PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
Monday, April 19, 2010
Community Center-509 Ocean Avenue
7:00 pm

MINUTES

I. CALL TO ORDER 7:00p.m.

Present were:

Chairman David Campbell
Member Susan Dieterle
Member James Flanagan
Member Coleen Doyle
Alternate Member Davis

Town Attorney Paul Gougelman
Town Manager Jim Bursick
Town Planner Dennis Ragsdale
Jennifer Howland

Absent:

Member Steven Schwartz

V. OLD BUSINESS

1. Continuation of discussion of Comprehensive Plan Final Draft

Alternate Member Davis stated that the turtle society is no longer in Melbourne Beach and should be changed in the fifth paragraph on page 120. He also stated that the "Florida Game and Freshwater Fish Commission", in the seventh paragraph, should be changed to the "Florida Fish and Wildlife Conservation Commission."

Planner Ragsdale stated that he will create a map indicating public access points to the lagoon, in reference to page 124 and page 132.

Town Attorney Gougelman asked whether the word "threatened" should be added to Objective 4.0 on page 138.

Chairman Campbell stated that it should be included.

Chairman Campbell stated that the date "1990" should be changed in Policy 8.0 on page 139.

Member Dieterle stated that "shuffleboard" should be removed from the Activity Based list in Table 14 on page 145.

Member Dieterle asked if 5th and 6th avenues under resourced based on page 145 should be listed as improved since they are improved.

Planner Ragsdale answered "no, they should not be listed as unimproved."

Member Dieterle asked if Sunset should be added as a beach access on page 145.

Planner Ragsdale stated that he will put Sunset in as a beach access on the map after verifying it with the property appraisers.

Member Dieterle asked if a policy on river access improvements should be added to the Comprehensive Plan if they plan on making improvements in the future.

Planner Ragsdale stated that it does not have to but will help when applying for grants in the future.

Chairman Campbell stated that there is already a policy in the Plan on page 153 under Policy 3.1.

Member Dieterle questioned the number of river accesses listed in Table 16 on page 150.

Planner Ragsdale stated that "12" is the number from the original plan and that he will change it to match the map.

Member Dieterle asked how demand was determined.

Planner Ragsdale stated that it was determined by the Planning and Zoning board and that the numbers were recently changed due to new population projections.

Member Dieterle asked if demand went down will beach accesses be lost.

Planner Ragsdale answered that there can be more than the minimum set demand indicated.

Alternate Member Davis asked if "shall" is the right to use or if "may" should be used, in reference to page 153, Policy 3.1.

Planner Ragsdale stated that "shall" is the preferred word, at least for the State.

Planner Ragsdale stated that Chapter 9 on pages 154 through page 168 is already in adoption stages, therefore, did not have to be reviewed.

Member Dieterle asked if the word "professionals" in the second paragraph under "Inventory of Entities" should be employees and whether the word "he" in reference to the Town Manager in the same paragraph should be made politically correct. The board

agreed that "professional" should be "employees" and "he" should be restated as the Town Manager.

Chairman Campbell stated that there seemed to be something missing after the last sentence on page 170.

Planner Ragsdale stated that the sentence is in the current plan, but will look into it.

Attorney Gougelman stated that he believed that there should be a reference to the appropriate section of the Town Charter after the last sentence on page 170.

Chairman Campbell stated that the first sentence of the first paragraph under the heading "Intergovernmental Coordination Data and Analysis Requirements" on page 171 did not make sense.

Planner Ragsdale stated that he will fix it to make it more clear about its meaning.

Attorney Gougelman stated that the table on page 171 should be Table 14.

Chairman Campbell stated that there are too many abbreviations in Table 14 on page 171 to 172.

Planner Ragsdale stated that that he will spell out the names rather than abbreviate them.

Chairman Campbell asked which fire department was referenced in the sixth agency in Table 14.

Town Manager Bursick stated that the fire department was in reference to both the Indialantic and Brevard County fire departments.

Planner Ragsdale stated that he will fix it.

Chairman Campbell questioned that there was no formal agreement for sewer as referenced in the fourth paragraph on page 174.

Planner Ragsdale stated that a formal agreement was not found to exist.

Chairman Campbell questioned the wording of the sentence on page 175.

Planner Ragsdale stated that the will reword it.

Member Dieterle questioned the need for drainage improvements as referenced in the paragraph under the heading "Inventory" on page 194.

