



Planning and Zoning Board

MINUTES

September 13, 2022

6:30 P.M.

City Council Chambers

1. CALL TO ORDER

Chairman Jaudon called the meeting to order at 6:38 p.m. with the Pledge of Allegiance.

2. ROLL CALL

Present: Chair Chris Jaudon
Vice Chair Rob Brothers
Board Member Vernon Anderson
Board Member Anna Kapnoula
Board Member Jim Liesenfelt
Board Member Jennifer Spagnoli

Absent: Board Member Paul Bernkopf

Staff present: Planning Director Christy Fischer
Planner Cynthia Snay

Moved by Board Member Brothers, seconded by Board Member Kapnoula to excuse the absence. Motion passed, 6-0.

3. MINUTES

Planning and Zoning Board Meeting of August 4, 2022

Moved by Vice Chair Brothers, seconded by Board Member Liesenfelt to approve the minutes. Motion passed, 6-0.

4. PUBLIC HEARING(S) –

Planning Director Fischer informed the board of the applicant's request to postpone agenda items 5a, b, and c until the October 12, 2022, Planning and Zoning Board Meeting. She introduced Acting Attorney Cliff Repperger to the Board. She requested direction whether the Board should

use the terms “postpone” or “continue”, and what wording is acceptable. Attorney Repperger indicated either was acceptable and it would be up to the Board.

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 October 12, 2022 so that the development team can make changes to the development agreement.

Moved by Board Member Spagnoli, seconded by Board Member Brothers to postpone the public hearing for the future land use map amendment, rezoning, development agreement a, b, c and staff’s proposed zoning district mixed use changes until October 12, 2022 so that the development team can make changes to the development agreement. Motion passed, 6-0.

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) – POSTPONED

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) - POSTPONED

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) - POSTPONED

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.

d. Code Amendment to the Land Development Regulations – Chapter 74, Development Standards – Parking Regulations – (LDR 2022-04) –

A proposed code amendment to Chapter 74, Development Standards, Article II. Off-Street Parking and Loading Areas and access, updating the parking codes.

Applicant: City of West Melbourne

Location: Citywide

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

Planning Director Fischer presented the staff report. She requested that the Board provide input on any additions or changes the board feels is appropriate. She explained this is a staff proposal to amend the "parking code" with revisions to Chapter 74 and that the last time the parking code was updated was in 2009. Exhibit A which is attached to the staff report, will get attached to the Ordinance and become the new parking code.

She stated that Staff had researched other jurisdictions parking standards and the results were depicted on page 3 of the staff report and requested that the Board refer to this chart.

Director Fischer explained the changes to Section 74-53 to ensure that the code is consistent with the landscape code. She also presented proposed changes to Section 74-54 to reduce the size of parking spaces to 17 feet when adjacent to a property line and perimeter landscaping.

She indicated that the primary changes were in the ratios of parking in Section 74-55. The code did not have a ratio for car washes. Staff has struggled with determining the total number of parking spaces required for a car wash. The current code gives a default if the use is not one of the 33 listed uses, a parking study can be required or go to a use that is similar in nature. The City of Melbourne is one of a few Brevard municipalities requiring car wash parking spaces and the ratios that are being used appear to be working. She further described the three proposed types of car wash establishments and their parking codes.

She then discussed the Entertainment Center use. She described how the use would work by stating if one of the small older strip plazas is redeveloped into an entertainment facility this is not retail and we have to think of it in a different way. The second example is an enterprise known as Sprengergarten's, a banquet facility on Eber Boulevard. They built with the intent to have a banquet facility which can be rented out. We didn't have a parking ratio for that type of use, we were able to calculate a parking ratio based on restaurant use, which may not be sufficient as the use is not a turnover like a restaurant where you leave after one hour. The ratio proposed by staff for an entertainment center of 1/3 seat + 1/employee + 1/100 square feet of accessory use

appears reasonable. An accessory use is an alternate use in addition to the main use and there would still be a way to capture the parking for that use for entertainment centers.

