



Fellsmere

CITY COUNCIL MEETING
22 S. Orange St., Fellsmere FL
February 20, 2025 – 7:00 P.M.

AMENDED AGENDA

1. CALL TO ORDER
2. ROLL CALL:
3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. AGENDA ADDITIONS, DELETIONS, OR MODIFICATIONS:
6. APPROVAL OF MINUTES: (a) City Council Meeting of February 6, 2025.
7. PUBLIC HEARINGS:

(a) **ORDINANCE NO. 2025-05/** AN ORDINANCE OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2017-31 TO INCREASE THE SIZE OF THE PDD-PLANNED DEVELOPMENT DISTRICT AREA FROM 972.52 ACRES MORE OR LESS, BY ADDING 6.78 ACRES, MORE OR LESS FOR A TOTAL OF 979.3 ACRES, MORE OR LESS, AS PDD ZONING, HAVING A COMPREHENSIVE FUTURE LAND USE MAP DESIGNATION OF LOW DENSITY MIXED USE NEIGHBORHOOD (LDMXN); PROVIDING FOR RATIFICATION; PROVIDING FOR CONSISTENCY WITH COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; PROVIDING FOR ZONING; PROVIDING FOR ZONING MAP; FURTHER PROVIDING FOR SEVERABILITY; CONFLICT; AND AN EFFECTIVE DATE./ **3rd Reading and 2nd and Final Public Hearing for February 20, 2025.**

RESOLUTION NO. 2025-06/A RESOLUTION OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, AMENDING RESOLUTION NO. 2017-30 DEVELOPMENT AGREEMENT AND APPROVING THE AMENDED DEVELOPMENT AGREEMENT FOR A PLANNED DEVELOPMENT KNOWN AS THE CORRIGAN RANCH MINE; PROVIDING FOR RATIFICATION; PROVIDING FOR LEGISLATIVE ACT; PROVIDING FOR FINDINGS; PROVIDING FOR AUTHORIZATION FOR THE MAYOR TO SIGN THE AMENDED DEVELOPMENT AGREEMENT; AND FURTHER PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING PROVISIONS; AND AN EFFECTIVE DATE. / **3rd Reading and 2nd and Final Public Hearing for February 20, 2025.**

RESOLUTION NO. 2025-07/A RESOLUTION OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, AMENDING RESOLUTION NO. 2017-31 APPROVING THE PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN PHASE 1 FOR A PLANNED DEVELOPMENT KNOWN AS THE CORRIGAN RANCH MINE DUE TO AN INCREASE OF 6.78 ACRES, MORE OR LESS, IN THE TOTAL MINING AREA FOR A HAUL ROAD; PROVIDING FOR

RATIFICATION; PROVIDING FOR FINDINGS; PROVIDING FOR SIZE OF MINING PROJECT; PROVIDING FOR EXTENT OF AMENDMENT; PROVIDING FOR DEVELOPMENT AGREEMENT AND AMENDED DEVELOPMENT AGREEMENT AND FURTHER PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING PROVISIONS AND AN EFFECTIVE DATE. / **3rd Reading and 2nd and Final Public Hearing for February 20, 2025.**

RESOLUTION NO. 2025-08/A RESOLUTION OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, REPEALING RESOLUTION NO. 2018-08 INITIALLY APPROVING THE FINAL DEVELOPMENT PLAN PHASES 2, 3, 4, AND 5 FOR THE CORRIGAN RANCH MINE AND APPROVING A NEW FINAL DEVELOPMENT PLAN PHASES 2, 3, 4 AND 5 FOR A PLANNED DEVELOPMENT KNOWN AS THE CORRIGAN RANCH MINE; PROVIDING FOR RATIFICATION; PROVIDING FOR FINDINGS; PROVIDING FOR FINAL DEVELOPMENT PLAN PHASES 2, 3, 4 AND 5 APPROVAL WITH CONDITIONS; PROVIDING FOR DEVELOPMENT AGREEMENT AND FURTHER PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING PROVISIONS; SEVERABILITY AND AN EFFECTIVE DATE. / **3rd Reading and 2nd and Final Public Hearing for February 20, 2025.**

