

**MARINE COMMISSION MEETING**  
**Monday, July 11, 2016 – 9:30 a.m.**  
**Training Room, Second Floor, City Hall, Vero Beach, Florida**

**AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
  - A) February 8, 2016 - Regular Meeting**
  - B) February 9, 2016 – Joint Recreation Commission/Marine Commission Meeting**
  - C) May 9, 2016 – Joint Marine Commission/Recreation Commission Meeting**
- 3. PUBLIC COMMENT**
- 4. OLD BUSINESS**
  - A) Progress Report from the Indian River Rowing Club, Inc.**
- 5. NEW BUSINESS**
- 6. MARINA DIRECTOR’S MATTERS**
  - A) Marina Budget – Mr. Tim Grabenbauer, Marina Director**
- 7. CHAIRMAN’S MATTERS**
- 8. MEMBER’S MATTERS**
- 9. NEXT MEETING DATE**
- 10. ADJOURNMENT**

This is a Public Meeting. Should any interested party seek to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and that, for such purpose, they 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. Anyone who needs a special accommodation for this meeting may contact the Americans with Disabilities Act (ADA) Coordinator at 978-4920 at least 48 hours in advance of the meeting.

**MARINE COMMISSION MINUTES**  
**Monday, February 8, 2016 – 9:30 a.m.**  
**Training Room, Second Floor, City Hall, Vero Beach, Florida**

**PRESENT:** Chairman, Thomas Juliano; Vice-Chairman, Daniel Thomas; Members: Brian Cunningham, Robert Snyder, Clinton Lanier, and Alternate Members, William Walker and Bill Johnson **Also Present:** Marina Director, Tim Grabenbauer and Records Retention Specialist, Heather McCarty

**1. CALL TO ORDER**

The Chairman called the meeting to order at 9:30 a.m. and the Records Retention Specialist performed the roll call.

**2. APPROVAL OF MINUTES**

- A) November 2, 2015 - Regular Meeting
- B) November 30, 2015 – Special Call/Workshop Joint Meeting
- C) January 26, 2016 - Special Call/Workshop Joint Meeting

Item 2 was not discussed.

**3. ELECTION OF OFFICERS**

- A) Chairman

Mr. Thomas made a motion to retain Mr. Juliano as Chairman. The motion was unanimously approved.

- B) Vice-Chairman

Mr. Lanier made a motion to retain Mr. Thomas as Vice Chairman. The motion passed unanimously.

**4. CITIZEN INPUT**

- A) Indian River Lagoon National Estuary Program – Dr. Duane DeFreese, Ph.D.

Dr. Duane DeFreese, Executive Director of Indian River Lagoon Council, gave his background. He explained that they did a reorganization of the Indian River Lagoon County Coalition with a single goal in mind, which was to drive oversight of the Indian River Lagoon away from State control of the Water Management District to local involvement. A year ago a new special district of the state of Florida was created called the Indian River Lagoon Council. The voting council is four (4) counties, both Water Management Districts, and the State of Florida through the Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA). They have about

\$2.1 million in their projected budget. He said the Indian River Lagoon Council was recognized as the new host of the Indian River Lagoon Estuary program on January 8<sup>th</sup>. They now begin the restructuring of the Estuary program. He said the existing problem of a rolling brown algae bloom is now at a higher concentration than the Super bloom of 2011. He referred to the discharges of Lake Okeechobee into the lagoon and to the ocean, which is a catastrophic event. He pointed out that whatever they gained with sea grass re-growth since 2011 is mostly gone. He said most important to him is to get the local communities constituencies back at the table so this isn't a one sided dialogue. He said this isn't just about science and environmental issues, but also about business, citizens, and stakeholder groups. He said they are looking for the communities to support them in this effort.

Dr. DeFreese said one of the mandates of a national estuary program, which is not regulatory, is to make sure that the management plan that arises from discussion with the community is a consensus plan. He said there are going to be a lot of issues on septic. One of the goals is to make sure they have a Comprehensive Conservation Management Plan (CCMP) in place. He talked about the Super Bloom in 2011 when they lost 60-70% of the sea grasses throughout the lagoon that they have never recovered from. He said making sure that they are hearing from the representative organizations and stakeholders is absolutely critical for this to work. He said their new office is located in the City of Sebastian. They are in the process of creating the management Board, which would include the eight (8) voting members on the Council and the 30 representatives from the Counties. He pointed out that they are a government entity who works in the Sunshine. He talked about how they are structuring their organization. He explained they are hoping to put together a Citizen Advisory Board by June. They are putting a public notice out for anyone who wants to participate to fill out an application. He said there would be a total of 30 scientists, 30 citizens, 30 Management Board members, an eight (8) member Financial Advisory Board, and eight (8) voting members. They will have a very specific charge for each of those committees, which will include identifying what the problems are, what they need to do, what do they know and not know and develop a management plan that's actionable. He added that the plan can and should include economic working waterfronts. He said looking at all of the coastal and ocean economic industry clusters in Florida including ports, marinas, commercial and recreational fishing, boat builders, beachgoers and tourists, they are looking at about \$583 billion a year.

Mr. Johnson asked where they get their funding. Dr. DeFreese answered that each of the players on the Council brought money to the table. He went over the amounts given from each. He noted that three cities from Indian River County decided to be represented, which are Fellsmere, Vero Beach, and Sebastian, and each gave \$50,000. He noted that Indian River County decided not to join. He said the money is important and if any of the large State agencies weren't to come through with their commitment, they would not be able to keep this Coalition together. He said they are in their first year of reorganization which was by Interlocal agreements, and they have got to make sure this Coalition stands. He said some of the dollars that are coming in from their local sponsors will go directly to projects. For example, DEP's \$250,000 this year is going towards a Stormwater Project Feasibility study for the entire Indian River Lagoon.

Mr. Johnson questioned if the projects were actually getting something done type projects, such as building a dam, or if they are all studies. Dr. DeFreese answered no, they are not just studies. They

have projects such as stormwater retrofits and massive turn dirt projects to hold water back. He talked about the watershed. He said of the money that is in the work plan right now, about half of the \$600,000 and the local match is going to turn dirt projects, like stormwater projects. He explained the other half is for education, which is a mandate by EPA.

Dr. DeFreese said there is a tendency not to want to have studies. He said the last economic analysis of the Indian River Lagoon was 2008 and that is one study that he thinks they need to do, but they are not using their money for it. The Council charged him with trying to find private dollars to run some of those feasibility studies. They need to know what they are losing on the commercial side. He said they don't have numbers, such as how many people aren't buying boats. One thing that he does know is the commercial catch of clams, oysters, and crab has catastrophically declined in the last 27 years.

Mr. Snyder asked if they know why they have lost 60% of the sea grass or why the Super Bloom.

Dr. DeFreese talked about the lack of lighting getting to the grass and having too many nutrients in the water from things like over fertilizing lawns. He explained that in 2011, it was a combination of nutrients, drought followed by a series of cold weather events. He said it was from conditions that they impacted as humans and a whole series of conditions that were natural came together in a perfect storm and now they are in this rolling bloom situation to the north that may take every bit of a decade if they keep working hard.

Mr. Snyder asked if they know for a fact where these nutrients are coming from. Dr. DeFreese answered they do know where man made nutrients are coming from, which is from failing septics, stormwater, groundwater, sewage systems, and reuse/recharge water. He said a big one is muck and a lot of that is grass clippings, which has left tens of thousands of metric tons of nutrients that normally shouldn't be there and don't belong there. He said they need to go to low hanging fruit, such as dredging where they can. They need to upgrade septics and sewers. Even the tiny little drainage ditches behind houses are all conveyances of nutrients and herbicides to the lagoon. He said part of their job is to get the Fed's and the State to put money back into some of these projects.

