

8-B)



## City Council Agenda Item Meeting of June 7, 2016

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**TO:** The Honorable Mayor and Members of the City Council  
**FROM:** James R. O'Connor, City Manager   
**DATE:** May 31, 2016

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**SUBJECT:** Airport Master Plan – Executive Summary  
**REQUESTED BY:** City Manager/Airport Director

The following is requested as it relates to the above-referenced agenda item:

- Request Council review and approval based on the attached documentation.
  - No action required. (Information only)
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**MEMORANDUM**

**TO:** James R. O'Connor, City Manager  
**FROM:** Ericson W. Menger, Airport Director  
**DATE:** May 27, 2016  
**SUBJECT:** AIRPORT MASTER PLAN – EXECUTIVE SUMMARY

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Attached is a copy of the Executive Summary of our Airport Master Plan, outlining the Vero Beach Airport's goals and a vision statement based on several public meetings, advisory panels, technical committee review, and citizen surveys. The Master Plan was approved by the Vero Beach Airport Commission at their last meeting, with comments that have been incorporated into this latest document.

FAA and FDOT have already given their comments, none of which alter the major goals or capital development plans of the airport. Accordingly, the Airport would next like to present a summary of the Airport Master Plan to the Vero Beach City Council for final approval. If approved, the Master Plan will guide our efforts over the next 5 years or more, with a long-term outlook of 20 years.

I respectfully request this item be placed on the agenda for the June 7, 2016, City Council meeting. At the meeting, I would like to introduce Ricondo & Associates, the planning consultant firm that facilitated the Master Plan, to present the summary to the City Council.

EWM

cc: Airport Commissioners (via email)  
Wayne Coment, City Attorney (via email)  
Cindy Lawson, Finance Director (via email)  
Pete Ricondo, Ricondo & Associates (via email)



vero beach regional airport (VRB) • vero beach regional airport (VRB) • vero beach regional airport (VRB) • vero beach regional airport (VRB)

# Vero Beach Regional Airport Master Plan

## Sustainable Airport Master Plan Study Findings

City Council Briefing  
June 7, 2016



# Master Plan Update Deliverables



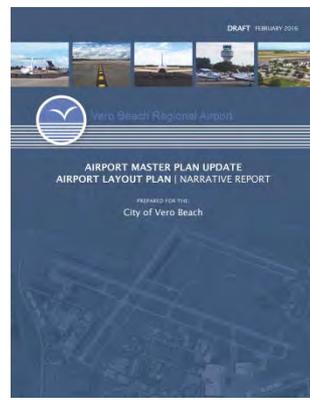
**Technical Report and Appendices**  
Contains existing conditions, forecasts detailed analyses and alternatives along with implementation plan



