



HOME OF PELICAN ISLAND  
COMMUNITY DEVELOPMENT DEPARTMENT  
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958  
TELEPHONE (772) 589-5518  
www.cityofsebastian.org

February 10, 2021

Mr. Ray Eubanks, Plan Processing Administrator  
Department of Economic Opportunity (DEO)  
State Planning Agency  
Plan Processing Team  
Caldwell Building  
107 East Madison Street, MSC 160  
Tallahassee, Florida 32399

**RE: City of Sebastian Comprehensive Plan 2040 - Proposed State Coordinated Review Amendment**

Dear Mr. Eubanks,

The City of Sebastian, in accordance with the procedures for State Coordinated Review Amendments (Florida Statutes (FS) Chapter 163.3184), is transmitting the **City of Sebastian Comprehensive Plan 2040**. The City of Sebastian has amended in its entirety the previously adopted 2020 Comprehensive Plan, excluding the Economic Development Element, and has conducted the required public hearings to receive citizen input. Essentially, the transmitted plan is a complete rewrite to the existing comprehensive plan and, in coordination with the Florida Department of Economic Opportunity (DEO), a matrix has been submitted along with the amended Comprehensive Plan in lieu of the strikethrough format typically transmitted identifying the specific revisions to the goals, objectives and policies including their disposition.

The Comprehensive Plan contains goals, objectives, and policies to guide the development of the City of Sebastian through the year 2040, addressing land use, transportation & mobility, housing, infrastructure, conservation & coastal management, parks, recreation & open space, governance & implementation, and public schools elements. The **City of Sebastian Comprehensive Plan 2040** is a new plan that provides an approach to the City's Vision based on a more realistic analysis of the City's carrying and development capacities while reflecting the City's Livability and Smart Growth initiatives.

A total of ten (10) public workshops, hearings and open houses were held (with COVID-19 safety restrictions) as well as public notices in the local paper, webpage and Facebook postings, continuous announcements at public meetings, and a COStv looped public announcement recording. Citizen participation was enhanced by seeking input from the many volunteer Boards and Commissions active in the City's governance and allowing interested persons to provide comments in person, in writing or through review via the City's website.

The Planning and Zoning Commission of the City of Sebastian, acting as the Local Planning Agency, held a public hearing at its duly noticed October 15, 2020 public meeting to consider the proposed Comprehensive Plan amendment and recommended that City Council adopt the same with minimal amendments that were incorporated into the City Council review materials. The City Council held a public hearing on January 27, 2021 and unanimously voted to transmit the Comprehensive Plan 2040 as presented in this packet. Minutes from these hearings with recommendations have been included with this transmittal. A copy of a complete amendment

package including supporting data and analysis has been transmitted to the appropriate reviewing agencies on February 10, 2021. Agencies in the distribution list are noted at the bottom of this transmittal letter. The City of Sebastian anticipates the adoption hearing to take place in May 2021.

Enclosed are [one (1) hard copy and two (2) electronic copies on CDs in a PDF format] the following items:

- Transmitted Comprehensive Plan 2040 document;
- Data, Inventory & Analysis for the Comprehensive Plan 2040;
- Map Series of the Comprehensive Plan 2040;
- Comprehensive Plan Matrix (a reference tool that identifies Goals, Objectives and Policies from the City's current 2020 Plan and the disposition of each item as it relates to the 2040 Plan);
- Meeting Minutes from LPA Public Hearing October 15, 2020 and City Council Public Hearing January 27, 2020;
- Proposed adoption Ordinance No. O-21-01; approved by City of Sebastian City Council for transmittal.

These amendments are not related to:

- an area of critical state concern pursuant to Section 380.05 FS;
- a rural land stewardship area pursuant to Section 163.3248 FS;
- a sector plan pursuant to Section 163.3245 FS;
- an update to a comprehensive plan based on an evaluation and appraisal report pursuant to Section 163.3191, FS;
- proposed development pursuant to Section 380.06 FS; or
- a new plan for a newly incorporated municipality pursuant to Section 163.3167 FS.

