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ON MARCH 22, 2006

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March 22, 2006

MEETING OF THE BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY TO CONDUCT A PUBLIC
HEARING FOR THE EXTENSION OF MORATORIUM ON
SMALL LOT SINGLE-FAMILY SUBDIVISIONS

The Board of County Commissioners of Indian River County, Florida, met in Special Session to hold a Public Hearing at the County Commission Chambers, 1840 25th Street, Vero Beach, Florida, on Wednesday, March 22, 2006, at 5:00 p.m. Present were Chairman Arthur R. Neuberger, Vice Chairman Gary C. Wheeler, Commissioners Wesley S. Davis and Thomas S. Lowther. Commissioner Sandra L. Bowden was absent. Also present were County Administrator Joseph A. Baird, County Attorney William G. Collins II, Executive Aide to the Board Kimberly Massung, and Deputy Clerk Athena Adams.

1. CALL TO ORDER

Chairman Neuberger called the meeting to order at 5:00 p.m. and noticed there was no quorum. At 5:01 p.m. Commissioners Wesley Davis and Thomas Lowther joined the meeting.

2. INVOCATION

Commissioner Wesley S. Davis delivered the Invocation.

3. PLEDGE OF ALLEGIANCE

Chairman Arthur R. Neuberger led the Pledge of Allegiance to the Flag.

**4. COUNTY ATTORNEY – EXTENSION OF MORATORIUM ON
SMALL LOT SINGLE-FAMILY SUBDIVISIONS**

PROOF OF PUBLICATION OF ADVERTISEMENT FOR HEARING IS ON FILE IN THE
OFFICE OF THE CLERK TO THE BOARD

County Attorney William Collins informed the Board that in October of last year there was a recommendation from the Growth Awareness Committee (GAC) that a moratorium be imposed on the approval or acceptance of applications for small lot single-family subdivisions. It was Mr. Joseph Paladin's, (Chairman of GAC) idea to consider setting aside small lot subdivisions as a mechanism to deliver either affordable or workforce housing. Thereafter, the County adopted an ordinance imposing a 6-month moratorium on acceptance of applications and approval of small lot subdivisions, which will expire April 11, 2006. Not only the GAC but also a separate committee chaired by Edward White (Affordable Housing Task Force) will be providing recommendations to the Commission. If the Planning Division is in receipt of those recommendations now, they are not in a format that is ready to be adopted prior to the expiration of the moratorium.

Attorney Collins explained that the current meeting was the first of two public hearings, which would extend that moratorium for an additional six (6) months. In the event that a new ordinance addressing workforce housing is incorporated prior to the end of the six months, we could terminate the moratorium earlier. This meeting should be opened for public input but no action is necessary, and there will be a second public hearing on April 4th or 11th.

Assistant County Attorney William DeBraal said it could be on either date (April 4th or 11th); it was at the pleasure of the Commission at this point.

5. QUESTIONS AND COMMENTS FROM BOARD MEMBERS

None.

6. OPEN PUBLIC HEARING

The Chairman opened the public hearing.

Joseph Paladin, Chairman, Growth Awareness Committee, affirmed that it was he who had come forward six months ago and asked for the moratorium on small lot subdivisions, as a tool to promote workforce housing. A lot of work has been done and they have submitted paperwork to staff. It is a very complicated issue and they do not want to come forward without having all the details including management issues worked out. They are working with Mr. White's Committee (Affordable Housing Task Force) and hope to present a report from Andy Bowler in a couple of weeks.

Commissioner Davis opposed the extension of the moratorium. He did not want to see it dragged out to the point that someone may come in with an RS-6 and they do not have the opportunity to develop a small lot subdivision for affordable housing. He encouraged staff and everyone concerned to get this done so that at least we have the option available for those who have RS-6 zoning to be able to come in and do affordable housing in this community.

Mr. Paladin said they were willing to cooperate with anyone considering workforce housing that has RS-6 zoning. They would meet with them privately and bring them up to speed as to where they will have to be in order to meet those criteria and outlines.

Andy Bowler, Executive Director, Indian River Habitat for Humanity, reiterated Mr. Paladin's comments. A lot of very good work is being gathered on Edward White's committee (Affordable Housing Task Force) but unfortunately has not been pulled together in a succinct manner probably primarily due to Edward's ill health; and, they have been planning, with some outside assistance, to try in the next couple of weeks to get it all together with the various solutions they see that could work for affordable and workforce housing. If they could be granted an extra month they will have something in readable form that is going to be useful.

There were no other speakers and the Chairman closed the public hearing.

MOTION WAS MADE BY Commissioner Wheeler to approve the ordinance. There was NO SECOND and the MOTION Died.

Attorney Collins explained that they are required to have a second public hearing to take public input before a vote is required. The ordinance that was presented has a public hearing to be held on the April 11 and that is the day it expires and that is probably the appropriate date to have the second public hearing.

ON MOTION by Commissioner Wheeler, SECONDED by Commissioner Davis, the Board unanimously (4-0 Commissioner Bowden absent) approved to conduct the second public hearing on April 11, 2006.

7. ADJOURNMENT

There being no further business, on Motion duly made, seconded and carried, the Board adjourned at 5:09 p.m.

ATTEST:

Jeffrey K. Barton, Clerk

Arthur R. Neuberger, Chairman

Minutes Approved: _____

BCC/AA/2006 Minutes/PH