



MINUTES

September 10, 2019

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 Jennifer Spagnoli
Board Member Anna Kapnoula
Board Member Rob Brothers
Board Member Paul Bernkopf

Absent was: Board Member George Cronin

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 August 13, 2019

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

4. PUBLIC HEARING(S) –

a. Large Scale Comprehensive Plan Map Amendment – Heritage Parkway Commerce Center - (LSA-2019-03)

Comprehensive Plan Amendment No. 2019-03 (LSA) proposes to amend the City's Future Land Use map for property from Brevard County Residential 1, (RES-1) to City of West Melbourne P-I (Parkway Interchange) land use designation.

Applicant: Robert Robb, Robb and Taylor Engineering agent for Acquest Development

Location: West of Interstate 95, on the north side of U.S. 192 at the intersection of U.S. 192 and St. Johns Heritage Parkway

The proposed Large 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 as to whether to transmit the amendment to the State agencies or not.

Planning Director Fisher explained the presentation would be for both the Large Scale Map amendment and the rezoning but there needed to be separate motions. She stated the owner, size, existing use, proposed use, the Brevard County future land use and the proposed West Melbourne future land use. She talked about the analysis required by the state for future land use map amendments and how staff consulted with the Public Works Department and Jacobs, the city's sewer provider to make the determination on water and sewer capacity. She went over the surrounding future land uses and confirmed the request is consistent with Future Land Use goals, objectives, and policies as well as Multi-modal policy of the Comprehensive Plan. She went over the maximum potential development comparison if the property were developed in the county versus in the city and talked about how their concept plan is for industrial/office development and if that were to change then they would need city approval.

Planner Curry presented the rezoning request. She stated the current zoning is Brevard County AU and the proposed zoning is West Melbourne GTWY-I which is compatible with the proposed Parkway Interchange land use designation. She talked about the surrounding zonings and stated the request is consistent with the land development regulations and surrounding uses. She recommended the following motions:

1. Item 5a - Recommend to City Council to transmit the large scale comprehensive plan map amendment revising the future land use on the subject property from Brevard County RES-1 (Residential 1) to City of West Melbourne PI (Parkway Interchange).

2. Item 5b - Recommend to City Council approval of the rezoning request from Brevard County AU to City of West Melbourne GTWY-I with the condition that the comprehensive plan map amendment is approved.

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

Discussion Included:

- Floor Area Ratio (FAR) clarification – uses are maximum square footage and the concept plan clearly states coverages.
- A change to residential use would mean the concept plan would have to come back for approval.
- FDOT was consulted about possible u-turn issue and they advised there is no need to change the current design on U.S.192. The applicant talked about the traffic circulation for semi traffic and the possible driveway position changes based on finalization of the site plan.

Moved by Board Member Bernkopf, seconded by Board Member Kapnoula to recommend to City Council to transmit the large scale comprehensive plan map amendment revising the future land use on the subject property from Brevard County RES-1 (Residential 1) to City of West Melbourne PI (Parkway Interchange). Motion passed, 6-0.

b. Rezoning –Heritage Parkway Commerce Center - (REZ-2019-05)

A request to rezone property from Brevard County AU (Residential Agricultural) to GTWY-I (Gateway Interchange District).

Applicant: Robert Robb, Robb and Taylor Engineering agent for Acquest Development

Location: West of Interstate 95, on the north side of U.S. 192 at the intersection of U.S. 192 and St. Johns Heritage Parkway

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

Moved by Board Member Bernkopf, seconded by Board Member Kapnoula to recommend to City Council approval of the rezoning request from Brevard County AU to City of West Melbourne GTWY-I with the condition that the comprehensive plan map amendment is approved. Motion passed, 6-0.

5. PUBLIC COMMENT ON GENERAL MATTERS

No public comment.

6. PLANNING DIRECTOR REPORTS & BOARD MEMBER REPORTS

Planning Director Fischer talked about how staff has worked with Space Coast Massage on the maintenance of their landscaping enhancements from the funds used from the CRA Façade Grant Program from 2015. She discussed the Hammock Landing public user fee established by the developer of Hammock Landing and how it is not a tax. She spoke about the traffic in general in the city and how the plan is for Norfolk Parkway to be extended and connected to St. Johns Heritage Parkway to the west to create another way in and out of the Sawgrass Lakes neighborhood. She explained D.R. Horton has an emergency access plan which runs along the canal banks in case of an emergency but it would be difficult for normal vehicles to traverse. She updated the board regarding the several apartment complexes that were under construction in the city and advised the board there would be a P&Z meeting on October 9, 2019.

7. ADJOURN

Chairman Liesenfelt adjourned the meeting at 7:03 p.m.