

February 14, 2017
ITEM 14.B.1

INDIAN RIVER COUNTY
BOARD OF COUNTY COMMISSIONERS

INTER-OFFICE MEMORANDUM

TO: Members of the Board of County Commissioners
DATE: February 6, 2017
SUBJECT: Minor Subdivision Site Plan Ordinance
FROM: Peter O'Bryan
Commissioner, District 4 *P.O.B.*

I would like to ask the Board to consider directing staff to draft an ordinance allowing for a minor subdivision site plan for commercial splits.

13. COUNTY ATTORNEY MATTERS

13.A [17-0140](#) Construction Board of Adjustment and Appeals Member Appointment

Recommended Action: The County Attorney recommends that the Board review the applicant's résumé and application, and determine whether to appoint her to fill the unexpired term for the "General Public" representative to the Construction Board of Adjustment and Appeals.

Attachments: [Staff Report](#)
[Committee Application \(CBAA\) - DixonC](#)
[C Dixon Resume](#)

County Attorney Dylan Reingold requested that the Board consider the appointment of Cindi Dixon to fill the unexpired term for the "General Public" representative to the Construction Board of Adjustment and Appeals.

A motion was made by Vice Chairman O'Bryan, seconded by Chairman Flescher, to appoint Cindi Dixon to fill the unexpired term for the "General Public" representative to the Construction Board of Adjustment and Appeals. The motion carried by the following vote:

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

14. COMMISSIONERS MATTERS

A. Commissioner Joseph E. Flescher, Chairman

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

14.B.1 [17-0159](#) Minor Subdivision Site Plan Ordinance (for discussion--no back-up)

Recommended Action: Direct Staff to draft ordinance allowing for a minor subdivision site plan for commercial splits.

Attachments: [Commissioner Memorandum](#)

Vice Chairman O'Bryan recapped portions of County Ordinance 1983-24 pertaining to the rules for splitting parcels in subdivisions. He noted that the rules allow for a parcel to be split one time, and that the owner must undertake the full subdivision approval process if the parcel needs to be split again. He asked his fellow Commissioners to consider initiating a minor subdivision site plan for commercial property splits, which would provide more flexibility to the property

owner and still ensure that staff has an overall vision of the future parcels.

Wesley Davis, 7000 184th Avenue, discussed the need for the minor subdivision site plan, citing an example of a new Dunkin' Donuts where due to a lot adjustment, the developer must undergo the entire replat process.

Community Development Director Stan Boling described the types of situations where the minor subdivision site plan would apply, and informed the Board that it would take approximately 90-120 days to amend the Subdivision Ordinance.

Bob Johnson, Coral Wind Subdivision, sought and received information on whether the minor subdivision site plan would impact Community Development staffing.

A motion was made by Vice Chairman O'Bryan, seconded by Chairman Flescher, to direct staff to draft an amendment to the Subdivision Ordinance, allowing for a minor subdivision site plan for commercial property splits, and to move forward with the amendment process. The motion carried by the following vote:

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

C. Commissioner Susan Adams

D. Commissioner Bob Solari

14.D.1 [17-0163](#) Naming of Gifford Park Ball Fields

Attachments: [Commissioner Memorandum](#)
[Additional Back-up Provided 02/13/17](#)

Commissioner Solari relayed a proposal from a citizen to name the Gifford football field after William H. "Chicken Shack" Wilson, Jr., (Coach Wilson) and Scott Chisholm. He stated that both individuals have a lifetime of helping local young people, and read a portion of Coach Wilson's and Mr. Chisholm's biographies.

Anthony Brown, 4159 57th Court, spoke of the ethics and sportsmanship which were instilled in him by Coach Wilson, and recounted an incident where Mr. Chisholm helped outfit the Gifford Little League team at no charge.

Discussion ensued regarding the numerous contributions made to the community by the two gentlemen.