

AGENDA
SPECIAL CALL MEETING OF THE CITY PLANNING AND ZONING BOARD
THURSDAY, AUGUST 13, 2020, AT 1:30 PM
COUNCIL CHAMBERS, CITY HALL, VERO BEACH, FLORIDA

I. PRELIMINARY MATTERS

Agenda Additions and/or Deletions

II. PUBLIC COMMENT

III. PUBLIC HEARING

[Legislative]

- A. A Resolution of the City Council of Vero Beach, Florida, Adopting the “Three Corners, Vero Beach Report” and Directing the City Staff to Prepare a Charter Amendment Ordinance and Take Steps to Implement the Plan; and Providing for an Effective Date

IV. PLANNING DEPARTMENT MATTERS

V. BOARD MEMBERS’ MATTERS

VI. ADJOURNMENT

ANY PERSON AGGRIEVED BY A DECISION OF THE PLANNING AND ZONING BOARD RELATIVE TO SITE PLAN APPROVAL MAY WITHIN TEN DAYS AND IN ACCORDANCE WITH SECTION 64.08(j) FILE AN APPEAL WITH THE PLANNING DIRECTOR OF THE CITY OF VERO BEACH. ANYONE WHO MAY WISH TO APPEAL ANY DECISION THAT MAY BE MADE AT THIS HEARING WOULD NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL WILL BE BASED.

ANYONE IN NEED OF SPECIAL ACCOMMODATIONS 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.

PUBLIC INVITED TO ATTEND

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Steve Lauer and
Planning and Zoning Board Members

FROM: Jason H. Jeffries, AICP ^{JHJ}
Director of Planning and Development

DATE: August 7, 2020

SUBJECT: **Resolution Adopting the “Three Corners, Vero Beach Report”**

On July 21, 2020, the City Council held a public hearing on the resolution to adopt the master concept plan included in the “Three Corners, Vero Beach Report”. Based on the discussion, the City Council, at the recommendation of the planning consultant, DPZ CoDesign, deferred the approval of the master concept plan to consider a post-pandemic plan for the site. On July 31, 2020, the Three Corners Steering Committee (Steering Committee) recommended the approval of the post-pandemic plan presented by DPZ CoDesign, except for the wastewater plan site, which will remain mothballed.

Staff is requesting the Planning and Zoning Board review the revised master concept plan and provide a recommendation on the master concept plan as the Local Planning Agency for the City of Vero Beach. In reviewing the proposed master concept plan for the Three Corners site, the Planning and Zoning Board should consider the following objectives and policies in the City’s Comprehensive Plan:

LAND USE ELEMENT

Objective 1. Future Land Use and Zoning Designations

The City should manage future development and redevelopment to maintain and enhance the unique, small town character of the community and provide for an efficient distribution and compatible pattern of land uses to protect the City’s manmade and natural resources.

Policies:

- 1.21 The City shall explore land use options, preferably in tandem, for the decommissioned power plant and wastewater treatment plant (WWTP) should the City Council decide to move the WWTP to the airport. Should the City Council decide to not place the old Postal Annex (southwest corner of 17th Street and Indian River Boulevard), land use options for this property should also be explored.

Objective 4. Redevelopment and Infill Principles and Strategies

The City should encourage and facilitate urban infill and redevelopment through its Land Development Regulations, infrastructure improvement programs, and economic tax incentives. The City should work in cooperation with business and neighborhood organizations to implement long-range strategies for attracting private investment in the revitalization and enhancement of its Downtown, commercial districts, special purpose districts, older, established multi-family zoned residential areas, and potential mixed-use redevelopment areas. Any of the redevelopment or infill incentives and bonuses under this element of the Plan shall require thorough vetting and approval by City Council.

Policies:

- 4.2 The City should consider adopting redevelopment and infill incentive strategies specifically tailored to help achieve the objectives and comply with supporting policies for the Downtown, commercial districts, residential areas and other potential infill and redevelopment areas identified in this element.
- 4.3 In considering the appropriate infill and redevelopment incentives requiring revisions to the Land Development Regulations for specific commercial and residential neighborhood areas, the City staff should first consult with realtors, builders, representative business and neighborhood organizations, property and business owners, residents, and other stakeholders to determine the specific incentives that may be appropriate to meet identified market demand and needs in that specific neighborhood within the City.

