PLANNING AND ZONING BOARD MINUTES  
THURSDAY, APRIL 2, 2015 - 1:30 PM  
COUNCIL CHAMBERS, CITY HALL, VERO BEACH, FLORIDA

**PRESENT:** Chairman, Lawrence Lauffer; Vice Chairman, Honey Minuse; Members: Don Croteau and Linda Hillman  
**Also Present:** Planning and Development Director, Tim McGarry; Project Manager, Cheri Fitzgerald; Assistant City Attorney, Peggy Lyon and Deputy City Clerk, Sherri Philo

**Excused Absences:** Robin Pelensky and Richard Cahoy

I. **PRELIMINARY MATTERS**
   
   A) Agenda Additions and/or Deletions
   
   None

II. **APPROVAL OF MINUTES**
   
   B) Regular Meeting – March 12, 2015
   
   Mr. Croteau made a motion to approve the minutes of the March 12, 2015 Planning and Zoning Board meeting. Mrs. Minuse seconded the motion and it passed unanimously.

III. **PUBLIC COMMENT**
   
   None

IV. **PUBLIC HEARING**
   
   [Quasi-Judicial]
   Conditional Use and Site Plan Application Submitted by MBV Engineering, Inc. to Construct a 59 Space Overflow Parking Lot at the Northwest Corner of 19th Avenue and 23rd Street for the Community Church of Vero Beach (#SP15-000002)
   
   The Chairman read the Conditional Use and Site Plan Application #SP15-000002 by title only.
   
   Mrs. Hillman reported that she lives at 2315 18th Avenue and that she has no financial gain with the proposed project.
   
   Mr. Lauffer reported that he owns investment properties near the Community Church and that he has no financial gain or loss with the proposed project.
   
   There were no other ex parte communications reported.
   
   The Deputy City Clerk swore in staff and all witnesses testifying for today’s hearing en masse.
   
   Mrs. Cheri Fitzgerald, Project Manager, went over staff’s report with the Board members (please see attached). Staff finds that the proposed site plan application meets the provisions
for site plan approval and recommends approval of the site plan subject to the conditions listed in staff’s report.

Mrs. Minuse asked what is the definition of a stabilized grass parking lot.

Mrs. Fitzgerald explained that there is a hard grid system placed under the grass to stabilize the impact from the vehicles.

Mr. Bill Messersmith, Assistant Public Works Director, explained that stabilized means that grass could grow through it and driving on it does not rut it up. He noted that he was sworn in.

Mr. Croteau asked would it be graded in such a way that it would not retain water after a heavy storm.

Mr. Messersmith reported that currently the retention is underneath the driveway. He said the City is looking at other options at the applicant’s request.

Mr. Croteau asked does the City find what they currently have to be satisfactory.

Mr. Messersmith answered yes.

Mr. Croteau asked would this property go off the tax rolls.

Mr. Tim McGarry, Planning and Development Director, said they are non-for-profit so it is not on the tax rolls.

Mr. Croteau said currently this is a property that is probably paying property tax because it is rented out to non-church members.

Mrs. Fitzgerald said they would need to check on that.

Mr. Ryan McLean, of MBV Engineering, said that he is the project engineer for this site and he has been sworn in. He is present today to answer any questions the Board may have.

Mr. Croteau asked since they are removing 20 affordable housing units, are there any existing residents who are being displaced.

Mr. Gene Waddell, Moderator for the Community Church, said that he has been sworn in. He reported that there were 14 units in the building. The Church already owned the duplex next door and was using it as storage. As he understood it, the seller of the apartment building owns about 700 rental units in this County. Nine (9) of the 14 apartments were occupied and were nearing the end of their lease and the people renting these units have been placed in other units that the seller has.

Mr. Croteau asked how many housing units in the neighborhood does the Church own.

Mr. Waddell said the Church owned three townhouses, which have been sold. They do not currently own any housing units.

