

**STEERING COMMITTEE MINUTES  
FRIDAY, JANUARY 31, 2020 6:30 P.M.  
FIRST PRESBYTERIAN CHURCH, 520 ROYAL PALM BOULEVARD, VERO  
BEACH, FLORIDA**

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

Mr. Jason Jeffries, Planning and Development Director, thanked the First Presbyterian Church for hosting their wrap-up meeting tonight. He introduced the City Council members. He said that where they are so far in the planning process is that a lot of ideas have been presented this week about what can be done at the Three Corners property. They will start with ideas that the community has and go from there. There have been 13,500 people visiting the SpeakUpVero Beach site and over 1,000 people attended the tour of the Power Plant. He said with tonight's meeting included, there have been approximately 680 people attending the charrette meetings throughout the week, which has far exceeded their expectations.

Mr. Jeffries continued by saying that this week was about getting ideas and putting them in a concept plan and the idea process will end and then they will move into the analysis of the five (5) scenarios presented. He handed out comment cards to the audience present tonight. He told them if they had any more ideas or comments to please write them on the comment cards and their answers will be posted on the SpeakUpVeroBeach website. He said that this is a meeting of the Steering Committee tonight and their comments will be heard after Mr. Duany's presentation.

Ms. Vicky Gould, Chairwoman of the Steering Committee, asked the Steering Committee members to stand up and introduce themselves. She then thanked DPZ for all of their hard work.

Mr. Andres Duany, CEO DPZ CoDesign, gave a Power Point presentation entitled the "Three Corners Visioning Vero Beach's Southern Gateway." He started off by saying how important it was to have young people involved in this process. He said the young people in this community are desperate to have a nightlife. They love Vero Beach and will probably leave and go to college, but eventually they want to come back to their hometown Vero Beach.

Mr. Duany commented that ultimately the City Council will decide what will go on the Three Corners site. The site has a big capacity, but not everything will go on the site that people want there. He said there are five (5) scenarios that he will be presenting. If they decide to do nothing the cost would be to fence the property, which would be about \$60,000 and the maintenance of the property would cost about \$75,000 a year. He said that if the project was killed at this point, then the next generation would bring it back to life.

Mr. Duany brought up taking this project to referendum. He said that they are only allowed 60 words on the ballot and no pictures so there is a need to make sure that the people buy into this.

Mr. Duany continued with the other scenarios. He said with scenario #3, it would be who pays for the project, and scenario #4 is probably the most negative. It would demolish the Power Plant, which would not cost the City anything to do because of the salvage value. However, they would have more land and the only thing it would be good for is a shopping center. Scenario #5 covers what he would like to see on the property and that will be a decision of the City Council. He said that once the report comes out he would encourage the public to read it before making comments. It is important that the City Council and the County Commission meet to allocate costs, because 75% of the public using the property will be County residents. He said what he will be presenting tonight is the third plan that has been presented this week. He doubts that there will be too many new ideas generated for the property; it is just clarification.

Mr. Duany mentioned that one of the charrettes was held at the Fairlane Harbor mobile home park clubhouse. There were some concerns from the area neighbors about the noise and the lighting. He said because of technology the noise is no longer a problem. He gave an example of what is being used at a huge stadium in Chicago.

Mr. Duany talked about the Power Plant. He said that it is ugly on the outside and it can be changed. It is the tallest building that Vero Beach will have because of the height limitation Ordinance that they have in place. The Power Plant is 60 feet tall and the rooftop is beautiful. There is a call for public art and artists could have the opportunity to decide what to do with the inside of the building. He reiterated from other meetings that this property is the same size of the Historic District in St. Augustine.

Mr. Duany commented on Riverside Park and expressed in his opinion what a “hodge podge” place that is. It is an extreme example of bad planning. Now, he understands why people say that they need Park land because that Park is so chopped up. He then showed some pictures from the community and what some of their ideas were.

Mr. Duany went on to say that things generated in this complex have to generate money. There needs to be money coming in that generates revenue. There will be a place on the site for a new City Hall. He said it was kind of funny that when they first did the survey on the website that one (1) of the things that people did not want to see was housing put on the property. But housing has been something that he has heard from the people that they do want to see on the site. The housing could be for school teachers, police officers, hospital employees, etc.

Mr. Duany showed that having a hotel on the land was part of the plan. The hotel’s job would be to take care of the Park. The Youth Sailing Foundation would take care of the Skateboard Park. He showed what the different responsibilities for the different entities would be. He said as far as the Skateboard Park goes, there are some “killer” designs out

there. He knows of one (1) of the best designers for Skateboard Parks is out of Atlanta and he can design a Skateboard Park that would be beautiful for this piece of property.

