

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

A G E N D A

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - A) January 7, 2020
 - B) January 27, 2020
 - C) January 31, 2020
- 3. ITEMS FOR DISCUSSION:**
 - A) Review and Discussion of the Proposed Five (5) Scenarios
 - B) Review of Project Goals and Plan Premises
- 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.

**STEERING COMMITTEE MINUTES
TUESDAY, JANUARY 7, 2019 2:00 P.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

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

Excused Absence: Mark Tripson

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**

A) December 3, 2019

Mr. Young made a motion to approve the December 3, 2019 City Council minutes. Ms. Loy seconded the motion and it passed unanimously.

- 3. PUBLIC COMMENT**

None

- 4. ITEMS FOR DISCUSSION:**

A) Update on Community Outreach

Mr. Jason Jeffries, Planning and Development Director, commented that since the project kick-off, DPZ has engaged the community to encourage residents to participate on speakupverobeach.com website and the January charrettes. He then turned the meeting over to Ms. Irina Woelfle.

Ms. Irina Woelfle, of DPZ, gave an overview of where they are today. She said that they have been engaging as many people as possible. So far there have been 6567 visitors to the website and 745 individuals have filled out the registration form. Of the 745 who registered, 697 people clicked on the “activation” email that allowed them to post their comments. She felt that this number would continue to grow especially after the tours of the Power Plant have been completed. There has been ongoing media outreach and press coverage. Marketing materials including cards, posters, flyers in the water bill and stickers have been circulating. There has been online and offline community outreach, as well as social media used mainly to drive people to the site to register. She said that Mr. Duany, President of DPZ, is very excited about this project and agrees with the approach being taken to reach the community. Upon completion of the Power Plant tours they will be asking the people attending if they want to “save Big Blue,” “demolish Big Blue,”

“mothball Big Blue for future generations to decide,” or if the answer is “save,” what do they want it to be.

Mr. Johansen asked what will the options be if they choose to save the building.

Ms. Woelfle could not answer that question.

Vice Mayor Moss recalled that when taking the tour of the Power Plant she asked Mr. Rob Bolton, Water and Sewer Director, if they were to re-purpose the Power Plant building, would it be feasible. She was told that the building is “structurally sound.” She commented that this is a unique building, just like the former diesel plant, which has been transformed successfully. She said perhaps the building could accommodate local businesses such as eateries, art galleries, performance spaces, etc., that are as distinctive as the building itself. She said that the Indian River Mall is failing. People here hunger for distinct destinations. Tourists do too. This has the potential to be one.

Mr. Monte Falls, City Manager, agreed that the building is structurally sound. If it is repurposed they would need to take a look at what the new use could be.

Ms. Woelfle went over the average age of participants so far. She said that the highest age range for participants is 60-69 with a percentage of 31.99% and an actual number of participants of 223. She is now focusing on getting people to go on the Power Plant tours.

Mr. Neville brought up the registration for taking the tour. He asked if someone has already registered, can they go back in and say that they are interested in taking the tour.

Ms. Woelfle explained that they cannot go back into the registration part of the website. She said it is not imperative that someone RSVP for the tour. They would just like to have an idea of how many people plan on attending the tour.

Ms. Woelfle went over some of the things that people want to see on this property. They are interested in environmental sensitivity, keep the property as a Waterfront Green Park only, Park and Open Space, economic development, tourism generation and youth programs. What people don't want to see is offices, residential units, and no development. She said they are able to show what people taking the survey are City residents versus out of the City residents.

Mr. Cotugno asked for the definition of Park and Open Space versus Environmental Sensitivity.

Ms. Woelfle explained that with Parks and Open Space they were trying to determine how important people think it is to have green space and nothing else.

Mr. Cotugno commented that unless they define what Park and Open Space is the need could be no development. There needs to be specific definition on each of these query points to get accurate data.

Ms. Woelfle suggested meeting with Mr. Cotugno after the meeting to answer some of the questions that he had.

Mr. Cotugno wanted to see the definitions defined clearer. He said when you do a survey like this that is going to have a huge impact on the City the definitions need to be clear.

Ms. Woelfle said that they could do some clarification and launch a new survey.

Mayor Young suggested just adding to what they already have.

Ms. Woelfle continued by saying that 54.94% of the people that have done the survey live in the City. She said 53.61% of the people live within a 1.5 mile radius of the Three Corners. A question was asked if they have attended a City Council meeting in the last year and the response was 68.58% said no. There connection to the area is 85.22% of the people said that they are a full time residents and 51.36% of the people who did the survey are currently working.

Ms. Woelfle expressed that going to speakupverobeach.com is the most efficient way to reach people and allow them to make comments and share their ideas.

Mrs. Moore commented that all the data she has seen so far has come from the survey questions. She said there are some amazing ideas out there.

Mr. Graves asked how are they making these different ideas known to people to go on the website.

Ms. Woelfle said that the responses are being looked at.

Mr. Graves was disappointed that there were not more young people engaged.

Ms. Woelfle commented that she has reached out to the local high schools with little response.

Ms. Gould felt that the survey questions were very good. She said that she looks at every response that comes through on the website.

Mr. Neville suggested that Ms. Woelfle speak with the new School Superintendent about this and maybe it could become an academic exercise.

Mayor Young wondered if they could take this site and link it with facebook. Ms. Woelfle explained that they could not collect data that way. She said the area on the site that says share your ideas and questions poses to cover all aspects of the site.

Ms. Woelfle briefly went through some of the benefits of having the website. She said that this site will be in use until November of this year. People are able to search ideas on the database.

Mrs. Moore brought up maybe having a band play on the day of the Power Plant tours.

Mr. Falls wanted to make it clear that this is not a developed site. They do not have public facilities to serve the public. They are just carefully trying to give people the opportunity to see the site. He said that port-o-lets would be available, but there are no public restrooms.

The Steering Committee offered their support on the day of the tours.

Mr. Neville suggested giving the attendees of the tour something to take back with them (flyer, etc.).

Ms. Woelfle agreed that this was not a community event, but an opportunity to serve. She felt that they needed to provide water and port-o-potties.

Mr. Falls explained that there will be a sign in and sign out table. There will be areas where people will be allowed to go. The goal is to get people to see the scale of the property and visualize the many things that could occur on the property.

Mayor Young asked how does the site convey the scale of the property.

Ms. Woelfle said that there is a map on the website showing this.

Mr. Johansen commented that if you don't walk the whole site you don't get a sense of how big it is.

Mr. Cotugno suggested having a drone fly over the site that would give the public a feel of how big the site really is.

Mr. Brackett asked if the tour would be for the site or the building.

Mr. Falls explained it would be for the public to see the Power Plant and the site all the way to the river, but not going over to the Water Plant.

Mr. Brackett recalled when the consultant first came to speak to the Council they mentioned having maps of the entire area. He suggested getting the maps blown up for the public to be able to visualize the entire area. He remembers when they were told that the site is about the same size as downtown St. Augustine (35 acres).

Mr. Jeffries commented that the map is currently on the website.

Vice Mayor Moss wanted to know how the Power Plant compares to the Indian River Mall. Is it equal to the Mall or is the Mall bigger.

Ms. Gould commented that she could not believe how big the site was until she walked it. Also, after seeing inside the Power Plant it changed the way that she views things.

Dr. Baker expressed how important it was that they capture the input on the history of this area. This is an important part of Vero Beach that needs to be presented to the public.

Mrs. Ruth Stanbridge, County Historian, hoped that the City would be working with the County on this site. She commented that where the Sewer Plant is located used to be the old Crab House. She hopes that the Historical Society would be a part of any planning that takes place on that site.

Ms. Gould thanked Mrs. Stanbridge for bringing that up. She said that everyone has a voice in this matter, whether they go to the website or not. She said that not everyone has a chance to vote, but they have a voice.

Mrs. Stanbridge stated that she has never lived in the City, but this is her hometown.

Ms. Loy commented that the numbers are showing that the people in this community are participating. She said that the history should be fairly easy.

The Steering Committee talked about having the Historical Society do a video for the Power Plant property using tourist tax dollars and then have the video posted on the website.

Mr. Falls reported that the square footage for the Power Plant is about 70,000 square feet and Dillard's Department Store is about 130,000 square feet (foot print).

At this time the Steering Commission answered the questions that they were given at their last meeting regarding their site visit to the Power Plant. The questions asked were what is your impression of the interior of the Power Plant; what, if anything, do you like about the exterior of the Power Plant and in your dreams, what could go in this building.

Vice Mayor Moss reiterated what she said earlier about being told that the building is structurally sound. She said that more people should be encouraged to view the interior space, which is quite majestic.

Mrs. Moore felt that the architectural design of the building is amazing.

Vice Mayor Moss suggested having a "Power Tour" starting at the old Diesel Plant then going to the Power Plant and then going to the Solar Fields. She said that could be fun and educational.

Mayor Young passed out a copy of his answers to these questions (on file in the City Clerk's office). He said that the building is mammoth. It gives the impression of a huge ship with differing level, access ways, etc. You are stuck by the vertical elevation of the west side. The enormous overhead lift is industrial. The interior mechanical working must be of value even as scrap metal. The control room is vintage 1960-1970's. The interior furnishings seem as if just abandoned. The effort to repurpose the structure would be an enormous undertaking. It appears as if it could withstand flooding and hurricane winds. The architecture is not found in later construction.

Mr. Neville agreed that there are many possible uses for the building. There are architectural embellishments in the front of the building that should be looked at. The structure from the side is magnificent. There are some grand ideas, but we don't have income to support them. One suggestion might be to turn this into a resort hotel and take the 3% Tourist Tax to be used for subsequent development of the rest of the site, if there is a market for this. He said they need to know if the structure is low bearing for an additional structure (like a hotel). They need an answer to this question.

Mr. Graves commented that whatever goes there it needs to generate income to support itself. He said repurposing a building is very expensive. He has always been told that renovating a building is more expensive than constructing a new building. They also don't know if there are contaminants in the ground if the Power Plant is removed. There are questions that need to be answered before we get to far down the road, such as would a developer want to come in and have a hotel on the property.

