

INDIAN RIVER COUNTY APPLICATION
FOR COMMITTEE APPOINTMENT

Name: Joseph Paladin

Date: 07/17/17

Full Name: Joseph Paladin

Email Address: paladinplan@yahoo.com

Street Address (No P.O. Boxes): 6450 Tropical Way Vero Beach Florida 32967

Home Phone:

Work Phone:

Cell Phone: 321 693 6506

How long have you been a resident of Indian River County? 20 yrs

Are you a full or part time resident? Check one: Full Time Part Time

Please list current employer or business. If retired, please list any business experience that may be applicable to the committee.

Black Swan Consulting
Atlantic Building

Please list any licenses you presently hold:

NA

Please list any organization of which you are currently a member:

NA

Please list any other committees or boards you currently sit on:

NA

Place a check mark next to the committee(s) you would like to serve on:

| | |
|--|-------------------------------------|
| AFFORDABLE HOUSING ADVISORY COMMITTEE | <input type="checkbox"/> |
| AGRICULTURE ADVISORY COMMITTEE | <input type="checkbox"/> |
| BEACH & SHORE PRESERVATION ADVISORY COMMITTEE | <input type="checkbox"/> |
| CHILDREN'S SERVICES ADVISORY COMMITTEE | <input type="checkbox"/> |
| CODE ENFORCEMENT BOARD | <input type="checkbox"/> |
| COMMUNITY DEVELOPMENT BLOCK GRANT | <input type="checkbox"/> |
| CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS | <input type="checkbox"/> |
| DEVELOPMENT REVIEW AND PERMIT PROCESS ADVISORY COMMITTEE | <input checked="" type="checkbox"/> |
| ECONOMIC DEVELOPMENT COUNCIL | <input type="checkbox"/> |
| ENVIRONMENTAL CONTROL HEARING BOARD | <input type="checkbox"/> |
| MPO BICYCLE ADVISORY COMMITTEE | <input type="checkbox"/> |
| MPO CITIZEN ADVISORY COMMITTEE | <input type="checkbox"/> |
| PLANNING & ZONING COMMISSION | <input type="checkbox"/> |
| SCHOOL PLANNING CITIZEN OVERSIGHT COMMITTEE | <input type="checkbox"/> |
| TOURIST DEVELOPMENT COUNCIL | <input type="checkbox"/> |
| TRANSPORTATION DISADVANTAGED LOCAL COORDINATING BOARD | <input type="checkbox"/> |
| TREASURE COAST REGIONAL PLANNING COUNCIL – COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY | <input type="checkbox"/> |

Please print and return the completed application, along with a current resume, to the Board of County Commission office, 1801 27th Street, Vero Beach, FL. 32960, or by fax at 772-770-5334. Please note: All applications are kept on file for 6 months.

Print

Joseph Paladin

6450 Tropical Way | Vero Beach, Florida 32967

objective

- To strengthen our organization in a capacity that utilizes my background and professional training affording me the potential to grow, impact and overcome new challenges.
- Through my valid participation /committee works; to play a major roll in developing the county build-out.

education

Stranahan High School Graduate – 1963

experience

1963 – 1968

Cabinet Shop, Employee

1968 – 1972

Cabinet Millwork Shop, Owner

1972

Added Restroom Partition Manufacturing Business to existing Cabinet Shop

1974

ADA Handi-cap Code Construction

In addition to the above; branched out into building franchises in the eastern United States including: Wizard's Ice Cream Stores, Supercuts Hair Salons, Penoché' Hair Salons, Clock Restaurants, etc.

1978 – 1988

British Government contract, building roads, Embassy's and the remodeling of historic landmark buildings in the Caribbean and Central America.

Significant accomplishments for this project:

- Named the Queen's Builder
- Administration Officer from Caribbean to United States and Central America

1989

Returned to building construction in the United States, including extensive construction in St. Lucie West. Original builder/developer in Heatherwood. Granted contract to build out four Seminole Tribal Reservations in Florida; took over state funded project another contractor was unable to complete which led to additional City, County and State projects.

