



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.

X 

Chairperson/Board Member

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.