COASTAL MANAGEMENT ELEMENT

Objective 1. Estuarine Quality

The City should strive to improve the water quality levels for those segments of the Indian River Lagoon within the City of Vero Beach through its infrastructure capital improvements programs, administration of its Land Development Regulations and through cooperation with other public and private dischargers to the Indian River Lagoon.

Objective 2. Boat Facilities and Boat Ramp Siting and Construction

Through its Land Development Regulations and the policies of the Comprehensive Plan, the City shall manage the location and design of boating facilities and boat ramps to prevent the loss of estuarine wetlands, mangrove fringe, sea grass beds, and adverse impacts on manatees, and to protect the rights of riparian property owners.

RECREATION AND OPEN SPACE MANAGEMENT ELEMENT

Objective 1. Access

The City should provide for public access to active public recreation sites, including beaches, boat ramps and public open spaces.

Objective 3. Provision of Adequate Facilities

The City should preserve and maintain sufficient open space and recreational lands and facilities to accommodate its permanent and seasonal residents and visitors, recognizing that the current level of parks and recreation facilities will be adequate through the 2035 planning horizon.

It is the staff's finding that the proposed master concept plan is consistent with policies in the Vero Beach Comprehensive Plan that require the City to explore land use options for the former power plant and waste water plant sites and relevant objectives related to coastal management and recreation and open space. Implementation of the master concept plan will require future amendments to the Comprehensive Plan.

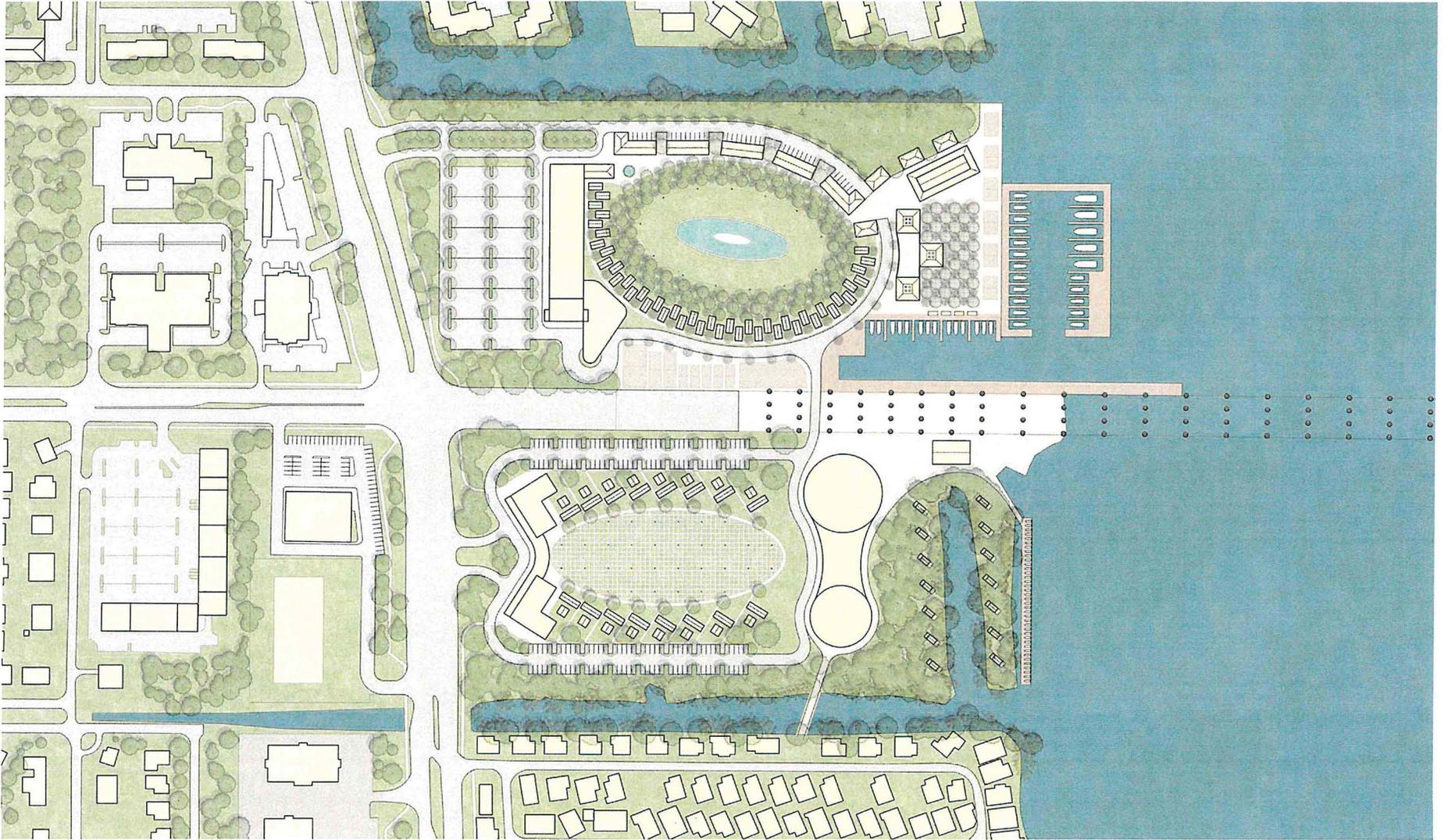
3 CORNERS, VERO BEACH
SCENARIO FIVE “PLAN B”
(A POST-PANDEMIC DESIGN)

