



PLANNING & ZONING MEETING

City of Indian Harbour Beach, Florida

Wednesday, January 7, 2026, at 7:00 PM

Council Chamber | 2055 South Patrick Drive

AGENDA

Planning & Zoning Board

Bruce Moia – Chair

Jose Fuenmayor – Voting Member

Dan Green – Voting Member

Veronica Selivanova – Voting Member

Scott Syring – Voting Member

Linda Jimeian – Alternate Member

Staff

David Wiles – Building Official

Maria Lalonde – Administrative Assistant

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE FOLLOWED BY A MOMENT OF SILENT MEDITATION

3. ROLL CALL

4. EXCUSAL OF BOARD MEMBERS

5. ADDITIONS/DELETIONS OR CHANGES TO THE AGENDA, IF ANY

6. APPROVAL OF MINUTES

a. December 03, 2025 Minutes

7. UNFINISHED BUSINESS

8. NEW BUSINESS

a. Public Hearing: Ordinance No. 2025-10 Intersection Line of Sight

9. BOARD MEMBER COMMENTS

10. PUBLIC FORUM

11. ADJOURN

ALL PERSONS WISHING TO BE HEARD SHOULD APPEAR IN PERSON AT THESE HEARINGS OR SEND WRITTEN COMMENTS TO THE CITY CLERK. ALL PERSONS AND PARTIES ARE HEREBY ADVISED THAT IF THEY SHOULD DECIDE TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FSS 286.0105. IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), ANYONE WHO NEEDS SPECIAL ACCOMMODATION FOR THIS MEETING SHOULD CONTACT THE CITY CLERK AT 321-773-3181 AT LEAST 48 HOURS IN ADVANCE OF THIS MEETING.



Planning & Zoning Meeting

December 3, 2025

CALL TO ORDER

The meeting was called to order at 7:06p.m. By Board Member Scott Syring.

PLEDGE OF ALLEGIANCE FOLLOWED BY MOMENT OF SILENT MEDITATION

ROLL CALL

Board Member Scott Syring-present

Board Member Veronica Spiridon-present

Alternate Member Linda Jimeian-present (voting member with Bruce Moia's absence)

School Board Member Taylor Hughes-absent

Building Official David Wiles in attendance

Administrative Assistant Maria Lalonde in attendance

City Planning Consultant Kelly Delmonico in attendance

City Manager John W. Coffey, ICMA-CM in attendance

Chairman Bruce Moia-absent

Board Member Jose Fuenmayor-absent

Board Member Dan Green-absent

ADDITIONS, DELETIONS OR CHANGES TO THE AGENDA, IF ANY

There were no changes to the agenda.

APPROVAL OF MINUTES

Motion made by Board Member Syring to approve the Planning & Zoning Meeting Minutes from July 2, 2025, as presented, second by Board Member Spiridon, motion carried 3-0.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Kelly Delmonico presented the Annual Capital Improvements Element (CIE) Update. The board members recommended to approve Ordinance No. 2025-11 updating the City's Capital Improvement Element of the Comprehensive Plan which will be presented to City Council at their next meeting on December 9, 2025.

BOARD MEMBER COMMENTS

None.

ADJOURN

Board member Scott Syring adjourned the meeting at 7:19PM

X

Chairperson/Board Member



Planning and Zoning Board Meeting

City of Indian Harbour Beach, Florida

Wednesday, January 7, 2025

AGENDA ITEM

Ordinance No. 2026-02 Landscaping at Intersections

Attachments: Ordinance No. 2026-02
 Current figure in Sec. 107-08

Staff Recommendation:

Consider recommending approval of Ordinance No. 2026-02 to update landscaping standards at intersections.

Background Information:

At the March 4, 2025, FY26 Budget kickoff workshop, City Council members expressed frustration with the current level of code enforcement and directed staff to include an additional code enforcement officer in the FY26 Proposed Budget (ultimately, the new position was not included in the FY26 Approved Budget due to lower-than-anticipated property tax receipts) and increase enforcement efforts (previously mainly reactive and not proactive).

As part of staff's review of existing codes, the landscaping at intersections was identified as being excessive and unwarranted. The current code requires a triangle of cross-visibility of 40 feet to be clear of vegetation above 2.5 feet in height and did not specify where the triangle began (i.e., along the edge of the road or the edge of the right-of-way). At the October 14, 2025, City Council meeting, staff proposed reducing the distance to the triangle of cross-visibility to 25 feet and establishing the beginning of the triangle at the edge of the road.

The Planning and Zoning Board's recommendation will be forwarded to the City Council for the first reading of Ordinance No. 2026-02 on January 13, 2026.