Mr. Brackett commented that he was amazed when he visited the Power Plant and the site. He agreed that refurbishing buildings are expensive. He said this may have to be part of the plan. It is a big question either/or situation.

Mr. Graves explained that his concern was going down a road that is not feasible. They don't want to have the public in favor of an idea that they come up with and then tell them that it can't be funded. If that happens then they have failed as a Committee.

Mr. Brackett agreed. He said that some people want to see waterfront dining on the site, but what does that mean. In terms of who is saying that it could be different from one person to the next.

Ms. Woelfle expressed that Mr. Duany is very concerned about money as well and has said so publically.

Ms. Gould expressed that the project can be done in phases. She said this is a big process and they don't have to do everything all at once.

Mr. Jeffries added that they are in the idea stages. He said that DPZ has a good sense of what is feasible and will be flushed out through the charrette process.

Mr. Brackett suggested maybe having a Master Plan like what they did for the Marina.

Mr. Jeffries agreed with that. He said that once they know what they are going to do with the property there will probably have to be some zoning and amendments made.

Mr. Graves stated that a decision has to be made to either keep or not keep the Power Plant.

Mr. Falls commented that there have been a couple scenarios offered, such as keeping the Power Plant or dismantling it. This will determine how much of the site will have to be clean.

Vice Mayor Moss addressed “Pop-Up Place” that is addressed in her thoughts on the Power Plant property. She said deliberately leave a designated place on the property for temporary uses. These uses might be any number of things. An art or craft show. A performance of dance, music, or theater. On occasion, an alternative venue for discussion of local political concerns including the hosting of an annual City Council candidate forum, as there is a City Council election every year. This use could serve to encourage people to become more involved. Perhaps, eventually improving voter turn-out during off-year elections, which historically is abysmally low. Use the space to reach-out to all. Make it inviting. It is not possible for us to know now what the future may wish to see on this property. Leave “Pop-Up Place” permanently available for temporary uses in order to allow the future to decide for themselves.

Mayor Young brought up the deep water port with channels going out into the river were not identified on the map.

Mr. Neville commented that they would need to have a civil engineer do an analysis to make sure all the standards are being met taking into consideration how much the property and building have aged.

Dr. Baker felt that they were getting ahead of themselves.

Vice Mayor Moss agreed that they don’t want to bias the public before they take tours at the end of the month. She said lets not color their point of view with any negativity.

Mr. Cotugno commented that they needed to take a look at the demographics of this area and where they are. He recalled an instance where a hotel was built in another City that he lived in, but the demographics were much different than here. They have to make sure that they would have the people to fill the rooms for a large hotel if that was the decision. He said they can’t falsely say something to their constituents and then take it back.

Vice Mayor Moss commented that it doesn’t have to be limited to just a hotel. There could be a hotel there and also a restaurant among other things.

Mr Cotugno agreed that it would have to be the scope of the project.

Mr. Graves would hate to promise something and then not be able to fulfill the promise and have to take it back.

Mr. Brackett commented that the Committee was here to convey ideas and will continue doing that without putting anything concrete on the table.

Vice Mayor Moss commented that they have to have a dream for a dream to come true.

Dr. Baker wanted to use this site in order to help with cleaning up the Lagoon.

Vice Mayor Moss referred to her memorandum regarding open space. She said that they could leave a significant portion of “open space”. Part of the property should provide “breathing room” for all to enjoy the Lagoon as passive recreation. Perhaps rain gardens and native plants for quiet enjoyment and educational purposes. Invite all visitors to play a role in preserving the Lagoon for future generations through education. Keep the parking lot across the street on the former Postal Annex land, if possible.

Ms. Gould commented that they have the room on this property to do so much of these things and they can be done in phases. She said that everyone sitting around this table have some great ideas. She leans towards the historical aspect of the property. She said that building is a part of their history and if there is a way that they can somehow incorporate it that would be great. She thanked Ms. Woelfle and Mrs. Fox for all of their help. She said it seems they have gotten a lot of response from the community.

Mr. Graves agreed that if there was a way to save the building then they should. He would like to see them do something with the Power Plant that is self-sustaining and then have a nice recreational space for their citizens to go as well. As future things arise future generations could continue to expand the property. As they move further down the road they will need to start talking about costs. He agreed that there are several different ways to utilize that space.

Ms. Woelfle announced that she would be speaking in front of the Taxpayer’s Association and the Realtor’s Association. Also, a story will be coming out in 32963.

Mr. Jeffries went over the charrette schedule. The charrettes start on January 27th and end on January 31st. There will be meetings taking place each day and the Steering Committee will meet on Monday, January 27th at 6:30 p.m., at the Community Center and on Friday, January 31st at 6:30 p.m., probably at the First Presbyterian Church. He said once DPZ has reviewed the material that comes out of the charrettes they will call their next meeting.

Mr. John Turner, City Attorney, cautioned any of the members that would be attending these meetings. He said that they are allowed to talk to other people, just not to each other unless it is at one (1) of their noticed meetings.

Mr. Brian Heady stated that the right answer is you can talk to anyone, but not to each other. He encouraged them to go to the charrettes and have interaction, just don’t talk to

anyone on the Committee. The technology that is changing in respect to water and electricity and they would be tar and feathered if anyone suggested that the City get back into the electric production. The game plan is move the Water Plant over to the Airport property. This Committee has the opportunity to do something to clean up the Lagoon and change the technology of what the Waste Water Treatment Plant is doing. No one could convince him that there is a lot of money from the State to do this. He recalled many years back that the County gave the Humane Society some property near the fairgrounds and the reason they gave them the property was because they demonstrated that the pollution plum had worked its way to the Humane Society's property impacting the health of animals at that facility. He said if you take a line from that dump site to the Human Society the next stop would be the supply for their water at the new site. He said before they decide they want to destroy the building they should have concrete proof that the pollution stream has stopped. Otherwise the building might be perfect to provide portable water to the community.

Mr. Ken Daige stated that he heard a lot of good ideas from the community today. He encouraged everyone to go out and walk the site. It is a beautiful site. Once you walk the property you get a sense of the openness. The two (2) sites are protected in their Charter and as long as the property stays in the Charter they have protection.

Mrs. Ruth Stanbridge commented that the Power Plant building may be a mid-central modern design and they might be able to have it on the National Register. She said having it on the National Register opens up a lot of grant opportunities.

Mrs. Julie Scotfizers (spelling may not be correct) was at today's meeting to speak about 3,000 children who have special needs. There is not a Park in this area that caters to children who have special needs. She asked that part of the property be designed for special needs children. She encouraged the Committee to go to Brevard County and observe what they have for special needs people. It is important for these people to have a place to go in this town.

B) Site Ideas from the Committee

This item was discussed earlier.

5. NEXT MEETING DATE

The Steering Committee will meet on January 27th at 6:30 p.m. at the Community Center and then on January 31st at 6:30 p.m. at a place to be determined.

6. ADJOURNMENT

Today's meeting adjourned at 4:22 p.m.

/tb

**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.

/tb

**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.

/tb



DPZ
CODESIGN

3 CORNERS , VERO BEACH

FIVE SCENARIOS

Draft 02/21/20

SCENARIOS

PROJECT GOALS & PLANNING PREMISES

Goals

The public property, owned by the City of Vero Beach, at the intersection of 17th Street and Indian River Boulevard, shall be a waterfront destination that is aesthetically pleasing, economically vibrant and environmentally sensitive through a plan that:

1. pursues the best and highest use of the public property;
2. creates a sense of place with a diverse and complementary mix of park, residential, and commercial land uses;
3. offers public spaces, pedestrian promenades, and waterfront access;
4. offers complementary retail and restaurants that make use of the waterfront access; and
5. respects the community's character with architecturally pleasing structures.

