STEERING COMMITTEE MEETING
TUESDAY, JUNE 16, 2020 2:00 P.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA

A G E N D A

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

A) February 25, 2020

3. **ITEM FOR DISCUSSION:**

A) Draft 3 Corners Report

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

This is a Public Meeting. If a person decides to appeal a decision made by the Council with respect to any matter 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 Act (ADA) Coordinator at 978-4920 at least 48 hours in advance of the meeting.

MEMORANDUM

TO: Chairwomen Vicky Gould and
Three Corners Steering Committee Members

FROM: Jason H. Jeffries, AICP JHJ
Director of Planning and Development

DATE: June 9, 2020

SUBJECT: **June 16, 2020 Steering Committee Meeting**

The next meeting of the Three Corners Steering Committee is scheduled for June 16, 2020. Included in the meeting agenda packet is the draft 3 Corners Report from the DPZ CoDesign. The draft report includes the following:

- Provides an overview of the scenario selected by the Steering Committee at the February 25 meeting.
- Provides an overview of the outreach and ideas offered by the community online at speakupverobeach.com and during the charrette week.
- Provides an overview of the five scenarios developed for the power plant and wastewater sites and different scenarios for the old post office annex site.

The report is a draft document. DPZ CoDesign continues to work on the document to add contextual language to describe the planning process, text regarding the evaluation of five scenarios, provide more illustrations of the selected plan, add information on the implementation of the plan, and clean up any document typos.

Staff is requesting the committee review the draft report and confirm the selected scenario for both sites, direction on recommended implementation of the plan, and possible name for the site.

STEERING COMMITTEE MINUTES
TUESDAY, FEBRUARY 25, 2020 1:30 P.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA

PRESENT: Vicky Gould, Chairman; Robbie Brackett, Vice Chairman; Members: Tony Young, Laura Moss, Joe Graves, Rey Neville, Mark Tripson, Linda Moore, Mike Johannsen, Dr. Richard Baker, and John Cotugno **Also Present:** Monte Falls, City Manager; John Turner, City Attorney and Tammy Bursick, City Clerk

1. CALL TO ORDER

Today's meeting was called to order at 1:30 p.m.

2. APPROVAL OF MINUTES

A) January 7, 2020
B) January 27, 2020
C) January 31, 2020

Mr. Tripson made a motion to approve the minutes. Mr. Neville seconded the motion and it passed unanimously.

3. ITEMS FOR DISCUSSION:

A) Review and Discussion of the Proposed Five (5) Scenarios

Mr. Jason Jeffries, Planning and Development Director, presented the Steering Committee with the five (5) scenarios that they will be discussing today. He said that they have completed the charrette process so now it is time to go through the different scenarios. They are not talking about the feasibility today. They just want to end this meeting with getting some direction from the Committee as to what scenario they wish to go with and any changes that they would like to see.

Mr. Monte Falls, City Manager, added that it was important for them to interact and give Mr. Duany and his Team their feedback. They need to go through the discussions talking about each item and what components of the Plan they like or don't like and make a decision as to what they want in the Plan.

Ms. Cindy Lawson, Finance Director, talked about the funding sources available. The issue here for funding is the capital and the ongoing costs for operation. She said that the City Council has set aside $21 million for infrastructure from the sale of the Electric Utility. It is Council's discretion to use this money on any project that they see fit. She reiterated that the money is set aside for a number of capital items. She didn't want anyone mislead that this money is there for this project. Also, the City has no revenue source for on-going maintenance if they were to use some of this money to help with construction of this project. They will need to discuss in the future how to operate and maintain it.

Mr. Falls commented that they have said throughout this process that these properties have a value and are an asset to the City. The worst case scenario is to demolish the Power Plant and have the site remain empty and down the road have some more input on what should be done.

Ms. Lawson said it would be a benefit for the City to have some of the property put back on the tax roll.

Mr. Tripson asked if Florida Power and Light (FPL) was paying ad valorem taxes on the land where they are building the substation.

Ms. Lawson commented that FPL will be the City's biggest contributor in putting money back on the tax rolls, which includes the substation.

Mr. Tripson suggested having an investor come in and develop the land so they can pay the taxes.

