



Melbourne Beach

Town of

Chair David Campbell
Member Kurt Belsten
Member Sherri Quarrie
Member Terry Williams
Member/School Board Representative Christian Lindbaek

Town Manager Timothy Day
Interim Town Clerk Nancy Wilson
Building Official Rob Perry
Town Attorney Cliff Repperger, Jr.

MINUTES

The Planning & Zoning Board conducted a
Planning and Zoning Board Meeting
on Tuesday, March 1, 2016
at the Community Center - 509 Ocean Avenue

I. CALL TO ORDER

Led by Chairman Campbell at 7:00 p.m.

II. ROLL CALL

Present:

Chairman David Campbell	Town Manager Timothy Day
Member Kurt Belsten	Interim Town Clerk Nancy Wilson
Member Sherri Quarrie	Building Official Rob Perry
Member Terry Williams	Town Attorney Cliff Repperger
Member/School Board Rep. Christian Lindbaek	

III. APPROVAL OF MINUTES

A. February 2, 2016 Planning and Zoning Board Minutes

Member Quarrie moved to approve the February 2, 2016 Planning and Zoning Board minutes; seconded by Member Williams. Motion carried (5-0).

IV. PUBLIC HEARINGS

None Scheduled

V. NEW BUSINESS

Site Plan Review for 1501 Oak Street, Melbourne Beach, FL

Member Williams pointed out an error on the Site Plan Review under #4 where the freeboard height was incorrect. It should read 5½" not 5' ½".

Member Quarrie moved to approve the plans as presented for 1501 Oak Street; Member Belsten seconded. Motion carried 5-0.

VI. OLD BUSINESS

Site Plan Review (revisited); 406 Ocean Avenue, Melbourne Beach, FL

In response to a query from Member Williams, Building Official Perry said that the information provided for this property is the same as the information from the last meeting with the exception of the cover page from the applicant. On that page, Mr. Winkler clarified that he would only have a living area above the garages with attached bathrooms. The

garage structure will be connected to the main house by a breezeway. The applicant has already met all the requirements of 7A-51.

Member Belsten moved to approve the plans as presented for 406 Ocean Avenue; Member Williams seconded Motion carried 5-0

VII. PUBLIC COMMENT

There were no public comments.

VIII. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

Town Manager Day reported that he had emailed to the Board Members and Commissioners a marked up Land Development Code document for them to all review. The Board Members agreed to review a hard copy version of a marked up LDC document and return to the next meeting ready to discuss their edits.

Chairman Campbell asked Town Manager Day what the Commission plans to do about the sign issues due to new state laws. Mr. Day was unaware of anything having to do with signage. Mr. Campbell said that the Commission had asked the P&Z Board to address several issues:

1. Definition of "Feathered Flag Sign"
2. Consideration of sign issues due to new state laws
3. Drainage issues
4. Landscaping standards

The Chairman added that the previous Town Manager said that it didn't look like the sign issue would affect Melbourne Beach. Town Manager Day said that he would look into these issues and report back to the Board at the next meeting.

Chairman Campbell said if we take a heavy look at drainage, we'll have to engage the services of our Town Planner. Building Official Perry was asked about drainage issues and he suggested that the Town might want to look at St. Johns River Water Management Model Code and adopt some of their language. He said our Code does not have sufficient language to regulate stormwater runoff on residential property. The Chairman said one of the Mayor's concerns was that when a new house is built up 18", water runs into neighbor's property. Building Official Perry said with new houses, remodels, etc., he requires swale systems to maintain water on the property. Chairman Campbell said we are handling drainage well in the commercial areas but not in the residential areas.

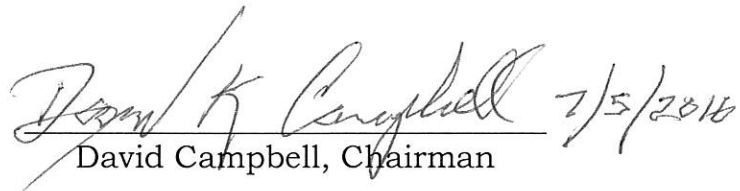
IX. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

Building Official Perry was asked to get a copy of the SJRWM Model Code for the Board to review at a future meeting.

X. ADJOURNMENT

**Member Belsten moved to adjourn; seconded by Member Quarrie.
Motion carried 5-0.**

Meeting adjourned at 7:18 p.m.

 7/5/2016
David Campbell, Chairman