COMPREHENSIVE PLANNING ADVISORY BOARD
REGULAR MEETING MINUTES
MAY 26, 2015

Pursuant to Public Notice, Chairman David Daleiden convened a regular meeting of the Comprehensive Planning Advisory Board on Tuesday, May 26, 2015, at 7:00 p.m., in the Council Chamber. Those present were Chairman David Daleiden, Board Members Alan LaMotte, Richard Eginton, Rodney Smith, Douglas Glass, Neal Johnson, Christina L'Heureux, Lisa Crawford McRoberts and Amanda Morsics. Others present were Jim LaRue of LaRue Planning & Management Services, Inc., Building Official/CRA Administrator John Stone, Guest speaker Architect David P. Godwin, and Board Secretary Diane Niosi.

Chairman David Daleiden led the Pledge of Allegiance.

ADOPTION OF MINUTES: MARCH 23, 2015 REGULAR MEETINGS
ACTION: Neal Johnson MOVED, SECOND by Douglas Glass, to approve the March 23, 2015 minutes, as amended. VOTE: ALL YES. MOTION CARRIED.

PRESENTATION BY ARCHITECT DAVID P. GODWIN
David P. Godwin, addressed the Board as follows:

- His qualifications and certifications:
  - Florida-registered Architect
  - Vice-Chair of the Melbourne Historic Preservation Board
  - Certified Florida Main Street Consultant
  - Served on Melbourne Main Street Design Committee since its inception
  - Served on Board of the Florida American Institute of Architects (AIA) Association

- The term mixed-use refers to small businesses and residential apartments sharing the same areas.
- Was fairly typical in communities prior to the 1900's until zoning was created and the use of properties was separated and created urban sprawl.
- The desire to have one's residence closer to where they work revived the mixed use concept in the 1980's.
- The mixed-use concept typically consists of live/work units with the residence upstairs and the business downstairs.
- Referred the Board to the Grant Avenue Mixed Use Site Plan, which consists of four residential units above four retail units, explaining its features.
- Encouraged the City to adopt this concept.

Neal Johnson asked Mr. Godwin if they would be converting the building into a condominium. [Mr. Godwin: They talked about it and is a possibility]. Real Estate Agent, Anthony Romero, with Sorensen Realty added they were considering condominium units for the upstairs units, creating a nicer view for the neighborhood, adding more value to the property and more desirability for builders.

DISCUSS/MAKE RECOMMENDATIONS REGARDING AMENDMENTS TO THE COMPREHENSIVE PLAN
Jim LaRue directed the Board's attention to Exhibit A, Draft Ordinance No. 1103, of the meeting packet, and reviewed as follows:

- Currently, Satellite Beach has the Town Center Mixed Use (MU) District, consisting of a maximum of two hundred (200) units in a geographically limited area.
- This proposed concept would enable every commercial property to have residential use using the same limitations you would have in the Town Center MU District.
- Should this concept be adopted, the note regarding multi-family units on the map entitled "Future Land Use Designations City of Satellite Beach and Lands In Adjacent Jurisdictions" will be removed.

John Stone pointed out that the word "residential" was added to Policy 1.1.8 of the Future Land Use Element Goals, Objectives and Policies on Page 1-3. He also added that the Community Redevelopment Agency Advisory Board (CRAAB) recommended to approve the concept of mixed use at their meeting on February 19, 2015.

Chair Daleiden asked what dictates the residential use being secondary to commercial regarding the 50/50 ratio. [Mr. LaRue: Mixed use allows two different uses and that residential could be less than the fifty (50%) percent.] Mr. Stone added Land Development Regulations (LDRs) will define the new concept being proposed, the residential property can be above or behind the commercial.

Alan LaMotte asked if the City's current mixed use concept requires the residential property to be above the commercial property. [Mr. Stone: Yes, it is specifically stated in our City Code.]
Mr. LaMotte also asked why the City wants to expand CMU instead of restricting it to the existing Town Center MU District. [Mr. Stone: Because there hasn't been interest in CMU in that area but there is interest in the concept along South Patrick Drive and Highway A1A.]

Richard Eginton expressed concern for the upkeep of the residential rental properties. John Stone assured him that the property owners would require them to be diligent in the upkeep of their rental units in order to protect their investment.