Town Manager Bursick stated that there is currently a drainage improvement project.

Planner Ragsdale stated that he will meet with Mr. Bursick about the existing drainage improvement projects and will add a policy on the improvements and incorporate them into the five year drainage plans.

Chairman Campbell stated that the word drainage should be removed from the paragraph under "Inventory" on page 194.

Chairman Campbell stated that the next to last paragraph on page 195 did not make sense.

Planner Ragsdale stated that he will reword it.

Planner Ragsdale stated that the levels of service listed in Policy 3.1 on page 197 were restated from other parts of the Comprehensive Plan.

Member Dieterle asked if Policy 4.1 on page 198 referred to only large scale development, not individual homes.

Planner Ragsdale answered that it was for only large scale development.

Chairman Campbell stated that the Local Planning Agency listed in the last paragraph on page 199 should be Planning and Zoning.

Attorney Gougelman stated that council should be Commission in the last paragraph on page 199.

Planner Ragsdale stated that the Planning and Zoning Board must look at the Comprehensive Plan annually and make amendments as needed upon recommendation of the Town Commission.

Chairman Campbell stated that there are discrepancies between the zoning map and the existing use map in the Comprehensive Plan.

Planner Ragsdale stated that he will make the maps consistent with one another.

The board discussed zoning on Ocean Ave.

Chairman Campbell asked what happened to the school on the Existing and Future Land Use maps.

Planner Ragsdale stated that the policy is to make schools a part of the single family area and that there is not a separate category. He stated that a separate category can be made, if desired. He also stated that it is difficult to place special exceptions on the Future Land Use map.

Planner Ragsdale stated that the zoning map is not a part of the Comprehensive Plan since it is not required by the State. Planner Ragsdale stated that the main purpose of the map is to show how the zoning categories fit into the Future Land Use categories.

Attorney Gougelman stated that the zoning map shows the commercial zoning districts as larger than the Future Land Use map shows.
Planner Ragsdale stated that he will make a note on the maps that the division lines between categories is meant to be on the property lines and is not to divide the properties.

Chairman Campbell stated that on the Existing Land Use map the school is in purple, but on the Future Land Use map the school is not purple.

Planner Ragsdale stated that the single family zoning categories allow schools.

Attorney Gougelman stated that the board should see how the school is zoned and if it is not zones to have it zoned.

Planner Ragsdale stated that the school property is not zoned.

Chairman Campbell asked what is involved in zoning.

Attorney Gougelman stated that first they should look at the effect of it not being zoned. He stated that it is possible that 1) the Town development standards do not apply or 2) since the school was annexed, the original zoning rules apply.

Attorney Gougelman stated that in order to zone the area a referendum is needed.

Chairman Campbell stated that they should look at 95-04 for reference and keep it as a special exception, if it is.

Planner Ragsdale stated that there are notes on the Comprehensive Plan reflecting current conditions and that the Future Land Use categories are not changing.

Chairman Campbell stated that the colors do not match with the outlines on the Generalized Soils map.

Chairman Campbell stated that the colors should be removed and the map should be shaded with lines going in different directions for each area. He stated that shading the map would be better for black and white printouts and it makes the words on the map easier to read.

Chairman Campbell asked whether the number of outfalls was correct on Map 6.

Town Manager Bursick stated that the information is based on the Storm Water Master Plan maps that were transmitted to April. He also stated that he will check on the number of outfalls, but that there are many.

Planner Ragsdale stated that the Coastal High Hazard map is consistent with Brevard County's map.

Chairman Campbell asked what was next in the process of submitting the Comprehensive Plan to the State.

Planner Ragsdale stated that he will put everything together and that the board will have a public hearing at the next meeting. He stated that he will transmit the Plan to the Town on Monday, April 26.

Chairman Campbell asked how long it will take for the board to receive the updated Plan.

Town Manager Bursick stated that once he receives the information it will take about a half a day to have it transmitted to the board members.

Planner Ragsdale stated that the Plan can be tweaked at the public hearing.

Chairman Campbell asked when the final clean document will be available.

Planner Ragsdale stated that the Comprehensive Plan will be finalized after he receives the ORC report from the State.

VIII. ADJOURNMENT

Motion made to adjourn by Member Dieterle. Motion seconded by Member Davis. Question called; motion carried 5-0.

Meeting adjourned at 8:24 pm.

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Jennifer Howland

_____
David Campbell
Chairman