

Indian River County Florida

*Indian River County Administration Complex
1801 27th Street, Building A
Vero Beach, Florida, 32960-3388
www.ircgov.com*



Meeting Minutes - Draft

Tuesday, January 24, 2017

9:00 AM

Commission Chambers

Board of County Commissioners

*Joseph E. Flescher, Chairman, District 2
Peter D. O'Bryan, Vice Chairman, District 4
Susan Adams, District 1
Bob Solari, District 5
Tim Zorc, District 3*

Jason E. Brown, County Administrator
Dylan Reingold, County Attorney
Jeffrey R. Smith, Clerk of the Circuit Court and Comptroller
Leona Adair Allen, Deputy Clerk

1. CALL TO ORDER

ROLLCALL

Present: 5 - Chairman Joseph Flescher
Vice Chairman Peter O'Bryan
Commissioner Susan Adams
Commissioner Bob Solari
Commissioner Tim Zorc

2. INVOCATION

Deputy Teddy Floyd, Indian River County Sheriff's Department

3. PLEDGE OF ALLEGIANCE

Commissioner Tim Zorc

4. ADDITIONS/DELETIONS TO THE AGENDA / EMERGENCY ITEMS

4.A 17-0091 Alliance Bioenergy Post Process Yard Waste

Recommended Action: Discussion

Attachments: Commissioner Memo

Addition: Emergency Item 14.E.1. Alliance Bioenergy Post Process Yard Waste

Deletion: Item 13.C. Permission to File Suit for Injunction on 1325 36th Avenue, Vero Beach

A motion was made by Vice Chairman O'Bryan, seconded by Chairman Flescher, to approve the Agenda, as amended. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

5. PROCLAMATIONS and PRESENTATIONS

6. APPROVAL OF MINUTES

7. INFORMATION ITEMS FROM STAFF OR COMMISSIONERS NOT REQUIRING BOARD ACTION

7.A 17-0070 Letter of Agreement Crime Stoppers Trust Fund Grant

Recommended Action: Informational Only - No Action Required

Attachments: [Staff Report](#)
[Letter of Agreement](#)

7.B 17-0073 City of Sebastian Appointment to the Public School Planning Citizens Oversight Committee

Recommended Action: Informational

Attachments: [Memorandum](#)
[City of Sebastian Letter Dated 01.12.17](#)

7.C 17-0084 Youth Hunting Program on Sand Lake Conservation Tract

Attachments: [Staff Report](#)
[Florida Fish and Wildlife Conservation Commission correspondence with attached thank you letters](#)

Vice Chairman O'Bryan provided background on the Youth Hunting Program, and an update on the access to the Sand Lake Conservation Tract.

8. CONSENT AGENDA

A motion was made by Vice Chairman O'Bryan, seconded by Commissioner Solari, to approve the Consent Agenda as amended, pulling Item 8.F. for discussion. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

8.A 17-0072 Approval of Checks and Electronic Payments January 6, 2017 to January 12, 2017

Recommended Action: Approve the list of checks and electronic payments issued by the Comptroller's office for the time period of January 6, 2017 to January 12, 2017

Attachments: [Approval of Checks and Electronic Payments January 6, 2017 to January 12, 2017](#)

Approved staff's recommendation.

8.B 17-0069 Dori Slosberg Driver Education Safety Act Indian River County Traffic Education Program Trust Fund Report Cumulative Reporting through 12/31/16

Recommended Action: Staff recommends that the Board of County Commissioners accept the report

Attachments: [Dori Slosberg 123116](#)

Approved staff's recommendation.

- 8.C 17-0088** Termination of Agreement between the County, the Senior Resource Association and Vero Beach Hotel and Spa concerning Beach Circulator Route

Recommended Action: Staff recommends the Board approve the Termination of Agreement with the GoLine and the Vero Beach Hotel and authorize the Chairman to sign the documents on behalf of the Board.

Attachments: [Staff Report](#)
[Termination Agreement](#)

Approved staff's recommendation.