Mr. Croteau said then this is the only parcel that the Church owns that has housing units on
Mr. Waddell answered yes.

Mr. Croteau said this community has a very large homeless and low income population and he was very concerned about removing affordable housing.

Mr. Waddell said that was a big concern and a big consideration of the Church when they purchased the property. They did not want to displace anyone and assisted every tenant in finding a new place to live. He noted that the building really is not inhabitable.

Mr. Croteau said then everyone has been relocated to other housing and no one is being displaced.

Mr. Waddell reported that the last tenant is moving tomorrow.

The Chairman opened the public hearing at 1:57 p.m.

Ms. Billie Wagner said that she is legally considered an adjacent land owner because she is directly across from the Church. There is nothing between her property and the Church’s property line except 20th Avenue. She referred to page four of staff’s report that states under the provisions regulating all conditional uses, “Neighborhood stability and impact on abutting properties shall be of prime importance in consideration of conditional use approval.” She asked what about adjacent properties. She felt that it should state, “an impact on the neighborhood.”

Mr. Lauffer asked Ms. Wagner, are you bringing this to the Board’s attention because she feels the project would have a negative impact on her property.

Ms. Wagner said that she brought it up because of the traffic generated by the Church. She said they have to have the Police there so there has to be a traffic problem.

Mr. McGarry said the Church is not expanding and would not be generating additional traffic.

Mr. Lauffer said if the Church was generating more traffic then Ms. Wagner’s position would come into play.

Mr. McGarry said yes if it could be determined by evidence, but there is nothing showing this project would generate more traffic.

Mrs. Peggy Lyon, Assistant City Attorney, noted that page four of staff’s report states, “If in the judgment of the planning and zoning board, based on evidence presented, the proposed use will create noise, traffic, odor, or other nuisances to a degree that it will be disruptive to abutting or nearby properties, the conditional use shall not be approved.” She explained that this does give the Board some discretion, but they have to base it on competent substantial evidence.

Mr. Croteau said they have 20 housing units that could be generating 40 trips per day so to him this plan is reducing the amount of traffic.
Mrs. Hillman said when the Church expanded, one of the conditions was that they have the Police there during their services and special events.

Mr. McGarry said that is correct.

Mr. Lauffer said that he is in that neighborhood a lot and to him what was there one year ago would make his wife nervous and what they are proposing today would be calming to her.

Ms. Wagner said that she would like the Church to increase their landscaping requirements above the minimum. She felt they should install some canopy trees in order to shade the parking area. She asked that they plant trees to give them a canopy rather than planting six-foot bushes.

Mrs. Minuse said the plan shows three (3) Live Oak Trees, nine (9) Crepe Myrtles, four (4) clusters of Sable Palm Trees, etc.

Mrs. Fitzgerald said they are also protecting nine (9) existing Live Oak Trees.

Ms. Wagner said they are Laurel Oak Trees, which are short lived trees. They do not have any existing Live Oak Trees.

Mr. McGarry said some of the trees are required, which means if they were to die the Church is required to replace them.

Mr. Croteau asked is it true that they are meeting the minimum of the landscaping requirements. He asked are they exceeding the minimum at all.

Mrs. Fitzgerald said they do meet the minimum and they are also increasing some of the requirements.

Mrs. Hillman asked were there any objections from the neighbors who are directly across from the proposed parking lot.

Mr. Waddell answered no.

Mr. Croteau said he understands that this piece of property was poorly maintained, that some tenants were not good neighbors, etc. He asked did the Church consider renovating the property and upgrading the use of the property in order to preserve and increase the character of the neighborhood.

Mr. Waddell said the Church wanted out of the landlord business. When the seller approached them they never considered renovating and operating it as an apartment house. He said even if someone purchased the building with the intention of renovating it, it would not be the low cost housing that it was because they would have to put a lot of money into it in order to make it habitable and to bring it up to code.