AUGUST, 4 2020

DPZ
CODESIGN

A Post-Pandemic Design

Scenario Five: Plan B

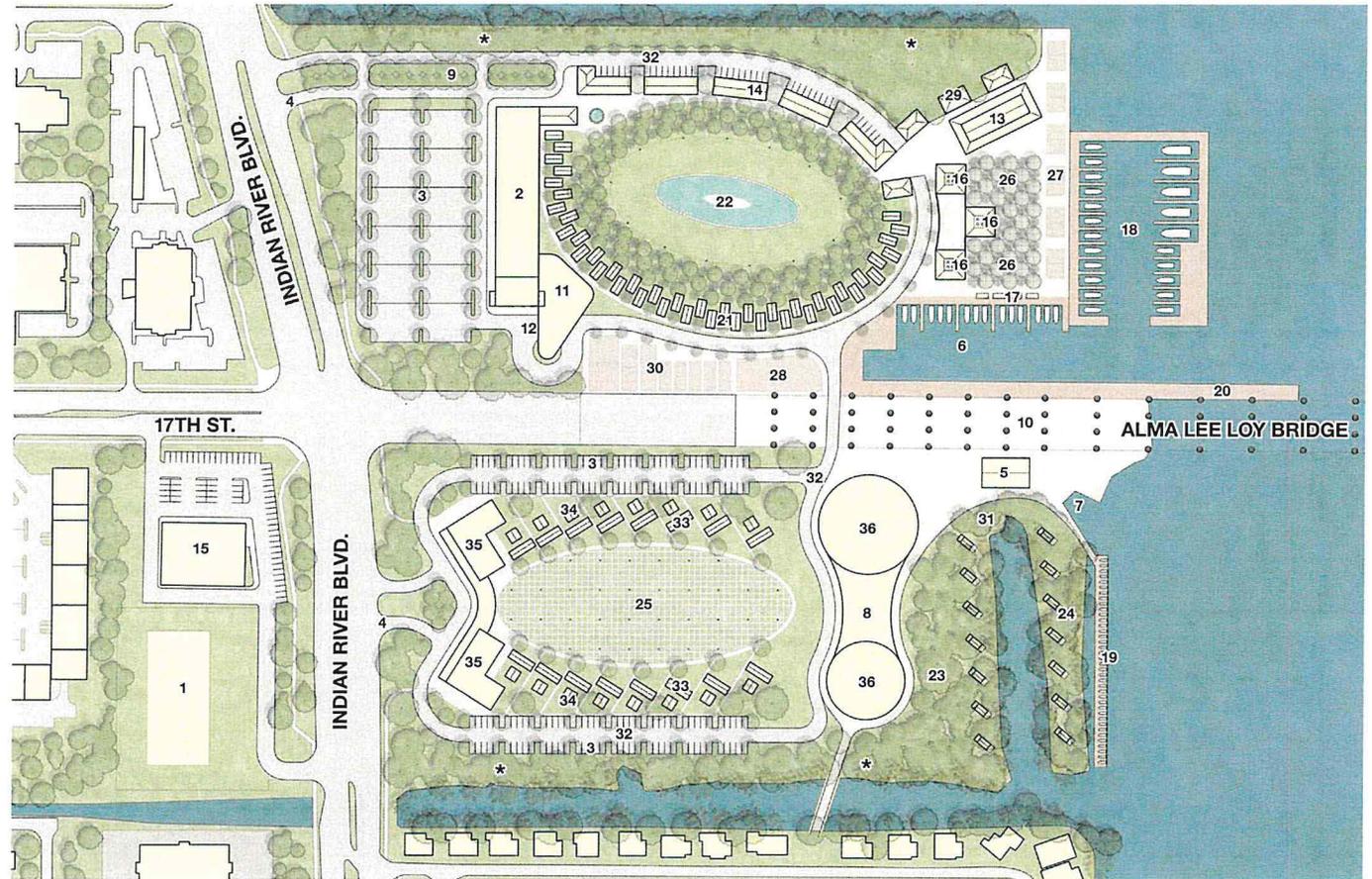


A Post-Pandemic Design

Scenario Five: Plan B

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 RV PARKING
- 10 SAILING CLUB STORAGE
- 11 CONF. CENTER LOBBY
- 12 CONF. CENTER DROPOFF
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKETS
- 15 GENERAL COMMERCIAL
- 16 CERTIFIED INCUBATOR KITCHENS
- 17 FOOD TRUCKS
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 HOTEL COTTAGES
- 22 POOL
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 CREATIVE COMMONCE
- 26 OUTDOOR RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 MULTI PURPOSE SPACES
- 30 HOTEL OUTDOOR RECREATION
- 31 KAYAK/ PADDLEBOARD RENTALS
- 32 PARK DRIVE
- 33 CABINS
- 34 STUDIOS
- 35 RECORDING STUDIO
- 36 VISUAL ART GALLERY
- * LANDSCAPE BUFFER



A Post-Pandemic Design

Scenario Five: Plan B

Plan B is a redesign of Scenario 5 taking into account the consequences of the pandemic, both positive and negative. The positive consequences are that outdoor life, sunlight, breezes, and large open spaces are considered the greatest assets to health. The large Three Corners site and the Florida weather easily provide ideal conditions for communal activity in the post-pandemic period. The negative consequences of the pandemic are that large projects and large buildings, especially those associated with restaurants, lodging, and enclosed gathering spaces are unlikely to go ahead for a very long time. The resulting reduction of tax revenue for the City forces the Three Corners facility to be more fiscally responsible