



Planning and Zoning Board

**MINUTES**

August 4, 2022

6:30 P.M.

City Council Chambers

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Present: Chair Chris Jaudon  
Vice Chair Rob Brothers  
Board Member Vernon Anderson  
Board Member Paul Bernkopf  
Board Member Anna Kapnoula

Absent: Board Member Jim Liesenfelt  
Board Member Jennifer Spagnoli

Staff present: Planning Director Christy Fischer  
Planner Denise Curry

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

**3. MINUTES**

Planning and Zoning Board Meeting of July 12, 2022

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

**4. PUBLIC HEARING(S) –**

Planning Director Fischer informed the board of the applicant's request to postpone the agenda items 4a, b, and c until the September 13, 2022, Planning and Zoning Board Meeting. She recommended the following motion:

Continue the public hearing for the future land use map amendment, rezoning, development agreement and staff's proposed zoning district mixed use changes until September 13, 2022 so that the development team can make changes to the development agreement.

Moved by Board Member Bernkopf, seconded by Board Member Kapnoula to continue the public hearing for the future land use map amendment, rezoning, development agreement and staff's proposed zoning district mixed use changes until September 13, 2022 so that the development team can make changes to the development agreement. Motion passed, 5-0.

**a. Code Amendment to the Land Development Regulations – Chapter 98, Zoning, Community Redevelopment Area Districts (C-NH and C-W) – Mixed Use Regulations – (LDR 2022-03) –**

A proposed code amendment to Chapter 98, Zoning, Article III. Districts, Division 21, Community Redevelopment Area Districts (C-NH and C-W) to amend regulations for mixed use development and provide updates to the 2017 use table.

*Applicant: City of West Melbourne*

*Location: Community Redevelopment Area Districts (C-NH and C-W)*

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

**b. Preliminary Plat – ITG Townhomes at Pinecrest – 1425 Wickham Road (SSA-2022-06)**

A request for a preliminary plat approval for the 3.46 acre site located at 1425 Wickham Road for a mixed use subdivision consisting of two (2) mixed use commercial/residential lots and twenty (20) single-family townhome lots conditioned on approval of a development agreement for a mixed use master plan.

This property is located at the southeast corner of the intersection of South Wickham Road and Pinecrest Avenue in the City's Community Redevelopment Area.

*Applicant: Jim Trauger agent for developer ITG*

*Location: 1425 Wickham Road, West Melbourne, southeast corner of the intersection of S. Wickham Road and Pinecrest Avenue.*

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

**c. Development Agreement – ITG Townhomes at Pinecrest – 1425 Wickham Road (SSA-2022-06)**

A request for a development agreement for a mixed use master plan for the 3.46 acre proposed mixed use subdivision located at 1425 Wickham Road which provides development standards and restricts the development of the property.

This property is located at the southeast corner of the intersection of South Wickham Road and Pinecrest Avenue in the City's Community Redevelopment Area.

*Applicant: Jim Trauger agent for developer ITG  
Location: 1425 Wickham Road, West Melbourne, southeast corner of the  
intersection of S. Wickham Road and Pinecrest Avenue.*

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

## **5. PLANNING DIRECTOR REPORTS**

Planning Director Fischer discussed the table of residential units that was given to the Planning and Zoning Board Members for information purposes.

There was some discussion amongst the board regarding the number of residential units and the annual population projections from BEBR/University of Florida.

## **6. BOARD MEMBER REPORTS**

## **7. ADJOURN**

Chairman Jaudon adjourned the meeting at 6:55 p.m.