The Deputy City Clerk swore in Ms. Jeanne Jones.

Ms. Jeanne Jones, 2332 20th Avenue, said the apartment building is located directly behind her home. She said that she has been fighting with people who attend the Church over parking for the past 12 years because they park in front of her house. She is happy that the
building is coming down and she is happy there will be a parking lot located there, but she
does have some issues. She said that she has rodent service every month because she knows
the apartment building was loaded with rats and roaches. She wondered where they are all
going to go when they do the demolition. She read somewhere that any time there is
demolition like this that they are required to exterminate prior to demolition. It is a concern
to her on where they will run. Another issue is that even when there is parking at the Church
people are parking in front of her house. She did not believe people are going to park in the
parking lot and stop parking in front of her house.

Mr. Lauffer felt that having additional parking would help the situation.

Mr. Croteau said sometimes the City establishes resident parking in areas where there is a
parking conflict between residents and transients. He asked would this be possible in this
area.

Mr. McGarry thought that was possible. He said that he would speak with the Police Chief.

Mr. Croteau asked can the City put a condition for approval of the application that the
Church does mitigation of rodents.

Mr. McGarry thought that was a requirement under the demolition permit.

Mr. Waddell said when they put the addition on the Church a few years ago they started
using golf carts and they have about 10 to 12 people monitor the streets every Sunday so
people are not parking on the streets. He said that they would begin monitoring the parking
on 20th Avenue noting that this is the first he has heard there was an issue there.

Mr. McGarry reported that the Health Department requires extermination in any demolition.

The Chairman closed the public hearing at 2:48 p.m., with no one else wishing to be heard.

Mrs. Hillman reported that there has been a considerable amount of problems in that
apartment complex, such as crimes, drugs, prostitution, etc. She felt the parking lot would
alleviate a lot of problems with on-street parking. She felt that what is proposed is better
than what is currently there.

Mrs. Minuse made a motion to accept staff's recommendation (to approve the
Conditional Use and Site Plan Application #SP15-000002 with conditions listed in the
staff report). Mrs. Hillman seconded the motion and it passed 4-0 with Mrs. Hillman
voting yes, Mr. Croteau yes, Mrs. Minuse yes, and Mr. Lauffer yes.

V. PLANNING DEPARTMENT MATTERS

Mr. McGarry said they are cancelling the April 16th meeting as there are no cases to be heard. He
gave the Board a copy of the planning related Bills from the Florida Bill Tracking Report (on file in
the City Clerk’s office). The Bills that have a check mark are the ones that Mrs. Lyon has been
following.

VI. BOARD MEMBERS’ MATTERS

None
VII.  ADJOURNMENT

Today’s meeting adjourned at 3:01 p.m.

/sp
OVERVIEW

Project Description

The applicant is proposing to construct a 59 space overflow stabilized grass parking lot for an existing place of worship (Community Church of Vero Beach), including all applicable stormwater and landscape infrastructure and removal of two existing buildings (8,468 square feet of building area). Attachment A to this report provides a project description and fact sheet including general background and site information with details on project development specifications.

BACKGROUND

The project site is designated RM, Residential Medium on the Comprehensive Plan Future Land Use Map and the Zoning classification is RM-10/12, Multiple-Family Residential District. An accessory use (overflow parking lot) to an existing conditional use (Place of Worship) is a conditional use in the RM-10/12 Zoning District.

The subject property is located at the northwest corner of 23rd Street and 19th Avenue. The Community Church of Vero Beach is located south of the subject site across 23rd Street. The applicant is proposing to remove an existing 18 unit multi-family residential apartment building and a two unit duplex structure from the site and construct a new overflow parking lot with drainage and landscaping.

The project meets the definition of major and conditional site plan review and requires Planning and Zoning Board approval and a Neighborhood Meeting. On March 2, 2015 the applicant held a Neighborhood Meeting for the proposed project. The meeting was
SITE PLAN EVALUATION

Section 64.10 of the Code requires that all approved site plans meet certain pertinent general review, performance, and development standards. The staff finds that the proposed site plan meets these standards.

