



MINUTES – April 16, 2024

ENVIRONMENTAL LAND ACQUISITION PANEL (ELAP)

Minutes of the
Environmental Land Acquisition Panel
Indian River County Administration Complex,
Building B, Conference Room B1-501
1800 27th Street, Vero Beach, FL
5:30 PM Tuesday, April 16, 2024

9 members/7 for quorum

1. Call to Order

Chair Peter O'Bryan called the April 16, 2024, meeting of the Environmental Land Acquisition Panel (ELAP) to order at 5:32 PM.

A full recording of this meeting is available in the office of the Board of County Commissioners.

2. Roll Call

Members Present:

Sammy McGee	District 1 Appointee
Janice Broda	District 2 Appointee
Daniel Bott	District 3 Appointee
Peter O'Bryan	District 4 Appointee
Jeff Beal	Natural Resources Representative
Heather Stapleton	Natural Resources Representative
John Orcutt	Real Estate or Finance Representative
Roland DeBlois	Planning or Engineering Representative

Members Absent:

James Connaughton	District 5 Appointee
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Staff Present:

Joseph Earman	Commissioner, BCC Liaison
Wendy Swindell	Conservation Lands Manager
Andy Sobczak	Planning & Development Services Director
Susan Prado	Deputy County Attorney
Maura Stokes	BCC Recording Secretary

Minimum Quorum requirements were met.

3. Approval of Minutes:

a. Minutes of February 20, 2024 – Regular Meeting:

ON MOTION made by Daniel Bott and SECONDED by Samantha McGee, the Environmental Lands Acquisition Panel approved the Minutes of the February 20, 2024, meeting as presented.

The motion PASSED unanimously.

b. Informational Only Notes from March 19, 2024

ON MOTION made by Heather Stapleton and SECONDED by Roland DeBlois, the Environmental Lands Acquisition Panel approved the Informational Only Notes from March 19, 2024, meeting as presented.

The motion PASSED unanimously.

4. Parcel Application(s) Review – Minimum Criteria Qualification

Any parcel submitted for consideration by the ELAP must first meet at least one of the following minimum criteria conditions to be considered for further review by the ELAP:

- A) The property supports at least 5 acres of one or more native vegetative community types;*
- B) The property supports less than 5 acres of native vegetative community but is part of a larger contiguous tract of native vegetative communities (over 5 acres in size).*
- C) The property supports listed rare and imperiled species (flora or fauna), regardless of parcel size.*
- D) The property has altered ecosystems with reasonable potential for restoration, and the property is within a designated corridor, greenway or blueway, regardless of property size.*

Prequalification of Submitted Property Applications:

a. LOUISIANA AVENUE PROPERTY

- 4.65-acre parcel.
- Zoned Commercial General (CG).
- Owner stated Florida Gopher Tortoises on site.
- Adjacent to large Conservation Area (North Sebastian Conservation Area).
- Adjacent to Railway.
- Large residential structure and debris on site.
- Nominated by Owner of parcel.

This property pre-qualifies under criteria “B” and “C” subject to inspection and confirmation by staff.

ON MOTION made by Heather Stapleton and SECONDED by Janice Broda, the Environmental Lands Acquisition Panel approved having staff further assess this parcel, LOUISANNA AVENUE PROPERTY to see if it meets the minimum criteria to proceed in the evaluation process.

The motion PASSED unanimously.

b. JUNGLE TRAIL ISLAND MANOR PROPERTY

- 19.36-acre parcel.
- Zoned A-1.
- Adjacent to Captain Forster Hammock Preserve.
- Adjacent to blueway - Indian River Lagoon.
- Nominated by multiple applicants.

This property pre-qualifies under criteria “B” and “D” subject to inspection and confirmation by staff.

ON MOTION made by Heather Stapleton and SECONDED by John Orcutt, the Environmental Lands Acquisition Panel approved having staff further assess this parcel, JUNGLE TRAIL ISLAND MANOR PROPERTY to see if it meets the minimum criteria to proceed in the evaluation process.

The motion PASSED unanimously.

General Discussion:

The ELAP Panel discussed at length the four points of minimum criteria. Suggested by the Panel was adding the wording: “adjacent to ‘existing conservation land’ to criteria (D) which would include all conservation lands including easements. Wendy Swindell will discuss with staff and get their input on the suggested changes in wording.

