



INDIAN RIVER COUNTY
SOLID WASTE DISPOSAL DISTRICT
BOARD MEMORANDUM



Date: May 9, 2018

To: Jason E. Brown, County Administrator

From: Vincent Burke, P.E., Director of Utility Services

Prepared By: Himanshu H. Mehta, P.E., Managing Director, Solid Waste Disposal District

Subject: Request to Approve the Redevelopment Plan for the Former South Gifford Road Landfill Site

DESCRIPTIONS AND CONDITIONS:

On December 3, 2013, the Indian River County Board of County Commissioners (BCC) authorized the submittal of an application for a United States Environmental Protection Agency (USEPA) Brownfields Coalition Assessment Grant from the Treasure Coast Regional Planning Council (TCRPC) for the former South Gifford Road landfill site (Gifford Landfill). The entire Gifford Landfill covers approximately 115 acres with the northern 55 acres owned by Indian River County and the southern 60 acres owned by the City of Vero Beach.

On May 28, 2015, TCRPC was awarded another Brownfields Coalition Assessment Grant utilizing the Gifford Landfill as one of the sites in their grant application. In August 2016, TCRPC authorized their consultant, Geosyntec, to perform the following tasks: Task 1 - Community Stakeholders Meeting #1; Task 2 - Development of conceptual designs and estimated costs; Task 3 - Community Stakeholders Meeting #2; and Task 4 - SWDD Board Meeting #3.

Meeting #1 was held at the Gifford Community Center on December 10, 2016. The goal of the workshop was to engage the community attendees in brainstorming ideas for potential redevelopment uses for the former landfill site.

On January 24, 2017, staff brought an update to the SWDD Board on the Brownfield Redevelopment process and presented the potential redevelopment uses provided from Meeting #1. The SWDD Board directed staff to do the following:

- 1) Authorized the Treasure Coast Regional Planning Council to continue with the redevelopment planning efforts as outlined in Tasks 2, 3, and 4 above, with direction from the SWDD Board; 2) Authorized staff to clean up and beautify County frontage in the initial phase; and 3) Not commit to 3 to 5 acres being reserved for the Gifford Customer Convenience Center, but to keep 12 to 15 acres reserved for the Road and Bridge Compound.

On July 11, 2017, staff brought an update to the SWDD Board on the Brownfield Redevelopment process related to the items above and also to obtain SWDD Board direction on the second community meeting.

The estimated costs based on the conceptual plans ranged from \$18 million to \$22 million. The SWDD Board directed staff to do the following:

- 1) clean up the frontage and removing the exotics from the former South Gifford Landfill Site without a lot of additional landscaping; 2) continue with the Community meetings to prioritize their ideas for the site; 3) economize (scale back the project); and 4) phase the project by priority.

On July 24, 2017, Meeting #2 was held at the Gifford Community Center at 6:00 pm. There was a great turnout, and the community was receptive to the idea of scaling back the project, prioritizing and phasing the project as well as understanding that funding was not readily available.

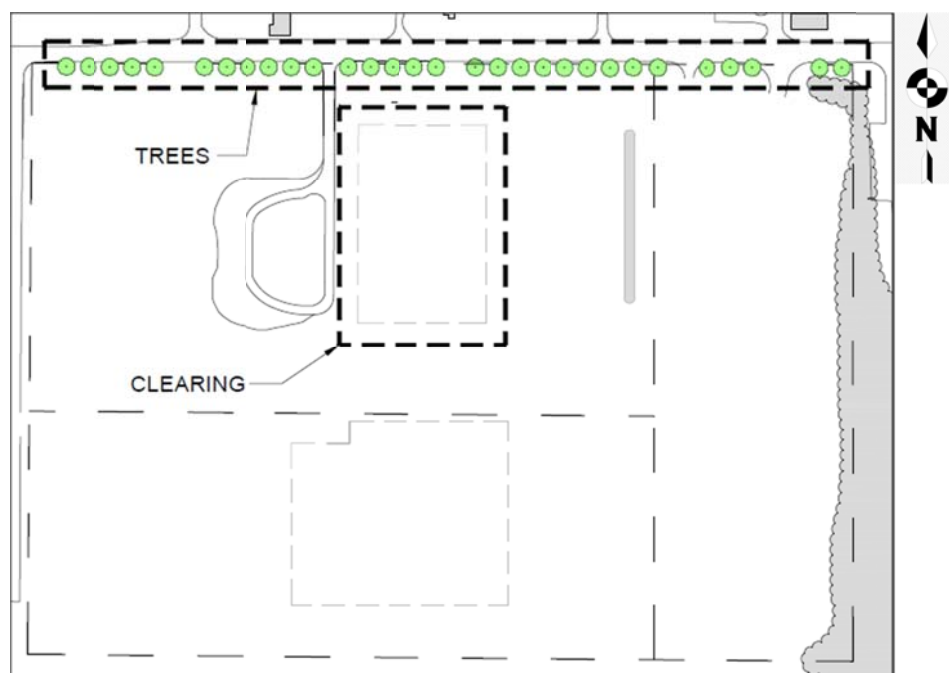
Staff recently received an updated phasing and preliminary cost plan from TCRPC and are providing this update per Task 4 of the 2016 TCRPC work authorization.

