

**CITY OF VERO BEACH, FLORIDA
SEPTEMBER 12, 2023 5:30 P.M.
REGULAR CITY COUNCIL MINUTES
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

Pastor Brian Bennett of Pathway Church gave the invocation.

PRESENT: John Cotugno, Mayor; Linda Moore, Vice Mayor; Tracey Zudans, Councilmember; John Carroll, Councilmember; Rey Neville, Councilmember **Also Present:** Monte Falls, City Manager; John Turner, City Attorney and Tammy Bursick, City Clerk

1. CALL TO ORDER

A. Pledge of Allegiance

Mayor Cotugno led the Council and the audience in the Pledge of Allegiance to the flag.

B. Roll Call

The City Clerk performed the roll call.

2. PRELIMINARY MATTERS

A. Approval of Minutes

1. Regular City Council Minutes – August 22, 2023

Vice Mayor Moore made a motion to approve the August 22, 2023 regular City Council minutes. Mr. Neville seconded the motion and it passed unanimously.

2. Special Call City Council Minutes – August 21, 2023

Mr. Carroll made a motion to approve the August 21, 2023 Special Call City Council minutes. Vice Mayor Moore seconded the motion and it passed unanimously.

3. Special Call City Council Minutes – August 22, 2023

Vice Mayor Moore made a motion to approve the August 22, 2023 Special Call City Council minutes. Mayor Cotugno seconded the motion and it passed unanimously.

4. Special Call City Council Minutes – August 30, 2023

Mrs. Zudans made a motion to approve the August 30, 2023 Special Call City Council minutes. Mayor Cotugno seconded the motion and it passed unanimously.

A. Agenda Additions, Deletions, and Adoption.

Mayor Cotugno removed item 6-A) off of the agenda.

Mr. Monte Falls, City Manager, requested that item 9-A) “Update on the Stormwater Pipeline Project” be added to the agenda and heard under City Manager’s Matters.

Mr. Neville pulled item 3-A) off of the agenda for discussion.

Mr. Carroll made a motion to adopt the agenda as amended. Vice Mayor Moore seconded the motion and it passed unanimously.

B. Proclamations and recognitions by Council.

1) Hunger Action Month – September 2023

Mayor Cotugno read and presented the Proclamation.

2) Childhood Cancer Awareness Month – September 2023

Mr. Neville read and presented the Proclamation.

3. CONSENT AGENDA (include amount of expense)

A) Solid Waste Franchise Agreements for Roll-off Container Service

Mr. Neville pulled this item off of the consent agenda. He said there is a noise ordinance in place that there will be no noise in residential neighborhoods from 10:00 p.m. to 7 a.m. and the proposed franchise agreements have the garbage trucks starting at 6:00 a.m. in residential neighborhoods. He asked if the agreement could be revised with the correct time.

Mr. Falls said that they would revise the sentence in the franchise agreement to say starting time is 7:00 a.m. in residential districts and stopping time is 7:00 p.m. They will continue operating at 6:00 a.m. in the commercial districts.

Vice Mayor Moore made a motion to approve these amendments to the Solid Waste Franchise Agreements. Mr. Neville seconded the motion and it passed unanimously.

B) FMIT Commercial Insurance

C) Ratification of the 2023-2024 Teamster Blue Collar and Team CT Wage Reopener and IUPA Rank and File/Lieutenant Wage Reopener

These items were approved earlier in the meeting.

