

JOINT WORKSHOP

**CITY OF FELLSMERE CITY COUNCIL AND INDIAN RIVER
COUNTY BOARD OF COUNTY COMMISSIONERS,
REGARDING GROWTH MANAGEMENT ISSUES/
ANNEXATIONS**

MAY 23, 2007 – 7:00 P.M.

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May 23, 2007

JOINT PUBLIC WORKSHOP OF THE INDIAN RIVER COUNTY
BOARD OF COUNTY COMMISSIONERS AND CITY OF
FELLSMERE CITY COUNCIL

The Board of County Commissioners of Indian River County, Florida, met in a Joint Workshop at the City of Fellsmere Council Chambers, 21 S. Cypress Street, Fellsmere, to discuss growth management issues. **Present for the County** were Chairman Gary C. Wheeler, Vice Chair Sandra L. Bowden, Commissioners Wesley S. Davis, Joseph E. Flescher and Peter D. O'Bryan. Also present were County Administrator Joseph A. Baird, County Attorney William G. Collins II, and Deputy Clerk Athena Adams.

Present for the City of Fellsmere were Mayor Sara J. Savage, Vice Mayor Cheryl Hampton, Councilwoman Susan Adams and Councilman Fernando Herrera. Councilman Francisco Magana was absent. Also present were City Manager Jason Nunemaker, City Attorney Warren Dill, City Planning Consultant Rochelle W. Lawandales, and Recording Secretary Lisa Harris.

1. CALL TO ORDER

Mayor Savage called the meeting to order at 7:07 p.m.

2. ROLL CALL

Mayor Savage led the Roll Call for the City of Fellsmere and acknowledged City staff and others in attendance.

Chairman Wheeler led the Roll Call for County Commissioners and acknowledged County staff in attendance: Community Development Director Bob Keating, Assistant County Administrator Mike Zito, Public Works Director Jim Davis, Utilities Director Erik Olson, Planning Director Stan Boling, and Emergency Services Director John King.

3. PLEDGE OF ALLEGIANCE

Mayor Savage led the Pledge of Allegiance to the Flag.

4. INVOCATION

Joel Tyson, former Mayor of the City of Fellsmere, delivered the invocation.

5. PUBLIC COMMENTS

Mayor Savage opened the floor to public comments. Seeing none, the Mayor closed the public comments.

6. NEW BUSINESS

I. DISCUSSION RELATING TO:

A. VISION FOR GROWTH AND ECONOMIC DEVELOPMENT

B. PENDING AND FUTURE GROWTH AREAS

C. PROVIDING FOR INFRASTRUCTURE IMPROVEMENTS PRIOR TO DEVELOPMENT WITHIN THE CITY TO MEET CURRENT AND FUTURE NEEDS.

2. DISCUSSION AND UPDATE RELATING TO INTERLOCAL AGREEMENTS

A. FUNDING AND DELIVERY OF SERVICES (LAW ENFORCEMENT, FIRE, EMERGENCY MEDICAL SERVICE, POTABLE WATER WASTEWATER, SOLID WASTE DISPOSAL, ROAD OWNERSHIP, CONSTRUCTION AND MAINTENANCE, CONSERVATION, PARKS AND RECREATION, STORMWATER MANAGEMENT AND DRAINAGE)

City Manager Jason Nunemaker, through a PowerPoint presentation, outlined Fellsmere's City issues, its visions and directions, as well as its future plans. He gave a brief background of Fellsmere's history including the results of a 2005 demographics survey, which highlights Fellsmere's predominantly Hispanic population, its education level, its average and per capita income, and its median housing values.