**Airport Layout Plan Set**  
Required by FAA; depicts existing conditions and proposed development plans for VRB



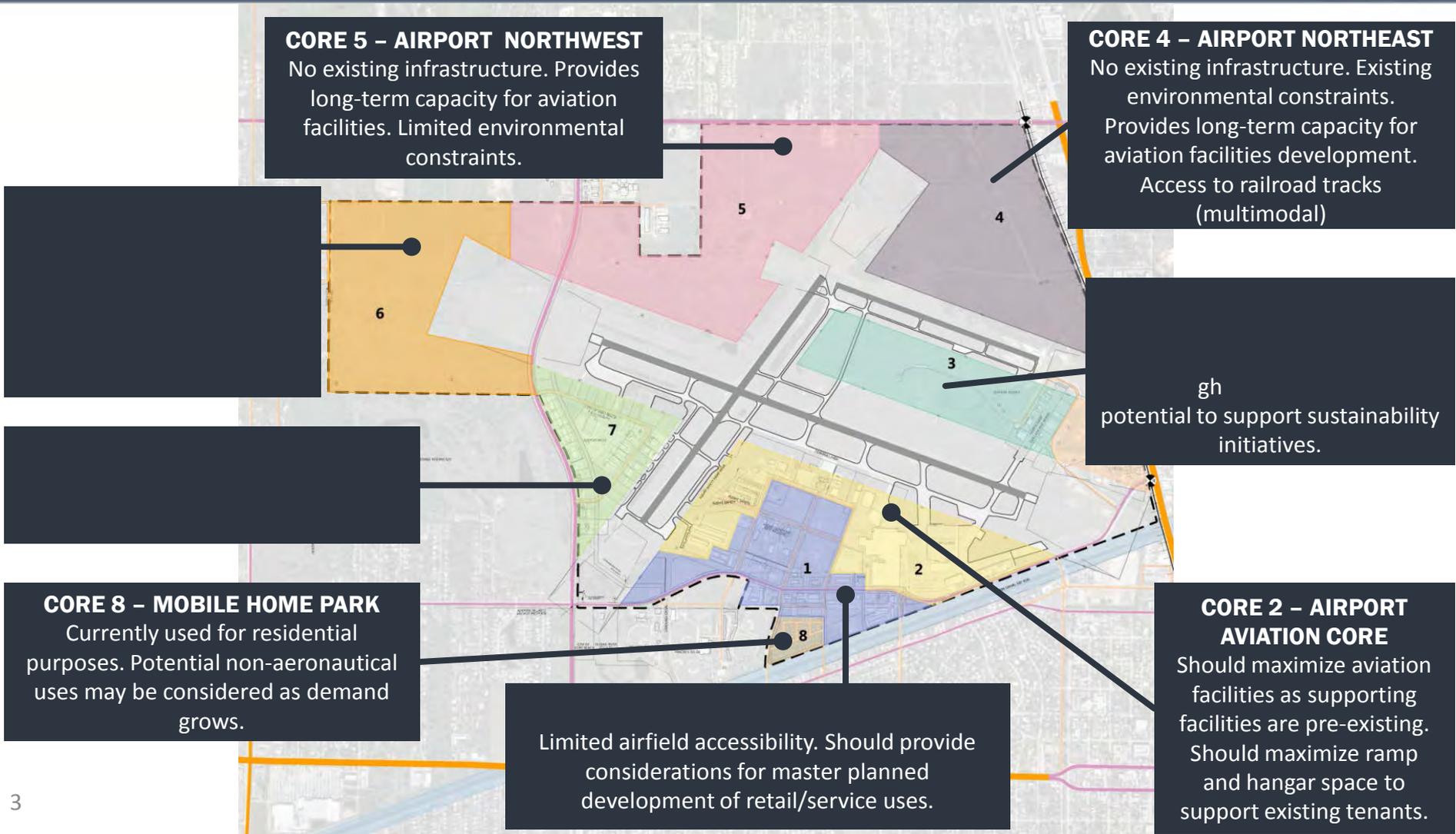
**Plan for Sustaining VRB**  
Serves as executive summary and contains goals and actions to sustain the financial self-sufficiency of VRB



**ALP Narrative Report**  
Accompanies the ALP drawing set and provides background information and high level findings



# Strategic Land Use Cores for Airport Development



**CORE 5 – AIRPORT NORTHWEST**  
 No existing infrastructure. Provides long-term capacity for aviation facilities. Limited environmental constraints.

**CORE 4 – AIRPORT NORTHEAST**  
 No existing infrastructure. Existing environmental constraints. Provides long-term capacity for aviation facilities development. Access to railroad tracks (multimodal)

gh potential to support sustainability initiatives.

[Redacted text box]