4. PUBLIC HEARINGS

A) ORDINANCES

- 1) **An Ordinance of the City of Vero Beach, Florida, amending the Land Development Regulations by amending Chapter 62, Article I, P-1 and P-2 Park Districts; Article II, POI Professional, Office, and Institutional District; and Article III, Commercial Districts, to revise the permitted principal, accessory and temporary uses, revise the accessory structures, and clarify the development standards for the Park, Conservation, Office, Institutional, and Commercial Zoning Districts; amending Section 62,503, Permitted and Prohibited Uses, to revise the Permitted Uses for the Ocean Drive/Cardinal Drive Overlay District; changing the heading of Chapter 60 (appendix) to Chapter 60, Article IV, Definitions; Amending Chapter 60, Article IV, Definitions to Amend, Delete or Add Use Definitions; Providing for Term Capitalization; Providing for Codification; Providing for Conflict and Severability; Providing for Correction of Scrivener's Errors; and Providing for an Effective Date.**

The City Clerk read the Ordinance by title only.

Mr. Jason Jeffries, Planning Director, explained that this Ordinance proposes to change the list of permitted uses in several zoning districts. He said that it will need two (2) public hearings. The other Ordinances that Council has been provided with will be heard as a public hearing on September 26, 2023. Based on direction from the City Council and the Planning and Zoning Board there were recommendations to revise land use terminology, have consistency across the zoning districts, use updated terminology, add a new special purpose zoning district, designate business districts with specific objectives and policies in the Comprehensive Plan, revise the permitted use in the existing commercial districts and implement new code outline and streamlined text and charts. Staff has reviewed the Ordinance and determined that it addresses a demonstrated community need and is consistent with the public interest. It serves the public interest in providing the readability, clarity, and conciseness of allowed uses and development standards in zoning districts. It adds clarification standards to improve the compatibility of development in the City and the text amendment services the public interest. It is consistent with the Comprehensive Plan. It ensures compatibility of uses through use specific standards and updated development standards, such as building design and use buffering. The Ordinance is consistent with the purpose and intent of the zoning districts and provides for compatibility between uses and assurance of efficient development in the City. The moratorium that Council imposed expires on October 15th. This is a legislative hearing. The final public hearing on this Ordinance will be heard on September 26, 2023, along with the other companion Ordinances that he is proposing be adopted.

Mr. Neville mentioned what a heroic effort it has been for the Planning Department to undertake this great amount of work. He has made an effort to read through it all, but has not finished yet. He brought up the zero lot lines and asked if it includes both sides of the property. The way the Ordinance reads it is only one (1) side of the property.

Mr. Jeffries explained for this particular definition it is only for one (1) side of the property. He said that their Code allows for three (3) types of uses and he is trying to provide specific standards.

Mr. Carroll explained the reason developers do that is because people prefer to have an active yard.

Mr. Neville referred to page 15, line 1, *Humiston Park, South Beach Park, MacWilliams Park, Riverside Park, Troy Moody Park, Young Park, Charles Park, and Bob Summers Park shall be used primarily for a public or civic purpose which also serves a recreational, artistic, or cultural purpose.* The word MacWilliams is spelled wrong. Then (2) *Veterans Memorial Island Sanctuary shall be used primarily as a memorial to Indian River County's military heroes,..* He felt that the word *primarily* should be stricken. He said it is to be used as a memorial and there is no other purpose. Then when looking at Table 62.2 where they are talking about accessory use types in Parks and Conservation Districts. The first accessory use type says alcohol beverage services, which is a permitted accessory use by right. He said would someone be allowed to serve alcohol without a permit. Mr. Jeffries said no that a permit would still be needed. Mr. Neville thought all of these years that they did not allow alcohol in any of their Parks. Mr. Jeffries mentioned that alcohol is served at the Museum and Theater where they have alcohol licenses. Mr. Neville said on page 16, the check mark in the square allows things to be done as often as people wish without a permit. He said not for profit carwashes, sidewalk sales and temporary portable storage units are allowed in P-2 and P-3 Parks without a permit. Mr. Jeffries explained that there still are time limits when these things can be held. He said use standards is in Ordinance B, which they will be discussing at their next meeting. Like the storage units will only be allowed on someone's property for seven (7) days. Mr Neville referred to page 17, Lot Dimensions where it has 25 acres. He did not think that they had any land that has 25 acres or more. Mr. Jeffries explained in their Comprehensive Plan it has the minimum size for those types of Parks. Mr. Neville referred to page 33, Development Standards, on line 9, it discusses residential screening and buffering. Mr. Jeffries explained any new non-residential development in office and institutional zoning districts shall meet the following screening and buffering requirements when adjacent to single-family residential zoning districts to prevent visual contact between the non-residential use and single-family residential uses and create a strong impression of total separation. This applies to POI zoning along State Road 60. Mr. Neville asked Mr. Jeffries to make this for multi-family and residential. Mr. Jeffries said he will fix that.

