



Planning and Zoning Board

MINUTES

May 12, 2020

6:30 P.M.

City Council Chambers
and via Communications Media Technology*

1. CALL TO ORDER

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

2. ROLL CALL

Present were: Chairman Chris Jaudon
Vice Chair Jennifer Spagnoli
Board Member Rob Brothers
Board Member Paul Bernkopf
Board Member Anna Kapnoula
Board Member George Cronin
Board Member Jim Liesenfelt

3. PLANNING DIRECTOR REPORT

Planning Director Fischer spoke regarding the need for virtual meetings during the COVID-19 pandemic and updated the board on several roadway projects throughout the city.

4. MINUTES

Planning and Zoning Board Meeting of February 12, 2020

Moved by Vice Chair Spagnoli, seconded by Board Member Kapnoula to approve the minutes.

Discussion on the motion:

There were corrections to the minutes for page 5, near the bottom of the page to strike the word "if" and to clarify the phrase..... Page 7.

The maker and the seconder agreed to amend the motion to approve the minutes with the stated corrections. Motion passed, 7-0.

5. FINAL PLAT – Space Coast Town Centre East – Phase I

Final Plat approval for Space Coast Town Centre East, Phase I consisting of 5 tracts and 1 lot on 100.37 acres, more or less. Located to the west of Interstate 95, and south of U.S. 192 in the Gateway Interchange zoning district.

Applicant: Bruce Moia, PE, MBV Engineering, Inc. for Space Coast Town Centre I, LLC

Location: West of I-95 on the south side of U.S. 192

Planner Curry presented the staff report. She talked about the location of the property, the property owners and their request to subdivide the property into 1 lot and 5 tracts and the process for final plat approval. She explained the preliminary plat approval occurred on November 19, 2019 with 7 conditions which gave them 2 options. One option is to complete engineered construction drawings and install improvements or the second option is to complete engineered construction drawings and post a performance bond. She explained the developer has chosen option 2 to complete the engineered construction drawings and post a performance bond. She stated all of the conditions of approval for the preliminary plat have been met and the final plat is consistent with the preliminary plat.

Once the final plat is recorded, then lot one can be sold to Integra Development for the development of Space Coast Town Center Apartments which is under staff review for final site plan approval. She explained the concept plan for the apartments was approved on February 12, 2020 but construction cannot occur until the final plat is recorded for Phase I of the Space coast Town Centre subdivision and performance bonds have been posted. She talked about the purpose of each of the 5 tracts regarding their ownership, and maintenance responsibilities. She presented analysis to show consistency with the LDR's. She gave an overview of the City reviews and spoke about the sidewalk proposed to be around the lake and the updated final plat submitted to reflect the sidewalk area. She talked about the outside agency requirements and recommended the following motion:

Recommend approval to City Council of the Final plat of Space Coast Town Centre East – Phase I subdivision with the following conditions:

1. Developer will finalize construction drawings to comply with City Codes.
2. Developer will post the construction performance bond (to be posted prior to presentation of the final plat to City Council in accordance with City Code).
3. Obtain outside agency permits.

Bruce Moia, P.E., MBV Engineering spoke on behalf of the applicant, thanked staff and advised that he would answer any questions the board may have.

Discussion Included:

- Plat notes 2c and 2d and whether the pedestrian easement notes are intended to put limitations on public access to the linear park that encircles the lake. City Attorney Richardson advised there are no restrictions in the plat language as

they are very general and specific rules will come later but the goal is to have interlinked access when it is built and constructed.

- Intensity/Density for the project and vested trips tracking responsibility.
- School concurrency situation and the adjacent school capacity areas.

Moved by Board Member Brothers, seconded by Board Member Cronin to recommend approval to City Council of the Final plat of Space Coast Town Centre East – Phase I subdivision with the following conditions:

1. Developer will finalize construction drawings to comply with City Codes.
2. Developer will post the construction performance bond (to be posted prior to presentation of the final plat to City Council in accordance with City Code).
3. Obtain outside agency permits.

Motion passed, 7-0.

6. BOARD MEMBER REPORTS

No reports.

7. ADJOURN

Chairman Jaudon adjourned the meeting at 7:21 p.m.