

**VERO BEACH RECREATION COMMISSION MEETING**  
**Tuesday, March 8, 2016 – 4:00 p.m.**  
**City Hall, Council Chambers, Vero Beach, Florida**

**REVISED**  
**AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
  - A) January 12, 2016 – Regular Meeting**
  - B) January 26, 2016 – Special Call Joint Recreation Commission/Marine Commission Public Workshop**
  - C) February 9, 2016 – Special Call Joint Recreation Commission/Marine Commission Meeting**
  - D) February 11, 2016 – Special Call Recreation Commission Meeting**
- 3. CITIZEN INPUT**
  - A) Indian River Sports Complex Proposal of a Game Field – Mr. Derek Muller, President of Baseball Operations**
  - B) Mrs. Leslie Spurlock, Tobacco Prevention Specialist, to Discuss the Negatives of Chewing Tobacco**
- 4. NEW BUSINESS**
  - A) Sunshine Law Review – Mrs. Peggy Lyon, Assistant City Attorney**
- 5. OLD BUSINESS**
- 6. RECREATION DIRECTOR’S MATTERS**
  - A) 57<sup>th</sup> Annual Easter Egg Hunt**
  - B) Aerial Antics Youth Circus Firefighters Fair Performances**
  - C) Spring Breach Cheer Camp**
  - D) Gymnastics Registration – April 2<sup>nd</sup>**
  - E) Leisure Square Skate Park**
- 7. CHAIRMAN’S MATTERS**
- 8. MEMBER’S MATTERS**
  - A) Next Meeting Date – April 12, 2016**
- 9. 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.

**VERO BEACH RECREATION COMMISSION MINUTES**  
**Tuesday, January 12, 2016 – 4:00 p.m.**  
**City Hall, Council Chambers, Vero Beach, Florida**

**PRESENT:** Chairman, Richard Yemm; Vice Chairman, Bobbi Burdick; Members: Greg Holtan, Judy Jones, and Sue Dinunno **Also Present:** Recreation Director, Rob Slezak, Assistant Recreation Director, Patty Howard; and Senior Administrative Assistant, Rita Hawkins

**Excused Absences:** Christina Pierce and Angie Schepers

**1. CALL TO ORDER**

The Chairman called today's meeting to order at 4:00 p.m. and the Senior Administrative Assistant performed the roll call.

**2. APPROVAL OF MINUTES**

**A) December 8, 2015**

Mr. Yemm asked to make one correction to the December 8, 2015 minutes under item 3-B. He said it should read, "Mr. Yemm asked for nominations for Vice-Chairman".

**Mrs. Burdick made a motion to approve the minutes of the December 8, 2015 Recreation Commission meeting with the one correction made. Mr. Holtan seconded the motion and it passed unanimously.**

**Mrs. Dinunno made a motion to approve the minutes of the November 30, 2015 Joint Recreation Commission /Marine Commission Workshop meeting. Ms. Jones seconded the motion and it passed unanimously.**

**3. CITIZEN INPUT**

**A) Indian River Sports Complex – Mr. Chris Thomas**

Mr. Rob Slezak, Recreation Director, stated that Mr. Chris Thomas with the Indian River Sports Complex was not in attendance for today's meeting, but he will get in touch with him.

**4. NEW BUSINESS**

None

**5. OLD BUSINESS**

None

**6. RECREATION DIRECTOR'S MATTERS**

### **A) Recap of Christmas Drama**

Mrs. Patty Howard, Assistant Recreation Director, said the feedback the Recreation Department received on the Christmas Drama was that it was the best performance they have ever done. The show was very successful, the children had a lot of fun, and they had record attendance for the shows.

Ms. Jones said the talent of the children is incredible and she especially liked the tree at the end of the show.

### **B) Mother/Daughter Tea Party**

Mrs. Howard announced that the Mother/Daughter Tea Party will take place on February 6, 2016 at 2:00 p.m. It will be held at the Vero Beach Community Center and they are taking registrations now. "Ballerina" is the theme for this year and they are expecting a great turn out.

