



Planning and Zoning Board

MINUTES

April 10, 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 6:39 p.m.
Board Member George Cronin
Board Member Jennifer Spagnoli
Board Member Anna Kapnoula
Board Member Rob Brothers

Absent were: Board Member Paul Bernkopf

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

3. MINUTES

Special Planning and Zoning Board Meeting of March 27, 2019

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

4. PUBLIC HEARING(S) – Code Amendment – Chapter 86, Subdivisions and Chapter 82, Streets, Sidewalks and Public Ways – Residential community connectivity – (LDR 2018-07)

This agenda item was postponed from the March 12, 2019 to the April 10, 2019 Planning and Zoning Board Meeting

Staff is proposing revisions to Chapter 86, Subdivisions, Chapter 82, Streets, Sidewalks and Public Ways, and Chapter 74, Development Standards, to include general criteria for residential connectivity thresholds.

Applicant: City of West Melbourne

Location: Citywide to residential developments

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

Planning Director Fischer presented the staff report and explained the changes in the staff report since it was distributed. She explained City Council has asked staff to research requiring residential development to provide additional connections to surrounding roadways as currently there are no thresholds that trigger a secondary required access for residential development; and this proposed code change is legislative as it deals with residential development in the entire city. Staff is proposing a threshold of 200 dwelling units that acts as a trigger to require secondary access.

She presented staff analysis and talked about how a secondary access requirement is consistent with the Transportation and Multi-Modal elements of the comprehensive plan because they promote interconnectivity and a grid roadway system. She cited from an American Planning Association (APA) report that states fire response is hampered in communities with cul-de-sacs instead of a grid system with multiple entrances; there is a sense of safety in neighborhoods with multiple emergency exit paths during emergencies; and there are negative budgetary impacts from single access communities due to inefficient utilities and emergency response. She gave comparisons of requirements on a national level and explained that it varies from 50 dwelling units to 200 dwelling units or more; a local comparison of 4 out of 5 larger communities do not require multiple entrances; but explained at the county level, Brevard County follows other adjacent counties by requiring 2 entrances/exits per 201-350 dwelling units and even 3 beyond that. She stated that based on the existing subdivisions and residential communities in the city, staff found the average size is 202 dwelling units. She presented the proposed changes in each chapter of the code in strikethrough and underline format and recommended the following motion: Recommend to City Council approval of the code changes to include criteria for multiple residential road connection based on the quantity of dwelling units.

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

Discussion included:

- Whether terms “residential” and “multi-family” are interchangeable – Residential development includes all types of dwelling units. Multi-family is a specific type of residential development.
- Townhouse, single family residential and multi-family distinction necessary in the code, and definitions are provided.
- There was a suggestion to add the “minimum” in front of the requirement of three.
- Chapter 74 refers to all driveways not only residential.
- Change “residential” to “multi-family” in the second sentence of (b).
- The Springs at Hibiscus Crossing is a good example of a residential development with a secondary entrance onto West Court
- The phrase “*arrange in a fashion to discourage through traffic*” only speaks to connections to external streets
- 600 dwelling units and above not part of the table for the single family subdivisions—should include another level from 201-599 up to 3.

Moved by Vice Chairman Jaudon, seconded Board Member Cronin to recommend to City Council approval of the code changes to include criteria for multiple residential road connection based on the quantity of dwelling units and the following discussed changes: the revision to the table, adding the word “minimum”, and change the word “residential” to “multi-family in subsection (b). Motion passed, 6-0.

5. PUBLIC COMMENT ON GENERAL MATTERS

No public comments.

6. PLANNING DIRECTOR REPORTS & BOARD MEMBER REPORTS

Planning Director Fischer advised there would be a regular meeting in May.

7. ADJOURN

Chairman Liesenfelt adjourned the meeting at 7:09 p.m.