



Planning and Zoning Board

MINUTES

March 9, 2021

6:30 P.M.

City Council Chambers

1. CALL TO ORDER

Chair Jaudon called the meeting to order at 6:30 p.m. with the Pledge of Allegiance.

2. ROLL CALL

Attending in person: Chairman Chris Jaudon
Vice Chair Rob Brothers
Board Member Jennifer Spagnoli
Board Member Anna Kapnoula
Board Member Paul Bernkopf (attending remotely by Zoom)
School Board Appointed Board Member Jennifer Parkerson (attending remotely by Zoom)

Absent: Board Member Jim Liesenfelt

Moved by Vice Chair Brothers, seconded by Board Member Kapnoula to excuse the absence. Motion passed, 5-0.

Staff present in person: City Attorney Morris Richardson, Planning Director Christy Fischer and Planner Denise Curry.

3. MINUTES

Planning and Zoning Board Meeting of February 10, 2021

Moved by Vice Chair Brothers, seconded by Board Member Spagnoli to approve the minutes as written. Motion passed, 5-0.

4. PUBLIC HEARING(S) –

a. **Small Scale Comprehensive Plan Map Amendment – Epoch West Melbourne – (SSA-2020-01)**

Comprehensive Plan Amendment No. 2020-01 (SSA) proposes to amend the City's Future Land Use map for 5.37 acres of property from COM (Commercial) to UD-RES (Urban Density Residential) land use designation.

*Applicant: Jake Wise PE, Construction Engineering Group, LLC agent for
Epoch West Melbourne
Location: 3685 Minton Road*

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.

City Attorney Richardson briefed the board on quasi-judicial procedures and disclosures.

Vice Chair Brothers disclosed that he had spoken with Rusty Melle, a representative of Promise about this request but nothing specific, Mr. Melle had just asked his thoughts.

Planner Curry presented the staff report. She gave the background on the request including the applicant/owner, size of the property, existing and proposed use, existing and proposed future land use designation and the existing and proposed zoning. She advised both the small scale comprehensive plan amendment and rezoning would be presented together but there needed to be two separate motions.

She talked about the future land use map and why there is a process to change it. She presented the future land use map showing the current and proposed future land use for the subject property and talked about the surrounding properties existing uses and future land use designations. She explained that the MD-RES properties to the south and adjacent to this site are located in the Palm Bay Road Overlay and are limited to 5.5 dwelling units per acre instead of the 10 units per acre allowed by MD-RES.

She presented the surrounding properties future land use designation and stated staff evaluates consistency with the goals, objectives and policies in the comprehensive plan. She explained that staff does an analysis regarding the maximum infrastructure and service impacts to water, sewer drainage and solid waste and staff consults with the City's water and sewer departments and there are no capacity issues to serve the site.

She presented the comparison analysis of the maximum impacts between the current and the proposed future land use designation and stated there is an elimination of potential commercial development. It is the developer's intention to combine the subject property with the property to the south and develop an apartment community. She stated that apartments generate fewer trips than commercial property.

She addressed the school concurrency information from the school board on the capacity of Meadowlane Elementary and Melbourne High Schools and explained that since there is not sufficient capacity at those two schools to serve the potential students from this development at this time. However, adjacent school concurrency areas could serve potential students. She stated that the proposed land use change is consistent with the future land use goals, objectives and policies.

She talked about the rezoning request and presented the surrounding properties zoning stating that the requested zoning is compatible with the surrounding zonings. She stated the

proposed use of apartments is permitted in the R-3 zoning district. She presented the concept plan and explained it is illustrative only at this point. She recommended the following motions:

- Item 5a –Recommend approval to City Council of the small scale future land use map amendment SSA 2020-01 to change the future land use from COM (Commercial) to UD-RES (Urban Density Residential).
- Item 5b Rezoning – Recommend approval to City Council of rezoning 5.37 acres from C-1 (Low Density Commercial) to R-3 (Multiple-Family Residential) to City Council with the condition that the comprehensive plan map amendment is approved.

