



West Melbourne

F L O R I D A

Planning and Zoning Board

MINUTES

July 13, 2017

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 Paul Bernkopf
Board Member Preston Cushey
Board Member Anna Kapnola
Board Member Jennifer Spagnoli

Absent was: Board Member Rob Brothers
School Board appointed Board Member Monique Robson

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

Also present were City Attorney Morris Richardson, Planning Director Christy Fischer, Planner Denise Curry and in the audience Council Member Mettrick and Deputy Mayor Young.

3. MINUTES

Planning and Zoning Board Meeting of June 13, 2017

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

4. PUBLIC HEARING(S) – Advisory Item(s)

a. Large Scale Comprehensive Plan Map Amendment – Town Center Overlay (LSA-2017-02 Transmittal)

Comprehensive Plan Amendment No. 2017-02 (LSA) proposes to amend the City's Future Land Use map to add the Town Center Overlay land use designation.

Applicant: The City of West Melbourne

The proposed Large 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 the staff report. She explained this proposed action is a follow-up to the text amendments presented in June regarding the Town Center Overlay. She presented the history of the efforts for creating a town center and showed the future land use map and the proposed Town Center Overlay Area. She stated this is a large scale map amendment because it involves more than 10 acres and it is consistent with the policies in the Horizon 2030 Comprehensive Plan. She recommended the board make a motion to recommend that City Council approve the transmittal of the large scale map amendment to the City's comprehensive plan, adding the "Town Center Overlay" to the Future Land Use Map.

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

Discussion Included:

- The Department of Economic Opportunity review process and how the department now takes a statewide view when reviewing comprehensive plan amendments.
- Residential uses would be unaffected by the Town Center Overlay.
- The recently annexed Grace Church property needs to be included on the map.
- How having the Town Center Overlay would affect developed properties and development plans in the long term.

Moved by Vice Chairman Jaudon, seconded by Board Member Kapnoula to recommend that City Council approve the transmittal of the large scale map amendment to the City's comprehensive plan, adding the "Town Center Overlay" to the Future Land Use Map and to include the newly annexed property for Grace Church on the map. Motion passed, 6-0.

b. Code Amendment - Chapter 98, Zoning – New Zoning Districts for properties in the Community Redevelopment Area (CRA) (LDR 2017-04)

The City is proposing revisions to Chapter 98, Zoning, to add new zoning districts for properties along Wickham Road and New Haven Avenue that are located in the CRA. The proposed zoning districts will consolidate the numerous commercial zoning districts into one district each along Wickham Road, **Commercial – Wickham (C-W)** and New Haven Avenue, **Commercial – New Haven (C-NH)**.

Applicant: City of West Melbourne
Location: Along Wickham and New Haven in the CRA

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 Community Redevelopment Area is a joint CRA between the County and the City and this would only affect the City properties. She outlined the changes and sections added to the land development regulations. She explained by consolidating the commercial zoning districts, it would allow for flexibility for properties to be redeveloped and would be consistent with one of the items in the CRA Master Plan. She explained the process of getting public input through community workshops and working with the consultants on the draft of land development regulations and the tasks to clear up leftover zonings and maintain consistency with uses. She introduced the proposed table of uses and went over the development

standards. She talked about bonuses and incentives as being features that would benefit the community and would tie into the long range plan. She explained other tasks were to go over site layout options, building design standards, and development compatibility to protect single-family and how that was done with separation based on height and increased setbacks. She recommended the following motion: Recommend to City Council the approval of the "Commercial New Haven" and "Commercial Wickham" zoning districts which consolidate the C-1A, C-1, C-2, C-P and P-1 zoning districts.

Chairman Liesenfelt opened the public hearing and asked for any comments.

Faith Sweeting, 996 Wickham Road expressed concern and stressed the importance that property owners still have the residential use that is included in the C-1A zoning district.

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

Discussion Included:

- Access management along Wickham Road and New Haven Avenue and the need for the ability to share driveways and parking between businesses.
- Definition is needed for bars and since nightclubs and bars are not the same.
- Various formatting, typos and clarification issues were presented, with staff stating the changes were reasonable.

Moved by Vice Chairman Jaudon, seconded by Board Member Kapnoula to recommend to City Council the approval of the "Commercial New Haven" and "Commercial Wickham" zoning districts which consolidate the C-1A, C-1, C-2, C-P and P-1 zoning districts with the presented formatting typos and clarification changes. Motion passed, 6-0.

5. PUBLIC COMMENT

No public comments.

6. PLANNING DIRECTOR REPORTS & BOARD MEMBER REPORTS

Planning Director Fischer discussed the following items with the board:

- East Central Florida Regional Planning Council Report on the Town Center.
- Planning Magazine and editorial letter.
- New/Potential Development in the City of West Melbourne.
- Presentation of Award Plaque to Board Member Cushey in appreciation of him serving on the Planning and Zoning Board.

7. ADJOURN

Chairman Liesenfelt adjourned the meeting at 8:15 p.m.



Denise Curry, Planner



Chairman Liesenfelt