- 8.D 17-0076** Request for Approval of the Second Extension to Agreement with Integrity Lawns LLC for the Beach Parks Mowing and Grounds Maintenance

Recommended Action: Staff respectfully requests that the Board of County Commissioners approve the Second Extension to the Agreement and authorize its Chairman to sign.

Attachments: [Staff Report](#)
[Integrity Lawn Service - Second Extension to Agreement](#)

Approved staff's recommendation.

- 8.E 17-0078** Request for Approval of the Second Extension to Agreement with C.E.R. Signature Cleaning for Beach Parks Custodial Services

Recommended Action: Staff respectfully requests that the Board of County Commissioners approve the Second Extension to the Agreement and authorize its Chairman to sign.

Attachments: [Staff Report](#)
[C E R Signature Cleaning - Second Extension to Agreement](#)

Approved staff's recommendation.

- 8.F 17-0077** Traffic Control Device Ledger

Recommended Action: Staff recommends that the Board approve the Traffic Control Device Ledger update Exhibit "A."

Attachments: [Staff Report](#)
[Exhibit A](#)
[Resolution](#)

Commissioner Solari suggested the replacement of the annual Traffic Control Device Ledger update with an annual e-mail to the Board and other interested parties, showing the additional traffic lights that have been installed during the year.

A motion was made by Commissioner Solari, seconded by Commissioner Zorc, to: (1) direct staff to keep the compilation of all traffic control devices; (2) provide an annual e-mail to the Board of County Commissioners listing the new devices; (3) modify the requirements in the Ordinance to allow for the change; and (4) approve Resolution 2017-003, approving traffic control devices authorized by the Director of Public Works. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

8.G 17-0001 49th Street Bus Shelter Agreement with DiVosta Homes

Recommended Action: Staff Recommends the Board approve the Transit Station License Agreement with DiVosta and authorize the Chairman to execute the agreement on behalf of the Board of County Commissioners.

Attachments: [Staff Report](#)
[Transit Station License Agreement](#)

Approved staff's recommendation.

9. CONSTITUTIONAL OFFICERS and GOVERNMENTAL AGENCIES

10. PUBLIC ITEMS

A. PUBLIC HEARINGS

10.A.1 17-0071 Public Hearing for Amendment to Section 100.03 "Amendment or Repeal of Ordinances" of Chapter 100 "General Provisions" of the Code of Indian River County, Codifying and Publishing the Ordinances to Readopt the Code up to and Including Supplement 119 - LEGISLATIVE

Recommended Action: Open the public hearing, take public comment, close the public hearing, and adopt the ordinance to codify and publish the ordinances published in The Code of Indian River County up to and including Supplement 119.

Attachments: [Staff Report](#)
[Proposed Ordinance](#)

Proof of Publication of Advertisement for Hearing is on file in the Office of the Clerk to the Board.

County Attorney Dylan Reingold stated that according to the Florida Statutes, the County's requirement is to maintain a current codification of ordinances, and the proposed Ordinance will modify the Code of Ordinances to reflect the most recent supplement.

The Chairman opened the Public Hearing. There being no speakers, the Chairman closed the Public Hearing.

A motion was made by Vice Chairman O'Bryan, seconded by Commissioner Solari, to adopt Ordinance 2017-001, amending Section 100.03 "Amendment or Repeal of Ordinances" of Chapter 100 "General Provisions" of the Code of Indian River County ("The Code"), codifying and publishing the Ordinances up to and including Supplement 119 thereto, readopting the Code, designating the Code as the best evidence of the current law of Indian River County, Florida, and providing for severability, codification, and an effective date. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

B. PUBLIC DISCUSSION ITEMS

C. PUBLIC NOTICE ITEMS

11. COUNTY ADMINISTRATOR MATTERS

12. DEPARTMENTAL MATTERS

A. Community Development

B. Emergency Services

C. General Services

12.C.1 17-0080

Agreement With the Indian River County Fair Association, Inc. and The Vero Beach Firefighters Association, Inc. for Use of Indian River County's Fairgrounds

