

**PLANNING AND ZONING BOARD MINUTES**  
**THURSDAY, DECEMBER 3, 2020 - 1:30 PM**  
**CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Chairman, Steven Lauer; Members: Jeb Bittner, Robin Pelensky, Alternate Member #1, Richard Cahoy and Alternate Member #2, Elliese Shaghnessy **Also Present:** Planning and Development Director, Jason Jeffries; City Attorney, John Turner and Deputy City Clerk, Sherri Philo

**Excused Absence:** Jose Prieto

Today's meeting was called to order at 1:31 p.m.

**I. PRELIMINARY MATTERS**

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

None

**II. CERTIFICATE OF APPRECIATION TO BE PRESENTED TO HONEY MINUSE**

Mr. Lauer presented Mrs. Honey Minuse with a Certificate of Appreciation for her service while serving on the Planning and Zoning Board.

Mrs. Honey Minuse, Councilmember, said this is extraordinary and such a surprise. She said that she is deeply honored to have served on the Board for 10-years and to create such good relationships with everyone on the Board, working together to come together for the best possible solutions. It has been really amazing. They have a fabulous Vision Plan for this City in working together. She said putting the Comprehensive Land Use Plan together was very huge and that was under Mr. Tim McGarry (previous Planning and Development Director). She said everything they are doing keeps their City very special. She thanked the Board members for continuing this work. It means a lot to everyone who lives here and loves it here.

**III. ELECTION OF OFFICERS**

\*Please note that this item was heard after item V) – Approval of Minutes.

**A) Chairman**

Mr. John Turner, City Attorney, called for nomination for Chairman of the Planning and Zoning Board.

**Mr. Bittner nominated Mr. Steven Lauer for Chairman of the Planning and Zoning Board.**

**There were no other nominations.**

**Mr. Lauer was unanimously appointed Chairman of the Planning and Zoning Board.**

**B) Vice Chairman**

**Mr. Bittner nominated Mrs. Robin Pelensky for Vice Chairman of the Planning and Zoning Board.**

**There were no other nominations.**

**Mrs. Pelensky was unanimously appointed Vice Chairman of the Planning and Zoning Board.**

## **VI. SUNSHINE LAW BRIEFING**

Mr. John Turner, City Attorney, gave a Power Point presentation on the Sunshine Law to the Board members (on file in the City Clerk's office).

## **V. APPROVAL OF MINUTES**

### **A) Regular Meeting – November 5, 2020**

\*Please note that this item was heard prior to item III - Election of Officers.

Mr. Lauer referred to page one (1) of the November 5, 2020, Planning and Zoning Board minutes. He stated that the meeting was called to order at 1:30 p.m., not 1:32 p.m.

**Mr. Bittner made a motion to approve the minutes of the November 5, 2020, Planning and Zoning Board meeting with this correction made. Mrs. Pelensky seconded the motion and it passed unanimously.**

## **VI. PUBLIC COMMENT**

Mr. Benjamin Reed (spelling may be incorrect) said that he lives on Cordova Avenue and his property is a peninsula in that it is located on Cordova Avenue, Avilla Avenue, and 20<sup>th</sup> Street. He said because of this, he has three (3) front yards and is not able to build a six (6) foot fence along 20<sup>th</sup> Street. He is before the Board today to request an amendment to the text.

Mrs. Pelensky asked if he was turned down for a fence permit.

Mr. Reed said that he has a fence permit, but it is for a five (5) foot fence. He said with a five (5) foot fence he can see the commercial buildings across the street and the people in the commercial buildings can see him. He said that he did build the five (5) foot fence along 20<sup>th</sup> Street, but built it to where he could add to it to make it more resident friendly.

Mr. Jason Jeffries said there are triangular lots in McAnsh Park where they have three (3) front yards. For Mr. Reed to have a six (6) foot privacy fence, it would have to be 25-feet from 20<sup>th</sup> Street. He said unless there are concerns of the Board, he would work with Mr. Reed on proposing a text amendment for this type of a situation.

The Board members agreed.

The Chairman closed public comment at 1:56 p.m., with no one else wishing to be heard.

## **VII. DISCUSSION OF ANNUAL REPORT**

Mr. Jason Jeffries, Planning and Development Director, went over the draft Annual Report with the Board members (attached to the original minutes).

Mr. Lauer said early last year, the Board discussed a review of the parking requirements for Downtown. He asked where does that stand.

Mr. Jeffries said staff has not completed the research, but can put this as a priority.

Mr. Lauer said that he would like that included in the Annual Report.

Mr. Cahoy referred to page four (4) of the report under, “*Recommendations for City Council the following planning reports, item 1) A Resolution of the City Council of Vero Beach Florida, Adopting the “Three Corners, Vero Beach Report” and Directing the City Staff to prepare a Charter Amendment Ordinance and Take Steps to Implement the Plan.*” He asked can they elaborate on that.

Mr. Jeffries said the Board did recommend approval and then the City Council deferred it.

Mr. Cahoy said while they did approve it, it carries no weight. He said they made a recommendation that it be deferred until they had additional public input meetings. He felt that this gives the impression that they were out of step with what has actually happened.

Mr. Lauer agreed. He felt that there should be an additional item after item 1) that states that the Board recommended that this be tabled.

Mr. Jeffries didn’t think the Board tabled it. He thought that staff pulled it from discussion because there was concern about the changes in the Post Pandemic Plan.

Mr. Cahoy said at one (1) of their meetings the Board recommended to the City Council that it be deferred until additional public meetings were held.

Mr. Jeffries suggested that they state in the Annual Report that the Board reviewed it and just leave it at that. The Board members agreed.

**Mrs. Pelensky made a motion that the Board accepts the Annual Report to be forwarded to the City Council as amended in today’s discussion. Mr. Bittner seconded the motion and it passed unanimously.**

## **VIII. PLANNING DEPARTMENT MATTERS**

Mr. Jeffries reported that the December 17, 2020, Planning and Zoning Board meeting has been cancelled.

## **IX. BOARD MEMBERS’ MATTERS**

None

## **X. ADJOURNMENT**

Today’s meeting adjourned at 2:21 p.m.

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