



PLANNING AND ZONING BOARD MEETING

City of Indian Harbour Beach, Florida

Wednesday, March 4, 2026, at 7:00 PM

City Hall 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. ADDITIONS, DELETIONS OR CHANGES TO THE AGENDA**
- 5. APPROVAL OF MINUTES**
 - a. Planning & Zoning Meeting: January 7, 2026
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
 - a. **Ordinance No. 2026-01 Storage of commercial trailers and watercraft**
- 8. BOARD MEMBER COMMENTS**
- 9. ADJOURN**

PLEASE NOTE: TWO OR MORE CITY COUNCIL MEMBERS MAY BE PRESENT IN THE AUDIENCE

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

City of Indian Harbour Beach, Florida

Wednesday, January 7, 2026 at 7:00 PM

Council Chamber | 2055 South Patrick Drive

MINUTES

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

Taylor Hughes – School Board Member

Staff

David Wiles – Building Official

Maria Lalonde – Administrative Assistant

1. CALL TO ORDER

The meeting was called to order at 7:00p.m. by Chairman Bruce Moia.

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

3. ROLL CALL

Bruce Moia – Chair - Present

Jose Fuenmayor – Voting Member - Present

Dan Green – Voting Member – Present

Veronica Selivanova – Voting Member – Present

Scott Syring – Voting Member – Present

Linda Jimeian – Alternate Member – Present

Taylor Hughes – School Board Member - Present

Also in attendance, David Wiles, Maria Lalonde and City Manager John W. Coffey, ICMA-CM

4. EXCUSAL OF BOARD MEMBERS

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

6. APPROVAL OF MINUTES

Motion made by Chairman Bruce Moia to approve the Planning & Zoning Meeting Minutes from December 3, 2025, as presented, seconded by Board Member Syring, motion carried 5-0.

7. UNFINISHED BUSINESS

8. NEW BUSINESS

a. Ordinance No. 2026-02: Landscaping Code – Intersection Line of Sight

The Planning and Zoning Board reviewed Ordinance No. 2026-02 on January 07, 2026, and voted to recommend that the City Council adopt Ordinance No. 2026-02 with the following conditions:

- Adding a reference to the diagram that the measure point is the edge of the pavement
- Modifying the diagram to show a curved corner with a dotted line showing where the 25-foot measurement point starts
- Add the triangle of cross-visibility requirement to the City's site plan review process

9. BOARD MEMBER COMMENTS

Bruce Moia spoke about a hanging tree on Marion Street and the hazardous conditions it creates.

Veronica Selivanova raised concerns about Parkside Place and School Road, noting that the street is very dark with little to no visibility.

Jose Fuenmayor discussed recent road accidents, asked about liability, and inquired about who is responsible for paying for tree trimming that affects lines of sight.

Dan Green spoke about issues on South Patrick Drive.

John Coffey addressed all questions and concerns raised by the speakers.

10. PUBLIC FORUM

Neal Yorio spoke about the original code and subsequent modifications and recommended adding dots to the image in **Ordinance No. 2026-02, Section 107-8**

David Nutt suggested that the board find a new way to formulate the measurement.

11. ADJOURN

Motion by Chairman Moia to adjourn the meeting at 7:25pm, seconded by Board Member Syring, carried 5-0.

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PLANNING AND ZONING BOARD
City of Indian Harbour Beach, Florida
Wednesday, March 4, 2026

AGENDA ITEM

Ordinance No. 2026-01 Storage of commercial trailers and watercraft

Cost: N/A

Attachments: Ord 2026-01 Trailer and watercraft parking revised_V4 12Feb26

Staff Recommendation:

Consider recommending approval of Ordinance No. 2026-01 to allow residents with home-based businesses to store business-related trailers and/or watercraft in front of their homes.

Background Information:

January 9, 2018

Ordinance No. 2017-10 was adopted by the City Council, changing the Code from allowing the parking of watercraft and trailers under 35 feet in length in front of homes to a prohibition of parking all watercraft and trailers unless they were parked to the rear of the front principal building line. Additionally, a maximum of 48-hour temporary parking was added to the Code.

