

**PLANNING & ZONING COMMISSION/LOCAL PLANNING AGENCY MEETING
Wednesday March 6, 2024, 5:05P.M. MINUTES**

1. **CALL TO ORDER:** Chair Akers called the meeting to order at 5:05p.m.
2. **PLEDGE OF ALLEGIANCE:** The Pledge was recited.
3. **ROLL CALL:**
 - Present:** Buddy Akers Chair, Commissioner Michael Barone, Commissioner Claudia Luna, Alternate Commissioner Eric Boissat, Alternate Commissioner Dominic Foti
 - Excused:** Commissioner Michael Ruehman.
 - Not Excused:** Commissioner Jose Cardozo
 - Also Present:** City Manager Mark Mathes, City Attorney John Rhodeback, City Planner Robert Loring, recording Secretary Dulce Villaseñor.
4. **PUBLIC HEARING:**
 - a) **RESOLUTION NO. 2024-26** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY FOR THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, RECOMMENDING THE CITY COUNCIL ADOPT ORDINANCE NO. 2024-14 AMENDING CHAPTER 1 FUTURE LAND USE ELEMENT, GOAL FLUE B, FUTURE LAND USE MAP OBJECTIVE FLUE B-4 FELLSMERE 392 AND AMENDING THE COMPREHENSIVE FUTURE LAND USE MAPS TO CHANGE THE LAND USE CLASSIFICATION FROM REGIONAL EMPLOYMENT ACTIVITY CENTER (REAC) TO LOW DENSITY MIXED USE NEIGHBORHOOD (LDMXN) FOR 2.68 ACRES, MORE OR LESS, WITHIN THE DEVELOPMENT KNOWS AS "FELLSMERE PRESERVE". / **PUBLIC HEARING**

City Attorney John Rhodeback read Resolution No. 2024-26 by title only.

City Manager Mathes introduced Resolution No. 2024-26, This resolution is concerning a land use recommendation for Fellsmere Preserve. The resolution proposed amending the city's comprehensive future land use maps to change the land use classification from Regional Employment Activity Center (REAC) to Low Density Mixed-Use Neighborhood (LDMXN) for approximately 42.6 acres.

Discussion on Textual Changes:

Textual changes were discussed, focusing on density transfer and green building requirements. The importance of density transfer for the development's success was emphasized.

Explanation of Green Building:

Commissioners received a brief explanation from city manager Mathes of green building practices, emphasizing environmental impact reduction through methods such as local resource use and energy efficiency.

Clarification on Density Units:

Questions arose regarding "units per acre," clarifying it referred to permitted dwelling units per acre. It was noted that the proposed density transfer did not entail an increase but rather a redistribution of existing density.

Presentation of Future Land Use Map:

A future land use map was presented, outlining proposed changes in land use classification.

Specific attention was drawn to the transition area from Regional Employment Activity Center to Low Density Mixed-Use Neighborhood.

Overview of Development Plan:

Commissioners received an overview from city manager Mathes of the development plan, including commercial and residential zone allocation. Details regarding the inclusion of a surf park, hotels, restaurants, and residential units were provided.

Conclusion:

The presentation concluded, reaffirming that proposed changes aligned with the city's long-term development goals. Attendees were reminded that the resolution focused solely on land use designations and did not grant permission for specific development activities.

Nicholas Font attended virtually reaffirming that proposed changes aligned with the city's long-term development goals.

Motion by Commissioner Barone **SECONDED** by Alternate Commissioner Boissat, to approve Resolution No. 2024-26.

ALL EYES:

MOTION CARRIED 5-0

5. PUBLIC COMMENTS: Chairman Akers asked if anyone from the public had a comment to send a chat or call and to state their name and address for the record. Chairman Akers closed the public comments.

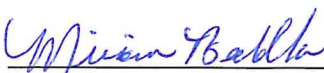
6. NEXT MEETING: March 20, 2024

7. ADJOURNMENT:

MOTION by Commissioner Barone **SECONDED** by Alternate Boissat to adjourn. There being

no further business Chairman Akers adjourned the meeting at 5:45 pm.

These minutes were approved by the City of Fellsmere Planning and Zoning Commission/ Local Planning Agency at their meeting held on 17th day of April 2024.



Dulce Villasenor, Recording Secretary

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