

NEIGHBORHOOD WORKSHOP MINUTES
THURSDAY, MAY 5, 2022 6:00 P.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA

PRESENT: Robbie Brackett, Mayor; Rey Neville, Vice Mayor; Honey Minuse, Councilmember; Bob McCabe, Councilmember; and John Cotugno, Councilmember **Also Present:** Monte Falls, City Manager; John Turner, City Attorney; and Tammy Bursick, City Clerk

This neighborhood workshop meeting is being held pursuant to Section 64.08, Major site plan review and approval, to discuss the proposal by the City of Vero Beach to replace the existing boat storage building, existing floating docks immediately west of the storage facility, and the commercial office building with a new marina boat storage building and dock facilities at the City Marina, 3599 Indian River Drive East. At the workshop, the applicant (City of Vero Beach) will present conceptual site plan, proposed building elevations, and proposed use of the site. As the applicant, the marina staff will listen to and answer questions from the public, including nearby residents who may be affected by the proposed development, regarding the proposed marina site plan and the site plan review process. Everyone attending the meeting will be given the opportunity to provide comments about the marina boat storage building proposal. Everyone attending the meeting will be given the opportunity to provide comments and concerns about the proposal.

Mayor Brackett called the meeting to order at 6:00 p.m. He read into the record Section 64.08 (3) of the City Code.

Mr. Monte Falls, City Manager, reported that this meeting is a requirement of the City's Land Development Code. He explained that they first would go through their presentation and then be ready for questions and answers. He introduced to the audience present for tonight's meeting, Mr. Sean Collins, Marina Director; Ms. Cindy Lawson, Finance Director; Mr. Jason Jeffries, Planning and Development Director; Mr. Tim Fontaine, of Coastal Technology Corporation; and Mr. John Binkley, of Edlund Dritenbas Binkley Architects and Associates, Inc. He reported that the Master Plan was approved by the Marine Commission on May 30, 2019, and was then approved by the City Council on March 17, 2020. He noted that the Master Plan was approved with the maximum concept, which was done not to say they wanted to build the maximum concept, but to allow the City to permit it. Of the three (3) sizes for the storage building, the City Council chose the high range building on July 16, 2021. They are present today to present Phase I of the Marina Plan, which includes the dry storage building, the adjacent sea wall, and the adjacent floating docks. If the City Council gives their approval, they would then complete the site plan and present it to the Planning and Zoning Board and then they would seek the City Council's authorization to go out to bid. Once the City receives the bids they would be brought to the City Council for a contract award and then they would move forward with construction. This should take about 18 to 24 months. He noted that each phase of the Marina development would come back before the City Council for their action.

*At this time, a Power Point presentation was given by City staff, with Mr. Collins going over the City Marina history and the proposed boat facility site, Mr. Jeffries going over the Land Development Policies and Regulations and Ms. Lawson going over the financial analysis (attached to the original minutes).

Mayor Brackett opened the meeting for questions and answers at 6:44 p.m. He asked so that everyone has the opportunity to speak that they not repeat the same question over and over again.

Mr. Jay Jenson asked if he is correct that the new storage building on its own merit would be enough to pay for itself.

Ms. Lawson answered yes.

Mr. Leonard Markir said that he understands there is an established need for remodeling or rebuilding the existing rack storage building and knows that one (1) of the grant applications stated that grants are based upon need. The City requested the grant for the entire rack building based on need. He asked how did they establish that there is a need for the rack building.

Mr. Falls explained that there are two (2) other dry storage buildings adjacent to Indian River County. There are none in Indian River County. The Marina's current boat storage building has a capacity to store boats up to 22-feet and this building would have the capacity to store boats up to 35-feet. The market staff sees there is no competition within 20-miles in either direction of the current building. He noted that the building is currently full with a waiting list of 20-foot boats.

Mr. Markir said the way that he is looking at it is that what Mr. Falls is saying is they have a want for additional rack storage, not a need. He asked if a market study was done to establish the need.

Mr. Richard Othymer (spelling may be incorrect) said it was stated that the height limit was 35-feet and the building has a peaked roof. He asked how high is the building at its highest point.