Premises

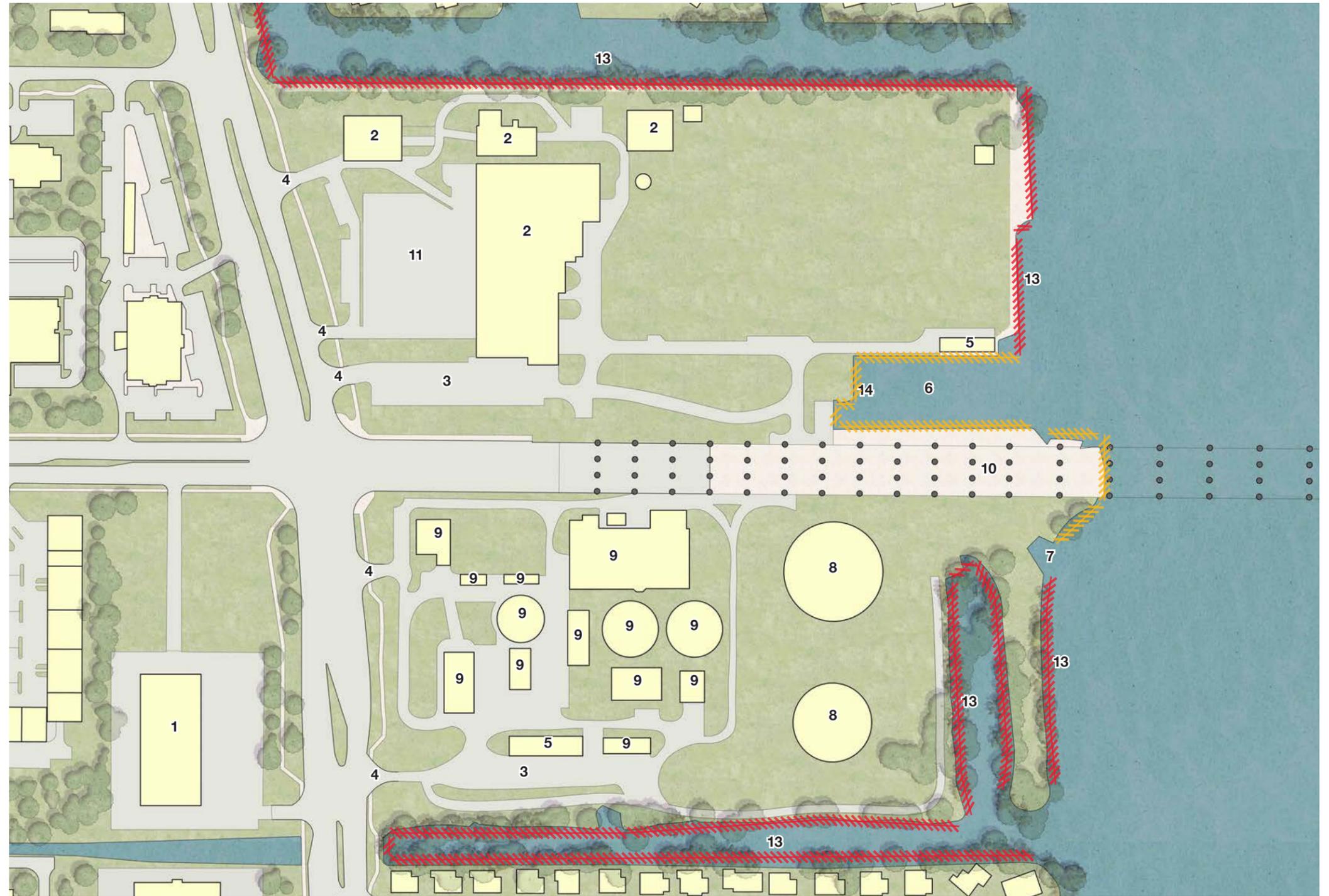
1. This is an important intersection in the City; as it connects the island to the mainland, and the coastal communities from the north and south.
2. The site should be developed to maintain public access to the river and provide a diversity of public spaces, from an active river walk and recreational spaces, to passive open spaces.
3. The programs and facilities developed on the site must be self-sustaining economically, with the site operations, at a minimum, be revenue-neutral to the City of Vero Beach and ideally generate revenue for constant improvements.
4. The site development should be attractive to people of all ages and incomes and be a place where the diverse local subcultures feel comfortable and find their activities accommodated.
5. The site development plan should respect a balance of nature, recreation, entertainment environmental education, and culture; and provide both daytime and evening activities.
6. The coastline of the site should be improved by removing invasive species, restoring native plants, protecting the adjacent water quality, supporting birdlife and marine habitat.
7. The plan should consider retaining and re-using the industrial heritage of the site, if economically feasible.
8. The plan should provide a cohesive development concept for the site that retains flexibility in implementation and allows for an incremental development approach that expedites the launch of the project as soon as possible.
9. The buildings should be durable enough to survive storms, but mutable enough to be able to change over time.
10. The site should be designed to be compatible with the neighboring properties while being a positive impact on the redevelopment of the surrounding area.
11. The plan's design should be prepared in an open, participatory process where the selected scenario plan becomes acceptable to the voting citizens through a public charter referendum.



EXISTING SITE PLAN

LEGEND

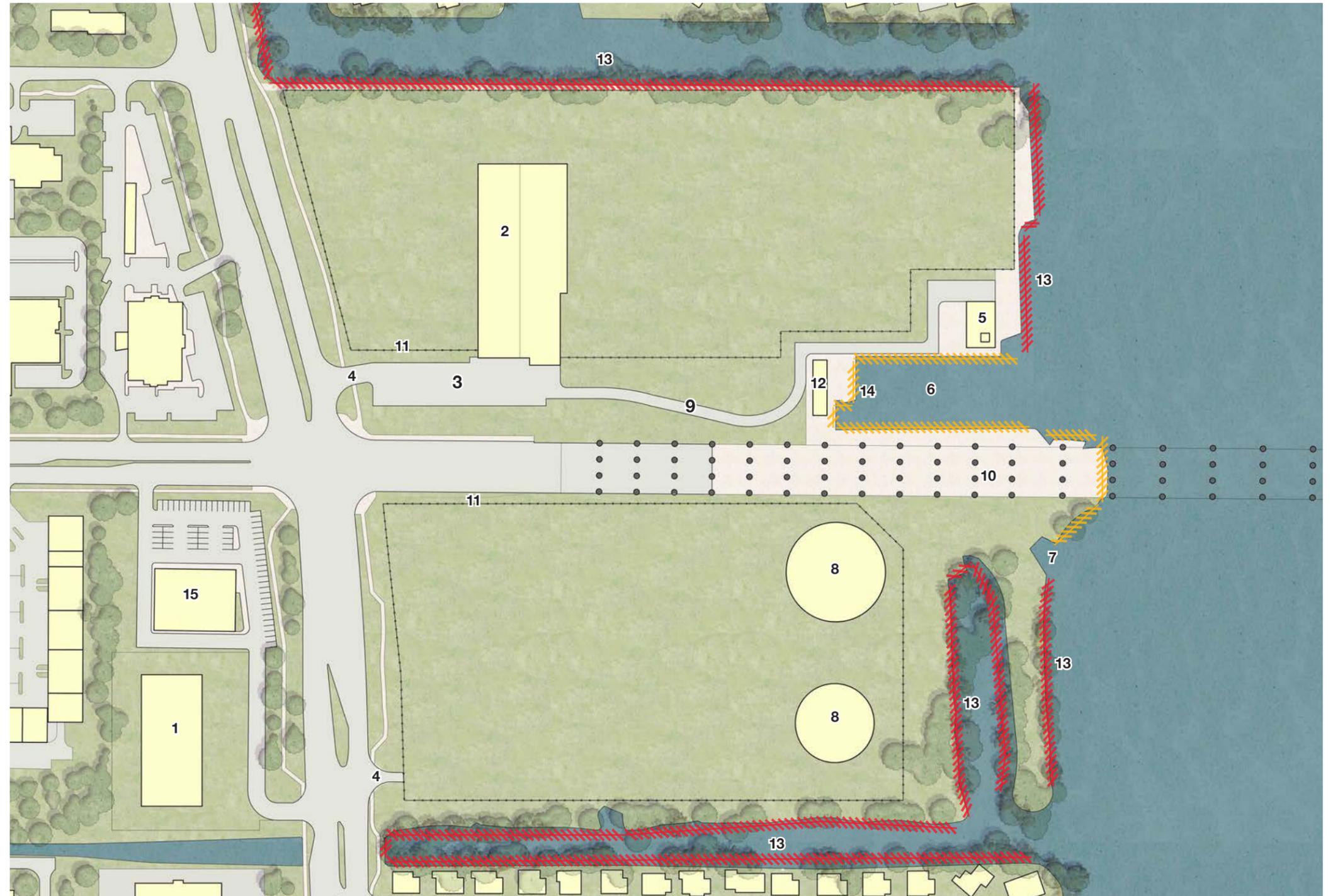
- 1 NEW FPL SUBSTATION
- 2 DECOMMISSIONED POWER PLANT
- 3 PARKING AREA
- 4 BOULEVARD ENTRANCES
- 5 SHED
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 RECLAIMED WATER TANKS
- 9 WASTE WATER TREATMENT FACILITY
- 10 YOUTH SAILING LEASE AREA
- 11 DECOMMISSIONED SUBSTATION
- 12 Y.S.F. INDOOR STORAGE BUILDING
- 13  RIPARIAN SHORELINE
- 14  EMBANKED SHORELINE
- 15 GROCERY STORE
- 16 OPEN RETAIL/ FARMER'S MARKET SHEDS
- 17 CONDITIONED RETAIL /PUBLIC MARKET
- 18 OUTDOOR CAFE & CONCESSION(LOW)
- 19 OUTDOOR CAFE & CONCESSION(MID)
- 20 OUTDOOR CAFE & CONCESSION(HIGH)
- 21 CHAPEL/ PARK PAVILION W/ RESTROOMS
- 22 SKATEPARK/ADDED GREEN
- 23 WETLAND RECREATION AREA
- 24 OPEN GREEN
- 25 HOTEL(A) & LOBBY(B)
- 26 POOL DECK
- 27 CONFERENCE CENTER/ LARGE HALL
- 28 DRY STORAGE FACILITY
- 29 VOLLEYBALL FIELDS
- 30 PICNIC PAVILIONS / INCUBATOR RETAIL
- 31 GLAMPING TENTS
- 32 STAGE
- 33 MIXED USE BUILDINGS
- 34 SAIL BOAT MARINA / YACHT MARINA
- 35 FISHING PIER
- 36 PADDLEBOARD LAUNCH
- 37 RESTROOMS & SHOWER FOR TENTS



SCENARIO ONE : MOTHBALL PLAN

LEGEND

- 1 NEW FPL SUBSTATION
- 2 DECOMMISSIONED POWER PLANT
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 DECOMMISSIONED RECLAIMED WATER TANKS
- 9 ROAD ACCESS(TO YOUTH SAILING)
- 10 YOUTH SAILING LEASE AREA
- 11 FENCE
- 12 Y.S.F. INDOOR STORAGE BUILDING
- 13  RIPARIAN SHORELINE
- 14  EMBANKED SHORELINE
- 15 GROCERY STORE / MIXED USE
- 16 OPEN RETAIL/ FARMER'S MARKET SHEDS
- 17 CONDITIONED RETAIL /PUBLIC MARKET
- 18 OUTDOOR CAFE & CONCESSION(LOW)
- 19 OUTDOOR CAFE & CONCESSION(MID)
- 20 OUTDOOR CAFE & CONCESSION(HIGH)
- 21 CHAPEL/ PARK PAVILION W/ RESTROOMS
- 22 SKATEPARK/ADDED GREEN
- 23 WETLAND RECREATION AREA
- 24 OPEN GREEN
- 25 HOTEL(A) & LOBBY(B)
- 26 POOL DECK
- 27 CONFERENCE CENTER/ LARGE HALL
- 28 DRY STORAGE FACILITY
- 29 VOLLEYBALL FIELDS
- 30 PICNIC PAVILIONS / INCUBATOR RETAIL
- 31 GLAMPING TENTS
- 32 STAGE
- 33 MIXED USE BUILDINGS
- 34 SAIL BOAT MARINA / YACHT MARINA
- 35 FISHING PIER
- 36 PADDLEBOARD LAUNCH
- 37 RESTROOMS & SHOWER FOR TENTS



