

MAYOR  
Hal J. Rose

DEPUTY MAYOR  
John Dittmore

COUNCIL MEMBERS  
Daniel Batchelder  
Pat Bentley  
Daniel McDow  
Stephen Phrampus  
Andrea Young



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## CITY COUNCIL REGULAR MEETING

### AGENDA

March 2, 2021, at 6:30 p.m.  
City Council Chamber

For full agenda packet,  
click this box

\*See notice regarding communications media technology and public participation  
on page 5 of the Agenda

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT MEDITATION**

**3. ROLL CALL**

**4. PRESENTATIONS/PROCLAMATIONS/INTRODUCTIONS**

**A. Certificates of Course Completion to Citizens Leadership Academy \***

Mayor Rose will present a Certificates of Course Completion to Citizen Leadership Academy Class of 2020-2021 graduates.

**B. Presentation from Space Coast Transportation Planning Organization \***

Representatives from the Space Coast Transportation Planning Organization will present on the Minton Road Feasibility Study.

**5. PUBLIC HEARINGS**

**A. Annexation of Two Parcels West of Columbia Lane and North of US 192**

Recommendation: Hold a public hearing and approve the second reading of Ordinance No. 2021-01, annexing the 34.52-acre property west of Columbia Lane and I-95 and north of US 192.

B. Large Scale Amendment for Property Located West of I-95 and North of US 192

Recommendation: Hold a public hearing and approve the second reading of Ordinance No. 2021-02 adopting the large scale comprehensive plan map amendment (LSA #2021-02) to change the future land use of the property from Residential Two (RES-2) to Industrial, (IND) and Commercial (COM).

C. Rezoning of Property Located West of I-95 and North of US 192

Recommendation:

1. Approve the second reading of Ordinance No. 2021-03, rezoning 34.52 acres from AU to C-P (Commercial Parkway) and M-1(Light Industrial) with the condition that the comprehensive plan map amendment (large scale) is approved; and
2. Approve the binding development plan, and authorize the Mayor to execute the same upon approval of Ordinance No. 2021-03 at second reading.

D. Annexation of Property located on Carriage Gate Drive

Recommendation: Hold a public hearing and approve the second reading of Ordinance No. 2021-04, annexing the 23.27-acre property along Carriage Gate Drive and west of Minton Road

E. Large Scale Amendment for Property Located on Carriage Gate Drive

Recommendation: Hold a public hearing and approve the second reading of Ordinance No. 2021-05 to change the future land use of the subject property from Brevard County Residential 2 (RES-2) and Neighborhood Commercial (NC) to City of West Melbourne Low Density Residential (LD-RES).

F. Rezoning for Property Located on Carriage Gate Drive

Recommendation: Hold a public hearing and approve the second reading of Ordinance No. 2021-06 rezoning the properties from Brevard County GU to City of West Melbourne R-1A (Single-Family Residential) with the condition that the annexation and comprehensive plan map amendment (large scale) are approved.

G. Allow Gas Stations in the Gateway Interchange Zoning District

Recommendation: Hold a public hearing and approve the second reading of Ordinance No. 2021-08, changing the Gateway Interchange zoning district per City Council's February 16th revisions to allow gas stations with placement and performance criteria.

H. Annexation of Property located West of Brandywine Lane and I-95 and South of US 192

Recommendation: Hold a public hearing and approve the second reading of Ordinance No. 2020-13, annexing the property west of Brandywine Lane and I-95 and south of US 192.

I. Large Scale Amendment for Property West of Brandywine Lane and I-95 and South of US 192

Recommendation: Hold a public hearing and approve the second reading of Ordinance No. 2020-14 adopting the large scale comprehensive plan map amendment LSA 2020-02 to change the future land use of the property from Residential Two (RES-2) and Neighborhood Commercial (NC) to Parkway Interchange (P-I).

J. Rezoning for Property West of Brandywine Lane and I-95 and South of US 192

Recommendation: Hold a public hearing and approve the second reading of Ordinance No. 2020-15, rezoning property from AU to GTWY-I (Gateway Interchange) with the condition that the comprehensive plan map amendment (large scale) is approved.