Mr. Duany showed a Chapel that could go on the property. It could be used as a meeting place as well that would generate revenue. He showed the beautiful gardens and flat grassy Park that will be put in. There would be a “Glamping Park” for artists and patrons in order to make money. An amphitheater would be designed with highlighted sound. There could be a Health Club (Lifetime Athletic) in the big hallway in the Power Plant. He said as far as housing goes, it is safer to have people living on the premises then not having anyone reside there. He has a spot for a grocery store, such as Trader Joes, which a lot of people have asked for. He said that they could just have a clean slate (scenario #3), which would cost nothing and demolish the Power Plant and have more land with nothing on it. They could also have the “clean slate” with a new hotel and housing on the property. Scenario #5, which is his suggestion would be to retain the Power Plant and Water Tanks and approve the plan that he has been showing. He knows that this concept would have to go to referendum. He went over the square footage of these different things that would occupy the space. He felt leaving the Power Plant on the site was such an asset. He tried to present a case to not demolish the Power Plant. He then showed where the Conference Center would be located. They would need the right developer and architect to do that project. With the waterfront property there will be the Youth Sailing Foundation, Restaurants, a Chapel, Marina, Skateboard Park and a Waterfront Hotel. He finished his presentation at 8:30 p.m.

At this time the Steering Committee was given time to make their comments.

Ms. Gould commented that they were thrilled to have DPZ here and expressed how creative they are. She watched the plans change day by day because that is what the people wanted.

Ms. Alma Lee Loy said that she has not seen anything happen in this community in a long time that was as exciting as this. She said that all these things don’t have to be done at once. She commented on all of the people that have given their opinions and was so happy that they have spoken up and attended some of the charrettes.

Mr. Joe Graves commented that one (1) of the reasons that he ran for City Council was because he wanted to be a part of this. It is great to see so some many people here at tonight’s meeting. He loves the out of the box thinking. He agrees that there is a need for housing in this community and Mr. Duany gave them a first class presentation.

At this time Mr. Duany’s team who worked so hard on this project was introduced.

Mrs. Linda Moore commented on the excellent amount of civic engagement that has taken place and that DPZ has done an incredible job.

Mr. John Cotugno said that it has been great to see citizens from all ages and walks of life come together. DPZ has done a tremendous job.

Mr. Robbie Brackett stated that he was able to attend 13 meetings this week and it has been an extraordinary process. He thanked the public for all of their input.

Mr. Rey Neville commented that the renderings were beautiful. He said that former Mayor Harry Offutt was a proponent of this project and would be happy to see it being done. He liked the idea of keeping the Power Plant.

Mr. Mike Johannsen commented on the location of Youth Sailing Foundation. He also asked how do they keep the momentum of this project alive.

Mr. Duany explained that they put the Youth Sailing Foundation where they wanted to be and all boat traffic will be managed by them.

Ms. Laura Moss commented that the Power Plant still has the “power” to connect all of the community and generates the sense of the community. She said that they need to be very careful that the property remains open to everyone.

Mr. Duany answered Mr. Johannsen’s second question. He said that tonight will be the most excited that the public will ever be concerning this project and then as time goes on the momentum goes down.

Mr. Mark Tripson felt that the boats have to be separated. Mr. Duany explained that they don’t share the same water as some of the other things he mentioned. Mr. Tripson said that people coming on their boats to the property will be coming for rest and relaxation. Mr. Duany said that this will get solved as much as humanly possible.

Dr. Richard Baker stated that he would like to see more green space. He was not sure that they needed four (4) restaurants on the site. He was concerned with all the bars and a lot of drinking taking place. He was also concerned about the seawalls going in and around the property. He wants to see children come to this property so it needs to be a place where they will come to.

Mr. Tony Young stated that DPZ has done a wonderful job. He wanted the Steering Committee to have an opportunity too talk to tonight because they can only express their thoughts at a public meeting. There have been a tremendous amount of ideas given. He has some concerns about the design of where Youth Sailing will be going. He appreciates the Steering Committee and urged the community to reach out to them with their thoughts. They all want this project to succeed. He was confident that as they implement this they will reach the right answers of what things need to be on this property and where.

Mr. Jeffries thanked the public for filling out their comment cards. He said that they will go through them and the answers to everyone’s questions will be on SpeakUpVero Beach.

Dr. Baker reiterated his concerns about the seawalls because there are so many now.

Mr. Monte Falls, City Manager, thanked everyone for coming to the meeting tonight and he thanked DPZ for all of their hard work.

Tonight's meeting adjourned at 9:06 p.m.

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