

**PLANNING AND ZONING BOARD MINUTES
THURSDAY, APRIL 7, 2022 - 1:30 PM
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Chairman, Jeb Bittner; Members: Steven Lauer, Robin Pelensky, and Alternate Member, Jeff Stassi **Also Present:** Cheri Fitzgerald, Principal Planner; Jason Jeffries, Planning and Development Director; John Turner, City Attorney and Sherri Philo, Deputy City Clerk

Excused Absences: Jose Prieto, Theodore Perry and Elliese Shaughnessy

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 – March 17, 2022

Mr. Lauer made a motion to approve the minutes of the March 17, 2022 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 Vero Storage 1, LLC for the Construction of an 81,532 Square Foot Storage Facility Located at 901 20th Street (#SP21-000008).

The Chairman read Site Plan Application #SP21-000008 submitted by Vero Storage 1, LLC by title only.

There were no ex parte communications reported.

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

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 site plan with the conditions listed in staff's report.

Mr. Lauer asked where would the RV's be visible from the right-of-way.

Mr. Jeffries answered from 9th Avenue. He stated that the storage yard would be open and viewable from the street, even though they plan to have an eight (8) foot wall at the very end of the covered parking area.

Mr. Bittner questioned wouldn't it also be visible going eastbound on 20th Street.

Mr. Jeffries answered yes. He noted that it also could be visible from the street to the south. He said that is why it was determined that it was not just the parking of the RV's that needs to be screened, but the entire yard.

Mr. Bittner asked what is the height of the storage building.

Mr. Jeffries said that would be a question for the applicant.

Mr. Bittner asked if there was any stormwater management or fuel spill requirements in the Code when storing RV's and boats that tend to carry fuel and have potential pump-outs.

Mr. Jeffries answered yes. He said that might be a question for the engineer as to how their design would deal with it.

Mr. Bittner asked if they could put in the requirements of the site plan approval that the size of the landscaping be used for screening of the site so that it is instant and not something that they have to wait to grow.

Mr. Jeffries said the plant material would have to be a minimum of five (5) feet.

Mr. Bittner asked if they could require it to be more than five (5) feet. He explained if they needed 12-feet of planting stock to screen the site, could that be required as part of their approval.

Mr. Jeffries said it was staff's recommendation that they plant a large size poinsettia type of shrub. He said they could recommend that it be mixed in with some type of trees that would be something taller to help provide the screening.

Mrs. Pelensky said her recommendation would be not to specify a particular plant species, but that they plant at half the height they are aiming for. She explained that if they were looking to have a 12-foot buffer that they plant the landscaping at six (6) feet.

Mr. Wesley Mills, of Mills, Short, and Associates, who has been sworn in, said that he did make note of the landscaping concerns and felt that they could work with City staff to come up with a solution. He said there would be very little slivers where people could see the RV's. The covered canopy would be the same height as the single-story buildings so they would be shielded from the single-story buildings in front of them and on the side of them. Also, the covered parking would be fully shielded on each side of the RV's. Therefore, the only time someone could see an RV is if they catch the corner of it as they are driving east on 20th Street.

Mr. Bittner asked what is their plan as to stormwater management and fuel spill protection.

Mr. Mills said they would not have any pump-out facilities and no maintenance would be done. It would be for parking only. He stated that all the runoff would go into the stormwater facility. They

designed a dry retention pond that has the best rate of reducing pollutants that make its way into the Lagoon. He said the City's requirement for treatment is point three (3) acres and their project treats over one (1) acre of stormwater. He noted that the existing site currently discharges into the City's system at nine (9) cubic feet per second and their project would only discharge one (1) point nine (9) cubic feet per second, which is a significant reduction that they built into their project from a stormwater perspective.

The Chairman opened the public hearing at 1:50 p.m. He explained that they were going to try to keep public comments to three (3) minutes.