Mr. Slezak announced that the Vero Beach Lifeguard Association and the Vero Beach Skateboard Alliance will be presenting the skateboard park concept to the City Council at next Tuesday's City Council meeting.

Mr. Slezak said that he handed out a copy of the Recreation Department's year-end report to each of the Recreation Commission members to review (on file in the City Clerk's office). He said if there are any questions they are welcome to contact him or they can discuss it at the next Recreation Commission meeting.

Mr. Holtan asked if the design for the skateboard park has been done. Mr. Slezak replied no. It is still in the concept stage and needs to be presented to the City Council first.

## **7. CHAIRMAN'S MATTERS**

### **A) Power Plant Land, Sewer Plant Land, and Postal Annex Property Discussion**

Mr. Yemm announced that he and Mr. Thomas Juliano, Marine Commission Chairman, met with Mr. Mike Busha, Treasure Coast Regional Planning Council (TCRPC), to learn more about how they operate. He said he gave each of the Recreation Commission members a copy of the brochure that the TCRPC put together for another project, but it explains the charrette process that they go through for planning a project (on file in the City Clerk's office). The entire process takes about three (3) months and on page 3 of the brochure it shows the time line for this process. He stated that there will be a joint meeting with the Marine Commission on February 9<sup>th</sup> to put together a recommendation(s) they would like to submit to the City Council on the land use. The last public workshop will be held on January 26<sup>th</sup> to collect any final suggestions or ideas from the public.

Mr. Jim O'Connor, City Manager, explained that if they use the TCRPC they will hold public meetings much as they did for the Cultural Arts Council. Based on his interaction with the TCRPC and Mr. Busha he is not sure if they can find anyone better to handle this process. Mr. Busha can help the City find grants and he can help with other functions to make it all happen

once they have a plan. Transportation is a big study element for the TCRPC and the intersection at the 17<sup>th</sup> Street Bridge is something they will need to look at very strongly.

Mr. Yemm commented that when this goes to the City Council there will be a lengthy discussion on whether they should go with the TCRPC or submit a request for proposals (RFP).

Mr. O'Connor said that the City Council will look for a recommendation from the Recreation Commission and the Marine Commission joint task force.

Mr. Yemm explained that the TCRPC has a 20-minute video that they will present at the February 9<sup>th</sup> joint meeting. Mr. O'Connor said he thinks that is a good idea.

Mr. Yemm said that the TCRPC will conduct one (1) week of public workshops and interviews before they do the charrette.

Mr. O'Connor said the City does not want to make it a government type of plan and they would like to handle the process administratively. What the City is looking for is citizen input to drive the activity.

#### **B) Future Meeting Agendas**

This was discussed under 7-A).

### **8. MEMBER'S MATTERS**

Mrs. Dinunno said she attended an Under the Oaks meeting and they mentioned the Recreation Department was going to be doing their event planning meeting at Leisure Square.

Mr. Slezak said that is correct. He explained that some of the Recreation Department staff that worked at the Community Center have been moved to Leisure Square and eventually that is where all the Recreation Department will be located. All of the groups and organizations they assist are being directed to Leisure Square to submit their applications for processing.

Mrs. Burdick asked what will happen with the Community Center.

Mr. Slezak said it will still be a rental facility. If there is a program scheduled for the Community Center, then they will have staff members on site to assist. If it is rented out it will be handled like the Riverhouse and Bethel Creek House. He commented that they will be doing some upgrades to the Community Center over the next year.

Mrs. Burdick asked if there will be someone on the property in case there are any issues or problems. Mr. Slezak replied yes. They will still have a maintenance person based out of there.

Mrs. Dinunno stated that she was asked if the Vero Beach Art Club would be interested in doing another mural for the City. She asked Ms. Carol Makris, Art Club member, if she would be interested in chairing a mural project and she accepted.

Ms. Makris said that she brought six (6) examples of her artwork that could be used for a mural on the racquetball building at Riverside Park. She was not sure which side of the building would be used, but she brought a variety of options. She showed the examples of her artwork to the Recreation Commission members.