1996 – 1999

Family Business, Millwork, Traveled around the state doing affordable housing, Owner (*semi-retired*)

1999

- Completed State funded project in St. Cloud, left unfinished by previous builder, while doing workforce housing.
- Took over a large state project in Ft. Pierce, completed 35 new homes, the first project of this type to be completed within one year. During that time, I was able to venture into building custom million-dollar homes, acquired a development (*San Sebastian Woods*), start other development projects and various homes throughout Brevard, Indian River and St. Lucie Counties.

areas of concentration & significant expertise

- Roads, start to finish
- Infrastructure
- High rises
- Multiple Dwellings
- Commercial Building
- Residential Homes
- Millwork
- General Contracting
- Roofing
- Development
- Community/ Neighborhood Design
- Rezoning
- Permitting
- Entitlement Work
- Consulting / Negotiations
- Alternative Water Supply

current & most recent projects

| | |
|------------------------|---------------------|
| Villa Marra | Paladin Shores |
| San Sebastian Woods | Paladin Hammock |
| Vero Lake Estates | Weber Woods |
| Emerald Estates | Windover of Malabar |
| Shannon's Walk | Magnolia Plantation |
| Inlet at San Sebastian | |
| Parklane Estates | |
| Paladin Place I | |
| Paladin Place II | |
| Paladin Estates | |
| Hidden Lake | |
| Tropical Isle | |
| Trillium West | |

current committee affiliations

| | | |
|---------------------------------------|---------------|------|
| Sebastian Chamber of Commerce | Member | 2003 |
| Growth Awareness Committee | Chairman | 2004 |
| Housing Awareness Committee | Chairman | 2005 |
| Road Awareness Committee | Chairman | 2005 |
| Indian River Neighborhood Assoc. | Member | 2005 |
| Conservation & Rural Lands Comm. | Member | 2005 |
| Pelican Island Preservation Society | Member | 2005 |
| New Towns Committee | Member | 2006 |
| Gifford Youth Activity Center | Board of Dir. | 2006 |
| Substance Abuse Council IRC | Board of Dir. | 2006 |
| Charlie Crist Election Board | Member | 2006 |
| Impact Fee Advisory Committee | Member | 2007 |
| Community Leadership Committee | Co-Chair | 2008 |
| Board of Supervisors - Waterstone CDD | Board of Sup. | 2009 |

personal references

| | | | |
|------------------------|-------------------|---------|--------------|
| Barry Billington | Attorney | 35 yrs. | 954 943 7200 |
| Kevin Crossman | Natl' Sales Mgr. | 14 yrs. | 954 868 5684 |
| Robert Dykhuis | Comptroller | 12 yrs. | 321 693 6507 |
| Noel Mountain | Author | 8 yrs. | 772 693 6508 |
| Dee Enzor | Medical field | 7 yrs. | 321 794 2133 |
| Mike Howard | Developer | 5 yrs. | 321 724 5771 |
| Stephen Smith | Developer | 4 yrs. | 772 633 2464 |
| Rob Lindsey | Agricultural Eng. | 4 yrs. | 772 473 1673 |
| Kent Campbell | Sheriff's Dept. | 3 yrs. | 772 413 1989 |
| Gary T. Parris | Retired | 2 Yrs. | 772 473 8877 |
| Russell "Ace" Capellan | Retired | 2 yrs. | 772 696 3773 |
| Bill Beardslee | Retired CPA | 2 yrs. | 772 234 6491 |

business references

| | | |
|------------------------------------|--------------------|----------------|
| Indian River County Administrator | Joe Baird | 772 226 1408 |
| Indian River County Commissioner | Wesley Davis | 772 473 8688 |
| Former County Commissioner | Tom Lowther | 772 473 8414 |
| Indian River County Commissioner | Joe Flescher | 772 633 4674 |
| Indian River County P & Z Chairman | Donna Keys | 772 571 9369 |
| Cattle Industry / Rancher | Al Scott | 772 473 7503 |
| David Cox Consulting | Dr. David Cox | 772 321 3421 |
| Seacoast Bank, Pres. | Jay Hart | 772 564 8808 |
| Schulke Bittle & Stoddard | Joe Schulke | 772 770 9622 |
| Demetree Builders, President | Ron Schwartz | 407 422 8191 |
| MH Williams, President | Mike Williams | 321 757 5750 |
| Pointe West, President | Chuck Mechling | 772 794 9912 |
| Keller Williams, Investor | Christian Gianotti | 786 287 6122 |
| Land Acquisition | Evan Selbigger | 321 723 0388 |
| CJM Communities, Vice President | David Ofstein | 561 488 9505 |
| Joyal Construction, Vice President | Bob Willie | 321 254 0997 |
| Cathco | Mike Eisert | 772 562 8814 |
| Constructure/DD & K | Doug Relic | 772 581 8131 |
| Grove Owner | Bobby Lindsey | 772 913 5041 |
| Simmons Homes, President | Spencer Simmons | 772 633 2706 |
| Wells Fargo Mortgage | Lance Supernaw | 321 308 0441 |
| Meek & Sons Plumbing | Dave Meek | 772 589 2080 |
| Coldwell Banker / Commercial | Rick Bertel | 321 961 1559 |
| ProCOM Communications / PR | Monica Russo | 321 720 3749 |
| Brennan & Kretschmer | Fred Kretschmer | (772) 778-3777 |