Mr. Juliano said they have a couple big projects going on, including the Power Plant, the Sewage Plant, and the Postal Annex. He said there are a lot of environmental concerns. He pointed out that it is all waterfront. They are getting a lot of ideas and input from seminars and citizen input meetings. He asked if that is something that their Organization and Estuary Program would be involved in.

Dr. DeFreese answered yes, as much as they want them involved.

Mr. Thomas asked if they have a good tie in with the Environmental Learning Center (ELC). He said they have a lot of good information. Dr. DeFreese said it is a great organization. Part of his challenge as the Executive Director is getting those entities to share best practices. He said the ELC is doing something that he is a big advocate of, which is reaching in to disenfranchised and disconnected communities that might not have had a voice in the Indian River Lagoon in the past. He said right now at environmental meetings, you do not see diversity and that needs to change.

Mr. Juliano said that Florida Inland Navigation District (FIND) is another organization. Dr. DeFreese said their charge federally is to keep the intercoastal waterway open and navigable. They do not have authority for doing maintenance dredging for environmental purposes. He explained one of the big issues right now is septic to sewer.

Mr. Cunningham asked if there is a term commitment from the different entities. Dr. DeFreese answered it is an open commitment and year to year. He said the intent of the plan is that this was going to be an annual contribution. He said there is Amendment One that is going to generate about \$900 million a year. If it passes the legislature this year, it's looking at earmarking \$200 million a year to Everglades restoration from those Amendment One dollars. He asked what if they did the same thing for the seven estuaries in the State of Florida that are nationally designated as natural resources. He went through a list of the seven estuaries in Florida. He commented that \$2 million a year per program would be \$14 million from Amendment One, which is a tiny amount of money but would totally stabilize that Statewide commitment of estuaries of national significance.

Mr. Thomas said they have access to many volunteers if they can identify a project to turn them loose on. Dr. DeFreese said they can help them find the entities and the projects.

Mr. Walker asked if they have identified along the river where the worst muck areas are. Dr. DeFreese said part of the revision of the Management Plan is to pull that information together. He said some areas have detailed muck maps and they pretty much know where most of the muck is, but the data differs among the municipalities.

## **5. OLD BUSINESS**

### **A) Progress of Indian River Rowing Club, Inc. – Mrs. Shotsi Lajoie**

Mr. Juliano said that Mrs. Lajoie was not present for today's meeting, but he will ask her to send an update to the City Clerk's office to be distributed to the members.

### **B) Update on Power Plant Waterfront Land Suggested Usages**

Mr. Juliano said the Treasure Coast Regional Planning Council (TCRPC) is going to make a presentation to them. He said they (Marine Commission) will make a recommendation. He said the TCRPC's job is to keep the citizen input moving. He talked about the three good citizen input meetings they have had. He said now they need help from a professional company that can get further input using citizens and using steering committee leaders. He said it is going to take some time. The goal would be to have a plan that has been completely vetted by the City. He said it would be phased with the Power Plant, the Sewer Plant and the Postal Annex and they want to connect all those together with the master plan.

Mr. Juliano said he and Mr. Dick Yemm, Recreation Commission Chairman have met with the TCRPC and like what they have heard. The TCRPC has done work here before and throughout the Treasure

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coast. He said they are going to get to see some of what they have done. He said at tomorrow's joint meeting, the intent is to reach an agreement on something to recommend to the City Council.

Mr. Cunningham hopes that their recommendations put more importance on the tie in to the Sewer Plant.

Mr. Juliano said they know that has to be part of this and it would be a phase. They already have two (2) organizations out there, which is the Rowing Club and Youth Sailing. He added that Youth Sailing is continuing to build out there. He feels it has to be a recreational use and they have to have income.

Mr. Walker said that he has some pretty good suggestions. Mr. Juliano said they can share those at the joint meeting tomorrow. Mr. O'Connor agreed that they should share all of their ideas at the joint meeting.

Mr. Johnson referred to the handout from the Chamber of Commerce (on file in the City Clerk's office). He said they have put everything they have been talking about on paper and are spot on. He feels that this would be good to present at tomorrow's meeting.

Mr. Juliano agreed that it was well done. He said there will be a recommendation that looks similar to that from the two Commissions.

Mr. O'Connor pointed out that they had two groups looking at the same parcels and they both seem to be coming together. He added that the Chamber of Commerce presented their report to the City Council.

## **6. NEW BUSINESS**

Mr. Cunningham said there was a boat show planning meeting at the Recreation department. At that meeting he was told they were going to be talking about a new fishing pier coming off of Memorial Island.

Mr. O'Connor said it is coming off of Riverside Park. Mr. Cunningham said he was told that Dr. Coppola spearheaded putting a fishing pier out there in memory of his son.

Mr. O'Connor said there will be no boat tie ups and it will be just for fishing. He said the City received some funds from FIND for it and the Coppola family is going to match those funds.

Mr. Juliano said it would be good for them to see a site plan on that.

## **7. MARINA DIRECTOR'S MATTERS**

Mr. Grabenbauer said that his days are pretty much controlled by the visiting boaters. He said he wants to start on plans for the back lagoon.

Mr. Juliano said they are looking at how to create more income at the Marina. He said the lagoon can handle small boats and there is parking capability. He said he looks at it as an opportunity to make some revenue. He would like to look at what the potential revenue is.

Mr. Grabenbauer said they were originally talking about this in 2006 and they did wire the area for electric. He said they are looking at expanding the docks for small boats. Mr. Juliano felt they could lease that out right away.

Mr. Cunningham asked if he is all sold out now. Mr. Grabenbauer said he has a few small slips left. He said they could use some more mooring buoys.

Mr. Walker said that over a million dollars from Florida Inland Navigation District (FIND) went to Ft. Pierce for the Marina expansion. Mr. Grabenbauer said he could apply for FIND money but he would have to have matching funds, which he does not have right now.

Mr. Juliano asked if there is an update on the additional outside boat storage racks. He said to him that looks like a priority. He said he would bring that up again at the next meeting for an update.

Mr. Thomas brought up having a ship store in their facility. Mr. Grabenbauer said they have increased some items in there, but it is a small area. Mr. Thomas suggested having some items that have a long shelf life.

**8. CHAIRMAN'S MATTERS**

None

**9. MEMBER'S MATTERS**

**A) Joint Recreation Commission/Marine Commission Meeting – February 9, 2016.**

This item was previously discussed.

**B) Set Date of Next Tentative Regular Meeting**

The next Marine Commission meeting was scheduled for is Monday, May 9, 2016 at 9:30 a.m.

**10. ADJOURNMENT**

Today's meeting adjourned at 11:00 a.m.

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**JOINT CITY OF VERO BEACH RECREATION COMMISSION/MARINE COMMISSION SPECIAL CALL  
MINUTES  
TUESDAY, FEBRUARY 9, 2016 - 4:00 P.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:**

**RECREATION COMMISSION:** Richard Yemm, Chairman; Bobbi Burdick, Vice-Chairman; Members: Greg Holtan, Sue Dinunno, and Alternate Member Christina Pierce

**MARINE COMMISSION:** Thomas Juliano, Chairman; Daniel Thomas, Vice-Chairman; Members: Brian Cunningham, Robert Snyder, Alternate Members William Walker and William Johnson

**ALSO PRESENT:** Rob Slezak, Recreation Director; Tim Grabenbauer, Marina Director and Rita Hawkins, Senior Administrative Assistant

**EXCUSED ABSENCES:** Judy Jones, Recreation Commission, Angie Schepers, Recreation Commission and Clinton Lanier, Marine Commission

**1. CALL TO ORDER**

The meeting was called to order at 4:00 p.m.

**A) Roll Call**

The Senior Administrative Assistant performed the roll call for the Recreation Commission and the Marine Commission.