In particular, the most relevant standards for review of this project and staff’s specific analysis and findings regarding these standards are discussed below:

- Compliance with Land Development Regulations (Sec. 64.10(a)(6))

Analysis. The site plan’s compliance with all development regulations was reviewed by the Planning and Development, Public Works and other applicable departments. Attachment A provides information on how the project meets development regulations. The proposed site plan meets all open space, stormwater management, parking and landscape standards.

The proposed project is for overflow parking and not required parking. The required parking, including accessible parking, was approved as part of the existing Community Church site plan (SP-06-SP-1148C & SP-08-MC-110). The proposed overflow stabilized grass parking lot was reviewed and approved by the Public Works, Engineering Department, and found to meet Section 63.10 of the Code regulating surface requirements for parking areas. Specifically, the Code allows for non-paved parking subject to infrequent daily uses, such as churches or overflow parking for public assembly uses, except any required accessible parking.

Exterior lighting will be arranged to shield or deflect the light from adjoining properties and public streets and cutoff lighting will be used as noted on the proposed site plan.

Finding. The staff finds that the site plan is compliant with all pertinent provisions of the Land Development Regulations.

- Site design performance standards (Sec. 64.10(b))

(1) The proposed design and layout of driveways, parking and loading areas, and pedestrian travel paths will create no hazardous conditions or
conflicts for the parking of vehicles, unloading/loading of passenger and service vehicles, and internal movements of vehicles, pedestrians and bicycles.

**Analysis.** The proposed design and layout of the driveway and parking layout meet the land development code requirements and will not create hazardous conditions or conflicts.

(2) The proposed location and design of the site's ingress and egress points will not result in off-site traffic congestion or hazards in the immediate vicinity of the project.

**Analysis.** The site currently includes two ingress and egress points (Coral Court Apts. & the Duplex). The proposed project includes one ingress and egress point. The proposed project will eliminate one access point.

(3) The proposed arrangement of buildings, parking and unloading/loading areas, landscaping and site activities will not result in unreasonable and disruptive impacts on adjacent properties, in terms of noise, odor, traffic, debris and trash, the hours of operation, changes in traffic circulation patterns, or other relevant disruptive factors.

(4) The proposed arrangement of buildings, parking and unloading/loading areas, and outdoor uses and activities will not result in noticeable and direct adverse impacts on the safety, stability, and habitability of residential neighborhoods in the immediate vicinity of the project.

**Analysis.** The proposed project will remove an existing multi-family residential apartment complex (18 units) and a duplex (2 units). The proposed overflow parking lot project is an accessory use to the existing conditional use south of the subject property along 23rd Street (Community Church).

**Finding.** The staff finds that the proposed site plan is compliant with the performance standards of Section 64.10(b).

- **Site design conditional use standards (Sec. 64.10(d))**

See Conditional Use Evaluation section below.
CONDITIONAL USE EVALUATION

In the RM10/12 zoning district places of worship are conditional uses. The existing Community Church is an approved conditional use. The existing church use is not expanding as part of this application. The proposed overflow parking lot is an accessory use to the existing approved conditional use.

The following sections of the Code of Ordinances provide for specific regulations regarding conditional uses. The proposed project has been evaluated based on the regulations. A summary of the code sections and analysis are provided below:

- Conditional uses (Sec. 61.53)

In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the city planning and zoning board that the respective use complies with standards regulating conditional uses and complies with site plan review requirements:

Places of worship. [Community Church - Existing use]

- Provisions regulating all conditional uses (Sec. 61.54)