Mr. Nunemaker discussed the City's Mission which, in part, is to protect and honor its historic architecture and buildings, and to create a healthy diverse local economy that is not dependent solely on agriculture. He presented an overview of how Fellsmere plans to carry out its mission through strategic planning in (1) Economic Development by creating a mix of housing opportunity, promoting and capturing eco-tourism, promoting new development and creating a Community Redevelopment Agency (CRA); (2) through Smart Growth with new Land Development Regulations (LDRs), regional employment activity centers, redevelopment and infill, traditional neighborhood design and villages; and (3) through a Community Redevelopment Agency through a Blight Study/FON 2005 and the adopted CRA Plan of December 2005.

Mr. Nunemaker summarized the City's current annexations in process, its adopted/proposed annexations and land use, and proposals for Fellsmere Joint Venture (FJV).

He displayed area maps showing the proposals for the following properties: Banack, Fellsmere 392, Ansin 3,480, Ansin 300, Garafolo (Kahn), Ansin 2,560, and the FJV, Egan, Fellsmere East.

Commissioner Davis asked Mr. Nunemaker if Fellsmere would consider being the “receiver area” in the event they want to do a transfer of development rights.

Mr. Nunemaker was not sure how a transfer of development rights would fit because they do all their negotiations site specific.

Mr. Nunemaker continued his presentation stating that the City Council was committed to moving forward with Fellsmere Joint Ventures. He also pointed out through an area map, future annexation areas. He concluded his presentation by discussing Sustainable Growth.

Commissioner O’Bryan was in attendance last Saturday at the Fellsmere Visioning Workshop where the residents of Fellsmere raised concerns about the quality of their water, drainage, and dirt roads. He wanted to know how Fellsmere was negotiating its new projects to include the improvement of the quality of life for the residents in the areas of water, sewer and other amenities. He also wanted to know how the people of Fellsmere would benefit from the Ansin 2,560 project.

Mr. Nunemaker explained the City’s plans and funding expectations for taking care of the issues mentioned by Commissioner O’Bryan.

Commissioner Davis asked for clarification regarding Fellsmere’s consumptive use permit; the sources from which the 15 million gallons of water would come; and whether residential development would be less than that. **Mr. Nunemaker** said it typically is, and there needs to be a diversity of water sources.

Commissioner Bowden asked if it was Fellsmere's goal to have a City water plant to service its plans for the future. Mr. Nunemaker replied, "Yes, but it's not set in stone", and they have to keep an open mind.

Commissioner Bowden questioned whether Fellsmere had any tentative commitments from St. Johns River Water Management District in any areas. Mr. Nunemaker explained how they are involved and have been talking with St. Johns.

Chairman Wheeler questioned comments from Mr. Nunemaker regarding "payment in lieu of" and how it would work. Mr. Nunemaker explained that they basically take a market base approach, which he explained in detail. Mayor Savage said they had only done that for one annexation and that was for Habitat.

Commissioner Davis asked what were Fellsmere Joint Ventures plans for units per acre.

Mr. Nunemaker said that was where they were looking to implement the "Village Concept", with integrated roadways, 50% open space requirements, among other things. He had also transmitted a draft document to County Community Development Director Bob Keating, which they are now working on together, as they want it to be an integrated approach. He stated that Fellsmere wants a diverse economy because they cannot continue with agriculture only. They also want wealth creation, some manufacturing, and eco-tourism, so there will be a couple of hotels on CR 512 & I-95 within the next 5-7 years.

Commissioner Flescher remarked that Fellsmere has a strong bold vision and no commitment for development.

Don Studley, Developer, declared that he had made a commitment. He talked about plans for a hotel and for use of properties west of the I-95.

Mayor Savage said they were not in a big rush on residential, but were for commercial for which they have a need.

Commissioner Flescher inquired of Fellsmere's vision for this plan to take root and be well established.

Mr. Nunemaker believed it would take two (2) years before he could accurately answer that question because of the planning process they would have to go through. He however, stated that they were "building in triggers" in the Agreements specifically designed to delay some of these developments.

Commissioner O'Bryan asked what was Fellsmere's number on the total amount of units agreed to at this point, based on the projects presented.