and revenue neutral than before. The Scenario 5 program of the Economically Feasible Plan is replicated in Plan B but delivered via a series of lighter, smaller building types and landscaping that may be built incrementally, avoiding expensive indoor spaces as much as possible.



Waterfront Dining

The area of waterfront dining is the same as before. However, in Plan B the roofed area of each restaurant is now minimized to contain only kitchens and bars in non-air-conditioned space. Table seating is all outdoors under umbrellas, spaced on a grid of shade trees and ornamental palms. The number of sand volleyball courts along the waterfront has been increased and may be replaced by other forms of outdoor recreation, such as horseshoe toss and shuffleboard. There is infrastructure for six to ten food trucks that would also use the outdoor seating. The food trucks would add variety and provide less expensive menus to ensure a range of price points. The kitchens should operate as culinary incubators to encourage new food entrepreneurs, offer classes and perhaps welcome visiting high-profile chefs. These could be rotated among the existing indoor downtown restaurants.

The Market Sheds

The open market buildings are each now equipped with one air-conditioned area, which increases flexibility during the weekdays (the market buildings are envisioned to be used only sporadically during weekends and festivals). These enclosed buildings could be reserved for shared-interest social gatherings, such as parent groups that might seek to organize one-room schoolhouses or local "circles of trust" clubs.