Director Fischer then discussed the mixed use category and discussed the shared parking methodology. She indicated that this an established methodology developed by the Urban Land Institute (ULI) and addressed in their publication, "Shared Parking". The concept of shared parking is to capture an audience in one area if they are using multiple businesses, since there is a chance that they stay in one parking space and walk to another, so you don't have to duplicate parking spaces. However, there is a greater likelihood that users will drive from one place to another which is why a maximum 25% reduction is proposed.

She then discussed the shopping center category. This issue has frequently been discussed with plaza owners. Currently, in the City you are either retail or restaurant and there is not a parking standard for a shopping center. Uses in shopping centers are individually classified and each use has to prove sufficient parking exists on site. The City has made a number of the centers undergo a mini parking study, to prove that with the hours of operation and the different types of uses allow for sufficient parking on site. Many municipalities have adopted a shopping center parking ratio that allows for different types of uses under one specific ratio. As part of the research, Staff reviewed the existing parking in several shopping centers in the city limits to determine the impact of the following ratios: 1/300 square feet (existing), 1/275 square feet, 1/250 square feet, 1/200 square feet. One of the goals of this change was to minimize the creation of nonconforming shopping centers. She further pointed out that a clause was added that provides for uses that existed prior to the Ordinance going into effect would be grandfathered if they did not provide enough parking at 1 space/275 square feet.

She identified the final category of movie theaters. There was once a thought that a theater would always be in a shopping center. Today many theaters stand alone.

She recommended the following motion:

Based on the analysis and discussion in this staff report, staff suggests that the Planning and Zoning Board make a motion to recommend to City Council to approve parking code revisions.

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

Discussion Included:

- Golf cart and motorcycle parking. There was some discussion that each of these would be classified as a vehicle and would fall into a standard parking space.
- Parking preference is 1/300 square feet, but a ratio of 1/275 square feet can reduce the appearance of a sea of parking.
- Overflow pervious parking area (grass parking)
 - Environmental concerns – cars dripping oil, drainage system with skimmers.
 - Green space on property going forward with a difference between 1/300 and 1/275 being green parking.
- Size of shopping center what would be a good midpoint to determine size of center to provide more parking vs less parking.
- Check and correct parking on table on page 4 for Hammock Landing and square footage for Palm Bay Corners.
- Keep parking as is current at 1/300 for large shopping centers.

- Car Wash
 - Eliminate the requirement of parking for bays and only require at vacuum for fuel stations and self-service.
- Theaters
 - The City should be competitive and consistent with Melbourne, to attract theater. The City should adopt the same parking standard as the City of Melbourne (<100,000 - 1/6 seats and >100,000 square feet -1/8 seats). The City could differentiate from Melbourne by a parking ratio of <100,000 square feet - 1/5 seats and >100,000 square feet - 1/7 seats.
 - Minimize requirements for parking ratios but we don't want to have too little parking either.
 - Sea of unused blacktop is not what we want.

Moved by Board Member Kapnoula, seconded by Board Member Anderson to recommend to City Council to approve the parking code changes as presented by staff. Motion failed, 2-4, with Board Members Liesenfelt, Spagnoli, Brothers and Jaudon voting nay.

Moved by Board Member Liesenfelt, seconded by Board Member Spagnoli to recommend to City Council to approve the parking code changes with the following modifications: 1/300 parking spaces for shopping center and staff to determine dividing line centers to use 1 space/275 square feet requirement; eliminate one space per bay for car washes depicted in Section 74-55(a)(6) a and c; movie theaters to be at a ratio <100,000 1/6 seats and >100,000 1/8 seats; and Section 74-56(b) change to City Manager or his designee. Motion passed, 4-2, with Board Members Kapnoula and Anderson voting nay.

5. PLANNING DIRECTOR REPORTS

Planning Director Fischer discussed the prior nights Visioning Session on the Comprehensive Plan 2040 update. She also discussed the upcoming virtual workshop on the Comprehensive Plan 2040 that was sent to the Planning and Zoning Board Members for information purposes.

6. BOARD MEMBER REPORTS

No reports.

7. ADJOURN

Chairman Jaudon adjourned the meeting at 7:48 p.m.