Any questions or comments regarding the proposed amendment should be directed to:

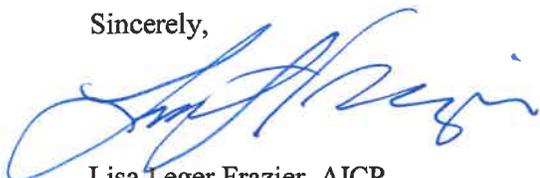
Lisa Frazier, AICP  
Community Development Director  
City of Sebastian  
1225 Main Street  
Sebastian, FL 32958  
Telephone: #772-388-8228  
Email: [lfrazier@cityofsebastian.org](mailto:lfrazier@cityofsebastian.org)

Copies of the complete amendment package including the supporting materials identified above have been e-mailed directly to the following review agencies as of this date:

Treasure Coast Regional Planning Council, St. Johns River Water Management District, Indian River County, District Four Office of the Florida Department of Transportation, Department of Environmental Protection, Florida Department of State, Department of Education.

Should you need any additional information to precede with this request, please contact the City of Sebastian Community Development Department.

Sincerely,



Lisa Leger Frazier, AICP  
Community Development Director

Cc: Joseph E. Flescher, Chairman, Indian River County Board of County Commissioners  
Phil Matson, Community Development Director, Indian River County  
Mark Mathes, Director, City of Fellesmere  
Joe Griffin, Town Manager, Town of Indian River Shores  
Mark Weigly, Director, Department of Education  
Plan Review, Office of Intergovernmental Programs, Department of Environmental Protection  
Robin Jackson, Historic Preservation Planner, Department of State  
John Krane, P.E., District Planning and Environmental Administrator, FDOT District 4  
Stephanie Heidt, AICP, Treasure Coast Regional Planning Council  
Steven Fitzgibbons, AICP, St. Johns River Water Management District

**ORDINANCE NO. O-21-01**

**AN ORDINANCE OF THE CITY OF SEBASTIAN, FLORIDA, AMENDING THE CITY OF SEBASTIAN COMPREHENSIVE PLAN IN ITS ENTIRETY, EXCLUDING THE ECONOMIC DEVELOPMENT ELEMENT, PURSUANT TO 163.3184 (3), FLORIDA STATUTES; PROVIDING FOR ADOPTION OF THE CITY OF SEBASTIAN COMPREHENSIVE PLAN 2040, INCLUDING AMENDMENTS TO THE LAND USE ELEMENT AND THE FUTURE LAND USE MAP, THE TRANSPORTATION & MOBILITY ELEMENT, THE HOUSING ELEMENT, THE INFRASTRUCTURE ELEMENT, THE CONSERVATION & COASTAL MANAGEMENT ELEMENT, THE PARKS, RECREATION, & OPEN SPACE ELEMENT, THE GOVERNANCE & IMPLEMENTATION ELEMENT, AND THE PUBLIC SCHOOLS ELEMENT; INCLUSIVE OF ALL ASSOCIATED TABLES, EXHIBITS AND MAPS; AUTHORIZING FINDINGS AND ADMINISTRATIVE ACTIONS; PROVIDING FOR TRANSMITTAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR EFFECTIVE DATE.**

**WHEREAS**, The City of Sebastian, Florida, has adopted a comprehensive plan by Ordinance O-98-01 and subsequently amended by Ordinance O-08-10,; and

**WHEREAS**, the City Council of the City of Sebastian, Florida, desires to amend the City of Sebastian's Comprehensive Plan in its entirety, excluding the Economic Development Element, in accordance with Chapter 163.3184(3); and,

**WHEREAS**, the City Council has provided notice of the proposed Comprehensive Plan 2040 Amendment and has conducted the required public hearings to receive citizen input; and,

**WHEREAS**, the Comprehensive Plan contains goals, objectives, and policies to guide the development of the City of Sebastian through the year 2040, addressing land uses, transportation & mobility, housing, infrastructure, conservation & coastal management, parks, recreation & open space, governance & implementation, and public schools elements; and,

**WHEREAS**, the Planning and Zoning Commission of the City of Sebastian, acting as the Local Planning Agency, held a public hearing at its duly noticed October 15, 2020 public meeting to consider the proposed Comprehensive Plan amendment and recommended that City Council adopt the same; and,

**WHEREAS**, the City Council has reviewed and considered all relevant evidence, information and testimony, as well as the recommendations of the Planning and Zoning Board, witnesses, the public, and City staff and has determined that the proposed amendment is in compliance with Chapters 163.3184 and 166.041, Florida Statutes; and,

**WHEREAS**, the adoption of the City's Comprehensive Plan furthers the health, safety and welfare of its citizens, local businesses and visitors of the City; and,

**WHEREAS**, all the necessary hearings and public notices, in conformity with the procedural and substantive requirements of Florida Statutes and the Comprehensive Plan have been complied with.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, as follows:**

**Section 1. Ratification of Recitals.** The City Council of the City of Sebastian, Florida, hereby adopts and ratifies those matters as set forth in the foregoing recitals.

