

**PLANNING AND ZONING BOARD MINUTES
THURSDAY, JUNE 21, 2018 -1:30 PM
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Chairman, Lawrence Lauffer; Vice Chairman, John Carroll; Members: Honey Minuse, Steven Lauer, 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: Robin Pelensky

I. PRELIMINARY MATTERS

A) Agenda Additions and/or Deletions

None

II. APPROVAL OF MINUTES

A) Regular Meeting – May 3, 2018

Mrs. Minuse made a motion to approve the minutes of the May 3, 2018 Planning and Zoning Board meeting. Mr. Carroll seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING

[Quasi-judicial]

A) A Site Plan Application Submitted by MBV Engineering, Inc. for the Redevelopment of an Existing 3,035 Square Foot Structure from a 3-unit Residential Building to a Professional Office along with Associated Landscaping and Parking Improvements Located at 615 Azalea Lane (#SP18-000004)

The Chairman read Site Plan Application #SP18-000004 submitted by MBV Engineering, Inc. 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. Tim McGarry, Planning and Development Director, gave a brief overview of staff's report to the Board members (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 he recommends approval of the site plan subject to conditions listed in staff's report.

Mr. Lauffer said that he didn't see any stormwater management and asked if they need to build a small retention area.

Mr. McGarry answered no.

Mr. Lauffer asked are there any modifications to the building. He asked are the porches shown in the drawings provided existing porches or were they planning to do some remodeling.

Mr. William Pixley (spelling may be incorrect) said that he is present representing MBV Engineering and the applicant. He reported that there is an existing covered walkway and the architect has added some railings. He said it is a façade treatment for beautification.

Mr. Lauffer asked are the columns shown in the drawing existing.

Mr. Pixley answered no.

Mr. Lauffer said there is no overhang to that area.

Mr. Pixley reported that the roof overhang is two (2) or three (3) feet and they are adding some columns to give it some aesthetic appeal.

Mr. Lauffer said there are three (3) roofs shown that look like door coverings with gables. He asked if they are existing.

Mr. Pixley did not think so.

Mr. Carroll questioned if they were putting these columns in and if they are going to be structural, isn't that putting them over the current setback line of 30-feet.

Mr. Pixley thought the columns and the roofline fall within the appropriate building line.

Mr. Carroll said in looking at the site plan it looks like there is 31 feet to the face of the building and the sidewalk is four (4) feet so if the columns are along the four (4) foot sidewalk that brings it back to 25 or 26 feet, which would put them in the setback. He noted that the columns are not shown on the site plan.

Mr. McGarry said they are allowed to have up to four (4) feet in a setback on an overhang.

Mrs. Minuse asked will the proposed pavers be set in cement.

Mr. Pixley said that is a patio area so it would probably be set in coquina.

Mrs. Minuse asked would that affect stormwater runoff.

Mr. McGarry said they look at that when they do the stormwater.

Mr. Daige said currently they have gravel in the parking area and they are going to put in asphalt. He asked when the parking lot collects water where would the water go.

Mr. Pixley said into the swales down the street. He said they went over this extensively with the City Engineering Department.

Mr. Daige said then the City stated that they are not required to have on-site retention.

Mr. Pixley said that is correct.

The Chairman opened and closed the public hearing at 1:50 p.m., with no one wishing to be heard.

Mrs. Minuse made a motion that the Board accepts staff's report. Mr. Carroll seconded the motion and it passed 5-0 with Mr. Cahoy voting yes, Mr. Lauer yes, Mrs. Minuse yes, Mr. Carroll yes and Mr. Lauffer yes.

V. PLANNING DEPARTMENT MATTERS

Mr. McGarry reported that at a recent City Council meeting the Council wanted more stringent regulations on the clinical treatment service facilities, similar to what they did with the medical marijuana facility.

Mr. McGarry reported that he would be scheduling a workshop for the Board to explore a work program that outlines changes in the Code that they would follow, which would be brought before the City Council for their approval. He said this would probably be scheduled at one (1) of their August meetings.

Mr. Lauffer asked the Board members if any of them were going to be out of town for a period of time during the summer.

Mr. Carroll said that he will be out of town the third week in July, the second week of August, and the fourth week of September.

Mr. Lauffer said that he will be out of town for two (2) weeks in July.

Mr. Lauer said that he will be out of town July 16th through July 29th.

Mr. Cahoy said that he will be out of town in July as well.

Mrs. Minuse asked will there be a meeting on July 5th.

Mr. McGarry said staff does not have anything at this point.

Mr. Lauffer asked Mr. McGarry to schedule their meetings accordingly so that they will have a quorum.

VI. BOARD MEMBERS' MATTERS

Mr. Lauer reported that he went before the City Council to request that they consider adopting the ex parte disclosure rules. The City Council did adopt this and a copy of the Ordinance has been provided to the Board members.

Mr. Lauer said that he would like to see a redraft of Ordinances that the Board made substantial changes to. An example is the Ordinance amending Chapter 60.17 that was before the Board at their last meeting in which there were several changes made.

Mr. McGarry reported that he did make those changes. He asked the Deputy City Clerk to send the Board members a copy of the Ordinance.

Mr. Lauer asked that the Board members receive a copy of the Ordinance prior to it going before the City Council.

Mr. McGarry reported that when they know it is going before the City Council it is posted on the City's website.

Mr. Lauer said that he thinks the Mayor is interested in the Board looking at the shared parking agreements, especially on the beachside. He suggested that this be an item for them to workshop.

Mr. Lauffer said after listening to the City Council meetings he didn't think this was something they were going to pass on to the Planning and Zoning Board. He felt that anything the Board had would be less than a suggestion to them. He felt that the City Council had their own headset on this. He said that he was open to discussing this if the Board felt differently about it, but he felt that it was a deep well that they were not going to pull much water from.

Mr. Daige said that he has been sitting in on the City Council meetings and agrees with Mr. Lauffer.

Mrs. Minuse said the Chamber of Commerce put together a big discussion group a few years ago to discuss the parking issues and she didn't think that anything got resolved.

Mr. Lauer explained that he was not talking about the parking problem. He was talking about shared parking agreements. There is a difference.

At this time, the Board briefly discussed the parking issues on the beachside.

VII. ADJOURNMENT

Today's meeting adjourned at 2:29 p.m.

/sp