

MAYOR
Hal J. Rose

DEPUTY MAYOR
John Dittmore

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



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CITY COUNCIL SPECIAL MEETING

MINUTES

June 3, 2021
6:00 p.m.

1. CALL TO ORDER

Mayor Rose called the workshop to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT MEDITATION

Mayor Rose led the Pledge of Allegiance followed by a moment of silence.

3. ROLL CALL

Attending: Mayor Hal Rose, Deputy Mayor John Dittmore, and Council Members Pat Bentley, Andrea Young, Daniel Batcheldor, Stephen Phrampus and Daniel McDow.

Also present: City Manager Scott Morgan, City Attorney Morris Richardson, Assistant City Manager Tom Bradford, Planning Director Christy Fischer, Systems Administrator Christopher Timmons, City Clerk Cynthia Hanscom, and members of the public.

4. DETERMINATION OF JUSTIFICATION

Council Member Batcheldor made a statement on the growth in the community and the need to have a discussion on the types and ratios of residential development and moved to determine that a Special Meeting is justified. Council Member Phrampus seconded the motion, which passed unanimously.

5. PUBLIC FORUM

David Botto, 275 Poinciana Drive, Indian Harbour Beach, representing Marine Resource Council, spoke about the crisis in the Indian River Lagoon. He explained the need for low impact development, which was not the same as low density development. The Lagoon was in crisis which is a result of decisions made on development without consideration of the Lagoon. This can be fixed but would take draconian measures.

He stated that water run-off is one cause of pollution and another is the septic systems. Muck is not the cause but the result of water-borne sediment carried to the Lagoon followed by organic materials that decompose and release phosphorus into the water. Low-impact development would handle the stormwater by using the pond as the primary location for water run-off, which would not impact the lagoon. This insures that rain water stays where it falls. He noted that the City can use the update to the Comprehensive Plan to make a strong commitment to reduce the impacts on the Lagoon.

6. FUTURE COMPREHENSIVE PLAN PROCESS

Planning Director Fischer presented an overview of the comprehensive plan documents and the process that would be required to update the plan. Comprehensive Plans are

Council Member Batcheldor spoke about the impacts from abutting properties from other municipalities. Planning Director Fischer stated that the best way to be in control was to annex the property. Council discussed annexations and the impacts if the properties were developed outside of the City Limits.

Council discussed the intentions of developers and whether they would want to develop in the City if the land use polices were not in alignment. Planning Director Fischer stated that they would still want to come into the City because of other benefits, such as providing sewer and water. Mayor Rose agreed, stating the City had built the water and sewer pipes under I-95 in advance of development in order to encourage development. The City needed to create a balance so that other issues, such as traffic do not impact existing property owners.

Council discussed ways to get the types of development and noted that development agreements and modifications to parking requirements could be implemented. Future land uses can be written to incorporate innovative ideas for maintaining trees and allowing bonus density for additional green space.

Council discussed single family development versus multiple family development and owner-occupied dwellings versus rentals. Comments were made that it may be time to consider denying requests for certain development, or limit higher density uses. With so little land left to develop in West Melbourne, the City should be insuring that what is stated in the City's vision is reflected in land use decisions.

Council reviewed the process for the Comprehensive Plan re-write and the expectations of Council.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 8:40 p.m.