Recommended Action: Staff recommends the Board of County Commission approve the Agreement and authorize the Chairman to sign

Attachments: [Staff Report - License Agreement with I R C Fair Association, Inc](#)
[Fire Fighters Fair Contract 01-17-2017](#)

Assistant County Administrator Michael Zito reported that the terms of the Agreement with the Indian River Fair Association, Inc. and Vero Beach

Firefighters Association, Inc., were the same as years past, with the exception of staff's recommendation that there be a more simplified method of calculating the rental fee, which will convert the rental fee calculation from a 33.3% share of net profits to a 10% share of gross revenue.

A brief discussion ensued regarding past electrical and parking issues; future land clearing for parking; and campground expansion.

A motion was made by Vice Chairman O'Bryan, seconded by Commissioner Adams, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

1. Human Services

2. Sandridge Golf Club

3. Recreation

D. Human Resources

E. Office of Management and Budget

F. Public Works

G. Utilities Services

12.G.1 17-0081 Collier Creek Estates Subdivision Petition Water Assessment Project Utility Phases 1, 1A and 1B (UCP 4125), Resolutions I (Preliminary Assessment Roll) and II (Public Hearing Date)

Recommended Action: The staff of the Utilities Department recommends adopting both resolutions for the Collier Creek Subdivision Water Assessment Project.

Attachments: [Staff Report](#)
[Resolution I](#)
[Resolution II](#)
[Assessment Roll](#)
[Assessment Area Map](#)

Director of Utility Services Vincent Burke provided background; outlined the Collier Creek Estates Subdivision proposed water assessment project; and described the process for Phases 1, 1A and 1B. He reported that approximately 71% of the 141 parcel owners supported the project.

A motion was made by Commissioner Solari, seconded by Chairman Flescher, to approve **Resolution 2017-004**, providing for a water main extension from 699 S. Easy Street to and including 774 S. Easy Street; 193 Chello Avenue to and including 209 Chello Avenue; 100 Becker Avenue to and including 109 Becker Avenue; 100 Charles Avenue to and including 108 Charles Avenue; 738 Holden Avenue to and including 786 Holden Avenue; and 800 Holden Court to and including 807 Holden Court, within the subdivision of Collier Creek Estates, Phases 1, 3, 4, 5 and portions of Phases 2 and 6, located within the City of Sebastian, in Indian River County, Florida; providing the total estimated cost, method of payment of assessments, number of annual installments, and description of the area to be served. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

A motion was made by Commissioner Solari, seconded by Chairman Flescher, to approve **Resolution 2017-005**, setting a time and place at which the owners of properties from 699 S. Easy Street to and including 774 S. Easy Street; 193 Chello Avenue to and including 209 Chello Avenue; 100 Becker Avenue to and including 109 Becker Avenue; 100 Charles Avenue to and including 108 Charles Avenue; 738 Holden Avenue to and including 786 Holden Avenue; and 800 Holden Court to and including 807 Holden Court, within the subdivision of Collier Creek Estates, Phases 1, 3, 4, 5 and portions of Phases 2 and 6, located within the City of Sebastian, in Indian River County, Florida; and other interested persons, may appear before the Board of County Commissioners of Indian River County and be heard as to the propriety and advisability of constructing the water main extension, as to the cost thereof, as to the manner of payment therefor, and as to the amount thereof to be specially assessed against each property benefited thereby. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

12.G.2 17-0086 Westlake Estates Subdivision Petition Water Assessment Project, Request for Authorization for the Department of Utility Services to Proceed with Engineering Design Services and Retain Carter and Associates for Surveying Services

Recommended Action: Staff Recommends the Board of County Commissioners approve Work Order No. 1 with Carter and Associates, Inc., Authorize the Chairman to execute the same as presented, and Authorize staff to move the project to the Design Phase.

