



Indian River County, Florida

Indian River County
Administration Complex
1801 27th Street
Vero Beach, Florida 32960
indianriver.gov

Draft Meeting Minutes

Board of County Commissioners

Joseph Flescher, District 2, Chairman

Deryl Loar, District 4, Vice Chairman

Susan Adams, District 1

Joseph H. Earman, District 3

Laura Moss, District 5

John A. Titkanich, Jr., County Administrator

Jennifer W. Shuler, County Attorney

Ryan L. Butler, Clerk of the Circuit Court and Comptroller

Tuesday, July 15, 2025

9:00 AM

Commission Chambers

1. CALL TO ORDER

Present: 5 - Chairman Joseph Flescher
Vice Chairman Deryl Loar
Commissioner Susan Adams
Commissioner Joe Earman
Commissioner Laura Moss

2.A. A MOMENT OF SILENT REFLECTION FOR FIRST RESPONDERS AND MEMBERS OF THE ARMED FORCES

2.B. INVOCATION

Pastor Bert Wilson, Faith Baptist Church

3. PLEDGE OF ALLEGIANCE

Chairman Joseph Flescher, District 2

4. ADDITIONS/DELETIONS TO THE AGENDA / EMERGENCY ITEMS

A motion was made by Commissioner Moss, seconded by Commissioner Adams, to approve the Agenda as amended, moving Item 7.F. to be heard following Item 5.A. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman Loar, Commissioner Adams, Commissioner Earman, and Commissioner Moss

5. PROCLAMATIONS and PRESENTATIONS

5.A. Presentation of Proclamation Honoring David M. Gee On His Retirement from the Indian River County Board of County Commissioners Department of Utility Services, Wastewater Treatment

Mr. Gee was joined by supervisors and co-workers as he accepted recognition for his 32 years of service to the County. He expressed pride at the improvements made during his time and considered his coworkers like family. Commissioner Earman, who has known Mr. Gee since childhood, called him a hard worker and all-around great guy. Utility Operations Manager Richard Meckes enjoyed working with him. Director of Utility Services Sean Lieske described the ways Mr. Gee's work helped make the Lagoon healthier and presented him with a Challenge Coin in recognition of his achievements.

Read and Presented by Chairman Flescher

6. APPROVAL OF MINUTES

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

7.A. Notice of Second Extension to Contract for Construction of Required Roadway Improvements (Re: Right-Of-Way Permit No. 2022031525) - Project: Lucaya Pointe - Developer: GRBK GHO LUCAYA POINTE, LLC

No Action Taken or Required

7.B. Notice of Extension to Contract for Construction of Required Roadway Improvements (Re: Right-Of-Way Permit No. 2023050054) - Project: Vero West Apartments - Developer: VERO WEST PARTNERS, LLC

No Action Taken or Required

7.C. Notice of Second Extension to Contract for Construction of Required Roadway Improvements (Re: Right-Of-Way Permit No. 2021091000) - Project: The Vivien Apartments, City of Vero Beach - Developer: PARK POINTE APARTMENTS VERO, LLC

No Action Taken or Required

7.D. 2025 Annual Achievement of Excellence in Procurement® (AEP) Award

Chairman Flescher congratulated the procurement team for their first-ever award of the Annual Achievement of Excellence in Procurement (AEP) Award from the National Procurement Institute, Inc. (NPI). The award recognizes excellence in innovation, professionalism, productivity, leadership, and e-procurement.

No Action Taken or Required

7.E. Early Learning Coalition Board Vacancy

Chairman Flescher mentioned the opportunity to serve on the Early Learning Coalition Board, and that applications could be found online.

No Action Taken or Required

7.F. Designating the Month of July 2025, as Parks & Recreation Month and July 18, 2025, as Parks and Recreation Professionals' Day

[Clerk Note: This Item was heard following Item 5.A.]

