

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

For full agenda packet,  
click this box

April 6, 2021, at 5:30 p.m.  
City Council Chambers  
and via Communications Media Technology\*

\*See notice regarding communications media technology and public participation  
on page 6 of the Regular City Council Agenda

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT MEDITATION**
- 3. ROLL CALL**
- 4. BUDGET WORKSHOP – DEVELOPMENT OF CITY COUNCIL BUDGET PRIORITIES FOR FISCAL YEAR 2021-2022**

Recommendation: Based on the City Council's recently discussed strategic plan and the availability of approximately \$10 million in anticipated federal American Rescue Plan Act of 2021 funds, develop a finite listing of potential City Council priorities such that individual projects and programs may be considered for inclusion in the proposed Fiscal Year 2021-2022 budget, and set a second City Council workshop for 5:30 p.m. on Tuesday, April 20, 2021, to refine the Council's budget priorities.

- 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

April 6, 2021, at 6:30 p.m.  
City Council Chamber  
and via Communications Media Technology\*

\*See notice regarding communications media technology and public participation  
on page 6 of the Regular City Council Agenda

**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 \*

Police Chief Rick Wiley will introduce Police Officer Stive Jean-Simon and Evidence Custodian Gina Lemon, both who started with the City on April 2, 2021

**10. PUBLIC HEARINGS**

A. Annexation of Two Parcels Located West of Columbia Lane and North of US 192 (Turnbaugh)

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 north of US 192.

B. Large Scale Amendment for Two Parcels Located West of Columbia Lane and North of US 192 (Turnbaugh)

Recommendation: Hold a public hearing and approve the second reading of Ordinance No.2021-02 adopting the large scale comprehensive plan map amendment (case #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 for Two Parcels Located West of I-95, off Columbia Lane and North of US 192 (Turnbaugh)

Recommendation:

1. Approve the second reading of Ordinance Number 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 West of I-95 Overpass, West of Minton Road on Carriage Gate Drive (Greenleaf)

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. Future Land Use Amendment for Property Located West of I-95 Overpass, West of Minton Road on Carriage Gate Drive (Greenleaf)

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 of Property Located West of I-95 Overpass, West of Minton Road on Carriage Gate Drive (Greenleaf)

Recommendation: Hold a public hearing and approve the second reading of Ordinance No. 2021-06 rezoning the property 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.

## 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 March 16, 2021.
- B. Approve the Save Our Indian River Lagoon Project Cost-Sharing Funding Agreements Between Brevard County and the City of West Melbourne for the Ray Bullard Wastewater Reclamation Facility Stormwater Management Area for \$160,674 (SOIRL 21-123) and for the Ray Bullard Wastewater Reclamation Facility Nutrient Removal Project for \$4,260,000 (SOIRL 21-138).
- C. Approve Resolution No. 2021-11 accepting the dedication of public water distribution system improvements from YL – West Melbourne Development, LLC (Yourlife West Melbourne) and public water distribution system and sanitary sewer system improvements from S & A Minton Corp., and authorize the City Manager to sign the Bills of Sale.

## 13. ACTION AGENDA

- A. School Resource Officer for Imagine Charter School

Recommendation: Approve a service agreement between the City and Imagine Schools at West Melbourne for the assignment of a School Resource Officer to the school with the following cost-share provision: \$72,000 for the 2021-2022 school year; \$73,500 for the 2022-2023 school year; and \$75,000 for the 2023-2024 school year.

- B. Ascend at Hammock Landing Hold Harmless Agreement

Recommendation: Approve the Hold Harmless Agreement with Requirement to Post Bond between the City and DHIC – Hammock Landing, LLC.

- C. Next Potential Septic-to-Sewer Projects

Recommendation: Rank order the top three potential neighborhood areas off of Sheridan Road for staff and engineering consultants to schedule a neighborhood meeting (or meetings) in advance of the development of potential septic-to-sewer project grant applications.

- D. Reconsideration of Epoch West Melbourne's Requests for Small-Scale Comprehensive Plan Map Amendment and Rezoning on Property Located at 3685 Minton Road

Recommendation: Council Member Andrea Young recommends that the City Council reconsider Ordinance No. 2021-10 and Ordinance 2021-11 on first reading at a future meeting after proper notice and advertisement.

**14. CITY COUNCIL REPORTS \***

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

**15. 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, April 6, 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, April 6, 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.