

**SPECIAL CALL/WORKSHOP MEETING OF THE  
CITY PLANNING AND ZONING BOARD  
THURSDAY, JULY 29, 2021 - 1:30 PM  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Chairman, Steven Lauer; Vice Chairman, Robin Pelensky; Members: Theodore Perry, Jeb Bittner, 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 1:30 p.m.

**I. DISCUSSION REGARDING SUSTAINABLE INCENTIVE ORDINANCE**

Mr. Jason Jeffries, Planning and Development Director, reported that the purpose of today's meeting is to have a workshop discussion on the draft Sustainable Incentive Ordinance. He stated that Ms. Amy Gallo, of the United States Green Building Council (USGBC), is present today to give the Board a presentation on Leadership in Energy and Environmental Design (LEED) Residential. He said that the applicant requested that the City Council continue this item to their August 17, 2021, City Council meeting in order to have further discussions by the Planning and Zoning Board. He reported that the Board would be having a formal meeting on this at their August 5, 2021, meeting. He noted that any feedback given by the Board today would be incorporated into the draft Ordinance prior to next week's agenda package being sent out.

Ms. Amy Gallo, of the USGBC, stated that she has been a resident of Indian River County for over 20-years. She has been involved in construction and real estate development her entire life and she received her Degree in Environmental Science from the University of California. For the past 13 years she has worked on LEED projects almost exclusively and for the past five (5) years she has been a fulltime employee of the USGBC and she mostly works with their sister organization, the Green Building Certification Institute (GBCI). She then gave a Power Point presentation (attached to the original minutes). She would recommend that they try some of the incentives and see if they work and then bring it back to see if they want to extend them, etc. She loves the idea of finally having some type of green building incentives in the City. It is great that they are having this conversation.

Mr. Bittner asked how often does LEED go back and revisit the energy saving technologies in a single-family residence.

Ms. Gallo explained that there are different versions of rating systems and currently they are on version 4.1 and they are working on version 5. She noted that they constantly look at what the market is doing and what is available.

Mrs. Pelensky asked how often do they see it happen where a home receives a particular rating and then over time the subsequent homeowners no longer qualify for LEED.

Ms. Gallo reported that the Real Estate Agents are required to give a home energy rating pamphlet to all home buyers. It is the homeowner's choice if they want to have a home energy rating done.

Mrs. Pelensky asked Ms. Gallo to explain the LEED certification program for communities, such as

a subdivision.

Ms. Gallo said that she is not very familiar with LEED for communities. She said they do have LEED for neighborhood development, which has to do with walkability, connectivity in the streets, etc.

Mrs. Pelensky said that she was LEED Certified many years ago and remembers that just the certification process for the LEED for homes was very expensive and also to build a home to meet the LEED standards.

Ms. Gallo said the price can get up there, but many would get an instant payback in that if they didn't have the proper insulation, etc.

At this time, Mr. Jeffries went over staff's report and the proposed changes to the draft Ordinance accompanied by a Power Point presentation with the Board members (attached to the original minutes).

Mr. Bittner said that he spent a lot of time speaking with Mr. Jeffries and rethinking this entire issue. He referred to the slide that showed Policy 3.1 of the Comprehensive Plan. He said this conversation is timely, but he wondered if they were doing it the right way. He felt to tear down and rebuild or to upgrade they would create a couple issues with one (1) being the compatible with the surrounding homes. He explained that they could have a home that is substantially larger than the houses next to it. He asked should the Board be looking at this through different lenses on how to identify the neighborhoods within the City, such as the Arts Village.

Mrs. Pelensky said this whole thing is about energy and our footprint. She said they are sitting on a Lagoon that is suffering because of what we have done. She doesn't think this should be this community or that community. It should be City-wide policy. She felt it was important that this was for the entire City and not just parts of the City.

The Chairman opened the meeting for public comment at 2:48 p.m.

Mr. Jeffries read into the record an email received from Mr. McLaughlin (attached to the original minutes).

Mr. Barry Segal, Attorney on behalf of the applicant, said let's take a shot at this and if it doesn't work, it doesn't work. He said let's do something now. He felt that Mrs. Pelensky was correct that it does need to be across the entire City. He said there were a lot of good things that have been happening with this and a lot of it has been driven by the Board. He hoped that they would keep going in the right direction with this.

The Chairman closed public comments at 2:56 p.m., with no one else wishing to be heard.

Mr. Lauer referred to page two (2), Section 79.17 (a) of the draft Ordinance. He asked would they have either incentive one (1) or two (2).

Mr. Jeffries said that he was going to reword Section 79.17 (b) to make sure it is clear that they could only take one (1) incentive.

Mr. Lauer suggested that they change the wording of Section 79.17 (a), "*Development integrating sustainable development practices in accordance with the provisions of this Article shall be eligible for the following incentives,*" to "*Development integrating sustainable development practices in*

*accordance with the provisions of this Article shall be eligible for one (1) of the following incentives.”*

Mrs. Pelensky said the incentives are really geared for new development.

Mr. Jeffries explained that it is for new construction and is more focused on redevelopment sites.

Mrs. Pelensky suggested that the City Council consider doing something like the City of Doral. She explained that the City of Doral has a Green Master Plan and they offer their residents who meet some of the practices, things like publically recognized green buildings, an annual green award, etc. She said they have had good conversation about this, but felt that the City Council could consider doing more.

Mr. Lauer said as he understands it, Mr. Jeffries is going to make changes to Section 79.17 (a) that one (1) or the other is available and they are going to limit the FAR increase to the lesser of 10% or some number so that they are not going to see these big homes with a huge increase in the FAR.

Mr. Jeffries said the change that he was going to make as far as the bigger homes is to not apply the second provision to single-family homes. It would just be for multi-family. He said that he could work on the wording for the FAR so that it does not increase the ground floor.

Mrs. Pelensky said having an FAR complicates things in the City. She felt that they should discuss the impervious surface. That is what this is all about. It is the size of the roof, driveway, patio, etc. It is all the hard stuff that the rain hits and runs off. So, if there is a trade and you take away some of the existing impervious surface and trade it for pervious then, as an example, they could get their roof.

Mr. Jeffries said in a way that would be another incentive. He said that he would look at adding some verbiage under Table 79.2.

## **II. ADJOURNMENT**

Today's meeting adjourned at 3:27 p.m.

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