

ROSELAND NEIGHBORHOOD PLAN TASK FORCE

A meeting of the Roseland Neighborhood Plan Task Force was held on Wednesday, April 9, 2003, at 3:30 p.m. in the First Floor Conference Room "B" of the County Administration Building, 1840 25th Street, Vero Beach, Florida.

Present were Chairman Cy Carlson and Committee Members Barbara Banfield, Arthur Deschane, Holly Dill, Jackie James, Joann McGrath, Robert Musante, and Joanie Reed

Also present were Robert Keating, Community Development Director; Sasan Rohani, Chief of Long Range Planning; Bob Denton, C. N. Kirrie and Fred Mensing, Interested Citizens; and Peggy Ball, Staff Assistant IV.

1. Call to Order

Chairman Carlson called the meeting to order.

2. Approval of Minutes of the January 16, 2003 Meeting

ON MOTION BY Ms. Dill, SECONDED BY Ms. James, the members voted unanimously (8-0) to approve the January 16, 2003 minutes.

3. Reconsideration of certain Actions of the Roseland Neighborhood Plan in response to comments from the Roseland Community Meeting and the Public Works Director

Mr. Rohani reviewed a copy of his memorandum, a copy of which is on file in the County office.

Ms. Reed noted she was in agreement with staff to remove the height restriction from the Plan, in order for the Plan to be approved by the Board of County Commissioners (BCC).

Ms. Banfield commented the height restriction was the same as the City of Sebastian, and she wanted Roseland to keep the similar quaint-village look as the City of Sebastian.

Mr. Keating reviewed the current height restrictions in the County, and a discussion ensued.

Ms. Dill believed staff not supporting the Plan because of the height restriction was inappropriate, and she felt staff could have taken a positive position and recommended approval of the Plan with the exception of the height limitation.

ON MOTION BY Ms. Carlson, SECONDED BY Ms. Dill, the members voted (6-2) to remove the restriction on the height limit from the Roseland Neighborhood Plan and the Roseland Corridor Plan. Ms. Banfield and Ms. McGrath in opposition.

Mr. Rohani discussed the cap on the commercial/industrial node in the Plan, and stated the concern raised at the Community Meeting was people would want to annex to the City of Sebastian. He noted staff's recommendation was to delete Action 1.2.

Ms. Banfield wanted to leave Action 1.2 in the Plan, because the Task Force members did not want the flow of commercial going down Roseland Road. A discussion followed.

Mr. Keating indicated the County had been negotiating to buy some of Mr. Denton's property to put in a drainage pond and drainage structures, which would provide a buffer between the residential and the commercial nodes. He remarked staff had discussed rezoning the land to Professional Office, which would not require an expansion of the commercial node.

Mr. Denton pointed out part of his property was zoned multi-family residential, and his experience had been multi-family residences behind commercial areas tended to go downhill very

rapidly, whereas a professional building looked very nice and the intensity was much less.

Mr. Musante was concerned if property was annexed to the City of Sebastian, the number of commercial acres in Roseland would be lower, and he suggested changing the wording in Action 1.2 to reflect no additional commercial land could be added within the Roseland boundaries.

ON MOTION BY Ms. Banfield, SECONDED BY Ms. Dill, the members voted (7-1) to leave Action 1.2 in the Plan and to add the wording, "to cap the existing boundaries of commercial/industrial as they exist as of April 9, 2003". Mr. Deschane in opposition.

Mr. Rohani advised Action 1.1 should be deleted, because the land use for parks had already been designated.

ON MOTION BY Ms. Dill, SECONDED BY Ms. Banfield, the members voted unanimously (8-0) to delete Action 1.1, as staff recommended.

Mr. Rohani commented staff had recommended changing Action 3.4 to state County staff would meet with the City of Sebastian staff to discuss the City's future annexation plans in general terms.

ON MOTION BY Ms. Dill, SECONDED BY Mr. Musante, the members voted unanimously (8-0) to change Action 3.4, as recommended by the staff.

Ms. Banfield wanted to omit the section in Action 5.1 about neighborhood patrols being conducted by the Friends of Historic Roseland.

MOTION BY Ms. Banfield, SECONDED BY Ms. Dill, the members voted unanimously (8-0) to end the sentence in Action 5.1 after the words "property maintenance".

Ms. Banfield suggested deleting the part of Action 11.7 about organizing volunteer squads to identify and report code enforcement violations and crimes.

ON MOTION BY Ms. Banfield, SECONDED BY Mr. Musante, the members voted unanimously (8-0) to end the sentence in Action 11.7 after "crime watch program".

Mr. Rohani stated some citizens did not know what "SHIP" meant, and staff recommended changing it to "County affordable housing program".

ON MOTION BY Ms. Dill, SECONDED BY Mr. Musante, the members voted unanimously (8-0) to change the word SHIP, as staff recommended.

Mr. Kirrie indicated he had a concern with the lighting in the Corridor Plan, and felt some very nice lighting would be restricted. Mr. Keating responded he did not think the Corridor Plan prohibited the aesthetic types of features on lighting, and the use of schematics and decorative lighting was encouraged.

Mr. Rohani distributed a handout showing a change in Action 7.3, a copy of which is on file in the Commission Office. He noted the County Attorney had advised staff to add the additional wording.

ON MOTION BY Ms. Dill, SECONDED BY Ms. Banfield, the members voted unanimously (8-0) to change the wording in Action 7.3, as recommended by staff.

Mr. Musante pointed out Action 7.4 had already been done, but there had not been a major rain since it was completed. He suggested changing Action 7.4 to "maintain" the drainage. Mr. Rohani agreed.

Mr. Rohani explained Actions 8.5 and 8.6 regarding the sidewalks could not happen immediately because of the costs, and he proposed putting them in the matrix for 2015. Ms. Dill believed the Actions should remain on the schedule for 2009 to 2010. Mr. Rohani noted staff would leave it as 2009 to 2010.

5. Discussion and Comments

Mr. Kirrie was concerned about Action 8.4 regarding a sidewalk along Gibson Street. He indicated the road right-of-way was surrounded on the east and a portion of the west by industrial uses, and he felt it was a dangerous place to have a sidewalk.

Mr. Keating stated Action 8.4 reflected the desire of the people in the Roseland area to have a pedestrian access to the conservation area without going through Sebastian. He was unsure what constraints there would be on putting sidewalks along Gibson Street.

Mr. Rohani advised the Roseland Neighborhood Plan and the Roseland Corridor Plan would be going to the BCC, but no date had been set. He indicated the Task Force members and interested parties would be notified.

ON MOTION BY Ms. Dill, SECONDED BY Ms. Banfield, the members voted unanimously (8-0) for staff to take the Roseland Neighborhood Plan and the Roseland Corridor Plan to the BCC, with the changes made at this meeting.

6. Adjournment

The meeting was adjourned at 5:17 p.m.