



MINUTES – July 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, July 16, 2024

9 members/6 for quorum

1. Call to Order

Chair Peter O'Bryan called the July 16, 2024, meeting of the Environmental Land Acquisition Panel (ELAP) to order at 5:30 PM.

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

2. Roll Call

Members Present:

Janice Broda	District 2 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:

Sammy McGee	District 1 Appointee
Daniel Bott	District 3 Appointee
James Connaughton	District 5 Appointee

Staff Present:

Joseph Earman	Commissioner, BCC Liaison
Wendy Swindell	Conservation Lands Manager
Beth Powell	Director, Parks, Recreation & Conservation
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 June 18, 2024 – Regular Meeting:

Minutes of June 18, 2024 have been tabled until the next meeting, August 13, 2024.

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:

Wendy Swindell noted that there was one small parcel added in the last few days. It will not be presented this evening but will be uploaded to the portal for your review.

Wendy Swindell noted that there will be a modification to the application for property nomination #35, Sebastian Riverview Property. The owner has requested to remove the land-side parcel and only include the waterfront parcel in the application.

Heather Stapleton asked to confirm that “non-parcel” means multiple parcels, *superseded means that the property has had multiple nominations which both were confirmed by staff.

5. Discussion Items:

a. *Environmental Land Property Summary Outline*

b. *Bond Consultant Update: Owner Interest Letter*

Wendy presented the revised “Owner Interest Letter” with changes that were suggested by the Panel. In addition, a rack-card was developed for a quick-reference of the bond process. Chair O’Bryan stated that the letter now appears to come from Indian River County. This is exactly the type of letter we would like to send out. Wendy Swindell stated that the letter will be sent to those nominees whose property was nominated without their knowledge.

ON MOTION made by Roland DeBlois and SECONDED by Heather Stapleton, the Environmental Lands Acquisition Panel approved the draft Owner Interest Letter as amended and Rack Card.

The motion PASSED unanimously.

The Bond Consultant has completed the first property review on Nomination #14, Padgett Branch Easement 2 Property. Wendy went through the report with the Panel and described each part of the report and the types of maps provided.

c. *Comments from Staff*

Deputy County Administrator Michael Zito presented Chair Peter O'Bryan with the official "Bond Book" Mr. Zito indicated that the three-year window started on July 10, 2024.

Deputy County Attorney Susan Prado commented that after reviewing the language in the bond, that the parking lot for Hale Grove would be included in the bond.

d. *Comments from the Chair*

Chair O'Bryan suggested as homework, using Nomination #14, Padgett Branch Easement 2 Property for a trial ranking in completing the matrix. This will not be official; it is meant to be a practice so that the panel is comfortable with the process.

e. *Comments from the Commissioner*

Commissioner Earman mentioned that the first half of the bond is out. The three-year time clock is now ticking. Interest has been capped at five percent.

6. Public Comment: None.

7. Next Meeting: The next meeting of ELAP will be held August 13, 2024, in the County Commissioners Chambers located in Building A.

8. Adjournment: Chair Peter O'Bryan adjourned the meeting at 6:11 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.