Planning and Zoning Board
Regular Meeting Minutes
March 3, 2008

The Planning and Zoning Board of the Town of Melbourne Beach, Florida met in regular session on Monday, March 3, 2008 in the Community Center, 509 Ocean Avenue beginning at 7 p.m.

Present were Chairman Dave Campbell, Regular Members Susan Dieterle, Steve Schwartz, Sherri Quarrie and Alternate Member James Flanagan. Alternate Member Colleen Doyle was in the audience. Also in attendance were Town Attorney Paul Gougelman, Building Official William Whitelock, Zoning Official Dennis Ragsdale and Deputy Town Clerk Marion Noe.

Chairman Campbell called the meeting to order.

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The first item on the agenda was the approval of Minutes:

Member Quarrie made a motion to approve the minutes of February 4, 2008, which was seconded by Member Schwartz. The motion carried unanimously.

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Chairman Campbell stated that the next item on the agenda was the review of allowable Special Exception uses and development of standards for granting Special Exception Permit Applications.

Zoning Official Ragsdale began with a review of the Special Exceptions Review, Analysis and Recommendations memorandum he prepared.

A discussion ensued regarding building compatibility, existing structures, zoning districts, change of use, elimination of uses, floor to area ratio, building size, what type of uses the Town will allow, parking lots, exterior materials & colors, walls & fences and landscaping.

Zoning Official Ragsdale stated that he would conduct more research and bring back more information for the Board and use the input from this meeting to present a document at the next scheduled meeting.

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Chairman Campbell stated that the next item on the agenda was the discussion of the application of “green” building techniques (Climate Change Mitigation Ordinance) for the Town of Melbourne Beach.

The Board did not have a discussion since Member David Clay was not present.

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Member Dieterle made a request to appoint another member to attend the next Board of Adjustment meeting.

Chairman Campbell asked if anyone would volunteer.

Alternate Member Doyle will be attending the next Board of Adjustment meeting which is scheduled for March, 20 2008.

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Chairman Campbell reported on his discussion with the Town Commission at their meeting on February 20, 2008 regarding side setback for 60’ wide residential building lots. The Town Commission made a decision to maintain the status quo.

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Chairman Campbell stated that a future agenda item will be to discuss an amendment to the walls and fences regulations.

Building Official Whitelock stated that the Town Commission requested that the Planning and Zoning Board consider revisions to the Ordinance.

The amendment to the walls and fences ordinance will be made a regular item at the next meeting.

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Town Attorney Gougelman informed the Board that at a recent Town Commission meeting, Commissioner Tennant had asked if our advertising requirements could be amended. Town Attorney Gougelman stated that most of the requirements cannot be changed because some of the advertising is required by State law. He also stated that he did not know when this item would be ready for discussion.

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Member Dieterle made a motion to adjourn, which was seconded by Member Quarrie

The meeting was duly adjourned at 8:15 p.m.

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David Campbell, Chairman

ATTEST:

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Marion Noe, Deputy Town Clerk