Mr. Nunemaker did not have that information and promised to provide it at a later date. He did not have a total number for Fellsmere Joint Venture but with the most recent submission it was 2500 acres with 2 units per acre.

Councilwoman Adams thanked County Commissioners for coming, and asked if Fellsmere's appointment to the Treasure Coast Regional Planning (TCRPC) could be looked at now.

Chairman Wheeler explained the delay. The Panel discussed the appointment of municipalities to the TCRPC. Commissioner Davis felt the prudent thing to do was to have a large north County representation in the same year they have a small south County representation and then alternate back and forth. That would give each municipality a good opportunity to have

representation on the TCRPC. He believed it was Fellsmere's turn to be on the Council according to the schedule. Further discussion ensued among members of the Panel regarding the ability to change permanent seating on the Council and the current County rotation.

Councilman Herera thanked County Commissioners for coming and hoped in the future they could all work more closely on the issues.

Chairman Wheeler thanked Fellsmere for hosting the Workshop. The floor was reopened to public comments.

County Public Works Director Jim Davis noticed that in the South Willow Street area, it looked like Fellsmere was creating an enclave around the 5 and 10-acre tracts that come off south Willow. He asked if the City would be open to an Interlocal Agreement to service that area with road maintenance, water, sewer, if they do create an enclave in the middle.

Mr. Nunemaker said they were not going to create an enclave, but if they do, they absolutely would do the agreement. He explained further their plans for that area.

County Utilities Director Erik Olson informed Mr. Nunemaker that the County's Utility Department was making some changes and probably would be putting additional water lines through Vero Lakes Estates, and some of those things are going to leak into what Fellsmere is doing in terms of the 300 acres, and he wanted to prepare them for that. In addition the County wants to work with Fellsmere in relation to the surficial aspect, because on June 21st the County will host an Alternative Water Supply workshop.

Mr. Nunemaker accepted the invitation and said they were open to all those issues.

Commissioner Davis thought it would be very beneficial for this Commission to see first hand some of the dirt roads in downtown Fellsmere, as well as, take some extensive tours of the marsh and some of the areas to the south, like Vero Lake Estates. He proposed they have a day-long workshop tour, before the end of July, to see the issues Fellsmere is trying to take advantage of and what issues they are trying to solve. He believed Fellsmere has the opportunity to address the needs of the community in economic development and affordable housing.

Donna Keys, Planning & Zoning Commission, commented that she would be just as nervous for the 20,000 acres being inside the urban service boundary as they are outside. She wanted to know what was Fellsmere's vision for its road system, and for its regulations for concurrency.

Mr. Nunemaker replied that they want to open up a grid system, but to create alternate routes. He knew they would have to develop something in addition to CR 512 as they could not have that singular point of access. He could not say what it was going to look like at the end of the day, but they were going to plan it, and he welcomed the County's input. In response to concurrency, he believed that as long as Fellsmere and the County can work cooperatively, a regional mechanism would be preferred.

Ms. Keys continued her questioning on how the regional mechanism would be designed, how it would work, how concurrency system would work with the County's concurrency system, and how these systems could be integrated.

Mr. Nunemaker did not have all the details but presented ways they could address this, which involved working things out with the County.

Mayor Savage thanked everyone for coming and hoped they all could continue to work together. She felt Fellsmere has been left out in the past and now they have to plan a future for their children and that was what they were trying to do.

Mr. Studley tried to assure the Panel that Fellsmere was not going to be a Fort Lauderdale. He believed Fellsmere has a lot of history, and was glad everyone was coming together to discuss the issues.

7. ADJOURNMENT

There being no further business Mayor Savage declared the Workshop adjourned at 8:27 p.m.

ATTEST:

Jeffrey K. Barton, Clerk

Gary C. Wheeler, Chairman

Minutes Approved: _____

BCC/Fellsmere Workshop re annexation/AA/2007Minutes