

**PLANNING AND ZONING BOARD MINUTES**  
**THURSDAY, MAY 5, 2022 - 1:30 PM**  
**CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

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

**Excused Absences:** Jeff Stassi and Jose Prieto

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 – April 7, 2022**

**Mr. Perry made a motion to approve the minutes of the April 7, 2022 Planning and Zoning Board meeting. Mrs. Pelensky 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 Text of the Comprehensive Plan, Chapter 5, Coastal Management Element, Goal, Objectives, and Policies; Amending Policy 2.8, Objective 2, Boat Facilities and Boat Ramp Siting and Construction; Providing for Conflict and Severability; Providing for an Effective Date (#C22-000001-CLP-TXT)**

The Chairman read the proposed 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). The staff recommends that the Planning and Zoning Board recommends approval to the City Council.

Mr. Bittner asked in staff's report if staff could address changes if they exist. In staff's report on this Ordinance it states in part that it is not consistent. He said that he is used to a change being a change in zoning, a change in the Comprehensive Plan, a change of use, etc. He asked that staff specify what the change is.

The Chairman opened and closed the public hearing at 1:39 p.m., with no one wishing to be heard.

**Mrs. Pelensky moved that the Board approves the Ordinance of the City of Vero Beach, Florida, amending the Text of the Comprehensive Plan, Chapter 5, Coastal Management Element, Goal, Objectives, and Policies; amending Policy 2.8, Objective 2, Boat Facilities and Boat Ramp Siting and Construction; providing for conflict and severability; providing for an effective date. Mr. Bittner seconded the motion and it passed 4-0 with Ms. Shaughnessy voting yes, Mr. Perry yes, Mrs. Pelensky yes and Mr. Bittner yes.**

**[Legislative]**

- B. An Ordinance of the City of Vero Beach, Florida, Amending the Land Development Regulations by Amending Chapter 70, Subdivisions, to Update the Procedures for Lot Splits, Lot Line Adjustments, and Subdivision Platting; Add or Revise Definitions; Revise the Criteria for Lot Splits; Providing for Codification; Providing for Scrivener's Error; Providing for Conflict and Severability; and Providing for an Effective Date (#Z22-000004-TXT)**

The Chairman read the proposed 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). The staff recommends approval of the text amendment.

The Chairman opened and closed the public hearing at 1:47 p.m., with no one wishing to be heard.

**Mrs. Pelensky moved that the Board approves the Ordinance of the City of Vero Beach, Florida, amending the Land Development Regulations by amending Chapter 70, Subdivisions, to update the Procedures for Lot Splits, Lot Line Adjustments, and Subdivision Platting; add or revise Definitions; revise the Criteria for Lot Splits; providing for codification; providing for scrivener's error; providing for conflict and severability; and providing for an effective date. Mr. Perry seconded the motion and it passed 4-0 with Ms. Shaughnessy voting yes, Mr. Perry yes, Mrs. Pelensky yes and Mr. Bittner yes.**

**V. DISCUSSION OF RECREATION AND OPEN SPACE ELEMENT**

Mr. Jeffries gave a Power Point presentation on Vero Beach Recreation and the open space element of the Comprehensive Plan (attached to the original minutes). He reported that he gave a full presentation to the Recreation Commission, which is located on the City's website.

Mrs. Pelensky referred to the map and asked if it was done prior to the recent annexation.

Mr. Jeffries answered yes.

Mr. Bittner noted that the map was dated February, 2021.

Mr. Perry referred to the slide, *Open Space and Recreation*. He asked is there any criteria for accessibility. He explained that spoil islands were counted in this and no one can get to them unless they have a boat.

Mr. Jeffries said that is where they dig down deeper. He said this is the broad criteria and then it is the question of how much is needed in terms of active recreation. He said this is something where they could look at updating the Park policies or they could have a Park master plan. It is not that they don't have enough Park land, it is how they are using it.

Mr. Perry referred to the land around the Airport that is marked conservation land. He said that property is probably fenced off.