**2. PUBLIC COMMENT**

None

**3. ITEMS FOR DISCUSSION:**

**A) Presentation from the Treasure Coast Regional Planning Council (TCRPC)**

Mr. Dana Little, Urban Design Director for the Treasure Coast Regional Planning Council (TCRPC), explained that on December 29, 2015 Mr. Richard Yemm, Recreation Commission Chairman, and Mr. Thomas Juliano, Marine Commission Chairman, came to Stuart, Florida and met with Mr. Busha and himself. They discussed the Power Plant project, the process the TCRPC uses, and their recently completed process for the Cultural Art Council in Vero Beach. Mr. Little stated that he would like to give a presentation, which will give them a flavor of the charrette process. He explained that the TCRPC has been in existence since the 1970's and they have had an Urban Design Studio for over 20 years. There are 10 Regional Planning Councils in the State of Florida and they are the only office with an Urban Design Studio. He proceeded with the

Power Point presentation for a project that was just recently completed in North Palm Beach (on file in the City Clerk's Office). He said this project was a multi-agency process and he believes the Power Plant project will also be a multi-agency process. This presentation is not tailored to the Power Plant, but it will give them an idea of what makes a City want to engage in this process. He continued going through the Power Point presentation. The charrette is a very intense focused design process, which gives everyone the opportunity to be a part of it. The charrette process takes planning and architecture and puts them together to give great detail. It is a balance of a plan, economic development input, and involving the community. They want the citizens to feel comfortable with the types of projects that are coming into the community.

Mrs. Sue Dinunno, Recreation Commission member, asked who are the stakeholders in this process.

Mr. Little said that the stakeholders could be residents, elected officials, key City staff members, business owners, etc. They try to include as many people as possible and even those who are skeptical. As an example, with the Cultural Arts Council they interviewed about 50 people. The interview process is very important, because it allows the TCRPC to learn about the area and to answer questions about the charrette process. The process involves an opening presentation during the week of the charrette. They establish a temporary office or studio where the charrette team works for the week. The charrette starts off on a Saturday with an intense open public design session in which they also encourage children to participate. They set up small groups to discuss ideas and at the end of the day the ideas are shared with the entire group. During the course of the week they try to develop as much of the plan as possible. They bring in a team of professionals who are architects, engineers, etc. and by focusing the team on a single project for a week it allows them to produce a lot of work. At the end of the week they make a presentation on what they developed. In about 10 to 12 weeks after the charrette they will come back with a draft plan, which will lay out the design.

Mrs. Dinunno asked who is the Regional Planning Council. When she thinks of a council she thinks of volunteers.

Mr. Little replied that they are not a volunteer Council. He explained that the TCRPC is one of 10 regions in Florida, which is a public agency that is primarily funded by a per capita fee from the counties in the region and by fees from the projects they work on. They have a 28 member volunteer board, which a third of the members are elected officials, another third are officials appointed by the Governor, and the last third are ex-officio members.

Mrs. Dinunno asked how members of the TCRPC would participate in this process and would get paid for it.

Mr. Little explained that they don't keep a full team of 10-12 members. They have been working long enough to build relationships with individuals from all over the State and Country who are mostly private sector consultants, so with enough notice they can assemble a team tailored to the needs of the community.

Mrs. Dinunno asked how do they handle a project like this that only involves private property and has special constraints.

Mr. Little said that every project has a program. If the goal is to solicit meaningful public input in a transparent process and within the parameters that are set, he is not sure if it makes a difference whether it is public or private property.

Mr. Thomas Juliano, Marine Commission Chairman, stated that he enjoyed the meeting they had with the TCRPC. The first thing the Recreation Commission and the Marine Commission did was to get citizen input. He encouraged everyone to ask questions, because there will be recommendations made to the City Council.

Mrs. Bobbi Burdick, Recreation Commission Vice-Chairman, asked if they will take into consideration the impact to the residential area around the project.

Mr. Little replied yes. He said that a lot of community Master Plans are driven by commercial development and everyone wants to know the impact of traffic, visual effects, use impact, etc. If there is a possibility of impacting a community they will test the ideas that make the most sense, have the greatest benefit, and live up to solid planning principles.

Ms. Christina Pierce, Recreation Commission member, asked if the final product that is presented will be just an overall scheme on how it goes together architecturally and the design, or does the TCRPC get involved with any negotiations with potential businesses.

Mr. Little stated that the TCRPC does not recruit businesses. They will be helping the City to establish policy and give direction for growth. They set the ground for the private sector to come in and implement the City's plan.

Mr. Yemm stated that the TCRPC will also clarify what the permit requirements are.

Mr. Little said that the scope can be tailored to what the community needs and it will definitely give direction for what is an acceptable development.

Mr. Yemm commented that the TCRPC will provide them with a developer ready plan. He said he understands that once the design firm is finished then the City Council will put out a Request for Proposal (RFP) or a Request for Qualifications (RFQ) for developers to bid on. He stated that the TCRPC is also familiar with the availability of grants in this area, which is a big plus.

Mrs. Dinunno asked, other than the individuals who came to the workshops, do they expect different people from the public to attend the charrette.

Mr. Yemm said definitely, because it will be advertised and they want as many people to attend as possible. There will be more interest from the public because it is moving into action. There

is also a Florida Department of Transportation (FDOT) issue with the intersection at Indian River Boulevard and 17<sup>th</sup> Street and the TCRPC is involved with DOT.

Mrs. Burdick asked if the TCRPC will do the advertising for the charrette, or will the City be responsible for that.

Mr. Little explained that they create the flyers and work with the Host Committee to get the wording and images right. They will utilize the social media options that work best for the City.

Mrs. Dinunno asked how much do they expect this to cost.

Mr. Little said that is still a question, because they do not have a scope yet.

Mr. Brian Cunningham, Marine Commission member, asked if that figure is derived from the scope that is created from the charrette meetings with the public, input from City officials, etc.

Mr. Little explained that the input from the public is more about the plan and the planning efforts not what the scope of the project will be about. The scope includes the amount of land, the elements, is there a market study or engineering study needed, etc. That type of information would come from the City.

Mrs. Dinunno asked if an RFQ will be put out for the TCRPC.

Mr. Jim O'Connor, City Manager, explained that their option is to submit an RFP or go with the TCRPC. They cannot do them both.

Mrs. Dinunno asked how do they come to the decision on whether to use the TCRPC or someone else.

Mr. O'Connor explained that the TCRPC is familiar with the community and they did the charrette for the Cultural Arts Council and was very successful. In his opinion they helped motivate the team to produce results that brought the community together. In his experience he has not seen a private firm that does that. In regards to the interviews, the officials in the City will be looking for input from the community and not from just the City staff.

Mrs. Dinunno asked if there will be members of the public that will be interviewed besides those who attended the public workshops.

Mr. O'Connor stated that he was not sure, but the driving force will be the community group that sets it up. We are not looking for just the opinion of the City officials, but more of an inclusion of ideas from the community.

Mrs. Dinunno asked if they are going to approach this with the constraint that the property needs to be used for recreational purposes.

Mr. O'Connor replied that they can change that restraint. If the community comes out and wants something else they can go to a referendum to change the charter if it is that overwhelming. The only thing they cannot change is that it is waterfront property.

Mr. Rob Slezak, Recreation Director, asked who selects the people that make recommendations on who to interview.

Mr. Little explained that the City Council or the City Manager will establish a Host Committee and they will solicit each of the committee members for a list of 5 to 10 names of individuals they believe should be interviewed. They are looking for clergy, residents, businesses owners, etc. He stated that the TCRPC is a public agency and they do not compete with the private sector. The City does have the option to go out for a RFP or RFQ with private firms. He commented that the TCRPC has a very specialized role with the local governments in terms of the public process. Plans that develop through the public process tend to endure.

Mr. Yemm asked how much does the design or original lay out change as they go through the week of the charrette.

Mr. Little stated that at the start of week they do not present a design. They will present what they have learned through the interview process. They will lay out a series of observations like clean up, suggested uses, etc. The first day starts on Saturday with the community sharing their ideas. On Sunday they start a punch list of all the key concepts. The plan keeps evolving and what is presented on Friday will change again.

