

ROSELAND NEIGHBORHOOD PLAN TASK FORCE

A meeting of the Roseland Neighborhood Plan Task Force was held on Tuesday, December 10, 2002, at 3:30 p.m. in the First Floor Conference Room "A" of the County Administration Building, 1840 25th Street, Vero Beach, Florida.

Present were Committee Members Barbara Banfield, Kathy Coley, Arthur Deschane, Holly Dill, Jackie James, Joann McGrath, Robert Musante, Joanie Reed, and Blakeman Smith.

Absent was Chairman Cy Carlson.

Also present were Sasan Rohani, Chief of Long Range Planning; Randy Deshazo, Planner, Long Range/Economic Development; Mike Frey, Managing Director, Solid Waste Disposal District; Scott Vickers, Refuse Foreman; Commissioner Art Neuberger; Commissioner Fran Adams; Paul Bangel, County Attorney; Bob Denton, Interested Citizen; and Peggy Ball, Staff Assistant IV.

1. Call to Order

Mr. Rohani called the meeting to order.

2. Approval of Minutes of the October 1, 2002 Meeting

ON MOTION BY Ms. Dill, SECONDED BY Ms. Banfield, the members voted unanimously (9-0) to approve the October 1, 2002 minutes.

3. Presentation Regarding Solid Waste Transfer Station on Gibson Street (Mike Frey, Solid Waste Disposal District)

Mr. Frey stated the Roseland landfill site had been selected to participate in a pilot program, and he described how the program worked. He commented the transportation of trash was a large expense, and the Solid Waste Disposal District was trying to find

effective ways to haul it. He indicated if the pilot program did not work, the Roseland landfill would probably go back to the old system.

Ms. Dill wanted to see native plants used as landscaping at the front of the landfill. Mr. Frey advised there was a utility right-of-way there, but something could be done on the inside of the fence. He asked Ms. James to assist him in coordinating the landscaping efforts.

Mr. Rohani introduced Mr. Denton, who had contacted the Planning Department regarding some planning issues in Roseland.

Mr. Denton explained he owned property behind the old K-Mart and behind the Walgreen's Drug Store on US-1. He reviewed a plan proposed by Carter & Associates. He stated the main issue was the County wanted to solve the stormwater problems, and he was trying to make sure the plan would be beneficial to the Roseland community.

4. Review of the Roseland Neighborhood Plan

Mr. Deshazo reviewed the changes made from the last meeting on the Roseland Neighborhood Plan, a copy of which is on file in the Commission Office. He pointed out staff wanted to take the Roseland Neighborhood Plan to the Board of County Commissioners (BCC) on January 21, 2003.

Ms. Dill commented she still had many comments, and Ms. Coley had yet to go over the historical aspects of the Plan.

Mr. Musante wanted to know if they should put an action in the Plan to add signs to the Roseland landfill area regarding penalties for people hauling garbage in their trucks without a cover. Mr. Deshazo remarked he would find out who was responsible for placing the street signs.

Ms. Coley suggested the following items concerning the historic section of the Plan:

- Pursue registering historic homes in Roseland on an individual basis.
- Add a walkway along the Bay Street area connecting it to the Morse Point area. She thought funding might be available from the Scenic Highway fund, as long as the walkway came to US-1.
- Reinstate original street names along the Bay Street area. She noted there were old cement posts she would like to see restored.
- Add benches for the elderly along the new sidewalk.
- Construct a raised walkway along the Sebastian Bay to include a bird watching station.
- Coordinate with the County to have a grant writer committed to the Roseland area.
- Beautification of the community center with native plants.
- Safer and user-friendly parks.
- Creation of a crime watch area in Roseland.
- Place historic markers with references to the Ais Indians.
- Create an "Adopt A Street" plan for Roseland to report trash, code violations and crime.

Mr. Rohani pointed out some of these items were "Friends of Historic Roseland" issues. He asked Ms. Coley to mark up a list and let him know which ones she felt should be included in the Roseland Neighborhood Plan.