The Marina & Fishing Pier

The design for the harbor with the fishing pier and the marina for day docking remain as in the prior plan.

The Chapel-Meeting Hall

The event pavilion for weddings, dances, and meetings of the prior plan, remains in this scheme. The significant change is that it now features a wrap-around porch to allow the doors surrounding the ballroom-sized interior to be maintained open, even during rainfall. Indeed, the covered spaces of this hall's porch and the open market sheds should be available to nearby diners during moments of inclement weather.

The Hotel

The hotel that was previously multi-story with a very long corridor has now been replaced by independent cottages, with an exact plan of a standard mid-level hotel. These are modular units that may be later replaced by a conventional hotel, as originally designed in the event that the market changes. These units may be provided incrementally. They are a new market and independent from the hotels that are currently having a difficulty. The number of rooms is approximately half, and it is possible that these may be two-story cottages, easily doubling from eighty to one-hundred-sixty rooms. The lobby has been relocated to the south at the request of the neighbors to the north who did not want to hear the activity. The north canal is now buffered by a restored native forest.



A Post-Pandemic Design

Scenario Five: Plan B

The Power Plant

Within the existing power plant, the multi-level east side of the building with small machinery should be dismantled and removed, as it is unlikely to be repurposed in a renovation. There are companies interested in salvaging the component parts, such as the machinery and turbines in the great hall. This will save the City the cost of their removal. Only the large hall, and the southern end with the historic control room, should remain. The unencumbered hall can then be opened for cross ventilation.

The lobby of the hotel also serves as the lobby for the conference center. Elevators and fire stairs provide access to the rooftop bar. Small game courts and a skate park are provided to the south, adjacent to the noisy highway-like bridge.

The Northside Oval

The large space to the east of the hotel and conference center is defined by a circular grid of shade trees and ornamental palms that provide an orderly

spacing for group and family gatherings. The sunny, clear space in the middle is the locus for an enormous pool, preferably to be surrounded by a sandy beach. This is to be available to families with younger children, for whom there is not easily accessible water-based recreation. This is a simple, elegant pool that when not in use could serve as a fountain with spouts or sprays at the edges.

Youth Sailing Foundation, Glamping & the Nature Center

On the south side of the bridge, the YSF will have its clubhouse and boat launch as previously proposed. This south site location retains the current access to launch boats, the storage underneath the highway, and a new boat dock. It is at the axial terminus of the existing inlet that is lined with mangroves. This area will be supplemented with additional native woodland, providing a location for glamping tents. This is a unique and emerging market segment, not otherwise provided, which can help provide funding for a nature center in this scheme, that can be initially housed within the YSF clubhouse. Organizations like ORCA should be consulted to assist with the programming and will in the future help run a nearby facility.

The Water Tanks

The preserved water storage tanks are not envisioned as internal spaces to be renovated, but as a structural system providing a roof and stage for concerts and performances—as well as the wall projection screens for videos and digital art projects.

The Multi-Use Flex Structures & Arts Cabins

The Lawn is defined and buffered by a small number of modular housing units dedicated to serve a privately-funded arts colony for "Escape to Create" fellowships with short-stay cabins and studio spaces. Fronting Indian River Boulevard and offering noise buffering, is a pair of flex structures that may house all kinds of functions, including art exhibit space, and temporary retail and concession stands for events.