Mr. Yemm said it is important to understand that the project is not locked and the presentation they make on Friday will probably not be the one that is presented to the City Council. They have consolidated about 75 ideas and one of the challenges will be how to integrate the different ideas. They will not be able to incorporate them all in the three (3) parcels, which total about 40 acres.

Mr. William Johnson, Marine Commission member, asked what is the time line for the charrette to begin. He said he believes that once the property is cleared they will get a lot more people showing an interest in the land.

Mr. O'Connor commented that the Postal Annex is ready to use at any time. The Power Plant is being dismantled now and most of it should be completed within a year. The big blue building and the substation will be remaining. The Water Treatment Plant will be freed up sometime in 2021 or 2022. They have different time frames for each parcel and even though the land use will be the same he thinks that there will be different types of uses on each parcel. Once the cooling towers are taken down on the Power Plant site it will give new perspective of the property. The Waste Water Treatment Plant is already being looked at as recreational property and not a Water Treatment Plant.

Mr. Johnson asked if the charrette process will start after the Power Plant property is cleared.

Mr. O'Connor replied yes. The City is looking for community input and not an end game. There is already pressure to do something with the Postal Annex property, but they want to make sure when they do something there that it reflects what will happen on the other properties.

Mr. Johnson said once the land is cleared and the charrette starts they will realize that some of the ideas might not work.

Mr. O'Connor agreed that things will change, but it is a way of getting the community involved. If they develop the Postal Annex property now there is a possibility that the plans for the Power Plant land may change, so they may need the TCRPC to come back and address it again.

Mr. Yemm commented that the charrette will last a week, but the entire process will take four (4) to six (6) months.

Mr. Yemm thanked Mr. Little for his presentation.

**B) Commissions to make recommendations to the City Council regarding the Future Use of the City of Vero Beach Power Plant, Waste Water Treatment Plant, and Post Office Annex Land**

Mr. Yemm explained that he and Mr. Juliano were asked to provide a summary of the workshops and their suggestions for moving forward. They took the liberty of writing up a summary along with a recommendation. He handed out copies of the summary report to the Commission members (on file in the City Clerk's office). He said they invited Mr. Little to the meeting to explain the design process as an educational tool. He briefly went through the summary report and said that this report will go to the City Council at their February 16<sup>th</sup> meeting.

Mrs. Dinunno asked what is the recommendation that they want the Commission members to consider.

Mr. Yemm said that near the bottom of first page is their recommendation that states "A motion by both Commissions for the City Council to select the TCRPC as the professional planner to design a master plan for all three (3) properties".

Ms. Pierce asked if they are looking for a motion to hire TCRPC.

Mr. Yemm replied yes.

Mrs. Dinunno asked if they have the funding for the charrette process.

Mr. O'Connor stated that they do not have it as a line item in the budget yet, because they do not know what that figure will be. If both of these Commissions pass a recommendation that

they engage the TCRPC, then the City will come up with the scope of work and determine if they can afford it.

Mrs. Burdick asked if the charrette will start the entire process all over again, or will they use the suggestions they already received from the public at the workshops.

Mr. Yemm and Mr. O'Connor both confirmed that they will use the community involvement and suggestions they have and combine it with the interviews.

Mr. Juliano explained that they were asked by the City Council to get citizen input and then come up with a recommendation. The Commission's recommendation is in the report and then the City Council will determine the best plan. If the TCRPC is chosen then they will take the suggestions that were already collected and determine what is practical and what will give the best return for the citizens.

**Mrs. Dinunno made a motion to recommend the TCRPC as their selection to go forward to the City Council. Mr. Cunningham seconded the motion.**

Mr. O'Connor recommended making a motion to adopt the entire draft document, because it talks about the TCRPC and it will make it cleaner to deal with.

**Mrs. Dinunno made a motion that they send to the City Council the document entitled "Future use of City of Vero Beach Power Plant, Waste Water Treatment Plant, and Post Office Annex Land" for their consideration in moving forward. Mr. Cunningham seconded the motion and it passed unanimously.**

#### **4. STAFF COMMENTS**

Mr. Holtan asked what will happen to the equipment from the Power Plant as it is dismantled.

Mr. O'Connor stated that it is being sold. He said that RFP's have been submitted for the 230,000 gallons of oil in one (1) of the tanks, cleaning the sludge from the bottom of the tank, and for the cleaning of the lines going to the Plant. There will be another bid submitted to dismantle the tanks, but he was told that even though the tanks are steel, it will cost more to dismantle them than the value of the steel. One of the generators that has value may be dismantled and shipped to another Country and the other equipment in the building will be sold as surplus. Some of the equipment is tied to the substation and the generators, so some of the equipment will not be able to be dismantled.

Mr. William Walker, Marine Commission member, asked how much property is needed for relocating the substation. He said he heard they needed four (4) acres.

Mr. O'Connor explained that they looked at another Florida Power and light (FPL) substation to determine what would be required. They need enough room all the way around the substation for equipment and moving transformers and there will also be security fencing around it.

Mr. Yemm suggested adding the recommendation from Ms. Pierce to the list before the draft document goes to City Council.

## **5. ADJOURNMENT**

Today's meeting adjourned at 5:37 p.m.

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**JOINT CITY OF VERO BEACH MARINE COMMISSION/ RECREATION COMMISSION  
MINUTES**

**Monday, May 9, 2016 – 9:30 A.M.  
City Hall, Council Chambers, Vero Beach, Florida**

**PRESENT:**

**MARINE COMMISSION:** Thomas Juliano, Chairman; Daniel Thomas, Vice-Chairman; Members: Robert Snyder, and Alternate Members William Walker and William Johnson

**RECREATION COMMISSION:** Richard Yemm, Chairman; Bobbi Burdick, Vice-Chairman; Members: Greg Holtan, and Alternate Member Christina Pierce

**ALSO PRESENT:** Rob Slezak, Recreation Director; Tim Grabenbauer, Marina Director, Don Dexter, Public Works Manager, and Rita Hawkins, Senior Administrative Assistant

**EXCUSED ABSENCES:** Judy Jones, Recreation Commission, Sue Dinunno, Recreation Commission, Brian Cunningham, Marine Commission, and Clinton Lanier, Marine Commission

**UNEXCUSED ABSENCE:** Angie Schepers, Recreation Commission

**1. CALL TO ORDER**

The meeting was called to order at 9:30 a.m.

**A) Roll Call**

The Senior Administrative Assistant performed the roll call for the Marine Commission and the Recreation Commission.

**2. PUBLIC COMMENT**

None

**3. ITEM FOR DISCUSSION**

**A) Riverside Park Fishing Pier Project**

Mr. Don Dexter, Public Works Manager, stated that this project has been in the works for a little over a year and the Recreation Commission was given a briefing on it a while back by Dr. Copola and the Live Like Cole Foundation. The concept is to provide a fishing pier at Riverside Park. Currently there is no fishing at the Park unless it is from the shore. The Live Like Cole group thought this would be a good opportunity to provide a memorial of Cole, who tragically died in a car accident, and to enhance the recreational features at Riverside Park. Coastal Tech was hired by the City and Mr. Michael Walther is here today to discuss where they are on the permitting process and the design features.