Mr. Falls did not want the Committee to get bogged down on that matter today. He suggested letting Mr. Duany come in and give his presentation.

Mr. Andres Duany, DPZ CoDesign Consultant, commented that his role is not to decide which scenario they should go with it, he will clarify each of the scenarios and then the ultimate decision will be for the City Council. He said that his presentation was heavy on the drawings. He provided the Committee with a list of what the program preference checklist is and what they should be following today (on file in the City Clerk's office). He didn't want to go into what taxes that will be generated on this site because they go to the County. He said leasing the land would bring revenue to the City and not the taxes. The land lease is the best way to go. There is $21 million in the "kitty" somewhere, which came from the sale of the Electric Utility and he is not sure where that money is going to be spent, but at some point Council will need to decide what money is going to be spent on this project and that will allow him to keep going. He said if they are not going to spend $21 million then it could be a totally different Plan. He will only be coming before the Committee one more time which is May 5th to present them with a final Plan. He needs to hear their opinions today.

Mr. Duany gave a Power Point presentation (please see attached). He said that the Plan he submits will have something for everyone. There is no reason to deny anyone from something that they want to see on this land. It also has a wonderful performance to be financially suitable for the City. The public property owned by the City is at the intersection of 17th Street and Indian River Boulevard, and shall be a waterfront destination that is aesthetically pleasing, economically vibrant and environmentally sensitive through a Plan that pursues the best and highest use of the public property, creates a sense of place with a diverse and complementary mixture of park, residential, and commercial land uses; offers public spaces, pedestrian promenades and waterfront access; offers complementary retail and restaurants that make use of the waterfront access; and respects the community's

character with architecturally pleasing structures. The existing site plan consists of a new FPL substation, decommissioned Power Plant, parking area, boulevard entrances, shed, harbor, sailboat launching ramp, reclaimed water tanks, Waste Water Treatment Facility, Youth Sailing Lease area, and decommissioned substation. He will go over each scenario including having to go to referendum and what if the referendum fails. This is suppose to be a place to have fun and it is primarily recreational. He is willing to take the heat and they can blame him on the design. He then showed the existing site. He said if they can't decide what to do with the site they can go with scenario one (1), which is the mothball Plan. It would consist of the new FPL substation, decommissioned Power Plant, parking, boulevard entrances, Youth Sailing, harbor, sailboat launching ramp, decommissioned reclaimed water tanks, road access to Youth Sailing, Youth Sailing lease area and a fence around the whole property. He would suggest putting two (2) mobile homes on the property and having police officers live in the homes providing security for the area until such time when someone can decide what to do with it. This would cost about $150,000 a year including mothballing if they choose to go with this. If the referendum fails they can still do the activities that supports recreation, which includes restaurants. A portion of Big Blue could be used for cultural facilities, but there would be no hotel. Open sheds could be used for ORCA to have a teaching facility on the premises. There are several other things in the original Plan that could go there as long as it is clearly recreation, but there is very little income with this Plan. The open space Plan is different because it has more Park and has the most open space. Scenario four (4) is what he is calling the City Plan. He doesn't understand why they want to eliminate the skate park. He doesn't understand that and feels that by eliminating the skate park they are asking for trouble. There has been pressure to put Youth Sailing to the south. He is trying to find out where that is coming from. Mr. Stu Keiller, Executive Director, of Youth Sailing Foundation, is pleased with where they have it. He literally redrew the Plan three (3) times and he doesn't know where the orders came from to put Youth Sailing to the south. He doesn't understand why the motor boats are to the north and Youth Sailing is to the south. He finds this lack of knowledge hard to deal with. The sailboat people should manage the boat people. The reason the motor boats are there is because many people have asked them to be there. With the City Plan the housing on the site is pure income for the City. The buildings to the south provide noise buffering for any outside conference that there might be. One of the first things that he heard when he started the charrettes was the need for housing for school teachers. The City Plan demolishes Big Blue and builds a hotel that will look like the Hampton Inn, which is not what he would envision being there. They would also demolish the two (2) water tanks, which he doesn't know why they would want to do that.

Mr. Neville asked Mr. Duany if he was getting input from sources that he was not aware of.