ON MOTION made by Jeff Beal and SECONDED by Heather Stapleton, the Environmental Lands Acquisition Panel approved updating criteria “D” to include “or adjacent to conservation land.”

The motion PASSED unanimously.

c. JUNGLE TRAIL FISCHER PROPERTY

- 3.65-acre parcel
- Zoned RM-6
- Flood Zone AE – Coastal Floodplain
- Adjacent to another nominated property (Jungle Trail Island Manor)
- Adjacent to Captain Forster Hammock Preserve.
- Adjacent to blueway - Indian River Lagoon.
- Nominated by multiple applicants.
- Open Code Violations

This property pre-qualifies under criteria “D” subject to inspection and confirmation by staff.

ON MOTION made by Heather Stapleton and SECONDED by Samantha McGee, the Environmental Lands Acquisition Panel approved having staff further assess this parcel, JUNGLE TRAIL FISCHER PROPERTY to see if it meets the minimum criteria to proceed in the evaluation process.

The motion PASSED unanimously.

d. KELLY ROAD PROPERTY 2

- 190.4-acre parcel (total of 7 parcels with one owner)
- Zoned PD
- Flood Zone X (area of minimal hazard)
- Nominated by multiple applicants

This property pre-qualifies under criteria “A” subject to inspection and confirmation by staff.

ON MOTION made by Roland DeBlois and SECONDED by Janice Broda, the Environmental Lands Acquisition Panel approved having staff further assess this parcel, KELLY ROAD PROPERTY 2, to see if it meets the minimum criteria to proceed in the evaluation process.

The motion PASSED unanimously.

e. FELLSMERE ROED PROPERTY

- 3,407-acres
- Zoned Municipal A-2
- Flood Zone AE
- Adjacent to Greenway
- Adjacent to Conservation Land

This property pre-qualifies under criteria “A” and “D” subject to inspection and confirmation by staff.

ON MOTION made by Heather Stapleton and SECONDED by Janice Broda, the Environmental Lands Acquisition Panel approved having staff further assess this parcel, FELLSMERE ROED PROPERTY, to see if it meets the minimum criteria to proceed in the evaluation process.

The motion PASSED unanimously.

f. ROSELAND SCRUB PROPERTY

- 16.4-acres
- Zoned CG – Commercial General
- Future Land Use – CI – Commercial Industrial
- Sand Pine scrub
- Flood Zone – Zone X

This property pre-qualifies under criteria “A” subject to inspection and confirmation by staff.

ON MOTION made by Heather Stapleton and SECONDED by Daniel Bott, the Environmental Lands Acquisition Panel approved having staff further assess this parcel, ROSELAND SCRUB PROPERTY, to see if it meets the minimum criteria to proceed in the evaluation process.

The motion PASSED unanimously.

g. RIVER PRESERVE PROPERTY

- 30.3-acres (two parcels one owner)
- Zoned RM-6
- Future Land Use C-2
- Flood Zone AE (Coastal Floodplain)
- Abandoned multi-family structures riverside
- Adjacent to Blueway – Indian River Lagoon

This property pre-qualifies under criteria “A” and “D” subject to inspection and confirmation by staff.

ON MOTION made by Janice Broda and SECONDED by Samantha McGee, the Environmental Lands Acquisition Panel approved having staff further assess this parcel, RIVER PRESERVE PROPERTY, to see if it meets the minimum criteria to proceed in the evaluation process.

The motion PASSED unanimously.

5. Discussion Items:

a. *Update and Preview of the GIS Dashboard for the Environmental Bond Process*

The GIS Dashboard continues to be refined to make it easier for the public to access online.

b. *Bond Consultant Update:*

Work Orders have been submitted for the cover letters to property owners. Work Orders need to go to the Board of County Commissioners for approval.

c. *Comments from the Chair*

No Comments today.

d. *Comments from the Commissioner*

Commissioner Earman mentioned that there are several more properties that are ready to be submitted and that an article in 32963 may have spurred some interest,

e. *Parcel Applications Update*

Wendy reported that five additional applications were submitted today and that there have been three incomplete applications.

6. Public Comment: None.

7. Next Meeting: The next meeting of ELAP will be held May 21, 2024

8. Adjournment: Chair Peter O'Bryan adjourned the meeting at 6:40 PM.

Respectfully submitted,
Maura Stokes

A copy of the full meeting recording is kept on file in the office of the Board of County Commissioners.