



PLANNING AND ZONING BOARD MEETING

City of Indian Harbour Beach, Florida

Wednesday, May 6, 2026, at 7:00 PM

City Hall Council Chamber | 2055 South Patrick Drive

MEETING MINUTES

Planning & Zoning Board

Bruce Moia – Chair

Jose Fuenmayor – Board Member

Dan Green – Board Member

Veronica Selivanova – Board Member

Scott Syring – Board Member

Linda Jimeian – Alternate Member

Staff

David Wiles – Building Official

Maria Lalonde – Administrative Assistant

1. CALL TO ORDER

Chair Moia called the meeting order at 7:00 pm

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

3. ROLL CALL

Administrative Assistant Lalonde called roll. In attendance were Chair Bruce Moia, Board Member Selivanova, Board Member Green and School Board Member Hughes. Also in attendance was Alternate Board Member Jimeian.

4. ADDITIONS, DELETIONS OR CHANGES TO THE AGENDA

None.

5. APPROVAL OF MINUTES

- a. Planning & Zoning Meeting 03.04.2026

Motion to approve minutes by Board Member Selivanova, seconded by Board Member Green, carried 4-0.

6. OLD BUSINESS

7. NEW BUSINESS

- a. **Ordinance No. 2026-07: Storage of watercraft and watercraft trailers**

The following spoke:

- Todd Alspaugh: 1214 Yacht Club Blvd
- Neil Yorio: 211 Wimico Drive

Motion by Board Member Green to deny the new ordinance as written and keep the original ordinance in place, seconded by Board Member Selivanova, carried 2-2 with Chair Moia and Alternate Board Member Jimeian opposing.

b.

Ordinance No. 2026-05: Administrative Platting Code Amendment

Motion by Board Member Green to approve Ordinance No. 2026-05 to comply with Florida law by providing for administrative approval of final plats, seconded by Board Member Selivanova, carried 4-0.

c.

Ordinance No. 2026-06: P-2 zoning code amendment

Motion by Board Member Green to approve Ordinance No. 2026-06 to reduce the minimum building setback from a right-of-way in the P-2 zoning district, seconded by Alternate Board Member Jimeian, carried 4-0.

d.

Ordinance No. 2026-08: Reasonable accommodation and recovery residences code amendment

The following people spoke:

- Todd Alspaugh: 1214 Yacht Club Blvd

Motion by Board Member Selivanova to approve Ordinance No. 2026-08 to comply with applicable law and adopt language that allows a process for reasonable accommodation, including for certified recovery residences, seconded by Board Member Green, carried 4-0.

8. BOARD MEMBER COMMENTS

9. ADJOURN

Meeting adjourned by Chair Moia at 8:04 pm.

X



Chairperson/Board Member