Mr. Falls explained that he wanted to see a scenario that showed what the property would look like if they did not have Big Blue on it and a scenario that showed what the property would look like if the tanks were not on it.

Mr. Jeffries added that this came from the comments that appeared on SpeakUpVeroBeach. All of these scenarios are on record coming from the different comments that were received.

Mr. Duany brought up the boating on the south side. Mr. Falls said because of safety concerns the boats should be on the north side of the property and Youth Sailing should be on the south side of the property.

Mr. Duany asked why did the City not want to have a skate park on the property. Mr. Falls said they were going by what some of the comments that were made. Mr. Duany still had some concerns on why a skate park would not be wanted on the property. He did not hear that when doing the charrettes.

Mr. Duany discussed scenario five (5), which is what he was calling the "High Yield Plan." It would include the new FPL substation, Power Plant, parking area, boulevard entrances, Youth Sailing Foundation, the Harbor, sailboat launching ramp, reclaimed water tanks/cultural environmental center, Youth Sailing indoor storage building, grocery store, open retail, conditioned retail, three (3) restaurants consisting of a low, mid, and high range; chapel, skate park, wetland recreation area, open green space, hotel, pool deck, conference center, dry storage facility, volleyball fields, picnic pavilions, glamping tents, stage, mixed use buildings, sailboat marina, fishing pier, paddleboard launch and restrooms and shower for tents. He said after meeting with the neighbors to the south they did not have anything special that they wanted to see. He said there were some problems when people were speaking at the charrettes as to whether they lived in the City or the County. He invited the Committee to go through each of the Plans and pick them a part one by one.

Ms. Gould commented that the Plans are great. There is something for everyone to do and all day long.

Mr. Duany commented that Florida is where people want to be because of the beach. People will tend to stay home and eat unless the restaurant is entertaining. The point is to keep activities throughout the whole property so people do not have to walk far to get to another activity and to keep things for people of all ages engaged.

Mr. Johannsen asked if the current Ordinance allows them to lease property at this location.

Mr. John Turner, City Attorney, explained that at this point it is premature to be addressing that. He said generally speaking the referendum will address the issues that are not specifically recreation in nature. The Charter requires that what goes on that piece of property has to be for recreation uses. He said that more detail will be discussed as they go through the process. He said the first step is to see what the Committee wants to have on the property.

Mr. Duany went over a couple of other things that came out of doing the charrettes. He said one (1) of the things was that the Community Center is not a wonderful place, but it is a good site for a hotel because it is between Main Street and US1. The other idea is that

there is a rumor about having a wedding chapel on this property because it will be taking income away from the area churches profits and what they make. He said instead of a chapel it could be a meeting hall that could be rented out. He said withdraw the chapel as an idea because of taking income away from the churches.

Mr. Neville did not see that as a problem. He said that people that have grown up in churches will probably get married in a church. Having a wedding chapel is good for a destination wedding.

Mr. Tripson commented that when talking about a meeting place they need to have something that is about the size of the Richardson Center where they can meet and food is served. The Richardson Center charges $250.00 to use their facility.

Mr. Duany has heard that young people go out to one of the islands without adult supervision and they behave themselves. He said the islands immediately to the southeast could be associated with this.

Dr. Baker commented that using open space and green space gives them a bad rap. They are there for ecological reasons. He said they need more open space.

Vice Mayor Moss asked if there would be a way for people to walk the perimeter of this space. She said that many people talked about a riverwalk and she was not clear about the walking space. She agreed with Dr. Baker that there seems to be quite a few mixed use buildings. She was in favor of some. This land belongs to all the people. She said if there were people living on the property then they would own it. She would suggest allowing someone to live there no longer than two (2) years to help accumulate their savings and then move on.

Mr. Duany reported that the apartments would not be for sale, just for lease. They would be targeted to people performing public functions like school teachers and not owned by anyone. The entire perimeter is open, but there is not a path everywhere.

Vice Mayor Moss referred to the restaurants on the map, which are numbers 18, 19 and 20. She said that number 18 is the lowest price restaurant and wondered why it was not facing the Lagoon. She said why can't it be where number 5 is (Youth Sailing Foundation), because they do not need a view. Even though they may be the lowest cost restaurant on the property they still deserve to have a view of the Lagoon.