SCENARIO TWO : CHARTER PLAN

LEGEND

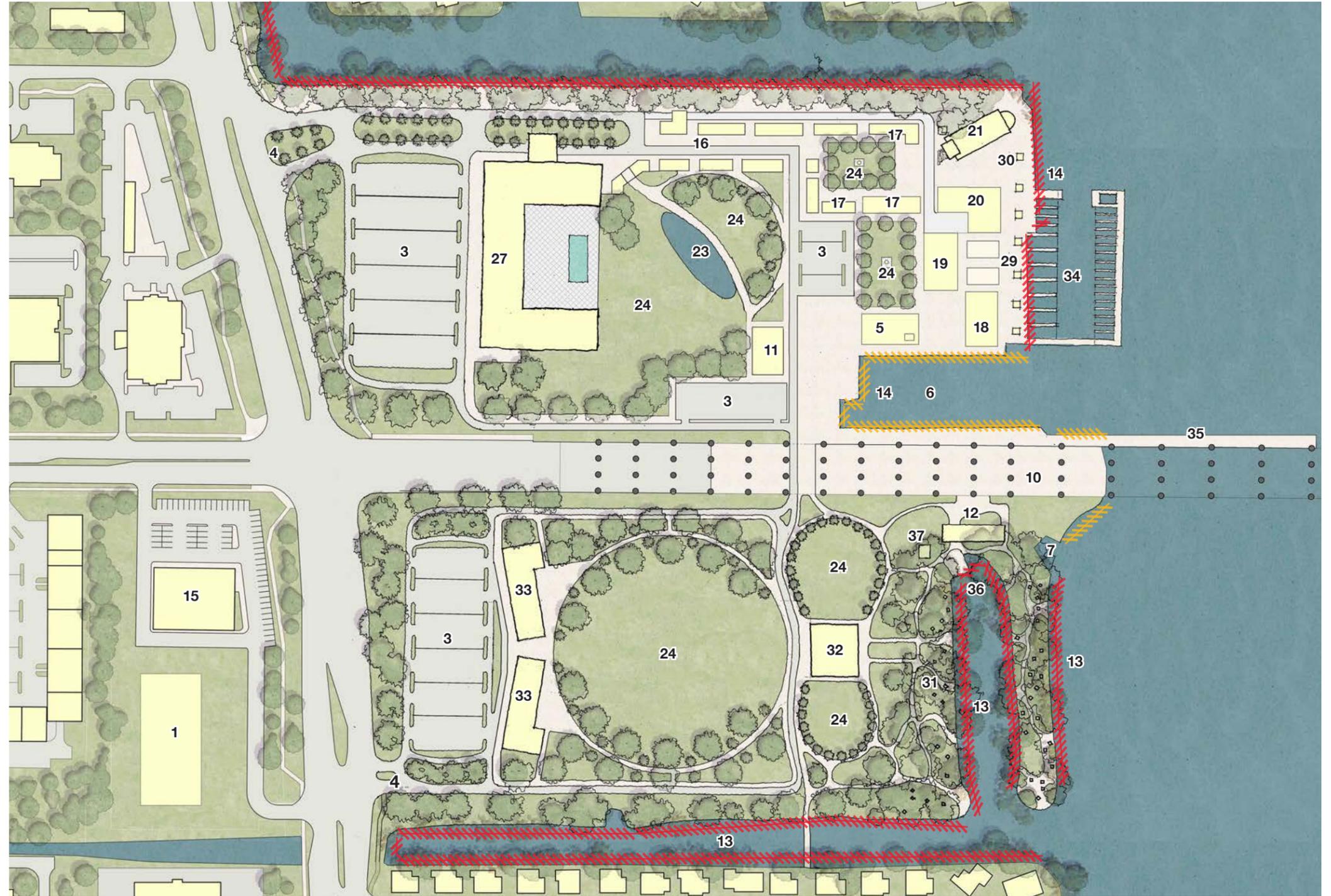
- 1 NEW FPL SUBSTATION
- 2 RECREATION CENTER
- 3 PARKING AREA
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING FOUNDATION, Y.S.F
- 6 HARBOR - SAIL BOATS
- 7 SAILBOAT LAUNCHING RAMP
- 8 CULTURAL CENTER AND/OR ENVIRONMENTAL RESEARCH CENTER
- 9 WASTE WATER TREATMENT FACILITY
- 10 UNDER BRIDGE BOAT STORAGE AREA
- 11 FENCE
- 12 Y.S.F. INDOOR STORAGE BUILDING
- 13  RIPARIAN SHORELINE
- 14  EMBANKED SHORELINE
- 15 GROCERY STORE
- 16 FARMER'S MARKET SHEDS
- 17 PUBLIC MARKET (MAX 1500 SQ. FT)
- 18 CAFE & CONCESSION(2500 SQ.FT)
- 19 OUTDOOR CAFE & CONCESSION(MID)
- 20 OUTDOOR CAFE & CONCESSION(HIGH)
- 21 CHAPEL
- 22 SKATEPARK
- 23 WETLAND RECREATION AREA
- 24 OPEN GREEN/ PLAYGROUNDS/SPLASH PARK, ETC
- 25 HOTEL(A) & LOBBY(B)
- 26 POOL DECK
- 27 CONFERENCE CENTER/ LARGE HALL
- 28 DRY STORAGE FACILITY
- 29 VOLLEYBALL FIELDS
- 30 PICNIC PAVILIONS / INCUBATOR RETAIL
- 31 GLAMPING TENTS
- 32 STAGE
- 33 MIXED USE BUILDINGS
- 34 SAIL BOAT MARINA / YACHT MARINA
- 35 FISHING PIER
- 36 PADDLEBOARD LAUNCH
- 37 RESTROOMS & SHOWER FOR TENTS



SCENARIO FOUR : MEDIUM YIELD PLAN

LEGEND

- 1 NEW FPL SUBSTATION
- 2 POWER PLANT / RECREATION CENTER
- 3 PARKING AREA
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING FOUNDATION, Y.S.F
- 6 HARBOR - SAIL BOATS
- 7 SAILBOAT LAUNCHING RAMP
- 8 CLEAR WATER TANKS
- 9 WASTE WATER TREATMENT FACILITY
- 10 UNDER BRIDGE BOAT STORAGE AREA
- 11 FARMER'S MARKET
- 12 Y.S.F. INDOOR STORAGE BUILDING
- 13 RIPARIAN SHORELINE
- 14 EMBANKED SHORELINE
- 15 GROCERY STORE
- 16 RETAIL
- 17 CONDITIONED RETAIL
- 18 RESTAURANT(LOW)
- 19 RESTAURANT(MID)
- 20 RESTAURANT(HIGH)
- 21 CHAPEL
- 22 SKATEPARK
- 23 WETLAND RECREATION AREA
- 24 OPEN GREEN
- 25 HOTEL(A) & LOBBY(B)
- 26 POOL DECK
- 27 CONFERENCE CENTER & LARGE HOTEL
- 28 DRY STORAGE FACILITY
- 29 VOLLEYBALL FIELDS
- 30 RETAIL KIOSKS
- 31 PARK
- 32 CULTURAL- ENVIRONMENTAL CENTER
- 33 COMMERCIAL / MIXED USE BUILDINGS
- 34 BOAT DAY DOCKS
- 35 FISHING PIER
- 36 PADDLEBOARD LAUNCH
- 37 RESTROOMS





Prepared by DPZ CoDesign
in partnership with:
IWPR Group

Bursick, Tammy

From: Laura Moss <laura@mossim.com>
Sent: Tuesday, January 07, 2020 5:51 AM
To: Bursick, Tammy; Moss, Laura
Subject: Thoughts on Power Plant Property and environs for Steering Committee Meeting of 01/07/2020

SECURITY WARNING: This message has originated from an **EXTERNAL SOURCE**. Please show caution when clicking links, opening attachments, or responding to this email unless you recognize the sender and know the content is safe.

Do no harm.

The power plant and sewer plant properties currently are zoned "Industrial". Therefore, the current zoning provides NO protection for land that we all know is environmentally sensitive by virtue of its proximity to our Lagoon.

The Future Land Use Designation of "Government/Industrial/Public Use" shall be applied "where adverse effects on adjacent residential neighborhoods and/or environmentally sensitive areas can be avoided". See Memorandum from Planning Director Jason Jeffries to me dated 11/25/2019 entitled "Zoning of Three Corners". (City Clerk please attach herein.)

Open Space

Leave a significant portion of "open space". Part of the property should provide "breathing room" for all to enjoy the Lagoon as passive recreation. Perhaps, rain gardens and native plants for quiet enjoyment and educational purposes. Invite all visitors to play a role in preserving the Lagoon for future generations through education.

Keep the parking lot across the street on the former Postal Annex land, if possible.

"Pop-Up Place"

Deliberately leave a designated place on the property for temporary uses. These uses might be any number of things. An art or craft show. A performance of dance, music, or theatre. On occasion, an alternative venue for discussion of local political concerns including the hosting of an annual City Council candidate forum, as there is a City Council election every year. This use could serve to encourage people to become more involved. Perhaps, eventually improving voter turn-out during off-year elections, which historically is abysmally low. Use the space to reach-out to all. Make it inviting.

It is not possible for us to know now what the Future may wish to see on this property. Leave "Pop-Up Place" permanently available for temporary uses in order to allow the Future to decide for themselves.

Re-purpose the Power Plant building, if feasible.

During our tour, I was told that the building is "structurally sound". It is a unique building in our history as is the former diesel plant, which has been transformed successfully. More people should be encouraged to view the interior space, which is quite majestic. We have been told that the view from the roof is stunning. Perhaps,

the building could accommodate local businesses such as eateries, art galleries, performance spaces, etc., that are as distinctive as the building itself. The Mall is failing. People here hunger for distinct destinations. Tourists do, too. This has the potential to be one.

City of Vero Beach, Florida

RECEIVED BY
February 18, 2020
CITY CLERK'S OFFICE
2020 FEB 20 AM 10: 21

1053 20th Place – P.O. Box 1389

Vero Beach, Fl 32961-1389

Attn: Laura Moss, Vice Mayor, & Council Members

To all : REALLY CONCERNED!!!!