Commissioner Earman addressed the representatives from the Parks and Recreation Department in celebration of their work. Chairman Flescher credited the Department with enhancing the quality of life for residents. Director of Parks, Recreation, and Conservation Beth Powell expressed appreciation for her team of more than 170 people and provided statistics on the work they do. Deputy County Administrator Mike Zito mentioned new and seasoned team members and their pride in their work.

Read and Presented by Commissioner Earman

8. PUBLIC COMMENT: AGENDA-RELATED MATTERS (EXCEPT FOR PUBLIC HEARINGS)**9. CONSENT AGENDA**

A motion was made by Commissioner Earman, seconded by Chairman Flescher, to approve the Consent Agenda as amended, pulling Item 9.E. for discussion. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman Loar, Commissioner Adams, Commissioner Earman, and Commissioner Moss

9.A. Authorization to Increase Blanket Purchase Orders to Everglades and Dyer Chevrolet

Approved staff's recommendation

9.B. Lobbyist Contract for Legislative Session

Approved staff's recommendation

9.C. Renewal of Agreement with SteepSteel, LLC for Telecom Services

Approved staff's recommendation

9.D. Final Payment, Release of Retainage and Change Order No. 4 (IRC-1505) Construction of 66th Avenue Roadway Widening (49th Street to 69th Street) RC-1505, FDOT FM 436379-1-54-01 & 436379-1-54-02

Approved staff's recommendation

- 9.E.** Award of Bid No. 2025025 for Indian River Boulevard Bicycle & Pedestrian Improvements (4th Street - 17th Street) IRC-1817, FDOT FM 444269-1-54-01

Commissioner Moss stated she did not support the Item because the width of the buffered bicycle lanes would be six-feet wide instead of seven-feet wide as recommended by the Florida Department of Transportation.

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

Aye: 4 - Chairman Flescher, Vice Chairman Loar, Commissioner Adams, and Commissioner Earman

Nay: 1 - Commissioner Moss

- 9.F.** Award of Bid No. 2025037, Indian River County Shooting Range Pavement Improvements, IRC-2413

Approved staff's recommendation

- 9.G.** Release of Retainage and Approval of Change Order No. 1 Oslo Road and 90th Avenue Roadway Improvements (IRC-2215)

Approved staff's recommendation

- 9.H.** Florida Fish and Wildlife Conservation Commission Manatee Speed Zone Rule Review Committee Request

Approved staff's recommendation

- 9.I.** FDEP LGFR Grant 22IR1, Amendment No. 1, Wabasso Beach Restoration Project – Sector 3

Approved staff's recommendation

- 9.J.** FDEP LGFR Grant 19IR3 Amendment No. 3 - Vero Beach Restoration Project - Sector 5

Approved staff's recommendation

- 9.K.** Acceptance and Approval of Expenditures for Emergency Management Preparedness Assistance (EMPA) State-Funded Subgrant Agreement (Agreement # A0435)

Approved staff's recommendation

- 9.L.** Updated State Funded Agreement PSAP Upgrade Project

Approved staff's recommendation

9.M. Approval of Resolution Adopting the Updated 2025 Indian River County Unified Local Mitigation Strategy (LMS)

Approved staff's recommendation and Resolution 2025-031, approving the 2025 revised Indian River County Unified Local Mitigation Strategy.

9.N. Work Order Number 2, Amendment No. 4 - New Restroom Facility at Fran Adams Park

Approved staff's recommendation

9.O. Award of Bid No. 2025049
Fire Station #2 Dock Improvements

Approved staff's recommendation

10. CONSTITUTIONAL OFFICERS and GOVERNMENTAL AGENCIES

11. PUBLIC ITEMS

A. PUBLIC HEARINGS

PROOF OF PUBLICATION FOR THIS HEARING IS ON FILE IN THE OFFICE OF THE CLERK TO THE BOARD.