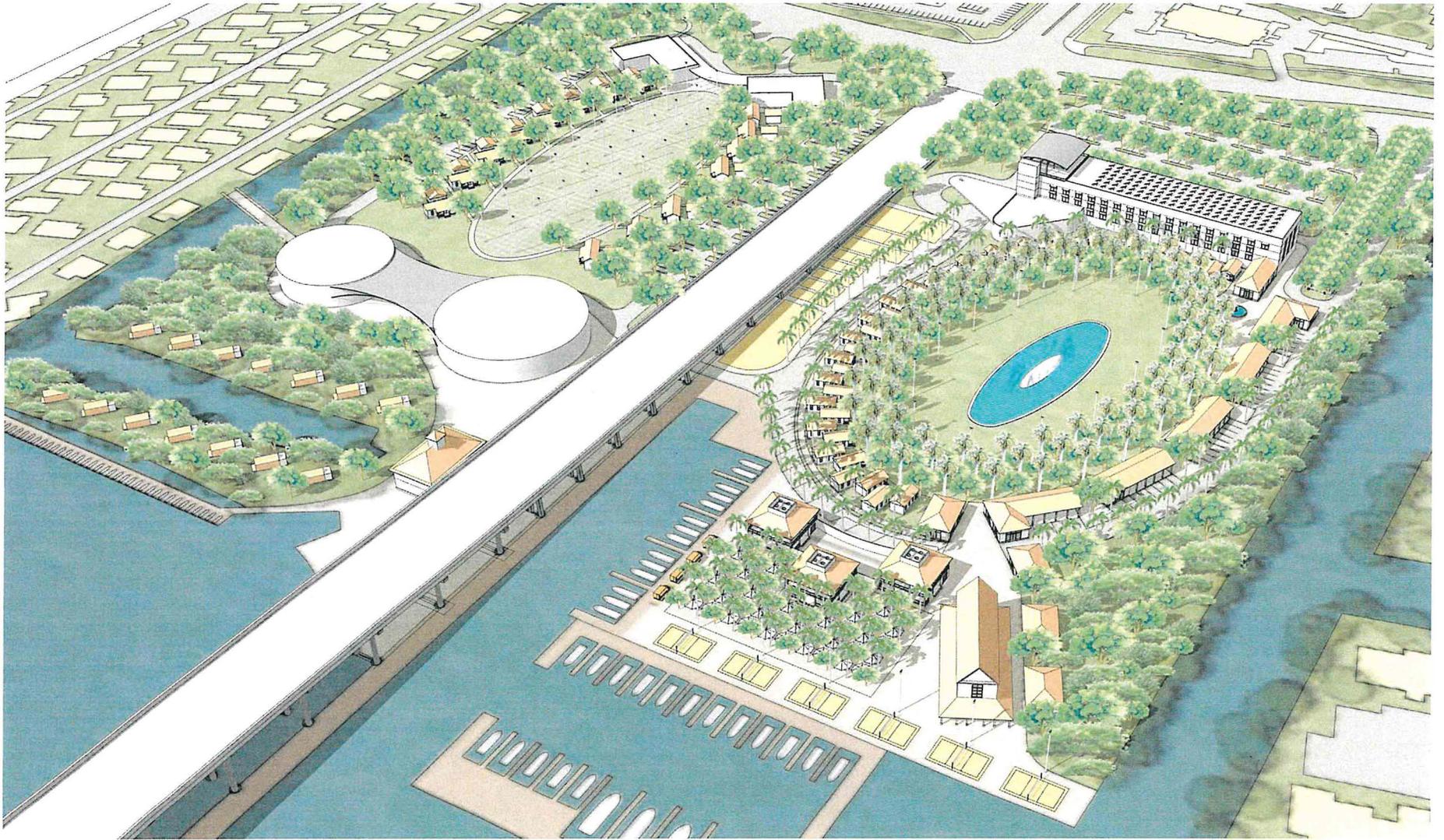
The South Lawn

The open space in front of the concert stage is to be equipped with an overhead grid of micro-speakers (with vertical supports at 30 feet centers as needed) to contain the sound from the performance stage.

