

## 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, October 14, 2010 at 8:30 a.m. in Conference Room B1-501 at the County Administration Building B, 1800 27<sup>th</sup> Street, Vero Beach, Florida.

### Present:

Felicia Stewart, Business in EZ

Milton Thomas, Member at Large

Godfrey Gipson, Non-Profit on EZ

Richard Lane, Law Enforcement Appointee

Karl Zimmermann, Code Enforcement Appointee

Joe Chiarella, Financial or Insurance Entity

Todd Westover, Member at Large

Leroy Smith, Resident in EZ

### Absent:

Gwenda Thompson, Workforce Development Appointee

Penny Chandler, Chamber of Commerce

Ardra Rigby, Member at Large

### Others present:

Joseph E. Flescher, Commissioner Liaison

Helene Caseltine, Enterprise Zone Coordinator

Maria Resto, Commissioner Assistant

Brian Heady, City of Vero Beach Councilmember

**Call to order**

Chairman Lane called the meeting to order at 8:35 a.m.

**Approval of Minutes**

Chairman Lane asked if there were any changes or additions to the July 8, 2010 minutes. There were none.

**ON A MOTION BY Mr. Zimmermann, SECONDED BY Mr. Gipson, the members voted unanimously, (8-0) to approve the minutes of July 8, 2010, as presented.**

**Proposed West Gifford Industrial Commerce District**

Mr. Boling provided a recap of the West Gifford Industrial Commerce District (WGIC) and a timeline of the project. He gave a PowerPoint presentation on the WGIC, a copy of which is on file at the Commission Office.

Mr. Boling explained there was a total of six meetings with the West Gifford Executive Group, of which they identified the main issues, reviewed various alternatives and developed solutions. He announced a workshop would be held on October 21<sup>st</sup> at 3pm for the affected property owners.

Committee members and staff reviewed various maps with illustrations of the zoning for the designated WGIC and surrounding areas.

He explained that staff and community members had considered various zoning alternatives including the change of General Industrial (IG) regulation county-wide, down-zoning West Gifford from IG to Light Industrial (IL) but ultimately decided on creating a special district for West Gifford. The special district addressed various issues specific to West Gifford and increased certain business opportunities.

Mr. Boling explained the allowable and excluded uses under the new WGIC.

<b>West Gifford Industrial Commerce District</b>	
<b>Not allowed</b>	<b>Added</b>
Farm labor services	Linen supply
Adult entertainment	Carpet/upholstery cleaning
Tobacco products manufacturing	Dry cleaning

Textile mills	Paved parking
<b>Not allowed</b>	<b>Added</b>
Paper manufacturing	Car washes
Petroleum Manufacturing	Auto supply store
Tire manufacturing	Auto parts (indoor)
Tanning/finishing (hides)	Boat dealers
Cement/concrete plants	Boat sales and rentals
Non-metallic minerals (gypsum, lime)	RV dealers
Metal manufacturing	Motorcycle dealers
Demolition debris	Auto Sales
Airports/airstrips	Restaurants
Heliports/helipads	Drive-through
Sanitary services (sewer/garbage facilities)	Concrete cast products
	Cut stone/marble products
	Amateur radio tower
	Single-family subdivision (limited)
	Multi-family accessory units

A lengthy discussion ensued on the list of allowable and excluded uses.

Mr. Boling summarized the WGIC had 18 more uses than IG and that many uses were specifically limited to enclosed buildings. He added the area had the highest buffer (Type A Buffer) between industrial and residential uses.

### **Review of Enterprise Zone Annual Report**

Ms. Caseltine distributed a copy of the Enterprise Zone Annual Report. She explained the document was a draft and that the final report was not due until the end of November. She summarized it was a relatively quiet period for the Enterprise Zone and discussed some of the businesses that were looking to relocate to the Enterprise Zone.

### **Public Discussion Items**

There were none.

### **Other Matters**

There were none.

### **Adjournment**

There being no further business the meeting was adjourned at 9:16 a.m.