

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 WORKSHOP

AGENDA

June 15, 2021
5:30 p.m.

For full agenda packet,
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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT MEDITATION**
3. **ROLL CALL**
4. **BUDGET WORKSHOP – PROPOSED FY 2021-2022 OPERATING BUDGET**

Recommendation: In accordance with the City Council list of priority projects and programs, discuss the proposed October 1, 2021, to September 30, 2022, budget.

5. **RECESS**

Council will recess the workshop and reconvene to the Regular City Council meeting at approximately 6:30 p.m.

CITY COUNCIL REGULAR MEETING

AGENDA

June 15, 2021
6:30 p.m.

6. **CALL TO ORDER**
7. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT MEDITATION**
8. **ROLL CALL**

9. PRESENTATIONS/PROCLAMATIONS/INTRODUCTIONS

A. Introduction of New Employees *

Parks & Recreation Director Rich Boprey will introduce Recreation Leader Jennifer McClellan who started with the City on June 7, 2021 and Assistant City Manager Tom Bradford will introduce Systems Administrator Christian Arsenault who started with the City on June 14, 2021.

10. PUBLIC HEARINGS

A. Comprehensive Plan Amendment and Transmittal for Property Located West of I-95, North of US-192, and East of St. Johns Heritage Parkway (Space Coast Business Center)

Recommendation: Hold a public hearing and:

1. Approve transmitting the large scale comprehensive plan map amendment LSA-2021-13 conditioned on the properties being annexed and the execution of a density and intensity limiting development agreement, and
2. Approve the first reading of Ordinance No. 2021-14 changing the future land use of the property from Residential (RES-2) to Parkway Interchange (PI), and

B. Rezoning of Property Located West of I-95, North of U.S. 192, and East of St. Johns Heritage Parkway (Space Coast Business Center)

Recommendation: Hold a public hearing and approve the first reading of Ordinance No. 2021-15 changing the zoning of the subject properties from the Brevard County AU to City of West Melbourne GTWY-I with the condition that the annexation and comprehensive plan map amendment (large scale) are approved along with a density limiting development agreement.

C. Development Agreement for Property Located West of I-95, North of U.S. 192, and East of St. Johns Heritage Parkway (Space Coast Business Center)

Recommendation: Hold a public hearing and approve the development agreement to limit the multi-family threshold and the density of the proposed Acquest development.

- D. Annexation of parcels located east of St. Johns Heritage Parkway and north of US-192 (Space Coast Business Center)

Recommendation: Hold public hearing and approve the second reading of Ordinance No. 2021-13, annexing approximately 36.73 acres of property located east of St. Johns Heritage Parkway and north of US-192.

- E. PMG West Melbourne Large Scale Comprehensive Plan Amendment and Rezoning

Recommendation: Postpone the public hearing for PMG West Melbourne Development's large scale comprehensive plan map amendment and rezoning requests to the July 20, 2021, meeting.

- F. Preliminary Plat for St. Johns Heritage Lakes North Subdivision

Recommendation: Hold a public hearing and approve the preliminary plat for St. Johns Heritage Lakes North subdivision.

- G. Preliminary Plat for The Dunes at Heritage Lakes Subdivision

Recommendation: Hold a public hearing and approve the preliminary plat for The Dunes at Heritage Lakes subdivision with conditions.

- H. Comprehensive Plan Amendment for Epoch Apartments

Recommendation: Hold a public hearing and approve the second reading of Ordinance No. 2021-10, to change the future land use on 5.37 acres of property located at 3685 Minton Road from the current designation of Commercial to Urban Density Residential.

- I. Rezoning for Epoch Apartments

Recommendation: Hold a public hearing and approve the second reading of Ordinance No. 2021-11, to change the zoning designation on 5.37 acres of property located at 3685 Minton Road from C-1 to R-3.

- J. Development Agreement for Epoch Apartments

Recommendation: Hold a public hearing and approve the development agreement to limit the use and the density of the proposed Epoch community as well as include landscaping along the south side of Norfolk Parkway.

K. Second Reading for Illicit Discharge Detection and Elimination Ordinance

Recommendation: Hold a public hearing and adopt on second reading Ordinance No. 2021-16, establishing methods for controlling the introduction of pollutants into the City's municipal separate storm sewer system (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System permitting process.

11. 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.

12. CONSENT AGENDA

- A. Approve the minutes from the Regular City Council Meeting for June 1, 2021.
- B. Approve the minutes from the Special City Council Meeting for June 3, 2021.
- C. Approve the fiscal year 2021-2022 law enforcement dispatch services agreement in the annual amount of \$126,110, and authorize the City Manager to execute the agreement on behalf of the City.

13. ACTION AGENDA

A. City Council Review of Initial Site Plans

Recommendation: Consider on first reading Ordinance No. 2021-17, providing for the City Council review of, and action on, certain conceptual and initial site plans previously subject to review and action by either the Planning and Zoning Board or the Board of Adjustment.

B. Report on Building Permit Fees

Recommendation: Receive and file the report.

C. Short-Term Non-Profit Community-Serving Use of City House at 3125 Fell Road

Recommendation: Discuss alternative not-for-profit interim use of the house pending the development of a site master plan.

14. CITY COUNCIL REPORTS *

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

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

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

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.