

**ECONOMIC DEVELOPMENT ZONE COMMITTEE (EDZC) MEETING  
MONDAY, MARCH 16, 2020 10:00 A.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**A G E N D A**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
  - A) February 17, 2020
- 3. ELECTION OF OFFICERS**
  - A) Chairman
  - B) Vice Chairman
- 4. PUBLIC COMMENT**
- 5. NEW BUSINESS**
- 6. OLD BUSINESS**
  - A) Mr. Matt Mitts, Public Works Director, to give an update on the Lighting Project approved in the Master Plan
  - B) Discussion of Parking in Downtown
- 7. ADJOURNMENT**

This is a Public Meeting. If a person decides to appeal a decision made by the Committee with respect to any reviewable material considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she is responsible for ensuring 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 City's Americans with Disabilities (ADA) Coordinator at 978-4920 at least 48 hours in advance of the meeting.

**ECONOMIC DEVELOPMENT ZONE COMMITTEE (EDZC) MINUTES  
MONDAY, FEBRUARY 17, 2020 10:00 A.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Chairman Joseph Cataldo, Members: Mike Williams, Terry Torres (arrived at 10:10 a.m.), Alternate Member #1, Bob DelVecchio and Alternate Member #2, Linda Moore **Also Present:** John Turner, City Attorney and Heather McCarty, Records Retention Specialist

**Excused Absences:** Garry Rooney and Jessica Hawkins

**1. CALL TO ORDER**

The Chairman called the meeting to order at 10:02 a.m.

**2. APPROVAL OF MINUTES**

**A) December 16, 2019**

**Mr. DelVecchio made a motion to approve the December 16, 2019 minutes. Mr. Williams seconded the motion and it passed unanimously.**

**3. PUBLIC COMMENT**

None

**4. NEW BUSINESS**

Mrs. Moore brought up the parking lot across the street from her restaurant. She said the parking machine used to pay is out of paper a lot and people put in money to pay to park there and it won't print out the slip after paying. She said cars are getting towed, even if they have paid. She feels that private people that are charging for parking should have rules and guidelines that they have to follow, and if their machine isn't working, they should have to post a sign that says the lot is closed or else not tow cars.

Mr. DelVecchio asked who they have to go through for licensing. Mr. Matthew Mitts, Public Works Director, said you would have to go through the Planning Department if you own a parking lot and want to change the use to a paid parking facility. That is where the regulations would come into play.

Mrs. Moore thinks if they are going to be a paid parking lot, they should either have an attendant or a sign that says they are closed if the machine is out of order. She feels they have no rules or regulations to adhere to. Mr. DelVecchio said the question is who is supposed to enforce it.

Mr. Mitts asked if you have to put in your license plate number when you pay for parking. Mrs. Moore answered yes, but she has had three (3) people tell her their car was towed because they didn't have a ticket on their dash. She said the technology doesn't always work correctly.

Mr. Mitts suggested they refer their questions to Mr. Jason Jeffries, Planning Director. Mrs. Moore suggested they should look at this and have reasonable guidelines for all future paid lots.

Mr. Mitts said he thinks the best course of action would be to assemble all the comments and questions they have and send them to Mr. Jeffries. He pointed out when it comes to private property, there are limitations

on what they (the City) can or can't do. He said now is the time to get their comments together. He noted that Ordinance changes have to be approved by City Council.

Mrs. Moore said that she would send an email to Mr. Jeffries and the City Manager and the City Clerk.

## **5. Old Business**

Mr. Cataldo asked about the parking behind the Courthouse. Mr. Mitts said they are currently working on that. He said the plan is that the Courthouse would retain three (3) designated spaces on the southwest side of the road. He said their project should wrap up by summer and the other signs that restrict the 12 spaces on the northeast side of the road would be removed and they would sign those the same as the rest of the parking in the area, which is public parking for three (3) hours. He said when there is a final resolution or action on that, he will send that to the City Clerk's office so they are all aware of what is going on.

### **A) Mr. Matt Mitts, to give an update on Lighting Project approved in the Master Plan**

Ms. Danessa Chambers, Assistant City Engineer, said they met with a lighting contractor to discuss putting together some photometric studies to identify areas that are well lit and areas needing improvement and then get some rough costs that would be associated with design and construction of bringing those areas to a quality of lighting that would be acceptable. She showed some highlighted areas on a map (attached to original minutes) on Old Dixie from 20<sup>th</sup> Street to 18<sup>th</sup> Street, which was the first area they were looking at for this fiscal year. She also showed where the future work the following year that included sidewalk work would be.

