

**CITY OF VERO BEACH, FLORIDA
CITY COUNCIL SPEICAL CALL/WORKSHOP MEETING
WEDNESDAY, APRIL 19, 2023 1:30 P.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

A G E N D A

1. CALL TO ORDER

- A) Pledge of Allegiance
- B) Roll Call

2. ITEMS FOR DISCUSSION

- A) Discuss Affordable Housing
- B) Downtown Master Plan Schedule

3. PUBLIC COMMENT

4. ADJOURNMENT

This is a Public Meeting. If a person decides to appeal a decision made by the Council with respect to any reviewable matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she is responsible for ensuring that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone who needs a special accommodation 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.



City of Vero Beach Departmental Correspondence

To: Monte K. Falls, P.E., City Manager
From: Jason H. Jeffries, AICP, Planning Director *JHJ*
Subject: April 2023 City Council Workshop
Date: April 11, 2023

City Council has scheduled a workshop to discuss affordable housing and the Downtown Master Plan schedule. The following is an outline of the discussion topics for the April 19, 2023 City Council Workshop:

I. Affordable Housing

- a. Presentation on SB102
- b. Indian River County Affordable Housing Advisory Committee Recommendations

II. Downtown Master Planning

- a. Planning process
- b. Downtown planning schedule: The following actions with a tentative timeline to update the master plan and Comprehensive Plan policies for the urban core of Vero Beach were presented in the staff memo dated February 14, 2023. Note: the timeline has been updated.
 - Urban retail market study. Engage an expert retail economist to conduct a market study with urban retail strategy for Downtown. *June – August 2023*
 - Review previous Downtown plans. With primary focus on the 1992 Downtown Redevelopment Plan and 2008 Downtown Action Plan, have a planning consultant review all the previous plans goals and objectives and provide a report on the implementation status of each plan. *June – September 2023*

- Downtown Master Plan. Engage a planning or redevelopment consulting firm to prepare a master plan for the urban core of Vero Beach, including the Old Dixie Study Area. The planning process would involve an intensive community engagement, design charrette, and implementation strategies. The plan would analyze design options and recommend possible changes to the density and intensity criteria for infill development or redevelopment. *FY 2024*

The tentative timeline or action milestones are based on the available staff time, professional services budgeted for planning consultants, and the recommended prioritization of special planning projects, including Three Corners, Commercial District Updates, and Neighborhood Protections Policies.

- c. Study area boundary
- d. Vero Main Street business and property owner meetings