Mr. Michael Walther, Vice President of Coastal Tech, said that Coastal Tech has been based in Vero Beach since 1984 and they are located at 3625 20<sup>th</sup> Street. They were retained by the City

for the design and permitting of the proposed fishing pier. He said his presentation will cover Coastal Tech's preliminary design, the permitting applications, costs, and scheduling. The proposed design was developed with the City and in collaboration with the Live Like Cole Foundation. He started by going through the Power Point presentation (on file in the City Clerk's office) and said that he will answer any questions at the end. He explained that the pier will be on the north end of Riverside Park and is proposed to extend out 100 feet from the shoreline and have a 50-foot "T" section at the end. They are anticipating the pier will have an 8-foot wide deck, be handicap accessible, have handrails on both sides, and be supported with concrete piles. They will be using pressure treated wood for most of the construction with some high quality plastic wood used for the handrails, which may be orange in color as that was Cole's favorite color. This will be an American Disability Act compliant fishing location with a section with a lower railing to accommodate someone to fish from a wheelchair. They anticipate installing a fish-cleaning table between the sidewalk and mangroves. There will be signage posted informing the public about the sawfish and turtles that are present in that area. They chose a section along the shore with a very wide breakthrough in the mangroves and they sought to avoid any impact on the seagrass. He continued with the presentation and discussed the permit application and the construction costs.

Ms. Pierce asked if people will be fishing from both sides of the pier.

Mr. Walther replied that there will be nothing to preclude fishing from both sides.

Ms. Pierce asked if the \$130,000 cost of the pier is the responsibility of the City of Vero Beach.

Mr. Dexter explained that the Live Like Cole Foundation has agreed to finance as much of the project as possible. With the timing of the permits they were not able to get any grants in this stage of the process. They hope to move forward with some grants next year, unless the Cole Foundation raises enough money to cover the entire cost. There is no charge to the City other than staff time to assist with the project.

Mr. Walker stated that back in November he read an article that stated the costs were \$25,000 for permitting and \$100,000 for the construction. He asked if those figures are included in the constructions costs listed on the Power Point.

Mr. Dexter explained that the actual cost of the design and permitting was just under \$25,000. Now that they have started the preliminary design process they estimate the construction costs will be in the \$150,000 range, but they will not know that for sure until they go through the bidding stage.

Ms. Pierce asked if there will be enough parking. Mr. Dexter replied yes.

Mr. Juliano asked if the family is committed to the financing for this project.

Mr. Dexter replied that the family has created a not for profit organization and they are in the process of raising the money. They recently had a very successful golf tournament, they plan on selling planks for the pier as memorial or dedicatory planks, and they have other fundraisers in the plans.

Mr. Juliano asked if it will be the City's responsibility for the maintenance and upkeep of the pier.

Mr. Dexter replied that they have not discussed that yet, but initially he would say it would be the City's responsibility. With the type of materials they are using there should not be a lot of maintenance, just the daily opening and closing of the pier, emptying the trash, etc.

Mr. Walker asked if there will be lighting.

Mr. Dexter stated that there will be some type of low-level LED lighting in the form of rope lighting or small lights spaced out along the pier.

Mr. Walker asked if boats will be prohibited from tying up to the dock.

Mr. Dexter explained that the deck will be five (5) feet above the water level, so that should deter boats from approaching it. There will also be signs posted on the outside of the pier stating that boats are prohibited.

Mr. Walker asked if they will incorporate a ladder in case someone should fall in.

Mr. Dexter said as of right now there are no ladders in the plans, because that would encourage boaters to tie off and then climb up the ladders.

Mr. Johnson explained that almost directly across the lagoon, just south of McKee Botanical Garden, is a walking trail that leads out to a pier. It is an elevated pier with a similar style, but it has a metal surface. Boats are not allowed to tie off there either and it has lights at the end of it. He suggested that they visit this walking trail and pier to get a better idea of what the proposed pier at Riverside Park will eventually look like.

Mr. Yemm asked how much money has the Cole Foundation raised to date. Mr. Dexter replied that he is not sure, but they will not move forward with construction or advertising for construction until the funding is in place.

Mr. Yemm asked if they anticipate the family asking the City for assistance. Mr. Dexter replied no.

Mr. Holtan stated that the Kiwanis Club has a fishing day for children each year and it has grown to about 300 people. He asked how many people will the proposed fishing pier accommodate.

Mr. Dexter said that the Kiwanis Club might want to use this proposed pier as a second location, but it will only accommodate about 30 people at the end of the pier where the water is deeper.

Mr. Slezak agreed and said that as the Take a Kid Fishing program grows they could utilize this as an extra pier.

Mr. Juliano said that his personal opinion is that the pier will add a lot to the Park and enhance its beauty. He asked if there was anything else required from the Commissions.

Mr. Dexter explained that this was an informational meeting, but he believes by them giving it their blessings it would go a long way. If the City Council needs to take any action in the future

they will know that both of these Commissions are familiar with the project and that they are in favor of moving it forward.

The Commission members from both Boards indicated that they were in favor of moving this proposed fishing pier forward.

#### **4. STAFF COMMENTS**

Mr. Juliano stated that he would like to schedule the next Marine Commission meeting in July.

The Marine Commission members agreed on a tentative date of Monday, July 11, 2016 at 9:30 a.m.

Mr. Jim O'Connor, City Manager, reported that Mr. Tim Grabenbauer, Marina Director, and Mr. Monte Falls, Public Works Director, have been working together on doing some repairs and clean-up work on the area around the Marina, so preparations for the pier have already started.

Ms. Pierce asked if the pump out boat is working at the Marina. Mr. Grabenbauer replied yes.

Ms. Pierce stated that Marathon, Florida has a policy that when any boat checks in at the Marina or the anchorage they are automatically charged for pump outs every three days. They make their rounds to the boats and they expect to have productive pump-outs. If there is nothing to pump out then they know there is a problem. She would like the City to consider a policy like this to make sure that it is not voluntary, because there are a lot of people who will not pull up to the pier and pay for a pump-out.

Mr. O'Connor said that they have found that most people are very cooperative.

Mr. Grabenbauer explained that they take the pump-out boat out twice a week for the people who signed up for it at the office and they do pump-outs at the dock. Pump-outs are an amenity and are included as part of their rent.

#### **5. ADJOURNMENT**

Today's meeting adjourned at 10:00 a.m.

/rh

4.-A)

To: Tom Juliano

From: Shotsi Cain Lajoie, Indian River rowing Club

## **YOUTH TEAM**

Our youth rowers have had many successes this year.

- The fall was a time of growth for the program with the addition of our first ever Middle School team.
- During Winter Training, the High School boys and girls teamed up to set two separate world records for most meters rowed in 24 hours on a Concept2 Indoor Rowing Machine.
- In the Spring, the VBHS team earned its first ever District Championship, had 100% of the Varsity Girls squad win medals at the FSRA State Championship, and earned its second Scholastic State Championship in two years.
- The year was capped off with a 5th place finish by our Girls Lightweight 8+ in the Grand Final of the largest high school regatta in the world, the Stotesbury Cup Regatta
- 100% of our graduating seniors have been accepted to and are planning on attending various colleges in the fall including one who received an athletic scholarship to row for the Florida Institute of Technology.
- This summer we are running "Learn To Row," Intermediate, and Advanced Summer Camps for youth rowers in grades 7-12.

## **FUND RAISING**

Our club opened a Community Foundation account in 2014. They support our efforts and have been instrumental in our approach to the community. We have had a few privately held receptions featuring one of our resident Olympic Gold Medalists about creating the culture of rowing in Vero. Our youth team's remarkable successes are driving the momentum of our fund raising success. Our efforts have yielded almost \$900,000 this year. We have two phases for our fundraising.

- Phase 1 consists of our costs to construct a floating dock and visitor's area. Hiring an architect and project manager. The approximate cost of this phase is \$100,000.00. The Club currently has XXX.
- Phase 2 encompasses the construction of the Boathouse improvements and all costs associated with the project. The club has approximately \$800,000.00 pledged of the \$1,900,000.00 budget.

