road going to be available to make a turn.

Mr. Knight answered no. He explained that it is a stabilized access and will not be recognizable as an access except to the Fire Department. Otherwise, it is a non-usable access.

The Vice Chairman opened and closed the public hearing at 2:15 p.m., with no one wishing to be heard.

Mrs. Minuse felt the backup material was very comprehensive.

Mr. Cahoy said this project has been before the Board several times in various stages over the last few years so he finds no reason not to approve it.

**Mrs. Minuse made a motion to approve staff's recommendation. Mr. Cahoy seconded the motion and it passed 3-0 with Mr. Cahoy voting yes, Mrs. Minuse yes, and Mr. Lauer yes.**

## **V. DISCUSSION OF REVISIONS TO THE SIGN CODE**

Mr. Jeffries reported that this is a follow up discussion from their May meeting and based on their comments staff made some revisions. He then went over the proposed revisions to the draft Ordinance with the Board members accompanied by a Power Point presentation (both attached to the original minutes).

\*Please note that questions and discussion took place throughout the presentation.

Mrs. Minuse questioned the title of the proposed Ordinance.

Mr. Jeffries said at this point in the discussions, he would be more concerned with the revisions of the Code. He said they don't need to worry about the title or the whereas statements in the proposed Ordinance in that they will be changing as further amendments are made to the Code. He said they will be discussing this again at their July meeting.

Mr. Lauer asked are they still allowing 120 temporary signs per year. He was referring to page 16, Section 38.11 (a) (2) – *A maximum of 20 such freestanding signs may be placed* and (8) - *no more than a cumulative total of six off-premises temporary weekend sign permit per applicant may be issued in a calendar year (20 x 6 = 120).*

Mr. Jeffries answered yes.

Mr. Lauer said that he still has a problem with that.

Mr. Jeffries said that he would look at that again. He said there are only two (2) organizations that have multiple events per year, which are the Oceanside Business Association and Mainstreet.

Mr. Lauer said that he did not have a problem with the Downtown Friday events, the Oceanside Business Association events, or charitable organizations, but with businesses. He said they would be opening Pandora's box because they could be inundated with signs.

Mr. Jeffries said that he would look at this again.

Mr. Lauer asked where are they with the Ordinance on the dumpsters and Pods.

Mr. Jeffries reported that the City Council recently passed the Ordinance and Code Enforcement is out enforcing it.

Mr. Lauer said not at the Holiday Inn.

Mr. Jeffries said that he would check with Code Enforcement.

## **VI. PLANNING DEPARTMENT MATTERS**

Mr. Jeffries reported that their first meeting in July has been cancelled in that it falls on the July 4<sup>th</sup> holiday. He reported that their next meeting will be held on July 18, 2019.

## **VII. BOARD MEMBERS' MATTERS**

None

## **VIII. ADJOURNMENT**

Today's meeting adjourned at 3:10 p.m.

/sp