Gifford site cleared of 7,000 tires, 250k pounds of debris

Posted: Thursday, August 28, 2014 4:36 pm

INDIAN RIVER COUNTY — It took more than five years but a property on 45th Street in Gifford has finally been cleared of 7,000 discarded tires and 250,000 pounds of debris and hazardous materials.

The Environmental Control Board Thursday heard testimony that the environmental nightmare in Gifford was cleaned up faster than anyone thought was possible, thanks to the leadership of well-known Indian River County developer Joseph Paladin.

Paladin was hired by Gaddis Corporation to oversee removal of old tires perfect for mosquito breeding, construction debris, rundown buildings and toxic waste from a 10-acre parcel at 4410 45th St. in Gifford, which had become an illegal, unregulated dumping ground.

Board member Dr. Philip Glade said the County had been trying to get the site cleaned up for five years or more, working with an unresponsive prior owner.

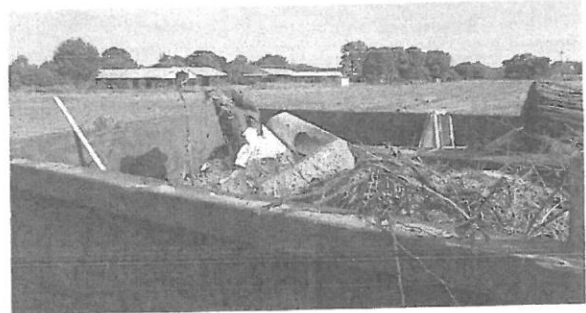
Paladin said Fort Lauderdale businessman Jesse Gaddis acquired the property sight-unseen in 2012 through a foreclosure action along with other properties that had been put up as collateral in a business deal.

In December the board imposed a \$42,500 fine on Gaddis for failure to clean up a health hazard located next to Gifford Park, which contains ball fields, playgrounds and a swimming pool frequented by children.

Paladin said when Jesse Gaddis came to Vero from his South-Florida headquarters he was shocked by the conditions on the lot.

“He is a good person and a very successful businessman,” Paladin said of Gaddis. “He didn’t want his name associated with the mess at that property and he gave me power of attorney and complete authority to handle the clean-up.”

When Paladin appeared before the board in June to announce his cleanup plan, the board was skeptical because the problem had already dragged on so long, and it imposed a \$500-per-day additional fine if the work was not complete in 45 days.



Gifford site cleared of 7,000 tires, 250k pounds of debris

County Environmental specialist Charles Vogt, who monitored the cleanup for the County, said the problems at the site and the amount of debris turned out to be much greater than what was thought in June.

He said Paladin dealt with each fresh discovery of more buried waste and dangerous materials quickly and effectively. In the end, more than 7,000 tires and 250,000 pounds of debris were hauled away and disposed of in accordance with environmental regulations.

“It is not very often that I get to thank someone in my job, but I offer my wholehearted thanks to Joe Paladin for the job he and his people did,” Vogt told the board. “Every day was like Christmas, going out there and seeing things get done.”

Paladin said he had 20 to 25 men working for approximately 60 days between mid-June and mid-August, including truck drivers, heavy equipment operators and a fulltime environmental engineer to tell crews how to dispose of hazardous items such as high pressure gas tanks and illegal septic tanks.

He said the job has cost \$80,000 so far and will probably top out at \$100,000.