A conditional use may be permitted by the city planning and zoning board, provided the use is so designed, located, and proposed to be operated so that the public health, safety, and welfare are protected. Conditional uses will be considered on a case-by-case basis. Findings made in consideration of a conditional use are not justification for approval of other conditional uses. Neighborhood stability and impact on abutting properties shall be of prime importance in consideration of conditional use approval. Indicators of an unacceptable conditional use include the noise, traffic, and scale of a proposed use in relation to nearby uses. In addition to all criteria in the Code of Ordinances, the following criteria shall be considered in decision making relative to approval or denial of a conditional use:

(1) If in the judgment of the planning and zoning board, based on evidence presented, the proposed use will create noise, traffic, odor, or other nuisances to a degree that it will be disruptive to abutting or nearby properties, the conditional use shall not be approved.
(2) If in the judgment of the planning and zoning board, based on evidence presented, the scale of a proposed conditional use is determined to be inconsistent with existing or anticipated development in the vicinity, the conditional use shall not be approved. Indicators of scale shall be building bulk and height, open space, number of vehicle trips per day, and the number of parking spaces required in relation to a permitted use for the property.

(3) The use conforms to all applicable provisions of the district in which it is located.

**Analysis.** The existing Community Church conditional use is an approved use. The place of worship is not expanding the previously approved conditional use. This project is an accessory overflow parking lot to the approved conditional use.

**Finding.** The staff finds that the site plan is compliant with the above provisions regulating conditional uses as the proposed parking lot will not have a negative impact on neighborhood stability or abutting properties.

(4) Sites shall be located on an arterial or collector roadway as identified in the comprehensive plan or abutting an existing commercial district or professional, office, and institutional district thereby serving as a local transitional use between residential and commercially developed properties. Accessory parking lots shall not be subject to this requirement. Where not located on an arterial or collector roadway as identified in the comprehensive plan, the site shall not abut a single-family residential district.

**Analysis.** The accessory parking lot is not subject to this requirement as stated above.

**Finding.** Not applicable.

(5) The level of service on collector or arterial roadways either abutting or connected to a roadway segment which serves as access to the site shall operate at level of service "D" peak hour/peak season or better during predevelopment conditions, and the traffic impact of the proposed development shall not lower the level of service.

**Analysis.** The proposed overflow parking lot is an accessory use to the existing Community Church. The principal use (place of worship) is not expanding and therefore no new trips are being generated by the proposed overflow accessory parking lot. The roadways abutting the
project (23rd Street and 19th Avenue) are operating at level of service “D” peak hour/peak season or better and the proposed parking lot will not lower the level of service. The analysis has been confirmed by the city public works/engineering staff.

Finding. The staff finds that the site plan is compliant with the above provisions of the Land Development Regulations.

(6) All on-site utility lines, including telephone, cablevision and electric, shall be underground.

Analysis. There are no proposed on-site utility lines. The electric conduits for the parking lot lighting will be underground.

Finding. The staff finds that the site plan is compliant with the above provisions of the Land Development Regulations.

(7) A site plan application shall accompany all applications for conditional use.

Finding. Site plan has been submitted.

(8) For sites abutting or separated by a right-of-way from a single-family zoning district or a single-family use in any residential zoning district, the following requirements shall apply:

a. A 20-foot-wide landscape buffer shall be provided which includes one tree for every 40 linear feet along the common property line and screen of plant material a minimum of six feet in height which substantially obscures view of the site from the abutting site. Landscape material shall meet or exceed the specifications outlined in the Landscape and Tree Protection Ordinance. The owner of the abutting property shall have the option to select a solid, six-foot-high concrete block wall in place of the six-foot-high landscape screen. The cost of such wall shall be paid by the owner seeking the conditional use. Stucco and paint shall be applied to both sides of the wall.

Analysis. The site plan complies with the required 20’ foot wide landscape buffer on the west property line and the six feet in height hedge.

Finding. The staff finds that the site plan is compliant with the above provisions of the Land Development Regulations.
b. Stormwater retention areas shall not be located on any side of the building which faces the single-family residential property.