11.A.1. Approval of Resolution Establishing the IRC HCV Program Five Year Plan, Certifications and Administrative Plan

Community Services Director Cindy Emerson presented the Board with the Public Housing Agency's (PHA) Five-Year Plan and an Administrative Plan, as required by the Department of Housing and Urban Development (HUD) in order to receive funding for the Housing Choice Voucher (HCV) Program.

Housing Services Director Stacy Bush was joined by staff members who oversee the HCV, Veterans Affairs Supportive Housing, and the Emergency Housing Voucher Programs. Ms. Bush described the programs which saw an 8.6 percent increase in housing subsidies. She went on to inform the Board that the required plans detailed the PHA's mission and long-term goals, and had been available for review by the public with no comments received.

The Chairman opened the public hearing for comments. There being none, the Chairman closed the public hearing.

A motion was made by Vice Chairman Loar, seconded by Commissioner Adams, to approve staff's recommendation and Resolution 2025-032, approving the Indian River County Housing Choice Voucher Program Five Year Plan, Certifications, and Administrative Plan with the necessary attachments. The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman Loar, Commissioner Adams, Commissioner Earman, and Commissioner Moss

B. PUBLIC NOTICE ITEMS

12. COUNTY ADMINISTRATOR MATTERS

13. DEPARTMENTAL MATTERS

A. Building and Facilities Services

B. Community Services

**13.B.1. Children's Services Advisory Committee Recommended Program
Funding Allocations for Fiscal Year 25/26**

Community Services Director Cindy Emerson reported that programs supported by the Children's Services Advisory Committee (CSAC) delivered over 20,000 touch points with families and children, which reflected a strong return on investment. Human Services Administrator Megan Kendrick presented the Board with a mid-year impact report, success stories, return on investment figures, and parent survey results identifying needs in Health and Wellbeing, Nurturing Families and Communities, and Success in School and Life. Human Services Coordinator Robert Catapano discussed CSAC's increased accountability measures: a new scoring rubric, enhanced auditing from the Clerk of Court, accountability measures, and professional development programs. The Grant Subcommittee's work was explained before detailing CSAC's funding allocations for Fiscal Year 2025/26, which totaled \$3,201,133.

Under discussion, the Board clarified misinformation in emails received which claimed funds would be going directly to parents. The Commissioners confirmed no such plan existed as it would violate the Committee's policy. Commissioner Adams, CSAC liaison, supported staff and volunteers who spent days reviewing applications, and also provided increased oversight, transparency, and accountability.

Chairman Flescher then addressed a letter from one of CSAC's providers, and expressing his concern about funding for a sunset program, and a double-billing error. Commissioner Adams emphasized the improved oversight measures which brought the double billing error to light, and agreed to communicate the Board's concerns regarding this provider to CSAC. Vice Chairman Loar received details of the composition of the main CSAC Board from staff.

The following people spoke in support of CSAC, and Community Service's staff:

Wilfred Hart, School District Community Liaison
Angela Weber, resident
Richard Baker, Pelican Island Audubon Society

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

Aye: 5 - Chairman Flescher, Vice Chairman Loar, Commissioner Adams, Commissioner Earman, and Commissioner Moss

The Chairman called for a recess at 10:17 a.m., and reconvened the meeting at 10:27 a.m. with all Board members present.

C. Emergency Services

D. Human Resources

E. Information Technology

F. Natural Resources

G. Office of Management and Budget

H. Parks, Recreation, and Conservation

I. Planning and Development Services

**13.I.1. Overview of Regional Food Truck Regulations and Policy
Considerations for Indian River County**

Chairman Flescher opened the Item by thanking County Administrator John Titkanich for taking action to pause enforcement of food truck violations which allowed staff time to focus on creating a suitable and updated Ordinance.

Planning and Development Services Director Chris Balter presented an overview of regional trends and options for the Commissioners to consider in follow up to the May 3, 2025, Board meeting which revealed updated regulations for food trucks were needed. Mr. Balter noted that the State had preempted local control over licensing, permits, and fees for food trucks. The presentation provided a framework for the areas the County could regulate: zoning, hours, and site standards, and concluded with steps to adopt an Ordinance in the third quarter of 2025.