Vogt and Paladin showed photos of the cleared site, which will be seeded and maintained as a grassy lot for the foreseeable future. Paladin has a radar scanning contractor coming to scan the property to see if there is additional material underground that needs to be removed. He is waiting to seed the lot until that survey and any needed excavation are complete.

Even though it took Paladin more than 45 days to complete the project, the board waived the \$500-per-day penalty and reduced the \$42,500 fine to \$15,000.

“I was appalled at the conditions that existed in the community [when I saw that site],” said Glade, “and I am overwhelmed by the success of Mr. Paladin and his people in getting it cleaned up.”

“He did a very good job and took care of everything that came up,” said board member Patrick Walther, who made the motion to reduce the fine.

Paladin called the project a joint effort, citing strong support from the Gifford community and expert assistance from county staff as essential to its success.

County's largest mixed-use project abandoned by funder

Posted: Friday, September 12, 2014 5:00 am

INDIAN RIVER COUNTY — The largest mixed-use residential and retail development project ever planned for Indian River County has been killed by its California funder, which has concluded that the Vero and Sebastian market is simply not ready for it.

The California investment fund that owns the Orchid Quay tract and was planning to finance a \$300 million residential community and upscale retail center at the site has given up on the project and put the property up for sale.

Irvine, Calif.-based IHP Capital Partners has concluded on the basis of revised marketing evaluations that the area cannot absorb the 250,000 square feet of retail space and 350 condos and townhomes that were planned.

“They had consultants in here from California and Orlando – nobody local – and they said there are too many vacant storefronts at the mall and in strip centers in Vero and Sebastian for this much new retail space to make sense,” says Vero Beach developer Joe Paladin, who has been IHP’s point man on the project for the past three years.

The 113-acre site, which has \$5 million worth of water, sewer and electrical infrastructure put in place eight years ago when the project was called Bristol Bay, is at the southeast corner of the U.S. 1 and CR-510 intersection, the second busiest intersection in the county.

Paladin still hopes to proceed with the project by building it in phases. He says he is talking with Florida-based and overseas developers with the resources to build 90,000 square feet of retail and office space and 100 town homes to begin with, but has not had time to put a deal together since IHP pulled out in August.

He envisions a shopping center similar to Harbor Point at U.S. 1 and 53rd St. where there is a Publix and a number of small shops and services in a strip mall format.

“I would like to see something like a Fresh Market in there along with a bunch of shops and a couple of restaurants,” Paladin says. “The shops would have office space above. It is a perfect



County's largest mixed-use project abandoned by funder

location for a real estate office and an attorney's office. I have had inquiries from a dentist and an optical shop."

Paladin says the 3-story luxury townhomes he has in mind would likely be offered in several floor plans at prices between \$350,000 and \$550,000.

One possible scenario for moving forward would involve a new developer buying the property from IHP, putting 20 percent of the purchase price down in cash and financing the building operation while IHP carried the note for the rest of the land cost.

"They have not committed to financing the purchase, but it is a possibility," Paladin says.

This is the second time a grand project has faltered at the site while owned by IHP.

It was first developed as Bristol Bay in 2004-05. The 500-unit residential community got as far as infrastructure installation before grinding to a halt during the real estate recession.

In 2011, IHP empowered Paladin to revive the development as Orchid Quay, a \$300-million residential and retail project.

Paladin negotiated with the county to increase the amount of retail space through a complex land use swap that took most of year to finalize. He says the additional retail entitlement added considerable value to the property.

His plan, approved by IHP at that time on the basis of its initial demographic research, was to build an upscale destination retail center.

"It will be a luxury development that will cater to the north island and draw customers from Vero Beach and Sebastian," Paladin told Vero Beach 32963 in 2012. "We will have lots of trees and shrubbery, park benches, pavers and fountains. It is going to be very nice."

Paladin hoped to break ground in 2012 but the project was delayed by uncertainties about road construction at the U.S. 1/CR-510 intersection, which the county plans to rebuild.

Paladin did not want to build his shopping center and then have the road in front of it torn up and potential tenants had the same concern.

"The road work really hurt me," Paladin says. "That was big delay."

With the project in limbo while the county negotiated with landowners for additional right of way needed for intersection improvements, IHP sent in a new batch of consultants and got cold feet when they saw the demographic and marketing reports.

