

ENTERPRISE ZONE DEVELOPMENT AGENCY

There was a meeting of the Indian River County (IRC)/ City of Vero Beach (COVB) Enterprise Zone Development Agency (EZDA) on Thursday, December 10, 2009 at 8:30 a.m. in Conference Room B1-501 at the County Administration Building B, 1800 27th Street, Vero Beach, Florida.

Present:

Gwenda Thompson, Workforce Development Appointee

Penny Chandler, Chamber of Commerce

Milton Thomas, Member at Large

Godfrey Gipson, Non-Profit on EZ

Ardra Rigby, Member at Large

Richard Lane, Law Enforcement Appointee

Karl Zimmermann, Code Enforcement Appointee

Joe Chiarella, Financial or Insurance Entity

Absent:

Felicia Stewart- Business in EZ

Joseph E. Flescher, Commissioner Liaison

Helene Caseltine, Enterprise Zone Coordinator

Others present:

Stan Boling, Community Development

William Collins, County Attorney

Maria Resto, Commissioner Assistant.

Bill Schutt, Community Development

Jason Brown, Office of Management and Budget

Call to order

Chairman Thompson called the meeting to order at 8:35 a.m. at the time it was determined a quorum was present.

Approval of Minutes- November 12, 2009

Chairman Thompson asked if there were any changes or corrections to the minutes. Ms. Chandler made corrections to her statement noted under EZ Members items (p. 3).

ON A MOTION BY Ms. Chandler, SECONDED BY Mr. Rigby, the members voted unanimously, to approve the minutes of November 12, 2009, as corrected.

Possible Re-Zoning of IG properties in Gifford

Stan Boling, IRC Planning Director, gave a quick synopsis on the proposal for re-zoning of IG properties in Gifford. Mr. Boling explained there was a Concrete Plant proposed for an Industrially Zoned (IG) area, west of 43rd Avenue. The Concrete Plant was approved as a permitted use on a ten acre piece of property and the project faced opposition from the Gifford community residents. He added IRC staff had been working with Gifford community leaders on the issue and more recently the Progressive Civic League asked the County Commission to consider rezoning the area (+/- 163 acres) from IG to IL. He explained the Board of County Commissioners directed staff to meet with Community leaders and look at different alternatives; whether rezoning alternatives or possibly looking at land development regulations and adding special criteria for certain uses. Mr. Boling said staff was moving ahead and meeting with community leaders to provide several alternatives.

Mr. Lane asked whether the project was for a new facility or a replacement. Mr. Boling answered it was a new facility and the site plan approval was valid until June 29, 2010.

Mr. Gipson stated the plan was detrimental for the County and said staff neglected to analyze the changes to the area with an increase of family residences and increase of pedestrian traffic. Mr. Boling emphasized the area had hundreds of acres of industrial zoned properties and over time the area would develop.

A lengthy discussion ensued regarding the proposed concrete plan and the zoning for the area.

Ms. Chandler explained there was a misconception that most of the IG zoning was located in the Gifford area. Mr. Godfrey said it was his understanding that 95 percent of the IG properties were located in the Gifford area. Mr. Boling clarified only a third of the IG properties were located in that specific area.

Mr. Zimmermann said that from his experience with commercial real estate there were no properties available near the railroad for a facility such as a concrete plant. In addition, he expressed concern of residents in the area not being aware of the zoning for their properties.

Chairman Thompson asked staff to keep the committee updated on the progress of the issue and the alternatives provided for a resolution.

Gifford Community Center MSTU

Mr. Collins, IRC County Attorney, explained the Gifford Community Center was a County-owned facility that had been leased, since 1988, to the Progressive Civic League. He said in the last couple of years there had been some funding shortfalls and the League was having difficulties keeping the facility operational. He explained there was an attempt of creating a Municipal Service Benefit Unit (MSBU) to fund the up-keeping maintenance of the facility; however the Center did not comply with the necessary requirements for the establishment of an MSBU. He added another alternative was creating a Municipal Service Taxing Unit (MSTU) which was later determined to have a negative effect and cause substantial increase on commercial properties tax bill.

Mr. Jason Brown, Budget Director, explained staff's current proposal was to use funds from the County-wide Municipal Taxing Unit and spread the costs over the entire County unincorporated area. Mr. Brown explained the estimate for repairs for the facility was about 186 thousand dollars.

A discussion ensued regarding the necessary repairs for the facility and funding options.

Mr. Zimmermann expressed some concerns about the precedence setting by the nature of the proposal and the county moving into a shepherding situation. He asked whether the County considered taking over the facility and having as part of the Recreation Department. Attorney Collins answered a few years ago the County considered taking over the facility but the proposal was not well received. Mr. Brown added the County had a similar relationship with other community centers and facilities in which they were funded through the County's MSTU.

Committee Members Items

There were no committee members' items.

Public discussion

There were no public discussion items.

Next Meeting

The next Enterprise Zone Development Agency meeting was scheduled for November January 14, 2009.

Adjournment

There being no further business the meeting was adjourned at 9:19 a.m.