Mr. James Davis, who has been sworn in, said that he owns property to the southwest of this site on 10th Avenue. He said this is a very inappropriate area for a storage facility. He said most storage facilities in this County are located by the railroad, on Old Dixie Highway or on south U.S. Highway 1. He did not know of any storage facilities being so close to a residential area. He said the highest and best use of this property is not storage. He said stormwater runoff currently floods 10th Avenue to the southwest and there doesn't seem to be a solution to it. Also the outfall on State Road 60 has limited capacity. He said that he drives past this property every morning and he has not seen any runoff coming from this site. He said as far as oil and water coming from the site, it is common to put in an oil/water separator prior to discharge to the pond. He felt it would be appropriate to do that, particularly where vehicles are being stored. He said there are Oak Trees located on the property and he did not hear any testimony as to the preservation of them. He said that he would like to see the site plan.

Mr. Jeffries noted that the site plan is located on the City's website as part of the backup information.

Mr. Davis said that he did not receive notice of this hearing and he could throw a rock and hit the site from his property. He said that he seen the sign and his neighbor contacted him. He asked are the Oak Trees being preserved.

Mr. Jeffries said some Oak Trees are being preserved and some are being removed. He said this information is on the site plan. He noted that everything meets the City's Tree Protection Ordinance requirements.

Mr. Davis said it appeared to him that the City would benefit more from a commercial/residential development than a storage facility. He could not imagine that a storage facility would be the highest and best use. He said there was going to be RV's going in and out from this site and they require a certain turn radius and there are corner site distance requirements.

Mr. Bittner asked Mr. Davis to wrap up his comments.

Mr. Davis asked if he could speak for his neighbor, Mr. Charles Richardson.

Mr. Bittner explained to Mr. Davis that he could not speak for a third party.

Mr. Davis said that he has not seen a proposed use like this on such an attractive site in the City of Vero Beach and he is heavily opposed to the site plan.

Mr. Mills said they are aware and sensitive to the existing trees and their site plan was designed to keep as many trees as possible. He thought there were five (5) or six (6) large Oak Trees and thought

they would be able to save half of them. He said they would be paying the City the mitigation fees for the trees that would be in the way of construction.

The Deputy City Clerk swore in Mr. Dennis Forbes.

Mr. Dennis Forbes, who has been sworn in, said that he owns property on 20th Place, which is directly south of the proposed development. It is currently zoned MXB and is being used by the Vero Beach Police Department for parking. He said once this goes in it would limit his options to use his location as a mixed property because it would be between the Police Department and a storage yard. He asked is there any way to adjust the zoning designation on his property to accommodate a future use.

Mr. Jeffries noted that amendment changes have to be consistent with the Comprehensive Plan and is not a decision by staff. He explained that staff would do a professional analysis based on the Comprehensive Plan, it would be brought before the Planning and Zoning Board to make their recommendations, and the final decision would be made by the City Council. He noted that what they are discussing today is a permitted use in the zoning district. They are not discussing a zoning map amendment or a change in the City's policy.

Mr. Forbes said obviously this is not the correct forum to have his concerns addressed. However, he shares the concerns that were expressed by the previous speaker. He said that he wants to make sure that his investment doesn't become negatively impacted. He asked that the Planning and Zoning Board makes a recommendation to have this reviewed; that they bring some continuity in zoning so that the City does not have a thumb sitting in the middle of this environment.

The Deputy City Clerk swore in Mr. Ken Daige.

Mr. Ken Daige, who has been sworn in, said this is a very large mega-storage area that would be located almost in the middle of Downtown. He said that he was part of the Vision Plan workshops and this is what was talked about, to have more of a compatible use for the area. He said the neighborhood to the south is considered at risk and it is his hope that this type of mega facility would not have an adverse effect on the neighborhood. He felt that it would over time. He said back when they were having the vision discussions they were hoping to have more of a mixed use program, such as retail, maybe a coffee shop, a Park, etc. He said they were actually hoping to have affordable living units on this site for the middle class hard working people. He asked if people would be allowed to work out of the units of the storage facility.

Mr. Jeffries said they are requesting a self-storage facility. They have not requested any retail use and the parking would not accommodate that use.

Mr. Daige asked if the storage of boats would be a permitted use.

Mr. Jeffries said they only indicated RV's, but they can specify that in the development order.

Mr. Daige felt that when issues come up that affects neighborhoods the surrounding neighbors should be able to speak longer than three (3) minutes as long as it is not redundant.