Mr. Carroll brought up how poor some of the business owners maintain their landscaping in this community. He heard some recommendations on having a landscape buffer and his personal opinion is that they need a structural component like a fence or a wall that will be there if the trees and shrubs don't last. It would be a physical barrier between the residential and commercial zoning.

Vice Mayor Moore remembered when this was discussed at the Planning and Zoning Board meeting and some of the members felt that was a little onerous.

Mr. Carroll said there were some members that did say that, but the fact of the matter is the barrier will not exist if it is not maintained. He said the fence will be there. Also, buying plants has gotten expensive and fencing might be the cheaper way to go.

Mayor Cotugno said then the issue of maintaining the fence comes up.

Mrs. Zudans commented that mandating the specificity of that barrier is going a little too far. Having a barrier there is one thing then mandating that it has to be a fence instead of landscaping is too strict.

Mr. Jeffries explained how this is currently written to meet the buffering standards, a person either needs to meet the landscaping requirements or you can have a wall and cut the distance down by 10 feet and have less landscaping.

Mr. Carroll went to page 3 at the bottom of the page where it talks about *Beach Services Area*. It talks about rentals to visitors of a hotel, motel, restaurant or recreational facility. He asked if the beach was considered a recreational facility. Mr. Jeffries explained this part of the Code is when they have someone licensed to provide beach services. He said this is allowed in South Beach Park.

Mr. Carroll referred to page 5, line 8, where they are talking about care retirement facilities. He said there are some people under the age of 55 who have lost their faculties, but are not retired. Mr. Jeffries explained that would fall under an assisted living facility. He said there is another category that covers that.

Mr. Carroll went to page 8, line 41, where it talked about *Personal service establishments*. He assumed that nail salons would be included. Mr. Jeffries said that he would add nail salons if needed.

Mr. Carroll referred to page 9, lines 3 and 4. They are talking about *Recreation facilities, athletic fields or courts*. He asked if these recreation facilities have to be lighted. Mr. Jeffries said no. He said there is an overlap in what they are calling recreational facilities and active facilities. He said they do not have this particular use in their City. It is for a more intensive recreational district.

Mr. Neville referred to page 14, line 34, where it states that any development of public park shall be consistent with Section 54-31, rules and regulations, of the City Code and then he enumerated Parks, but not all of them and then there is Veterans Memorial Island Sanctuary and he does not understand what numeration means. Mr. Jeffries explained that it is in their current City Code and he is just carrying forward some of the existing policies.

Mr. Carroll asked to turn to page 22, line item 14, where it talks about prohibited façade materials and that metal materials are prohibited as exterior façade cladding. He thinks they should come up with some metal that would be acceptable that architects are using these days.

Mr. Neville suggested that the Architectural Board determine that. Mr. Jeffries said that he would leave that in for now and they could have the Architectural Review Board decide something down the road.

Mr. Carroll went to page 29, line item 2, and asked what does that mean. It states *All accessory uses shall be located within buildings devoted to permitted uses and no accessory use shall be provided with an exclusive exterior public entrance.* Mr. Jeffries explained that this is an existing provision in the POI zoning. Mr. Carroll referred to page 32, line 3, and asked what he was saying here is if you have an accessory building you can't rent it is out. Mr. Jeffries said yes that was right. They are clarifying the general rules for residential. Mr. Carroll went to page 48, where it talks about *No accessory building shall be constructed upon a lot until the construction of a main building has been completed and no accessory building shall be used unless the main building is in use.* Mr. Jeffries said that paragraph should not be in there because it is one of the other Ordinances. He will make that correction.