"They want out," says Paladin, "but we are definitely going ahead with the project. I have been with the property for a number of years and I am staying with it."

"I am talking with a number of people who are interested in building the first phase."

IHP Capital Partners listed the property with Margery Johnson, a senior director at Cushman Wakefield, a huge international commercial property brokerage headquartered in Orlando.

Johnson did not return phone calls inquiring about the property and the listing price is unclear at this time.

Paladin says IHP has tens of millions in the property in infrastructure, impact fee and carrying costs and would like to get as much of its investment back as possible.

He says more than \$8 million in impact fees have been paid on the property and that its concurrency was just extended for three years.

Concurrency means the project has been factored into the county's master plan and would not be rejected for traffic congestion or infrastructure overuse reasons.

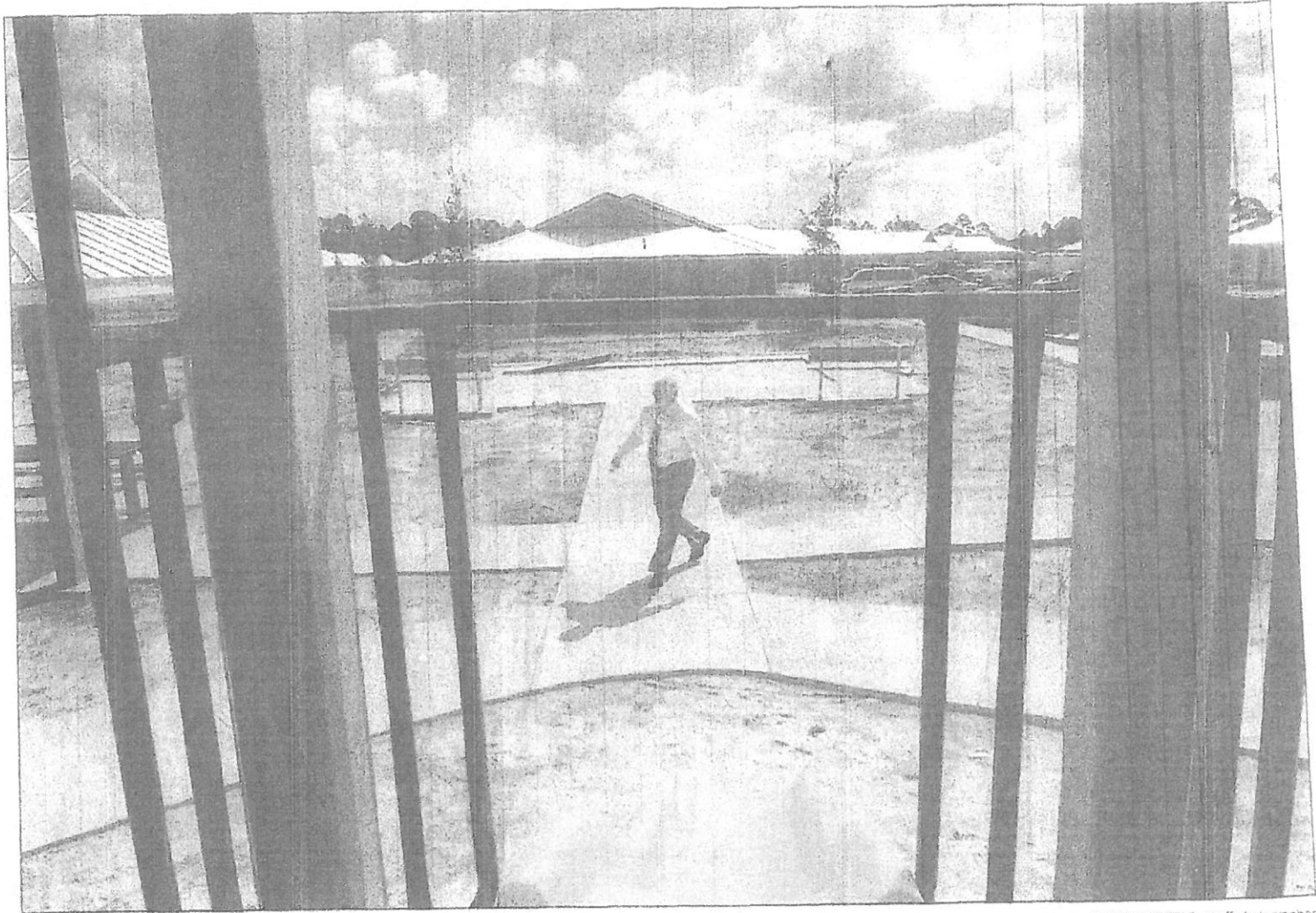
As it stands, a large-scale residential and retail development can be built at the site, subject to county approval of site and building plans.