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY OF INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA; AMENDING CHAPTER 107, LANDSCAPE CODE OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY; AMENDING SECTION 107-8, LANDSCAPING AT INTERSECTIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, INCORPORATION INTO THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, INCORPORATION AND AN EFFECTIVE DATE.

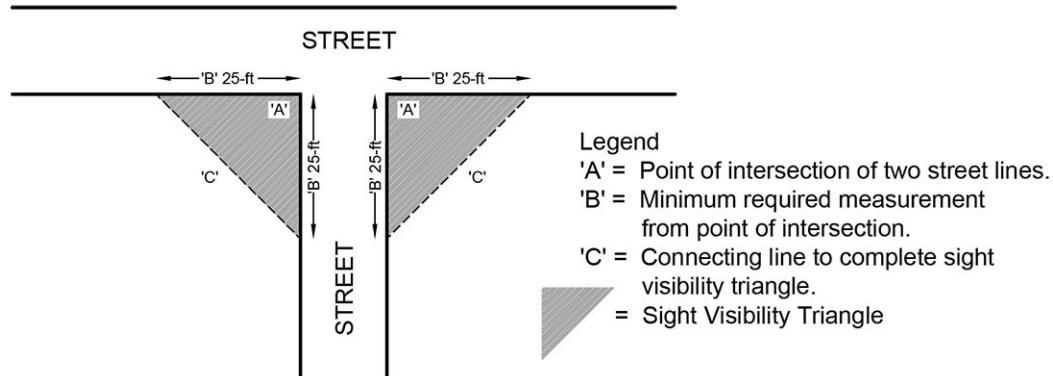
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA, as follows:

Section 1. Section 107-8 of Chapter 107 of the Land Development Regulations of the City of Indian Harbour Beach is amended to read as follows:

Sec. 107-8. - Landscaping at intersections and points of access to public rights-of-way.

(1) No landscaping, tree, fence or wall shall obstruct visibility at any intersection or at any point of access to a public right-of-way. Notwithstanding any other section of this chapter, the city shall have the authority to order the removal of any such landscaping, tree, fence or wall which is found to cause such obstruction of visibility.

(2) No hedge, plant, tree or other landscaping shall exceed two and one-half (2½) feet in height or have a canopy lower than six (6) feet in the area defined as the "triangle of cross-visibility" in Figure 1 below.



(Note to codifier, the new Figure 1 shown above should be inserted below Section 107-8 when codified. Figure 1 was amended from the current version).

Section 2: Conflicts. Any and all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflicts.

Section 3: Severability. If any provisions of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this and the provision of this Ordinance are declared severable.

Section 4. The City Clerk is hereby directed to incorporate the provisions of this ordinance into the City's Land Development Regulations.

Section 5. Effective Date. This ordinance shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA, ON THIS ____ DAY OF _____, 2026.

CITY OF INDIAN HAROUR BEACH
BREVARD COUNTY FLORIDA

A large, bold, black 'X' mark, likely a signature, enclosed in a rectangular box.

Scott Nickle
Mayor

ATTEST

A large, bold, black 'X' mark, likely a signature, enclosed in a rectangular box.

Nicole "Nikki" Gold
City Clerk

First Reading: January 13, 2026
Second Reading: January 27, 2026

Current figure in Section 107-8

(2) No hedge, plant, tree or other landscaping shall exceed two and one-half (2½) feet in height in the area defined as the "triangle of cross-visibility" in Figure 1 below.

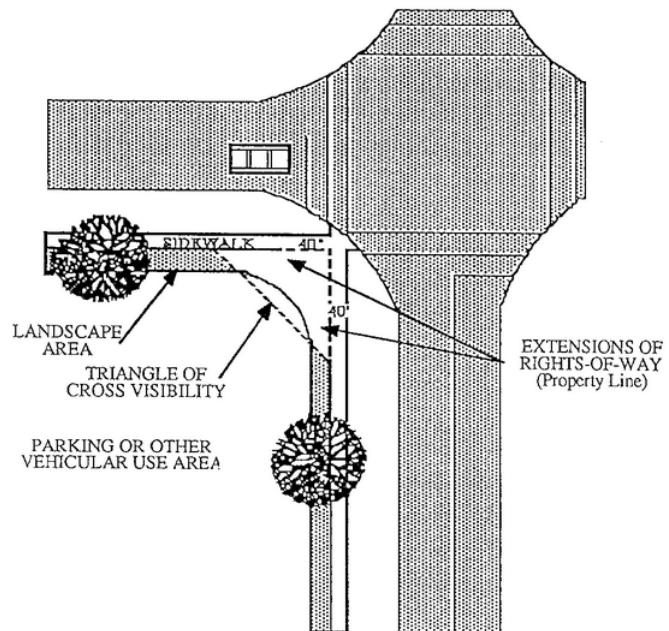


FIGURE 1