Mr. Carroll referred to page 53, line item 30, where it talks about the primary material on the front façade of the structure shall be continued on all sides of the house, and on at least 50 percent of each side. He asked if that should say building instead of house. Mr. Jeffries said that it should and he will change that.

Mr. Jeffries said that he would correct the items that they talked about at tonight's meeting and give Council an updated Ordinance.

Mayor Cotugno opened the public hearing at 6:39 p.m.

Mr. Ken Daige commented that he has been going through these Ordinances and spent some time with the Planning Director. He asked Council to take a look at page 15, line 1 and asked them to remove Troy Moody Park, Young Park and Charles Park from this paragraph. He said the size of these Parks do not have space for a cultural purpose. These Parks are primarily used as open space and are located in surrounding neighborhoods. He brought up development standards for residential screening and buffering (page 33, lines 9 thru 13). He asked them to add RM10/12 to the list of affected residential areas. He said RM10/12 is not afforded the same treatment as other residential development standards. The neighborhoods of Original Town and Osceola Park have adopted neighborhood plans that specify the inclusion of RM10/12 to be afforded the same considerations of other residential development standards.

Mayor Cotugno closed the public hearing at 6:44 p.m., with no one else wishing to be heard.

Mr. Jeffries reiterated that this Ordinance will be heard for a second public hearing on September 26, 2023. He will look at the things brought up by Mr. Daige.

B) RESOLUTIONS

- 1) **A Resolution of the City Council of the City of Vero Beach, Florida, Authorizing the City to enter into a Public Transportation Grant Agreement with the Florida Department of Transportation (FDOT) for a project entitled “Redevelop Commercial Park Phase II” (FDOT #448116-1-94-01); Providing for an Effective Date.**

The City Clerk read the Resolution by title only.

Mr. Falls reported that the Airport has coordinated with FDOT to receive grant funding to make available airport parcels more viable for business opportunities. Phase I is underway and he would recommended starting Phase II. The project is being funded at 50% by FDOT and 50% by Airport matching funds.

Mayor Cotugno opened and closed the public hearing at 6:47 p.m., with no one wishing to be heard.

Vice Mayor Moore made a motion to approve the Resolution. Mrs. Zudans seconded the motion and it passed 5-0 with Mr. Neville voting yes, Mr. Carroll yes, Mrs. Zudans yes, Vice Mayor Moore yes, and Mayor Cotugno yes.

- 2) **A Resolution of the City of Vero Beach, Florida, relating to the Provision of Stormwater Management Services Provided by the City’s Stormwater Utility; Reimposing Stormwater Service Assessments against Developed Property located within the Stormwater Service area for the Fiscal Year beginning October 1, 2023; Approving the Rate of Assessment; Approving the Assessment Roll; and Providing an Effective Date.**

The City Clerk read the Resolution by title only.

Mr. Falls reported that this approval of the Final Assessment Resolution (FAR) is the final step in the process for the imposition of Stormwater Service non-ad valorem assessments for the fiscal year beginning October 1, 2023. Adoption of the FAR establishes the final rate of assessment, the apportionment methodology, the assessment roll and the levy of the Stormwater Service assessments.

Mayor Cotugno opened and closed the public hearing at 6:49 p.m., with no one wishing to be heard.

Vice Mayor Moore made a motion to approve the Resolution. Mr. Neville seconded the motion and it passed 4-1 with Mr. Neville voting yes, Mr. Carroll yes, Mrs. Zudans no, Vice Mayor Moore yes, and Mayor Cotugno yes.