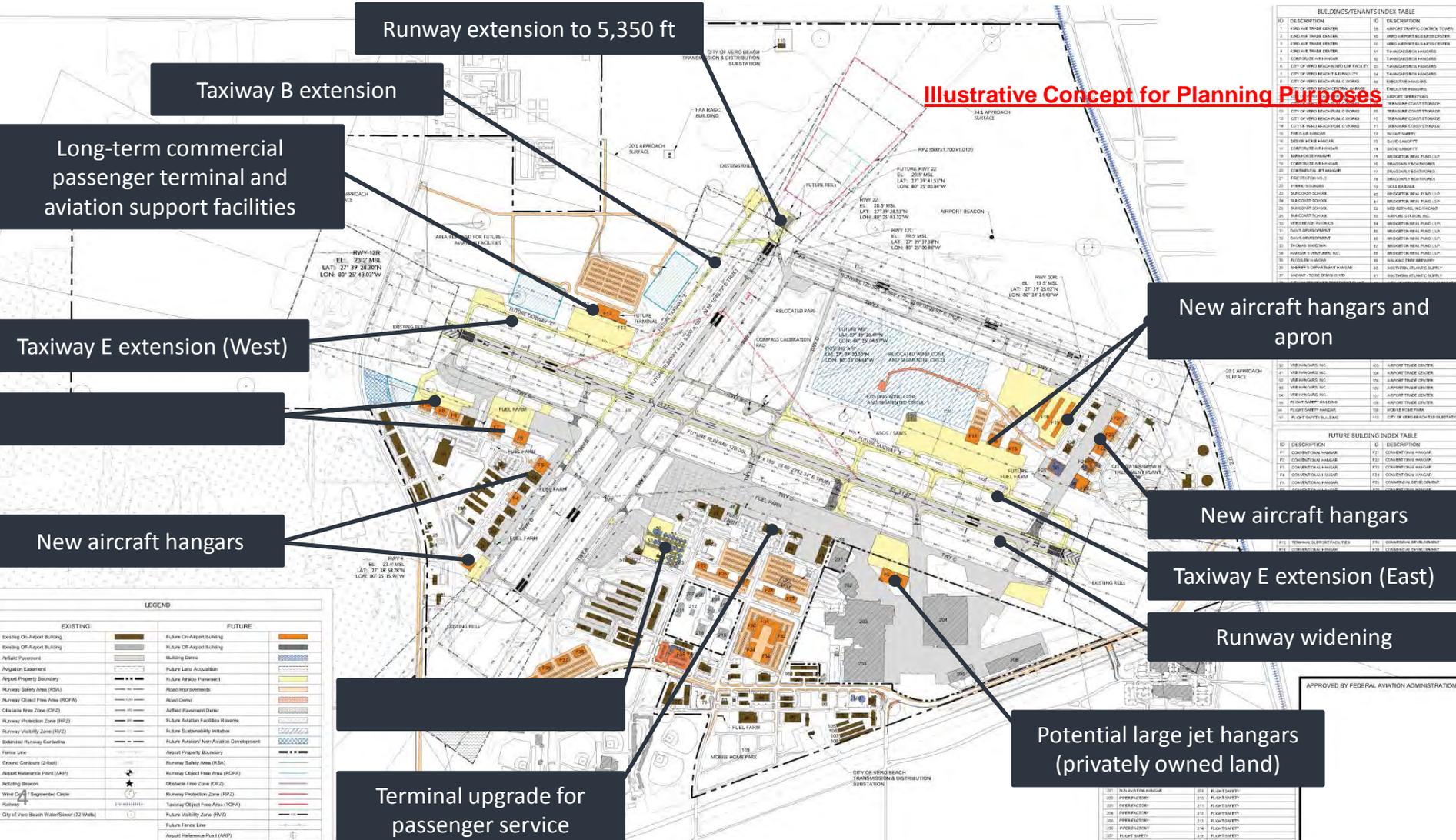
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**CORE 8 – MOBILE HOME PARK**  
 Currently used for residential purposes. Potential non-aeronautical uses may be considered as demand grows.

Limited airfield accessibility. Should provide considerations for master planned development of retail/service uses.

**CORE 2 – AIRPORT AVIATION CORE**  
 Should maximize aviation facilities as supporting facilities are pre-existing. Should maximize ramp and hangar space to support existing tenants.

# Proposed Airport Improvements (Aviation)



Runway extension to 5,350 ft

Taxiway B extension

Long-term commercial passenger terminal and aviation support facilities

Illustrative Concept for Planning Purposes

Taxiway E extension (West)

New aircraft hangars and apron

New aircraft hangars

New aircraft hangars

Taxiway E extension (East)

Runway widening

Terminal upgrade for passenger service

Potential large jet hangars (privately owned land)

**LEGEND**

EXISTING	FUTURE
Existing On-Airport Building	Future On-Airport Building
Existing Off-Airport Building	Future Off-Airport Building
Asphalt Pavement	Building Demos
Aviation Easement	Future Land Acquisition
Airport Property Boundary	Future Airway Pavement
Runway Safety Area (RSA)	Road Improvements
Runway Object Free Area (ROFA)	Road Closes
Obstacle Free Zone (CFZ)	Asphalt Pavement Demos
Runway Protection Zone (RPZ)	Future Aviation Facilities Reserve
Runway Visibility Zone (RVZ)	Future Sustainability Initiative
Extended Runway Centerline	Future Pasture/Non-Aviation Development
Fence Line	Airport Property Boundary
Gravel Contour (2-Rail)	Runway Safety Area (RSA)
Airport Reference Point (ARP)	Runway Object Free Area (ROFA)
Necking Beacon	Obstacle Free Zone (CFZ)
West City of Vero Beach	Runway Protection Zone (RPZ)
City of Vero Beach Water Tower (32 WtM)	Taxiway Object Free Area (TOFA)
	Future Visibility Zone (RVZ)
	Future Fence Line
	Airport Reference Point (ARP)