**Section 2. Comprehensive plan amendment.** The amendment to the City of Sebastian Comprehensive Plan 2040 is

hereby adopted amending the Goals, Objectives & Policies and Data Inventory & Analysis, including the Future Land Use Map incorporated by reference, for the following elements: Land Use, Transportation & Mobility, Housing, Infrastructure, Conservation & Coastal Management, Parks, Recreation & Open Space, Governance & Implementation, and Public Schools, as set forth in the attached Exhibit "A". A certified copy of the Sebastian Comprehensive Plan 2040 shall be located in the City Clerk's office.

**Section 3. Transmittal.** The City of Sebastian shall transmit within ten (10) working days, the amendment or amendments and appropriate supporting data and analyses to the reviewing agencies in accordance with 163.3184(3)(b)1, Florida Statute, and as specified in the State Land Planning Agency's procedural rules.. Also, the City of Sebastian shall transmit a copy of the amendments and supporting data and analyses to any other local government or governmental agency that has filed a written request with the City of Sebastian.

**Section 4. Severability.** The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to void or declared illegal, invalid, or unconstitutional by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

**Section 5. Repeal of Laws in Conflict.** If any ordinances, or parts of ordinances, or if any sections, or parts of sections, of the Ordinances of the City of Sebastian, Florida, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

**Section 6. Scrivener's Errors.** Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors, which do not affect the intent, may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

**Section 7. Effective Date.** The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the City of Sebastian that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance in accordance with 166.3184 (3)(c)(4), Florida Statute. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

**PASSAGE UPON FIRST READING**

The foregoing Ordinance was moved for passage upon first reading this 27th day of January, 2021, by Council Member Hill. The motion was seconded by Council Member Jones and, upon being put to a vote, the vote was as follows:

Mayor Ed Dodd	<u>aye</u>
Vice Mayor Jim Hill	<u>aye</u>
Council Member Fred Jones	<u>aye</u>
Council Member Bob McPartlan	<u>aye</u>
Council Member Chris Nunn	<u>aye</u>

ATTEST:

  
Jeanette William, MMC  
City Clerk

**ADOPTION**

The foregoing Ordinance was moved for adoption by Council Member \_\_\_\_\_. The motion was seconded by Council Member \_\_\_\_\_ and, upon being put to a vote, the vote was as follows:

Mayor Ed Dodd \_\_\_\_\_  
Vice Mayor Jim Hill \_\_\_\_\_  
Council Member Fred Jones \_\_\_\_\_  
Council Member Bob McPartlan \_\_\_\_\_  
Council Member Chris Nunn \_\_\_\_\_

The Mayor thereupon declared this Ordinance duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF SEBASTIAN, FLORIDA

By: \_\_\_\_\_  
Ed Dodd, Mayor

ATTEST:

\_\_\_\_\_  
Jeanette Williams, MMC  
City Clerk

Approved as to form and legality for  
Reliance by the City of Sebastian only:

\_\_\_\_\_  
Manny Anon, Jr., City Attorney

This ordinance is effective the \_\_\_\_\_ day of \_\_\_\_\_, 2021, concurrent with the issuance of the Notice of Intent finding the amendment in compliance by the Florida Department of Economic Opportunities.

PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY  
MINUTES OF OCTOBER 15, 2020

Staff recommends approval of the draft proposed City of Sebastian Comprehensive Plan 2040 and transmit the Comprehensive Plan to City Council for consideration, including the recommendation to have the maps produced as a larger map series, the addition of five of the NRB recommendations as noted: Policy 5-1.1.8, Policy 5-1.3.1, Objective 5-1.2, Objective 5-1.5, and Policy 5-2.4.1; recommending the addition of the future land-use change at the airport from Institutional to Mixed Use; and remove the future land use change from the sand mine parcel from mixed use back to single-family residential and industrial.

Mr. Anon reminded the Commissioners that all discussion relating to the motion should be open to all and not just between two Commissioners.

