



**INDIAN RIVER COUNTY**  
**SOLID WASTE DISPOSAL DISTRICT**  
**BOARD MEMORANDUM**



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**Date:** June 28, 2017

**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:** July 2017 Update on Brownfields Redevelopment Process for the Former South Gifford Road Landfill Site

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**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 Solid Waste Disposal District 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.

### **ANALYSIS:**

#### **COUNTY FRONTAGE:**

Staff visited the Former Gifford Road Landfill site to review the existing frontage along 41<sup>st</sup> Street. As shown in the photos below, the site frontage is heavily buffered with oak trees, pine trees and exotics. There is also an existing fence along certain portions of the site. At this time, it is estimated that it may cost approximately \$100,000 to clear and remove most of the materials in order to replace with the required landscape buffer in accordance with Section 926.09(1) of the County Code of Ordinances. Additional costs will incur in the design, bidding and construction for the improvements as well as long term costs with maintenance and irrigation of the improvements.

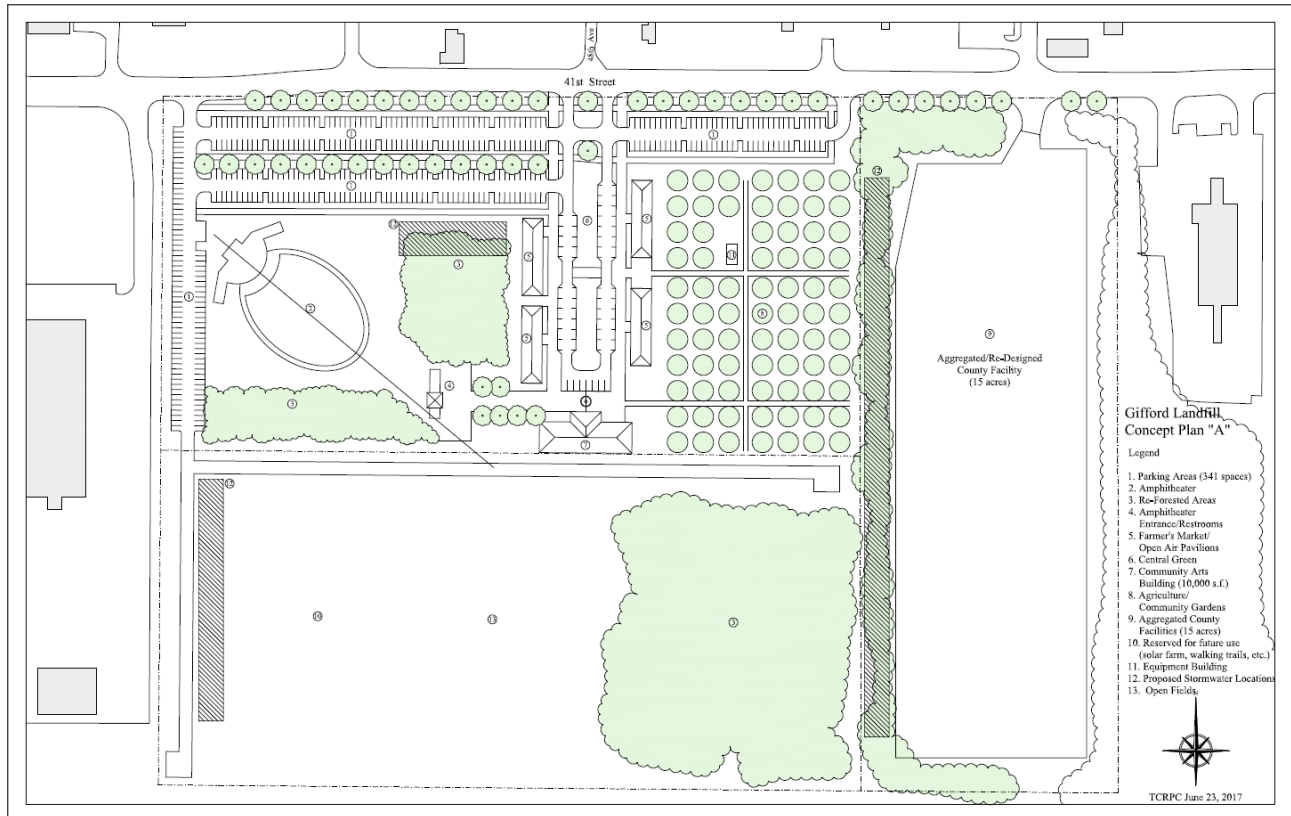
Another option may be to visually/aesthetically buffer the driveway openings that exist today (i.e. slated fencing) at a much lower cost. This fencing buffer could be done quickly and at a much lower cost while the long term plan for the site gets developed.