8. PUBLIC COMMENTS:

9. MANAGER'S MATTERS:

- (a) Schedule Grant Workshop.
- (b) Schedule Subdivision discussions for future Council Meeting.
- (c) Ethic's Class –04/24/25 9am-2pm - Indian River State College
- (d) Fellsmere Day –03/01/25 - Save the Date! [9am-1pm](#)
- (e) Clean Up Day – Grant Park 03/08/25 – Hosted by Fellsmere Progressive Team, Inc. [8am](#)
- (f) [Personnel](#)
- (g) [Proclamations](#)

10. MAYOR'S MATTERS:

11. COUNCIL MEMBER'S MATTERS:

12. CITY ATTORNEY'S MATTERS:

13. NEW BUSINESS:

- (a) **RESOLUTION NO. 2025-18/A** RESOLUTION OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, ADOPTING AN AMENDED AFFIRMATIVE ACTION POLICY WHEN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING IS INVOLVED; PROVIDING FOR ADOPTION, SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE.
- (b) **RESOLUTION NO. 2025-20/A** RESOLUTION OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, ADOPTING AN AMENDED FINANCIAL OPERATIONS PLAN AND PROCEDURES WHEN A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING IS INVOLVED, INCLUDING THE CDBG PROCUREMENT POLICY, PROVIDING FOR SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE.
- (c) **RESOLUTION NO. 2025-24/** A RESOLUTION OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, ADOPTING AN AMENDED EQUAL EMPLOYMENT OPPORTUNITY POLICY TO BE USED WHEN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING IS INVOLVED; PROVIDING FOR ADOPTION, SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE.
- (d) Approval of Wetland Mitigation Credit Reservation and Sale Agreement with Lake Washington Mitigation Bank.
- (e) Discussion of City Manager Application Process.

14. ADJOURNMENT:

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26 Florida Statutes, any person who may need special accommodations or translators for this meeting must contact the City Clerk's Office at (772) 646-6301 or the TDD Line 772-783-6109 at least 48 hours in advance of the meeting. Copies of the proposed Ordinance and Resolution are available for review in the Office of the City Clerk, 22 S. Orange Street, Fellsmere FL between the hours of 8:30 a.m. and 12 noon and 1:00 p.m. and 5:00 p.m., Monday through Friday. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinance and Resolution. The City Clerk must receive written comments at least 3 days prior to the Council meetings.

De conformidad con la Sección 286.0105 de los Estatutos de la Florida, la Ciudad informa al público de que: Si una persona decide apelar una decisión tomada por la junta, agencia o comisión con respecto a cualquier asunto considerado en dicha reunión o audiencia, necesitará un registro de los procedimientos, y que, para tal fin, él o ella puede necesitar asegurarse de que se realice un registro literal de los procedimientos, registro que incluya el testimonio y la evidencia sobre la cual se basará la apelación.

De acuerdo con la Ley de Estadounidenses con Discapacidades y la Sección 286.26 de los Estatutos de la Florida, las personas con discapacidades que necesiten adaptaciones especiales para participar en esta reunión deben comunicarse con la secretaria municipal al (772) 646-6301 o comunicarse con la Línea TDD 772-783-6109, al menos 48 Horas antes de la reunión. Copias de las propuestas Ordenanzas y / o Resoluciones están disponibles para su revisión en la Oficina de la secretaria municipal de la ciudad, 22 S. Orange Street, Fellsmere FL entre las 8:30 a.m. y 12 mediodía y 1:00 p.m. y 5:00 p.m. de lunes a viernes. Las personas interesadas pueden asistir a la reunión y ser escuchadas con respecto a las propuestas de las Ordenanzas y Resoluciones. La secretaria municipal debe recibir comentarios por escrito al menos tres (3) días antes de las reuniones del Consejo.

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