Mr. Jeffries explained the way they measure the height for non-residential buildings is that the maximum height of the building would be at the eave of the structure.

Mr. John Binkley, of Edlund Dritenbas Binkley Architects, reported that the total height of the building would be 35-feet to the eave.

Mr. Jeffries explained that the height limit is 35-feet to the eave, plus the 15-foot embellishment.

Mr. Falls said the building as proposed meets the height limit in the Code with the 15-foot embellishment.

Mr. Jeffries said it will have to.

Mr. Othymer said it was stated at the Marine Commission meeting that the boats would enter and exit on the west side of the building. He asked is that correct.

Mr. Sean Collins, Marina Director, answered yes.

Mr. Othymer asked are the dimensions on the door on the east side the same as the dimensions on the west side.

Mr. Collins answered yes.

Mr. Othymer asked when was the variance granted to the prior owner.

Mr. Jeffries said the variance was granted in 2006. He noted that variances run with the land.

Mr. Othymer asked do they need to have a setback for the Waddell building.

Mr. Falls said if the development goes through as planned, what they would propose to do is to abandon the Rio Vista right-of-way.

Mr. Othymer asked would there be boat storage, service, painting, etc. on the property.

Mr. Collins answered no. He reported that on all the day to day operations the eastern door would be closed. If the door is open at all it would only be open a little just to allow air flow.

Mr. Othymer asked would all the trees be taken down.

Mr. Collins said all the trees would be saved.

Ms. Fran Henig said that her question is regarding the increase of pollution in the Lagoon. She said it looks like the Plan is to increase the number of boats and the size of the boats coming into the Marina and she would imagine that it would be a destination for people. She asked what is the plan because manatees are dying.

Mr. Falls said they were not building a place to attract anyone except boaters. They were not building a restaurant or other commercial uses. It is a Marina and a dry storage building.

Mr. Tim Fontaine, of Coastal Technology Corporation, said redevelopment of older sites is great because the site has to meet current water quality standards on treating the stormwater from the site. Therefore, there is actually going to be an improvement because they are going to provide a dry stormwater pond that would treat the stormwater to remove the nitrogen and phosphorous. Regarding the manatees, there is a County specific manatee protection plan.

Ms. Henig questioned the boats.

Mr. Falls said the Marina would have new pumpout systems for all the docks.

Mr. Gary Froonjian said one thing that he feels is intuitive is that they have culture here in the City that they are not maintaining as a result of them expanding into a very fragile estuary. He said there are things they could do before proceeding with this plan. He said that he spoke with the United States Fish and Wildlife Department and was told that there is a preapplication plan. He asked has the City done the pre-application.

Mr. Fontaine said they have permits to construct the dry storage building dockage. They do not have a permit for the stormwater system.

Mr. Froonjian asked if they have applied or called the United States Fish and Wildlife to find out if there is a preapplication prior to submitting for permitting.

Mr. Fontaine said they don't need permits from the United States Fish and Wildlife to find out if there is a preapplication program prior to doing this.

Mr. Falls asked Mr. Collins is the United States Fish and Wildlife a permitting agency for this project.

Mr. Collins answered no. He said the City does not need a permit from them.

Mr. Falls said the City would reach out to the United States Fish and Wildlife to see if they have any suggestions as they move through the process.

Mr. James Shay said if anyone has driven around central beach they would see hundreds of lawns that have signs objecting to this project. His principle objection is that the boat barn is going to be massive. He didn't think they should have a giant commercial enterprise in their neighborhood. He said the building is too big for their neighborhood. He said this situation is similar to what is going to happen when the citizens vote on the Three Corners project. They are not going to vote in favor of the Three Corners until they know what is going to be built there.

Ms. Leslie Tilly asked that they slow down on the project and to look at the manatee protection plan. She said there are other areas where a massive building of this scale could go. She said the manatee protection plan was probably out of date. She said they have had thousands and thousands of manatee deaths since the protection plan went into place. She said they don't need a building of this size in their neighborhood.

Mr. Chris Fig said there is a need for dry storage. He said that he is in support of the Marina expansion to its full extent. He said if people want to protect the Lagoon then they need to get the STEP System.