As one of many residents who live immediately North of the old power plant site, I am really concerned about the Preliminary Concept Plan that has recently been developed and distributed for this site. I am a retired Landscape Architect and site planner, with over 50 years in professional practice. My concerns include:

1. The positioning of a row of 'commercial' shops along a straight East/West drive on the North side of the site – kind of like a strip shopping center and, in my opinion, not a very sensitive or appealing solution at all!
2. No apparent effort to provide space for any 'buffering' elements (noise, lights, visual) along this North side of the site to protect the various residential developments that have long been established in this area. Also, there is a lack of buffering along the South property line (South of the water treatment facility) to protect the long established residential area to the South!
3. The inclusion of a 'wedding chapel' at the Northeast corner of the site – this is NOT Las Vegas, after all, and I doubt most residents wish it to be!
4. Mr. Duany's stated criticism, during the first charrette meeting, of the 'Keep Vero, Vero' expression. That is a positive expression and sentiment in this community – I agree with it!

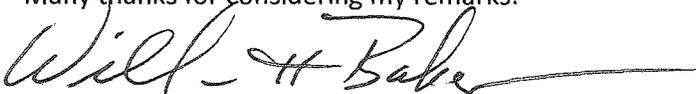
Vero Beach, Florida in my opinion, happens to be a TREASURE that needs to be wisely managed, and has been carefully watched over by the various City leaders ever since it's founding. Building height restrictions, as an example, have been vital in preserving the precious and unique character and atmosphere that I believe we all love and admire.

Vero should NOT become another Fort Pierce or Sebastian (or Las Vegas), and should stand strongly and proudly on it's own character, as those other cities do on their positive attributes!

While I realize this Master Plan is not yet complete, my hope is that the sensitive, careful placement of projected new features will more fully consider the established surrounding community and keep Vero Beach and it's residents protected from noise pollution, light pollution, water pollution and air pollution, as well as from the burden and impact of traffic, if not carefully handled.

I DO certainly applaud the creative efforts of all those involved, and just pray that the upcoming plan refinements, and the community interest and involvement will continue. This project is most important and should be managed thoughtfully. It's culmination will likely take some time. Patience, persistence and a positive attitude will be needed by all involved. Let's do this with a goal of quality and with a resilient, cost effective, sustainable and attractive result!!

Many thanks for considering my remarks.



William H. Baker, FASLA

CC. Vero32963

Bursick, Tammy

From: disteltool@aol.com
Sent: Thursday, February 20, 2020 5:04 PM
To: Young, Anthony W; Moss, Laura; Graves, Joe; Brackett, Robert; rnevilleQcovb.org@aol.com
Subject: Centennial Place

SECURITY WARNING: This message has originated from an **EXTERNAL SOURCE**. Please show caution when clicking links, opening attachments, or responding to this email unless you recognize the sender and know the content is safe.

Dear Mayor and Council Members,

Each week I read in the Vero Beach 32962 newspaper articles written by staff writers Rodriguez and McNulty that seem to take it as a foregone conclusion that the sewage plant will be relocated and that the planner's proposal will be implemented.

To my knowledge neither of these actions have yet been approved.

The Council is being overwhelmed by a conglomerate of people who espouse special interests (sailing school, skateboarders, boating enthusiasts, commercial entrepreneurs and restaurateurs, etc). Meanwhile the general public is not heard from.

Please consider the following -- much is my opinion:

1. It makes no sense to relocate the water treatment facility. All the infrastructure is in place there whereas a location by the airport would require extensive, costly infrastructure. Moreover there is no body of water, river or stream at that location to accept the processed water. If the plant requires an upgrade, and it well might, provide it -- at a much lesser cost.
2. The planner has submitted a mulligatawny soup proposal that contains all the flavors of the special interests. It is unrealistic. The saving of the old electric building is not thought out -- the cost and ultimate benefits of this have not been calculated. I suspect that the site would be much more presentable with that old relic gone, at a lesser cost that reworking it into something else of dubious value. Yes, the old diesel power plant became an interesting venue, but ask the owner at what cost? What about the residents to the north of the site? Do they want the annoyance of day and night usage? Have parking and traffic interference been considered?

I am only a four yer but now permanent resident of Vero Beach but I have experienced a lot of this sort of controversy over 75 years in my old Detroit/Grosse Pointe neighborhood. The City of Vero Beach has enough restaurants and recreation sites, it does not need another "Coney Island."

With all due respect,

Dick Distel
546 Gardenia Lane
Vero Beach
313-506-3623
disteltool,@aol.com

Bursick, Tammy

From: Atlgal88 <atlgal88@aol.com>
Sent: Tuesday, January 21, 2020 2:56 PM
To: Young, Anthony W
Subject: Power plant

SECURITY WARNING: This message has originated from an EXTERNAL SOURCE. Please show caution when clicking links, opening attachments, or responding to this email unless you recognize the sender and know the content is safe.

Hi Tony- Thanks to you and Sharon for submitting the poster I left on Sunday when y'all weren't home. I tried to get in online to take the survey but it keeps rejecting my passwords.

Anyway, Rick and I want to be heard as we live right here by the plant and think it's a beautiful property and something to be the gem of Vero Beach.

Our hope is that the needs of boaters on the River would be considered. We have owned a boat for the 20 years we've been here and had only Riverside Cafe to pull up to to dine. We must go all the way to Ft. Pierce or Sebastian to eat. We loved the old Dockside but looks like Tim Gerard has dropped the ball on that. We would love to see a few choices for boaters to dine among the shops at Centennial Plaza (a name we don't love). The Promenade or Riverwalk would suit better. Sebastian and Ft. Pierce have done a great job of accommodating boaters and the public alike on their waterfronts.

Other than that, dining, little shops, tour offerings, art galleries, etc. are a natural. We would love to see the actual power plant dismantled and the architectural parts, pipes and all, used as part of a venue for dining/dancing. A real nightclub. (In Atlanta, there is a place where retired people go early for music and dancing, then the DJ switches at about 9 to more rocking music for the younger set. It has been a hit for 60 years.) Wouldn't "Blue" be a perfect name for such a spot? Wish I had the \$\$\$ to build it. Condos over the top of these establishments could bring taxes and satisfy developers. Maybe with boat docks for the condo owners too.

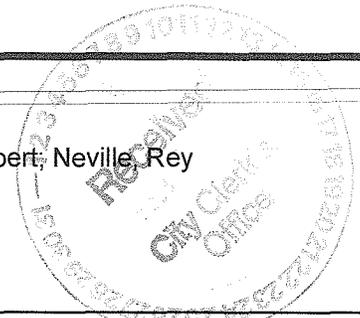
Our other thought is that the Fountains are in a wasted space just to be used for its purpose. Move it to the northwest corner for kids and add a concert amphitheater of sorts for concerts and outdoor events or theatre. The valuable land on Royal Palm Pointe SHOULD be used for a developer to open a restaurant for the public. Most everyone misses the Lobster Shanty. Shame on Quail Valley and whoever allowed that to happen. They should at least offer Summer dining memberships.

Thanks for listening and I surely hope this gets done in my lifetime!!

All the best-
Laurie and Rick Shoemaker
Sent from my iPad

Bursick, Tammy

From: crs2030@aol.com
Sent: Wednesday, February 05, 2020 1:11 PM
To: Young, Anthony W; Moss, Laura; Graves, Joe; Brackett, Robert; Neville, Rey
Subject: Cindy Schwarz--3 Corners, Airport ,Parking



SECURITY WARNING: This message has originated from an **EXTERNAL SOURCE**. Please show caution when clicking links, opening attachments, or responding to this email unless you recognize the sender and know the content is safe.

Hello Mayor, Vice Mayor and Council members:

Some insight and questions concerning 3 Corners, the Airport, and Beach-side parking:

3 Corners' project:

I think:

1. Keep Big Blue. (if not, too much will go into the Landfill and no one will ever talk about that elephant in the room).
2. If the featured design #5 is implemented, the trees at the entrance should be Live Oaks or other native Florida species NOT Royal Palms "like Palm Beach." Too silly an afterthought, in my opinion.
3. The featured "park" area needs native and low maintenance not some "manicured" lawns requiring umpteen pesticides, irrigation, twice-weekly trimming, etc. Enough of that.
4. There needs to be a place for the manatees to come back. I was told since the power plant quit operating and the water temperature surrounding the property now is cooler the manatees have left that canal on the north side by the apartment buildings/condos. We need to get manatees back there and fashion some type of "learning" building or etc. to teach people the logistics of the lagoon, it's wildlife and taking care of nature. (I've submitted this comment all along.)
5. The current row of beautiful Live oaks growing along that chain-link fence also on the north side, needs to remain and flourish. That sidewalk could be a walking trail along that canal-lagoon and the manatee learning building.
6. In the dusk-lighted silhouette taken from the east side (in one of the photos Andreas showed on Friday), Big Blue actually looks like a huge Spanish galleon. Like a ship looking for its Ocean. I think it's unbelievably cool and so worth every effort to keep it. Even the color! I remember a few years ago, the *Nina* ship replica docking at the south side of that property and people being able to board it.
7. The 5th design (the "final" one?) seems to've taken so much into account of people's wishes. I think too, maybe one or two more buildings--perhaps in the "hurricane proof" style the one person sent in--can be added to use for interchangeable businesses and meetings--like a Domino Club, the Cat Cafe', a reading group and etc. A place where people can congregate for free and mingle.

Parking:

If we get the new spaces, I think parking issues will subside for a little while (few years). Going door-to-door asking businesses to partner with the city to use their lots is do-able and a usual idea many, many municipalities take advantage of without taking on debt. Mr. Brackett has made this success clear. My own experience in New England tiny towns proves it as well. I would also look to Saratoga Springs, NY as a viable comparison to Vero Beach and with the same mindset—FREE parking, pleasant attitudes, gracious to tourists. A while ago I called their City Manager and he was kind and helpful for ideas.

Many, many long-time Vero-ites have voiced disdain for using Kimley-Horn for our parking problem. The money we paid seems wasted since so many Vero people had already voiced these same/similar ideas—and for

free. It seemed KH came with an agenda and that has been all along—how to shove paid parking down our throats—utilizing whatever means necessary.