ANALYSIS:

The Conceptual (Draft) Redevelopment Plan has been developed into six phases based on priority and an associated cost range. Note that the proposed costs are considered rough estimates based on our current knowledge of the site, and actual costs may vary as the project progresses further into the redevelopment process (with input by a developer, etc.). These costs consist of capital costs and associated professional fees for the redevelopment phases shown.

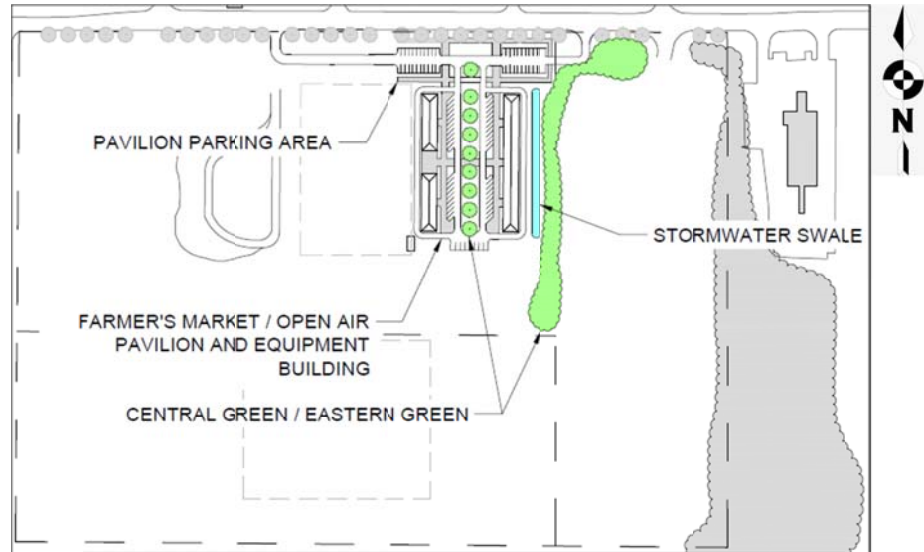
PHASE 1: Frontage Improvements and Open Field

This initial Phase 1 focuses on the surficial land clearing and disposal of the brush on approximately eight acres, which would include the three acres in the front and a five-acre area to serve as an open field. Additionally, this phase includes installing approximately 30 trees along the 41st Street frontage with an associated irrigation system (connected to a water source not associated with site groundwater) for an approximate Phase 1 cost range of \$24,000 to \$28,000.