5. **PUBLIC COMMENT (3-minute time limit)**

6. **CITY COUNCIL MATTERS**

A) NEW BUSINESS

- 1) Mrs. Gabrielle Manus, Director of Human Resources, to discuss her visit to the Piper Aircraft's Employee Medical Center, and her impressions of the facility. Then Council to discuss what actions could take place to determine its feasibility as a 2024-2025 Budget item. – Requested by Mayor John Cotugno**

This item was pulled off of the agenda.

B) OLD BUSINESS

7. PUBLIC NOTICE ITEMS FOR FUTURE PUBLIC HEARING

Public Hearing on this Resolution will be heard on September 26, 2023 at 5:30 p.m.

- A) A Resolution of the City Council of the City of Vero Beach, Florida, relating to City of Vero Beach Municipal Marina Rates and Fees; Repealing Resolution 2021-07 and Adopting Updated Rates and Fees; Providing for an Effective Date.**

The City Clerk read the Resolution by title only and reported that the public hearing for the Resolution would be heard on September 26, 2023 at 5:30 p.m.

Mayor Cotugno asked if this Resolution has been taken to the Marine Commission for their recommendations.

Mr. Sean Collins, Marina Director, said it has not. He said in the past he has not brought rate changes before the Marine Commission.

Mr. Neville commented that he knows some of the members on the Marine Commission have experience when it comes to marina rates. He asked Mr. Collins how he arrived at the monthly and annual rates.

Mr. Collins explained that they did a comparison with other surrounding marinas. He said that Loggerhead Marina went up substantially this year on their rates. He said that the City Marina still has some of the lowest rates around, but they also needed to consider the condition that the Marina is presently in.

Mr. Neville was concerned that the rates may be a little too high.

Mr. Collins commented that their consultants recommended that the Marina rates be looked at, which is one of the reasons for bringing this forward.

Mr. Neville agreed that revenue was very important, but they also need to keep their present customers. He wants them to feel confident that they were not going to lose customers.

Mrs. Zudans felt that the rates were fair.

Mr. Neville felt it was worth having the Marine Commission look at the rates.

Mayor Cotugno suggested having an automatic clause put in about raising the rates along with the CPI. He said the City does not have a history of increasing rates.

Mayor Cotugno asked how the agreement works for someone entering into a lease for dock space.

Mr. Collins explained that the agreement is in place for one (1) year then the customer goes on a month to month basis.

This item will be brought before the Marine Commission for their recommendations and then brought back to the City Council on September 26, 2023 at 5:30 p.m. for a public hearing.

8. CITY CLERK MATTERS

A) Appointment to the Police Pension Board

There is an opening for a full member on the Police Pension Board. Mr. Jose Prieto has applied to serve on this Board. There are no other applications on file.

Mrs. Zudans made a motion to appoint Mr. Jose Prieto to the Police Pension Board. The motion was seconded and it passed unanimously.

9. CITY MANAGER MATTERS (include amount of expense) (Staff/Consultant special reports and information items)

Mr. Falls reported that the Utility Easement Deed and Temporary Construction Easement for the Stormwater pipe line was approved by the County at the County Commission meeting this morning. He said that this is a wonderful project and they look forward to getting it started.

Mr. Neville commented on the route and how it will be used and asked if there were any changes concerning Indian River Shores decision on this.

Mr. Rob Bolton, Water & Sewer Director, commented that currently most of the residents south of John's Island are served by reclaimed water.

10. CITY ATTORNEY MATTERS

11. COUNCILMEMBER MATTERS

A. Mayor Cotugno's Matters

Mayor Cotugno mentioned the incident that recently occurred at Humiston Park. He has met with some neighborhood business people and will continue to meet with them trying to formulate what should be done at Humiston Park. He said that what happened there is unacceptable.