Chairman Jaudon opened the public hearing.

Jake Wise, P.E., Construction Engineering Group spoke on behalf of the applicant. He stated that this is the first step in the applicant's plans to develop apartments on this property and the property to the south as an infill/re-development project. He talked about the utility lines that are located adjacent to the property being available to connect and there are no protected species on site.

Discussion Included:

- Accessibility on Minton Road as shown in the rezoning concept plan is not ideal since it is lined up with Carriage Gate Drive on the west side of Minton Road.
- Clarification of the potential billboard location near Promise.
- Planning Director Fischer stated it makes sense for this 5.37 acre property to be combined with other properties to be developed since a triangular shape property limits building opportunities.
- Whether LD-RES was considered. LD-RES does not support apartment development only single-family residential development.
- Clarification on what properties would be combined to be developed.
- Planning Director Fischer gave an explanation of the properties and density that would be combined to develop the apartments.
- Ultimately the driveway/access point on Minton Road will be determined by Brevard County but more than likely will be farther to the south than shown on the rezoning concept plan.
- The wooden bridge and driveway on Norfolk Parkway access to Promise is owned by Promise and would be the primary access.
- School capacity – Adjacent concurrency areas are being looked at and at this time, it is not a final determination. Thomas Ciserano, Epoch Residential explained potential residents will be informed of the schools their children will attend. Jake Wise stated there is a process with the school board for school attendance during site development.

Chair Jaudon asked for any additional comments from the audience.

Thomas Krell, 3892 Peacock Drive, Melbourne, FL 32904 stated he is a resident of Carriage Gate Subdivision and the residents are concerned with the driveway shown on the conceptual plan and its location on for the proposed apartments and Carriage Gate opposes additional traffic. He stated that they have worked closely with Brevard County to come up with a solution for safe maneuvering from Carriage Gate Drive onto northbound Minton Road.

Chair Jaudon explained the rezoning concept plan is not binding but during the site plan process several jurisdictions are involved in the review and there will be a public hearing on

the site plan issues, one of them being the access and it would be appropriate to come back at that time to voice concerns. He added that the traffic analysis shows a move in the right direction with a reduction in the number of trips based on the proposed use of apartments in comparison with a commercial development.

Thomas Ciserano, Epoch Residential confirmed that the rezoning concept plan had been submitted in advance of Brevard County's Carriage Gate solution but when they come back for initial site plan review, the site plan should reflect that solution.

Chair Jaudon asked for any additional comments from the audience. Seeing none, he closed the public hearing.

Moved by Vice Chair Brothers, seconded by Board Member Spagnoli to recommend approval to City Council of the small scale future land use map amendment SSA 2020-01 to change the future land use from COM (Commercial) to UD-RES (Urban Density Residential). Motion passed, 5-0.

b. Rezoning – Epoch West Melbourne – (REZ-2020-03)

A request to rezone 5.37 acres of property from C-1, (Low Density Commercial) to R-3, (Multiple-Family Dwelling).

*Applicant: Jake Wise PE, Construction Engineering Group, LLC agent for
Epoch West Melbourne
Location: 3685 Minton Road.*

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

Moved by Board Member Spagnoli, seconded by Vice Chair Brothers to recommend approval to City Council of rezoning 5.37 acres from C-1 (Low Density Commercial to R-3 (Multiple-Family Residential) to City Council with the condition that the comprehensive plan map amendment is approved. Motion passed, 5-0.

6. PUBLIC COMMENT ON GENERAL MATTERS

7. PLANNING DIRECTOR REPORTS

Planning Director Fischer advised the board there will be a meeting in April. She updated the board regarding the Minton Road Feasibility Study presentation to City Council by the Space Coast Transportation Planning Organization.

8. BOARD MEMBER REPORTS

9. ADJOURN

Chair Jaudon adjourned the meeting at 7:37 p.m.