The Board entered into discussion with Mr. Balter and were informed that code violations would be sent to both the property and food truck owners; property owners must give authorization to use their location; there would be no sewage discharge from the trucks; and the County's Life Safety Team would conduct inspections. Further discussion was had regarding the requirement for locating food trucks on paved surfaces, which was not always feasible. Mr. Balter suggested modifying the language to specify an improved surface rather than a paved one.

The following people addressed the Board:

Tom Sullivan received information regarding the rules which allowed food trucks at the County Fair.

Marc Jaffe was informed that Florida Statute 509.102 defined parameters for hot dog carts.

A motion was made by Commissioner Adams, seconded by Chairman Flescher, to direct staff to move forward with creating a food truck Ordinance, and modifying the term "paved surface" to "improved surface". The motion carried by the following vote:

Aye: 5 - Chairman Flescher, Vice Chairman Loar, Commissioner Adams, Commissioner Earman, and Commissioner Moss

13.I.2. Planning and Zoning Commission's Request for a Joint Workshop with the Board of County Commissioners to Discuss the Planned Development (PD) Review and Approval Process

Ryan Sweeney, Assistant Planning and Services Director, appeared before the Board in follow up to a request made at the June 12, 2025, Planning and Zoning Commission (PZC) meeting for a Joint Workshop with the Board to discuss the Planned Development review and approval process. Mr. Sweeney suggested holding the meeting in the fall of this year, possibly in the evening, and stated he would gather potential dates. Chairman Flescher suggested choosing a Thursday since the PZC usually met on that day.

Commissioner Earman spoke in support of the meeting so that development standards could be set that favored County residents. Commissioner Adams received confirmation that the meeting would include a definition of "public benefit", discussion of developer waivers, and education for the public regarding how a Planned Development differed from zoning.

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

Aye: 5 - Chairman Flescher, Vice Chairman Loar, Commissioner Adams, Commissioner Earman, and Commissioner Moss

J. Public Works

K. Sandridge Golf Club

L. Utilities Services

14. COUNTY ATTORNEY MATTERS

14.A.1.**Resolution Designating Planning Services as Administrative Authority Overseeing Platting Process and Designating County Administrator as Administrative Official for Approval of Plats**

Deputy County Attorney Susan Prado presented the Resolution which contained changes to the plat approval process. The Florida Legislature, under Senate Bill (SB) 784 which took effect July 1, 2025, mandated designation of an administrative authority to oversee handling of plat submissions, and a higher authority to be in charge of plat approval instead of the Board. The Resolution designated the Planning and Development Services Department as the administrative authority, as they currently managed plat submissions to ensure legal and other requirements were met. Additionally, the County Administrator, or his designee, would take on the roll of required administrative authority to be in charge of plat approvals. The new law also included a requirement for a seven-day time limit for the approval, conditional approval, or denial of plats. Attorney Prado speculated the Legislature may have wanted to expedite the approval process.

Attorney Prado also noted that the Legislature did not update a related Statute requiring the Board to be responsible for accepting dedications. Since the Board had done this in conjunction with plat approval, a separate Resolution now would be required to bring forward dedications after the County Administrator approved a plat.

Chairman Flescher received confirmation that the new law called for an approver who ranked higher than the administrative authority. County Administrator John Titkanich noted that he already reviewed and signed off on plats, so this change would not affect his workload. Commissioner Moss and Attorney Prado discussed the lack of clarity which arose with the new law and the routing process for plat approval. The Commissioner confirmed that developers would bypass the Board by communicating directly with staff, and expressed her opposition to the law as it usurped home rule.

The Board and staff expressed concern for the short time, with Administrator Titkanich agreeing staff would have to conduct a sufficiency review. Attorney Prado informed the Administrator that denials would have to be accompanied by legal opinion which may slow down the approval process, depending on the submission. The Administrator suggested having staff put together an information sheet to explain the new rules.