Ms. Karen Marcel asked why Phase I does not include fixing the Marina. She asked if there was a market study on the dry storage building and if there is a need for it.

Mayor Brackett said most boats that are going into this dry storage building were not looking for the inlet.

Mr. Falls said Phase I was selected because the need of the boat storage building was greater because of the condition of the building. Staff would proposed that the next phase would be reconstruction of the docks.

Ms. Marcel questioned the market study.

Mr. Falls said no formal market study has been done.

Mr. Collins reported that since the last Marine Commission meeting when they had 20 or 22 boats on their waiting list. The list has jumped to just over 30. He stated that they have not started a waiting list for this building because they don't want to give people false hope. Once they get further down the road and have reassurances on some dates when things are going to start happening then they will open up a waiting list. He has no doubt that the building would be filled up right away.

Mr. Mark Erker asked Ms. Lawson were the other cases economic as well.

Ms. Lawson said that she was not sure what other cases that he was talking about. She said when they previously discussed the low, medium, and high size buildings, the debt service scales up and down at the same pace as the revenue. So, essentially yes they do.

Mr. Mark Mucher asked Ms. Lawson if the economic viability on this was based on 100% occupancy on the new building.

Ms. Lawson explained that it was based on the maximum annual revenue. It was based on straight line depreciation.

Mr. Mucher said that he did not think assuming 100% occupancy from day one was conservative.

Ms. Lori Farrell said that her family does own a boat and are for the Marina, however they are not for the large expansion. She wondered if this was already a done deal.

Mayor Brackett said nothing has been voted on by this City Council with exception of the Plan itself.

Ms. Farrell asked how do they voice matter.

Mayor Brackett said they are here at the workshop to listen. He said there are also other voices in the form of emails, etc., and they (City Council) will take everything into consideration.

Ms. Farrell asked Council if they feel this fits in the area that it would be built.

Mayor Brackett explained that what the conceptual plan does is plan for the future. Every phase of the plan would have to go the City Council to be voted on with public input every step of the way. It is not build it and they will come. He said they have 30 boats on a waiting list and that is at 22-feet and smaller.

Mr. Collins reported that they have applications collectively of about 250 people who want to get into the City Marina.

Ms. Maryann Farabee asked why is the government of Vero Beach in the business of providing a storage unit for people's toys. She said that she was happy that they were leaving the trees.

Mrs. Judy Orcutt, of the Clean Water Coalition, reported that they wrote a letter to the City Council that laid out their ideas. She was happy that Ms. Lawson verified that any size dry storage building was financial feasible. She asked if she was correct that the dry storage building required 63 parking spaces and only 23 parking spaces were being accommodated in Phase I.

Mr. Falls said that is correct. He noted that they have enough parking with the two (2) sites of the Marina.

Mrs. Orcutt said the reason she was concerned about parking was because of stormwater runoff.

Mr. Jeffries explained that the current site does not meet the City's current stormwater requirements, but because it is the redevelopment of the site it would have to meet those requirements.

Mr. Falls emphasized that this site would meet the City's requirements, as well as the requirements of St. Johns River Water Management District.

Mrs. Orcutt said another thing they brought up in their letter was to have a wash down area at the dry storage facility that would capture the detergents, etc., when washing the boats. She asked is that part of the plan.

Mr. Collins answered yes. He reported that the west side of the building would have some outside racks. The water would be directed either into a containment basin or the landscaped areas.

Mrs. Orcutt said the last thing brought up in their letter was their concerns regarding muck dredging.

Mr. Fontaine said they are not that far yet.

Mrs. Orcutt asked has the dewatering site been selected yet. She asked have they reached out to the Florida Inland Navigation District (FIND) to see if the site they suggested in their letter is available.

Mr. Fontaine reported that there were challenges with the FIND site in that it is about 10-miles to the north. It would be very challenging and expensive to have a direct pipe to the FIND site.

Mrs. Orcutt asked what do they intend to do with the dredge material.

Mr. Fontaine said for this small amount it is possible to let the water leave the material on the dry storage building site.

Mr. Falls noted that they have not made a final decision on the muck material. This would be brought back during the final site plan.