Mr. Duany said that is a good point. He said that is where the skate park will be and he imagined having the lower end restaurant close to that area where families could afford a good meal. The sailing club does imagine having a second floor and it is all about the views of the regattas. He said this is not the same place where they had Youth Sailing originally. They were at the base of the harbor.

Vice Mayor commented that the regatta does not have people all the time.

Mr. Duany would not recommend Youth Sailing having to look at an ugly restaurant's roof, which can be noisy because of air conditioners.

Mr. Falls reminded the Committee that their goal as the Steering Committee was to give their ideas of what they want on the property so that it can be put in the Plan.

Mr. Duany then went over each Plan. The first plan is the partial demolition or mothball. The second plan was the fall back plan use for a concert or amusement center or a gym and keep as a recreation piece. The third plan was just to keep the turbine room and put a little lobby there and available for the City and have it used as a community center. The fourth plan was to completely demolish Big Blue and have a chain hotel there like the Hampton Inn. He said there is a call to bring parking close to the restaurants and if you do that many people will not walk past the open sheds and those open sheds will die. The parking remains in place.

Mrs. Moore wondered how far a walk this was. She said people don't want to walk in the rain and get their shoes wet. Mr. Duany said people can be dropped off and there will be required handicap spaces.

Mr. Duany said Plan number five (5) would be to keep Big Blue and sale the land to a hotel that would know what to do with it.

Ms. Gould asked if they could sell the land by piece mill.

Mr. Turner said not without a referendum.

Mr. Falls reminded the Committee that their purpose today was to come up with what they want in the Plan. If they want a hotel then decide to sell it or lease it.

Mayor Young said his thoughts would be to retain the building (Big Blue) and then decide what to do with it.

Mr. Duany pointed out that they could save the building at no cost to the City or demolish it at no cost to the City.

Mayor Young hoped if they retained the building and some of the interior of the building was removed that there would be no damage to the structure.

Mr. Duany said if they decide to save the building they would probably get developers to come in and look at it. He said that the referendum is going to be brutal and he is not saying that it will pass.

Mr. Graves observed on the checklist that was provided to them that it had sell to a conference hotel for income.

Mr. Falls explained that the only thing they were voting on was whether to save the Power Plant or demolish it.

Mr. Brackett added that the Committee was just giving Mr. Duany the final ideas and he will bring back a final Plan.

Mr. Mark Tripson made a motion to save the building. Mr. Graves seconded the motion.

The motion was withdrawn.

The whole Committee was in favor of saving the Power Plant building by a show of hands and to explore options.

Mayor Young wanted Youth Sailing to remain on the south side of the property. The Committee all agreed that they wanted Youth Sailing to remain on the site. He felt a good location would be where the two (2) tanks are located. It also serves to eliminate the bridge from being an obstacle for watching the regattas and eliminate the ok.potential for conflict of boat ports. They are missing the value of that port by providing it to Youth Sailing. Have Youth Sailing on the south side as it serves as a focal point to connect the north side of the property to the south side of the property.

Mr. Johannsen agreed that would do away with the safety concerns for those sailboats.

Mayor Young added it will get the Waste Water Treatment Plant out of that location.

Vice Mayor Moss said it would free up the site for the low income price restaurant.

Mr. Graves agreed with the Mayor.

Mr. Neville said that Youth Sailing actually sails north and south of the bridge. They use both sides of that area.

Mayor Young said that his understanding was that was not the case.

Mr. Stu Keiler, Executive Director for Youth Sailing, stated that they have researched this thoroughly. The north side is where they should be and they can raise the funds to be there. He expressed that the building would be open to the public.

Mr. Duany asked him if he was on the south side could he still use the harbor.

Mr. Keiler answered no. He said that it was impractical to have the building in one (1) place and launch the boats at a different place.

Mayor Young wanted to make it clear that they all stand behind Youth Sailing and support it, but it is merely a matter of where they think having it on the property would work best.