A motion was made by Commissioner Adams, seconded by Chairman Flescher, to approve staff's recommendation and Resolution 2025-033, designating the Planning Services Department as the Administrative Authority to receive, review and process plats or replat submittals and designating the County Administrator or his/her designee as the administrative official responsible for approving, approving with conditions, or denying a proposed plat or replat and granting authority to accept dedications made via plat. The motion carried by the following vote:

Aye: 4 - Chairman Flescher, Vice Chairman Loar, Commissioner Adams, and Commissioner Earman

Nay: 1 - Commissioner Moss

15. COMMISSIONERS MATTERS

A. Commissioner Joseph E. Flescher, Chairman

B. Commissioner Deryl Loar, Vice Chairman

15.B.1. Quarterly Updates from County Administrator & County Attorney

Vice Chairman Loar introduced the item, describing the updates as a healthy practice which fostered transparency and reduced social media speculation.

County Attorney Jennifer Shuler began by discussing the challenges faced this past quarter as her department learned of the new laws approved in the last state legislative session. Attorney Shuler relayed her department's ongoing initiatives: refreshing outdated codes, a master Ordinance for non-ad valorem special assessments, ironing out details for a County-run animal shelter, a new hire for land acquisition and leasing and departmental coordination to manage leases. The Attorney ended her recap with plans to expand services, create community relationships, and her desire to be responsive and effective.

County Administrator Titkanich began his report with details of the work done to bring in a balanced Fiscal Year 2025/26 budget, while keeping millage rates low. His additional items included: Solid Waste Disposal District efforts, 21 new hires, leadership training, partnerships for management training, efforts toward an economic development strategy, the County's Centennial, new construction projects, and Indian River Lagoon management successes. Internally, the Administrator had been collaborating with department heads regarding code changes, and provided updates on Public Works projects, personnel advancements and turnover, key performance indicators regarding permit processing, and customer satisfaction improvements. Mr. Titkanich included challenges such as additional Budget requests from the Sheriff and others, managing growth and development, stormwater management, and strategic planning. He ended on a high note, announcing the receipt of a \$2 million appropriation toward the West Library/Community Resource Hub.

Vice Chairman Loar observed that internally, the Administrator should work on his time management and internal relationships, as well as better availability to constituents. Commissioner Adams expressed excitement and thanked staff for their work in securing the \$2 million earmark for the West Library project. Chairman Flescher closed the Item noting there have been many challenges and demands for the County Attorney and County Administrator.

No Action Taken or Required

C. Commissioner Susan Adams

D. Commissioner Joseph H. Earman

E. Commissioner Laura Moss

16. SPECIAL DISTRICTS AND BOARDS

A. Emergency Services District

B. Solid Waste Disposal District

The Board of County Commissioners 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.

16.B.1. Final Pay to Biogas Engineering

There was no discussion regarding this Item.

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

Aye: 5 - Chairman Flescher, Vice Chairman Loar, Commissioner Adams, Commissioner Earman, and Commissioner Moss

C. Environmental Control Board

17. PUBLIC COMMENT: NON-AGENDA-RELATED MATTERS

Tom Sullivan suggested widely publicizing the Board's future joint session meeting with the Planning and Zoning Commission (PZC) for the public's benefit. He discussed ways developers were providing fewer benefits and encouraged public attendance at PZC meetings.

Matt Redstone, Sergeant with the Indian River County Sheriff's Office, requested the Board's support for the Sheriff's budget request. He discussed Deputies' struggles and the need for up-to-date technology.

Al Signorelli, with the Indian River County Corrections Department, asked for the Board's support for the Sheriff's budget request. He discussed his career in the Corrections Department, and the dedication of his coworkers.

No Action Taken or Required

18. ADJOURNMENT

There being no further business, the Chairman adjourned the meeting at 11:55 a.m.