"I have been doing development in the county for 11 years, and I have never lost a project," says Paladin. "I am not going to lose this one, either."

"This is my last stop. I'm not going to build here and move on."

Joseph Paladin
developer

Paladin takes role in shaping future



MOLLY BARTELS staff photographer

Sebastian developer Joseph Paladin, chairman of Indian River County's private-sector Housing Awareness Committee, visits the new Whispering Pines community near Fellsmere on a tour in August. Paladin's committee is hunting land where working families can afford to live.

The developer is active on county housing issues

Paladin developments

- Emerald Estates: 33 acres, 67 lots, 45th Street, Vero Beach.
- Hidden Lake: 22 acres, 47 lots, 58th Avenue and 45th Street, Vero Beach.
- Paladin Estates: 100 acres, 91 lots, Micco Road, Micco.
- Paladin Hammock: 10 acres, eight town homes and 14 estate lots, County Road 510, Wabasso.
- Paladin Palms: 10 acres, 22 lots, 33rd Street, Vero Beach.
- Paladin Place (currently named Sandridge Lakes): 57 acres, 145 lots, 81st Street and 58th Avenue, Winter Beach.
- Paladin Place II: 21 acres, 26 town homes and 27 estate lots, C.R. 510, Wabasso.
- Paladin Shores: 20 acres, 114 luxury condominiums, U.S. 1, Malabar.
- Parklane Estates: 21 acres, 44 lots, 58th Avenue and 65th Street, Vero Beach.
- Shannon's Walk: 11 acres, 28 lots, 49th Street, Vero Beach.
- Trillium West: 20 acres, 56 town homes and 26 estate lots, 26th Avenue and 33rd Street, Vero Beach.
- Tropical Isle: 11 acres, 21 lots, 58th Terrace and 65th Street, Vero Beach.
- Weber Woods: 26 acres, 17 estate lots, Weber Road, Malabar.
- Windover of Malabar: (Still in design phase) 30 acres, 20 lots, Malabar.
- Paladin Preserve: 125 acres, 20 lots (in Virginia).
- Paladin Falls: Under contract; 200 acres, 30 lots (in Virginia).

Source: Atlantic Coast Construction & Development Inc.

By Henry A. Stephens
staff writer

SEBASTIAN — Joseph Paladin recalls a dream he had in the mid-1960s, when he was a young man in one of his first jobs in Broward County.

"I dreamed I was in a conference room, talking with 12 or 13 high-powered people, like General Motors executives," he said. "And I beat them at a business deal."

Forty years later, Paladin, now 59 and a Sebastian resident, credits that business drive for propelling him, if not into a national corporation's boardroom, at least to a visible role in helping shape Indian River County's future.

"My goal was to be the greatest businessman in the world, not necessarily the richest man in the world," he said recently.

Paladin, president of Atlantic Coast Construction & Development Inc., has developed or is designing 14 communities in Indian River and Brevard counties, several bearing his name as the brand.

He's also in the public eye as chairman of Indian River County's private-sector Growth Awareness Committee and its spinoffs, the Housing Awareness and Road Awareness committees.



Paladin

The three groups of residents and professionals are intended to brainstorm solutions for the County Commission without the open-meetings requirements that a county-appointed committee would carry.

In fact, the Growth Awareness Committee, which Paladin formed in January to stave off a threatened building moratorium, drafted 12 amendments to county land-development regulations this year and convinced the County Commission to approve them.

All this from a guy who has lived in the county for less than two years.

The "M" word

Paladin and his family moved to Melbourne Beach in 1988 to escape Broward County's congestion. He built custom homes in Brevard County, he said. But in 2000, he said, he began developing communities, mostly in northern Indian River County. And he's done so much business here, he said, that they moved to one of his subdivisions near

Sebastian about a year ago.

County Commissioner Gary Wheeler, who championed a moratorium on rezonings for increased density in December 2004, recalls Paladin stepping into the local-government limelight by convincing commissioners to delay the matter until he could seek a compromise.

