

MAYOR
Hal J. Rose

DEPUTY MAYOR
Andrea Young

COUNCIL MEMBERS
Diana Adams
Pat Bentley
John Dittmore
Daniel McDow
Stephen Phrampus



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CITY COUNCIL WORKSHOP

AGENDA

June 21, 2022, at 5:30 p.m.
City Council Chamber

For full agenda packet,
click this box

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT MEDITATION**
3. **ROLL CALL**
4. **BUDGET WORKSHOP**

Recommendation: Discuss the draft preliminary budget for fiscal year 2022-2023.

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 21, 2022, at 6:30 p.m.
City Council Chamber

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 *

Assistant City Manager Tom Bradford will introduce GIS Analyst Natalie Jinkins, who started with the City on May 27, 2022. Public Works Director Mark Piccirillo will introduce Water Distribution Worker Ryan Kilmer, who started with the City on May 27, 2022. Building Official Tom Forbes will introduce Building Inspector Dianne Gosine, who started with the City on June 3, 2022.

10. PUBLIC HEARINGS

A. Transmittal of the Comprehensive Plan Map Amendment for Toby Platt Property Located South of US 192 and East of St Johns Heritage Parkway

Recommendation: Hold a public hearing and approve the following:

- 1) Transmit the large scale comprehensive plan map amendment for property located south of US 192, east of St. Johns Heritage Parkway.
- 2) First reading of Ordinance No. 2022-10 changing the future land use of the Toby Platt property from Brevard County Residential 1 (RES-1) and Residential 2 (RES-2) to City of West Melbourne Medium Density Residential (MD-RES) land use designation, conditioned on the execution of the development agreement.

B. Rezoning of Toby Platt Property Located South of US 192 and East of St Johns Heritage Parkway

Recommendation: Hold a public hearing and approve the first reading of Ordinance No. 2022-11 changing the zoning of the subject property from Brevard County Agricultural Residential (AU) to City of West Melbourne Multi-Family Dwelling (R-2), with the condition that the comprehensive plan map amendment is approved.

C. Development Agreement for the Toby Platt Property Located South of US 192 and East of T. Johns Heritage Parkway

Recommendation: Hold a public hearing and approve the development agreement to limit the use and density and layout of the proposed Pulte Homes development on 51.38 acres of vacant property located east of St. Johns Heritage Parkway, immediately south of Space Coast Town Center and west of Brandywine Estates.

D. Integra Multifamily Site Plan

Recommendation: Hold a public hearing and approve the initial site plan for a 319-unit apartment community known as “Integra at Heritage Commerce Park”, located at the northwest corner of the US 192 and St. Johns Heritage Parkway with the following conditions:

- 1) Obtain outside agency permits prior to final site plan approval.
- 2) Pay the fee in lieu of public recreation dedication and enter into the recreation fee agreement.
- 3) Install right turn deceleration lanes on St. Johns Heritage Parkway and US-192.
- 4) In order to ensure viability of the site landscaping, any of the plant species not listed in the approved landscape manual and proposed for installation shall be reviewed on a case by case basis.
- 5) Submit for Council review the two proposed community gates.
- 6) The remaining 8.65 acres at the NW corner of US Highway 192 and St. Johns Heritage must have a minimum of two (2) nonresidential uses (commercial, industrial or institutional) per the Parkway Interchange future land use policy.
- 7) Demonstrate compliance with FEMA and other regulatory agency requirements for a development within a flood hazard area. Engineer shall certify the proposed development will not have adverse impact on adjacent properties and related flood hazard area.
- 8) Dedicate a 10 foot by 10 foot square area at the southwest corner of the property to a government agency such as the City or County for any future expansion or roadway connection revisions to the private driveway known as BJ Lane.

E. Comprehensive Plan Map Amendment for Space Coast Town Center

Recommendation: Hold a public hearing and approve the first reading of Ordinance No. 2022-12 amending the future land use of a 4.65 acre retention pond from Brevard County Community Commercial (CC) to West Melbourne Parkway Interchange (PI).

F. Rezoning for Space Coast Town Center

Recommendation: Hold a public hearing and approve the first reading of Ordinance No. 2022-13 rezoning a 4.65 acre property from Brevard County Transient Tourist Commercial (TU-2) to Gateway Interchange (GTWY-1) with the condition that the comprehensive plan map amendment is approved.

G. Space Coast Town Center Development Agreement Amendment

Recommendation: Hold a public hearing and approve the first amendment to the 2019 Space Coast Town Center development agreement, including the revised conceptual master plan, incorporating the former Brevard County 4.65 acre property.

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 Regular City Council meeting minutes for Tuesday, June 7, 2022.
- B. Approve Resolution No. 2022-10 which adopts the revised development fee schedule updating fees.
- C. Adopt Resolution No. 2022-14 setting the revised City Council meeting schedule for calendar year 2022.
- D. Appoint John Frazier to the Business Advisory Board with a term ending November 2022.

13. ACTION AGENDA

A. Space Coast Town Centre Re-Plat

Recommendation: Approve the final plat for Phase 1A of the "Space Coast Town Centre East" subdivision which creates Lot 2 in the mixed use development (located west of I-95, east of St. Johns Heritage Parkway and south of U.S. 192) with the following conditions:

- 1) The comprehensive plan amendment, rezoning and the development agreement revision must be approved prior to recordation of the plat mylar.
- 2) Submit a Trip Vesting Report signed by a traffic engineer per the 2018 Development Agreement between Space Coast Town Centre, LLC and the City of West Melbourne.
- 3) Developer either posts an infrastructure performance bond or builds the subdivision improvements prior to recordation of the plat mylar.

B. Final Plat for West Melbourne Interchange Center – Unit Four

Recommendation: Approve the Final Plat for Unit Four of the West Melbourne Interchange Center (a re-plat of an existing commercial subdivision at the corner of Hollywood Blvd and Palm Bay Road).

C. Waste Management Solid Waste Collection Rate Request

Recommendation: Consider the rate request of West Melbourne’s solid waste collection franchise holder for the final year of the contract from October 1, 2022 through September 30, 2023.

D. Employment Agreement with City Manager Designee Tim Rhode

Recommendation: Approve and authorize the Mayor to sign an employment agreement appointing Tim Rhode as City Manager effective September 1, 2022, and establishing his compensation and conditions of employment, as provided for in Article V of the City Charter.

14. CITY COUNCIL REPORTS *

Council Member John Dittmore
Council Member Pat Bentley
Deputy Mayor Andrea Young
Council Member Daniel McDow
Council Member Diana Adams
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.