**6. PUBLIC FORUM**

Persons wishing to speak must fill out a Request to Speak form and hand it to the City Clerk. Comments will be limited to three (3) minutes per person. Public Forum will be limited to thirty (30) minutes.

**7. CONSENT AGENDA**

- A. Approve the Regular City Council meeting minutes for February 16, 2021.
- B. Approve and award a contract to USA Services of Florida, Inc., in the amount of \$34,020.00 for sweeping streets in the City.
- C. Reappoint Rande Matteson to the Business Advisory Board with a term ending November 2021.

- D. Approve the purchase of two new Ford F-150 pick-up trucks with a total cost of \$46,754.00 for the Building Department.
- E. Select Summit Professionals, Inc. to perform grant administration and compliance assistance services and authorize the City Manager to enter into a professional services agreement with the firm.

**8. ACTION AGENDA**

- A. 2019-2020 Comprehensive Annual Financial Report and Financial Audit

Recommendation: Receive and file the Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ended September 30, 2020.

- B. Amend Distance Requirements for Alcoholic Beverage Sales

Recommendation: Approve the first reading of Ordinance No. 2021-09, amending Chapter 10 – Alcoholic Beverages, Section 10-5 – Distance Requirement for Sale Near School, Church, Kindergarten, Nursery School, Child Care Center or Public Park, to allow for City lessees, concessionaires, contractors, and special event permit holders with alcoholic beverage licenses to operate within defined areas of public park and recreation areas.

**9. CITY COUNCIL REPORTS \***

Council Member Stephen Phrampus  
Council Member Daniel Batcheldor  
Deputy Mayor John Dittmore  
Council Member Pat Bentley  
Council Member Andrea Young  
Council Member Daniel McDow  
Mayor Hal Rose

**10. ADJOURNMENT – TIME CERTAIN NOT LATER THAN 10:30 P.M.**

\* THERE ARE NO ATTACHMENTS OR BACKGROUND INFORMATION ON THESE ITEMS.

NOTICE REGARDING COMMUNICATIONS MEDIA TECHNOLOGY  
AND PUBLIC PARTICIPATION

NOTICE IS HEREBY GIVEN that the West Melbourne City Council will hold a regular meeting at 6:30 p.m., on Tuesday, March 2, 2021, to which all persons are invited. The meeting will be conducted in City Council Chambers at the Veterans Memorial Complex, 2285 Minton Road, West Melbourne, Florida 32904. The meeting will be broadcast live and on demand for members of the public to view on the City's YouTube channel, which may be reached via links on the City's website ([www.westmelbourne.org](http://www.westmelbourne.org)), or by entering the following address in your web browser: [https://www.youtube.com/channel/UC0rw9-ZqduSTcs6uBNU7\\_ag](https://www.youtube.com/channel/UC0rw9-ZqduSTcs6uBNU7_ag).

Pursuant to the United States Center for Disease Control social distancing guidelines, the City Council Chambers will be set up to insure six feet of physical separation between participants or protective shielding. Additional people will be accommodated respecting social distances in an adjacent overflow room in which the meeting will be broadcast live. Should members of the public seated in the overflow room wish to be heard, they will be invited into the City Council Chambers for the purpose of speaking at the appropriate time. Face coverings are required inside the City Council Chambers and all City facilities.

Anyone who wishes to provide public input without personally appearing at the meeting may do so by sending an email to [citycouncil@westmelbourne.org](mailto:citycouncil@westmelbourne.org). All emails must be received prior to 4:00 p.m. on Tuesday, March 2, 2021. All emails will be provided to the Mayor and each of the City Council Members. Should you wish to have your comment read aloud by City staff at the meeting, please indicate that in your email. The reading of public comments received by email will be limited to three (3) minutes.

All persons wishing to be heard should appear in person at these hearings or send written comments to the City Clerk. All persons and parties are hereby advised that if they should decide to appeal any decision made by the City with respect to any matter considered at the public meeting or hearing described in this notice, they will need a record of the proceedings, and for such purpose, said person or party may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Chapter 286, Florida Statutes). In compliance with the American with Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the City's ADA coordinator at 837-7774 at least 48 hours in advance of this meeting.