Mr. Roth called for additional discussion/questions regarding the three items mentioned. Hearing none, he called for a motion to approve the Comp Plan draft as submitted with the points that were recommended by the Natural Resource Board. Ms. Frazier stated that staff will also add the recommendation regarding water conservation in the DIA. Hearing nothing further from staff, Mr. Roth called for a motion.

Motion recommending approval by City Council of the Comprehensive Plan along with enlarging the map series in the document, plus the proposed changes to the Future Land Use Map as discussed at the airport property and the Triangle property only, as well as the recommendations of the NRB was made by Mr. Christino and seconded by Mr. Simmons. After discussion, an amendment to the Motion with wording pertaining to the addition of five of the NRB recommendations as read into the record listing Policy 5-1.1.8, Policy 5-1.3.1, Objective 5-1.2, Objective 5-1.5, and Policy 5-2.4.1 was made by Mr. Christino and again seconded by Mr. Simmons.

Roll Call

Mr. Qizilbash -- Yes

Mr. Roth - Yes

Mr. Simmons -- Yes

Ms. Kautenburg (a) -- No

Mr. Christino (a) -- Yes

Vote was 4-1 in favor. Motion carries.

NRB RECOMMENDED POLICIES FOR INFORMATION PURPOSES.

**Policy 5-1.1.8: Native Habitats Inventory and Assessment.** The City will update its inventory and assess significant native habitat remaining within the City limits **every 5 (five) years**

**Policy 5-1.3.1: Protect Living Marine Resources, Coastal Marsh, Estuarine Water Quality, and Seagrass Beds.** **g Ensure protection of fisheries and living marine organisms**

**Objective 5-1.2: Protection of Surface Waters and Wetlands.** Implement policies that limit adverse impacts or alterations to surface waters **and wetlands** to the greatest extent possible

**Objective 5-1.5: Protect Air Quality.** Protect and improve air quality by ensuring development meets or **maintains** state and federal air quality standards...

**Policy 5-2.4.1: Post-Emergency Assessments.**

**DIA Water Conservation**

**Addition of statement:** **Recognizing nitrogen leachate in groundwater is a significant contributor to water quality in surface water bodies.**



HOME OF PELICAN ISLAND

## CITY COUNCIL AGENDA TRANSMITTAL

**Council Meeting Date:** January 27, 2021

**Agenda Item Title:** First Reading of Ordinance O-21-01 providing for the transmittal of the City of Sebastian Proposed Comprehensive Plan 2040 in accordance with the State Coordinated Review Amendment Process Section 163.3184(4) and (5), Florida Statutes

**Recommendation:** Approval of Ordinance O-21-01 on First Reading providing for the transmittal of the Proposed City of Sebastian Comprehensive Plan 2040

**Background:** The City of Sebastian has amended the City of Sebastian's Comprehensive Plan in its entirety, excluding the Economic Development Element, in accordance with Chapter 163.3184(3) and has conducted the required public hearings to receive citizen input. The Comprehensive Plan contains goals, objectives, and policies to guide the development of the City of Sebastian through the year 2040, addressing land uses, transportation & mobility, housing, infrastructure, conservation & coastal management, parks, recreation & open space, governance & implementation, and public schools elements.

The Draft plan was provided to the City Council on October 2, 2020 along with a matrix showing all changes to the plan. Since the current Comprehensive Plan has been amended in its entirety excluding the Economic Development Element, the Florida Department of Economic Opportunity (DEO) recommends a matrix to be submitted along with the amended Comprehensive Plan in lieu of the strikethrough format typically transmitted.

**Attachment 1** contains edits to the Comprehensive Plan 2040 recommended by PZ Commission/LPA on October 15, 2020 and directed by City Council on December 9, 2020. Please consider these changes as part of the final review of the package distributed to Council on October 2, 2020.

Following the City Council's review and consideration of all relevant evidence, information and testimony at this public hearing, staff requests the approval of Ordinance O-21-01 on first reading (**Attachment 2**). The City of Sebastian shall transmit within ten (10) working days the proposed Comprehensive Plan amendment and appropriate supporting data and analyses to the DEO and review agencies in accordance with the State Coordinated Review Amendment Process Section 163.3184(4) and (5), Florida Statutes. Once DEO has received the PROPOSED document, they have sixty (60) days to provide objections, recommendations and comments referred to as the ORC report. The City has 180 days to ADOPT the final document at which time it will go into effect.