At the time, the Indian River Neighborhood Association urged a moratorium, expressing fears of their quality of life being degraded by development. Local business leaders and construction workers meanwhile called for a hands-off approach, expressing concerns about a loss of jobs they said a moratorium would bring.

Wheeler, one of Paladin's original critics, said the threat of a moratorium essentially created Paladin as a public figure.

He said he changed his mind about Paladin when the committee hammered out proposed ordinances such as wider buffers and more green spaces. Commissioners adopted the proposals as ordinances in August.

"What he did was certainly civic-minded," Wheeler said.

See PALADIN, B2

PALADIN

FROM B1

"It was good for him, true, but also good for everyone else."

As a resident, Paladin said, it makes sense to require more from developers.

"This is my last stop," he said. "I'm not going to build here and move on."

Buyers and workers

Wider buffers and more green space will mean larger lots, which in turn will mean developers can charge higher prices, Paladin agreed.

But with the Housing Awareness Committee, Paladin said he is seeking ways to avoid pricing moderate- and low-income residents out of the county.

Paladin is pursuing is a new law allowing small-lot subdivisions only for affordable housing, he said.

But not everyone likes what Paladin is doing.

County Environmental Health Specialist Julianne

"My goal was to be the greatest businessman in the world, not necessarily the richest man in the world."

Joseph Paladin
developer

Renk Price, who has spent the last two years trying to improve West Wabasso, says Paladin should put his own prices where his mouth is.

She pointed to Paladin Place II and Paladin Hammock, both on the south side of County Road 510, on the southern edge of West Wabasso.

The U.S. census cites a median income of \$6,250 for the area.

"West Wabasso needs affordable housing," Price said. "It's been identified by the county with that need. But when you see developments going up there, with homes at \$400,000, that's not helpful."

Paladin said he needs to make money on a higher-end subdivision before he can

have any to spend developing less profitable projects.

The problem isn't so much the prices at Paladin's nearby developments, but their location, said the Rev. Sylvester McIntosh, vice president of the West Wabasso Progressive Civic League.

A future generation may profit from nearby subdivision development increasing their property values, he said. But today's owners, many in their 80s, are the ones who would feel the pinch on the tax bill.

"Does this they're going to give up their properties because they can't afford their taxes going ~~sky~~ high?" McIntosh asked. "Not while I'm alive."

- henry.stephens@scripps.com
- Post a comment on TCPalm.com

NEWS

Fight over zoning changes at Bristol Bay/Orchid Quay

BY STEVEN M. THOMAS
Staff Writer

A California investment fund that owns 113 acres near the intersection of U.S. 1 and CR 510 – site of proposed developments once called Bristol Bay and later Orchid Quay – wants to re-zone a chunk of its property.

IHP Capital Partners is seeking to get the zoning changed from general commercial, which allows large stores and restaurants, to something called OCR – office, commercial and residential – to restrict retail and restaurant development.

Vero Beach developer Joe Paladin opposes the change, saying that a large retail/restaurant/office development is the “highest and best use” of the high-profile property where a 300,000-square-foot shopping center and 350 homes were planned before

zoning controversy is that the hedge fund three years ago spent more than \$1 million to get the commercial zoning it is now trying to dump. And Joe Paladin is the guy the company paid to lead that successful effort.

Paladin appear then before the county Planning and Zoning Commission and Board of County Commissioners and negotiated with county staff to push through a complex land-use swap that opened the door to the planned big shopping center.

The Wabasso property was first proposed for development 10 years ago when the county approved a 499-home subdivision called Bristol Bay at the site. The developer put in roads, sewers, waterlines and other infrastructure before faltering during the real estate crash. IHP had financed the project and ended up with the land when the development went to the

and what Paladin called “a destination shopping center.”

The land swap went through and things were looking good for a major new retail option for north island residents and homeowners in new subdivisions along the 58th Ave. corridor. But there were delays connected to the county’s plans to rebuild the U.S. 1/CR 510 intersection and do other road work that would have been a nightmare for a newly-opened shopping center.

During the delays, IHP lost its enthusiasm for the luxury retail and home development Paladin was promoting and last fall the company put the property up for sale.

