

**PLANNING AND ZONING BOARD MINUTES
THURSDAY, AUGUST 3, 2023 1:30 P.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Chairman, Jeb Bittner; Member: Jason Ground and Alternate Members: Elliese Shaughnessy and Jake McCrae **Also Present:** Planning Director, Jason Jeffries; City Attorney, John Turner and City Clerk, Tammy Bursick

Excused Absences: Mrs. Robin Pelensky, Mr. Jose Prieto and Mr. Tim Velde

I. PRELIMINARY MATTERS

A) Agenda Additions and/or Deletions

There were no changes to the agenda.

II. APPROVAL OF MINUTES

A) Regular Meeting – July 20, 2023

Mr. McCrae made a motion to approve the July 20, 2023 minutes. Ms. Shaughnessy seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

IV. PUBLIC HEARING

A) Site Plan Application Submitted by Schulke, Bittle & Stoddard, LLC on behalf of Dyer Partners III, LLC to construct a 15,159 square foot Hangar located at 3020 Airport West Drive (#SP22-000009)

The Chairman read the title of the case being heard and the Clerk swore in staff and anyone testifying at today's meeting.

There were no ex parte communications.

Ms. Gayle Lafferty, Senior Planner, who was sworn in, reported that this project is to construct a 15,159 square foot hangar at 3020 Airport West Drive. The future land use is I, Industrial and the zoning is ALI-1 – Airport Light Industrial District 1. In this zoning aircraft hangars are a permitted use. The existing use is currently vacant. When going over the site plan review it is consistent with the Comprehensive Plan as required by the Land Development Regulations. A condition of approval is that the site plan complies with all applicable regulatory permits. The project is located in a developed area with no sensitive environmental issues. The proposed uses, design, and layout are consistent with the performance standards. The City Engineer finds that the access, driveways, parking and loading areas, meet all requirements. Staff finds the site plan application meets the provisions for site plan approval and recommends approval, with conditions, as outlined in the staff memorandum (on file in the City Clerk's office).

Mr. Jodah Bittle, of Schulke, Bittle & Stoddard, who was sworn in, stated that he approved of this project.

Mr. Ground made a motion to approve this Site Plan Application submitted by Schulke, Bittle & Stoddard, LLC on behalf of Dyer Partners III, LLC to construct a 15,159 square foot Hangar located at 3020 Airport West Drive (#SP22-000009) based on the competent substantial evidence presented and the applicable code provisions. Ms. Shaughnessy seconded the motion and it passed 4-0 with Mr. McCrae voting yes, Ms. Shaughnessy yes, Mr. Ground yes, and Chairman Bittner yes.

V. DISCUSSION

A) Permitted Uses in Commercial Districts

Mr. Jason Jeffries, Planning Director, presented the proposed Ordinance with revisions to commercial districts, which he said continues to get larger. He said a lot of that has to do with moving things around in the Code. The major update is providing Chapter 67; Use Specific Standards (pages 76-116), which has to do with permitted use standards, accessory use standards and accessory structure standards. He wanted to put all of these standards into one Chapter. In Section 60.28, it describes the height and design flood elevation definition.

Mr. Bittner asked what the timeframe was for this Ordinance.

Mr. Jeffries said that he would be bringing back the Ordinance to the Planning and Zoning Board to approve at their next meeting and then taking it to the City Council in September. He said that he made some changes with the appropriate development permits required. He said that it now reads *“No development shall occur without the development permits appropriate for the development as set forth in Chapter 64, Article I, Development Review.”*

Mr. Bittner commented that a lot of the language depends on what someone’s point of view is. He asked if the State could override this Ordinance. Mr. Jeffries said yes. Mr. Bittner referred to page 21, and asked if the standards were the same for residential districts. Mr. Jeffries answered yes and said this is where floor area ratio comes up a lot. He read the definition and explained this is one of the reasons that some people choose to go with a carport instead of a garage (referring to floor area ratio). Mr. Bittner wondered if this was the time to clean this section of the Code up while they were making these general changes.

