



Planning and Zoning Board

MINUTES

October 9, 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 arrived at 6:40 p.m.
Board Member Jennifer Spagnoli
Board Member Anna Kapnola
Board Member Rob Brothers
Board Member Paul Bernkopf
Board Member George Cronin

3. MINUTES

Planning and Zoning Board Meeting of September 10, 2019

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

4. PUBLIC HEARING(S) –

- a. Small Scale Comprehensive Plan Map Amendment – The Cottages at Buena Vida – (SSA-2019-03) – request to postpone to November 12th**

Comprehensive Plan Amendment No. 2019-03 (SSA) proposes to amend the City's Future Land Use map for 7.73 acres of property from LD-RES (Low Density Residential to INST (Institutional) land use designation.

Applicant: Scott Glaubitz PE, B.S.E Consultants, Inc. agent for Buena Vida Estates, Inc.

Location: 270 Woodland Drive, along Woodland Drive directly north and adjacent to Cheddar's Restaurant.

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 as to whether to adopt the amendment or not.

Planning Director Fischer explained the items for The Cottages at Buena Vida needed to be postponed to the November Planning and Zoning Board Meeting.

Moved by Board Member Brothers, seconded by Board Member Cronin to postpone the small scale comprehensive plan map amendment until the November 12th Planning and Zoning Board Meeting. Motion passed, 7-0.

b. Rezoning and Initial Site Plan – The Cottages at Buena Vida – (REZ-2019-06) – request to postpone to November 12th

A request to rezone 7.73 acres of property from R-A (Residential Agricultural) to P-1 (Institutional District) accompanied by an initial site plan approval request for The Cottages at Buena Vida project.

Applicant: Scott Glaubitz PE, B.S.E Consultants, Inc. agent for Buena Vida Estates, Inc.

Location: 270 Woodland Drive, along Woodland Drive directly north and adjacent to Cheddar's Restaurant.

Moved by Board Member Cronin, seconded by Board Member Kapnoula to postpone the rezoning and initial site plan until the November 12th Planning and Zoning Board Meeting. Motion passed, 7-0.

c. Small Scale Comprehensive Plan Map Amendment – M-1 Canal Flow Re-division Station – (SSA-2019-04)

Comprehensive Plan Amendment No. 2019-04 (SSA) proposes to amend the City's Future Land Use map for 1.15 acres of property from UD-RES (Urban Density Residential) to INST (Institutional) land use designation.

Applicant: Richard Koller, PE, Jones Edmunds & Associates, Inc. agent for St. Johns River Water Management District

Location: Northern 1.15 acres of 205 Coastal Lane

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 as to whether to adopt the amendment or not.

Planning Director Fischer presented both the small scale comprehensive plan map amendment and rezoning and initial site plan request and staff reports together but

advised the board there needed to be separate motions for the three agenda items. She explained the applicant is St. John's River Water Management District, (SJRWMD) and the proposed use of the property is a stormwater pump station to divert stormwater back to the St. John's River. In order for that to happen the land use and zoning would need to be changed to Institutional. She advised the overall project would be described by Richard Koller, PE, agent for SJRWMD. She described the surrounding future land use designations and talked about the comprehensive plan review criteria. She presented analysis to show consistency with the future land use goal, objectives and policies and analysis regarding potential maximum impacts. She suggested the following future land use map amendment motion: recommend City Council approve the small scale future land use map amendment of the property located on the west side of Coastal Lane, north of U.S. 192 from Urban Density Residential to Institutional.

She talked about what makes the P-1 zoning different than other zoning districts and the initial site plan. She presented analysis to show compliance with the concept plan criteria and advised the board that if any significant changes were proposed they would be required to come back before the board with another concept plan. She suggested the following concept plan motion: recommend approval of the concept plan as a binding layout of the site. She talked about the rezoning request and the compatibility with the surrounding zoning. She stated the pump station is a permitted use in the P-1 zoning and is consistent with the land development regulations. She suggested the following rezoning motion: recommend approval of the rezoning request from Multiple-Family Residential (R-3) to Institutional (P-1) to City Council with the condition that the comprehensive plan amendment is approved.

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

Richard Koller, PE, agent for SJRWMD explained the project goals are to reduce stormwater discharges, reduce nutrient and sediment loads, and flow restoration to historical basins where feasible. He explained the pump station functionality in more detail.

Discussion Included:

- Setbacks – There will be no building so the setbacks would not be applicable.
- There was some discussion regarding pipe size at the pump station.

Moved by Board Member Cronin, seconded by Board Member Brothers to recommend City Council approve the small scale future land use map amendment of the property located on the west side of Coastal Lane, north of U.S. 192 from Urban Density Residential to Institutional. Motion passed, 7-0.

d. Rezoning and Initial Site Plan – M-1 Canal Flow Re-diversion Station – (REZ-2019-07)

A request to rezone 1.15 acres of property from R-3 (Multiple-Family Dwelling) to P-1 (Institutional District) accompanied by an initial site plan approval request for stormwater pump station as part of the Crane Creek, M-1 Canal Flow Restoration project.

*Applicant: Richard Koller, PE, Jones Edmunds & Associates, Inc. agent for
St. Johns River Water Management District
Location: Northern 1.15 acres of 205 Coastal Lane*

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

Moved by Board Member Cronin, seconded by Board Member Kapnoula to recommend approval of the concept plan as a binding layout of the site. Motion passed, 7-0.

Moved by Board Member Cronin, seconded by Board Member Kapnoula to recommend approval of the rezoning request from Multiple-Family Residential (R-3) to Institutional (P-1) to City Council with the condition that the comprehensive plan amendment is approved. Motion passed, 7-0.

5. TRANSPORTATION PLANNING ORGANIZATION (TPO)

- a) Space Coast TPO Executive Director Georganna Gillette to present overview of the TPO and status update on South County transportation projects
- b) Questions and Answers

Space Coast TPO Executive Director Georganna Gillette spoke to the board about the TPO, its duties and functions, and updated them on several transportation projects and answered questions from the board.

6. PLANNING DIRECTOR REPORTS & BOARD MEMBER REPORTS

Planning Director Fischer advised the board there will be a meeting in November.

7. ADJOURN

Chairman Liesenfelt adjourned the meeting at 7:36 p.m.