Mr. Falls shared Mayor Cotugno's concerns and knows that Chief Currey also shares them. He has met with Chief Currey numerous times to discuss this and what do they need to be doing. He said the Police Department will be logging in all of the calls for service on Friday and Saturday nights in this area. It is standard to have two (2) Police Officers on the beach at all times. They will be patrolling the Park every hour. The Park closes at 10:00 p.m. and anyone at the Park after 10:00 p.m. will be asked to leave. If there is a group causing disturbance they will be talked to and asked what is going on. The Police Department will have a presence in this area. There were also some noise complaints in the area that are being addressed.

Mayor Cotugno commented on the wonderful article that appeared in Quality of Cities (Florida League of Cities publication) about Pocahontas Park and their partnership with the Source.

Mayor Cotugno commented that at the last Taxpayer's Association meeting the increased cost of the Wastewater Treatment Plant came up. He feels that they should not have to defend themselves concerning the increase, because bottom line is that Water Plant needs to be moved and relocated off of the Lagoon. He said in order for the Three (3) Corners project to happen the Water Plant has to be relocated.

Mrs. Zudans added that there have not been any private organizations coming to them offering another solution. She said regardless of the negative feedback they are obligated to getting this done for their community. It makes no sense to keep it at its current location.

Mayor Cotugno reported on the matter regarding the Veterans Association (VA) Clinic. He said there are plans for a new VA clinic to be located between Ft. Pierce and Sebastian and hopefully Vero Beach will be chosen as the place where the clinic will be located.

Mrs. Zudans agreed with the Mayor's comments. She said this community serves over 15,000 veterans so it warrants having the clinic in this community.

Mayor Cotugno asked that at a future Council meeting that they discuss the World War II monument and the need for additional funding for the pilings. He said that the money would come out of their Capital Reserve Fund.

B. Vice Mayor Moore's Matters

C. Councilmember Zudans's Matters

Mrs. Zudans commented that she walked in the Towers to Tunnel 9/11 event on Saturday and it was such a moving experience. She wished that they would have had a better turnout.

Mrs. Zudans announced that she is running for County Commission in 2024. She said this in no way affects her giving 110% of her time while she is still on this dais.

D. Councilmember Carroll's Matters

1) Backup Material Provided – Please give Updates on the following Projects:

A) Three Corners Project

Mr. Carroll commented on how frustrating it can be looking at future projects and the original commitments of when they are to be started and how much time is slipping away. He made a list of some of the projects that he feels are very important and they should be given updates on.

Mayor Cotugno is aware of Mr. Carroll's background and felt that it might be better if he worked with the City Manager and scheduled meetings with him and staff to get more details on these projects and more of his questions answered. He said at a City Council meeting they can only go into so much detail. He suggested Mr. Carroll do that and said that he does it himself and it works out well.

Mr. Carroll had no problems doing that. He referred to the different projects and asked for a quick overview of where they are at.

B) Three Corner's Project

Mr. Jeffries reported that they already have the Planning Consultants under continuing contracts that were approved earlier this year. The plan amendments and the rezoning and putting the documents together is being done in-house and is in progress. On the next Planning and Zoning Board agenda there will be a discussion on the draft text amendment that will incorporate the master complex plan into the Comprehensive Plan and then draft lane development regulations for the Three Corners project. His goal is to have all the documents for the Comprehensive Plan to be ready and heard before the Planning and Zoning Board at their November 2nd meeting. The Marketing Consultant has been hired and is under contract and working on their marketing materials and he should be transmitting some of their documents this week. The RFP for the Three Corners project went out on August 15th and today he held a pre-bid meeting with some of the interested parties who had an opportunity to ask questions. With the traffic study, they have a draft from Kimley-horn that was transmitted this week and he will be reviewing that. The environmental studies are not scheduled to be done until the end of this month. These environmental studies are necessary in order to justify their Comprehensive Plan amendment.

Mr. Neville suggested putting up some charts for these different projects that would keep everyone up to date. He said that maybe they could go over two (2) projects a meeting. He would be happy to build the charts if they need him to.