Mrs. Orcutt said then after tonight's meeting the City Council would make a decision about the size of the building and then they would do a site plan.

Mr. Falls reported that it would go before the Planning and Zoning Board under a public hearing.

Mrs. Orcutt said then the next opportunity for the public to provide input would be at the Planning and Zoning Board meeting.

Mrs. Minuse noted that with the Army Corp of Engineers there is a lot of permitting required.

Mrs. Linda Moore referred to the stormwater issue. She asked if there was a way to use permeable surfaces for the parking lot rather than paving it.

Mr. Falls said during their final design they could look at different surfacing types. He noted that permeable surfaces are not permanent.

Mr. Leonard Markir said this has been a very informative workshop. He said when Coastal Tech submitted their draft proposal they had small, medium, and large buildings. They also had a page in their proposal that stated that they would invite public comments for consideration upon the approval of the concepts. He asked if this was done.

Mayor Brackett answered yes.

Mr. Falls reported on the dates that the Master Plan was discussed.

Mr. Markir referred to the conversations on the need for the work to be done and it was stated that Phase I was predicated on the fact that the existing building was in dilapidated condition and needed to be rebuilt, which makes sense. He said the existing Marina is in dilapidated condition and needs to be rebuilt. He asked the City Council to use Phase I on rebuilding the existing Marina and existing rack storage building in increments. He said they could take care of the dilapidated structures for the Marina in Phase I and then they could talk about expansion. He said that he is very unhappy about the expansion.

Mr. Omar Rodriguez said that he owns one (1) of the three (3) large vessels at the Marina. He said there are only three (3) large vessels at the Marina because they don't have the space for any more. He

explained that people are not purchasing boats because they don't have a place to keep them. He said the Marina needs to be upgraded. One thing they have not taken into account is that this Marina is ran by top notch staff. He said the need for this is there. He questioned how could they afford not to so it.

Ms. Joan Clark said there is a need for places for boats. She was upset that they were doing Phase I, that they are just concerned about dry storage. She said what they really need is a launching ramp somewhere on the west side of the river.

Mrs. Laura Moss, County Commissioner, stated that she was present tonight speaking as a former City Councilmember. In the inception of this concept, she voted against both the concept of expansion and the permitting for it. She said this is certainly the start of something big. She said when you start down a path with something big ultimately it probably will happen. Her concern is that they could be shoving off on a course that would take them in the opposite direction of what they currently have, which is a beautiful very special place. She asked the City Council to consider the long term ramifications of the decisions they would be making very soon.

Mr. Jerry Anchors questioned why would they be making this investment when it would take 15-years to recoup the funds. He said if this project does go through and it impacts his property value he would contact the property appraiser and request an abatement.

Mr. Stephen Brooks asked would this building be larger or smaller than the Riverside Theater or the Museum of Arts building.

Mr. Falls said his gut feeling is that this building was not as big.

Mr. Brooks said that he has a boat at the Marina and he is all set. He said currently there are over 9,000 boats registered in Indian River County and they have a Marina with 108 slips, 57 moorings, and 63 dry storage spaces. He felt this was something that they needed to do for the community. He did not think this was going to be unsightly. He felt it was going to be very nice looking.

Ms. Florence Ann Roberts asked when they file a permit for dredging, does the Army Corp of Engineers require that they specify where the dredged materials will go.

Mr. Fontaine answered yes and it is expected to go to the landfill.

Ms. Roberts asked have they received the permit from the Army Corp of Engineers.

Mr. Fontaine answered yes.

Ms. Roberts said when the original plan came out there were three (3) options. She asked did the City Council ask for and review the costs and benefits for all three (3) of them.

Ms. Lawson said they did during their budget workshop.

Mr. Jeffries responded to the previous question asked by Mr. Brooks regarding the size of the building compared to the Museum of Art and Riverside Theater. He reported that based on the Property Appraiser's website, the Museum of Art was about 75,000 square feet so the dry storage building would be about one-third of that at 25,000 square feet and Riverside Theater was about 50,000 square feet.

Mr. Joseph Guffanti asked why are they doing this.

Mayor Brackett said because the building needs to be replaced and it is also outdated as to the size of the boats that are in demand.

