

**PLANNING AND ZONING BOARD MINUTES
THURSDAY, SEPTEMBER 17, 2020 - 1:30 PM
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Vice Chairman, Honey Minuse; Members: Robin Pelensky, Jose Prieto, Jeb Bittner and Alternate Member #1, Richard Cahoy **Also Present:** Planning and Development Director, Jason Jeffries; Principal Planner, Cheri Fitzgerald; City Attorney, John Turner and Deputy City Clerk, Sherri Philo

Excused Absence: Steven Lauer

I. PRELIMINARY MATTERS

A) Agenda Additions and/or Deletions

None

II. APPROVAL OF MINUTES

A) Special Call Meeting – August 13, 2020

Mrs. Minuse referred to page one (1) of the minutes of the August 13, 2020, Special Call Planning and Zoning Board meeting. She noted that the Chairman present was *Steven Lauer*.

Mr. Prieto made a motion to approve the minutes of the August 13, 2020 Special Call meeting (as amended). Mrs. Pelensky seconded the motion and it passed unanimously.

B) Regular Meeting – September 3, 2020

Mr. Prieto made a motion to approve the minutes of the September 3, 2020 Planning and Zoning Board meeting. Mrs. Pelensky seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING

[Quasi-judicial]

A. Site Plan Application Submitted by Dr. Michael Geraghty for the Construction of a Two-story 16,787 Square Foot Building for a Veterinary Medical Clinic Located at 1833 US 1 (#SP20-000007)

The Vice Chairman read Site Plan Application #SP20-000007 submitted by Dr. Michael Geraghty by title only.

There were no ex parte communications reported.

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

Mr. Jason Jeffries, Planning and Development Director, reported that he handed out to the Board

members the site plan application, the Letter of Authorization, a colored graphic of the exterior elevations of the proposed building, and an email staff received yesterday from Pure Energy, which he believes was written by Mr. Evan Esposito, in opposition of the project (attached to the original minutes).

Mrs. Cheri Fitzgerald, Principal Planner, went over staff's report accompanied by a Power Point presentation with the Board members (attached to the original minutes). The staff finds the site plan application meets the provisions for site plan approval and recommends approval as outlined in staff's report.

Mrs. Pelensky asked how many trees are being mitigated.

Mrs. Fitzgerald reported that they will be preserving 44 trees and will be adding an additional 26 trees for a total of 70 trees and the minimum required is 63.

Mr. Todd Howder, of MPV Engineering, who has been sworn in, reported that they will be preserving a lot of the trees. Some of the trees they will be removing are dead or are in seriously bad shape.

The Vice Chairman opened and closed public hearing at 1:52 p.m., with no one wishing to be heard.

Mr. Jeffries noted for the record that the Board did receive an email under public comments (attached to the original minutes).

Mr. John Turner, City Attorney, asked Mr. Jeffries to read the email.

At this time, Mr. Jeffries read the email staff received from Mr. Evan Esposito into the record.

Mrs. Minuse asked is he challenging the ownership of this property.

Mr. Jeffries asked Mr. Rennick to speak on this.

At this time, the Deputy City Clerk, swore in Mr. Ron Rennick.

Mr. Ron Rennick, who has been sworn in, reported that his company is Miracle Mile Prime, LLC (property owner) and he has never heard of Mr. Esposito.

Mrs. Minuse asked do you have clean title to the property.

Mr. Rennick answered yes.

Mrs. Minuse questioned so there is no legal challenge that supports anything that Mr. Esposito is stating.

Mr. Turner answered no.

Mrs. Minuse questioned the allegations regarding health violations.

Mr. Jeffries thought there were some code enforcement issues in the past, however those issues will go away with the demolition of this site.

Mr. Prieto felt it was a beautiful addition to the neighborhood.

Mrs. Minuse agreed, especially along the US Highway 1 corridor.

Mrs. Pelensky made a motion that they accept the Major Site Plan application as presented by staff based on competent substantial evidence. Mr. Prieto seconded the motion and it passed 5-0 with Mr. Cahoy voting yes, Mr. Bittner yes, Mr. Prieto yes, Mrs. Pelensky yes, and Mrs. Minuse yes.

V. PLANNING DEPARTMENT MATTERS

Mr. Jeffries reported that their next meeting will be held on October 1, 2020.

Mr. Jeffries reported that at the last City Council meeting, the City Council decided to remove themselves from the Steering Committee and will be appointing five (5) new members with the hopes of getting more of a mixed of representation in the community. He reported that the Steering Committee would be meeting again sometime in October to go over the four (4) or five (5) post pandemic plans that staff has received.

Mr. Jeffries reported that the Architectural Review Commission held a meeting regarding the Arts Village and provided some feedback on the design standards. He said that he is working on putting the Code in Ordinance form and this fall they will begin the formal adoption process.

VI. BOARD MEMBERS' MATTERS

Mrs. Pelensky said that she made a suggestion at a previous meeting about possibly using some of the green space at the Power Plant site on a temporary basis.

Mr. Jeffries explained that the City does not have anything called a "Temporary Park" in the Code. He said the only way to have a Park is to change the use to Park use and do a site plan as required by Code. He noted that this area is also zoned Industrial, which does not allow Park uses. He said they need to finish the planning process. They need to get the plan adopted and then do a large scale map amendment and rezone the property. There is also the issue of liability.

VII. ADJOURNMENT

Today's meeting adjourned at 2:19 p.m.

/sp