On an abstract note: in my own neighborhood -McAnsh Park- so many people use golf carts for various driving. To downtown, around the 'hood, etc. I'm thinking in the not too far future perhaps people going beachside can park at Riverside and get a golf cart to actually get to Ocean Drive? Electric transportation is the future. Hold off on that parking garage.

Parking signage needs to be simple, easy, and maneuverable. Perhaps paint curbs to designate ease of parking? Green "yes," Red "no."

The airport:

Talking again of McAnsh Park, I live a few streets from the airport. Many meetings I've been to immediately say "Do not talk about the noise!" So yes there's that. Lots of it and all hours of day and night. I'm not certain if there are "Noise Control" hours in the City? Perhaps 8:00 a.m. to 10:00 p.m.? Don't know if this pertains to the airport too? My overwhelming complaint is the *smell*. Daily breathing in what seems to be clouds and clouds of jet fuel is abysmal. Hanging out wash, raking my lawn, sunning, painting, etc. chokes my lungs. Imagine *more* traffic. Oy-vey.

Doing the math for the year where it's been said 10,000 people flew in and out. That means nearly 300 people per day? Is that possible? Do I have the correct figures? I was at the Council meeting where nearly all audience chimed "For's," yet instantly balked at higher plane tax prices. Overall, such a small percentage of people actually utilize these commercial tax and vehemently tout ease of use. Yet, funnily, these same patrons have no problem making a conundrum of connections in Newark! and Portland?

So is it the masses pay for the few ones who can afford this one-sided luxury? All comparisons used Orlando as reference for "horrible commuting." To me, that's apples and oranges. Melbourne is easy, breezy and reasonable to get to. Already built for the kind of traffic it takes to sustain numerous major airlines.

I don't want an "Historic" airport either, but at the same time I don't want MacArthur (Long Island) or East Hampton (Long Island) either. I believe these airports came up in discussion. MacArthur became so noisy and smelly the surrounding neighborhoods sued and were given brand new central air systems and triple-paned glass—all to try and calm the residents. Of course these neighborhoods eventually went "ghetto." As they will do. Expanding Vero airport with the same bigger is better will obliterate one of THE best mainland neighborhoods. Might as well sell now, while you can.

And if you look at the current demographics of East Hampton airport and MacArthur, you'll find the original "quaintness and ease" has gone bye-bye only to be bilked in the next 'hood.

Thank you for taking your time to invest in City issues and to invite all comment.

Respectfully,

Cynthia Schwarz

February 3rd 2020

1820 Tarpon Ln. E 102
Vero Beach, Fl. 32960

Jason Jeffries, Director
Planning and Development



Dear Mr. Jeffries,

It was with a great deal of enthusiasm that I attended two of the planning sessions for the Three Corner Project. In addition, my wife and I, along with other interested neighbors, attended the Friday closing session at the Presbyterian Church. I felt I had input and a good grasp of the direction of the project.

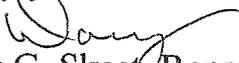
The consulting firm received outstanding community input and was very creative in their delivery of a finished product, incorporating the important elements desired by the Vero Beach community. I personally had a conversation with Andre concerning the need for sound abatement planning, for the hundreds of homes, on Tarpon Ln., Cobia Dr., Robalo Dr., that are only a canal width away. There are three Condominium Associations on these streets. In addition, all of Vero Isles is near this same area. Andre assured me that sound from this project would be taken into consideration for the neighbors to the north.

Friday night as we watched the development of the project go into the final version of the plan, our excitement and enthusiasm disappeared into sadness. The exciting development for Vero Beach had now become our challenge to preserve the quality of life in our neighborhood. Andre placed all of the sound producing elements for this project on the north side with no consideration for any sound abatement for the hundreds of homes to the north, as he had assured me, would be taken into consideration.

The amphitheater, the skate park, the bars, the restaurants, the open areas for musical ensemble groups, the motor boat docking and piers all are located in the formerly numbered N1 and N2 areas. Again, this is only a canal width from our homes. Andre, on Friday night, highlighted the plan for the south side, with the U shaped proposed townhouses and apartments that would provide sound protection to the neighbors to the south. Nothing was mentioned about sound protection for the neighbors to the north. This makes this project, as currently configured, totally unacceptable to us.

As in the past, we stand ready to meet, discuss and plan acceptable alternatives regarding sound abatement.

Sincerely yours,


Douglas G. Skeet, Representative
Tarpon Island Condominium Association
skeetdskeet@aol.com

February 3rd 2020

1820 Tarpon Ln. E 102
Vero Beach, FL 32960

Vicki Gould, Chairperson
Three Corner Steering Committee

Dear Ms. Gould

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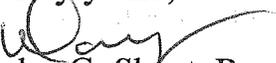
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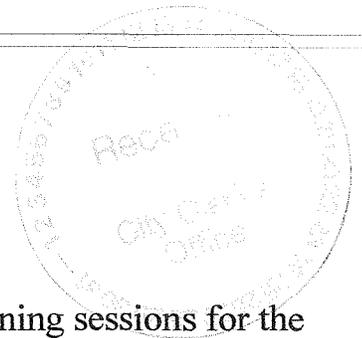
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Sincerely yours,


Douglas G. Skeet, Representative
Tarpon Island Condominium Association
skeetdskeet@aol.com
585-764-0175



February 12, 2020

Mayor Tony Young
Vero Beach Council Members
Centennial Committee Members

I am sending you my belated thoughts on the Centennial project — rather late in the process, but after my visit to the facility and a meeting held by Mr. Duany I feel that it is my civic duty to express my views.

His proposed project is too commercial, too busy for Vero Beach and more to attract out-of-towners from afar. It is not - completely - for Vero Beach citizens.

Also, I will say that I think he wants this to be a “feather in his cap” so he can add it to his list of huge projects, and publicize himself thusly.

I hope you will read the two pages that I am attaching herewith.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeanne Manley". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jeanne Manley
1050 Beach Road
Indian River Shores
30-year resident

Exactly as I thought when I read about Andres Duany's previous projects south of VB: he would attempt to make our wonderful Vero Beach into Ft. Lauderdale, Miami, Palm Beach, Sarasota, Naples!!

THERE GOES THE NEIGHBORHOOD!!!

We are Vero Beach!

This publicized plan is TOO commercial for Vero Beach.

1. We DO NOT NEED a convention center:
 - a. Tremendous traffic at that intersection
 - b. Who would come here for a convention when the airports are in Orlando and Palm Beach and there is plenty of convention space there. The space would be empty most of the time. Who would work to attract conventions here?
 - c. We do not need a 144-room hotel.
 - d. The hotel would need probably 150+ parking spaces for guests and staff.
 - e. How many people attending a convention would use a swimming pool?
 - f. Have traffic studies been done?
2. What we do need is open space and recreation in that part of the city. It is lacking there.
 - a. There are enough retail/office places in this part of VB - but NO open space.
3. We do need revenue to support whatever is there.
 - a. Shops and commercial entities should be along Indian River Blvd. A small charming commercial center there would attract people and provide funds.
 - b. The shops should NOT be stretched along one side, down to the water - wasting valuable recreation and open spaces.
4. We do not need 3 or 4 restaurants in that area.
 - a. Who would fill so many?
 - b. The restaurant on top of the building would be nice for the view; however, when it is dark nothing is visible.
5. Parking
 - a. All parking should be near IR Blvd. A waterfront restaurant would require parking near the waterfront
 - b. How many spaces would be required to accommodate all the activities (including the 150+ for the hotel)
6. Big Blue
 - a. Tear it down! It is an eyesore. The smokestacks on top are terrible - stupid idea to make them into a canvas sailboat or whatever Mr. Duany was thinking.
 - b. Has it been checked for radon, hurricanes, and what do you call those sites that have detrimental/toxic chemicals/whatever in the ground and the government comes in and says all the toxic- whatever has to be removed? Has that been considered?
 - c. What would it cost to air condition/heat that huge building? And insure it?
 - d. Enclose with a large glass "window" for all to admire the metal pipes gears . Why? all the metal pipes and gears that are in the building - a ridiculous idea. Who wants t

7. Volleyball on the beach. What beach? Volleyball requires a large group. Who would that be?

8. Oversight — Who will oversee the operation and maintenance of this huge commercial project?

9. YES, it would be wonderful to have:
open space - not filled with buildings
boating
fishing
strolling path
running path
skate park
playground
wading pool with fountains
benches for sitting by the water
tennis courts
pickle ball courts
2 restaurants
shops /offices along Indian River Blvd.

This can be a wonderful gathering and recreation place for the citizens of Vero Beach and the surrounding towns. We don't need to attract FT LAUDERDALE here!

On another note: It is a shame that everyone in Vero Beach is not able to vote on this — the people who have done so much for Vero Beach - primarily built the hospital, built the theater, built the museum - built the Boy & Girls Club,, preserved thousands of acres of land through the Indian River Land Trust, maintain McKee Gardens, etc. etc. are unable to vote.

I hope you will reconsider the one plan that has been publicized. Mr. Duany said there will be 5 proposals. Perhaps one of the others would be more suitable for our wonderful city and its citizens.

Sincerely,

Jeanne Manley
1050 Beach Road,
Indian River Shores
30-year resident

P.S. Do not give this away to a contractor(s)!!

Falls, Monte

From: Bursick, Tammy
Sent: Monday, February 03, 2020 11:14 AM
To: Young, Anthony W; Moss, Laura; Neville, Rey; Graves, Joe; Brackett, Robert
Cc: Falls, Monte; Jeffries, Jason
Subject: FW: Your Tickets for "Bethel Creek" Pipe Connection - Community Discussion on...

From: Rey Neville <rey.neville@gmail.com>
Sent: Saturday, February 01, 2020 11:27 AM
To: Neville, Rey <RNeville@covb.org>
Cc: Bursick, Tammy <tbursick@covb.org>
Subject: Fwd: Your Tickets for "Bethel Creek" Pipe Connection - Community Discussion on...

SECURITY WARNING: This message has originated from an **EXTERNAL SOURCE**. Please show caution when clicking links, opening attachments, or responding to this email unless you recognize the sender and know the content is safe.

