

20-1)

MEMORANDUM

TO: Mayor Jay Kramer and
Councilmembers

FROM: Tammy K. Vock, MMC *Tammy*
City Clerk

DATE: February 10, 2016

SUBJECT: Recommendations from the Recreation Commission and the Marine Commission

Mr. Richard Yemm, Recreation Commission Chairman and Mr. Tom Juliano, Marine Commission Chairman, will present to the City Council the recommendations for the future use of the City of Vero Beach Power Plant, Waste Water Treatment Plant and Post Office Annex land. These recommendations were unanimously approved at the February 9, 2016 Joint Recreation/Marine Commission meeting.

/tv

Attachment

**City of Vero Beach Recreation Commission
City of Vero Beach Marine Commission**

**Future use of City of Vero Beach Power Plant, Waste Water Treatment Plant and Post Office
Annex Land**

Summary and on How to Proceed Suggestions

On May 12, 2015, Vice Mayor Kramer requested the Recreation Commission to start the conversation on what the city's Power Plant land could be used for that would involve recreation as provided in the City Charter. He stated "the City Council wants ideas and what elements the community feels should be there; they need to make this a community conversation, so they get everyone's opinion". The commission adopted a process including three public workshops to gather maximum public input. The Marine Commission during its August 19th meeting was provided information gathered to date and invited to participate in future discussion. Subsequent to workshop 1, the Marine Commission joined the Recreation Commission in workshops 2 and 3 and in submitting this Summary. Chairman Yemm and Chairman Juliano visited the Treasure Coast Regional Planning Council staff on December 29th for an explanation of their design process.

Public Workshop 1 – July 29, 2015

Attendance included Recreation Commission members and staff. No members of the public were in attendance. Discussion was limited to Power Plant land. Mr. Paul Dritenbas's, IRC FIND Commissioner presentation to City Council was discussed. Usage suggestions listed were by those present with the addition of Marine Commission members from their August 19th meeting.

Public Workshop 2 – November 30, 2015

Discussion was expanded to include Wastewater Treatment Plant and former Post Office annex property. Council Chambers was full for public participation.

Public Workshop 3 – January 26, 2016

Chamber two-thirds full. Suggestions listed.

Joint Commission meeting – February 9, 2016

Presentation by the Treasure Coast Regional Planning Council representative on what the design phase should include. Discussion of suggestions, review of Summary and presentation by the Treasure Coast Regional Planning Council.

Motion by both Commissions for the City Council to select the Treasure Coast Regional Planning Council as the professional planner to design a master plan for all three properties.

List of Usage Suggestions by Workshop

The common thread expressed by those attending the workshops was a desire for the properties to be used for mixed-use.

Concerns:

Noise
Environmental Impact
Vehicle access to property
Power substation

How to Proceed

The next step is to engage a land design team to maximize the use of all three parcels utilizing all information gathered from Public Workshops, Indian River Chamber of Commerce Task Force and their own information gathering process.

Once all interested parties have voiced their opinions and the Council has adopted a proposed master plan, the City Council will propose a RFQ/RFP for building the project. The establishment of a realistic timeline and adherence to same is important to keep each phase of build out completed in a timely manner and equally important will be keeping the project within budget boundaries.

Design Options

Time: 4 months

Non RFQ

1. Treasure Coast Regional Planning Council

Local reference: Cultural Council of Indian River County – Cultural Arts Village

Advantages:

- A. Experience
- B. Interaction with local, regional, state governmental agencies DOT, EPA et al.(regulatory requirements ,permits, etc)
- C. Grant acquisition
- D. Cost

Action:

- A. Creation of steering committee
- B. Charrette process (community input to design process)
- C. Master plan delivery to Council
- D. Overview of implementation

RFQ

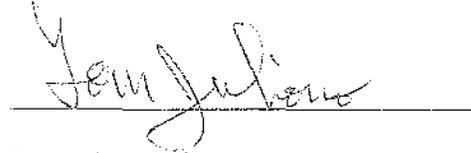
2. Private Developers
3. Private engineering, design firms

Respectfully submitted,



Dick Yemm, Chairman
Vero Beach Recreation Commission

7/9/16



Tom Juliano, Chairman
Vero Beach Marine Commission

2/9/16

Power Plant / Postal Annex Land Suggested Usages

- Another Marina or extension of City Marina
- Community center with a river walk around it
- Riverside type Park
- Facilities for large events
- Amphitheater
- Something like another Environmental Learning Center
- Boat ramps and fishing piers
- Marina with a restaurant as a secondary use
- Nautical rental concession
- Excursion business that does sightseeing, charters, or fishing trips
- Water park with pools, slides, paddleboats, etc.
- Casino
- Mixed Use Commonality
- Indian River Paddle Sports Association proposed a non motorized water craft launch facility

- Promenade, Plaza
- Professional Planners, Consultants
- Keep height restriction
- Greenspace
- Bait Shop
- Bicycle rental area
- Paddle board, kayak launch, kayak rentals
- Youth Sailing accommodation
- Museum to exhibit Vero Man
- Access Concern
- Dry storage racks for kayaks, small sailboats, etc.
- Boatyard
- Wedding Venue/small hotel (Postal Annex property)
- Traffic study management
- Work with Treasure Coast Regional Planning Council