



Planning and Zoning Board

MINUTES

July 13, 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
Board Member Paul Bernkopf
Board Member Jim Liesenfelt
Board Member Anna Kapnoula

Absent: Vice Chair Rob Brothers
Board Member Jennifer Spagnoli

School Board Appointee (non-voting) Jennifer Parkerson

Staff present: Planning Director Christy Fischer
Planner Denise Curry
City Attorney Morris Richardson

Motion by Board Member Liesenfelt, seconded by Board Member Bernkopf to excuse the absences. Motion passed, 4-0.

4. MINUTES

Planning and Zoning Board Meeting of June 9, 2021

Motion by Board Member Liesenfelt, seconded by Board Member Kapnoula to approve the minutes. Motion passed, 4-0.

5. PRESENTATION – Space Coast Transportation Planning Organization (SCTPO)

Steven Bostel, Transportation Program Manager presented information on Intelligent Transportation Systems.

6. 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*

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*

Motion by Board Member Liesenfelt, seconded by Board Member Bernkopf to postpone items 6a and 6b to the August 11, 2021 Planning and Zoning Board Meeting. Motion passed, 4-0.

c. Development Agreement – Space Coast Town Center Amendment – (GTWY -2021-01)

A request for a revision to the existing Space Coast Town Center development agreement which revises the density/intensity for the Space Coast Town Center project based on inclusion of the recently annexed 44.72 acre property.

*Applicant: Ben Hedrick, attorney for Space Coast Town Center
Location: South side of U.S 192, west of I-95 and east of St. Johns Heritage Parkway*

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

Planner Curry presented the staff report. She talked about how this is an amended and restated development agreement with a conceptual master plan. She gave a brief history of the development describing the owner, property size, existing uses, and proposed uses information. She stated the agreement retains the 2019 development agreement stipulations and extends them to the Fulcher Lake property. She explained some of the retained statements including art pieces and consistent architectural finishes throughout the development. She addressed the traffic vesting agreement as an exhibit and the only access to the Fulcher property is through the SCTC and not Brandywine Lane. She presented analysis to show consistency with the comprehensive plan and land development regulations of the city. She described the development agreement tables including details of the density

and intensity limits, the phasing plan and the concept plan. She recommended the following motion: recommend to City council to approve the 1st Amended and restated development agreement with Space Coast Town Centre including the revised conceptual master plan.

Chairman Jaudon opened the public hearing.

Edgar Jones and Bob Gorlow spoke briefly about the project and were present to answer any questions.

Discussion Included

- Whether there would be any additional revisions to the development agreement that would come back to the Planning and Zoning Board for consideration. Bob Gorlow responded there would possibly be if additional properties were proposed to be included in the SCTC development.
- Planning Director Fischer talked about the vested traffic agreement and the developer is responsible to track the quantity of trips with each development project within the master plan when it is submitted for review.
- There was some discussion/speculation regarding the time frame for possible build out of the overall Space Coast Town Center.
- City Attorney Morris Richardson elaborated on the review of the development agreement and the interaction between the developer's attorney, himself and the planning director involving the development quantities (density and intensity limits) and the traffic equivalency matrix.

Moved by Board Member Bernkopf, seconded by Board Member Kapnoula to recommend to City council to approve the 1st Amended and restated development agreement with Space Coast Town Centre including the revised conceptual master plan. Motion passed, 4-0.

7. PLANNING DIRECTOR REPORTS

Planning Director Fischer advised the board there will be a meeting in August.

8. BOARD MEMBER REPORTS

No reports

9. ADJOURN

Chairman Jaudon adjourned the meeting at 7:39 p.m.