PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
Monday, July 12, 2010
Community Center-509 Ocean Avenue
7:00 pm

MINUTES

I. CALL TO ORDER - 7:01 p.m.

II. ROLL CALL

Present were:

Chairman David Campbell
Vice Chairman Susan Dieterle
Member Coleen Doyle
Member James Flanagan
Member Tom Davis

Town Attorney Paul Gougelman
Town Manager Jim Bursick
Jennifer Howland

Absent were:
Town Planner Dennis Ragsdale

III. APPROVAL OF MINUTES

June 7, 2010

Moved by Member Dieterle; seconded by Member Davis to approve the minutes of the June 7, 2010 meeting. Question called; motion carried, 5-0.

IV. PUBLIC HEARINGS

None

V. NEW BUSINESS

1. Site Plan for the Ocean Park improvements of the restrooms and ADA ramp

Chairman Campbell stated that Commissioner Guglietta needed to be changed to Commissioner Marshall on the first page of the plans. He also stated that the plans did not have a scale and should be added in the future.

Vice-Chairman Dieterle asked whether there will be a bench seat on the new crossover at Ocean Park.

Town Manager Bursick answered that there will not be a bench because the DEP does not permit that use any more on the crossovers.

Vice-Chairman Dieterle asked if the seat was not attached to the ADA ramp could it be put in.

Town Manager Bursick answered that the seat had to be placed 30 feet back from the dune line, which is not worth putting it in.

Member Flanagan asked if the ADA ramp can be built around the seat without touching it.

Town Manager Bursick answered that he will talk to the engineer about it to see if is possible.

Chairman Campbell talked about the materials to be used in constructing the roof because he was concerned about metals that rust.

Vice-Chairman Dieterle asked if the roof will have exposed fasteners on the 5V crimp. She stated that she thinks it is required.

Town Manager Bursick answered that he will look into it.

Chairman Campbell stated that the Building Official wrote a memo that recommends approval of the site plan. The memo also includes approval from the fire department and the police department.

Town Attorney Gougelman stated for the minutes that the Planning and Zoning board is asked to approve a nine page site plan created by Steudebaker Engineering of Indian Harbour Beach, FL, titled Town of Melbourne Beach Ocean Avenue Park and dated June 10, 2010. Also included is a seven page building parameters description. The changes to be made are on page two to correct the roof as 24 gage mill aluminum 5V crimp, and to change the name of the Commissioner.

Chairman Campbell asked when the project will start.

Town Manager Bursick answered around October 2010.

Chairman Campbell read Objective 3 from the Recreation and Open Space Element and Objective 2 from the Capital Improvements Element, of the of the current Comprehensive Plan. He stated that the site is not in the High Hazard Area so the site plan is in compliance with the Comprehensive Plan.

Vice-Chairman Dieterle motioned to approve the site plan for the Ocean Park improvements, and send it to the Commission, as it is compliance with the Comprehensive Plan. Seconded by Member Doyle. Question called; motion carried, 5-0.

2. Review of the five year capital improvements program Fiscal Year 2011-2015

Chairman Campbell asked what the loan proceeds were under funding sources.

Town Manager Bursick answered that the loan proceeds are from the stormwater referendum, approved two years ago, which are loan proceeds that are repaid through the voted debt millage rate.

Vice Chairman Dieterle asked if vegetation will have to be removed when the swale is put in at Sunset Blvd and asked how the drainage problem will be fixed.

Town Manager Bursick answered that there will be a meeting on July 29th about the stormwater improvements. He stated that the Town is looking at $1 million dollars to redirect stormwater runoff. He stated that there will be limited, shallow swales, leaving as much vegetation as possible. Swales will be put in the right-of-way and there will be major street reconstruction to redirect the stormwater runoff.

Vice-Chairman Dieterle asked how it is possible to accomplish the improvements considering some houses are below street level. She also asked if it would be easier to add French drains.

Town Manager Bursick answered that the engineers will determine how it is done and that French drains are high maintenance and have a high failure rate and that swales work well.

Chairman Campbell asked if Rosewood/ Cherry construction will begin in 2011.

Town Manager Bursick answered that engineering will begin in 2011.

Chairman Campbell asked how much the problem at the corner of Pine and Sixth cost.

Town Manager Bursick answered that the Pine and Sixth problem was part of the overall change order and that there was an increase in overall project costs of about $100,000, but there were also savings of about $50,000 leading to about a $50,000 to $75,000 cost over the original cost estimate.

Chairman Campbell asked what the action should be in regards to this Capital Improvement Program because the new Comprehensive Plan, not the current Plan, requires us to look into the funding aspect.

Town Manager Bursick stated you can use this as the practice session and that typically the action would be to recommend approval of the adoption of Capital Improvements Program.

Vice-Chairman Dieterle made a motion to recommend to the Town Commission the acceptance the 5-year Capital Improvements Program. Seconded by Member Davis. Question called; motion carried, 5-0.

VI. <u>OLD BUSINESS</u>

None

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

1. Continued discussion of land rules for building docks in canals

Chairman Campbell stated that this item be discussed after the summer since Planner Ragsdale will not be at the next meeting.

2. Discussion of the Land Development Code amendments that need to be accomplished after adoption of the Comprehensive Plan.

Chairman Campbell stated that Planner Ragsdale is needed to discuss this item.

Member Davis asked about the status of the eating and drinking establishments as a principal use in the 6-B zoning district.

Chairman Campbell stated that there will be a definition addition in the new Comprehensive Plan.

Chairman Campbell asked about the status of the Comprehensive Plan.

Town Manager Bursick answered that it had been transmitted to the DCA at the beginning of June and they have 60 days to review it. After return of the completed document, two public meeting need to be held for adoption.

Town Attorney Gougelman stated that the plan was for the September and October Town Commission meetings because it needs to be adopted before the election because of the possible adoption of the Hometown Democracy Amendment (Amendment 4). Town Attorney Gougelman stated that if the Comprehensive Plan does not get adopted before the Hometown Democracy Amendment gets passed you may need a referendum to make the proposed map changes. Town Attorney Gougelman explained the Hometown Democracy Amendment will apply to all Comprehensive Plans in Florida, reviewed its history and stated that there are so many unknowns about the amendment.

VIII. ADJOURNMENT

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

Meeting adjourned at 7:32 pm.

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Jennifer Howland

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David Campbell
Chairman