



Planning and Zoning Board

MINUTES

July 8, 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
Board Member George Cronin
Board Member Jennifer Spagnoli
Board Member Anna Kapnoula
Board Member Paul Bernkopf

Absent was: Board Member Rob Brothers

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

3. MINUTES

Planning and Zoning Board Meeting of June 11, 2019

Moved by Board Member Spagnoli, seconded by Board Member Cronin to approve the minutes as written. Motion passed, 6-0.

4. PUBLIC HEARING(S) –

a. Administrative Rezoning – Residential properties along Bossieux, Stephenson and Bry-Lynn streets on either side of New Haven Avenue

A request to rezone the following properties to C-NH (Commercial-New Haven) to be consistent with their Commercial Future Land Use designation.

Applicant: City of West Melbourne for these property owners:

56 Bossieux Blvd.	Tommie Brooks
60 Bossieux Blvd.	Robert Templar
72 Bossieux Blvd.	Anthony Richard Brown
98 Bossieux Blvd.	Alfred Segona

55 Stephenson Drive	Vivian B Life Estate
67 Stephenson Drive	John & Christine Tice
79 Stephenson Drive	Michael Adam Pace
89 Stephenson Drive	David K Bryant
90 Stephenson Drive	Chance Lutz
98 Stephenson Drive	Kim Burcham
125 Bry-Lynn Drive	Wayne & Kathy Rutt

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

Planning Director Fischer explained the proposed rezoning. She gave the history of the dialogue with the property owners and explained how future land use designation is different than zoning. She explained that the properties have a conflicting zoning and future land use. The question arose after the “Commercial New Haven” consolidated zoning was applied to properties along New Haven, as to whether the City would also change the zoning of this block to match the Future Land Use Map. She explained if the properties are rezoned to Commercial New Haven, single-family residential is still allowed (grandfathered) but in the future, it would be a conditional use permit. She talked about the uses allowed in the Commercial New Haven zoning and the ones not allowed as well as the differences between the R-1A and the C-NH zoning. She talked about the rezoning process and what the next steps would be. She recommended the following motion: recommend that City Council approve the administrative rezoning of the identified properties on Bossieux, Stephenson, and Bry-Lynn streets to Commercial New Haven zoning.

Chairman Liesenfelt opened the public hearing.

Mr. Roger Templar questioned how this impacted his property.

Planning Director Fischer explained.

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

Moved by Vice Chairman Jaudon, seconded by Board Member Bernkopf to recommend that City Council approve the administrative rezoning of the identified properties on Bossieux, Stephenson, and Bry-Lynn streets to Commercial New Haven zoning. Motion passed, 6-0.

b. Space Coast Town Center – Development Agreement and Conceptual Master Development Plan

A request for approximately 150 acres zoned Gateway Interchange for conceptual master development plan and development agreement approval. This is the first property to undergo the optional conceptual master plan and development agreement process in the Gateway Interchange zoning district.

Applicant: Parkway 192 Associates, LLC

Location: South of US 192, on both sides of the St. Johns Heritage Parkway

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

Planning Director Fischer explained the request. She gave a brief history of the property and proposed project. She talked about the size of the property, the ownership, the conceptual master plan, traffic vesting and the City of West Melbourne utilities. She presented the staff

analysis of the development agreement and its consistency with the City's comprehensive Plan and land development regulations in their proposed uses, lot and structure requirements, performance standards, density and the conceptual master plan, utilities, phasing and architecture. The master plan broadly describes the uses they are proposing to have. She presented some of the particulars from the development agreement of offsite and on-site improvements, criteria and standards for landscaping, lot lines, parking environmental best practices, signage, architecture and features, fire hydrants and master storm water ponds. She talked about the need to have a mixed use parking ratio and the need for a parking study for the project. She talked about the water and sewer needs at buildout with a breakdown on the number of acres and use as well as the phasing plan. She talked about the property that is not included in this project and how this is just a conceptual master development plan and things are not really locked into specifics but used more as a general type of use. She recommended the following motion: recommend to City Council to approve the Development Agreement with Space Coast Town Centre with the Conceptual Master Development Plan.