Rodney Smith stated that they need to look beyond their time as members serving on the Board and their vision for the City and how to fill the vacant properties.

Douglas Glass added that the CMU concept will not be affecting a very large area and should only amount to an increase in population of approximately five hundred (500) people and will increase revenue.

Chair Daleiden asked if there were any public comments.

PUBLIC COMMENT
Satellite Beach property owner, Robert Chitty, addressed the Board stating he was pleased the City was considering the expansion of CMU usage to other areas within the City to increase flexibility and attract investors, builders and property owners to the community.

Dylan Hansen, local commercial real estate broker, addressed the Board stating he has multiple clients who would like to sell their properties to buyers with intentions on entirely refurbishing the buildings or build on vacant lots but the present code restrictions are impeding this process and approving the proposed CMU concept would enable these ventures to be realized.

Neal Spurlock, local real estate broker and property developer, addressed the Board stating approving the proposed CMU concept would open up the commercial corridor of South Patrick Drive and Highway A1A to prospective buyers and developers.

John Fergus, resident of the City, addressed the Board stating two of the vacant lots in the City would be more appealing to prospective buyers if the proposed CMU concept was approved.

Dale Abrahams, resident and property owner of the City, addressed the Board, questioning if adding more infrastructure capabilities related to sewage and drainage were being considered with respect to the CMU concept. [Mr. Stone: Yes. That will be done on a sight-specific basis].

ACTION: Rodney Smith MOVED, that the Board advise the City Council to adopt Ordinance No. 1103. VOTE DIED for lack of SECOND.

Chair Daleiden intervened and requested the Board resume their discussion regarding CMU, ensuring there are no other questions or comments any of the Board members may have before making a motion.

Alan LaMotte stated he does not see the benefit to the residents of Satellite Beach and to the lagoon in opening up the two most important corridors in the City, South Patrick Drive and Highway A1A.

Lisa Crawford-McRoberts stated the concept will increase taxes on residential properties, increasing revenue for the City and added, she felt more new businesses such as specialty shops or restaurants would attract people from the mainland who visit the City's beaches.

Rodney Smith stated he agreed with Alan's concern with the condition of the lagoon but felt this proposal was about making good use of the land, attracting investors, and improving property values with the vision of progressive thinkers to continue to keep Satellite Beach a unique community.

Chair Daleiden added the CMU concept was based on a market study and how to address the fact that commercial usage was needed in the City and that residents did not want to lose the commercial and have their properties be rezoned as residential.

Neal Johnson stated he felt the concept would benefit the City by the tax revenue and beautify many areas of the City.

Richard Eginton stated concern for building on the adaptation action areas that are predicted to be in flood zone areas and is not convinced that constructing new buildings will revitalize the community. [Mr. Stone: The CRAAB recommended the CMU concept to give more revenue stream to a commercial location by adding residential on top].

Chair Daleiden asked for a vote by the Board regarding the CMU concept.

VOICE VOTE: EIGHT YES: Rodney Smith, Lisa Crawford-McRoberts, Christina L'Heureux, Neal Johnson, Amanda Morsics, Douglas Glass, Richard Eginton, David Daleiden. ONE NO: Alan LaMotte. MOTION CARRIED.

Chair Daleiden stated the Board's recommendation to approve the changes to the Comprehensive Plan regarding CMU will be forwarded on to City Council.

AGENDA ITEMS FOR NEXT MEETING

John Stone stated he will invite Public Works Director Allen Potter to attend a future meeting to discuss the Storm Water Project on DeSoto Parkway with the Board.

Steve Osmer mentioned there will be a new Ad Hoc Committee, the Green Committee, which will help the Board understand what the City is doing to save the lagoon, storm water and lead-certified buildings.

John Stone suggested for one of the CPAB members to serve on the Green Committee so they can report information they are addressing back to the Board.

ADJOURNMENT

ACTION: Neal Johnson MOVED, SECOND by Rodney Smith, to adjourn the meeting. VOTE: ALL YES. MOTION CARRIED.

The meeting was adjourned at 8:10 p.m.

Diane R Niosi

Diane Niosi, Board Secretary