

**STEERING COMMITTEE MINUTES
MONDAY, JANUARY 27, 2020 6:30 P.M.
VERO BEACH COMMUNITY CENTER, 2266 14TH AVENUE, VERO BEACH,
FLORIDA**

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

Excused Absence: Mark Tripson

Ms. Vicky Gould, Steering Committee Chairwoman, opened up tonight's meeting at 6:30 p.m. She thanked everyone for attending the meeting.

Mr. Andres Duany, CEO DPZ CoDesign, encouraged the audience to attend the charrettes this week at least once a day. He said some of the things that they will hear will be repetitive, but there will be some changes.

Mr. Duany showed the Three Corners site on the projector. He said that the site is very large. The entire historic St. Augustine can fit on the site. He showed where the water is located and said that the canal is overgrown with mangroves.

Mr. Duany went over the list of the most popular and most unpopular things that have been given to them that people would like to see or not see go on the property. He said that people want to have clean water, Parks, open space, entertainment, dining/restaurants, youth programs, tourism generation, economic development, marina/boat dock, and shops. What people don't want to see are residential units, offices, no development at all and waterfront park and green space only. He said at the meeting this morning people were coming up with more precise ideas for the property.

Mr. Duany commented that the Power Plant at this point in time is unpopular and you must visualize how it could look and not by what it looks like now. It will be expensive to take down and dismantle it so why not use it.

Mr. Duany explained that this project will be voted on by the citizens and people of this community and the majority of people don't want to pay for it with taxes. The Finance Director attended their meeting this morning and expressed that there is \$20 million from the sale of the utilities that could be used for this property. However, they would need to talk about on-going maintenance. The space in the Power Plant is magnificent and they would be able to cross under the bridge in order to get to the other side of the property. However, the big highway is miserable.

Mr. Duany commented that the response on the internet (SpeakUpVeroBeach) continues to go up, which is what they want to continue to see. He then showed a slide where at the end of the property Youth Sailing could go. There would also be four (4) restaurants on

the site ranging from affordable to high-end restaurants. He expects that the buildings on the property will be owned by the City and they will lease them out.

Mr. Duany commented that the most desired accommodation for the site is to have a conference center there. The City is lacking a nice Conference Center. They could also have a hotel there where there would be about 120 rooms and the hotel could be responsible for operating the Conference Center.

Mr. Duany expressed what a magnificent view it was from the rooftop of the Power Plant. He said that rooftop dining is not available anywhere else in Vero Beach because of the height limit. He said actually the building is not that tall; it is just “ugly.”

Mr. Duany commented that he continues to hear that people just want to keep Vero/Vero. This means that the community is comfortable with their town.

Mr. Duany showed a drawing of having City Hall sit on the property. He said that the building could be owned by a developer and leased back to the City.

Mr. Duany will present the public with five (5) different plans for them to choose from. He said one (1) of the plans will be to do nothing, but they have five (5) different plans to choose from. His job is not to kill any ideals that are presented. He wanted it understood that when he met one on one with each Councilmember that they wanted him to understand that this property belongs to the whole County.

Mr. Duany brought up affordable housing that could be put on the site for school teachers, municipal employees, hospital employees, etc. He mentioned how important it would be to keep the property safe, especially at night. His preference would be to have a hotel manage the whole square.

Mr. Duany said that he has heard people come in with some negative comments, such as who is going to pay for this project. He reiterated that they have been told by the Finance Director that there is \$20 million to fund the project, but the maintenance would have to be taken care of.

Mr. Duany wanted to make it clear that the traffic would only get worse and not better and a problem that can never be solved. He would be hearing from the adjacent neighbors tomorrow night when they hold their a meeting at the Fairlane Harbor Clubhouse. They will probably discuss music and lighting, which is always a concern for surrounding neighborhoods. He will ask the residents of Fairlane Harbor if they would like to see a bridge go over to their Mobile Home Park. He said it would increase their property value.

Mr. Michael Balenger suggested to help with the parking problem on Ocean Drive that they have parking on this property and have a shuttle go back and forth.

Mr. Larry Reisman asked if they had affordable housing, how would people get across the street and where would the parking be.

Mr. Duany said it would be like how anyone would get across the street now and parking is not a problem.

Mr. Bob Daken, Lady Bug Lane, asked what would be the estimated cost to demolish the Power Plant.

Mr. Duany told him that he will not hear what an estimated cost is in this charrette. He said very little renovation will be needed for the Power Plant.

Mr. Hans Vonzielinski (spelling may not be correct) stated that putting a City Hall on this valuable piece of property does not make sense. He also does not want to see affordable housing go on the property.

Mr. Paul Salive commented that he is a snowbird and lives here three (3) months a year. He loves the fact that he can get to the beach in 15 minutes. He would love to see a mural hotel go up at the Power Plant where the scene would change every six (6) months. He noted that he was an artist.

Mr. Keith Aaron brought up Harbor Branch and expressed that he recently attended a meeting there where they were told because of climate control that by 2050 the building will not be there any longer. He wondered if they had looked at that for this particular site.

Mr. Duany stated that he was very familiar with climate control and the problems associated with it. They have to be careful and should make sure that the building is able to be “hosed” out.

Mrs. Brooke Malone, Co-owner of Walking Tree Brewery and a Recreation Commission member, said that she liked the plans that have been made to have public play spaces. She liked that a Skateboard Park was being considered and that more aggressive play spaces could be integrated. She said that the current business “Outfitters” is going out of business and this may be a good place to put a business like that. They have kayaks and canoes for rent and make things like that available. She then brought up the liability of having insurance.

Mr. Duany explained that it is much easier for a City to insure a Public Park than it is for a private party to do so.

Mrs. Helene Caseltine brought up the proposed housing and asked how many units will there be.

Mr. Duany said that there could be around 39 units, with each unit having 2 (two) bedrooms. He said currently the hospital has 40 unfilled positions and it is probably because of the housing situation in this area. He said the hospital could provide these units for their employees.

Mr. Ken Daige asked about the \$21 million that he has heard tonight that will be spent on this piece of property.

Mr. Monte Falls, City Manager, explained that the City has \$21 million left from the sale of the utilities, but that money is not committed to this piece of property.

Mrs. Susan Salive was in favor of protecting the environment. She questioned what would happen if they just kept the land the way it is.

Mr. Duany said that they would need to create wetlands to demonstrate that something can be done.

Mr. Jason Jeffries, Planning and Development Director, elaborated a little more on the height of the Power Plant building.

Mr. Tom Clark, a long time employee of the Power Plant, commented on the roof and did not know if it would support a restaurant. He said they would need to be careful. The roof is made of tar and gravel and is not easy to get around, especially if someone is in a wheelchair.

Mr. Duany commented that a study would have to be done first and there would need to be two (2) elevators put on the outside, as well as two (2) stairways to the roof.

Miss Mary John Levis would like to see mixed-use on the property that allowed a variety of housing.

Mr. Duany brought up a concept that he designed in Las Vegas where they have a lot of empty parking lots and they are putting tiny houses on the parking lots for people to live in. He said if the project doesn't work then they can pull them out. These tiny houses were designed to go on parking lots.

Ms. Laura Moss commented that a good place to look at putting tiny houses would be the Indian River Mall.

Mr. Duany asked what is it designed for.

Ms. Moss said that the Mall can be multi-purpose.

Tonight's meeting adjourned at 8:12 p.m.

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