

STAFF REPORT SPECIAL MEETING

AGENDA DATE: January 24, 2023

DEPARTMENT: Community Sustainability

TITLE:

Presentation of the of Final Draft of the Downtown Master Plan by Treasure Coast Regional Planning Council (TCRPC)

SUMMARY:

Presentation and discussion with Dana Little of TCRPC of final draft Downtown Master Plan including recommendations for moving forward and language for future Request for Proposals (RFP)

BACKGROUND AND JUSTIFICATION:

In December of 2021, the City Commission approved a contract with TCRPC to undertake a comprehensive study of the downtown, specifically the properties purchased by both the City and Community Redevelopment Agency (CRA), to garner public input and dialogue as to the appropriate redevelopment future for the area, which is all within the City's Old Town Historic District.

Actions taken by staff from the TCRPC were a formal multi-day Charrette and public outreach exercise hosted at The Hatch in April of 2022, conversations with downtown stakeholders, interviews with the Mayor and Commissioners, presentations to advisory boards and other outreach exercises. Over the course of the following months, an initial draft master plan was developed that included various development scenario options including financial feasibility analyses, each based on the input and suggestions coming from the public outreach. Initial concepts were discussed with City and CRA Staff, who provided direction to further analyze the scenarios that had the greatest potential of being financially successful. By the end of 2022, a final draft Downtown Master Plan (Plan) was ready for formal presentation to the City Commission and the general public.

The Plan includes the development program and financial proforma of the various schemes conceptualized including specific recommendations to address site and building design, land development regulations, major thorough design guidelines, historic preservation guidelines, affordable/workforce housing program requirements and site and building qualitative and performance requirements as well as comprehensive plan issues.

MOTION:

Move to approve/disapprove the Final Draft Downtown Masterplan including direction as to the parameters to be included in any future Requests for Proposals for the redevelopment of the L and M properties.

ATTACHMENT(S):

Final Draft Downtown Master Plan
TCRPC Presentation
L and M Properties Documentation
 Condemnation Memo
 Condemnation Letters
 Estimate of Probable Costs
 Memo - Estimates of Probable Costs