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Board of Adjustment

**MINUTES**

April 28, 2016

7:00 P.M.

City Council Chambers

**1. CALL TO ORDER**

Chairman Beckner called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

**2. ROLL CALL**

Present were, Chairman Rob Beckner, Vice Chair Steve Hinson, Board Members Larry French, Rachel McCreary, Catherine Ziebell and Daniel Schroeder. Absent was Board Member Dave Menzel.

Motion to excuse absence was made by Member Schroeder, seconded by Member French – motion carried 6-0.

Also present was City Attorney Morris Richardson, City Clerk Sue Frank and Planner Denise Curry.

City Clerk Sue Frank presented the 2015 Board of Adjustment Volunteer of the Year Award to Vice Chair Steve Hinson.

City Clerk Frank swore in the newly appointed Board Member Rachel McCreary.

**3. MINUTES**

Board of Adjustment Meeting Minutes of March 26, 2015

Motion to approve the minutes was made by Member Schroeder, seconded by Member Ziebell – motion carried 6-0.

Board of Adjustment Workshop Minutes of November 12, 2015

Motion to approve the minutes was made by Member French, seconded by Vice Chair Hinson – motion carried 6-0.

#### 4. PUBLIC HEARING(S) –

##### a. Testimony Life Church – Conditional Use Permit Request (CUP-2016-01)

A request for conditional use approval for a church in a storefront within the West Melbourne Business Center in the C-P, (Commercial Parkway District) as required in Section 98-364 (8) of the Code of Ordinances.

*Applicant:* Testimony Life Church  
*Representative:* Melvin Baskerville  
*Location:* 4195 West New Haven Avenue

Planner Curry presented the staff report which included the applicant, location, acreage, current zoning, and existing development information. She talked about the conditional uses listed in the C-P zoning district and the extra layer of review that a conditional use provides. She presented staff analysis to prove that the request is consistent with the general conditional use and church conditional use criteria listed in the Code. She stated that both sets of criteria have been met and recommended approval of the conditional use based on the analysis in the staff report with the following conditions:

1. Interior renovations allowed after receiving building permits.
2. No bus parking for church events.

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

Chairman Beckner opened the public hearing and asked for any comments from the audience.

Board Member Schroeder disclosed he had visited the site.

Mr. Baskerville, the applicant's representative spoke briefly regarding the project.

Discussion included:

- Location of the specific unit and existing conditions of the space.
- Designated parking is defined in the lease and meets parking ratios.
- The code was developed with small start-up churches in mind so if the church grows it will grow out of the smaller space and acquire their own property.
- Area for children to play – safety precautions have been taken.

Chairman Beckner asked for any additional comments. Seeing none. He closed the public hearing.

Motion to approve the conditional use permit/site plan with the staff recommended conditions was made by Member Schroeder, seconded by Member French – motion carried 6-0.

#### 5. REPORTS

##### 1. Planning Director

Planner Curry and City Attorney Richardson updated the board on new development and the Minton Road improvements from US 192 to Eber Blvd. She also advised there would not be a Board of Adjustment meeting for May.

##### 2. Board Members

There was some discussion about the process of Conditional use and being heard by the Board of Adjustment; difficulty of getting out of Westbrooke subdivision in the morning because of school traffic; the possibility of new schools in the West Melbourne area; and the Bob Evans Restaurant closing.

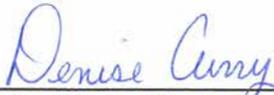
**6. PUBLIC COMMENTS**

**7. ADJOURN**

There being no further business, the meeting was adjourned at 7:28 p.m.



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Rob Beckner, Chairman



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Denise Curry, Planner