Mr. Slezak stated that the mural will go on the north wall of the racquetball building, which is closest to the walking trail and the most visible to the public.

Mrs. Dinunno explained that Ms. Makris did the beautiful mural on a home at the base of the 17<sup>th</sup> Street Bridge, so she thought she would be an excellent candidate for this project. She asked Mr. Slezak if there is a hydraulic lift that could be used to reach the higher elevations of the building.

Mr. Slezak said that he will speak with the Public Works Department to see if they can make some accommodations.

Mrs. Dinunno asked if Ms. Makris should come back to the Recreation Commission with actual sketches or how should they proceed.

Mrs. Tammy Vock, City Clerk, stated that if the Recreation Commission makes a recommendation today then she can get Ms. Makris on the agenda for next Tuesday's City Council meeting.

Mrs. Burdick stated that she likes the waterfall because it is so colorful.

Mr. Slezak stated that he really likes the mural of the birds, because there is a variety of wildlife and birds that are found in that park.

Ms. Makris stated that the three (3) examples that will be forwarded to the City Council will be the waterfall, the birds, and the Indian River Lagoon.

**Mrs. Burdick made a motion to accept the waterfall, the birds, and the Indian River Lagoon as their recommendations to send to the City Council for a mural on the Riverside Park racquetball building. Mrs. Dinunno seconded the motion and it passed unanimously.**

Ms. Jones announced that she played pickle ball for the first time and she likes it better than tennis.

**A) Next Meeting Date – February 9, 2016**

The next Recreation Commission meeting is scheduled for February 9, 2016 at 4:00 p.m.

**9. ADJOURNMENT**

Today's meeting adjourned at 4:27 p.m.

/rh

**JOINT CITY OF VERO BEACH RECREATION COMMISSION/MARINE COMMISSION WORKSHOP  
MINUTES TO  
DISCUSS FUTURE LAND WHERE THE POWER PLANT AND THE FORMER POST OFFICE  
ANNEX PROPERTY IS LOCATED  
TUESDAY, JANUARY 26, 2016 6:00 P.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT**

**RECREATION COMMISSION:** Richard Yemm, Chairman; Bobbi Burdick, Vice Chairman; Members: Greg Holton, Judy Jones, Sue Dinunno and Alternate #1 Angie Schepers

**MARINE COMMISSION:** Thomas Juliano, Chairman; Members: Brian Cunningham and Alternate #1 William Walker and Alternate #2 William Johnson

**ALSO PRESENT:** Rob Slezak, Recreation Director; Tim Grabenbauer, Marina Director and Tammy Vock, City Clerk

**EXCUSED ABSENCES:**

Mr. Dan Thomas, Marine Commission  
Mr. Robert Snyder, Marine Commission  
Mr. Clinton Lanier, Marine Commission  
Mrs. Christina Pierce, Recreation Commission

**1. CALL TO ORDER**

**A) Roll Call**

The City Clerk performed the roll call for the Recreation Commission and the Marine Commission.

**2. OPENING STATEMENTS**

**A) Chairman of the Marine Commission – Mr. Thomas (Tom) Juliano**

Mr. Thomas Juliano, Chairman of the Marine Commission, stated what a unique and exciting opportunity that they have to come up with ideas for these three (3) pieces of property (Power Plant, Post Office Annex, and Waste Water Treatment Plant). He said tonight they all have an opportunity to determine the uses for these pieces of property. He said the City has a few requirements that must be met. One is that the primary use for this property must be recreation and the second is that the land needs to generate income for the City.

**B) Chairman of the Recreation Commission – Mr. Richard (Dick) Yemm**

Mr. Richard (Dick) Yemm, Chairman of the Recreation Commission, stated that this is the third workshop of three (3) held to discuss this land. He read what they have received as suggested uses for the Power Plant/Postal Annex Land (please see attached). He also mentioned that someone approached him about considering swapping the land where the Vero Beach Yacht Club property currently sits with the Power Plant land.