Chairman Liesenfelt opened the public hearing.

Mr. Edgar Jones talked about creating a walkable community with mixed use of residential, retail and hospitality but also hoping for office component and they are working very hard at attracting that component. He introduced the project team, Bob Gorlow, Bruce Moia and Tuck Ferrell and expressed his appreciation in working with City staff.

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

Discussion Included:

- Percentages of mixed use and the possibility of the developer just doing the multi-family component first without the Planning and Zoning Board seeing the site plan. It is a possibility but that is the reason for this master plan because it is such a big project and since there is no DRI process anymore this is the best option for the Planning and Zoning Board and City Council to have some input and guidance in the development process.
- There seems to be no set criteria or thresholds for having this plan coming back for board approvals. Planning Director Fischer explained typically if there's a 10% change beyond what they have shown here then it would come back to the boards but that 10% is not memorialized but is used as a good rule of thumb. There is no steadfast criteria but the approach is any significant changes as having to come back to the boards to approve the change.
- Bob Gorlow stated the desire is 2/3 aerospace users and residential and the rest will be controlled by what is seen in the market at the time of development. They are planning on marketing extensively to the aerospace industry.
- Development Agreement, page 8 – zero lot lines – It's a shopping center idea and has been in all of the shopping center development agreements on the outside perimeter with shared parking and shared driveways so it's more cohesive and works well.
- 22 DUPA is a bonus density as they meet 2 of the criteria.
- The FAR was a part of the change done in the Future Land Use Element. It allows the flexibility for hotels – and if it's in the development agreement then it's easy to find for engineers, developers and others.
- Parking is an administrative approval – parking study done by professionals and reviewed by professionals – no changes to the width of the space just to the number

of parking spaces to accomplish the goal of people getting out of their cars and walking. Statistics in Brevard County 96% use cars vs. 4% uses mass transit.

- Item G, Page 11 – Item 3 needed? – Shopping centers have signs with multiple listing of businesses and then individual businesses have their signs. There is definite criteria in the sign code for the building department to review.
- Item 5 – Any deviation from the sign code? – There are some ratio differences but again if having everything in the development agreement makes all the information readily available in one spot instead of having to send someone to the code to find it.
- Architecture - 10% is a reasonable vertical protrusion. Some of the requirements are to soften the look of an extensive wall plane. Service areas – maintenance buildings, meter boxes, electrical equipment to be kept on the back side so the residents don't see it. Can add a description of service area.
- All external roads shown are public – all internal roads are privately maintained.
- After the vesting of trips have expired – traffic impact agreement has a similar provision. It has to do with the trip generation and where most of the traffic impacts are within a two-mile radius. No need to describe where the two-mile radius lies because it usually isn't an issue.
- Fountains – Image shows 5 fountains – large lake with only one fountain? – Bob Gorlow said more needs to be known about the lake and the users around it before a determination can be made in what would be more aesthetically pleasing.

Moved by Vice Chairman Jaudon, seconded by Board Member Spagnoli to recommend to City Council to approve the Development Agreement with Space Coast Town Centre with the Conceptual Master Development Plan with striking Item G3 and providing a definition for "service area". Motion passed, 6-0.

5. PUBLIC COMMENT ON GENERAL MATTERS

No Public Comments

6. PLANNING DIRECTOR REPORTS & BOARD MEMBER REPORTS

Planning Director Fischer advised the board regarding the TPO handout and that the TPO can attend their meeting and describe the TPO's duties – a lot of process and procedure about how money get distributed and prioritized. It's an interesting process with layered components to it and the TPO can update in real-time on transportation projects countywide. She advised the next Planning and Zoning Board meeting is scheduled for August 13, 2019.

7. ADJOURN

Chairman Liesenfelt adjourned the meeting at 7:55 p.m.