At 2:07 p.m., the Chairman asked if there was anyone else from the public wishing to speak. There were none.

Mr. Bittner asked Mr. Mills to address the issue of boats versus RV's.

Mr. Mills thought that they would be permitted to have boat storage by Code, however their intent is not to have boat storage. Their site plan application is for RV storage.

Mrs. Pelensky said it would be very helpful to see a photograph of the street.

At this time, Mr. Jeffries pulled up the street view from the internet.

Mrs. Pelensky said that she was concerned about having a 12-foot hedge in a neighborhood. She understands that it is helpful to block the view, but at the same time it provides a hiding place.

Mr. Mills agreed. He said they tried to soften the landscaping, etc., to not create a compound type of space.

Mrs. Pelensky said there is a significant length of a 12-foot hedge.

Mr. Mills said there would be very small slivers of space.

Mr. Jeffries said they could have a five (5) foot hedge with some trees.

Mrs. Pelensky referred to the street view shown on the screen. She asked is this site across from Vero Magazine.

Mr. Jeffries explained that the site is directly across from Ironside Printing. He noted that the building would be consistent with what is along the corridor.

Mr. Lauer agreed with the adjoining property owners as to the use of this property. He felt it was not the most ideal situation. However, he has lived here since 1985 and that property has been sitting vacant with a realtor sign on it for 40-years. He said if someone wanted to purchase the property and do something with it they would have done it 40-years ago. He said in talking about property rights, he doesn't like this and he wished someone had brought something up that he could vote against this, but he doesn't see how he could. He said it might not be the best use, but someone is finally going to use it.

Mr. Bittner referred to the gentleman who owns the property across the street. He questioned if this is approved would it change the zoning or the land use of the adjacent properties.

Mr. Jeffries explained that they were going through a site plan approval process where the site plan before them is a permitted use and meets all the City standards, except for the conditions that staff brought up, which are addressable.

Mr. Bittner asked does the approved use in any way change the ability of an adjacent property owner from being theoretically stuck between two (2) parking areas.

Mr. Jeffries did not think so.

Mr. Bittner said that he did not think it was the responsibility of the Board to determine what the highest and best use of the property is. He suggested that the paved area under the self-storage be

grated in a fashion that it does have an oil grade separator implemented and tied into the stormwater facility. He said that he doesn't understand why the ends of the open shed are not closed.

Mr. Mills said they are going to close them.

Mr. Bittner thought it was open to where people could see the tops of the RV's.

Mr. Mills explained that they did propose an eight (8) foot wall. However, prior to today's meeting it was decided to bring the walls all the way up. As to the oil separator, that is a building component and he does not know the impacts of that requirement. He would prefer that they did not put in that requirement. He said the building permits were about to be released from the County and he would assume that if it was required by the Florida Building Code that it would be built in. He was hesitant to agreeing to that today. He was happy to look into it and to work with staff.

Mr. Bittner asked does the Board have the right to require it.

Mr. Jeffries suggested that they make it subject to the City Engineer's review of that issue and what would be required by Code.

Mr. Mills suggested that they further review the Florida Building Code and that they have their architect look at it and if it is required they would put it in.

Mr. Jeffries explained that he suggested that the City Engineer look into if there was anything in the environmental discharge requirements of the City. He noted that some of it is also required by the Florida Building Code.

Mrs. Pelensky said that she knows this is an allowed use, but she would not want this in her back yard. She said it is pretty, but it is in the wrong spot.

Mr. Bittner made a motion for the approval of Site Plan Application #SP21-000008 submitted by Vero Storage 1, LLC. The project consists of a storage facility with landscaping, site drainage and parking facilities. There are three (3) single story buildings and one (1) three (3) story building with a total of 81,532 square feet of floor area, with the conditions listed in staff's report specifically that the landscaping sight lines be planted at half of their intended final height, that City Engineering look at Code compliance with parking for multiple vehicles and how to contain potential leaks. Mr. Stassi seconded the motion and it passed 3-1 with Mr. Stassi voting yes, Mrs. Pelensky yes, Mr. Lauer no and Mr. Bittner yes.