Mr. Falls said he would be happy to put something together to show where they are and where they are going.

Mrs. Zudans said that she would like to get updates on all the projects, just not in Mr. Carroll's 10 minute time period. She thinks it would be good for the public to know what the updates are, but she would also like to know how much time the different departments need to come back with those updates.

C) Water Reclamation Facility (WRF)

Mr. Bolton reported that the way to get this project back and starting next June with a 30-month construction window was to go through the process of bringing on a contractor early. When they bring on a contractor early the method is called Construction Management Risk (CMR). They will be going out with an RFQ soon for this. He brought up long lead items that a contractor has to purchase and one of the items is the switch gear for the new Water Reclamation Facility. So what they want to do by getting the contractor involved early is go ahead and order that equipment. He said this is a perfect process that will get them back on track.

D) City Marina Expansion

Mr. Collins brought up the dock and dredging project and said that the City's Purchasing Department is working with UESI who is the contractor and things should be moving ahead on that project. This enabled them to meet their grant deadline and have it awarded by September 30th. The whole project is about 260 days so there will be several months of lead time. He said once the contract is complete, the contractor can place the order for the dock and the actual construction phase will take place in about 95 days, which will begin at the end of January and completion should be around the middle of May.

E) Lane Reduction Analysis – SR -60

Mr. Matt Mitts, Public Works Director, reported that they contracted with Kimley-horn to do a traffic study for the Twin Pairs project and it showed in the traffic study that there was no traffic reasons not to reduce the lanes. He went over the four (4) public meetings that have been scheduled. At the final meeting with the City Council on this matter to be held on December 12, 2023, Council will be provided with all the input from the public and the coordination with FDOT and getting the consultants opinion as to what will work there. He said what they are proposing at this point is in the westbound direction on Route 60, which is presently four (4) lanes, they would reduce it to three (3) lanes and then have on-street parking and a wider bike lane. He said with the eastbound lane that is currently three (3) lanes of traffic that would be reduced to two (2) lanes, which would allow one (1) lane of on-street parking. They want to hear from the community on how they feel about this.

Mr. Carroll asked how they were going to solicit input from the public at these meetings.

Mr. Mitts explained it would be similar to the way they set up the meeting for Aviation Boulevard. There would be exhibits set up around the room and the meeting will be open for comments.

Mayor Cotugno asked who is doing the outreach to the community to make sure the community is showing up.

Mr. Mitts said that the meeting dates are on the City website.

Mr. Falls expressed that Council will need to pass a resolution of support for the project at their meeting in December if that is the way they choose to go because they need to have the comments to FDOT by their deadline, which is December 31st.

F) Downtown Master Plan

Mr. Jeffries reported that Mr. Bob Gibbs would be attending the City Council workshop on Thursday to go over the market analysis that he has prepared. He will be presenting it for all three (3) areas in their community with the emphasis being on downtown. He said all of this information is on their website. He said that the Planning Consultants work is ongoing. Once he has their draft report they will come and present it at a workshop hopefully sometime in early October.

Mrs. Zudans suggested that these updates be put on the original section of the agenda (New Business/Old Business) instead of saving them for the end of the agenda.

E. Councilmember Neville's Matters

Mr. Neville asked about the FMIT insurance. Mr. Falls said that item was approved under the consent agenda and he has some additional information that he will share with Mr. Neville. Mr. Neville brought up National Night Out and wondered why they have not held it at Pocahontas Park. He was told that was where it was held last year.

Mr. Neville reported that the Vero Beach Yacht Club recently hosted the Florida Council of Yacht Clubs, which had over 120 people come to their community. It brought in a lot of money to this community and the Yacht Club did a nice job hosting the organization. He also thanked the Vero Beach Chamber of Commerce for providing information to put in their guest bags.

13. ADJOURNMENT

Tonight's meeting adjourned at 7:45 p.m.

/tb