**Analysis.** No buildings are proposed and exfiltration trenches are being used.

**Finding.** The staff finds that the site plan is compliant with the above provisions of the Land Development Regulations.

c. Mechanical equipment shall not be located on any side of the building which faces the single-family residential property.

d. Wherever practical, dumpsters and/or solid waste containers shall not be located on the side of a building which faces residential property. In any event, dumpsters and/or solid waste containers shall be a minimum of 25 feet from abutting single-family residential property.

**Analysis.** No buildings are proposed. The accessory parking lot is not subject to these requirements.

**Finding.** Not applicable.

- **Specific provisions regulating conditional uses (Sec. 61.55)**

  (d) Places of worship:

  (1) The minimum site for places of worship shall be five acres; provided, however, that this restriction shall not apply to existing places of worship.

  (2) No main or accessory building or outside activity area shall be located within 25 feet of any side or rear lot line.

  **Analysis.** The accessory overflow parking lot is for an existing place of worship. No buildings or outside activities are proposed.

  **Finding.** Not applicable.

  (3) Accessory uses for places of worship may be located on other than the same lot as the principal use if the accessory use is on an abutting lot or is on a lot that would be abutting the lot with the principal use, except that it is separated from the principal use by only a right-of-way.
Analysis. The accessory parking lot is located across the street from the principal use (23rd Street) and therefore is separated from the principal use (Community Church) by right-of-way.

Finding. The staff finds that the site plan is compliant with this provision.

FINDINGS AND RECOMMENDATIONS

Based on the above analysis and findings, the staff finds that the proposed site plan application meets the provisions for site plan approval and recommends approval of the site plan subject to the following conditions:

1. During construction and after final grading, no surface water runoff may be directed to adjacent properties, and all surface water runoff must be routed to approved drainage facilities or retained on site. All runoff from the site, both during and after construction, must be free of pollutants, including sediment, prior to discharge.

2. The applicant shall provide the Department of Public Works with a copy of Notice of Commencement and shall be subject to random inspections for compliance with Section 73.33 (Erosion and Sediment Control).

3. The applicant shall obtain a City of Vero Beach right-of-way permit.

/cbf

Attachments
ATTACHMENT A
PROPOSED OVERFLOW PARKING LOT
FOR COMMUNITY CHURCH OF VERO BEACH
PROJECT DESCRIPTION AND FACT SHEET

PROJECT DESCRIPTION

A proposed 59 space overflow stabilized grass parking lot for an existing place of worship
(Community Church) and removal of two existing buildings (8,468 square feet of building area)

GENERAL INFORMATION

Application No.: #SP 15-000002
Location: NW corner 19\textsuperscript{th} Avenue/23\textsuperscript{rd} Street
Owner: Community Church of Vero Beach
Applicant: MBV Engineering, Inc.
Parcel ID #s: 33-39-02-00001-0240-00003.0
33-39-02-00001-0240-00004.0

SITE INFORMATION

Zoning/Future Land Use: RM-10/12, Multiple-Family Residential District & RM, Residential Medium
Existing Uses: Two Buildings (8,468 square feet) – residential apartments (18 units) and
duplex (2 units) – to be demolished
Area of Development: 2 parcels (0.72 ac/31,250 sq.ft.)
Surrounding Zoning:
North: RM-10/12, Multiple-Family Residential
East: RM-10/12, Multiple-Family Residential
South: RM-10/12, Multiple-Family Residential
West: RM-10/12, Multiple-Family Residential

Surrounding Existing Land Uses:

North: Multiple-Family Residential (Duplex)
East: Multiple-Family Residential (Duplexes)
South: Place of Worship (Community Church)
West: Professional Office/Single-Family Residential
## Development Specifications:

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<th>DEV. SPECS./CODE SECTION NO.</th>
<th>Required/ Proposed</th>
<th>Comments</th>
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<tr>
<td>Minimum Open Area (%) [Sec. 61.63]</td>
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<tr>
<td>Overflow parking (no required parking)</td>
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<tr>
<td>Parking (compact spaces) (max. 20%) (59 total)</td>
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<tr>
<td>Flood Zone</td>
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## Landscape Specifications:

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<td>Perimeter/Interior - Parking Area and Lot</td>
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<td>Landscape strip (width) (ft) [Sec. 61.54 (B) a.] (west)</td>
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<td>20</td>
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<td>Landscape strip (width) (ft) [Sec. 72.12 (b)]</td>
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<tr>
<td>Trees (1/40 feet)</td>
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<td>Hedges</td>
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<td>Max. number of trees allowed to be replaced by Palms [Sec. 72.13(b)] (25%)</td>
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<td>Large Canopy Trees [Sec. 72.13(b)] (33%)</td>
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<td>Tree Mitigation (2 trees &amp; 1 palm)</td>
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Comments:
1. Conditional use requirement.
2. Conditional use requirement.
The Neighborhood Meeting was held at Community Church for the new parking lot project proposed at 1901 23rd Street in Vero Beach.

Attached is the sign in sheet for the meeting, which was conducted by representatives of the Community Church and MBV Engineering, Inc. representative, Mr. Aaron Bowles, P.E.

The Community Church and MBV presented the project to the local property owners and residents. The project was discussed and a majority of the neighbors were in favor. Various questions regarding the proposed development were presented by the neighbors and were answered by the Church and MBV accordingly.

Meeting Adjourned at 6:30 pm.
## NEIGHBOR MEETING
March 2, 2015
6:00 pm

<table>
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<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Paul + Eve Arête</td>
<td>1828 Cogan Dr SE, Palm Bay Fl 32909</td>
</tr>
<tr>
<td>Judy Jones</td>
<td>2316-19 Ave</td>
</tr>
<tr>
<td>Paul Schwanbeck</td>
<td>2136 18 Ave</td>
</tr>
<tr>
<td>John Bieber</td>
<td>2425-19 Ave</td>
</tr>
<tr>
<td>Steve Hillman</td>
<td>2318 18B Ave</td>
</tr>
<tr>
<td>Larry Vandevy</td>
<td>1945 24 Ave</td>
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GOP: Obama giving migrants 'bonuses'

By Stephanie Eiden

WASHINGTON — Billionaire Donald Trump, the leading Republican presidential candidate, says President Barack Obama is giving illegal immigrants bonuses through a program that provides millions of immigrants with work permits without regard for the law. Trump, who is running a campaign centered on immigration, says the program is a form of amnesty and is one of the reasons he's running for president.

The program, known as the Deferred Action for Childhood Arrivals (DACA), was established in 2012 by the Obama administration. It allows certain young people who came to the United States as children to apply for temporary protection from deportation and the ability to work legally.

DACA has been criticized by some Republicans who say it is a form of amnesty for illegal immigrants. Trump has called for the program to be ended.

In his announcement, Trump said the program is a form of amnesty and is one of the reasons he's running for president.

Trump has called for the program to be ended.

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Trump has called for the program to be ended.
February 11, 2015

Subject: Neighborhood Workshop regarding the Site Plan for the property located at 1901 23rd Street Vero Beach, Florida

Dear Resident and Property Owner:

This letter shall serve as notification of a Neighborhood Workshop regarding the Site Plan for the property located at 1901 23rd Street. The workshop shall be held at The Community Church located at 1901 23rd Street; Vero Beach. The workshop shall be held on Monday, March 2, 2014 at 6 pm.

At the workshop the conceptual plan shall be presented for the new site plan. Anyone who needs a special accommodation for this workshop must contact the Church at 772-562-3633 at least 48 hours in advance of the workshop in order for compliance with the Americans with Disabilities Act (ADA).

Sincerely,

Shawna Stout
Director of Development
The Community Church of Vero Beach