Mr. Guffanti asked for whom are they doing it.

Mayor Brackett answered the boaters. He said they currently have about 30 people are the waiting list.

Mr. Guffanti asked why doesn't the City open some restaurants. He asked why they were taking his tax dollars and using them for a commercial venue.

Mayor Brackett explained that they were not taking his tax dollars. The money at the Marina is generated by the boaters that are there.

Mr. Guffanti said his tax dollars supports that property. He said it was stated that prior to the City paying off the debt that the Marina was just breaking even and after it was paid off then there was more of an increase.

Ms. Lawson explained that the amount that was paid off was \$340,000 a year in debt service. She noted that was three (3) years ago so the Marina's revenues overall have increased over the past three (3) years in part because of the rate increase and the increase in demand.

Mr. Roger Marcil asked has not the City done an evaluation for the Waddell building, such as what it is worth, how much it would sell for, and what it would take to rebuild the building.

Mr. Falls explained that the City could not sell it because of the restrictions they have in the grant funds they received to purchase it. The City tried to lease it out to replace the revenue that was lost when Waddell Insurance left, but they did not receive a response to the RFP.

Mr. Marcil said couldn't they find someone to take that building.

Mr. Falls explained that the initial plan envisioned the building staying. The City put out an RFP and did not receive a response.

Mr. Marcil asked how long did the RFP run.

Mr. Falls said typically RFP's run for about three (3) months.

Mr. Marcil asked is anyone else concerned that this was approved during COVID when there was a stay at home order in place.

Mayor Brackett reported that discussions started in 2018 and it was approved in 2019, which was before COVID.

Mr. Marcil asked when is the final vote for this project.

Mr. Falls explained that the City Council is present tonight to listen to the concerns of the community. Staff would like from the City Council as soon as possible what their decision is on what size building they want to move forward with.

Mr. Marcil asked is there a date for the vote.

Mr. Falls said the City Council could vote tonight if they choose to.

Mr. Marcil said that he recently found out that a commercial entity that was at the Marina has left.

Mr. Collins said there was a boat club that was renting slips in an area and as they were going through this process they found that this area was zoned Park P-2 so they moved them to an area that was authorized.

Mr. Marcil asked how long were they there illegally.

Mr. Collins answered about a year.

Mr. Marcil said currently the north side of the Marina is completely overgrown and part of the overgrowth is coming onto his property.

Mr. Falls said that he would make sure that gets taken care of.

Mr. Peter Robinson asked has anyone received a bid on the building.

Mr. Falls reported that they don't have a final set of plans at this time.

Mr. Robinson felt that the City needed to get some hard bids right now to see what the market is and they need to keep checking on it. He said it was stated that the City was meeting all the Codes as to the drainage, however the DEP is looking at revising a lot of the drainage codes and if they do, the City is going to have a hard time making this work. He said boats are toys and people can't afford them during a recession. He then asked what was the interest rate on the loan that the City paid off.

Ms. Lawson said that she did not have that information with her. She explained that the City was not borrowing money from a bank. The City was loaning money to themselves, which is why the interest rate was low.

Mr. Brian Cunningham said that he is a member of the Marine Commission, however he is speaking tonight on his own behalf and not as a member of the Commission. He then read a letter from the Marine Industry Association of the Treasure Coast (MIATC) in support of this project. He said this is a very conservative plan. He said the market right now for dry storage is 35-feet to 45-feet. The timing of this project is perfect.

Ms. Cheryl Millikan asked how many boats are they going to allow to dock on the river.

Mr. Collins answered 57.

Ms. Millikan said that she was concerned that these boats were polluting the river. She asked why do they have to dredge when they already have large yachts out there.

Mr. Collins said a lot of that water was deeper.

Mr. Brian Vaga said that he is in the boating business. He questioned what is expanding the Marina going to do to the property values of the surrounding homes. He said a lot of issues brought up are ideals versus reality. He said the population here is growing whether they like it or not. Boaters are going to go boating and the increase in population means there are going to be more boats in the area. He said a study was done in 2016 and that study said the number one (1) polluter of the Indian River was septic runoff. The second polluter was stormwater. It was not boats. As to the demand, when COVID hit the boating industry shot up. He said the demand is there. He said this dry storage would get boats out of the water and into storage. He said they would be taking an old dilapidated building and making it beautiful. This is a wonderful project and he is in favor of it. He hopes that this gets approved.