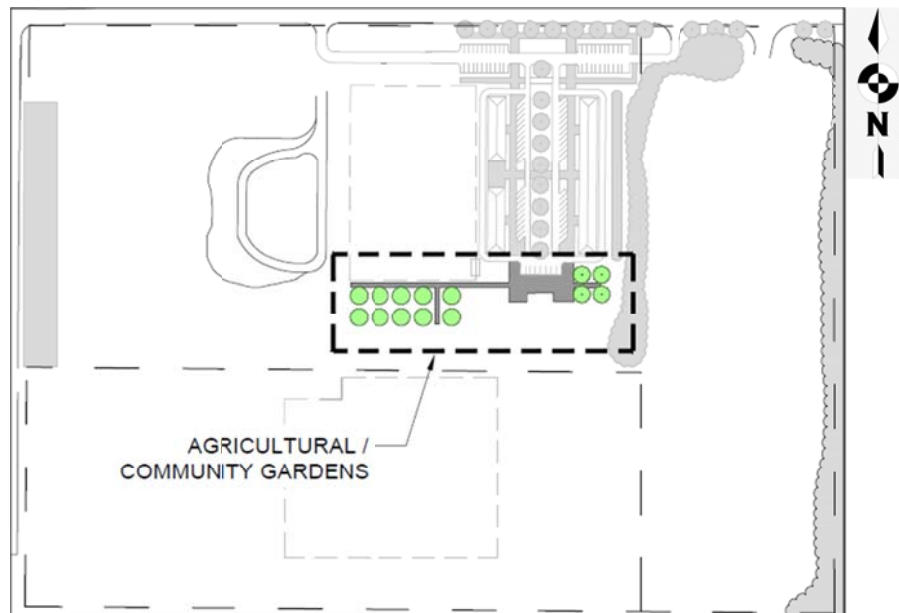
PHASE 2: Farmer's Market - Open Air Pavilions

Phase 2 addresses the development of a Farmer's Market/Open Air Pavilion area, which affects approximately five acres of the site. The projected costs include land clearing and the disposal of brush across the area. This work also includes the construction of the initial paved parking lot, open-air pavilions, including one attached to a small concession building with restrooms, plus sidewalks as well as central and eastern landscaping with trees. The approximate total cost ranges from \$2,012,000 to \$2,378,000.



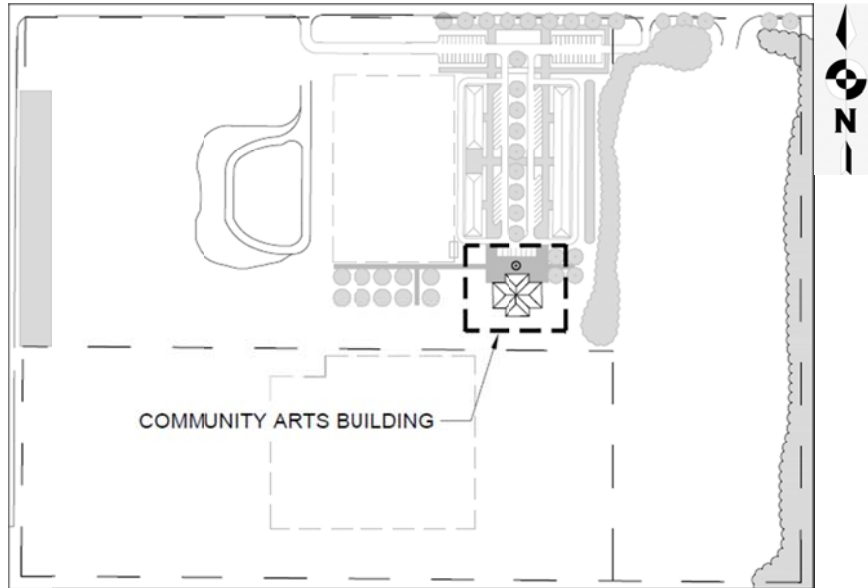
PHASE 3: Agricultural/Community Gardens

Phase 3 includes the development of an Agricultural/Community Gardens Area. The area associated with this portion of the development is approximately three acres of the total site. The projected costs include the clearing and disposal of the land/brush in this area, installation of (above-ground) planter boxes for the community gardens, construction of a small equipment shed, landscaping and irrigation for this area, and associated sidewalks. The approximate phase cost ranges from \$179,000 to \$211,000.



