

**THREE CORNERS STEERING COMMITTEE MEETING  
THURSDAY, OCTOBER 22, 2020 2:00 P.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**A G E N D A**

**1. CALL TO ORDER**

- A) Introduction of Members
- B) Swearing in of New Members
- C) Sunshine Law Briefing

**2. ITEMS FOR DISCUSSION**

- A) Mayor Young to present the Mission and Goals for the Steering Committee
- B) [Presentation of the Overview and Status of the Planning Process for the Three Corners Project and the Next Steps in the Project – Mr. Jason Jeffries, Planning and Development Director](#)

**3. PUBLIC COMMENT**

- A) Setting the Next Meeting Date

**4. ADJOURNMENT**

This is a Public Meeting. If a person decides to appeal a decision made by the Council with respect to any 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.

## MEMORANDUM

TO: Chairwomen Vicky Gould and  
Three Corners Steering Committee Members

FROM: Jason H. Jeffries, AICP <sup>JHJ</sup>  
Director of Planning and Development

DATE: October 15, 2020

SUBJECT: **October 22, 2020 Steering Committee Meeting**

The next meeting of the Three Corners Steering Committee is scheduled for October 22, 2020. With the addition of five new members to the committee, staff is requesting to present an overview and status of the planning process for the Three Corners Project and the next steps in the project.

### **Project Overview**

To date, planning for Three Corners has involved significant community participation through [speakupverobeach.com](http://speakupverobeach.com) website to solicit community ideas, site tours in January 2020, and a weeklong design charrette to prepare scenarios based on the ideas submitted from the community. The result was five scenarios prepared by the City's planning consultant, DPZ CoDesign that ranged from minimal to maximum development on the site. On February 25, the steering committee reviewed the scenarios and confirmed a balanced development program for the site. This plan became the basis for the steering committee's recommended master concept plan for the site with a few modifications. On June 16, 2020, the steering committee recommended the master concept plan to City Council based on the plan from the charrette.

Based on the recommendation from the planning consultant to consider a plan based on changes to urban design theories because of the COVID-19 pandemic, City Council did not approve the master concept plan and instead the planning consultant prepared a scenario for the site based on the impact of the pandemic. On July 31, 2020, the steering committee reviewed the post-pandemic scenario and recommended it as the master concept plan for the site. On August 18, 2020, the City Council held a hearing to approve the master concept plan. Based on community concerns about the changes to the plan since the charrette, City Council did not approve a master concept plan and instead requested the steering committee to further analyze the scenarios for the Three Corners, including the post-pandemic scenarios and recommend a master concept plan.

### **Next Steps**

Staff will present and review the following aspects of the plan with the steering committee over several meetings over the next few months:

- Review the project goals and planning premises
- Review feedback from the development community on the feasibility of the plans
- Review the scenarios, including the post-pandemic plans.

The draft Three Corners, Vero Beach Report and post-pandemic plans are posted to the Three Corners page of the City's website.