

Town of Melbourne Beach

PUBLIC NOTICE

MINUTES

PLANNING & ZONING BOARD MEETING TUESDAY JULY 2, 2019 @ 7:00pm COMMUNITY CENTER – 509 OCEAN AVENUE

Board Members:

Chair David Campbell

Member Kurt Belsten

Member April Evans

Member Douglas Hilmes

Member Daniel Gonzalez

Alternate Member Libby Brown-Brock

Alternate Member/School Board Representative Christian Lindbaek

Staff Members:

Interim Town Manager Elizabeth Mascaro

Town Clerk Nancy Wilson

Town Attorney Clifford Repperger

Town Planner Corey O’Gorman

I. CALL TO ORDER

II. ROLL CALL

Town Clerk Wilson led roll call:

Present:

Chairman David Campbell

Member Kurt Belsten

Member April Evans

Member Doug Hilmes

Member Daniel Gonzalez

Staff Present:

Interim Town Manager Elizabeth Mascaro

Town Clerk Nancy Wilson

Town Attorney Clifford Repperger

III. APPROVAL OF MINUTES

June 4, 2019 Planning and Zoning Board minutes

Chairman Campbell pointed out an error: "...adjust the percentage of lot coverage to 5%". 5% should have been 35%.

Member Evans made a motion to approve the minutes as amended; Member Belsten seconded. Motion carried 5-0.

IV. PUBLIC HEARINGS

V. NEW BUSINESS

Site Plan Review for 406 4th Avenue, Melbourne Beach

The site plan was for a new single family dwelling. The lot width is 65 feet; it's a lot of record which is existing and non-conforming. The lot coverage, height and setback requirements were all met. After Member Gonzalez performed some calculations, it was determined that after the 30% pervious change is made, this property would bump up against the minimum pervious requirement.

Member Belsten made a motion to approve the site plan for 406 4th Avenue and recommend Commission approval; Member Evans seconded. Motion carried 5-0.

VI. OLD BUSINESS

Readdress lot coverage

Town Attorney Repperger said that the Commission did not like the maximum impervious requirement of 70%. They want to flip it to a minimum pervious area requirement of 30% so that is what the Town Attorney will bring to the Planning & Zoning Board meeting in August. The lot coverage maximum of 30% will stay the same. Chairman Campbell asked if a definition for "pervious" will be added; the LDC currently includes a definition for "impervious" to which the Town Attorney answered that it is being considered. Since people have

their own ideas about what is defined as pervious, Member Hilmes suggested that a list be compiled of what is pervious. Town Attorney Repperger said the Commission is concerned about materials that start out as pervious but over time become impervious.

VII. PUBLIC COMMENT

No public comments

VIII. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

IX. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

X. ADJOURNMENT

Member Belsten made a motion to adjourn; Member Evans seconded. Motion carried 5-0.

Meeting adjourned at 7:14 p.m.

ATTEST:



David Campbell, Chairman



Nancy Wilson, Town Clerk