From: Bill Walker <veromonbill@gmail.com>

Date: February 1, 2020 at 08:53:40 EST
To: Rey Neville <rey.neville@gmail.com>
Cc: Bill Walker <veromonbill@gmail.com>
Subject: Re: Your Tickets for "Bethel Creek" Pipe Connection - Community Discussion on...

Rey,

First, how do you suggest I share a few explanatory pages from the summary book I gave you w/ Tony & Laura, before you were elected, having to do with the YSF facility placement? They may not recall my summary letter that I provided them through Rita in February of 2019. I believe Stu Keiller, has once again, attempted to overly influence decision makers to move some of their operation to the north side. This must not happen. Andre was confused by him in understanding there are 2 programs he is after.

1. The basic Youth & Adult program now sited to the South which has been very successful and a much more involved
2. Community Sailing Center which now encroaches to the north due to Keiller's "push".

I don't think Andre will understand that Keiller originally made demands over and over for a major parcel about where the Wedding Chapel is, but was told by Tom Juliano, me and the others on the Marine Commission to "back-off" as we would not create or approve such a large area within our major income-producing parcel for that use. Tony & Laura know about this. It was a big concern for Tripson and Tony last night.

Stu's primary goal is to cash-in now rather than wait for the Wastewater Treatment issue to be resolved, but there may be a temporary solution that will help.

**A
PARK
FOR
THE PEOPLE
OF
VERO BEACH
2020**

By Peggotty W Gilson

Peggotty W Gilson

Studied painting at Rhode Island School of Design. Received a BA degree and an MBA degree in Architecture from the University of Pennsylvania.

Her interests include Architecture, Landscape Design, Site Planning, Drawing and Painting, Photography and Gardening.

February 2020

Create a MISSION STATEMENT and apply the committed words to the long term choices you finally make for the Park.

DPZ has spent much time and has made a brilliant proposal for site development of Vero Beach's Three Corners property. I would like to propose some alternate uses for the site. I am thinking outside the box. Mine is a low density use of the land, more park like open and green, with an emphasis on the environment.

The city of Vero Beach has been given an enormous opportunity to create a public access for the people. The property is situated on the mainland looking East towards the barrier islands and the ocean beyond. It is the only public location where all the citizens of Vero can see the sun and moon rise over the river's gentle water and their small city without high rises. It is protected, quiet and peaceful. It is located at the mainland end of one of the three bridges which cross from the city of Vero to the ocean. The river connects the two parts of Vero; the Bridge connects the two parts of Vero. One can travel along the river or on land to this special site.

This site is for the people of Vero Beach, for the public of all ages to use and to enjoy. It should be beautiful, parklike and free of charge. There should be formal hardscape walks and informal paths. There should be an abundance of plant material, both large and small, in order to create various spaces for the use of the city. It is a place for the people, of the people and by the people.

My suggestions come from this natural feeling of a parklike surround along the edge of the river. At present, it now is covered with large city owned mothballed industrial structures. As much as possible, it needs to have an advanced commitment to the environment in its design and use. The waterfront area should not be buildings, but open for use by all.

My recommendation is to create a special park with two combined uses: A natural park for the people of all ages, with uses for all people along with non profit office space (ie: the river manatee studies), yacht club, volleyball and other sports competitions, a children's park, a skateboard park, bocce, pickle ball, open work space for non profit tenants, a few restaurants, one small hotel (max: 50 rooms) with restaurant for use with the proposed Convention Center, open air markets, food trucks, or popup stores outdoors are a variety of ideas. There can be a band shell for music or movies or an occasional talk, and a merry-go-round for children. It will be a haven for family adventures, and public school use.

THE PROGRAM

- There should be no residential usage, except for the hotel. This use will conflict between the personal and public. This will prevent the park to possibly be closed at night and cars on site.
- a marketplace could be placed under a lightweight metal tent-like structure, tall and open on four sides, set up booths under roof. Craft Fairs, fund raisers, pop up stores.
- The Youth Sailing building, to replace the existing, can be placed along the river, to connect with the water. Also, there is big interest in using the river for rowing, especially in honor of the lost student rower from Holy Cross University.
- No dry boat storage. Why? It will look messy. Who is this for?
- Boating tie ups at docks should be used only during the day. No tie-ups overnight. Day visitors can use the river to get to the park and its uses, listen to music, see fireworks.

- There could be boat ferry service from other locations up and down the river on a timed schedule, making it a fun travel day outing to the park.
- A skate park would attract many children. But it should be designed by a pro who could create “outside of the box” interest in the runs.
- There could be a city bus stop at the site for the public to use.
- There should be no church. It is discriminatory. Let there be an open space - or many - where groups can gather to celebrate an event; this would include all religious beliefs. No exclusion.

MECHANICS

- All mechanical systems: water, sewer, electric, cable, gas, etc should be underground.
- please consider the large flat roofs for solar panels as well as roof gardens to help the environment.

ARCHITECTURE

The designers should combine the two: the peaceful park like environment with the industrial to create a special space for the future. We will not copy the past, we will go farther into the 20th century. We will replace old uses of buildings with new uses. We will create in/out buildings to make a new flow for the new uses of the buildings. Inside/out spaces, garden roofs, interior gardens, atriums, roof gardens and water elements to connect the river to the buildings, and visa versa. Daylight will abound inside the structures as we break open the walls of the old and bring in the new..

- The use of various metals, along with the substantial concrete block and stucco should be used. Maybe, block only with no stucco for a variety. Poured concrete into a mold of wooden planks, can make a beautiful patterned siding. Minimal wood, unless treated. There can be gates, arches, wall decoration, exposed beams, stairs, pergolas, fences (with metal mesh inserts, not wood) combine the strong industrial architecture with a modern look. Maybe beautiful ...woods.
- I suggest keeping one of the large tanks. Making it into a band shell by opening up one side, and the remainder for back stage use and possible small offices. It could also have a large movie screen for open air public free movies. Lit with a variety of vertical windows, making the tank beautiful and light during the day, and bright at night. In Boston, the most popular night is July 4th, where, on the Charles River with the addition of amazing fireworks a band plays in the *Hatch Shell*. People can arrive by boat or car for the music, enjoying the outing all day.
- I agree in keeping the front part of the large metal power plant building for a Convention Center The interior steel structure is delicate and beautiful, with arched bracing. Part of it could be removed to expose the structure outdoors, or covered with glass to make an interior atrium. I love the Architect's idea to make one of the large chimneys into a glassed in restaurant on the roof. The other two repetitive chimneys could be removed and reused for different purposes elsewhere in the park. A new part of the building could be added on the River side to accommodate a small 50 room hotel. I vision a roof top swimming pool for guests, private with beautiful views. I envision a glass elevator, created in the same metal bracing system throughout the building: square and handsome with glass walls on the outside of the building or in a courtyard.

- One metal stack could stay at the South end of the building, incorporating the closed restaurant under glass. It is a fantastic idea. Remove the other two stacks (heavy and redundant) and reuse them, or parts of them somewhere else in the Park. One, shortened, could be used as a beacon, or a kind of lighthouse down by the river. It could be painted in surprising colors. The other could be used at the entrance, for a children's park, for a bridge across the Indian River Blvd. But there are huge new poles being put in at that corner.
- Public rest rooms should be placed in discreet areas of the park.
- Use the existing structural ideas in the other added buildings. Cross braces, market stalls, fencing with wire infill, benches braced with steel beams, large industrial style lighting poles, entry gates or arches, funky playground equipment, etc. could unite all the Park's architecture, old and new.
 - *Look up the MassMOCA building in North Adams Massachusetts. They have taken old factory buildings and reused them into a fine museum and grounds.*
 - *Also look at Skywalk in Manhattan, which has been so successful and a beautiful vision of industrial site used a different way.*

LANDSCAPE DESIGN

The project is all about landscape design. Waterfront coverage in the middle of a small city. How to connect the land with the water; what will the edge between the two. On a larger scale, how can we create an oasis from the city for the inhabitants. How do they connect to the water from the land? What plant material do we

use? How do we create spaces, or outdoor rooms? Where do the vehicles go, and the garbage?

- Roads must be kept to a minimum, but provide emergency help and trash removal. These roads must be hidden from the neighborhood adjoining with tall fences of climbing vines, and a secondary row of tall plant material.
- Smaller pathways, created with different materials from the formal to the informal, carry the public around the site. As in Venice, there should be small piazzas, or small outdoor rooms to congregate, connected with paths of all sizes and materials..
- There should be docks by the water. Possibly not pressurized wood due to the environment.
- The fencing should be consistent and simple. Metal posts with cables or wire screening.
- All graphics in the signs, whether the importance or size, should match and be subtle due to the park peacefulness.
- Should you create a professional LOGO for the park?
- There should be many benches spread throughout the park, and along the water, so that the public can sit and stay awhile. The benches should be very simple and made of dark metal piping with a wooden seat.
- Pergolas, arches and gates can also be made with metal to connect to the industrial look of the buildings. The pergolas will create shady areas for seating. The arches or gates can define spaces.
- Create a vegetable garden for the lower school children of the city and county. Here, they can learn where their food comes from, how to grow stand eat it for lunch twice a week in school. They will be in contact with the ground, in a beautiful outdoor

setting away from the school room. For reference see: *Sustainable Cape*, a non profit which has done this very successfully on Cape Cod.

- There should be water features. A possible location for a bonfire.
- There should be a variety of landscape lighting as well as tall lighting posts.
- The trees, shrub, grasses and plants should be identified by their Latin and common names in order to educate the public.
- Add some large deciduous trees (oak) for stability and shade.
- Add some medium sized trees.
- Add massing of low growing plant material and hedging.
- Plan for roof gardens, especially on the proposed hotel near the proposed private swimming pool.

CIRCULATION AND PARKING

Car roads should be kept at a minimum.