Attachments: [Staff Report](#)
[Preliminary Petition](#)
[Location Map](#)
[Work Order No. 1](#)

Director Burke recapped his memorandum regarding the 18 residential lots in Westlake Estates Subdivision that would benefit from the proposed water main. He requested approval to move forward with Work Order No. 1, for surveying and mapping services, since 15 of 18 petitions were received from lot owners in support of the project.

A motion was made by Commissioner Adams, seconded by Commissioner Zorc, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

13. COUNTY ATTORNEY MATTERS

13.A 17-0085 Amending the 2017 State Legislative Program to Include Legislation Relating to the Florida Building Commission to the County's List of Concerns

Recommended Action: The County Attorney's Office recommends that the Board of County Commissioners amend the 2017 State Legislative Program to oppose any legislation which would change the Florida Building Code to negatively impact a local government's ability to receive federal emergency funding in the event there is a natural disaster.

Attachments: [Staff Report](#)
[Proposed Committee Bill 7000](#)

Assistant County Attorney Kate Pingolt Cotner spoke about proposed Senate Bill 7000, which is currently in the Florida Legislature, that would remove a requirement from the Florida Building Code. She voiced concerns about the negative impact it could have on local government, and the unintended consequences to Indian River County. She requested that the Board monitor and add this item to the County's List of Concerns.

Building Official Scott McAdam provided background, and explained how the proposed Bill would not use the base of the "International Building Code", but rather the base of the 6th edition of the "Florida Building Code" for the foundation of development updates. He expressed his concerns over the proposal, and encouraged the Board to not support the change and to stay involved.

County Administrator Jason Brown pointed out that staff was not trying to oppose the Bill, but ensure that it would not endanger the flood rating, Federal Emergency Management Agency (FEMA) funding, or the Insurance Service Office (ISO) ratings. He said the amendment to the 2017 State Legislative program will give staff the ability to make recommendations for improving the Bill.

The Board sought further details from staff, and voiced their opinions about putting this item on a "heavy watch list".

A motion was made by Commissioner Adams, seconded by Chairman Flescher, to direct staff to add Senate Bill 7000 to the County's List of Concerns, and monitor its status as it moves through the legislative process, so it does not negatively impact Indian River County. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

13.B 17-0065 Report on Demolition of Unsafe Structures

Recommended Action: Staff recommends the Board discuss the information, and direct staff to provide additional information if desired.

Attachments: [Staff Report](#)
[Condemnation Timeline Summary](#)

Deputy County Attorney William DeBraal outlined his memorandum dealing with the research his office had conducted on demolished structures.

The Board sought and received further information regarding County liens and accessory structures/uses.

No action required or taken.

13.C 17-0082 Permission to File Suit for Injunction on 1325 36th Avenue, Vero Beach. Owner: James Boyette

Recommended Action: Staff recommends that the Board of County Commissioners authorize the County Attorney's Office to file suit against Mr. Boyette for injunctive relief and petition for an Order commanding Mr. Boyette to bring the property into compliance with Indian River County Code.

Attachments: [Staff Report](#)
[2009 Order Imposing Fine](#)
[2009 Rescindment of Fine & Release of Lien](#)
[2015 Order Imposing Fine](#)

This item was deleted.

13.D 17-0074 Open Government Presentation

Attachments: [Staff Report](#)

County Attorney Dylan Reingold provided a brief overview of the law as it pertains to the Sunshine Law and the Public Records Law.

A brief discussion ensued as the Board sought and received clarification regarding specific situations.

No action required or taken.

The Chairman called for a break at 10:16 a.m. and reconvened the meeting at 10:25 a.m., with all members present.

14. COMMISSIONERS MATTERS

A. Commissioner Joseph E. Flescher, Chairman

B. Commissioner Peter D. O'Bryan, Vice Chairman

C. Commissioner Susan Adams

D. Commissioner Bob Solari

E. Commissioner Tim Zorc

17-0098

14.E.1. Alliance Bioenergy Post Process Yard Waste

Commissioner Zorc recapped his memorandum dated January 23, 2017, regarding Alliance BioEnergy +, Inc.'s (Alliance BioEnergy) offer to purchase the former Indian River BioEnergy Center, operated by INEOS New Planet BioEnergy, LLC (INEOS). He outlined the current interim Agreement with INEOS and the proposed 90-day Option Agreement with Alliance BioEnergy for processed vegetative waste. He requested staff to draft the Agreement and bring it back to the February 7, 2017 Board of County Commission meeting with the following conditions: (1) there would be no fee or charge associated with the yard waste; (2) no guarantee for the quality or quantity of the post process yard waste; and (3) the County would keep a percentage of the yard waste.

