

**PLANNING AND ZONING BOARD MINUTES
THURSDAY, MARCH 17, 2022 - 1:30 P.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Vice Chairman, Jose Prieto; Member, Theodore Perry and Alternate Member, Elliese Shaughnessy **Also Present:** Planning and Development Director, Jason Jeffries; City Attorney, John Turner and Deputy City Clerk, Sherri Philo

Excused Absences: Jeb Bittner, Steven Lauer, Robin Pelensky and Jeff Stassi

I. PRELIMINARY MATTERS

A. Agenda Additions and/or Deletions

None

II. APPROVAL OF MINUTES

A. Regular Meeting – March 3, 2022

Mr. Perry made a motion to approve the minutes of the March 3, 2022 Planning and Zoning Board meeting. Ms. Shaughnessy seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING

[Legislative]

- A. An Ordinance of the City of Vero Beach, Florida, Amending the Land Development Regulations by Amending Chapter 62, Article III, Commercial Districts, Chapter 62, Article IV, Industrial District, and Article VII, Airport Master Plan Land Use Zones, to Add Motor Vehicle Servicing, Car Wash to the List of Permitted Uses in the C-1, Commercial District with Use Conditions and Revise Vehicular Uses in the Commercial, Industrial, and Airport Light Industrial Zoning Districts; Amending Chapter 60 (Appendix. Definitions) to Add Motor Vehicle Use Definitions; Providing for Codification; Providing for Conflict and Severability; Providing for Correction of Scrivener's Errors; and Providing for an Effective Date (#Z22-000002-TXT)**

The Vice 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 approval of the proposed Ordinance. He noted that the applicant's request is to add the car wash to the C-1 Zoning District and the other changes made, such as the motor vehicle uses and definitions were done by staff in order to improve the clarity of these uses in the Land Development Code.

Mr. Prieto referred to the car wash standards and questioned if the City is allowed to require that the use could not be located within 1,500 feet of an existing car wash.

Mr. Jeffries answered yes. He explained that they were justifying the separation because of the City's policies related to appearances, to not have over concentration of these uses.

Mr. Pete Sweeney, Attorney on behalf of the applicant, reported that the car wash would have a minimum of 17 car stacking spaces available, which would ensure that they would not impede traffic. He referred to the discharge requirement and reported that their design would reclaim 90% of the water used. It would not go into the stormwater at all. The water would go to the Waste Water Treatment Facility to be treated and possibly be used as reuse water.

The Vice Chairman opened and closed public comment 2:03 p.m., with no one wishing to be heard.

Mr. Prieto asked for a motion to approve the proposed Ordinance.

Mr. Jeffries asked the Board to include in their motion the additional language requested by staff.

Mr. John Turner, City Attorney, said the motion would be to include the Ordinance as drafted and as amended and submitted for consideration. He asked that they read the title of the Ordinance into their motion.

Mr. Perry moved that the Board approves the Ordinance of the City of Vero Beach, Florida, amending the land development regulations by amending Chapter 62, Article III, Commercial Districts, Chapter 62, Article IV, Industrial District, and Article VII, Airport Master Plan Land Use Zones, to add motor vehicle servicing, car wash to the list of permitted uses in the C-1, Commercial District with Use Conditions and Revise Vehicular Uses in the Commercial, Industrial, and Airport Light Industrial Zoning Districts; amending Chapter 60 (Appendix.Definitions) to add motor vehicle use definitions; providing for codification; providing for conflict and severability; providing for correction of scrivener's errors; and providing for an effective date with the amendments recommended by staff. Ms. Shaughnessy seconded the motion and it passed 3-0 with Shaughnessy voting yes, Mr. Perry yes and Mr. Prieto yes.

V. PLANNING DEPARTMENT MATTERS

Mr. Jeffries reported that the next Planning and Zoning Board meeting will be held on April 7, 2022.

VI. BOARD MEMBERS' MATTERS

None

VII. ADJOURNMENT

Today's meeting adjourned at 2:09 p.m.

/sp