Staff is prepared to answer any questions regarding the amended plan and request approval to proceed with the transmittal process. Please find all relevant documents on the city website at [www.cityofsebastian.org](http://www.cityofsebastian.org).

**If Agenda Item Requires Expenditure of Funds:**

Budgeted Amount:

Total Cost:

Funds to Be Utilized for Appropriation: N/A

**Attachments:**

1. Final Draft Recommendations as supplement to Comprehensive Plan 2040 document received October 2, 2020.
2. Ordinance O-21-01 Comprehensive Plan 2040



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## CITY OF SEBASTIAN COMPREHENSIVE PLAN 2040

### FINAL DRAFT EDITS FOR CITY COUNCIL

January 2021

**Note:** The attached edits to the Comprehensive Plan 2040 were recommended by PZ Commission/LPA on October 15, 2020 and directed by City Council on December 9, 2020. Please consider these changes as part of the final review of the package distributed to Council on October 2, 2020. Please note any questions, concerns, and recommendations for discussion at the next scheduled meeting, January 27, 2021.

#### ATTACHMENTS

- Land Use Element GOPs showing only the Industrial language as strike-through/underline
- Transportation Mobility Element DIA showing only edit to the table in strike-through/underline
- Housing Element DIA showing only language added at the end in underline
- Conservation Coastal Element GOPs and DIA showing the edits as strike-through/underline
- Updated FLUM with border and title block
- Updated Road Jurisdiction Map with border and title block
- Updated Schedule

Mayor Dodd announced the upcoming events.

7. PUBLIC INPUT

Mark Duffaney, 125 Pelican Island Place, stated he was the City Manager's neighbor and he commented on the City Manager's yard.

Zoom Input

Robert Stephen asked why the newspaper ad for the comprehensive plan was such a tiny font. He asked spoke on the City's contract for spraying the waterways.

8. CONSENT AGENDA

A. Approval of Minutes – January 13, 2021 Regular City Council Meeting

MOTION by Council Member Nunn and SECOND by Council Member Jones to approve consent agenda item #A passed with unanimous voice vote. 5-0

9. COMMITTEE REPORTS & APPOINTMENTS

21.015 A. Construction Board (Transmittal, Application, List, Advertisement)

- i. Interview, Unless Waived, Submit Nominations for One Unexpired, Concerned Citizen, Alternate Member Positions – Term will Expire September 21, 2021

MOTION by Vice Mayor Hill and SECOND by Council Member Nunn to appoint Christopher Roberts to the Construction Board passed with a unanimous consent.

10. PUBLIC HEARINGS

21.016 A. First Reading of Ordinance No. O-21-01 Providing for the Transmittal of the City of Sebastian Proposed Comprehensive Plan 2040 in Accordance with the State Coordinated Review Amendment Process Section 163.3184(4) and (5), Florida Statutes (Transmittal, Final Draft Recommendations, O-21-01)(Documents available at <https://www.cityofsebastian.org/373/Comprehensive-Plan-2040>)

AN ORDINANCE OF THE CITY OF SEBASTIAN, FLORIDA, AMENDING THE CITY OF SEBASTIAN COMPREHENSIVE PLAN IN ITS ENTIRETY, EXCLUDING THE ECONOMIC DEVELOPMENT ELEMENT, PURSUANT TO 163.3184 (3), FLORIDA STATUTES; PROVIDING FOR ADOPTION OF THE CITY OF SEBASTIAN COMPREHENSIVE PLAN 2040, INCLUDING AMENDMENTS TO THE LAND USE ELEMENT AND THE FUTURE LAND USE MAP, THE TRANSPORTATION & MOBILITY ELEMENT, THE HOUSING ELEMENT, THE INFRASTRUCTURE ELEMENT, THE CONSERVATION & COASTAL MANAGEMENT ELEMENT, THE PARKS, RECREATION, & OPEN SPACE ELEMENT, THE GOVERNANCE & IMPLEMENTATION ELEMENT, AND THE PUBLIC SCHOOLS ELEMENT; INCLUSIVE OF ALL ASSOCIATED TABLES, EXHIBITS AND MAPS; AUTHORIZING FINDINGS AND ADMINISTRATIVE ACTIONS; PROVIDING FOR TRANSMITTAL; PROVIDING

FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR EFFECTIVE DATE. (PJ Ad 1/17/2021)

The City Attorney read the title to Ordinance No. O-21-01 and Mayor Dodd opened the public hearing at 6:15 p.m.

