



Planning and Zoning Board

**MINUTES**

April 14, 2021

6:30 P.M.

City Council Chambers

**1. CALL TO ORDER**

Chairman Jaudon called the meeting to order at 6:30 p.m. with the Pledge of Allegiance.

**2. PLEDGE OF ALLEIGANCE**

**3. ROLL CALL**

Present: Chairman Chris Jaudon  
Vice Chair Rob Brothers  
Board Member Paul Bernkopf (via Zoom)  
Board Member Anna Kapnola  
Board Member Jim Liesenfelt  
Board Member Jennifer Spagnoli  
School Board Appointed Board Member Jennifer Parkerson

Absent: None

Staff present in person: City Attorney Morris Richardson (via Zoom)  
Planning Director Christy Fischer  
Planning Administrative Assistant Diane McConnell

**4. MINUTES**

Planning and Zoning Board Meeting of March 9, 2021

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

**5. PUBLIC HEARING(S) –**

- a. **Code Amendment to the Land Development Regulations – Chapter 98, Zoning, Commercial Parkway – Multiple-Family Dwellings (LDR-2021-01)**

A proposed code amendment to Chapter 98, Zoning, Article III. Districts, Division 8, Commercial Parkway District, to remove multiple-family dwellings as a principal use to be consistent with the City's Comprehensive Plan.

*Applicant: City of West Melbourne*

*Location: Commercial Parkway Zoning District – Citywide*

Planning Director Fischer explained this proposed code amendment was staff initiated after several conversations with the City Attorney and City Manager. She explained that the amendment only effects properties with a Commercial Parkway (C-P) zoning district by removing multiple-family dwellings as a principal use. Removing multi-family dwellings as a principal use allows the C-P zoning district to be consistent with the Comprehensive Plan that does not allow residential uses in the Commercial future land use designation. She reminded the Board that final approval would come from City Council after two readings of the ordinance.

Planning Director Fischer added that the code change helps to clarify to those looking at the city code that multiple-family dwellings are not permitted in the C-P zoning district. She clarified that multi-family dwellings are still allowed in various other future land use designations, including: Medium Density Residential, Urban Density Residential, Parkway Interchange, Urban Mixed Use, and Integrated Business. She then reviewed the zoning districts that are permitted in each of the future land use designations. She reminded the Board that this code change will allow the zoning code to be in compliance with the Comprehensive Plan. She stated City Council will consider the item the next Tuesday.

Chairman Jaudon asked for clarification on the various overlay districts and which zoning districts they permit.

Chairman Jaudon opened the public hearing for comments from the audience. Seeing none, he closed the public hearing.

Moved by Vice Chair Brothers, seconded by Board Member Kapnoula to recommend approval to City Council of the proposed code amendment to Chapter 98, Zoning, Article III. Districts, Division 8, Commercial Parkway District, to remove multiple-family dwellings as a principal use to be consistent with the Commercial future land use designation. Motion passed, 6-0.

## **6. PUBLIC COMMENT ON GENERAL MATTERS**

None.

## **7. PLANNING DIRECTOR REPORTS**

Planning Director Fischer informed the Board that they will have a May meeting, with possibly more than one item. An annexation-related Comprehensive Plan map amendment and zoning will likely come forward in June for a property along the St. John's Heritage Parkway. She explained that staff is working on the budget for the City's upcoming Comprehensive Plan update, which would include workshops and public hearings and can be a lengthy process. She said the Planning & Zoning Board would not start seeing meetings for the update prior to January 2022.

There was discussion between Chairman Jaudon and Planning Director Fischer related to the City's overlay districts and clarification on uses and language presented.

**8. BOARD MEMBER REPORTS**

None.

**9. ADJOURN**

Chairman Jaudon adjourned the meeting at 7:01 p.m.