

**PLANNING & ZONING COMMISSION/LOCAL PLANNING AGENCY MEETING  
WEDNESDAY May 1, 2024 5:05PM**

**MINUTES**

1. **CALL TO ORDER:** Chair Akers called the meeting to order at 5:07PM
2. **PLEDGE OF ALLEGIANCE:** The Pledge was recited.
3. **ROLL CALL:**
  - Present:** Commissioner Michael Barone, Commissioner Michael Ruehman, Commissioner Claudia Luna, Alternate Commissioner Dominic Foti, Alternate Commissioner Eric Boissat, City Attorney John Rhodeback, Chair Buddy Akers, and City Planner Robert Loring
  - Excused:** Commissioner Jose Cardozo
  - Also Present:** Recording Secretary Miriam Bedolla and CRA Rochelle Lawandales.
  - Alternate Commissioner Dominic Foti** will be filling in for Commissioner Jose Cardozo
4. **NEW BUSINESS:**
  - a) **DISCUSSION ON THE 2024 COMMUNITY REDEVELOPMENT AREA PLAN UPDATE.**

Chairman Akers introduced the City CRA Planner, Rochelle Lawandales.

CRA Planner Lawandales introduced herself and stated she was pleased to come back to help with the planning and growth of the city. She stated there was an update to the Redevelopment Plan that was adopted in 2009. The city had established a Community Redevelopment Area in 2005 which was just a small area in the city. In 2009 it was expanded in order to take in more properties and create some catalysts for redevelopment and for getting a stimulus of events happening. She explained what was being done and why it had been done the way it had been, due to the plan being done in 2009 giving it a lot of time passing since the town decided they wanted to extend the deadline to what was statutorily available which was 40 years and to identify what accomplishments had been made and what still needed to be done and assess those things and see what needed to be thrown out that was no longer valuable and see what new things may have arisen since then. She then talked a little about the history and reviewed some of the accomplishments made throughout the years. She stated there was no action that would be taken place that night and that this item would be coming back on June 19<sup>th</sup> to P&Z as a Public Hearing to make a recommendation to the City Council who will then act on that recommendation the following day on June 20<sup>th</sup>.

As she had stated before the plan has been extended to 40 years, making this plan go till 2045. New programs and projects have been re-estimated what the financial capacity is and have included a new Capital Improvement Plan. As she stated before in 2005, the first redevelopment area was established as shown on the map, and it was a small area confined to those areas and mayor roadways within the village or the heart of the town as people know it. In 2009 the city expanded taking in more land like the one across I-95. She also talked about the different areas within the city such as the East CR 512 Corridor, Mid-Town CR 512, The Carter James & Hall, and the Village Center and the accomplishments, what is in progress, and what is still to be accomplished. Land annexation, overlay zoning district, park improvements are just some of the

examples she talked about that have occurred throughout these areas as the accomplishments and progress. She also talked about the Broadway Master Plan that was talked about years ago on what Broadway could look like and the improvements it could have. She showed all commissioners ideas such as streetscape options, public parking areas, park modifications that can be updated and improved, gateway and entry with new signage that can identify Fellsmere. She stated if anyone had any questions, she was there to answer them or they could contact her at any time. She also reminded all commissioners that this item would be coming back on June 19<sup>th</sup> as a Public Hearing.

Alternate Commissioner Boissat asked why was all of this growth and expansion being pushed as his concern, as many others in the area, like it the way it is and think it should stay the same. CRA Planner Rochelle Lawandales explained the focus was only on improving and growing local and to use the lots and spaces that are already within the city/center. The city already has the annexation of lands around the center and that is not what she was referring to when it came to growth. Her focus and growth were only on the areas she mentioned and talked about.

Alternate Commissioner Boissat asked how many more food stores were really needed in the area, which Mrs. Lawandales stated that was something the market determines based on the needs needed. Attorney Rhodeback stated that from a legal perspective not a political perspective a number of land owners within the city, and some of them want to develop their property in a certain way. If they have commercial property and vacate and want to operate a store, as a government we are limited to the things we can say no too, because if someone has a permeate use and they want to develop something within that zoning category we cannot say no nor stop it because growth is inevitable but they have to follow certain rules and regulation that are implemented. Discussion continued regarding some of the improvements and accomplishments in the city and the traffic issue throughout the city. Attorney Rhodeback explained it is all concurrent with development and they go hand and hand. CR 512 is a county road not a city road and the city are working with the county to ensure CR 512 will be able to accommodate the traffic that will be coming through.

Chairman Akers stated he thought a good job was being done with making plans and getting it moved along. He asked if anyone else had any other questions. Commissioner Barone asked if someone could explain to the newer commissioners the benefits of adding additional parcels. Mrs. Lawandales stated she wanted to make sure that everyone understood that they were not expanding the district, or the heart of the city as others call it. The district boundaries are the same as they were set in 2009. In 2005 it was smaller and in 2009 it was increased to take advantage of catalyst projects that were in the works at the time before the recession.

#### **5. PUBLIC COMMENTS:**

Chairman Akers asked if anyone else from the public had any comments to state their name and address for the record.

**Jed Aranes, 13960 101 Street** – stated he moved to Fellsmere because of the rural culture that is here and other people he knows feel the same way. He thinks the 45-year plan is a great plan and a possible smaller Walmart would also be okay to help with the food desert. He also expressed his concerns regarding the traffic and widening CR 512 all at once.

Attorney Rhodeback explained that you could not force someone to solve an issue that they are not creating would be very difficult. Widening the whole road to solve the entire cities problem is not possible. That is why it can only be done as development comes in. CR 512 is a county road.

**6. NEXT MEETING:**

**7. ADJOURNMENT:**

There being no further business Chairman Akers adjourned the meeting at \_\_\_\_\_pm.

These minutes were approved by the City of Fellsmere Planning & Zoning Commission/Local Planning Agency at their meeting held on 15<sup>th</sup> day of May, 2024.



**Miriam Bedolla**

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