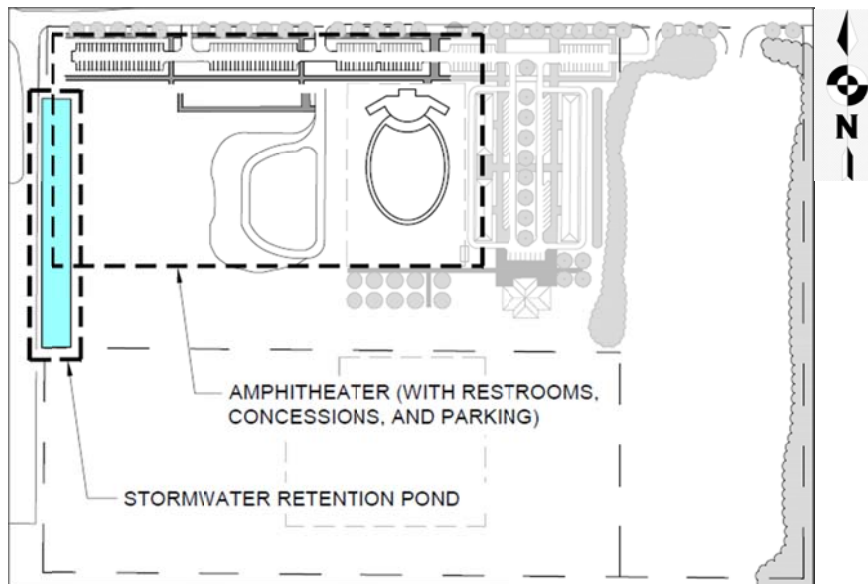
PHASE 4: Community Arts Building

Phase 4 includes the development of a Community Arts Building, which is proposed as a 5,000 square foot structure. The projected costs under this phase include construction of the building and associated utility connections. The approximate phase cost ranges from \$1,768,000 to \$2,090,000.



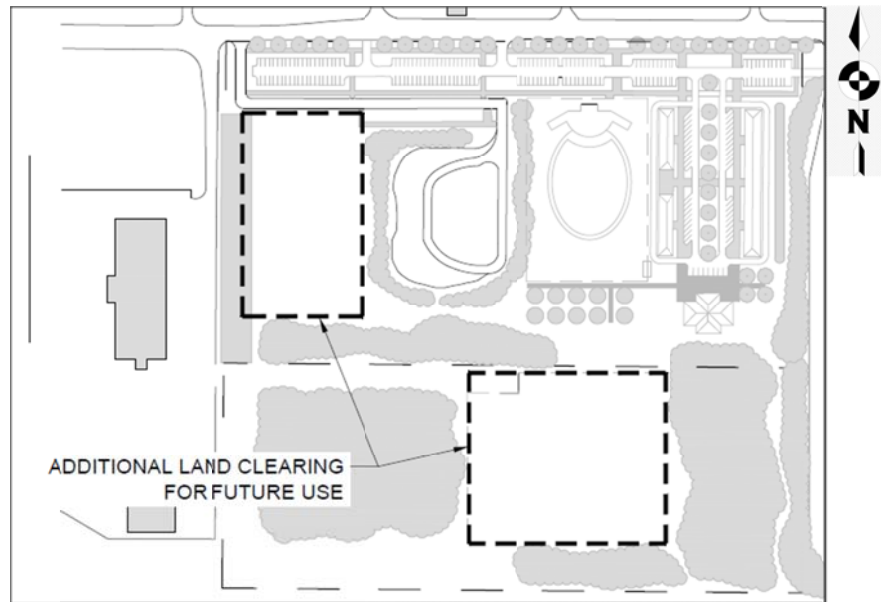
PHASE 5: Amphitheater

Phase 5 includes the construction of an amphitheater, the expansion of the paved parking lots along the northern side of the site, and the installation of a stormwater retention pond along the western side of the site. The stage building structure for the amphitheater will also include additional public restrooms. The approximate cost for this phase ranges from \$3,965,000 to \$4,686,000.

