

**SPECIAL CALL PLANNING AND ZONING BOARD MINUTES  
THURSDAY, AUGUST 13, 2020 – 1:30 P.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Chairman, Lawrence Lauffer; Vice Chairman, Honey Minuse; Members: Robin Pelensky, Jose Prieto and Alternate Member #1, Richard Cahoy **Also Present:** Planning and Development Director, Jason Jeffries; City Attorney, John Turner and Deputy City Clerk, Sherri Philo

**Excused Absence:** Jeb Bittner

The Chairman called today's meeting to order at 1:30 p.m., and the Deputy City Clerk performed the roll call.

**I. PRELIMINARY MATTERS**

**A) Agenda Additions and/or Deletions**

None

**II. PUBLIC COMMENT**

None

**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**

Mr. Jason Jeffries, Planning and Development Director, said that he will give the Board a brief presentation on where they are with the Three Corners project. He apologized to the Board because they are present today for a Special Call meeting, however there is going to be some changes in that there has been a lot going on over the past few days regarding this project. After he completes his presentation they will see that there will be a change in staff's recommendation. He then gave a Power Point presentation while also referring to the backup information provided to the Board regarding the Three Corners (attached to the original minutes). He reported that the Planning and Zoning Board made a positive recommendation of the project and the plan was reviewed by the City Council on July 21, 2020. However, at the same time the consultant brought forward a suggestion that because of the pandemic, he wanted to come back with another scenario, which would take into account how communities would be planned post-pandemic. The City Council was interested in hearing what that concept was so DPZ CoDesign (DPZ) went back and prepared the post-pandemic plan. He reported that on July 31, 2020, the Steering Committee reviewed that plan and changed their recommendation to the original plan, which is why this was coming back before the Planning and Zoning Board. He noted that the Board's role is, is this plan consistent with the City's Comprehensive Plan. He reported that the plan is scheduled to go before the City Council on August 18, 2020 where the plan needs to be approved if the City Council wants to move forward with having a referendum on the November ballot. He said in the post pandemic scenario, there would be cottages instead of a hotel, open shed retail uses to the north, the restaurants were replaced by outdoor café spaces along the waterfront, Youth Sailing would stay where they were, and they added

in an artist colony. He said the site is essentially less intense in its usage. Since the July 31, 2020 recommendation they have become more aware of the ability of it being financially feasible with the less intense uses, which is one (1) of the criteria the City has had all along, that this was to be self-sufficient, economically feasible, self-sustaining, etc. He said because of the less revenue generation possibilities, which makes it of less value to a real estate developer, the City would have to invest somewhere between seven (7) and ten million dollars on this site, which was not in the original criteria for this project. He reported that there was an online discussion with TCPalm on Tuesday and the consultant presented a new scenario (Post-Pandemic Scenario Plan B), which puts more residential uses on the site and instead of the parking lot they would have boat dry storage. Now they essentially have three (3) plans they are dealing with. He said anytime you are dealing with a recession or this type of cultural event it will affect what the City has to do in planning for the community, so because they are very early in this pandemic, staff is going to be recommending to the City Council that they postpone the approval of the plans so that staff can evaluate the plans and speak with developers to see what is feasible and then pick it back up in three (3) to six (6) months. He said that he does not know how many people are aware of the changes in the plan. He said they had a lot of community involvement in the planning process and now the plan has changed and the community is probably not aware of it. He said staff is going to have to go back and evaluate the plans from a financially feasible standpoint and then come back with some type of a public process, such as a workshop to show the community the three (3) different plans and then go from there.

Mrs. Minuse said that she thinks it is smart to review it more and to have the community involved. She said her initial impression of Plan B was that she liked the concept because they would not be building another hotel to be into competition with other hotels. She felt this Plan spoke more to the quiet enjoyment they have here.

Mr. Lauer read into the record, an email the Board received from Mrs. Rosemary White (attached to the original minutes). He said that his head is spinning looking at all these different plans and he would not be prepared to vote on any of them.

Mr. Cahoy said his understanding from the onset of this was that it was the public who was behind putting this whole thing together. He said leaving the public out of it goes against the philosophical purpose of this whole project. He said that he was disappointed at the July 31, 2020 Steering Committee meeting where the vote seemed to be rushed through to accept an alternative plan without the public's input. He thinks the only proper thing to do is to delay it. The idea of just rushing this thing through simply because of the pandemic issue does not make any sense to him. They don't know what is going to happen in 2021 and he thinks they should wait until then. He said they are going to have another election in November, 2021 and he thinks that would be the appropriate time to put this back on the agenda. He said that he does think the City should move forward and sell the property on the southwest corner because that could be important to the City's finance issue and it also could help the project move along on the remaining two (2) corners.

Mrs. Pelensky said the last time this was before the Board, the question was asked if DPZ's contract had been fulfilled. She said now that there are more plans on the table to be discussed and reviewed, if they pieced these plans together into another plan then DPZ is going to have to come back in.

Mr. Jeffries said DPZ has fulfilled their contract for the planning process. From this point on there would be a separate contract.

Mrs. Pelensky said it could even be from a different planner.

Mr. Jeffries noted that would be up to the City Council.

Mr. Lauer asked Mr. Jeffries as far as today's meeting goes, is he withdrawing this item.

Mr. Jeffries answered yes. He said that he will report the Board's comments in support of postponing this to the City Council unless they want to make a recommendation to postpone it.

Mr. Lauer said his concern is that this meeting has been publicized and noticed. He asked if the Board needs to take any action.

Mr. John Turner, City Attorney, answered no.

Mrs. Barbara Hoffman, Chair of the Leadership Cultural Arts Village, read a prepared speech (attached to the original minutes).

Mr. Ken Daige felt it was a wise move of the Board recommending to hold off on this in accordance with what Mr. Jeffries explained. He said that over 4,000 City taxpayers voted to keep the Power Plant, the Wastewater Treatment Plant, and other City owned property in the City Charter for Parks and recreational use. He referred to the City's Comprehensive Plan, *Objective 4 – Redevelopment and Infill Principles and Strategies*. He read in part the following, *in cooperation between the City and current business, owners, stakeholders, and neighborhood organizations to implement visually for long-range strategies for attracting ... investment into the revitalization and enhancement of our Downtown, commercial districts, Miracle Mile, special purpose districts, Edgewood's Arts Village, older established multi-family zoned residential areas, Osceola and Original Town, both who have neighborhood plans within the Comprehensive Plan and not yet fully implemented*. He wanted to bring this to the Board's attention and hopes in moving forward with community input that they not only hear from the development community, but what he thinks is the most important thing in any city is the neighborhoods. He said they have a long road to hoe with this virus situation. He also wanted to let the Board know that this December the Florida Building Code will have a number of changes that are going to take place. He said they are very severe and it has to do with "hardening" because of the hurricane issues. Also because of the virus they are going to be looking into changing the way of filtering air conditioning. He said in going forward when someone brings plans in, especially for commercial development, it is going to be very expensive. He said the things that they have seen in the past may not happen. This (Three Corners) may remain open space.

Mrs. Pelensky asked if there is any way the City could designate an acre or two (2) for a temporary Park.

Mr. Jeffries said that he would have to look into that. He said there is the issue of liability.

#### **IV. PLANNING DEPARTMENT MATTERS**

Mr. Jeffries reported that the Board will be holding their regular meeting on Thursday, August 20, 2020.

#### **V. BOARD MEMBERS' MATTERS**

None

#### **VI. ADJOURNMENT**

Today's meeting adjourned at 2:13 p.m.

/sp