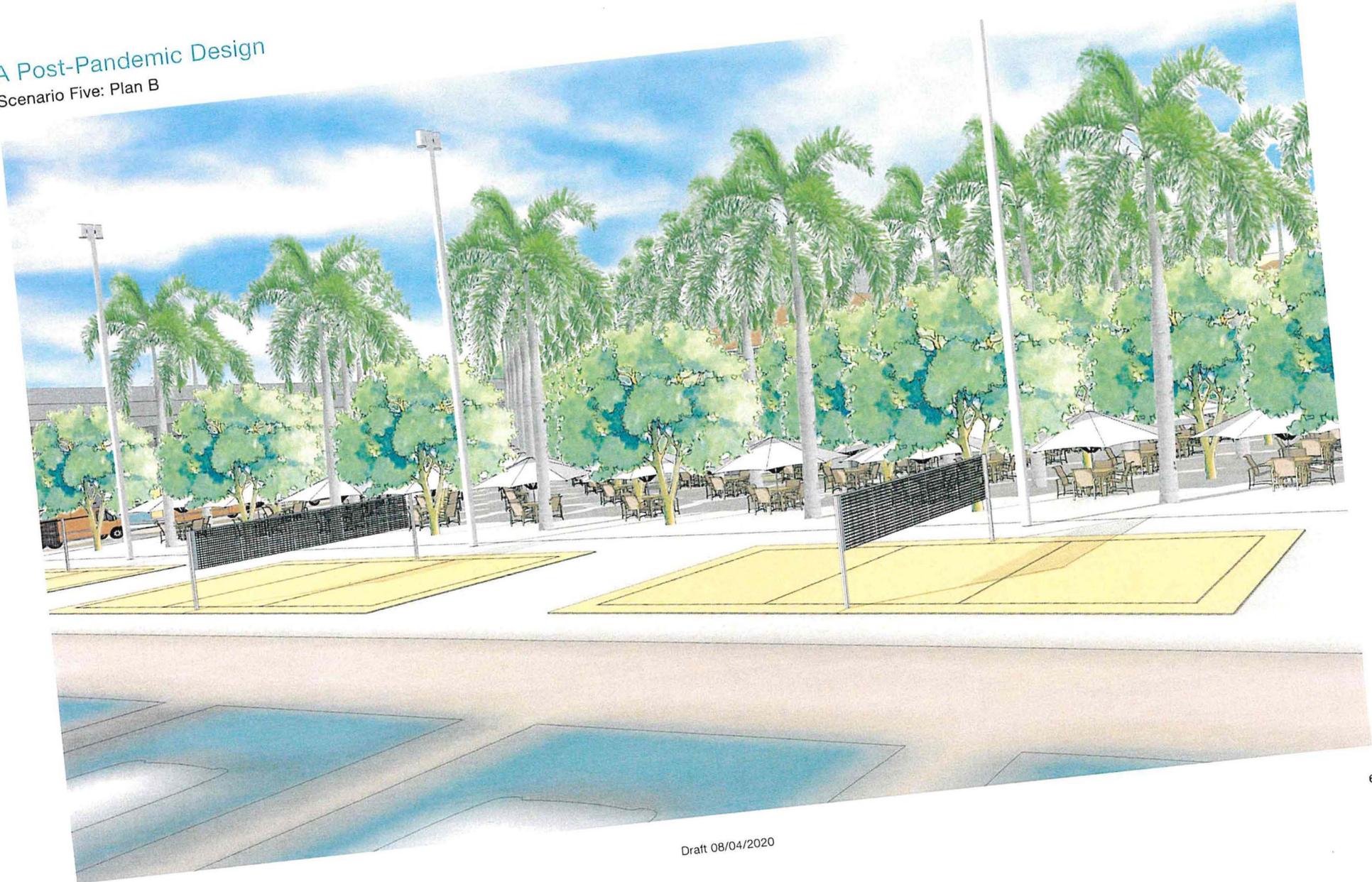


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Draft 08/04/2020

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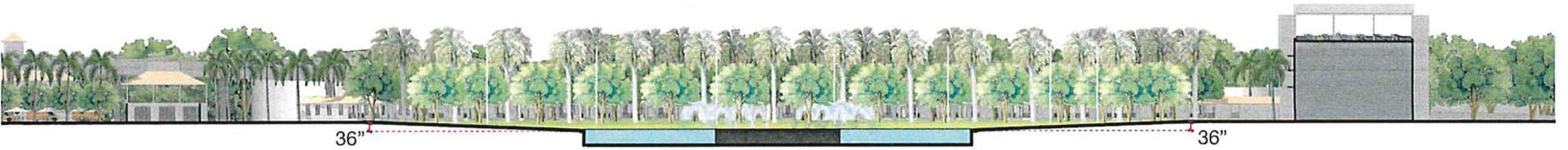
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