



Planning and Zoning Board

MINUTES

February 13, 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 Vice Chairman Jaudon.

2. ROLL CALL

Present were:

Chairman Jim Liesenfelt
Vice Chairman Chris Jaudon
Board Member George Cronin
Board Member Paul Bernkopf
Board Member Anna Kapnoula
Board Member Rob Brothers
Board Member Jennifer Spagnoli arrived at 6:36 p.m.

3. MINUTES

Planning and Zoning Board Meeting of December 11, 2018

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

4. PUBLIC HEARING(S) –

a. Small Scale Comprehensive Plan Map Amendment – Garwood Properties - (SSA-2018-04) and (SSA-2018-06)

Comprehensive Plan Amendment No. 2018-04 and 2018-06 (SSA) proposes to amend the City's Future Land Use map to establish LD-RES (Low Density Residential) land use designation for 1.00 acres, more or less of property.

*Applicants: Stephen and Laurie Weems and James and Vicki Slate,
property owners*

Location: 1355 and 1370 Garwood Drive

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.

Planner Curry presented both staff reports together but informed the board there needed to be two separate motions on the items. She explained the properties were in the process of annexing into the city to connect to water and the comprehensive plan amendment was to assign the properties a city land use designation. Once the property has a city future land use designation, then a city zoning must be assigned. She showed the location of the properties and talked about the surrounding land use designations. She presented analysis on the current and potential density with the Low Density Residential land use as well as consistency with the goals, objectives, and policies of the Future Land Use Element. She talked about the rezoning request and presented analysis to show consistency with the R-1AAA zoning district. She recommended the following motions:

1. Item 5a – recommend that City Council approve the small scale comprehensive plan map amendment (SSA 2018-04) and (SSA 2018-06) to change the future land use for 1.0 acre property located at 1355 and 1370 Garwood Drive from Brevard County Residential 6 (RES-6) to City of West Melbourne Low-Density Residential (LD-RES).
2. Item 5b – recommend approval of the rezoning request from Brevard County EU to West Melbourne R-1AAA with the condition that the small scale comprehensive plan map amendment is approved.

She informed the board that City Council consideration is scheduled for February 19, 2019 and one of the applicants, Mr. Slate is in the audience to answer any questions.

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

Moved by Vice Chair Jaudon, seconded by Board Member Bernkopf to recommend that City Council approve the small scale comprehensive plan map amendment (SSA 2018-04) and (SSA 2018-06) to change the future land use for 1.0 acre property located at 1355 and 1370 Garwood Drive from Brevard County Residential 6 (RES-6) to City of West Melbourne Low-Density Residential (LD-RES). Motion passed, 7-0.

b. Rezoning – Garwood Properties - (REZ-2018-06) and (REZ-2018-08)

A request to rezone 1.00 acres, more or less of property to R-1AAA (Single-Family Residential).

*Applicant: Stephen and Laurie Weems and James and Vicki Slate,
property owners*
Location: 1355 and 1370 Garwood Drive

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

Moved by Vice Chair Jaudon, seconded by Board Member Bernkopf to recommend approval of the rezoning request from Brevard County EU to West Melbourne R-1AAA with the condition that the small scale comprehensive plan map amendment is approved. Motion passed, 7-0.

5. PUBLIC COMMENT ON GENERAL MATTERS

No public comments

6. PLANNING DIRECTOR REPORTS & BOARD MEMBER REPORTS


Planning Director Fischer updated the board regarding the opening of the Viera interchange, and communications with FDOT regarding the intersection of Columbia Lane and U.S. 192.

Board Member Cronin asked whether there could be a shortened process/staff reports for the type of requests on the agenda tonight.

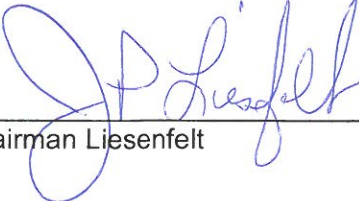
Planning Director Fischer explained the staff reports are designed to meet statutory items for comprehensive plan amendments sent to the state for review. City Attorney Richardson confirmed that for legal reasons the narrative tends to be longer. Planning Director Fischer would look into making changes on some of the staff reports.

7. ADJOURN

Chairman Liesenfelt adjourned the meeting at 6:49 p.m.



Denise Curry, Planner



Chairman Liesenfelt

