



Planning and Zoning Board

AGENDA

March 13, 2018

6:30 P.M.

City Council Chambers

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. with the Pledge of Allegiance by Chairman Liesenfelt.

2. ROLL CALL

Present were: Chairman Jim Liesenfelt
Vice Chairman Chris Jaudon
Board Member George Cronin
Board Member Anna Kapnoula
Board Member Jennifer Spagnoli
Board Member Rob Brothers
Board Member Paul Bernkopf

3. MINUTES

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Moved by Board Member Brothers, seconded by Board Member Kapnoula to approve the minutes as written. Motion passed, 7-0.

4. PUBLIC HEARING(S)

a. Small Scale Comprehensive Plan Map Amendment – Larry McGuire’s property as part of Oasis multi-family site - (SSA-2018-01)

Comprehensive Plan Amendment No. 2018-01 (SSA) proposes to amend the City’s Future Land Use map for newly annexed property from Brevard County RES-6 (Residential 6) to City of West Melbourne UD-RES (Urban Density Residential) land use designation.

Applicant: Construction Engineering Group, LLC agent for Larry McGuire
Location: 1720 S John Rodes Blvd.

The proposed Small Scale Amendment to the City's Future Land map will be acted upon by City Council with a recommendation from the Planning and Zoning Board.

Planner Curry presented the staff reports for the small scale amendment and the rezoning together but advised there needed to be two separate recommendation motions. She gave the background information including the location, size, existing use, proposed use, existing future land use designation and the proposed future land use designation. She explained the property was recently annexed into the City and is proposed to be combined with property to the west to use for ingress/egress to a proposed multi-family residential apartment complex. She talked about the surrounding future land uses to show compatibility of the proposed land use designation. She presented analysis on the maximum potential development of the proposed land use, and consistency with the City's Comprehensive Plan Future Land Use Element and Housing Element goals, objectives, and policies. She explained the rezoning request with analysis of the compatibility with the surrounding zoning. She stated the request is consistent with the land development regulations. She recommended the following motions:

1. Item 5a - Recommend approval to City Council of the small scale map amendment to change the future land use from Brevard County RES-6 (Residential 6) to City of West Melbourne UD-RES (Urban Density Residential).
2. Item 5b - Recommend approval of the rezoning request from Brevard County, AU (Agricultural Residential) to City of West Melbourne R-3 (Multiple-Family Dwelling) to City Council with the condition that the comprehensive plan map amendment is approved.

City Attorney Richardson advised the board regarding quasi-judicial proceedings.

Chairman Liesenfelt opened the public hearing.

Jake Wise, P.E., Construction Engineering Group spoke about the proposed apartments and how this annexation, comprehensive plan amendment and rezoning is an integral part of the apartment project development. He talked about the need for apartments for young professionals in the area and the location of having this property for a roadway to split traffic to two traffic signals on US 192 to help alleviate traffic on John Rodes Boulevard. He explained after this, the developer would begin the site plan review process and that's when many of the details about the project would be presented such as a traffic study. He added the project would connect to water and sewer, expand the city's water and sewer system and add a variety of housing in the City which is needed since the city has an overabundance of single-family residential.

Chairman Liesenfelt asked for any additional comments from the audience. Seeing none, he closed the public hearing.

Discussion Included:

- School concurrency will be evaluated with the overall apartment development as this property of less than an acre is under the threshold required as outlined in the interlocal agreement with the school board.
- The conceptual layout presented with the rezoning is only for presentation purposes for the rezoning application only and is not the definite layout of the apartment project.

- The development of the apartments will happen with or without this property because the land use and zoning are already established for apartment use on the property to the west.

Moved by Vice Chairman Jaudon, seconded by Board Member Spagnoli to recommend approval to City Council of the small scale map amendment to change the future land use from Brevard County RES-6 (Residential 6) to City of West Melbourne UD-RES (Urban Density Residential).

b. Rezoning – Larry McGuire’s property as part of Oasis multi-family site - (REZ-2018-01)

A request to rezone newly annexed property from Brevard County AU (Agricultural Residential) to City of West Melbourne R-3 (Multiple-Family Dwelling).

Applicant: Construction Engineering Group, LLC agent for Larry McGuire
Location: 1720 S John Rodes Blvd.

The proposed rezoning will be acted upon by City Council with a recommendation from the Planning and Zoning Board.

Moved by Board Member Kapnoura, seconded by Board Member Brothers to recommend approval of the rezoning request from Brevard County, AU (Agricultural Residential) to City of West Melbourne R-3 (Multiple-Family Dwelling) to City Council with the condition that the comprehensive plan map amendment is approved. Motion passed 7-0.

c. Code Amendment - Chapter 98, Zoning – Town Center Overlay – (LDR 2018-01)

Staff is proposing revisions to Chapter 98, Zoning Code, Town Center Overlay to add regulations and incentives.

Applicant: City of West Melbourne
Location: The code changes would impact properties in the Town Center Overlay Area of the City

The proposed code changes will be acted upon by City Council with a recommendation from the Planning and Zoning Board

6. PUBLIC COMMENT ON GENERAL MATTERS

No public comments.

7. PLANNING DIRECTOR REPORTS & BOARD MEMBER REPORTS

Planning Director Fischer advised there would be a meeting in April.

8. ADJOURN

Chairman Liesenfelt adjourned the meeting at 7:58 p.m.

Chairman Liesenfelt

Denise Curry, Planner