### **3. PUBLIC COMMENT**

Mr. Dougsky, (spelling may not be correct) of Tarpon Lane, was at tonight's meeting as a resident and President of Tarpon Island Condo Association. He said that he attended the first input session about these properties and was a little nervous when he left the meeting. He expressed that there are over 100 residents who live close to these properties. He said they need to take into consideration these residents. These three properties (Power Plant, Post Office Annex, and Waste Water Treatment Plant) are close to surrounding residences. He felt that noise pollution of any kind must be a high consideration. He said bars are not great neighbors. Nor are places that allow bands to play at their business. He also does not agree with having an amphitheater at this location. He noted that sound travels from one (1) bridge to the other. Where he lives now the residences hear the bands playing at Riverside Café. He expressed that Vero Beach was not the first municipality to own waterfront property. Some research can be done to see what other municipalities have done with their riverfront property. He said this area needs to be developed in the high end or not at all. He commented that the last thing they need is another drug store or gas station at the corner of 17<sup>th</sup> Street.

Mr. Steve Cox was at tonight's meeting to talk about the Power Plant property. He was proposing a non motorized water craft launch facility (please see attached proposal).

Mr. Juliano asked Mr. Cox how many groups are involved with the Indian River Paddle Sports Association and who are they.

Mr. Cox mentioned the Vero Beach Power Squadron, as being one of the organizations.

Mrs. Sue Dinneno, Recreation Commission member, asked who would manage the storage rental operation.

Mr. Cox assumed it would be the City.

Mr. Tim Grabenbauer, Marina Director, explained that the City does their own billing and bill the kayak rentals on a monthly basis. He said there would need to be someone on site in order to handle the billing.

Mrs. Dinneno referred to the diagram presented by Mr. Cox and asked where the parking was going to be located.

Mr. Cox showed on the doc cam where he thought the parking could go. He said there would need to be an unloading area close to the water.

Mr. William (Bill) Walker, Marine Commission member, commented that he loves the idea that has just been presented. He is on the water every day and it looks to him that it might be quite a hike to have to be carrying a kayak or paddle board to get to the water. He mentioned where they want to put this launch facility is prime property on this site. Mr. Cox said that he would not have a problem if they had to be located on the canal side. Mr. Walker commented that the mangrove issue has not been addressed.

Mr. Yemm reminded the public that at this workshop they were just collecting ideas, which will be submitted to the City Council.

Ms. Barbara McGraf stated that she lives on Cobia Drive and that canal is not very wide. She said they are talking about a pretty big operation with these paddle boats and kayaks. She thought it would be dangerous for people getting in and out of this narrow canal. She also mentioned that there were mangroves there.

Mr. Herb Whittall commented that he would like to see a restaurant on the river. The restaurant could be where the cooling towers are now located. He agreed with not allowing a band to play in this area. If there is an outdoor band the surrounding residences could hear the music. He noted that they will have to move the transfer station, which could go on the property where the former Post Office annex is located.

Mr. Charlie Wilson, Vero Beach Chamber of Commerce, commented that the Indian River Chamber of Commerce put together a Task Force and studied this issue. The Indian River Chamber of Commerce was at the City Council meeting to give their recommendations and said they would not be attending this meeting. He had hoped that they would have been here tonight. Mr. Wilson said that they are actually talking about four (4) properties, with the fourth property being the manufactured home community located to the south. There probably will be some major changes with that property. He commented that it will take years to get this done. The electric station is an important consideration that still has not been settled. He felt that they have heard some good ideas for the property. He said that as far as moving the Water Treatment Plant, Ft. Pierce is in the process of working on moving their Plant so maybe the two cities could work together on this. He felt that what they decide for this land should be the highest and best use for this community. He brought up when the Vero Beach Chamber of Commerce brought in the Nina and Pinta that one thing they learned is that there is a shortage of deep water access in Vero Beach. He said if they lose the deep water access at this site they have lost it forever. The Vero Beach Chamber of Commerce could not use this site for the Nina and Pinta because homeland security would not allow people on the property. The idea of doing a land swap is something to think about. He expressed that they needed to protect their community.

Mrs. Bobbie Burdick, Recreation Commission member, asked with the deepwater canal could they get access from the waterway into that canal. Mr. Wilson answered yes and explained.