[Legislative]

- B. An Ordinance of the City of Vero Beach, Florida, Amending the Land Development Regulations by Amending Chapter 65, Article III, Amendments to Comprehensive Plan and Land Development Regulations, to Update the Procedures for Comprehensive Plan and Land Development Regulation Amendments for Changes in State Regulations; Providing for Codification; Providing for Scrivener's Error; Providing for Conflict and Severability; and Providing for an Effective Date (#Z22-000003-TXT)**

The Chairman read the Ordinance by title only.

Mr. Jeffries went over staff's report accompanied by a Power Point presentation with the Board members (attached to the original minutes). Staff recommends approval.

The Chairman opened the public hearing at 2:31 p.m. There was no one in the audience wishing to speak.

Mr. Bittner made a motion to approve the Ordinance of the City of Vero Beach, Florida, amending the Land Development Regulations by amending Chapter 65, Article III, amendments to the Comprehensive Plan and Land Development Regulations, to update the procedures for Comprehensive Plan and Land Development regulation amendments for changes in State regulations; providing for codification; providing for scrivener's error; providing for conflict and severability; and providing for an effective date (Z22-000003-TXT). Mr. Lauer seconded the motion and it passed 4-0 with Mr. Stassi voting yes, Mrs. Pelensky yes, Mr. Lauer yes and Mr. Bittner yes.

[Legislative]

- C. An Ordinance of the City of Vero Beach, Florida; Requested by the Gator Group Land Trust to Annex Property Located at the Southwest Corner of Indian River Boulevard and 37th Street, Containing 26.17 Acres More or Less and by Indian River Land Trust, Inc. to Annex Property Located at the Northeast Corner of Indian River Boulevard and 37th Street, Containing 16.19 Acres More or Less, Pursuant to the Voluntary Annexation Provisions of Section 171.044 Florida Statutes; Providing for an Effective Date (#AX21-000001)**

The Chairman read the Ordinance by title only.

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). Staff recommends approval of the text amendment.

Mr. Bruce Barkett, Attorney representing the applicants, said that they agree with staff's report and recommendations.

Mr. Bittner asked does this annexation wrap up everything on the side with the exception of the corner.

Mr. Barkett said it is to the north, but there is a parcel on the southeast corner of 41st Street and Indian River Boulevard that is privately owned. He said there is another parcel that is also privately owned. He said this does tie the City's jurisdiction all the way up to 41st Street.

The Chairman opened the public hearing at 2:44 p.m. There was no one in the audience who wished to speak.

Mr. Bittner made a motion to recommend that the Board sends to the City Council the approval of the Ordinance of the annexation of these two (2) parcels of item C) on their agenda. Mr. Lauer seconded the motion and it passed 4-0 with Mr. Stassi voting yes, Mrs. Pelensky yes, Mr. Lauer yes and Mr. Bittner yes.

[Legislative]

- D. An Ordinance of the City of Vero Beach, Florida Amending the Comprehensive Plan Future Land Use Map by Changing the Future Land Use Designation of Annexed Properties from Indian River County Designations C/I, Commercial Industrial and M-1, Medium-Density Residential-1 to City of Vero Beach Designations C, Commercial and CV, Conservation, for the Properties Located at the Southwest and Northeast Corners of Indian River Boulevard and 37th Street, Containing 42.36 Acres More or Less; Providing for an Effective Date (#C21-000003-FLUM-MAP)**

The Chairman read the Ordinance by title only.

Mrs. Fitzgerald 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 Comprehensive Land Use designations to the City Council.

Mr. Bittner asked if the Vero Beach County Club was notified.

Mr. Jeffries answered no. He explained that with annexations notification is not required. He noted that it was posted and advertised, which is what is required by Code.

The Chairman opened and closed the public hearing at 3:00 p.m., with no one wishing to be heard.

Mrs. Pelensky made a motion that the Board accepts the Ordinance of the City of Vero Beach, Florida; amending the Comprehensive Plan Land Use Map by changing the Future Land Use Designation of annexed properties from Indian River County Designations C/I, Commercial Industrial and M-1, Medium-Density Residential-1 to City of Vero Beach Designations C, Commercial and CV, Conservation, for the properties located at the southwest and northeast corners of Indian River Boulevard and 37th Street, containing 42.36 acres more or less; providing for an Effective Date. Mr. Lauer seconded the motion and it passed 4-0 Mr. Stassi voting yes, Mrs. Pelensky yes, Mr. Lauer yes and Mr. Bittner yes.