Mr. Douglas Keiser was concerned about the effects of the Rowing Club. He felt this would be a hazard for rowers because there would be more boats and bigger boats. He was also concerned with the environmental impact. He said this would be unattractive for the neighbors to look at because it would be an eyesore. He understands the desire to expand businesses and increase revenue, but he didn't think it should be at the cost of the nearby residents and the environment.

Ms. Karen Marcil asked do they think it is acceptable that an environmental study was not done.

Mr. Fontaine said there have been different studies done on the Lagoon and the technical information that he has read does not point to well run marinas as causing any kind of a significant impact to the Lagoon. It was all focused on septic systems and stormwater runoff.

Ms. Marcil asked how much money goes back to City of Vero Beach.

Ms. Lawson said currently the Marina returns \$103,000 a year back to the General Fund and that is 6% of the revenue generated.

Ms. Marcil asked if they would consider keeping the Waddell building if they had someone who was interested in leasing it.

Mayor Brackett said the building has been available for a long time.

Ms. Marcil asked if they had someone who was interested in leasing the building, would they consider keeping the building and just rebuild the storage building and fix the docks, which is what they all really wanted.

Ms. Lawson noted that the Waddell building needs a lot of work.

Ms. Marcil asked if they would be willing to explore that option.

Mayor Brackett said that he would have to see the financials on it.

Mr. Falls asked that if she has someone who is really interested in the building that they call the City and they could discuss it. If the interest meets the parameters of FIND, staff could report back to Council and if it makes sense they could do the financial analysis. He noted that there is still a cost to get the building back up to current standards. Also, because it was an existing site it would not require stormwater management.

Ms. Marcil asked when would they be voting on this.

Mayor Brackett said they could vote on this tonight, but he doubted that they would. He said it could occur at the next regular City Council meeting.

Ms. Marcil asked if they felt this would be in line with Chapter 2 of the Comprehensive Plan.

Mayor Brackett said that he does.

Mrs. Minuse said that when she was on the Planning and Zoning Board they worked on the Comprehensive Plan for three (3) years.

Mr. Michael Gianetti (spelling may be incorrect) said there is a lot of controversy going back and forth about this issue. He said all the signs are exclusively around central beach. You don't see the signs anywhere else. He said there are a large group of people who want to own boats and want a place to store them. He said it is unfair of the central beach residents to deny boat storage to the rest of the community. He asked Council that when they vote on this that they are democratic about it and pay attention to the larger majority.

Mr. Mike Johansen, of the Indian River Neighborhood Association (IRNA), said they support the Marina modifications with conditions. They would request that they look at the muck as they go through the process.

Mr. John Wester asked how high is the Waddell building.

Mr. Collins answered 12 to 15-feet.

Mr. Wester said so they are going to replace a 15-foot building with a 35-foot building that would really be 50-feet.

Mayor Brackett said it would be the same height of the current dry storage facility.

Mr. Gary Froonjian apologized to the City Council (comments made earlier). He said that he knows they are just trying to do the right thing for the citizens in the community. He said that he spends a lot of time on his kayak and the kayakers see manatees so there are manatees out there and they are in dire need of our help and this project would not help them, it would hurt them.

Mrs. Larmarre Namojackimo said most of the people here tonight are very much opposed to the expansion. She said they all understand it needs to be repaired so she would say fix it, don't expand it. She said we are losing our small town quality.

Mr. Rod Griffith said they have people representing the interest of a quiet community and then there is the boating community. He questioned how they were going to resolve the tension between the "land" people and the "boating" people.

Mr. Kris Clark said that he has heard a lot of great comments on both sides. He said rather than going forward with the entire plan someone spoke about doing phases. He said it does sort of bridge the gap for the people who wants certain things done before other things are done. He liked the idea of having a

newer building because it would be a nicer building to look at. He asked how often do people use dry storage and why would they use dry storage rather than putting their boat in the water at the Marina.

