

**PLANNING AND ZONING BOARD MINUTES
THURSDAY, JANUARY 21, 2021 - 1:30 PM
COUNCIL CHAMBERS, CITY HALL, VERO BEACH, FLORIDA**

PRESENT: Chairman, Steven Lauer; Vice Chairman, Robin Pelensky; Members: Jeb Bittner, Jose Prieto, 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

Today's meeting was called to order at 1:30 p.m.

I. PRELIMINARY MATTERS

A) Agenda Additions and/or Deletions

None

II. APPROVAL OF MINUTES

A) Regular Meeting – December 3, 2020

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

III. PUBLIC COMMENT

None

IV. PUBLIC HEARINGS

[Legislative]

A) An Ordinance of the City of Vero Beach, Florida, Amending the Land Development Regulations by Amending Chapter 61, Article VI, Master Plan Zone, Chapter 62, Article XIV, Planned Developments, and Chapter 65, Article III, Amendments to Comprehensive Plan and Land Development Regulations, to Revise the Procedures for Comprehensive Plan and Land Development Regulation Amendments; Providing for Codification; Providing for Conflict and Severability; and Providing for an Effective Date

The Chairman read the Ordinance by title only.

Mr. Jason Jeffries, Planning and Development Director, went over staff's report accompanied by a Power Point presentation with the Board members (attached to the original minutes). Staff recommends the Planning and Zoning Board approval of the draft Ordinance.

Mr. Bittner referred to page two (2) of four (4), under item 5 – Section 65.23, Standard Application Submittal and Review Procedures of the staff report, *“Adds requirements and procedures for neighborhood workshops for Future Land Use Map amendments and Planned Development Districts. The workshops are optional for other amendment applications, if necessary.”* He asked who decides if it is necessary to have a workshop.

Mr. Jeffries said that would be the Planning and Development Director's responsibility. He explained that decision would have to occur at the pre-application meeting.

Mr. Lauer felt this was a very helpful change to the Code. The only comment he has is that there are some grammatical issues, such as a lack of parallelism.

Mr. Jeffries said that staff will take another look through the proposed Ordinance and will make any grammatical corrections that are needed.

The Chairman opened and closed the public hearing at 2:06 p.m., with no one wishing to be heard.

Mr. Cahoy made a motion to approve the Ordinance changing and amending the Land Development Regulations, i.e., Chapters 61, 62, and 65 and recommend approval to the City Council. Mrs. Pelensky seconded the motion and it passed 5-0 with Mr. Cahoy voting yes, Mr. Prieto yes, Mr. Bittner yes, Mrs. Pelensky yes, and Mr. Lauer yes.

V. PLANNING DEPARTMENT MATTERS

Mr. Jeffries gave a brief update on the Three Corners project.

VI. BOARD MEMBERS' MATTERS

None

VII. ADJOURNMENT

Today's meeting adjourned at 2:17 p.m.

/sp