Mr. Falls commented that before anything is built on either side there has to be decisions made concerning the Waste Water Treatment Plant. He understands that the ideal location would be to have Youth Sailing located on the north side, but that is also the prime real estate for revenue coming back to the City.

Mr. Duany said in the Plan, Youth Sailing would be responsible for the security of this whole area.

Mr. Graves commented that the basin is there where it is deep water. He asked where else could they dock if they take this away from Youth Sailing and how long can the sailboats stay in the water.

Mr. Keiler explained that the sailboats do not stay in the water, they are on the dock.

Mr. Neville asked Mr. Keiler if he would be sharing the harbor with larger boats.

Mr. Keiler answered no. He said the larger boats would be in the Marina built in front as part of the Plan.

Mr. Jeffries wanted to make it clear that there are a lot of zoning issues that have to be passed before any of these things could happen and they are a couple of years away from that.

Vice Mayor Moss understood that the skate park association still does not have the funding to build a skate park. She asked the City Manager what was the estimated cost for a skate park.

Mr. Falls did not know.

Ms. Gould said that everyone supports Youth Sailing and they want them on the property. They just need to take a vote on what side is the best side for them.

A vote of hands was taken to have Youth Sailing on the south side of the property. It passed with Dr. Baker and Mr. Neville voting no.

Mr. Duany felt by doing this they were splitting up the life of the Plan.

Ms. Gould explained that this is what the community is saying that they want.

Mr. Duany asked who is going to be using the harbor. He was told it would be used by day boats.

Dr. Baker wanted to offer a lot of opportunities for the youth. He was concerned about having bigger boats coming in there with the kids in the area.

In the North Shore Area the whole Committee was in favor of having it be retail.

Mayor Young commented that on the north side there is parking available adjacent to the restaurants, which is important.

Mr. Graves liked the solutions to parking rather than having a big parking lot. There could be valet parking, people could be dropped off and there would be handicap parking spaces. The Committee was in favor of this.

The Committee was in favor of having the market shed on the North Shore area.

The Committee discussed the Northeast corner, which would be to build a multi-purpose room there that could be used for anything, like a wedding chapel, or meeting rooms.

Mr. Neville suggested leaving it up to hotelier as to whether or not they want to have a wedding chapel there.

Vice Mayor Moss said that a wedding chapel is a money maker. Mr. Brackett did not think that they needed to be competing as a private enterprise.

Mr. Neville said that hopefully they could have a developer do something with a hotel and then they could tell them that they would have a chapel or multi-purpose building. He said reserve the site and earmark it for that purpose.

Mrs. Moore did not think this was the best location for the handicap playground. She wanted to see it near the restaurant.

Mr. Falls explained that the playground is so small that it is not shown on the Plan.

In the East Shore area the Committee was all in favor of the three (3) restaurants on the shore. They wanted to keep the day docking there. The Committee voted in favor of this with Dr. Baker opposing.

In the North Central Area there is a Park, dog park, and skate park. Mayor Young felt that they already had a successful dog park in the community, as well as another one out west.

Mrs. Moore did not see the need of having a dog park. People could walk their dogs on a leash.

Ms. Gould agreed that they already have a dog park.

Mrs. Moore felt that putting the skate park in the middle of the property by the restaurants is not the right place for it. It needs to be separated.

Miss Sydney O'Haire spoke and said that the Venice Beach Skate Park in California brings in a ton of people to that location. They are not just people skate boarding, but people

coming to watch the skate boarders. She said by keeping the skate park on the north side it will keep people together.

Mrs. Moore brought up how noisy a skate park is. She said they don't have a sound barrier because that is more on the south side. This is something that has no funding at the moment unless Youth Sailing wants to undertake the funding for it.

Mr. Falls said ideally they would let the skate board association lease the property and handle the funding and have the facility that they manage and maintain.

Mrs. Moore suggested leaving it in the drawing.

Mr. Neville said it could be at Leisure Square or this location.

Miss O'Haire said that this location has more visibility for watching this sport. People would rather be at this property than Leisure Square.

Mr. Graves said it was his concern that it is a focal point. A multi use green area used for variety of issues might be an option. He wondered what they could put there and draw people in.