Staff is requesting direction from the Board whether to proceed with an aesthetic fencing option or a more robust work plan that includes surveying, designing and bidding for a frontage improvement plan based on the preliminary financial costs.

#### **CONCEPTUAL PLANNING:**

TCRPC has taken the various conceptual ideas from the community and developed them into two conceptual plans. Conceptual “Plan A” includes an Amphitheater, Farmer’s Market / Open Air Pavilions, a Community Arts Building, Agricultural / Community Gardens, and reserved space for future uses such as a solar farm, walking trails and open fields. Improvements for the 41<sup>st</sup> Street frontage along with parking and stormwater features have also been added for a total redevelopment area of 40 acres. In order to accommodate these features, this plan includes the removal of the existing Gifford Customer Convenience Center and constructing a re-designed facility in the front part of the consolidated Road & Bridge Compound within a total area of 15 acres.



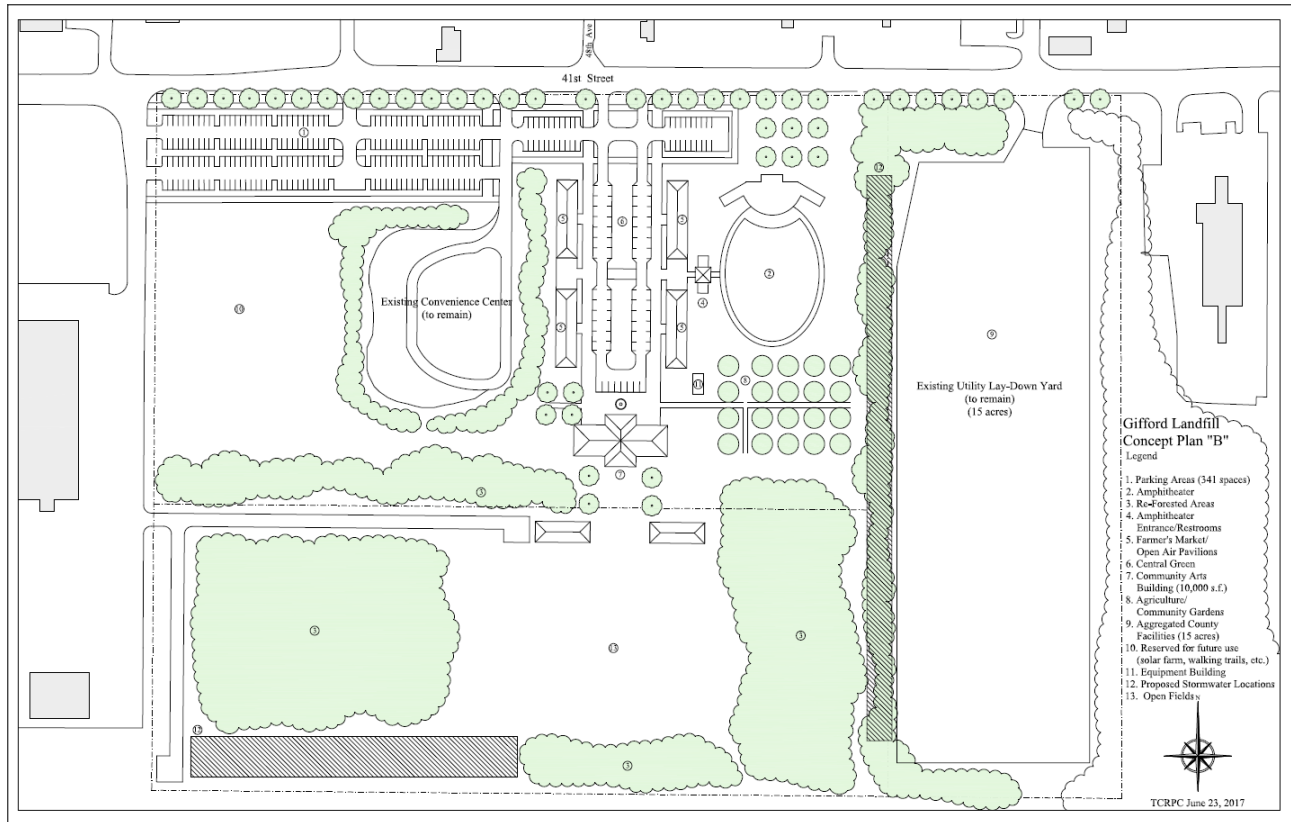
Geosyntec has taken the concepts in the above plan and has determined a preliminary redevelopment cost estimate consisting of the following:

	Plan A
<i>Amphitheater</i>	\$4.2 million to \$5.0 million
<i>Farmer's Market - Open Air Pavilions</i>	\$230,000 to \$280,000
<i>Community Arts Building</i>	\$2.0 million to \$2.5 million
<i>Agricultural / Community Gardens</i>	\$500,000 to \$610,000
<i>General Site Improvements (Clearing, Parking, Stormwater, Open Fields &amp; Re-Forested Area, etc.)</i>	\$9.6 million to \$11 million
<i>Aggregated County Facility (New CCC and Road &amp; Bridge Compound)</i>	\$1.6 million to \$2.0 million
<b>Capital Cost Range (Totals) <i>"Preliminary Draft Estimate Only"</i></b>	<b>\$18 million to \$22 million</b>

Please note, these costs are preliminary only and will be refined leading up to the next community meeting. Also, these costs do not include operations and maintenance costs for any of these improvements.

TCRPC has also developed Conceptual "Plan B", which includes all of the features from "Plan A"; however, it keeps the existing Gifford Customer Convenience Center as is and provides a total area of 15

acres for the Road & Bridge Compound. This approach has reduced the redevelopment area to approximately 35 acres.



Similarly, Geosyntec has taken the concepts in the above plan and has determined a preliminary redevelopment cost estimate consisting of the following:

	<b>Plan B</b>
<i>Amphitheater</i>	<i>\$4.2 million to \$5.0 million</i>
<i>Farmer's Market - Open Air Pavilions</i>	<i>\$240,000 to \$290,000</i>
<i>Community Arts Building</i>	<i>\$2.0 million to \$2.5 million</i>
<i>Agricultural / Community Gardens</i>	<i>\$82,000 to \$100,000</i>
<i>General Site Improvements (Clearing, Parking, Stormwater, Open Fields &amp; Re-Forested Area, etc.)</i>	<i>\$10 million to \$11.7 million</i>
<i>Aggregated County Facility (New CCC and Road &amp; Bridge Compound)</i>	<i>Not Applicable</i>
<b>Capital Cost Range (Totals) <i>"Preliminary Draft Estimate Only"</i></b>	<b><i>\$16 million to \$20 million</i></b>

Please note, that discussions have been on-going with Florida Power and Light (FPL) related to their interest in a solar project for this site; however, no firm proposal of interest has been received from FPL at this time. Therefore, both Plan A and Plan B have included a provision for open areas that could be available for a future solar project, if viable.

As a next step, TCRPC has tentatively scheduled a Community Stakeholders Meeting #2 at the Gifford Community Center on Thursday, July 27, 2017, from 6 pm to 8 pm to obtain community input on the above plans and costs. The objective of this meeting is to propose a final redevelopment alternative that is amenable to as many of the involved parties as possible, and is considered a viable alternative for subsequent redevelopment at the site. Once a firm direction has been determined, TCRPC will develop a “before and after” aerial perspective rendering that illustrates the preferred site design and program. It is important to emphasize that the improvements being considered for this site are for the overall benefit for all residents of Indian River County.

**FUNDING:**

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

**RECOMMENDATIONS:**

Staff is requesting input from the SWDD Board on the following:

1. Authorized staff to proceed with surveying, designing and bidding for a frontage improvement plan based on the preliminary financial costs. A work order for specific work will be brought to the Board for approval at a future meeting.
2. Input on the conceptual ideas as well as the preliminary capital costs that have been generated by the TCRPC and Geosyntec.