



Planning and Zoning Board

**MINUTES**

June 11, 2019

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 arrived at 6:49 p.m.  
Board Member George Cronin  
Board Member Jennifer Spagnoli  
Board Member Rob Brothers

Absent were: Board Member Paul Bernkopf  
Board Member Anna Kapnoula

Moved by Board Member Cronin, seconded by Board Member Brothers to excuse the absences. Motion passed, 4-0.

**3. MINUTES**

Planning and Zoning Board Meeting of May 14, 2019

Moved by Board Member Brothers, seconded by Board Member Cronin to approve the minutes as written. Motion passed, 4-0.

**5. FINAL PLAT – “Coastal Commerce Center” 3<sup>rd</sup> Replat – (FP-2019-01)**

The applicant is requesting approval of a re-plat of only Lot H-3 at the shopping center known as “Coastal Commerce Center”. Tract H-3 would become 2 commercial lots, H-4 and H-5. The final plat for Coastal Commerce was approved in 2009. At that time the tenants for the shopping center were unknown. The developer has secured a potential property owner for Lot H-4 and has submitted the re-plat.

*Applicant: Melbourne 95 New Haven, LLC*  
*Location: Corner of I-95 and New Haven Avenue, Coastal Commerce Center south of Holiday Inn*

The Planning and Zoning Board provides their recommendation on whether the re-plat of the subdivision (final plat) meets minimum code requirements. The necessary infrastructure has been extended throughout the shopping center and will be completed with the new construction.

Planner Curry presented the staff report about the replat. She gave the background information and explained the history of development along with the proposed tract changes. She explained the proposed tract H-4 is planned to be sold and developed by a hotel and the remaining tract H-5 would contain utility and stormwater easements which could not have a building placed on top of them. She added that a parking lot could be placed on top of easements on Tract H-5 and the developer has stated he will place a parking lot there. She talked about the existing tract "I" in the corner of the existing plat and the need for this tract which contains a hill and landscaping be maintained. She showed pictures of the vacant tracts and the overgrowth on tract "I". She presented analysis which showed consistency with the land development regulations and talked about the city reviews regarding the infrastructure. She added that all outside agency permit requirements must be met prior to recording of the mylar. She advised that City Council review would be on June 18, 2019 and recommended the following motion:

Motion to recommend approval to City Council of the re-plat of Tract H-3 in Coastal Commerce subdivision with the following conditions:

1. Convert the private stormwater drainage easements along the sides and rear property lines of Tracts H-4 and H-5 until H-4 into a permanent system to ensure that stormwater retention still flows from these two lots into the master shopping center pond prior to recording the mylar.
2. Obtain outside agency permits.
3. Maintain the existing planted trees, bushes and grass on the hill of Tract I (buffers Tracts H-5 and H-4) and remove invasive plant species prior to recording the mylar.
4. Address plat comments from the City's surveyor prior to City Council review. (this condition was confirmed to be compliant by the City's surveyor after 5 pm today)

Chairman Liesenfelt asked for any questions from the board.

Discussion Included:

- Can a condition of approval be based on a tract that is not included in this replat? Since this is more than likely going to be the last replat for Coastal Commerce, it seemed timely to address the matter and to ask for the cleanup of Tract "I" which is shown adjacent to the two new tracts.

Moved by Board Member Brothers, seconded by Board Member Spagnoli to recommend approval to City Council of the re-plat of Tract H-3 in Coastal Commerce subdivision with the following conditions:

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Motion passed, 4-0.

**6. PUBLIC COMMENT ON GENERAL MATTERS**

No Comments.

**7. PLANNING DIRECTOR REPORTS & BOARD MEMBER REPORTS**

Planning Director Fischer provided a memo which updated the board on transportation projects, the proposed traffic signal at Imagine Way and Hollywood Blvd., and construction projects under construction.

**8. ADJOURN**

Chairman Liesenfelt adjourned the meeting at 6:50 p.m.