**BUILDINGS/TENANTS INDEX TABLE**

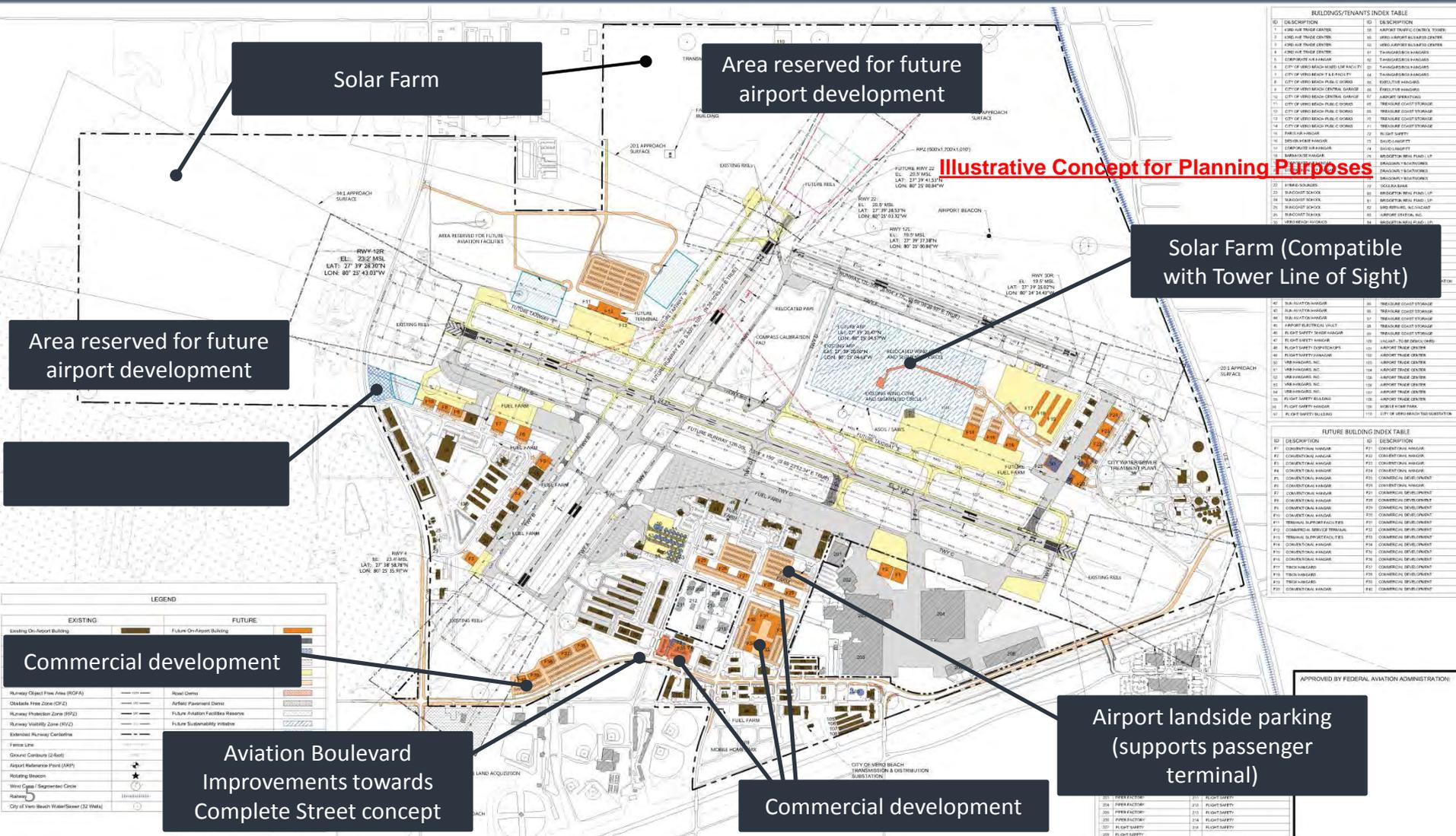
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**FUTURE BUILDING INDEX TABLE**

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# Proposed Airport Improvements (Non-Aviation)



Solar Farm

Area reserved for future airport development

Area reserved for future airport development

Solar Farm (Compatible with Tower Line of Sight)

Commercial development

Aviation Boulevard Improvements towards Complete Street concept

Commercial development

Airport landside parking (supports passenger terminal)