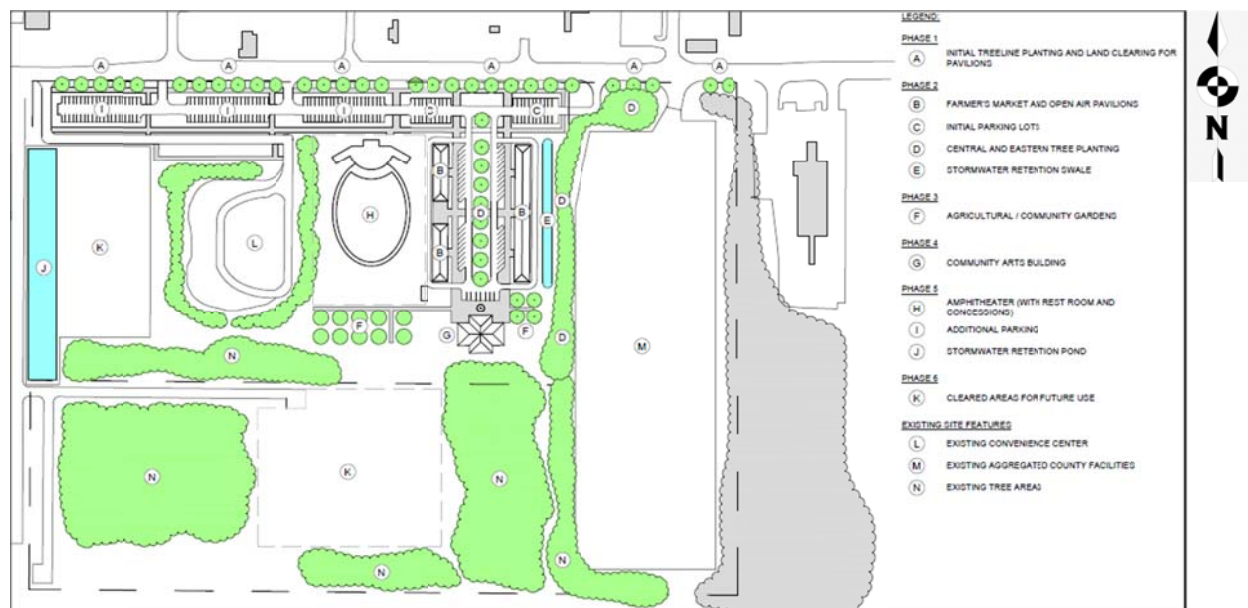


PHASE 6: Open Fields

This final Phase 6 includes the development of additional open field for future uses. The areas to be cleared under this phase cover approximately five acres. The approximate cost for this phase ranges from \$18,000 to \$21,000.



All of the six phases are shown below in the overall Former Gifford Road Landfill Redevelopment Plan.



Geosyntec has taken the concepts in the above plan and has determined approximate redevelopment costs, which can be summarized as follows:

Phase	Draft Conceptual Redevelopment Plan Estimated Costs*
1. <i>Frontage Improvements and Open Field</i>	<i>\$24,000 to \$28,000</i>
2. <i>Farmer's Market - Open Air Pavilions</i>	<i>\$2,012,000 to \$2,378,000</i>
3. <i>Agricultural / Community Gardens</i>	<i>\$179,000 to \$211,000</i>
4. <i>Community Arts Building</i>	<i>\$1,768,000 to \$2,090,000</i>
5. <i>Amphitheater</i>	<i>\$3,965,000 to \$4,686,000</i>
6. <i>Open Fields</i>	<i>\$18,000 to \$21,000</i>
Cost Range (Totals)*	<i>\$7,966,000 to \$9,414,000</i>

*Costs shown are for redevelopment purposes (capital costs including associated professional fees) and do not include ongoing operational and maintenance costs.

The Former Gifford Road Landfill Redevelopment Plan satisfies Action 13.6 of the 2014 Gifford Neighborhood Plan.

FUNDING:

This agenda item is for a project update to the SWDD Board and does not require funding.

FUTURE FUNDING:

Currently there is no funding allocated for the redevelopment of this site. Based on input from TCRPC and Geosyntec, the following available grant funding opportunities/sources are being considered based on the type of site uses proposed in this development plan.

1. Community and Economic Development Healthy Food Finance Initiative
2. USEPA Local Foods, Local Places

RECOMMENDATIONS:

Staff is requesting input from the Solid Waste Disposal District Board on the following:

1. Provide input to the Treasure Coast Regional Planning Council to finalize and approve the Conceptual Draft Redevelopment Plan for the Former Gifford Road Landfill, which satisfies Action 13.6 of the 2014 Gifford Neighborhood Plan.
2. Direct staff to seek out grants and other funding sources, and to return with an update on how this plan could be implemented.