It was suggested to move the skate park to the north west corner closer to the highway and north of the bridge. The Committee all agreed with this.

The letter they received concerning Kitty Café was discussed and they agreed should be given a chance (letter on file in the City Clerk's office).

In the South-East Inlet Area there was the Plant Nature Park and lease to glamping.

Mr. Duany said that the glamping area is not in conflict to the Park. It is an all natural area.

Vice Mayor Moss thought that originally the glamping area was tied to the water tanks.

The Committee agreed with going with the Plant Nature Park for now and that they could always add glamping in later.

Mr. Duany explained the reasons he put glamping in, which was not only for the income, but they had in mind of having the two (2) tanks space for the art groups. There would be cool tents there bringing in fantastic artists. He would advise the Committee to keep the glamping there. They are taking the Plan apart and separating everything from everything else.

At this time, the Steering Committee took a ten-minute break and the meeting reconvened at 4:18 p.m.

Ms. Gould commented that she looked at the whole Plan and wanted to go with the whole thing. She knows they are piece milling it, but it allows them to talk about all of the issues. She said all the Committee members have talked to a lot of people in the community and they need to go through the Plan thoroughly.

Mr. Graves said that he liked the drawing and did not want to deviate from it.

Mr. Duany had some concerns with eliminating glamping.

Mr. Graves said that he was not saying to do that. If someone came in and wanted to talk to them about operating a glamping business then they could talk to them.

Mayor Young was confident that what he was recommending to him is the right course of action.

Vice Mayor Moss had some concerns that they did not receive the backup material until closing time on Friday afternoon. She said that is not how they do things at City Hall.

Mr. Duany said it is not that he is incapable of getting the documents to them in time he just wanted to have the confidence that they were correct. He said that there were a lot of changes made between him and staff before the final documents were sent to the Committee.

Mr. Falls felt that Youth Sailing needed to be on the south side of the property. He met with Mr. Keiler and told him that, but made sure that he understood that it was the Committee and Council's final decision of where they would be located. He tried to be as open as he possibly could. He told Mr. Duany that he has been great to work with and that this project is going to be great.

Mr. Duany explained that it was his role to tell them how these Plans are going to work in his professional opinion. These things tend to fail if the projects are not close together. He wants to protect the City and the citizens from making mistakes. When looking at the successful Plans that he has done or seen they are compact and tripping over each other. Ones that don't work is when they are suffering from excessive land, which might be the case here. He has had some sleepless nights going over this Plan. He was not going to stand here and say that they were doing a good job.

Mr. Graves explained to Mr. Duany that they were trying to solve some problems and do what the citizens have asked them to do. He questioned if there was a problem with Youth Sailing being on the south side.

Mr. Duany said that there will be repercussions.

Mayor Young felt that Youth Sailing could be accommodated on the south side.

Mr. Duany asked who is Captain Stu Kieler and who does he represent.

Mr. Brackett reiterated what a prime location the north side was and where Youth Sailing wants to be. He knows what a great job Youth Sailing does, but giving them the best piece of property is not advantageous.

Mr. Neville asked what is the vision.

Vice Mayor Moss said that the land belongs to the people and everyone is entitled to the Lagoon and to enjoy the Lagoon.

Mayor Young felt that they might be back tracking over the decisions that were made earlier concerning Youth Sailing.

Mr. Graves said he was just trying to understand the anger.

Mr. Duany said that he was not angry. He was Cuban.

Mr. Graves knows that the City hired him because he is the expert and he will be careful as he can be when going through the Plan.

Mayor Young had a great deal of regard for Youth Sailing and they will succeed at the south side of the bridge as much as at the north side bridge.

Mrs. Brooke Steinkamp said that she has five (5) kids and they don't eat out a lot because it is expensive. However, their kids do sail with the Youth Sailing after school program and they love it. Youth Sailing has done a lot for her family.

Vice Mayor Moss did not know why they were obsessing on having a building for Youth Sailing. Their (Youth Sailing's) mission is to get people out on boats in the water and not to have a building.

Mayor Young commented that they are all making accommodations to make this plan work. He told Mr. Duany that he said that he wanted them to express their opinions.

The next item for discussion was the Reclaimed (Clean) Water Tank Area.

