**PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY**
Monday, October 5, 2009
Community Center-509 Ocean Avenue
7:00 pm

# MINUTES

## I CALL TO ORDER

Present were:

Chairman David Campbell
Member Susan Dieterle
Member Stephen Schwartz
Alternate Member James Flanagan

Town Attorney Paul Gougelman
Town Manager Jim Bursick
Town Planner Dennis Ragsdale
April Fisher
Deputy Town Clerk Rhonda Danielle

Absent: Coleen Doyle

A roll call was taken of members. All were present.

## II. APPROVAL OF MINUTES- September 14, 2009 Regular Meeting

Motion made to accept minutes by Susan Dieterle. The motion was seconded by Steven Schwartz. Question called; motion carried 4-0.

## III. PUBLIC HEARINGS

None

## V. NEW BUSINESS

**A. Approval of Planning and Zoning Board meeting schedule for 2010, and acknowledgement of 2010 Board of Adjustment meeting schedule for informational purposes.**

Member Schwartz made a motion to approve and Member Flanagan seconded the motion. Motion carried 4-0.

## VI. OLD BUSINESS

**A. First Elements of EAR based Comprehensive Plan Amendment Process.**

Town Planner Ragsdale gave a summary to the Board about the packets that were distributed in reference to Public School Elements and Future Land Use.

Chairman Campbell asked Town Planner Ragsdale if he had an outline of what the whole plan would look like.

Ragsdale replied that he did not, but that he would bring one to the next meeting along with a sample table of contents.

The Board then began to go through the population packet page by page.

Chairman Campbell noted that on page 5 the population projection seemed out of proportion.

Town Planner Ragsdale replied that it was just a projection.

Chairman Campbell asked if the 1995 data could be left out of the packet.

Planner Ragsdale replied that it could.

Member Flanagan noted also that on page 5 it currently says “median age of the will increase” and it should read median age will increase.

Town Attorney Gougelman stated that on page 8 under existing land use categories there should be a comma after the word commercial.

Chairman Campbell stated that on page 14 under future land use category he wondered if private and public K-12 schools in single family residences were mandated through the state.

Town Planner Ragsdale replied that they don’t actually say that you have to put it in a single family district. They do say things like it has to be allowed in a district and land use category that are nearby where the schools are located and you have to have enough land available in the category that would support a school site. He stated that he could add something in there to say that Public and Private schools meeting the criteria, the locational size and development criteria included in the Public Schools facility element included by the Brevard County School Board.

Chairman Campbell told him to go ahead and include that paragraph and the Board would look at it later. He also asked if Planner Ragsdale could come up with some compatibility for the electrical utility station.

Planner Ragsdale replied that he would and he would also develop some policies and would also define compatibility. He stated that he did not finish the definitions for this meeting but would have some for the next meeting.

Chairman Campbell stated that on page 16 under Public uses/ ~~semi-public~~ we need to elaborate. Shouldn't that be on the list?

Planner Ragsdale replied that yes, it should be and he would put libraries in specifically.

Town Attorney Gougelman added that also on page 16 can some sort of explanatory verbiage that specifies that these zoning districts and only these zoning districts are consistent with these land use categories be added.

Town Planner Ragsdale replied that he could do that.

Chairman Campbell stated that on page 22 in the first bold sentence we need to change "Brevard County is developed are urban density and intensity" to at urban density and intensity. He also stated that on page 23 in bold point it says analyses of potential development and redevelopment activity in prone areas. He inquired what kind of prone areas he was talking about.

Ragsdale answered that it should say flood prone areas.

Attorney Gougelman stated that there are a few things that need to be considered such as:

1. It is important to look at what the definition of development is.
2. You should think about inserting compatibility standards from page 16 and 17.
3. Put some thought into re-writing objective 1 and 2 with some compatibility standards.

Chairman Campbell asked Town Planner Ragsdale to put together objectives 1 and 2 and a sliding floor to area ratio for residential and to give some examples on size. He also added asked if they wanted to put compatibility standards in the Land Development Code or in the Comprehensive Plan.

Attorney Gougelman recommended that the utility standards should go in the Land Development Code. He added that they were speaking of a specific rather than a general use such as commercial vs. residential.

Chairman Campbell suggested that they put it in the Land Development Code.

The Board then moved onto the subject of Public School Facilities.

April Fisher discussed the Public School Facilities Plan Element. She stated that the Board would need to have a pubic hearing on the public school facility element and changes to the inter-governmental coordination element and the capital improvement element.

Town Planner Ragsdale stated that next month he would be bringing the transportation element draft and an outline of the whole plan and some definitions.

## VII. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

None

## VIII. ADJOURNMENT

Motion made to adjourn by Member Schwartz. Motion seconded by Member Dieterle. Question called; motion carried 4-0

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| Rhonda Danielle | David Campbell |
| Deputy Town Clerk | Chairman |