



Planning and Zoning Board

MINUTES

May 10, 2018

6:30 P.M.

City Council Chambers

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m., Thursday, May 10th 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 Paul Bernkopf

Absent was: Board Member Rob Brothers

Moved by Board Member Bernkopf, seconded by Board Member Kapnoula to excuse the absence. Motion passed 6-0.

3. MINUTES

Planning and Zoning Board Meeting of April 11, 2018

Moved by Vice Chair Jaudon, seconded by Board Member Kapnoula to approve the minutes as written. Motion passed, 6-0.

4. PUBLIC HEARING(S)

a. Development Agreement – Pineapple Cove Classical Academy (DA-2018-01)

A Development Agreement to provide for the extension of Norfolk Parkway and City utilities for Pineapple Cove Classical Academy on property located at 3455 Norfolk Parkway and more particularly described as follows:

Applicant: Pineapple Cove Classical Academy
Location: Remainder of Tract CC, Sawgrass Lakes Phase One, Plat Book 60
Page 52-63 and Tracts RD-12 and RD-13.

Planning Director Fischer presented the staff report. She explained the development agreement is between the City and Pineapple Cove Classical Academy for the extension of

Norfolk Parkway and the City water main and that the development agreement is processed with a recommendation from the Planning and Zoning Board which is forwarded to City Council for approval. She talked about the consistency of the agreement with the comprehensive plan and LDR's. She stated the developer and staff have worked on the agreement and the issues of the water main overdesign and upsizing, Norfolk Parkway extension, phasing and future development along with development approvals, concurrency, impact fee credits, permits and default for many months. Fischer showed an aerial of the school construction and outlined the obligations of the developer and the City for the water main. She also showed ground level photographs of the construction of Norfolk Parkway and outlined the obligations of the developer and the City regarding the extension of the roadway. She recommended the following motion: recommend that City Council approve the development agreement between the City of West Melbourne and Pineapple Cove Classical Academy at West Melbourne, Inc.

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

Discussion Included:

- Not a City requirement to build Norfolk Parkway beyond the school driveways but this extension is covered with the development agreement.
- Approximately ½ mile of roadway is to be constructed to the school entrance which is located about 400 feet east of the school's western property line.
- Maintenance bond for the watermain is generally after the infrastructure is approved, then the clock starts ticking on the 2 year timeframe.
- Jim Trauger, CEG Engineering explained the looping of the water system with the existing Sawgrass Lakes Subdivision.
- The five-year term of the development agreement is a carryover from other development agreements but is typical.
- Norfolk Parkway road construction extends to nowhere at this point in time but the long range plans are to extend it westward to the St. Johns Heritage Parkway.

Moved by Vice Chairman Jaudon, seconded by Board Member Bernkopf to recommend that City Council approve the development agreement between the City of West Melbourne and Pineapple Cove Classical Academy at West Melbourne, Inc. Motion passed 6-0.

5. PUBLIC COMMENT ON GENERAL MATTERS

No public comments.

6. PLANNING DIRECTOR REPORTS & BOARD MEMBER REPORTS

Planning Director Fischer informed the board regarding the planned start date of July 3rd for the intersection improvements at U.S.192 and Minton Road.

7. ADJOURN

Chairman Liesenfelt adjourned the meeting at 7:12 p.m.

Chairman Liesenfelt

Denise Curry, Planner