

**ECONOMIC DEVELOPMENT ZONE COMMITTEE (EDZC) MEETING  
WEDNESDAY, JULY 11, 2018 10:00 A.M.  
UPSTAIRS TRAINING ROOM, CITY HALL, VERO BEACH, FLORIDA**

**A G E N D A**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
  - A) May 21, 2018
- 3. PUBLIC COMMENT**
- 4. NEW BUSINESS**
  - A) Representative from Florida Department of Transportation to discuss “Complete Streets”
- 5. OLD BUSINESS**
  - A) Update Master Plan
  - B) Twin Pairs Calming
  - C) Outdoor Seating
- 6. NEXT MEETING DATE**
  - A) August 20, 2018 – Upstairs Training Room
- 7. ADJOURNMENT**

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

**ECONOMIC DEVELOPMENT ZONE COMMITTEE (EDZC) MINUTES  
MONDAY, MAY 21, 2018 10:00 A.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Chairman Jessica Hawkins (arrived at 10:04 a.m.), Vice Chairman Gary Rooney; Members: Joseph Cataldo, Bob DelVecchio, and Terry Torres **Also Present:** Kira Honse, Assistant City Attorney and Heather McCarty, Records Retention Specialist

**Excused absence:** Mike Williams

**1. CALL TO ORDER**

Today's meeting was called to order at 10:03 a.m. by Vice Chairman Gary Rooney.

**2. APPROVAL OF MINUTES**

**A) April 16, 2018**

Mr. DelVecchio pointed out that the Board wanted to continue their meetings during the summer, but it does not reflect that in the minutes. Also, they haven't updated their downtown master plan yet this year, which should also be on the agenda.

Mr. Cataldo added that they wanted the Twin Pairs calming to be a constant on the agenda, in addition to outdoor seating.

Mr. Rooney requested that they ask the City Clerk to always have the Twin Pairs and outdoor seating on the agenda until further notice. Also, they all agreed to continue to have meetings during the summer.

Ms. Honse pointed out that the Vice Chairman would continue to be the Chair because he called the meeting to order.

The minutes were unanimously approved with the corrections noted.

**3. PUBLIC COMMENT**

None

**4. NEW BUSINESS**

**A) Representative from Florida Department of Transportation to discuss "Complete Streets"**

Ms. Honse said that Mr. Monte Falls, Public Works Director, was not able to get anyone from the Florida Department of Transportation (FDOT) to attend this meeting.

Mr. Rooney requested that they continue to try to have a FDOT representative here at one of their meetings.

## 5. OLD BUSINESS

### A) Lighting Downtown – Michael Naffziger and Shane Johnson

Mr. Michael Naffziger, with East Coast Encore, said they had come up with an idea and an estimate for lighting in the parking lot at the corner of 14<sup>th</sup> Avenue and 20<sup>th</sup> Street in November 2017. He reviewed that it was for an LED lighting system that could be controlled in multiple ways. He said it can be used for accent lighting during festivals or holidays and also for safety.

Mr. Cataldo said there had been a question about the power supply they would be tying into.

Mr. Naffziger said there would be 40, 20 watt units, which could be powered by two (2) electrical circuits. He said there is already a panel in that area. They would have to designate two (2) circuits for the low-wattage LED lighting. He added that the City could put a meter on it and he would be willing to make the payments, which would only be about \$10 a month. He passed out a handout of what the lights would look like (on file in the City Clerk's office).

Mrs. Hawkins asked if anyone has spoken with Mr. Falls about his ideas for this parking lot.

Mrs. Suzy Feeney said they have been working with Public Works for about a year. She said the businesses are interested in putting the lighting on top of their buildings. She added that Mr. Scott Chisholm, with Scott's Sporting Goods, is interested in updating his lighting so it wouldn't just be in that parking area, but also across the street. She said the last time Mr. Naffziger was here they did have about 40 people who came out to show that this was something that they were excited about.

Mr. Cataldo asked about the existing panel out there. He asked if there would need to be a meter out there. Mr. Naffziger said the meter would be in case the City didn't want to pay for it, there could be a separate meter so that he could pay it.

Mr. Cataldo asked if he would have to cross under any pavement. Mr. Naffziger explained that they would not have to pull up any asphalt because in the grass around the trees, it would be buried and then they would go up in the trees and it would be daisy chained to the next tree.

Mr. Cataldo asked who would do the outlets. Mr. Naffziger said it could be either him or the City. His quote doesn't include any additional subcontracts or electrical costs. He has an electrical company that he uses that could come in and do that, but since it is City property, he doesn't think they would be allowed to.

Mrs. Feeney read her last email from Mr. Shane Johnson, Electrical Construction Projects Inspector with the City, that said there were multiple methods to energize the lights (on file in the City Clerk's office). She said they have been coordinating with them and it has been verified that there is capacity.

Mr. Naffziger said the quote was for 40 units at \$300 each for a total of \$12,000 and that price includes the wiring and installation and a two (2) year warranty.

Mrs. Hawkins asked if they have verified with Mr. Falls that he wants the 40 units to start out.

Ms. Honse pointed out that since this a Public Works project, it would need to go out for bid.

Mr. Torres asked if that would be the case if they used their incremental tax funds. Ms. Honse answered yes, because it is City money and they would have to follow the procurement procedures.

Mr. Torres commented that at Main Street meetings, lighting comes up frequently, particularly south of 60, where there is very poor lighting. He felt this would be a great introductory project. He suggested they could possibly do 20 lights to start and to get a feel of what the project would look like.

Mrs. Feeney said they have talked with business owners down there that would like to be able to do this. She feels it would be good to get something out there and let people take a look at it.

Mr. Rooney said nobody shows up at their meetings so he is relying on hearsay.

