

**PLANNING AND ZONING BOARD MINUTES
THURSDAY, SEPTEMBER 5, 2019 - 1:30 PM
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Chairman, John Carroll; Vice Chairman, Steven Lauer; Member, Jose Prieto and Alternate Member #1, Richard Cahoy **Also Present:** Planning and Development Director, Jason Jeffries; Senior Planner, Gayle Lafferty, City Attorney, John Turner and Deputy City Clerk, Sherri Philo

Excused Absences: Robin Pelensky and Honey Minuse

I. PRELIMINARY MATTERS

A) Agenda Additions and/or Deletions

None

II. APPROVAL OF MINUTES

A) Regular Meeting – August 15, 2019

Mr. Lauer made a motion to approve the minutes of the August 15, 2019 Planning and Zoning Board meeting. Mr. Cahoy seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING

[Quasi-judicial]

A) Site Plan Application Submitted by Carter Associates, Inc., for the Construction of an 11,520 Square Feet Conventional Hangar Located at Airport North Drive (#SP19-000005)

The Vice Chairman read Site Plan Application #SP19-000005 submitted by Carter Associates, Inc., by title only.

There were no ex parte communications reported.

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

Ms. Gayle Lafferty, Senior Planner, briefly went over staff's report accompanied by a Power Point presentation with the Board members (attached to the original minutes). Based on the findings outlined in staff's report, the staff recommends approval of the Site Plan application with the stated conditions.

Mr. Lauer asked what requires this type of a project to come before the Board.

Ms. Lafferty answered the size.

Mr. Lauer said they have had a couple of these come before them that seemed to be cut and dry and he wondered why they were coming before the Board. He asked if the rules can be changed.

Mr. Jason Jeffries, Planning and Development Director, answered yes.

Mr. Lauer said that this is a presentation that it seems like the Board has heard before and he wanted to know if they could cut through the chase.

Mr. Jeffries said the development review process is something that they are going to have to look at because of changes in State regulations. He said they could look at the threshold between a minor site plan and a major site plan.

Mr. Tyler Spencer, of Carter and Associates, said that he is present to answer any questions of the Board.

Mr. Carroll questioned why they were doing away with planting trees on the site.

Mr. Spencer said they did not want to create a habitat for birds so they would rather pay into the Tree Mitigation Fund.

Mr. Jeffries noted that the site is located between two (2) runways and Section 74.15 of the Code allows modification of landscape requirements where the requirements of the article are impractical or unreasonable. He said in this case, there are issues with bird strikes so for safety reasons planting trees would not be practical.

Mr. Eric Menger, Airport Director, said that he is in full support with simplifying regulations any time it is inside the Airport operations area.

The Chairman opened and closed the public hearing at 1:42 p.m., with no one wishing to be heard.

Mr. Lauer made a motion to accept staff's recommendation and approve the site plan. Mr. Prieto seconded the motion and it passed 4-0 with Mr. Cahoy voting yes, Mr. Prieto yes, Mr. Lauer yes, and Mr. Carroll yes.

V. PLANNING DEPARTMENT MATTERS

Mr. Jeffries went over the Planning Department's portion of the Power Point presentation with the Board members.

VI. BOARD MEMBERS' MATTERS

Mr. Cahoy said with regards to the tree issue on the site plan that they just heard, it seems that it is in the City's best interest and the communities best interest not to plant trees between the runways because it is a safety issue. In that regard, it seemed unfair that the applicant has to pay the \$2,500 mitigation fee. He said that is a cost that should not be borne by the applicant.

Mr. Jeffries said as they are working on the Tree Ordinance, they could exempt that requirement in certain areas, such as around runways. This would waive any type of fee.

VII. ADJOURNMENT

Today's meeting adjourned at 1:53 p.m.

/sp