Mr. Cataldo brought up lighting and walkability from the Freshman Learning Center lot. He said that is a practical issue where people park on the streets that lead to 14<sup>th</sup> Avenue and Old Dixie and walk. He said they need to be looking at that to see if anything can be done. Also, for the people who park at the courthouse and walk downtown. Ms. Chambers said they have that area labeled for future work as well. Also, there was some discussion about the area by Pocahontas Park being dark. She said those are the areas they've identified to have the photometric study done and asked if there were any other areas of concern that they want to highlight.

Mrs. Moore pointed to the area near the Freshman Learning Center.

Ms. Chambers explained because of the funding, they can't really do design and construction separately so it has to be one (1) project. Right now they are doing the photometric study to identify where the needs are and brainstorm ways those needs can be addressed and try to get some costs associated with design and construction for the areas they want to start with.

Ms. Chambers said they walked the lighting contractor down the Model Block to give him an idea of what they are looking for and the aesthetics they would like to see. She said the right-of-way is restricted in some areas so they also threw out some ideas to see if there were ways to add some pedestrian lighting on existing light poles. She noted that the study is being done as a courtesy to the City.

Mr. Cataldo asked about using the funds in a special grant program to allow property owners to install lighting on their building or walkway. He said it could be a one-time cost to the City to install the fixture, but the property owners could pay the on-going electric bill.

Ms. Chambers said they would have to look into how the funding could be spent. On private properties, there may be room to add improvements and work with some of local businesses to see if anybody would be

interested. Mr. Cataldo felt they should look into that as part of this lighting program and maybe do a pilot program. Ms. Chambers said they could look into that.

Mr. Mitts reminded them these are public funds so they need to talk to the Finance Department about what options exist for something like this.

Mrs. Moore talked about the lighting presentation they had by Michael Naffziger. She said part of the presentation was uplighting under some of the trees in the Park; however, there was an issue with squirrels.

Mr. Mitts said every time they do a lighting project in a public space, they always need to consider environmental issues. He noted that technology with lighting is rapidly changing with LEDS and programming ability. He thinks the downtown area would be a good opportunity to look at what options exist and be a good place to try some things where they are limited on open space in the right-of-way. He said before they release the project, they will bring the construction plans to this Commission.

## **B) Discussion of Parking in Downtown**

Mr. Cataldo said they had talked about having the Public Works Department look at whether they could create more parking by different layouts, narrowing widths of some streets, or creating angle parking where there is parallel parking.

Mr. Mitts said anything is physically possible as long as there is room in public right-of-ways and funding. He said they don't want to narrow all the spaces to compact parking. He explained when they redo a lot, such as the Post Office lot, they look at filling in some spaces and adding parking where they can. He does not think there has been a comprehensive study done for the whole downtown area.

Mrs. Moore said she looked at 19<sup>th</sup> Street to see if they could put in angled parking, but they would have to make roads one-way. Mr. Mitts said they would definitely want to maintain two-way traffic. He added if you put in angled parking, the property owner would have to yield right-of-way or grant an easement and that's not popular either. He commented that he doesn't know where the Committee wants to go with this, but the cost of the Beachside parking study was about \$100,000 to look at all options. If they narrowed that scope to where can they fit parking spaces in downtown, that cost should be less. He said to go from a conceptual stage to construction, if that is something the Board wants to do, they would have to come back with some costs for that. He asked if they had places in mind so they could go and see what engineering effort would be involved to do that.

Mrs. Moore said from Taco Dive to the Freshman Learning Center, there is parallel on both sides of the road and if they could eliminate parallel on one side of the road and put in angled parking, would it yield more spaces.

Mr. Mitts said that something they could do is look at this in-house as far as laying out right-of-ways and parking and see where they might be able to get some spaces and then bring that back to them.

Mr. Torres pointed out they used to have parallel parking on 14<sup>th</sup> Avenue between SR60 and 19<sup>th</sup> Street and now that is angled parking. Once you head south past 19<sup>th</sup> Street, it is parallel parking and that could maybe be converted to angled parking because there is a critical need in that part of 14<sup>th</sup> Avenue where there are a lot of newer businesses.

Mr. Mitts pointed out that the Model Block project was originally intended to continue south and part of that was to increase parking on 14<sup>th</sup> Avenue. He said they would look at the downtown area to see where there could be potential parking improvements and come back to them in a month or so.

Mr. DelVecchio said this is the time of year where they select a Chairman and Vice Chairman. Mr. Turner asked that they place that on their next agenda.

**6. ADJOURNMENT**

Today's meeting adjourned at 10:35 a.m.

/hm