Mr. Jeffries reported that Airport staff is currently working on an updated Master Plan and a portion of that conservation land is going to be switched back to the Airport for Airport use. He explained that the Federal Aviation Administration (FAA) sent a letter to the City stating that this conservation land is not compatible land use. They want the land around the Airport to be productive.

Mrs. Pelensky said the total open space shown is 1,528.54 acres, but included in that calculation is conservation land, which is 950.22 acres, so the total open space is actually 578 acres. She felt that they needed more criteria.

Mr. Jeffries asked Mrs. Pelensky if she was stating that the City needs to adopt some policies to make sure that passive lands have some accessibility to them.

Mrs. Pelensky answered yes.

Mr. Perry said or not be counted in this calculation.

Mr. Jeffries explained that this calculation is for open space. There is other criteria for active Parks. He explained that there is some deficiency in their planning for the Parks and recreation facilities. It is not so much the broad category, but the details on how they develop or use their facilities.

Mrs. Pelensky referred to the slide, *Adequate Park and Recreation Facilities*, where it states under neighborhood Parks one (1) Park per 5,000 residents. She asked how does this compare to other small cities in the State.

Mr. Jeffries thought that they compared fairly well with other communities of our size. He noted that this information is included in the entire presentation that is located on the City's website.

Mrs. Pelensky said what makes this City different from other cities is that this City has County residents using their Parks and open space.

Mrs. Pelensky said in looking at the map, when they talk about accessibility, there are some big gaps where there are neighborhoods where there is nothing within walkable or bike riding distance.

Mr. Jeffries said there should probably be standards where there should be a Park within a certain distance.

Mr. Bittner asked Mr. Jeffries what he was asking of the Board.

Mr. Jeffries said it the first step was to update the policies.

Mr. Bittner asked that the Planning and Development Department updates the map and to define by color code the active, passive, non-accessible conservation, accessible conservation, etc., by color

code.

Mrs. Pelensky asked how could they get accessibility into their policy.

Mr. Jeffries said they were talking about updating the policies so there would be a planning process that would lead to updating the Comprehensive Plan.

Mrs. Pelensky asked would that be done in house.

Mr. Jeffries answered no. He said they would want a firm that has expertise in Park planning.

Mr. Bittner suggested that if they desire to bring in a consultant, that they reach out to the County in that the system should be looked at as a comprehensive plan between the City and the County.

Mrs. Pelensky asked can the Board make that recommendation to the City Council that they consider having an outside consultant.

Mr. Jeffries said they could make a recommendation to the City Council that they review and update the Parks and recreational element of the City's Comprehensive Plan.

Mrs. Pelensky said that she would like to make that recommendation.

Mr. Turner said this was a question for the Recreation Commission and is something that they should be discussing.

Mr. Jeffries said they would probably be a part of this process as well.

Mr. Turner said that he was not sure what it was that the Board was asking the City Council to consider.

Mrs. Pelensky said a review of the existing policies and criteria that the City has for Parks and recreation open space to see how they compare to other communities and if there are any recommendations for changes.

Mr. Jeffries suggested that the Board's recommendation to the City Council would be that the City do a comprehensive review of the Parks and recreation element of the Comprehensive Plan for potential updating.

Mr. Bittner asked can the Board make a recommendation to the Planning and Development Director, rather than the City Council.

Mr. Jeffries said that he would speak with the Recreation Director and the City Manager and then bring this back before the Board.

## **VI. PLANNING DEPARTMENT MATTERS**

Mr. Jeffries reported that their May 19, 2022, meeting would depend on if he completes the Tree Ordinance. He reported that they would not have their first meeting in June as he would be out of town.

Mr. Bittner said that he would not be present at the May 19, 2022, Planning and Zoning Board meeting.

**VII. BOARD MEMBERS' MATTERS**

None

**VIII. ADJOURNMENT**

Today's meeting adjourned at 2:33 p.m.

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