## **PHASE 1**

We have:

- Contracted Wills Short & Associates for site plan engineering.
- Hired Proctor Construction to act as project manager.
- Secured Staffa Lundberg as the Architect.
- In final phase of conceptual drawing of the proposed Boathouse Building

- Submitted permits to St. John's for the docks.
- Filed Phase 1 site plan with the City (attached) for approval; asking for a variance for a 6ft fence
- Presented the proposed Phase one site plan presentation (attached) to the Recreation Commission and received their approval.
- Preserving the existing oak trees is central to the overall planning of the boathouse site. They will be an important aspect of the landscape plan for the site.
- In addition to maintaining the oaks, Phase 1 will include a vegetative buffer along the perimeter of the fence. This buffer will include plant material that will thrive in the shaded environment under the trees and it will serve two purposes. The landscaping will be aesthetic pleasing, helping to mask the appearance of the fence. The plants will also provide added security, making it more difficult to climb over the fence when the boats are not being used.

## PHASE II

The boathouse will be approximately 12,000 SF. There will be 8,000 SF of boat storage on the ground floor. The second floor will be approximately 4,000 SF and include a large workout space, restrooms, offices, a meeting space, and large exterior porch. We expect these facilities to assist in the success and growth of both the youth rowing program and the masters.

# INDIAN RIVER ROWING CLUB PHASE 1 – SITE PLAN



PRESENTED BY:



Mills, Short & Associates

PRESENTED TO:

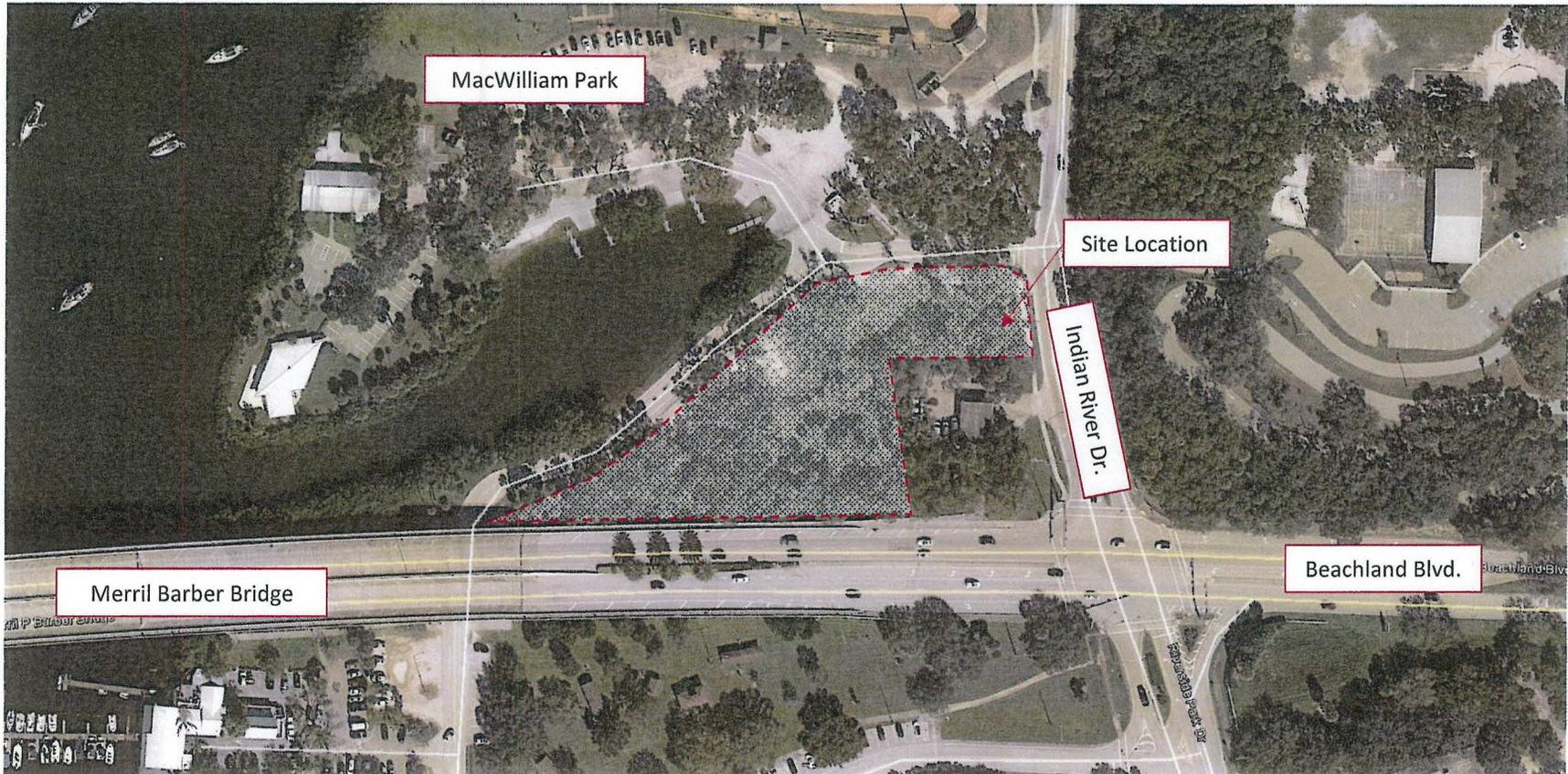
VERO BEACH RECREATION  
COMMISSION

PRESENTATION DATE: JUNE 14, 2015

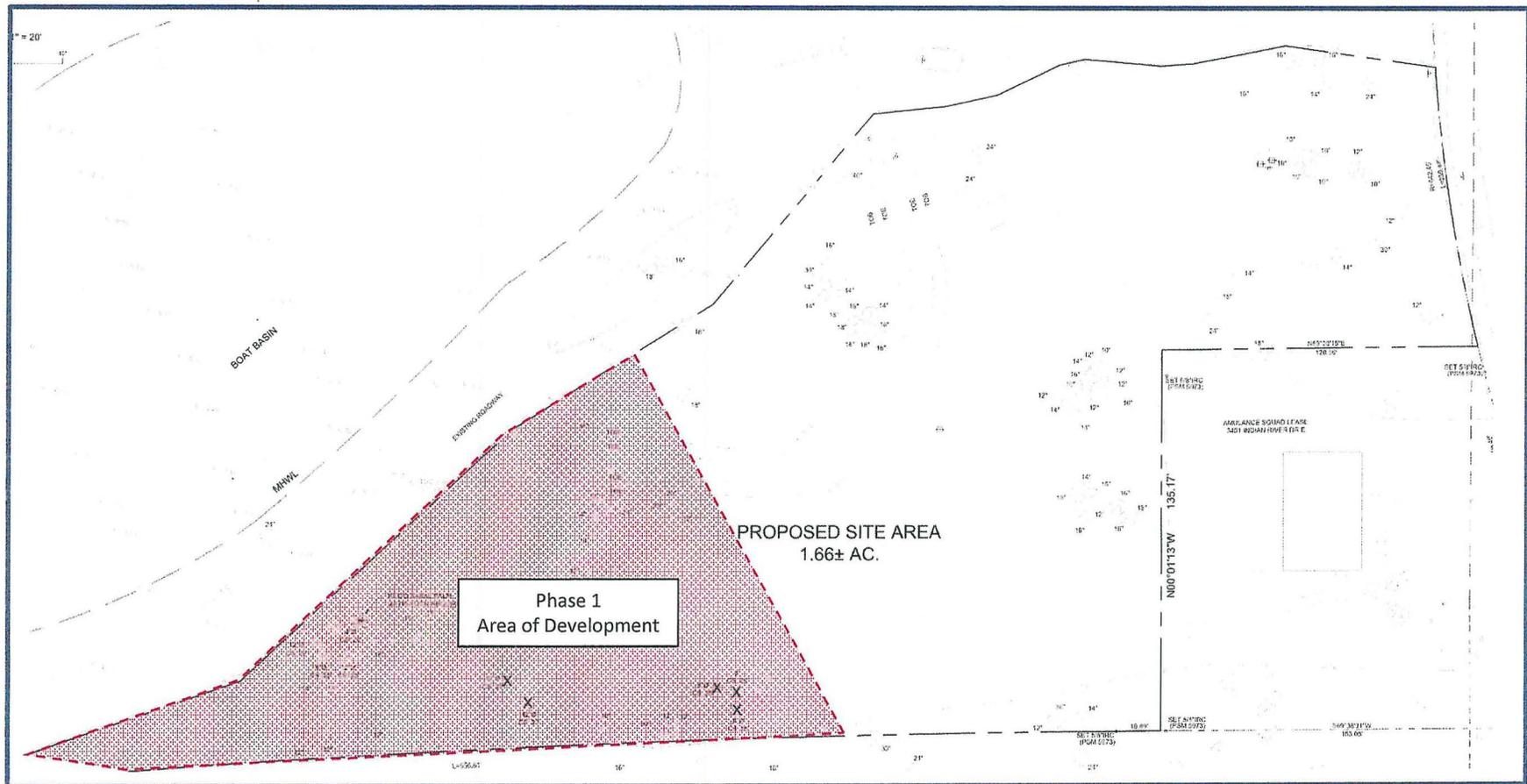
# Indian River Rowing Club



# Project Location



# Current Conditions



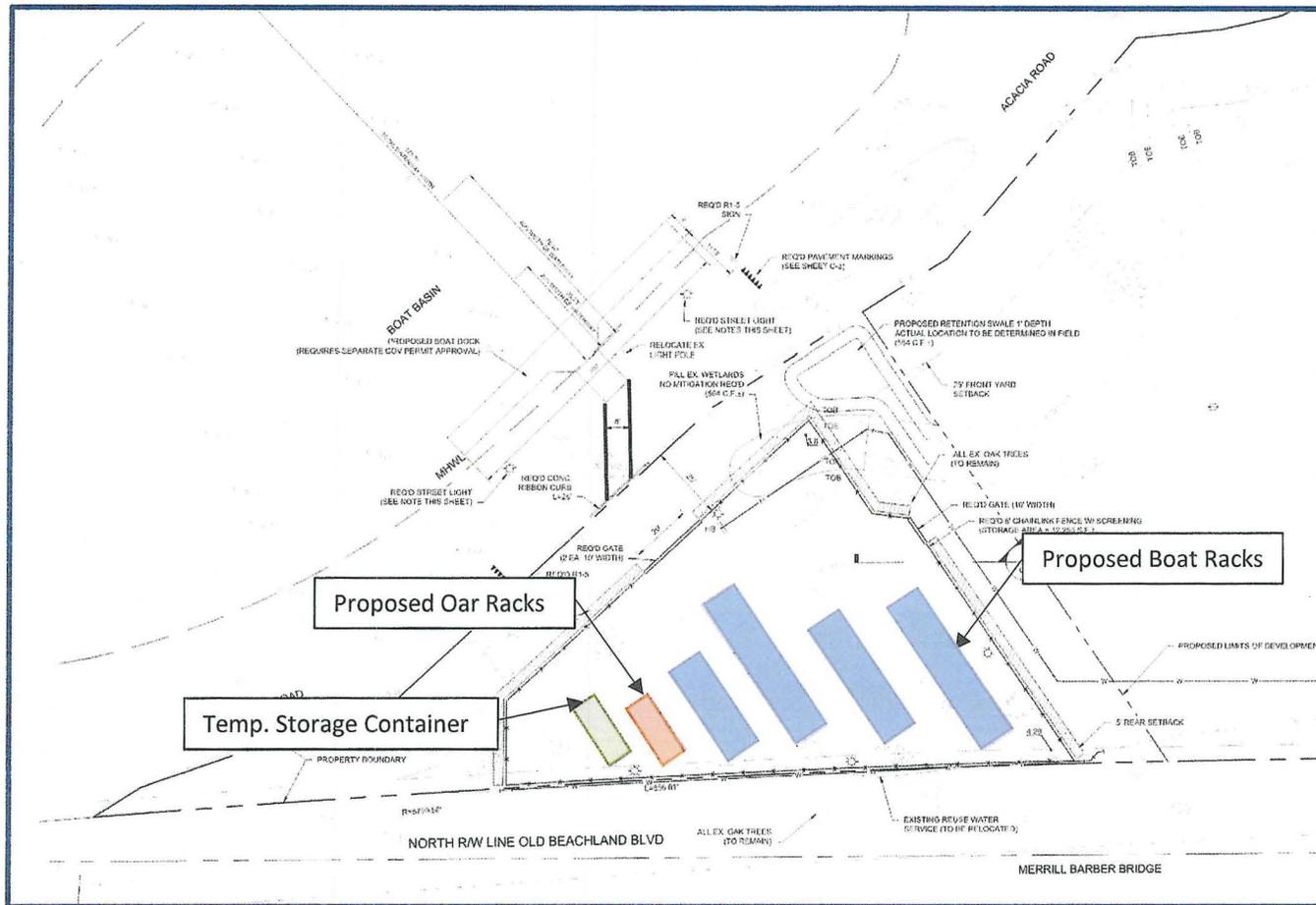




# Perimeter Landscaping



# Proposed Site Improvements



# Proposed Site Improvements



Oar Rack

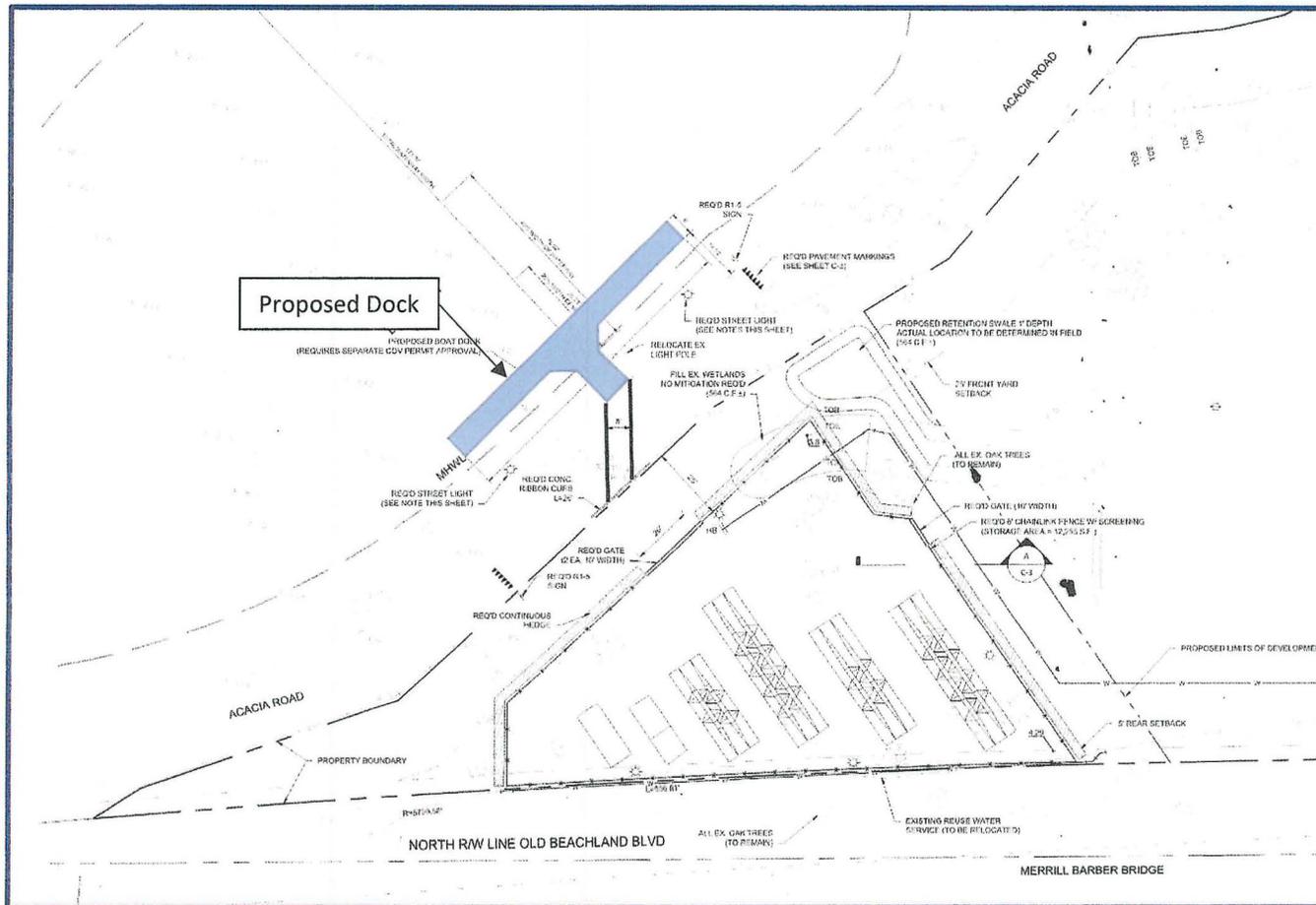