**Mr. Torres made a motion that this Committee approves a \$6,000 expenditure in the proposed location for a 20 light system. Mr. Cataldo seconded the motion.**

Ms. Honse said with this amount, it could possibly just go out for quotes. She explained an issue they have is that if Mr. Naffzinger provides the information, then he cannot bid on the project because that gives him an advantage.

Mrs. Hawkins said they could have an independent person who does landscape lighting do a concept plan, but that would cost money.

Mr. Torres thought with the size of the project, that would waste a lot of time and money. He suggested they could have a paragraph description of what they want to do and put it out for quotes.

Ms. Honse recommended they don't use an exact number of fixtures, but a general idea of what they are looking for, but not provide specifics.

Mr. Rooney asked if they could do it based on a budget. Mrs. Hawkins suggested they could ask for a per unit cost.

**Mr. Torres amended his motion to allocate a budget of \$6,000 for a lighting system in the discussed location to be put out for bids or quotes. Mr. Cataldo seconded the motion and it passed unanimously.**

Mr. Rooney brought up the street side dining parking concept. Mr. Cataldo said in Stuart, they seem to have figured it out and suggested they talk to their people about who did it and how much it cost. He said they use outdoor decking material and it doesn't interfere with stormwater drainage and has a railing component for safety. He thinks somebody from here should contact the City of Stuart to see who manufactured them and who installed them.

Mrs. Feeney said that the City of Stuart made them themselves. Mr. Cataldo said they could ask Mr. Falls if the City's Public Works department could construct them.

Mr. Cataldo felt that if they did three (3) of them and lost three (3) parking spaces, he believes those spaces could be recreated in the City owned parking lot behind the Sean Ryan Pub by eliminating a dumpster. He added that they need to find out which restaurants would want to participate. He said that Blue Agave is definitely interested.

Mr. Rooney asked if they should make a motion to propose it to City Council. Mr. Cataldo felt they needed more information in regards to what they are proposing and who is interested.

Mr. Torres asked if they have any idea what the cost is. Mr. Cataldo thought it might cost around \$5,000. Mr. Torres agreed. He suggested they could appropriate an amount of \$5,000.

Mr. Cataldo said this group cannot collect income, but the City can. He suggested they could use their funds to build the structures and give them to the City or Main Street and have them charge a nominal fee to the restaurants for the use of them. He said possibly Main Street could pay for them.

Mr. Torres pointed out that Main Street has very limited funds and could not finance these types of things.

Mr. DelVecchio said he knows that Coco Rio was interested. He pointed out that there is already seating outside at the Pocahontas building.

Mr. Cataldo said they could also do some on the side of the Pocahontas building. He added that he doesn't want to preclude anybody. He said they need to see how many people want them and see what their budget will allow. He thinks it starts with talking to the businesses and seeing if they want outdoor seating and if they would be willing to pay for it either through a monthly rental licensing fee or an upfront cost.

Mr. DelVecchio added that Southern Social was also interested.

Mr. Cataldo said they need to come up with a plan to present to City Council. He added that maybe they could save money since the City of Stuart already has the design.

Mr. Torres pointed out they have \$18,000 and they have already allocated \$6,000. He suggested allocating \$5,000 for this and maybe making it a matching funds type project.

Mr. Cataldo suggested they could allocate \$10,000 or \$12,000 with the idea of matching funds.

Mrs. Hawkins said that she would prefer to carry over some of their funds in case they don't get as much next year.

Mr. Rooney said that maybe some restaurants would pay the full amount if they really want it.

Mrs. Hawkins felt they needed to find out from Stuart what their per unit cost was before they start allocating funds.

Mr. Torres thought they should go ahead and allocate funds today so they are moving a step closer to reality.

Mr. Rooney commented that there should be no net cost for the City.

Mr. Cataldo said he would also like to look at creating more parking with the funds they have left. He said he does not see the benefit in not spending the money, regardless of what they get next year. He thinks it is more important that they get started. He said if people start to like the lighting project,

maybe they will start lighting up their places. Also, even if only one (1) or two (2) do the outdoor seating, then other people will see it and say they want to do it.

Mrs. Hawkins pointed out that they also need the building owner's approval, such as in the Pocahontas building where there are apartments that could be affected by losing a parking space. She added that they can't talk about taking away dumpsters because the City Code states how many they need per restaurant.

Mr. Cataldo thinks a restaurant just needs to have adequate dumpster space and Public Works could decide what is adequate. He said there are three (3) dumpster enclosures in the parking lot behind Sean Ryan's Pub. He thought they could perhaps dump them more often.

**Mr. Torres made a motion to allocate \$7,500 to the bump out dining project with matching funds from the merchants and that they further go on and research the cost from the City of Stuart. Mr. DelVecchio seconded the motion and it passed unanimously.**

Mr. Rooney asked if there was any update on the kiosks. Mr. Torres said they brought it up at the Mainstreet meeting this week. He said they are having another person design a kiosk so they could get a better kiosk that doesn't get water in it.

Mr. Cataldo said the next step now that they have approved the two (2) expenditures would be to go to City Council.

Mr. Rooney said it would be a good idea to have the expected cost information from the City of Stuart before the City Council meeting.

Mr. Torres asked Mr. Cataldo if he would be the spokes person at the City Council meeting. Mr. Cataldo said that he would.

The Board asked to be notified when that would be on the Council agenda.

Mr. Rooney said they never updated their downtown master plan which is required from this Committee each year. Mr. Torres said they could go over it at their next meeting and resubmit it.

## **6. NEXT MEETING DATE**

### **A) September 17, 2018 (Meetings during the summer will be cancelled)**

The next meeting is scheduled for June 18, 2018 at 10:00 a.m.

## **7. ADJOURNMENT**

Today's meeting adjourned at 10:55 a.m.

/hm