



Planning and Zoning Board

MINUTES

May 11, 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
Board Member Jim Liesenfelt
Board Member Jennifer Spagnoli

Absent: Board Member Anna Kapnoula
School Board Appointed Board Member Jennifer Parkerson

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

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

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, 5-0.

5. PUBLIC HEARING(S) –

- a. Large Scale Comprehensive Plan Map Amendment – PMG West Melbourne – (LSA-2021-04) - **request to postpone**

Comprehensive Plan Amendment No. 2021-04 (LSA) proposes to amend the City's Future -Land Use map for 51.38 acres of property from RES-2 and RES-1 (County Residential) to UD-RES (City Urban Density Residential) land use designation.

Applicant: Tara Tedrow, PA, Lowndes Law, agent for PMG West Melbourne
Location: East of the St. Johns Heritage Parkway, south of Space Coast Town Center, west of Brandywine Estates

Moved by Board Member Bernkopf, seconded by Board Member Liesenfelt to postpone items 5.a. and 5.b. until the June 9, 2021 meeting. Motion passed, 5-0.

b. Rezoning – PMG West Melbourne – (REZ-2021-04) - request to postpone

A request to rezone 51.38 acres of property from AU, (County Agricultural Residential Use) to R-3, (City Multiple-Family Dwelling).

Applicant: Tara Tedrow, PA, Lowndes Law, agent for PMG West Melbourne
Location: East of the St. Johns Heritage Parkway, south of Space Coast Town Center, west of Brandywine Estates

c. Large Scale Comprehensive Plan Map Amendment – Space Coast Business Center – (LSA-2021-03)

Comprehensive Plan Amendment No. 2021-03 (LSA) proposes to amend the City's Future Land Use map for 36.73 acres of property from RES-2 (County: Residential Two) to PI (City: Parkway Interchange) land use designation.

Applicant: Rob Robb, PE, agent for Acquest Development, LLC
Location: East of the St. Johns Heritage Parkway, north of US 192, west of I-95

Planning Director Fischer presented the staff report for the large scale comprehensive plan amendment and rezoning request. She said the applicant desires to have a mix of commercial and industrial uses on the property, with an option for a limited quantity of multi-family residential. She compared development potential in the county versus the proposed future land use and zoning in the City of West Melbourne. She explained that the development approval process would also include a density-limiting development agreement to limit residential uses to 25% of the property instead of the 65% that is allowed in PI, as well as a Comprehensive Plan text amendment that would place that limit in the Plan. She showed the Board the other large properties in the vicinity that that have gone or are going through the process to obtain a future land use of PI with a GTWY-I zoning designation. She said staff believes the request is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the Comprehensive Plan.

Robert Robb, P.E., with Robb & Taylor, representing the applicant, was available for questions.

Vice Chairman Brothers asked if the applicant has any tenants lined up.

Mr. Robb replied the plan is conceptual at this time and there are no tenants lined up, however, the applicant develops high-end industrial and warehouse projects that use concrete tilt wall and stucco with storefront glass entries. He added that while the applicant is not a residential developer, they do not want to eliminate the possibility in the future for this site as multi-family residential would be a good transition between the property to the north and the proposed industrial warehousing on the subject property.

Planning Director Fischer reminded the Board that with the proposed apartment limitation of 25% of land area at 20 dwelling units per acre, the entire site would have a maximum of 184 dwelling units.

Board Member Spagnoli asked if the US 192 driveway would be right in/right out only.

Mr. Robb responded that they were unclear at this time what the intersection would look like, but that it was Florida Department of Transportation (FDOT) jurisdiction for US 192. He added that they do not expect to get a full intersection on to St. John's Heritage Parkway.

Chairman Jaudon opened the public hearing for items 5.c. and 5.d.

Gregory T. Wood, owner of the property to the north, said he believes the city is working in the right direction for zoning and future land use in the interchange area and he has no opposition to what is being proposed.

No further public comment.

Moved by Board Member Brothers, seconded by Board Member Bernkopf to recommend that City Council approve transmittal of the large scale comprehensive plan map amendment LSA-2021-03 to change the future land use of the property from Residential 2 (RES-2) to Parkway Interchange (PI), conditioned on the properties being annexed and the execution of a density-limiting development agreement and Future Land Use text amendment. Motion passed, 5-0.

d. Rezoning – Space Coast Business Center – (REZ-2021-03)

A request to rezone 36.73 acres of property from AU, (Agricultural Residential Use) to GTWY-I, (Gateway Interchange).

Applicant: Rob Robb, PE, agent for Acquest Development, LLC

Location: East of the St. Johns Heritage Parkway, north of US 192, west of I-95

Moved by Board Member Spagnoli, seconded by Board Member Bernkopf to recommend that City Council approve the rezoning request from Agricultural Use (AU) to Gateway Interchange (GTWY-I) with the condition that the annexation, large scale comprehensive plan map amendment and text amendment are approved. Motion passed, 5-0.

6. PUBLIC COMMENT ON GENERAL MATTERS

None.

7. PLANNING DIRECTOR REPORTS

Planning Director Fischer verified that there will be a meeting on June 9, probably along with a couple other items. She discussed the upcoming Comprehensive Plan workshop process and described how they may need to get more creative with increasing public participation from stakeholders during these times.

Planning Director Fischer mentioned that the intersection signalization at Hollywood Boulevard and Imagine Way was a joint effort between the city and county and it was likely a year away from completion.

8. BOARD MEMBER REPORTS

Board Member Liesenfelt said he was interested to learn that Waffle House was not within the city limits.

Planning Director Fischer replied that any future redevelopment may incentivize that property to annex into the City to obtain city utilities.

Board Member Liesenfelt wondered if the property to the west of the Space Coast Business Center had any development proposals.

Planning Director Fischer confirmed she spoke to the property owner, but she is not aware of any development plans at this time. She said any future development at that site would need utilities that would be provided by the City of West Melbourne, which would require annexation.

9. ADJOURN

Chairman Jaudon adjourned the meeting at 7:26 p.m.