The Community Development Director said the final version of the comprehensive plan was delivered to them in October as well as the Planning and Zoning Commission where staff received public input during workshops and open houses. She said those comments were now incorporated into the edited version they received two weeks ago and if approved tonight, it would be transmitted in its entirety to the Department of Economic Opportunities (DEO) as well as the stakeholders. She wanted Council and the public to know that there was still a 60 day window should anyone have the opportunity to review anything and bring it back to her attention.

She also explained that once the plan came back from DEO they would see the final version for adoption.

Kelley Klepper, AICP, Kimley-Horn & Assoc., displayed a PowerPoint presentation outlining what a comprehensive plan is. (See attached) He advised they will be formally adopting goals, objectives, policies and the maps which are the technical aspects of the plan. He briefly described the elements of the plan and pointed out the input they received during the workshops related to each element.

6:39 pm

Council Member Jones said on page 5 of the updated version, he said there is a notation for the number of vehicle crashes and asked if it was possible to put the 2020 numbers in those locations. He also asked that the changes requested by Jeremy Edwardson, Refuge Manager, Pelican Island National Wildlife Refuge be incorporated into the plan. (See e-mail attached)

6:44 pm

John Christino, said at the Planning and Zoning Commission review, there was a *mixed use* vote that had taken place and he was concerned that *mixed use* was not defined, he would like to see discussion come back to define *mixed use*. He suggested changing the use from *industrial* to *residential* and as property is developed, it could be adjusted for zoning afterwards.

Russell Herrmann, 586 Redwood Court, Vice President of the Friends of St. Sebastian River, asked that the comp plan recognize the total daily maximum load (TMDL) for the St. Sebastian River as required by the U.S. Environmental Protection Agency. (See his comments attached.)

#### Zoom Input

Graham Cox, 1213 George Street, commented on the mixed land use designation and affordable housing proposed in the comp plan. (See comments attached.) He also highlighted an environmental education program the Pelican Island Audubon Society has with the Pelican Island Elementary School that would enhance the green infrastructure portion of the plan.

6:58 pm

The Community Development Director said she would add the St. Sebastian River TMDL which will bolster the policy.

Mayor Dodd noted that Dr. Cox suggested that the City should advertise more as they move through the comp plan process.

Vice Mayor Hill said the document was well done, staff did an outstanding job incorporating the community's comments.

Council Member Jones thanked everyone who worked on this; it will keep the City one of the most beautiful cities on the coast.

Council Member McPartlan said this was the City's vision for next 20 years but noted that things change and he hopes they will still be on track in seven years.

Mayor Dodd said the Community Development Department has done a fantastic job but he noted it will require a lot of changes in the Land Development Code so their work is hardly over.

MOTION by Vice Mayor Hill and SECOND by Council Member Jones to approve Ordinance No. O-21-01 on first reading providing for the transmittal of the proposed City of Sebastian Proposed Comprehensive Plan 2040 passed with a unanimous voice vote. 5-0

**11. Mayor Dodd recessed the City Council Meeting and convened the Community Redevelopment Agency meeting at 7:07 p.m.**

**A. Approval of Minutes – December 9, 2020 CRA Meeting**

MOTION BY Mr. McPartlan and SECOND by Mr. Nunn to approve the December 9, 2020 CRA Meeting minutes passed with a unanimous voice vote. 5-0

21.017

**B. Discussion of Septic to Sewer Program Options and Provide Directive to Staff (Transmittal Report)**

The City Manager said in 2019, the County noticed residents that sewer was available and since then the City has provided grants for conversions and notified others by flyers, notices, and news blasts that grant money was available. He said there are requirements in state statutes and city code that if sewer is available, it is mandatory to hook-up and the Health Department also requires a hookup if a septic system fails.

He asked Council how they would like staff to proceed with a program to get approximately 140 properties in the CRA District off of septic systems. He said about 40 systems have to be put on a gravity system for about \$4,000-\$5,000 a unit.

Mayor Dodd noted the City will lose grant money if people don't use the program; and the residents will lose the County's impact fee reduction currently available. He said during his discussions with the City Manager to come up with an objective to present to Council, he found out there is grant money available but this particular program requires 95% of the properties to connect which won't happen voluntarily.