Mr. Holton asked how deep is the water that they are discussing.

Mr. Grabenbauer guessed it was about five (5) to six (6) feet. He said no dredging has been done in this area since the barges were there.

Mr. Herb Whitall stated that he lives on the canal off of the main canal and the speed limit is 30 mph. He said when big boats go through this canal the waves come into their canal.

Mr. Wilson did not think that a 90-foot boat was going to be traveling at 30 mph.

Mr. Chris Woodrift, of Paddle by the Sea, commented that he would love to see this be a mixed use type facility. He would also like to see a restaurant there.

Mr. Vic DeMattia, Chair of the Facilities Commission for the Youth Sailing Foundation, stated that the corner of the property should not be a commercial development. His organization sometimes sails out of there and it is not smooth water. He said the Indian River Rowing Club had trouble with 60-foot boats getting out of there.

Mr. Ken Daige stated that this land is protected in the Charter. One thing they have heard is that this area is "prime" property. He would like to see this prime property left open for the general population to go and observe the river. There is not a lot of river front where you don't have to pay to use it. There is also not many places to launch boats where they don't have to pay to launch boats. He said eventually the Water Treatment Plant will be relocated. He asked moving forward that as much open space they can be preserved be done and that the height limitation not be changed.

Ms. Rachel Balm commented that there have been so many great ideas put out for this property. She hopes that whatever this property becomes that it be done in a very eco friendly way.

#### **4. COMMENTS FROM THE RECREATION COMMISSION/MARINE COMMISSION MEMBERS**

Mr. Juliano asked for comments from the Marine and Recreation Commission members.

Mr. Johnson felt they were moving in the right direction. He felt that they should use the experts when it comes to the planning aspect of it and then have it presented to the public. There needs to be continued input from the public and he loves the direction they are moving in and the input they have received. He encouraged keeping communication open with the public.

Mr. Juliano commented that this is the very beginning of a long process. He said the citizens of this community will be involved through the whole process. He said no one knows how long it will take. He appreciated everyone spending the time to present their ideas.

Mr. Yemm stated that the next step to take will be the recommendations from these two Commissions to be presented to the City Council at their February 16<sup>th</sup> City Council meeting. They will present all of the suggestions that people have made and make a presentation to City Council on how to proceed. Some options will be to use a land designer to incorporate all of these different ideas. A charrette will probably be done and different alternatives will be presented. It will take several months before all of this is completed. Council has the option to utilize the services of the Treasure Coast Regional Planning Council or to go out to bid and hire a developer or land design company to come up with a plan. He said that would be Council's decision. They will take all of the ideas and suggestions and present them to Council. The designer chosen will come in and develop a master plan for all three (3) pieces of land. He thanked everyone for their participation and looked forward to working with them in the future.

**5. STAFF COMMENTS**

None

**6. ADJOURNMENT**

Tonight's meeting adjourned at 7:01 p.m.

/tv

# 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

- 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

## Indian River Paddle Sports Association

Our Goal is to improve access to the Indian River lagoon for non motorized watercraft.

(1) We are proposing a public non motorized water craft launch facility on the east facing part of the northeast corner.

- (A) 50 foot wide sandy beach facing east. \$2,000
- (B) Grassy area between launch area and unloading area.
- (C) U shaped unloading area outside of the normal traffic flow.
- (D) Parking for 30 -50 vehicles

(2) On the north facing part of the northeast corner. We are proposing a non motorized Water Sports Activity Concession.

- (A) 50 foot wide sandy beach facing north. \$2,000
- (B) Storage building for Kayaks , Paddleboards ..etc
- (C) Parking for Vehicles with Trailers, concessionaire and other outfitters
- (D) Additional public parking to the west and southwest.

(3) Using the existing two buildings at the northwest corner of the property for public watercraft storage.

(A) The storage at the city marina has a waiting list. It has 102 rental spots.

(B) This storage area is indoors. Each building could hold 150 rental spots at \$20 per month. Estimated rental income for the city, \$3000 per month per building. At capacity \$72,000 a year.