Daniel de Liege, President and CEO of Alliance BioEnergy +, Inc., conveyed that his company has the exclusive world-wide license for the patented process that was developed and also owned by the University of Central Florida. He said his company was currently negotiating the purchase of the INEOS site, and as part of their funding package, they need to secure the feedstock for that location, as well as seek an option for the processed material.

Commissioner Zorc reiterated that Alliance BioEnergy was not asking for financial contributions or looking for anything definitive at this time, only a consensus or motion that would direct staff to create a 90-day Option Agreement that addresses the processed yard waste.

Commissioner Adams agreed with the proposal, but expressed concern over the request being rushed on today's Agenda as an emergency item, with minimal Backup information.

Mr. de Liege explained that this item had come to the Board as an emergency item because his financiers needed a commitment for the property purchase.

County Attorney Dylan Reingold said he would work with Mr. de Liege to incorporate the items in the Backup into a 90-day Option Agreement, and bring it back to the next Board meeting.

Administrator Brown requested the new Agreement to include that in the event of a hurricane, the County will retain the right to utilize other methods of disposal for processed vegetative waste. He mentioned that Alliance BioEnergy has been attempting to acquire the site through their bank, and elaborated on why it would be a win-win to continue with the Request for Proposal (RFP).

Bob Johnson, Coral Wind Subdivision, agreed with Commissioner Adams' concern over the lack of Backup information and bringing it to the Board as an emergency item. He encouraged the Board to ensure that the drinking water at the site is safe before moving forward.

Mr. de Liege explained the process of the technology, and conveyed that his company would not be producing waste, using the well, or putting anything into the ground, water, or air.

A motion was made by Commissioner Zorc, seconded by Commissioner Solari, to direct staff to draft a 90-day Option Agreement that includes the conditions contained in the January 23, 2017 memorandum, as follows: (1) no fee or charge will be associated with yard waste; (2) no guarantee for the quality or quantity of the post process yard waste; (3) the County will keep a percentage of the yard waste; (4) in the event of a hurricane, the County will retain the right to utilize other methods of disposal of processed vegetative waste; and (4) the proposed Agreement will be brought back to the Board of County Commission meeting on February 7, 2017. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

15. SPECIAL DISTRICTS AND BOARDS

A. Emergency Services District

The Board reconvened as the Board of Commissioners of the Emergency Services District. The minutes will be approved at an upcoming Emergency Services District meeting.

15.A.1 17-0083 Lease of Fire Tower and Accessory Building at 43rd Avenue and 4th Street to Indian River County Historical Society, Inc.

Recommended Action: Staff recommends the Board approve the lease with the Historical Society for the Fire Tower Parcel and the accompanying resolution and authorize the Chairman to sign the documents on behalf of the District.

Attachments: [Staff Report](#)
[Lease Agreement](#)
[Resolution](#)

Deputy County Attorney Bill DeBraul disclosed that the Indian River County Historical Society, Inc. (Historical Society) had approached staff about recreating the fire lookout tower located at 43rd Avenue and 4th Street into a historic exhibit. He provided the history regarding the Indian River County Emergency Services District's 4-acre property, and said that under the terms of the Project Grant from the Division of Historical Resources - Florida Department of State, the District and the Historical Society must enter into a Lease Agreement with the County for the use of the tower, office/accessory building, and parking area. He also described the conditions of the Lease and recommended the Board's approval.

Emergency Services Fire Chief John King supported staff's recommendation to approve the Lease with the Historical Society.