Temporary Storage Container

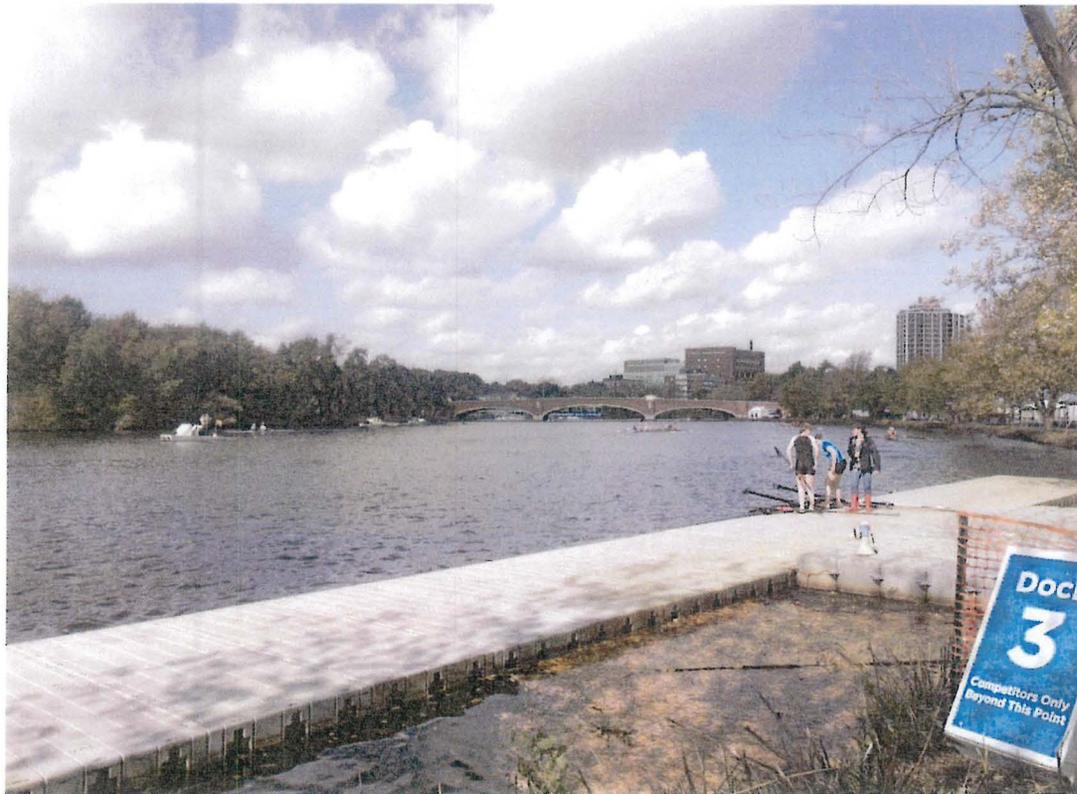


Boat Rack

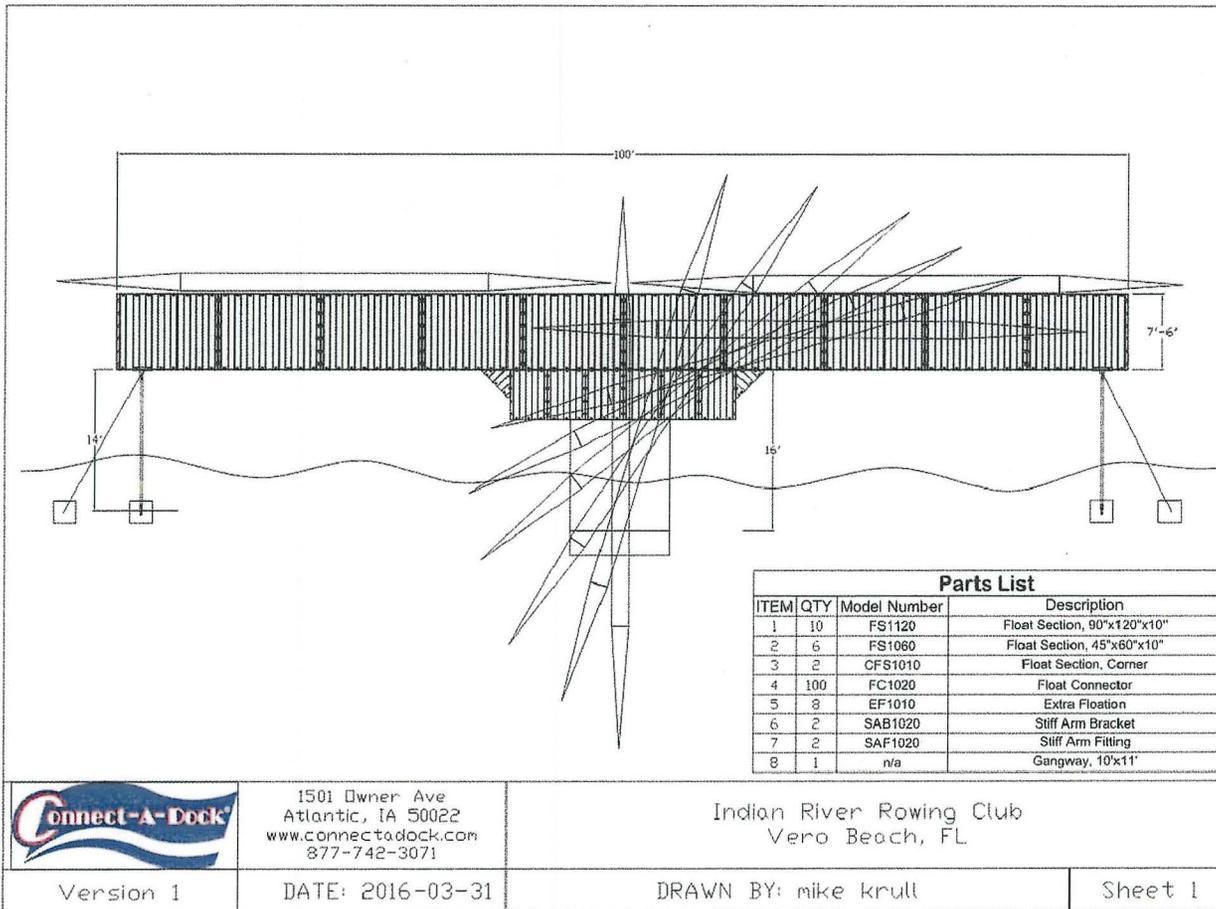
# Proposed Dock System



# Proposed Dock System



# Proposed Dock System



1501 Dwner Ave  
Atlantic, IA 50022  
www.connectadock.com  
877-742-3071

Indian River Rowing Club  
Vero Beach, FL

Version 1

DATE: 2016-03-31

DRAWN BY: mike krull

Sheet 1