Mr. Jeffries felt that the best time to have that discussion is when they are going through the residential districts of the Code. He said right now these terms would still be in the Code and how they define floor area ratio is how it is currently done. If they approve this Ordinance, then they can update the floor area ratio when they do the residential part of the Code.

Mr. Bittner wanted staff and Council to look at that as well as where it says embellishments. He had some concerns with a roof being defined as an embellishment.

Mr. Jeffries said that some interpretations are new, but this was already defined in the Code.

Mr. Bittner brought up architectural embellishments and asked how they would handle it if a Church wanted to add a steeple. Mr. Jeffries recalled that this was done at one time and the Church had to do a voluntary referendum and put it on the ballot and it failed because of the height limitation.

Mr. Bittner brought up the discussion the Board had about allowing rooftop dining and limiting it to a commercial district versus a zoning district.

Mr. Jeffries recalled that the consensus of the Board was to only allow rooftop uses to restaurant, bars, hotels that have bars, etc. He said individual residents wanting to add rooftop access to their homes would not be allowed. This would be addressed in roof standards not to allow rooftop access in residential districts.

Mr. Bittner asked Mr. Jeffries to address non-profit clubs versus clubs that are not non-for-profit.

Mr. Jeffries said the definition of a private club is on page 26. A non-profit club would be a private club facility for a group of people formally organized, as a non-profit organization, for a common interest, usually cultural, religious, or entertainment, with regular meetings and formal written membership requirements. A private club is a building or facility owned or operated by a corporation, person or association of persons catering to members and their guests, which are not available for unrestricted public access or use, for a social, educational, athletic, or recreational purposes. Such a club may be either a profit-making or a non-profit enterprise. Clubs, social will be defined as a private club with social, dining, and recreation facilities for members, their families, and invited guests.

Mr. Ground brought up parking, specifically parking in the downtown area.

Mr. Jeffries commented that he was working on the parking ratios at this time. He was making some changes and referring to the parking generation report established by the American Planning Organization. He said this requires the least amount of parking according to the use.

Mr. Ground expressed that he was not saying abolish parking. What he worries about is redeveloped properties that conform to the parking limits and will that continue. Mr. Jeffries explained that their Code gives allowance where they have a site developed before 1963. He explained that they subtract whatever the required parking was. He reiterated that this is for a building constructed before 1963.

Mr. Ground commented that when people talk about conserving the esthetics of the City he feels this is a gradual thing and that more space is being taken up by parking. He doesn't want to see a bunch of detached developments and strip plazas with a lot of parking spaces.

Mr. Jeffries will take a look at the parking Code. He said that the parking ratio they have is continuously updated. In terms of how their business district looks it has more to do with the standards that will be included in the new master plan. Their Comprehensive Plan calls for making areas pedestrian friendly.

Mr. Ground wondered if the City has ever looked at a service such as a trolley downtown to bring people in.

Mr. Bittner recalled they tried to do that on the barrier island and it was underutilized.

Mr. Bittner continued with his comments. He said under screening and wall designs it refers to a 5-foot high wall minimum. He asked Mr. Jeffries if that should say maximum.

Mr. Jeffries agreed that section needed to be clarified.

Mr. Bittner referred to page 57, paragraph two, line 7 and 8, where it talked about design standards for rooflines and wondered if telsa solar roofs needed to be included. Mr. Jeffries said he would look into that.

Mr. Jeffries expressed with the building design standards he was trying to put in some minimal standards and include some parameters.

VI. PLANNING DEPARTMENT MATTERS

Mr. Jeffries stated that at the August 17, 2023, Planning and Zoning Board meeting they will hold a public hearing on this Ordinance.

VII. BOARD MEMBER'S MATTERS

Mr. Bittner requested that Mr. Prieto, Mrs. Pelensky and Mr. Velde be given excused absences from today's meeting.

VIII. ADJOURNMENT

Today's meeting adjourned at 2:16 p.m.

/tb