Mr. Collins said one (1) reason is for insurance purposes. Another reason is for the convenience. They call the Marina and staff has the boat waiting in the water when they arrive.

Vice Mayor Neville asked how many boats have unpainted bottoms.

Mr. Collins answered about 60%.

Vice Mayor Neville said currently there is some sluffing going off when using bottom paint so he would assume that having the boats in the boat storage facility would be an improvement.

Mrs. Joy Collins asked how many residents are in the City of Vero Beach. She was told about 17,000.

Mrs. Collins asked what percentage lives in central beach.

Mr. Jeffries said that he did not have that information.

Mrs. Collins said there are 17,000 people in this community and there were about 100 signs posted in opposition. That is not a vast majority. She asked how many of the homes in central beach have had their septic tanks converted. She said if that is the number one cause to the detriment to the Lagoon then that needed to be addressed immediately. She said as to bottom paint, if you keep a boat in the water you have to have bottom paint. The more boats you can keep out of the water the more beneficial to the water. She asked if they rebuild the exact size of the dry storage, is it serviceable. She asked do they still make equipment that would work in those small confines.

Mr. Collins said none of the forklift manufacturers are making small forklifts to operate in such tight confines.

Mr. Ken Daige said that he does not own a boat. He said a number years ago the City did a visioning project and one of the things they talked about was the importance of the neighborhoods. They heard from the residents in this area who are very concerned with the expansion plan. He hopes the City Council thinks about the impact on that neighborhood, as well as the surrounding areas. He said the City Council is being asked to downsize the plan as a whole. The City Council will be deciding the fate of that neighborhood.

Ms. Leslie Tilley said there will be a big difference when you have this new building. They are not going to be able to see the baseball field lights, the bridge, or the Dog Park. They are going to see a wall. This building does not fit there. She asked that they scale back and go to back to what was approved in 2019.

Ms. Florence Ann Roberts showed some documents on the computer (on file in the City Clerk's office).

Ms. Shaski Fuller (spelling may be incorrect) said that she was very concerned about the Lagoon. She said that she has worked at the Marina for three and a half years and they get calls all the time from people who want to store their boats there. She said no matter how big this building will be, it would be filled.

Mayor Brackett closed public comments at 9:47 p.m., with no one else wishing to be heard.

Mr. McCabe said it has been very helpful getting all the different viewpoints. He thanked everyone for speaking.

Mr. Cotugno thanked everyone who made comments and attended tonight's meeting. He said that he lives in central beach and has walked the Marina. He said that he met with a lot of people who have been involved in these discussions. He said that he is looking at this as a Marina that needs to be upgraded and refurbished. A Marina that needs a new storage facility that would blend into the community and not be obtrusive and would be compatible with the neighborhood. He said it is now up to the City Council to have discussions to try to come to a consensus of the community and to come up with a situation that will be a win, provide revenue to the City, and provide a Marina that they could all be proud of for years to come.

Mrs. Minuse said protecting neighborhoods is very important to her. She said hearing all the comments made tonight was very important. She looks forward to a robust discussion on this. She said the Marina had a fabulous reputation for decades and in the recent past it has fallen into disrepair. She was happy that they have the opportunity to restore it. She said as they move forward with site plans there would be a huge permitting process that would take place. Nothing would be overlooked when dealing with the Army Corp of Engineers.

Vice Mayor Neville said we have a community to serve and it is going to be a very difficult decision. There is a boating community that needs to be served. He felt the building as designed was attractive. He pointed out that the School Board built a much larger building than this on Beachland Boulevard and the people who live on Azalea Lane were affected the same way. He didn't think that it affected the quality of life for those people who live around it. He felt that once the building is built and established it would blend in and be part of the community.

Mayor Brackett said decisions like this are never easy. He felt that this City Council has done a good job over the years of trying to make sure that they were doing the right thing. He said that he was born and raised here and he would not do something that was going to hurt this community. He said that any decision that he makes on this would not have anything to do with trying to grow the area too fast. He felt that they had to plan accordingly for the 20 to 30 year process and that is what they were trying to do. He said that when he casts his vote he would do it with a lot of deep thought and consideration.

Tonight's meeting adjourned at 9:55 p.m.

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