At that time, Paladin said he would try to put together an investment group to buy the property, and he now says an agreement he has with IHP

and are entitled to purchase it ... [and] we strongly believe the requested rezoning of this property will substantially reduce its value.”

Paladin and others have filed two lawsuits in U.S. District Court in Fort Pierce to establish their alleged rights in the property.

Paladin believes IHP’s rezoning request means it plans to flip the property as an all-residential project, which, he says, is the last thing the county needs.

An e-mail sent to Vero Beach 32963 by David Knight of engineering and consulting firm Knight, McGuire & Associates, acting as the agent for the IHP owners, seems to confirm Paladin’s belief. Asked why IHP is seeking the new zoning, he replied, “OCR allows single family and duplex residential ... most of the interest in this property has been

Fight over zoning changes

CONTINUED FROM PAGE 7

Sasan Rohani says the proposed OCR zoning would allow a developer "to move ahead with the approved site plan."

"Big developers pay for land "by the door," Paladin says. "If IHP can sell 499 doors instead of 350, they can get more money for the property."

Despite that, Paladin says a smart developer could do better with the kind of mixed use development he has in mind that combines retail, residential and some office, and allows people to eat and shop in their own neighborhood.

Mixed use projects that add convenience and amenities to neighborhoods and reduce the need to clog overcrowded roads have been the gold standard for new development for decades, but Paladin says Indian River County has lagged behind the nationwide trend.

He cites Pointe West, Waterway Village and Grand Harbor as examples of large residential developments that were supposed to include stores and restaurants that never got built, leaving residents stranded and dependent on their cars to get a carton of milk or plate of pasta.

"That is the best corner in Indian River County for mixed use," Paladin says of the busy U.S. 1/CR 510 intersection. "It should be a destination point where people come to shop. If it is all residential, it just puts more trips on the road."

County staff and officials were enthusiastic about the mixed use plan Paladin was spearheading up until last fall, seeing it as a boon to the tax base and area residents. But a June 2 staff re-

port supports IHP's rezoning request.

"We try not to take sides with private property," says Director of Community Development Stan Boling. "Our position is the existing commercial zoning is appropriate, and it would allow you to build a shopping center in a good location along U.S. 1. The OCR zoning would limit the amount of commercial and offices and allow residential, but it would also be appropriate for that area and matches up with the county's land-use plan."

"It may be appropriate, but it is not the highest and best use," says Paladin. "It would be bad for the county and it would reduce the value of the property."

The rezoning request, affecting 41.95 acres of the Bristol Bay/Orchid Quay property, was slated to go before Planning and Zoning on June 11 but on June 10 Knight requested the hearing be postponed until August 13.

"If you seek rezoning and it gets turned down, you can't bring it back for 12 months," says Paladin, who had planned to argue against rezoning at the public meeting. "I don't think they had the votes and I think they knew it."

In an email, Knight said the request was just common sense. There are seven voting members on the Commission, meaning four votes are needed for approval, and only four commissioners were expected to be at the meeting.

With only a quorum of four members present, Knight would have needed a unanimous vote to get the board's blessing. When summer vacations are over and seven commissioners are seated, he will have a more leeway if some commissioners side with Paladin.

If Planning and Zoning recommends approving the rezoning in August, the change will then have to be approved by the County Commission. ■

Shores moves ahead with council elections

BY LISA ZAHNER
Staff Writer

By a close 3-2 vote, the Indian River Shores Town Council has voted to move forward with a series of steps required to move council elections from March to November, beginning with the Presidential election in 2016.

The change has been spearheaded by Councilman Dick Haverland, who said it would reduce the cost from \$2 to 50 cents per voter, saving the town approximately \$5,400 every two years when there is a scheduled municipal election.

Town Attorney Chester Clem explained what would need to be done in a memo to Council.

"If there is to be a change to have our elections coincide with the general elections held in November of even years, we would first pass an ordinance to place the issue on the ballot. The question would be whether the Charter of the Town should be changed to hold our elections in November of even years at the time of the general elections," Clem wrote. "This would be placed on the ballot as a proposed charter amendment in November 2015."

If approved by voters, the change would shorten all present town council terms by four months. The terms of Mayor Brian Barefoot, Vice-Mayor Jerry Weick and Councilman Tom Slater would end in November, 2016, instead of March, 2017. The new qualifying

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