



Planning and Zoning Board

MINUTES

October 12, 2017

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 Paul Bernkopf
Board Member Anna Kapnoula
Board Member Rob Brothers arrived at 6:35 p.m.
School Board appointed Board Member Monique Robson

Absent were: Board Member Jennifer Spagnoli

Moved by Vice Chairman Jaudon, seconded by Board Member Bernkopf to excuse the absences. Motion Passed, 5-0.

Also present were City Attorney Morris Richardson, Planning Director Christy Fischer, Planner Denise Curry and in the audience Council Member Mettrick.

3. MINUTES

Planning and Zoning Board Meeting of September 20, 2017

Moved by Board Member Kapnoula, seconded by Board Member Bernkopf to approve the minutes. Motion passed, 5-0.

4. PUBLIC HEARING(S) – Advisory Item(s)

- a. **Large Scale Comprehensive Plan Text Amendment – Town Center Overlay (LSA-2017-01 Adoption)**

Comprehensive Plan Amendment No. 2017-01 (LSA) proposes to amend the City's Visioning, Future Land Use, Transportation and Multi-Modal Transportation elements to add the Town Center Overlay land use designation and to revise existing goals, objectives and policies to be consistent with the aspirations of the new future land use designation.

Applicant: City of West Melbourne – finalization of policy changes from July

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

Planning Director Fischer presented both the Text Amendment and the Map Amendment together but advised the board to make two separate motions. She explained the difference between a text amendment and a map amendment and briefed the board on the process with the State of Florida for review. She advised the City received a "no adverse impacts" letter from the Department of Economic Opportunity (DEO). She gave a refresher on the Town Center Overlay and explained the underlying land uses are still commercial but this will provide a developer with additional information about how the city would like the area to develop. She reiterated the Text Amendment is to provide specific policies and the Map Amendment defines the area on the future land use map and the overlay is used as a mechanism to dictate development styles. She recommended the following two motions:

1. Recommend that City Council approve the adoption of the large scale text amendment to the City's comprehensive plan, creating a new future land use overlay designation, the "Town Center Overlay" and amending the goals, objectives and policies in the Future Land Use, Visioning, Transportation, and Multi-Modal Transportation elements.
2. Recommend that City Council approve the adoption of the large scale map amendment to the City's comprehensive plan, adding the new future land use overlay designation, the "Town Center Overlay".

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

Discussion Included:

- There were several suggested editorial changes regarding clarification of some of the policies and discussion why some of the language had been stricken from the policies.

Moved by Vice Chairman Jaudon, seconded by Board Member Bernkopf to Recommend that City Council approve the adoption of the large scale text amendment to the City's comprehensive plan, creating a new future land use overlay designation, the "Town Center Overlay" and amending the goals, objectives and policies in the Future Land Use, Visioning, Transportation, and Multi-Modal Transportation elements with the minor edits presented by the Planning and Zoning Board. Motion passed, 5-0.

b. Large Scale Comprehensive Plan Map Amendment – Town Center Overlay (LSA-2017-02 Adoption)

Comprehensive Plan Amendment No. 2017-02 (LSA) proposes to amend the City's Future Land Use map to add the Town Center Overlay land use designation.

Applicant: City of West Melbourne – finalization of map changes from August

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.

Moved by Board Member Brothers, seconded by Board Member Kapnola to Recommend that City Council approve the adoption of the large scale map amendment to the City's comprehensive plan, adding the new future land use overlay designation, the "Town Center Overlay". Motion passed, 5-0.

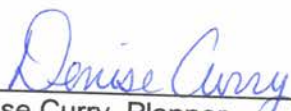
5. PUBLIC COMMENT

6. PLANNING DIRECTOR REPORTS & BOARD MEMBER REPORTS

Planning Director Fischer advised the board that there will be a November meeting. There was some general discussion regarding the School Board's proposal for redistricting.

7. ADJOURN

Chairman Liesenfelt adjourned the meeting at 7:31 p.m.



Denise Curry, Planner



Chairman Liesenfelt