March 4, 2025

At the 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)

May 13, 2025

At a City Council workshop, staff presented specific code enforcement issues (i.e., vague or unenforceable), one of which was the parking of watercraft and trailers. Staff presented options (i.e., strictly enforce, legalize with size/location limitations, or legalize all parking)—the City Council reached a consensus to start strictly enforcing the current prohibition after a sufficient public education effort.

Early July
Article in July/August Harbour Highlights

October 14, 2025
Code Enforcement agenda item at the City Council meeting. Staff proposed revising the enforcement mechanism for watercraft and trailer parking violations to mirror the process for RV parking violations, with the City Council's consensus to allow staff to develop an ordinance making the changes.

Late October
Article in November/December Harbour Highlights

Mid-November
Staff mailed courtesy letters giving homeowners 90 days' notice before a formal notice of violation letter would be mailed.
City Attorney Bohne developed Draft Ordinance No. 2026-01

December 9, 2025
In response to residents' concerns, the City Council directed staff to pause stricter enforcement and scheduled a workshop to discuss revising the current code prohibition against parking boats in front of single-family homes

January 14, 2026
After hearing from residents at a workshop, the City Council reached a consensus to have staff draft an ordinance allowing residents with home-based businesses to store business-related trailers and/or watercraft in front of their homes and to advertise this meeting and two City Council meetings in the next applicable *Harbour Highlights*.

The Planning and Zoning Board's recommendation will be forwarded to the City Council for the first reading of Ordinance No. 2026-01 on March 10, 2026.

ORDINANCE NO. 2026 - 01

AN ORDINANCE OF THE CITY OF INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA, AMENDING SECTION 16 OF ARTICLE XIII, SUPPLEMENTARY DISTRICT REGULATIONS, OF APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY RELATING TO PARKING AND STORAGE OF VEHICLES; AMENDING SECTION 16(c) REGARDING THE PARKING OF TRAILERS AND WATERCRAFT ON RESIDENTIAL PROPERTY; AMENDING SECTION 19-18 OF CHAPTER 19 OF THE CODE OF ORDINANCES OF THE CITY; PROVIDING FOR PARKING REGULATIONS FOR TRAILERS AND WATERCRAFT IN RESIDENTIAL ZONES; PROVIDING FOR CONFLICTS, SEVERABILITY, INCORPORATION AND AN EFFECTIVE DATE

WHEREAS, the City Council desires to promote harmony of residents within residential zoning districts; and,

WHEREAS, the City Council desires to afford trailer and watercraft owners a reasonable period of time for loading and unloading of personal items prior to and after using their trailer or watercraft; and,

WHEREAS, the City Council recognizes the current Code of Ordinances language regulating trailer and watercraft parking in residential zones has enforcement challenges; and,

WHEREAS, the City Council desires to preserve the residential character and aesthetics of residentially zoned areas of the City; and,

WHEREAS, limiting the parking of trailers and watercraft in residentially zoned areas of the City will promote the general health, safety and welfare and promote the residential character and aesthetics of residentially zoned areas of the City; and,

WHEREAS, the City Council desires to modify the parking regulations regarding trailers and watercraft in residential zones and enforcement mechanisms available to staff regarding violation of trailer and watercraft parking regulations; and,

WHEREAS, the City's Planning and Zoning Board on January 7, 2026, held a duly noticed public hearing, reviewed Ordinance No. 2026-01, and forwarded its recommendation to the City Council,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Indian Harbour Beach, Brevard County, Florida that:

SECTION 1: Section 16 (c) of Article XIII of Appendix A of the Code of Ordinances of the City is hereby amended and shall read as follows:

“Sec. 16. Parking and storage of vehicles.

- (c) ~~No Trailers and/or watercraft, shall may be parked or stored in any residential zoning classification in accordance with Section 19-18(g) of Chapter 19 of the Code of Ordinances of the City. , except to the rear of the front principal building line. Any such vehicles, regardless of their location, shall have attached, at all times, a current vehicle registration license plate or vessel registration, if applicable. A trailer or watercraft may be temporarily parked or stored on the paved portion of the owner's driveway for up to forty-eight (48) consecutive hours.”~~

SECTION 2: Section 19-18 of Chapter 19 of the Code of Ordinances of the City is hereby amended by adding a new subsection (g) to read as follows:

“Sec. 19-18. Stopping, standing, or parking prohibited in certain areas or spaces.

