

**ECONOMIC DEVELOPMENT ZONE COMMITTEE MEETING  
MONDAY, AUGUST 15, 2016 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) June 20, 2016
- 3. PUBLIC COMMENT**
- 4. NEW BUSINESS**
- 5. OLD BUSINESS**
  - A) Update on development in the Economic Development Zone – Planning and Development Director
  - B) Restriping Project – Update from Mayor Jay Kramer
- 7. NEXT MEETING DATE**
  - A) September 19, 2016
- 8. ADJOURNMENT**

This is a Public Meeting. Should any interested party seek to appeal any decision made by this Committee with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings and that, for such purpose he may need to ensure that a record of the proceedings is made which 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.

**ECONOMIC DEVELOPMENT ZONE COMMITTEE MINUTES  
MONDAY, JUNE 20, 2016 10:00 A.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Chairman Jessica Hawkins; Vice Chairman Terry Torres; Members: Garry Rooney and Mike Williams **Also Present:** Jay Kramer, Mayor; Tim McGarry, Planning and Development Director and Tammy Vock, City Clerk

**Excused Absence:** Scott Chisholm

**1. CALL TO ORDER**

The Chairman called today's meeting to order at 10:00 a.m.

**2. APPROVAL OF MINUTES**

**A) May 16, 2016**

Mr. Rooney made a motion to approve the May 16, 2016 minutes. Mr. Torres seconded the motion and it passed unanimously.

**3. PUBLIC COMMENT**

None

**4. NEW BUSINESS**

**A) Update on Downtown to be given by Mr. Tim McGarry, Planning and Development Director**

Mr. Tim McGarry, Planning and Development Director, passed out a written list of existing projects occurring in the downtown area (please see attached).

Mr. Torres asked why the Walking Tree Brewery was not on this list. Mr. McGarry said that he just listed projects being developed in the Economic Development Zone.

Mrs. Elaine Jones, Main Street Vero Beach Executive Director, asked about the pub going into the area next to Avanzare. Mr. McGarry was not aware that there was a pub going in at that location. Mrs. Jones said there is a sign up that says they will be opening in July. Mr. McGarry thought that there probably was not any changes made from the previous bar that was at that location so there wasn't any reason for the owner to have to contact the Planning Department.

**5. OLD BUSINESS**

**A) Traffic Calming**

Mayor Jay Kramer reported on the cost estimate for the restriping of State Road 60 in order to calm the traffic. He said that Mr. Monte Falls, Public Works Director, estimated the cost to be around \$400,000. The reason the cost is so high is because of time and materials. He said if they decided to do both sides

of the road the cost would not be that much more and they would be looking at around \$600,000. He said the \$400,000 estimated cost was just for the west bound traffic in the southbound lane. He said the most logical approach in doing this is to make sure that it will be three (3) lanes going all the way through. Mayor Kramer excused himself from the meeting to go and retrieve these documents from Mr. Falls.

Mr. McGarry added that the recent study that was done on the Twin Pairs did not look at going east of the railroad tracks. He said the City has submitted the permit application for the lane reduction.

Mr. Williams brought up a mural that he would like to have painted on his building. The mural would be painted on the wall facing the old library. Mr. McGarry was shown a picture of the mural and gave Mr. Williams permission to have the mural painted on that building.

Mr. Torres went back to the Twin Pairs project. He recalled that when the Ordinance was passed that the bids to do this work came in much lower than \$400,000.

Mr. McGarry was not sure what bids or Ordinance that Mr. Torres was referring to, but said the study that was done estimated the costs and they came in at \$400,000 to do the road work and an additional \$200,000 to do the landscaping. The State would pay for the road work, but the City would be responsible for most of the landscaping costs. However, the State will not commit to this project until they determine there is significant wear and tear on the road.

Mr. Williams had some concerns about the project not being done east of the railroad tracks. Mr. McGarry explained that the State has not committed to even going west of the railroad tracks. He said the City has to rely on the State to do this project because of funding. He said if the City was to pay for a project like this they would have to create some sort of taxing district in order to pay for it.

Mrs. Hawkins briefly explained why the striping is so expensive.

Mr. McGarry gave an update on the Comprehensive Plan. He said that he has been working very hard on the revisions to the Comprehensive Plan and will soon be holding Planning and Zoning Board workshops so that they can review it.

Mrs. Jones went over the huge shopping day planned for downtown the day after Thanksgiving. She said it is designed to help small businesses and is a nationwide event. She then went over some new businesses that are going in the downtown area. She reported that Mrs. Suzy Feeney is working on some ideas and concepts for the old Theater downtown.

Mr. Torres added that the project is to try to get the Theater back on track. He said Mrs. Feeney is working on some new ideas and concepts. The problem has been that the Theater is not a 501-C3 organization, it is privately owned by the Brackett family and contributors don't like to donate money to private organizations. The Brackett family has made it clear that they want to keep ownership of the Theater. However, the family is in favor of looking at alternatives and hopefully this project will move forward. He said it would be great if something could be done with the old Theater.

Mayor Kramer returned to the meeting and told the Commission members that Mr. Falls sent his estimates of the restriping project over to the Purchasing Department to make sure that the numbers

are in line. He said once he receives the final document, he will make sure that the Commission members are sent copies of it.

**6. NEXT MEETING DATE**

**A) August 15, 2016**

The next meeting date for the Economic Development Zone Committee is scheduled for August 15, 2016.

**7. ADJOURNMENT**

Today's meeting adjourned at 10:28 a.m.

/tv

**Historic Downtown Vero Beach  
Economic Development Zone  
Existing Projects**

Schulke, Bittle & Stoddard Office Building – 1745 20<sup>th</sup> Street – 14,115 sf – 4 story

Brewery at Old Diesel Power Plant – 9,327 sf

Jetson Building Renovations – 1204 19<sup>th</sup> Place – 3,013 sf

Pocahontas Building Parking Lot – 1414 21<sup>st</sup> Street – 10 spaces

Renovate and Expand Restaurant – 1932-36 14<sup>th</sup> Avenue (Old Avanzare Building) – 2,890 sf

Rezoning POI to C-1 – 901 20<sup>th</sup> Street – 3.75 acres

Wal-Mart – 1750 US 1 (fka Albertson's) – 43,595 sf

Vero Memory Care – US1/10<sup>th</sup> Avenue – 46,585 sf/60 units – 1story bldg existing/3 story new

Ay Jalisco Restaurant – 1902 US 1 (fka VB Sports Grille) 3,600 sf

Scampi Grille Restaurant and Parking Lot Addition – 815-833 20<sup>th</sup> Street – 2,994 sf

Two Site Plans Storage Buildings – 1130 and 1140 17<sup>th</sup> Street – 1,800 sf each

GoLine Transfer Hub Facility – 1225 16<sup>th</sup> Street – 1,752 sf open air bldg – 4,600 sf covered

Shelter – 8 bus parking spaces