Ms. James referred to Page 42, Action 8.4, which stated, "The County would provide pedestrian access on Gibson Street between Roseland Road and the North Sebastian Conservation area". She

wanted it to indicate the access was primarily for Roseland residents to get into the conservation area, and she did not want any vehicles allowed. Ms. Dill suggested changing the wording to "a narrow sidewalk along Gibson Street".

Ms. Dill made reference to the wording "Sebastian Creek" throughout the Plan, and indicated it should be "Sebastian River".

Ms. Dill believed the adult care facility at the Kashi Church Foundation, referred to on Page 23, had been closed. Mr. Deshazo advised he would check into it.

Ms. Dill wanted to change the wording on Page 28, Land Use/Zoning Pattern, second paragraph, "In Roseland, higher density residential areas are generally adjacent to major traffic corridors and near the Indian River Lagoon". She felt staff was stating the land use zoning was appropriate and consistent with the pattern throughout the County.

Mr. Rohani remarked according to the Future Land Use Map, higher density areas were located along US-1, and this statement was describing the map. He agreed to change the phrase to, "higher density land use designations".

Ms. Dill referred to the sentence in the Summary which read, "Roseland's land use and zoning designations are appropriate, and there is no need for changes", and asked the Task Force members to comment. The Task Force members wanted to eliminate the entire sentence.

Ms. Dill wanted to remove the sentence, "Roseland is also a regional commercial center, with room to expand that role". Mr. Rohani agreed to take the sentence out of the Summary.

Ms. Dill stated on Page 34, under Park Space, she wanted the last sentence deleted which stated, "The County does not need to take any further action".

Ms. Dill referred to Page 36, and wanted to eliminate the first sentence, "There is sufficient park space in Roseland to support the needs of the current and future residents of the area". She felt if there was a piece of property the County could purchase in Roseland, this statement could give the County a reason to exclude it.

Mr. Deshazo explained Roseland was well above the level of service standard for park space to population. Commissioner Adams suggested changing the wording to, "the existing park space in Roseland currently meets the County's level of service," so it would not preclude any further purchase.

Ms. Dill suggested eliminating the third sentence on Page 36, "Capital improvements are expensive and programming them into the County budget requires balancing funds and projects among different priorities". Mr. Rohani concurred staff would take it out.

Ms. Dill made reference to the fourth paragraph on Page 36 about commercial development along US-1, and wanted it clarified there was a small amount of commercial development that flowed into Roseland Road. Mr. Rohani agreed to clarify it.

Ms. Dill stated on Page 31 she thought there was an error in the yellow area, and mentioned there were some other minor typos she would call Mr. Deshazo about.

5. Review of the Roseland Corridor Plan

Mr. Rohani announced they would schedule one more meeting to finalize the Roseland Neighborhood Plan and the Roseland Corridor Plan.

6. Update Concerning Indian River Drive Rezoning Workshop

Mr. Rohani indicated there were about 30 people who attended the workshop on the Indian River Drive rezoning issue, and most of them were against the rezoning. He noted staff would present the

item to the Planning & Zoning Commission (P&Z) on January 9, 2003.

7. Discussion and Comments

The Task Force members wanted to know if they could speak as a group at the Public Hearing for the Kashi Church Foundation project being held at the next P&Z meeting.

Attorney Bangel replied if the issue was consistent with the Roseland Neighborhood Task Force's mission, they could speak as a group. He noted the County would have to get notice out to the Public that two or more members would be attending another board's meeting. He stated under the Sunshine Law, the members could not discuss among themselves anything that might come before them outside of a public meeting.

The Task Force members wanted to discuss the Kashi Church Foundation project after the meeting adjourned, and Attorney Bangel advised them they could not do that, unless they did not close the meeting and minutes were taken.

The Task Force members mentioned their concerns with the Kashi Church Foundation project were the traffic capture rate, the large size of the buildings, the tax exempt status of the Kashi Church Foundation, and the impact on the community.

8. Adjournment

The meeting was adjourned at 6:10 p.m.