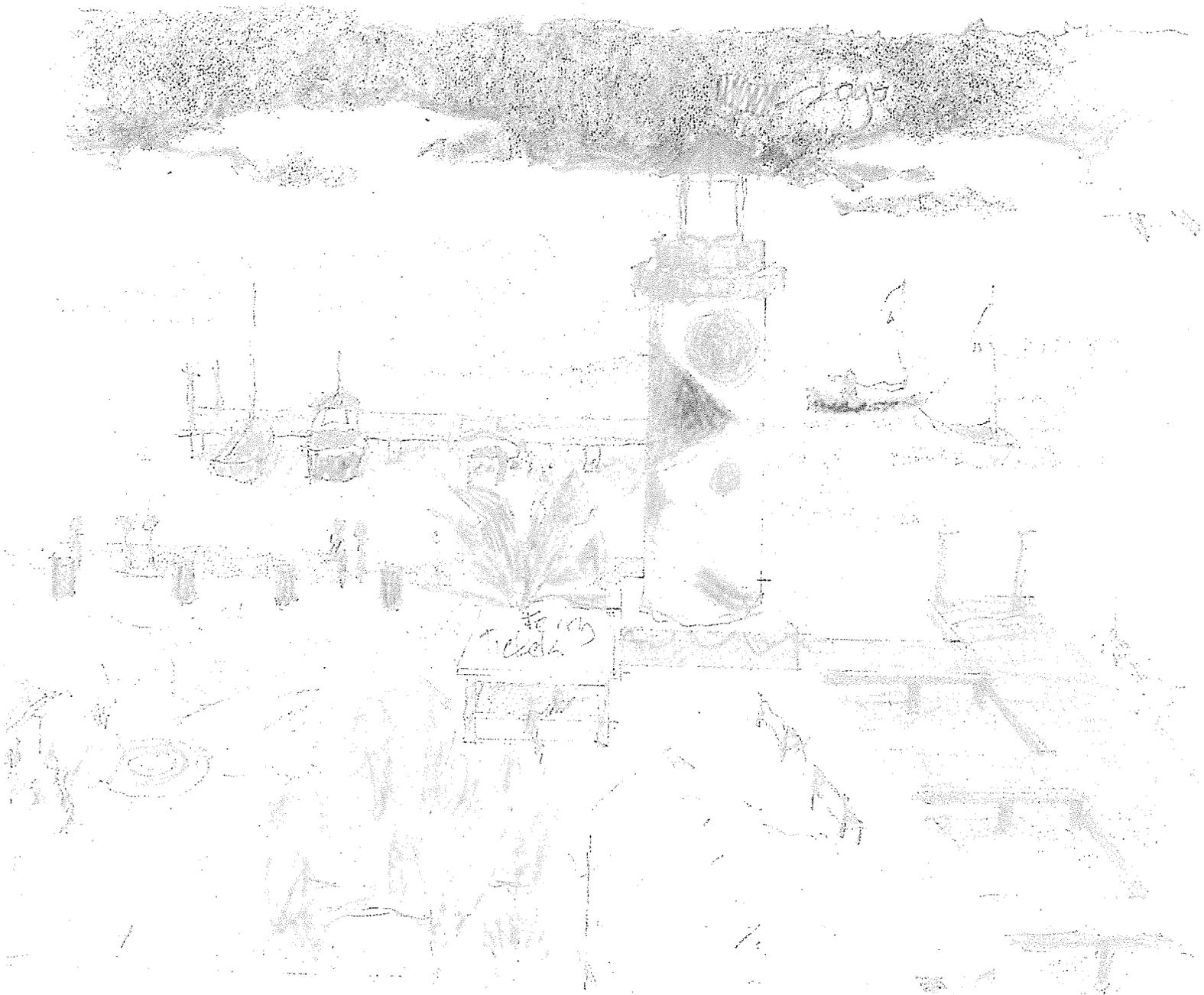
- The old Post Office property should be a multi story, very handsome, landscaped parking garage, handicapped accessible. The lot is not attached to the waterfront property, therefore it is not really part of the parkland. There will be many vehicles, if the park is planned right. You do not want the parking on the river front side of the road. However, how can the public cross the busy highway? I suggest a bridge, gondolas or a tunnel. These, too, have to be handicapped accessible.
- The only parking space on the river front property is for handicapped use and hotel use. It should have islands

between the rows for shade trees and lower plants. It should be hidden from the street and eye level with a fence and appropriate plant material. The huge space for cars should look minimal.

- The use of walking bridges and riverfront views on docks are to be included.
- All walks, terraces, docks, etc. should be handicap accessible.

In conclusion, I hope these issues can be studied in the hopes that the City of Vero Beach can make the very best decisions as to the use of this extremely special piece of land on the Indian River.

Reynolds W. Fisher



Ferry
Wharf

Long pier
to Harwich

TO THE
SAILING

Just to the right of the pier

existing roof and
w/ roof dining.

attached.

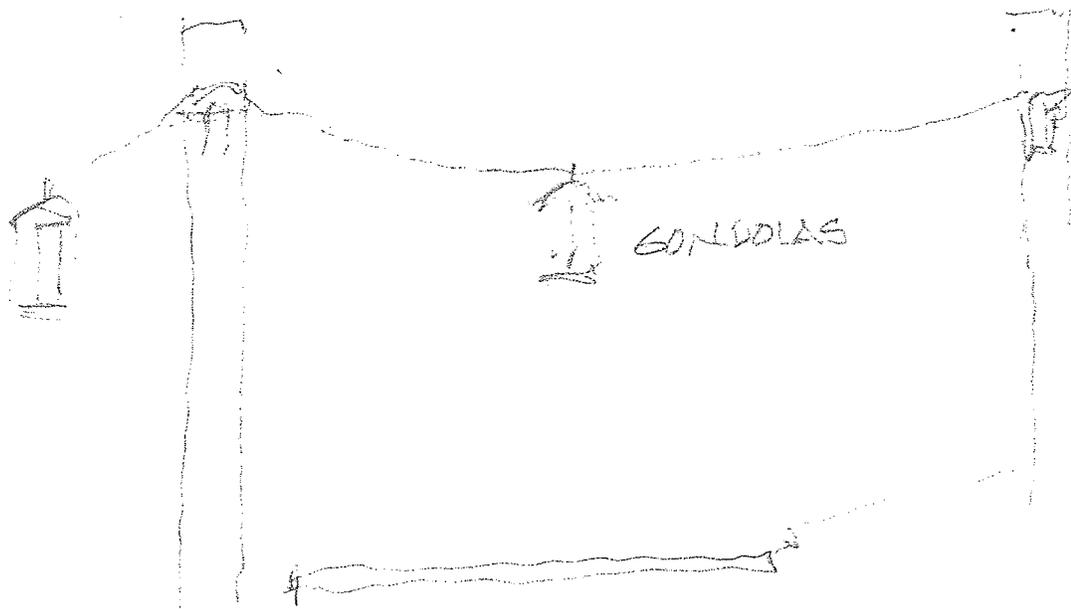
entrance Court to Convention Center
and Hotel lobby (remains) on
on two level floors. also wall?



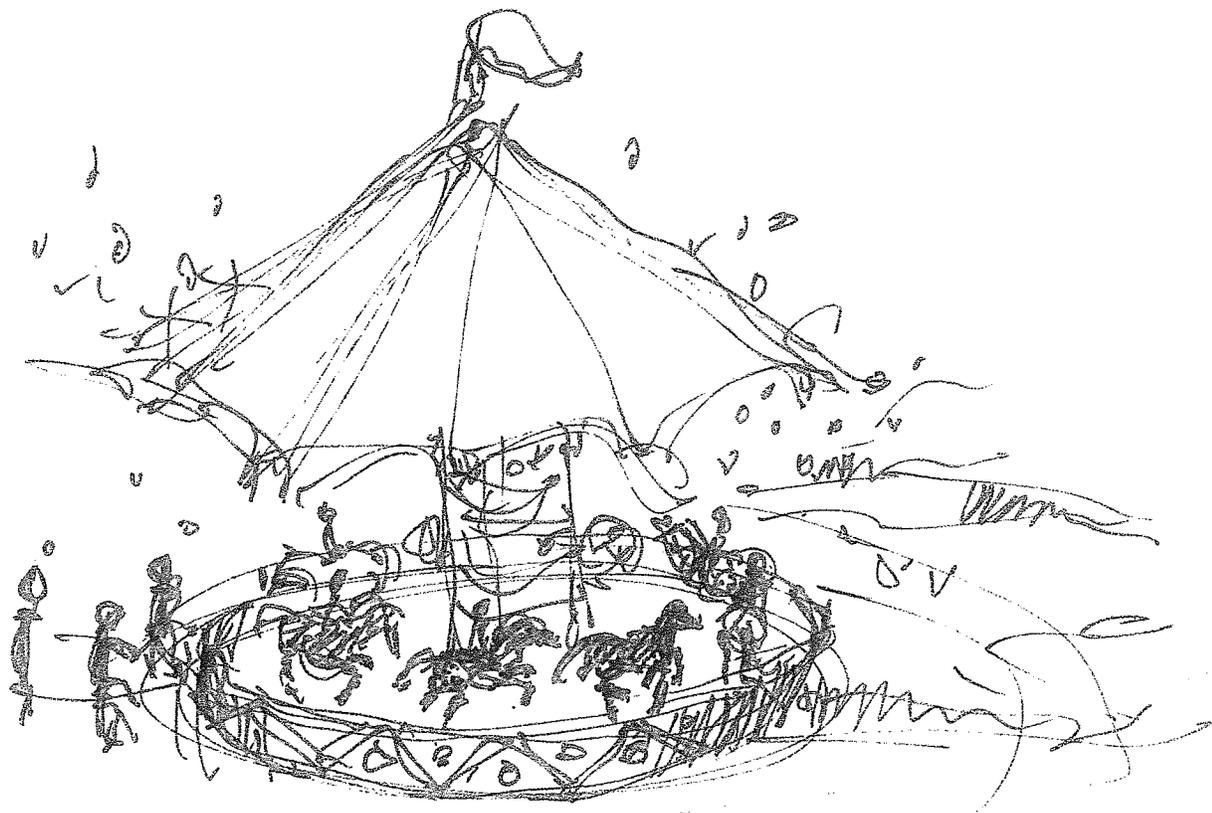
Reinventing the smoke effect



Hand sketch in pencil



Options to cross INDIAN RIVER BLVD



Men. 60. 10. 10.