[Quasi-Judicial]

- E. An Ordinance of the City of Vero Beach, Florida, Amending the Official Zoning Map by Changing the Zoning District Designation of Annexed Properties from Indian River County Designations MED, Medical District and PD-TND, Planned Development District to City of Vero Beach Designations C-1A, Commercial District and P-1, Park District, for the Properties Located at the Southwest and Northeast Corners of Indian River Boulevard and 37th Street, Containing 42.36 Acres More or less; Providing for an Effective Date (#Z21-000016-MAP)**

The Chairman read the Ordinance by title only.

There were no ex parte communications reported.

The Deputy City Clerk swore in staff testifying for today's hearing en masse.

Mrs. Fitzgerald 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 zoning map amendments to the City Council.

Mr. Lauer said it states that they are changing the designation to C-1A Commercial District and P-1 Park District. He asked does that mean it is both parcels or is part of the property Park and part of the property commercial.

Mrs. Fitzgerald explained that they are doing both parcels together in tandem. The parcel to the north would be P-1 and the property to the south would be C-1A.

Mr. Lauer asked why they were doing it this way. He asked why wasn't it put into two (2) Ordinances. He said it is very confusing and if someone was to read it they wouldn't understand that the property to the north was Park and to the south was commercial.

Mr. Jeffries said it is all part of the annexation.

Mr. Lauer said it wasn't part of the annexation anymore because what they were doing was changing the zoning.

Mr. Jeffries explained that first you have the annexation request, then the Future Land Use Map amendment and this is the zoning request.

Mr. Lauer said the way this Ordinance is drafted it is confusing because there are two (2) parcels with one to be C-1A and the other P-1.

Mr. Bittner suggested that they ask the applicant.

Mr. Bruce Barkett, Attorney for the applicant, said if it was not clear they have time before it goes before the City Council to clarify it. He said that it certainly should be clear.

Mr. Lauer felt the whole issue of this not being advertised to the Vero Beach Country Club was problematic. He was certain they would not be concerned with the northern parcel, but because the southern parcel is proposed to go from Medical to C-1A that would be something that he would think the Country Club would be interested in. He said the way the Ordinance is drafted it is not clear that there were two (2) different zoning designations proposed. He did not think they should move forward with approving this until it is clarified.

Mr. Barkett disagreed. He felt that they needed to move forward with it because the City's Ordinance requires them to take these properties in and change the zoning. He noted that the C-1 zoning of the County was much more permissive than the zoning of the City.

Mr. Bittner asked when an annexation comes up like this, that there be a table included in the application that shows all the uses that are permitted.

Mr. Jeffries said staff usually does include a table comparing the two (2). This was an oversight.

Mr. Bittner said that he would almost like to see that before moving forward on this. He said that he understands what the City's policy is, but he felt that adjoining property owners should be noticed.

Mr. Jeffries said the State does not require it.

Mr. Bittner felt the City should look at their notification policy so that adjoining property owners would be noticed of a rezoning. He said the reason is because it states in their backup information that the zoning change would not impact property values. However, they don't have the adjoining property owners present and they don't show where they were noticed. He asked Mr. Jeffries if he could pull up the table of uses permitted.

Mrs. Fitzgerald noted that this information is listed on page four (4) of staff's report. However, it was not listed in a table form.

Mr. Bittner referred to the traffic report included in their backup information. He asked would the unit count proposed require two (2) entrances.

The Deputy City Clerk swore in Mr. Todd Howder.

Mr. Todd Howder, of MBV Engineering, who has been sworn in, noted that the entrances would be discussed during the site plan process. However, they have had some preliminary discussions with County staff because there are adjacent County roadways. He noted that the traffic study doesn't discuss entrances. What they talk about is concurrency, turn lanes, etc. He stated that they are not required to have two (2) entrances, but they might have a second entrance. He noted that this would be coming back before the Board during the site plan process.