Mr. Falls explained the choices were to demolish it, mothball it or reuse it as an amphitheater stage. He said that Mr. Duany wanted to keep the horseshoe design that goes around the trail.

Mr. Graves suggested having Youth Sailing come in and show the Committee what their plans are.

Mrs. Chloe Schwartz grew up in Vero Beach and then moved to live in New York City and moved back to Vero Beach because her husband's job brought them back here. She said that she does not want to go to a restaurant that is not interesting. She believes that everyone needs to work together and nitpicking is not going to move this Plan forward. What is important is that this town has to thrive. This place will die if they don't move forward with this project.

Ms. Gould asked her how she felt about the south side of the property.

Mrs. Schwartz said that her fear is when you table something nothing happens. That is her only sort of hesitance with that. She would prefer to have Youth Sailing on the north side, which would be amazing.

Mr. Graves suggested asking Youth Sailing to come in and explain their concept. They are trying to attract young people to move into their community and their voices need to be heard.

Mr. Brackett agreed with that, but also faced reality that the young people are not the ones that get out and vote in this City (he was referring to the referendum).

Mr. Duany commented that with the original Plan Youth Sailing had an inexpensive restaurant on their second floor. He said he is hearing that they want a restaurant to have the prime space. He wondered if Youth Sailing could be in the back.

Mr. Brackett said that in the Plan he saw a conference room that could be leased out for a lot of different functions. Mr. Duany did not think it would make a good restaurant.

Mr. Duany suggested putting the restaurant in the front and having Youth Sailing be in the back. They could store boats underneath the harbor, which was the original Plan. Then Mr. Steiler came in and lobbied him to move it. He has the Plan with the building drawn in the back.

Mayor Young commented on the prime real estate on the north side accommodating Youth Sailing with a piece of property that they do not have to have and could easily accomplish their mission on the other side.

Mr. Graves said that he personally wants to hear further from Youth Sailing.

Miss Sydney O'Haire said that she goes out on the water almost every day and thinks the harbor is a great place for the sailboats. There is a way to make this work.

Mr. Brackett thought that there was some confusion with there being yachts and 50-foot sailboats there. He said that is not the case. The boats vising this harbor will be around 25-foot boats.

Mr. Duany explained that he gave people enough compelling drawings that they can go and get the money to fund the different projects. One (1) of the moving parts is the financing.

Mayor Young wanted to make it clear that he did not see $21 million being utilized for this project. That is the future on how they manage their budget as a City. To take away a portion of that money would be adding to the hurdle they have to declare every July in the budget sessions.

Mr. Falls made it clear what Ms. Lawson said earlier. That $21 million is from the sale of the Electric Utility and it will only be used for what the City Council earmarks it for.

The Committee agreed that they wanted the road and water tanks excluded, but wanted the rest mothballed leaving the tanks in place.

Mr. Falls commented that if they are going to mothball the south side, if the tanks remain, it may become a cost to the City. He suggested if the tanks were going to be moved that they be moved at the same time that the Water Treatment Plant is moved off of the property.

Someone in the audience suggested keeping the water tanks and repurpose them. She doesn't know why they need to demolish them.

The Committee was all in favor of mothballing the property up to the road, but not include the tanks.

The former Park Office and inland corner site was brought up but not discussed because it was irrelevant in terms of the referendum.

Mr. Duany said he drew this part of the Plan three (3) different ways.

Mr. Brackett said that piece of property was not a part of this project. His thought process would be to go ahead and sell it. They may need some of the money for some of the things that have to be done. Sell it and earmark it for this site. He said the cost for that site is probably valued at a million or a million and a half dollars, which may be what they need to get this project started. This will be left up to the City Council to decide.

Ms. Gould thanked everyone for attending today's meeting.

Miss Brit Skycamp commented that SpeakUpVerobeach.com was a great place to go and be able to give their comments. She felt they picked this Plan apart and then redid some things.

B) Review of Project Goals and Plan Premises

This item was heard earlier.

4. PUBLIC COMMENT

There were public comments taken throughout the meeting.

5. ADJOURNMENT

Today's meeting adjourned at 5:19 p.m.

/tb