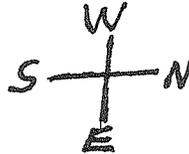
(C) Existing sidewalk runs the entire north side of property, carts could be used to move watercraft to launch area.

(D) ADA approved floating watercraft launch dock. \$30,000



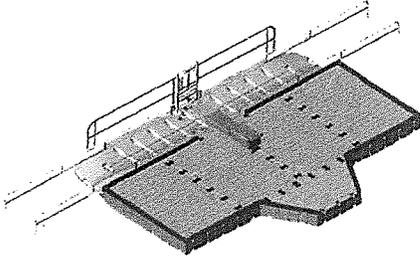
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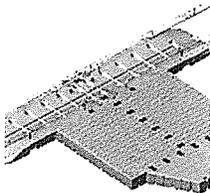
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**EZ Launch@, Drive through with ports, large dock, bench, and barrier**

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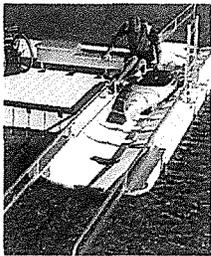
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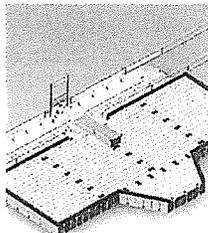
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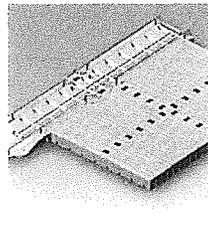


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**JOINT CITY OF VERO BEACH RECREATION COMMISSION/MARINE COMMISSION SPECIAL CALL  
MINUTES  
TUESDAY, FEBRUARY 9, 2016 - 4:00 P.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**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 Cost 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.

/rh

**VERO BEACH RECREATION COMMISSION SPECIAL CALL MEETING  
THURSDAY, FEBRUARY 11, 2016 - 4:00 P.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Chairman, Richard Yemm; Vice Chairman, Bobbi Burdick; Members: Sue Dinunno, Alternate Members Christina Pierce and Angie Schepers Also Present: Recreation Director, Rob Slezak, Assistant Recreation Director, Patty Howard; and Senior Administrative Assistant, Rita Hawkins

**Excused Absences:** Greg Holtan and Judy Jones

**1. CALL TO ORDER**

The Chairman called today's meeting to order at 4:00 p.m. and the Senior Administrative Assistant performed the roll call.

**2. PUBLIC COMMENT**

None

**3. ITEMS FOR DISCUSSION**

**A) Commission to Decide which Rendering to Choose for the Mural at the Riverside Park Racquetball Court**

Mrs. Dinunno reported that the three (3) renderings that were selected by the Recreation Commission were presented to the City Council at their February 2, 2016 meeting. The City Council reviewed the options, but kicked it back to the Recreation Commission to make the final selection. She announced that the Recreation Department is in favor of the birds in the tree. The birds in that artwork are all indigenous to Riverside Park.

Mr. Yemm stated that they will take a roll call vote and the one (1) that receives the majority of votes will be the final selection.

The Senior Administrative Assistant took a roll call vote in which three (3) votes were for the birds in the tree, one (1) vote was for the waterfall design, and one (1) vote was for the lagoon mural.

**B) Mrs. Leslie Spurlock, Tobacco Prevention Specialist, to Discuss the Negatives of Chewing Tobacco**

This item was not discussed.

**4. STAFF COMMENTS**

None

**5. ADJOURNMENT**

Today's meeting adjourned at 4:03 p.m.

/rh

Hawkins, Rita

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**From:** Derek Muller [irccalripken@gmail.com]  
**Sent:** Wednesday, March 02, 2016 10:55 AM  
**To:** Hawkins, Rita  
**Subject:** Rec meeting  
**Attachments:** MICHAEL 1-field.jpg

3.A)

this is all we are talking about. should not be a big speech/discussion. We are proposing to make another game field at the sandlot area.

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Derek Muller  
President of Baseball Operations  
(772) 501-9401