Ruth Stanbridge, Indian River County Historical Society, provided background on the fire tower and radio shack. She said the Historical Society considered the opportunity to make the tower a future community restoration, rehabilitation, and historical project. The Historical Society believed the County had disconnected the power source, water, and septic services during the construction of Fire Station 13 and/or when 43rd Avenue was widened, and requested that the connections be put back in place. She also pointed out that the security fence had been removed after a car accident, and asked if the County could replace it. She conveyed that the Grant for the project was written to cover the interior wiring, plumbing, new roof, parking area, and the necessary building materials for the radio shack. She spoke about the partnership with the Amateur Radio Club, and informed the Board that after the restoration, the radio club would bring their workshop to the radio building and open it up to visitors. She reiterated that Grant monies cannot be used for infrastructure, and requested \$4,000 from the Board to assist with financing the infrastructure so the project can move forward. She informed the Board that there was a time constraint to move this forward because the quarterly report is due at the end of the month, and the Historical Society is required to release the funds back to Tallahassee or move the project forward.

Discussion ensued regarding insurance coverage and limitations; other County Leases; and the Historical Society not moving forward with the project unless the infrastructure is replaced.

Commissioners O'Bryan and Solari felt that expenses should be borne by non-profits, not taxpayers.

A motion was made by Commissioner Solari, seconded by Vice Chairman O'Bryan, to approve the Lease with the Historical Society for the fire tower parcel.

The Commissioners voiced their comments and concerns.

Dwight Baker, Vero Beach Amateur Radio Club Representative, expressed the importance of the Club during emergencies and hurricanes, and urged the Board to support the Historical Society's infrastructure funding request.

Bob Johnson, Coral Wind Subdivision, questioned whether Emergency Services District funds could/should be used to help support the Historical Society's efforts.

Chairman Flescher said he wanted to continue with the Florida Power and Light meeting scheduled for Thursday, January 26, 2017, and leave the window of opportunity open for a possible reconsideration of the Lease Agreement.

An amended motion was made by Commissioner Solari, seconded by Vice Chairman O'Bryan, to approve: (1) the Lease Agreement with the Historical Society for the Fire Tower Parcel, incorporating the following items: (a) access to the wireless internet connection; (b) reducing costs for the initial potable water hookup/meter fees and monthly recurring costs for the Ranger House; (c) attaching the waterline on the District's side of the water meter, as use is limited to inside the Ranger House bathroom, for a de minimis monthly cost; (d) attaching a small buried wastewater tank for the Ranger House with a scheduled pump-out routine; and (e) installing the perimeter fence that was damaged near the Ranger House; and (2) Resolution 2017-006, Emergency Services District approving a community interest Lease Agreement with the Indian River County Historical Society, Inc., for County owned property at the northwest corner of 43rd Avenue and 4th Street. The motion carried by the following vote:

Aye: 4 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Solari, and Commissioner Zorc

Nay: 1 - Commissioner Adams

Carolyn Bayless, President of the Indian River County Historical Society, thanked the Board for everything they have done, and stated that the Historical Society declines the Lease Agreement, and would be returning the Grant money to Tallahassee.

B. Solid Waste Disposal District

The Board reconvened as the Board of Commissioners of the Solid Waste Disposal District. The minutes will be approved at an upcoming Solid Waste Disposal District meeting.

15.B.1 17-0053 Approval of Minutes Meeting of December 13, 2016

Recommended Action: Approve

Attachments: [12132016SWDD](#)

A motion was made by Commissioner Solari, seconded by Vice Chairman O'Bryan, to approve the Meeting Minutes of December 13, 2016. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

15.B.2 17-0079 Amendment No. 2 to Work Order CCNA-2014 WO No. 4 to Geosyntec for Implementation of the Remedial Action Modification Plan at the Former South Gifford Road Landfill

Recommended Action: Staff recommends that the SWDD Board approves and authorizes the Chairman to sign Amendment No. 2 to CCNA-2014 WO No. 4 authorizing Geosyntec to implement the RAPM bioremediation activities required by FDEP for not to exceed fee of \$53,448.