Within the incorporated areas of the city, except when necessary to avoid conflict with other traffic, or in compliance with law, or the directions of a police officer, other law enforcement, or official traffic control device, no person shall:

- (g) Park or store any trailer or watercraft, as defined in Article XIII, Section 16 of Appendix A of the Land Development Regulations, in any residential zoning classification, except as follows:

- (1) to the rear of the front principal building line and subject to the following:

- (a) Any such trailer or watercraft, regardless of their location, shall have attached, at all times, a current vehicle registration license plate or vessel registration, if applicable.
- (b) The active loading and unloading of a trailer or watercraft preparatory for or following an off-premises trip, but in no case shall the loading and unloading period exceed 48 hours in a seven-day period with the requirement that the 48-hour loading and unloading period shall consist of two 24-hour periods with an intervening 24-hour period when such trailer or watercraft is away from the premises.
- (1) A trailer or watercraft can only be parked for two (2) consecutive twenty-four (24) hour periods within a calendar week and said twenty-four (24) hour periods shall not be less than twenty-four (24) hours apart.
- (2) If a trailer or watercraft is moved before the end of one of the two (2) consecutive twenty-four (24) hour periods, the property shall not be credited for the unused time. Then the next 24-hour period cannot take place until there is an intervening 24-hour period. For example, if a trailer or watercraft is parked on a Monday from 8:00 a.m. to 5:00 p.m. the property owner will have to wait until at least Wednesday of that week at 5:00 p.m. for the next twenty-four (24) hour period to commence.
- (c) The parking or storing of a trailer or watercraft shall not be on any portion of a public or private right-of-way and shall not block any sidewalk.

(d) No portion of any trailer or watercraft parked on a residential lot shall be used as living quarters or occupied as living quarters.

(2) Commercial trailer or watercraft owned and operated by a resident or owned and operated by a business owned by a resident parked in front principal building line and subject to the following

(a) Residents who provide the City with two valid forms of proof of a business requiring the use of a trailer or watercraft, and pay the applicable permit fee, will be issued a parking decal.

(b) The parking or storing of a commercial trailer or watercraft shall not be on any portion of a public or private right-of-way and shall not block any sidewalk.

(c) (d) No portion of any commercial trailer or watercraft parked on a residential lot shall be used as living quarters or occupied as living quarters.

SECTION 3: Section 19-21(a)(1) of Chapter 19 of the Code of Ordinances of the City is hereby amended to read as follows:

“Sec. 19-21. - Penalties.

(a) Any person cited for a violation of sections 19-18, 19-19, or 19-20 of this article and Section 16 (c) of Article XIII of Appendix A of the Code of Ordinances of the City shall be deemed to be charged with a noncriminal violation and shall be assessed a civil penalty, if such penalty is paid within the time period in subsection 19-23(a), according to the following schedule:

(1) Thirty-five dollars (\$35.00) for a violation of subsections 19-18(a)(1) through (9); or 19-18(b)(5), ~~or (f) or (g).~~”

(2) Twenty dollars (\$20.00) for a violation of subsections 19-18(b)(1), (3), (4), and (6) through (8); 19-19.

(3) Fifty dollars (\$50.00) for a violation of subsections 19-18(b)(2) and (b)(9) and Section 16 (c) of Article XIII of Appendix A of the Code of Ordinances of the City

(4) One hundred dollars (\$100.00) for a violation of subsection 19-20.

Section 4: Conflicts. Any and all Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflicts.

Section 5: 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 6. The City Clerk is hereby directed to incorporate the provisions of this ordinance into the City’s Code of Ordinances.

Section 7: Effective Date. This Ordinance shall become effective 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 _____, 2025

CITY OF INDIAN HARBOUR BEACH
BREVARD COUNTY, FLORIDA

Scott Nickle
Mayor

ATTEST:

Nikki Gold
City Clerk

First Reading: March 10, 2026

Second Reading: March 24, 2026