



**BOARD OF COUNTY  
COMMISSIONERS  
INDIAN RIVER COUNTY, FLORIDA  
COMMISSION MINUTES**

**SPECIAL CALL MEETING  
TUESDAY, JUNE 3, 2014 - 5:00 P.M.**

County Commission Chamber  
Indian River County Administration Complex  
1801 27<sup>th</sup> Street, Building A  
Vero Beach, Florida, 32960-3388  
[www.ircgov.com](http://www.ircgov.com)

**COUNTY  
COMMISSIONERS**

**DISTRICT**

Peter D. O'Bryan, Chairman	District 4	<b>Present</b>	Michael Zito, Assistant County Administrator	<b>Present</b>
Wesley S. Davis, Vice Chairman	District 1	<b>Present</b>	Dylan Reingold, County Attorney	<b>Present</b>
Joseph E. Flescher	District 2	<b>Present</b>	Jeffrey R. Smith, Clerk of Circuit Court and Comptroller	
Bob Solari	District 5	<b>Present</b>		
Tim Zorc	District 3	<b>Present</b>	Maureen Gelfo, Deputy Clerk	

1.	<b><u>CALL TO ORDER</u></b> <a href="#">5:00 P.M.</a>	<b><u>PAGE</u></b>
2.	<b><u>INVOCATION</u></b> Stan Boling, Community Development Director	
3.	<b><u>PLEDGE OF ALLEGIANCE</u></b> Dylan Reingold, County Attorney	
4.	<b><u>PUBLIC HEARING</u></b>	
<b>5:01 P.M.</b>	A. Final Hearing: Consideration of County-Initiated Land Development Regulation (LDR) Amendment to Create Section 911.29, Special Overlay Regulations for the West Gifford Industrial and Commerce (WGIC) Area on 163 Acres of Property in West Gifford Zoned IG (General Industrial) (memorandum dated May 22, 2014)	1-23
	<a href="#">Legislative</a>	

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

Community Development Director Stan Boling recalled that a public hearing on this matter had been held on May 13, 2014, at which time the Board had directed staff to make one change to the proposed Ordinance, where junk yard owners will be required to construct a “wall or similar structure...” He used a PowerPoint presentation to explain the proposed code, noting that the overlay has special regulations for three zoning uses: mulch facilities, concrete batch plants, and demolition debris facilities, and that temporary incentives were suggested by the Planning & Zoning Commission (P&Z) to assist junk yard owners who will have to install aesthetic walls or similar structures. Director Boling thereafter presented staff’s recommendation for the Board to: (1) ratify the WGIC overlay regulations through adoption of the proposed Ordinance; and (2) authorize staff to initiate the limited-time incentives (*see below Motion*) outlined in staff’s report for junk yard owners to construct an aesthetic wall or similar structure.

Chairman O’Bryan advised that, in response to Kathleen Jaskolski’s request at the May 13, 2014 meeting, a letter requesting an air quality study for the West Gifford area was sent to the Florida Department of Environmental Protection (FDEP).

The Chairman opened the Public Hearing.

The following citizens offered comments and opinions on the proposed ordinance:

5:11  
p.m.

Joe Idlette, 4570 57<sup>th</sup> Avenue  
Kathleen Jaskolski, 5211 Eleuthra Circle  
Godfrey Gipson, 4136 57 Court  
Althea McKenzie, 2405 16<sup>th</sup> Avenue  
Anthony Brown, 4159 57<sup>th</sup> Court  
Wanda Scott, 4306 26<sup>th</sup> Avenue  
Millicent Henry, 6018 Ridge Lake Circle  
Keith Tag, Mr. Scrap Inc., 45<sup>th</sup> Street  
Marcie Nolan, 1 Broward Boulevard, representing the Gifford  
Progressive Civic League  
Freddie Woolfork, 4590 57<sup>th</sup> Avenue,  
Leonard Kaczynski, 6036 Ridge Lake Circle  
Thomas (surname inaudible), 4635 45<sup>th</sup> Street

6:42  
p.m.

There were no additional speakers, and the Chairman closed the Public Hearing.

6:42  
p.m.

**MOTION WAS MADE** by Commissioner Flescher, **SECONDED** by Commissioner Solari, to: (1) approve Ordinance 2014-010, concerning amendments to its Land Development Regulations (LDRs); providing for amendments to Chapter 911, Zoning, by creating the West Gifford Industrial and Commerce (WGIC) overlay regulations Section 911.23; and by providing for repeal of conflicting provisions, codification, severability, and effective date; (2) authorize staff to refund site plan application fees and building permit fees paid by any owner who paid such fees for an aesthetic wall or similar structure installed in front of a junk yard along 45<sup>th</sup> Street; (3) authorize staff to pay for any site plan application and building permit fees for an aesthetic wall or similar structure proposed in front of a junk yard along 45<sup>th</sup> Street if the application is submitted on or before December 31, 2014; and (4) authorize staff to prioritize over other applications any site plan or building permit application for an aesthetic wall or similar structure to be installed in front of a junk yard along 45<sup>th</sup> Street; said prioritization shall apply to aesthetic wall/similar structure applications submitted on or before December 31, 2014.

Director Boling advised that a correction is required in the Ordinance on the table of uses to change the classification of Demolition Debris Site from a “P” (Permitted Use) to an “S” (Special Exception Use).

**MOTION WAS AMENDED** by Commissioner Flescher, **SECONDED** by Commissioner Solari, to correct the table of uses in the Ordinance, changing the classification of Demolition Debris Site from a “P” (Permitted Use) to an “S” (Special Exception Use).

The Chairman **CALLED THE QUESTION** and the Amended Motion carried unanimously.

**16. ADJOURNMENT**

There being no further business, the Chairman declared the meeting adjourned at 6:45 p.m.

ATTEST:

\_\_\_\_\_  
Jeffrey R. Smith, CPA, CGFO, CGMA  
Clerk of Circuit Court and Comptroller

\_\_\_\_\_  
Peter D. O'Bryan, Chairman

By: \_\_\_\_\_  
Deputy Clerk

Approved July 1, 2014

BCC/MG/2014SpecialCallMinutes