The Chairman opened and closed the public hearing at 3:26 p.m., with no one wishing to be heard.

Mr. Stassi moved to approve the Ordinance of the City of Vero Beach, Florida, amending the Official Zoning Map by changing the zoning district designation of annexed properties from Indian River County designations MED, Medical District and PD-TND, Planned Development District to City of Vero Beach designations C-1A, Commercial District and P-1, Park District, for the properties located at the southwest and northeast corners of Indian River Boulevard and 37th Street, containing 42.36 acres more or less; providing for an effective date. Mrs. Pelensky seconded the motion for discussion.

Mrs. Pelensky asked if they could change the Ordinance to clarify it so that it states north parcel and south parcel.

Mr. Lauer said that he would be voting against it unless they have it clarified.

Mr. John Turner, City Attorney, suggested that they let staff do that prior to bringing it forward to the City Council.

Mr. Jeffries said the Board's recommendation would be that the Ordinance be clarified.

Mr. Lauer said the recommendation is that the Ordinance be reworded by staff to designate that the north parcel is going to be rezoned P-1 and the south parcel is going to be zoned C-1A.

Mr. Stassi amended his motion to add that the Ordinance be reworded as stated above. Mrs. Pelensky seconded the amended motion.

Mr. Turner questioned based on competent substantial evidence.

Mr. Stassi amended his motion to include *based on competent substantial evidence*. Mrs. Pelensky seconded the amended motion and it passed 4-0 with Mr. Stassi voting yes, Mrs. Pelensky yes, Mr. Lauer yes and Mr. Bittner yes.

Mr. Jeffries said for consistency staff would amend the Ordinance on the Future Land Use Map by clarifying the north parcel and the south parcel as well, even though the Board did not have that in their previous motion.

The Board members agreed.

Mr. Bittner questioned do they want the minutes to reflect that all the quasi-judicial issues that were heard today were based on competent, substantial evidence.

Mr. Turner said there hasn't been any evidence presented to the contrary to any of the applications heard so far and it is clear in the record that competent, substantial evidence is what the Board's recommendations are based upon.

[Quasi-Judicial]

F. An Ordinance of the City of Vero Beach, Florida, Amending the Official Zoning Map by Changing the Zoning District Designation from R-1AAA, Single-Family Residential District to P-1, Park District, for Property Located at 37th Street and Indian River Lagoon, Containing 41.59 Acres More or Less; Providing for an Effective Date (#Z21-000017-MAP)

The Chairman read the Ordinance by title only.

There were no ex parte communications reported.

The Deputy City Clerk swore in staff testifying for today's hearing en masse.

Mrs. Fitzgerald 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 Zoning Map amending this property to P-1 Park District to the City Council.

The Chairman opened the public hearing at 3:42 p.m.

The Deputy City Clerk swore in Mr. Ken Daige.

Mr. Ken Daige, who has been sworn in, said this is a good thing for the protection of the Lagoon. He said everyone throughout the City and the County are thankful to the Land Trust for protecting these sensitive lands. He thanked the Board members for the questions they asked today and for looking out for the citizens of Vero Beach.

The Chairman closed the public at 3:43 p.m., with no one else wishing to be heard.

Mr. Lauer made a motion to approve the Ordinance of the City of Vero Beach, Florida, amending the Official Zoning Map by changing the Zoning District designation from R-1AAA, Single-Family Residential District to P-1, Park District, for the property located at 37th Street and Indian River Lagoon. Mr. Bittner seconded the motion and it passed 4-0 with Mr. Stassi voting yes, Mrs. Pelensky yes, Mr. Lauer yes and Mr. Bittner yes.

V. DISCUSSION OF SUBDIVISION PROCEDURES

Mr. Jeffries went over staff's report accompanied by a Power Point presentation with the Board members (attached to the original minutes).

VI. PLANNING DEPARTMENT MATTERS

Mr. Jeffries reported that the next Planning and Zoning Board meeting will be held on May 5, 2022.

VII. BOARD MEMBERS' MATTERS

None

VIII. ADJOURNMENT

Today's meeting adjourned at 4:01 p.m.

/sp