Attachments: [Staff Report](#)
[Amendment No. 2 to CCNA-2014](#)

Commissioner Solari reported that the remediation of the underground pollutants had been successful, and nothing negative had appeared in the past few years. He also pointed out that remediation and monitoring, which is required by the Florida Department of Environmental Protection (FDEP), will continue.

Managing Director Himanshu Mehta, Solid Waste Disposal District (SWDD), informed the Board that a reduction from 5,000 to 1,500 square feet of treatment area resulted in a net savings of approximately \$76,000, and reducing the sampling frequency of monitoring the wells from twice a year to one time per year, will save approximately \$15,000 annually.

A motion was made by Commissioner Solari, seconded by Commissioner Zorc, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, Commissioner Solari, and Commissioner Zorc

15.B.3 17-0087 Update on Brownfields Redevelopment Process for the Former South Gifford Road Landfill Site

Recommended Action: Staff is requesting input from the SWDD Board on the preliminary ideas that have been generated from the first community meeting.

Attachments: [Staff Report](#)

Managing Director Mehta, with assistance from Jill Johnson, Geosyntec Consultants, and Stephanie Heidt, Treasure Coast Regional Planning Council (TCRPC), used a PowerPoint presentation to provide the Board with an update on the Brownfields redevelopment process for the former South Gifford Road landfill site. They spoke about the project timeline, previous Board directions, existing County uses, the Environmental Protection Agency (EPA) Grant to TCRPC, and redevelopment considerations. Director Mehta sought the Board's input and direction for moving forward with redevelopment planning efforts.

Each Commissioner voiced his/her concerns, preferences, and visions for the site.

Freddie Woolfork, 4590 57th Avenue, thanked the Board and staff for their efforts, and noted that the Gifford representatives were pleased to see the project moving forward so they can prioritize their "wish list".

Joe Idelette, 4570 57th Avenue, acknowledged that the process could take ten or more years, but ultimately the property improvements would suffice.

Jenna Mae Perry asked the Board to continue the process of improving the Gifford community.

Julianne Price, Department of Health, was grateful for the collaboration that took place, and felt gratitude that the Board had asked the community on what they wished for the redevelopment of the site.

Deputy Teddy Floyd thanked the Board and TCRPC for past and future improvements.

Barbara Lipton, 760 23rd Place SW, was pleased to see that the site was being cleaned up.

A motion was made by Commissioner Adams, seconded by Chairman Flescher, to authorize the Treasure Coast Regional Planning Council to continue with the redevelopment planning efforts as outlined in Tasks 2, 3, and 4 of the Backup, with direction from the Solid Waste Disposal District Board; and authorize staff to clean up and beautify the County frontage in the initial phase.

Vice Chairman O'Bryan wished to keep 12 to 15 acres reserved for the Road and Bridge Compound, and asked Ms. Heidt to design one illustration that shows the Gifford Customer Convenience Center still in place, and another that shows it moved or eliminated. He did not want to commit to the 3 to 5 acres being reserved for the Gifford Customer Convenience Center, and wanted to keep it flexible.

The motion was amended by Commissioner Adams, seconded by Chairman Flescher, to: (1) authorize the Treasure Coast Regional Planning Council to continue with the redevelopment planning efforts as outlined in Tasks 2, 3, and 4 of the Backup, with direction from the Solid Waste Disposal District Board; (2) authorize staff to clean up and beautify County frontage in the initial phase; and (3) not commit to 3 to 5 acres being reserved for the Gifford Customer Convenience Center, but to keep 12 to 15 acres reserved for the Road and Bridge Compound. The motion carried by the following vote:

Aye: 4 - Chairman Flescher, Vice Chairman O'Bryan, Commissioner Adams, and Commissioner Zorc

Nay: 1 - Commissioner Solari

C. Environmental Control Board

16. ADJOURNMENT

There being no further business, the Chairman declared the meeting adjourned at 12:48 p.m.