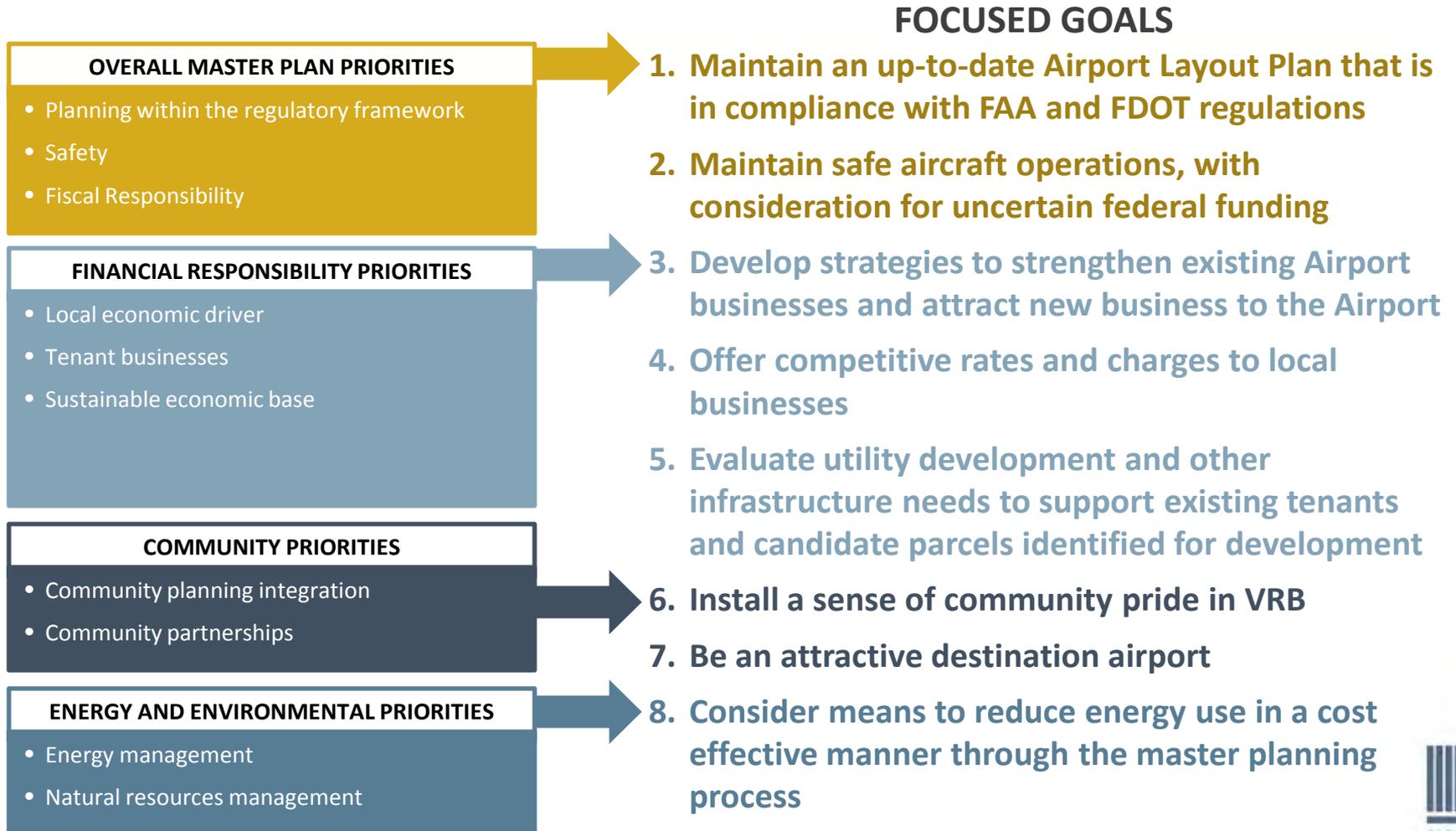
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# Key Priorities and Focused Goals



# Commercial Air Service Analyses



- In August 2015, Sixel Consulting Group, Inc. conducted an analysis of the potential market for commercial Air Service in the Vero Beach area.
- The Sixel analysis embraced the sustainable master plan goals, by supporting the following:
  - Bringing new and more convenient service to the community (local and regional)
  - Helping the Airport increase revenue diversification to further improve its financial self-sufficiency

# Commercial Air Service at VRB



Play 6-min Video Clip from Sixel Consulting Group.

# Vero Beach Regional Airport Master Plan

**Thank you for your input and support.**

**If you have any questions:**

**Eric Menger**

**Airport Director**

**(772) 978-4930 x103**

