

DRAFT CHANGES TO MIXED USE POLICY 5.6

Policy 5.6: By 2011, Indian River County shall adopt development regulations allowing mixed use PDs in residentially-designated areas. All mixed use PDs in residentially designated areas shall meet all of the following criteria:

Development Parameters

1. The maximum project area for a mixed use PD in a residential area shall be 40 acres unless the property is located within the SR 60/IRSC preferred location area. The SR 60/IRSC preferred location area is an area adjacent to the SR 60/58th Avenue Commercial/Industrial Node, the SR 60/66th Avenue intersection, and the Indian River State College campus. In the SR 60/IRSC preferred location area, the maximum mixed use PD project area shall be 80 acres. Mixed use projects not located in the SR 60/IRSC preferred location area exceeding 40 acres shall be designed as Traditional Neighborhood Design (TND) developments and shall comply with Future Land Use Element Policies 18.1, 18.2, and 18.3.
2. Mixed use PDs shall be limited to areas designated L-1, L-2, M-1, and M-2 and shall be located along SR 60, US 1, Indian River Blvd., 58th Avenue, CR 510 (west of the Indian River Lagoon), CR 512, or Oslo Road. Alternatively, mixed use PDs in M-1 and M-2 designated areas may be located on sites that are adjacent to C/I nodes.

Mix of Uses

3. To ensure that mixed use PDs contain an appropriate mix of residential and commercial uses, commercial uses shall be allowed to constitute no more than 25% (up to 50% in the SR 60/IRSC preferred location area, not to exceed a total of 30 acres of commercial area) of a project's land area.
4. The vertical mixing of uses is allowed and strongly encouraged. Where residential and/or office uses are designed and located above commercial uses, the amount of commercial area may constitute up to 30% (up to 60% in the SR 60/IRSC preferred location area, not to exceed a total of 30 acres of commercial area) of the project's land area.
5. For purposes of these mixed use regulations, commercial area shall include buildings, parking areas, and adjacent improvements that serve commercial uses. Open space areas and common areas/improvements that are shared with residential uses, however, shall not be treated as commercial area.
6. Commercial uses allowed in mixed-use PDs shall be limited to lodging, institutional, office, retail (including fuel sales), personal service, and restaurant uses, and live/work/commercial flex space.
7. Within mixed use PDs, the Floor Area Ratio (FAR) for commercial uses shall be applied to the commercial area. For the commercial area, the maximum FAR shall be 0.35.

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8. Within mixed use PDs, the maximum number of allowable residential units shall be derived by applying the applicable comprehensive plan land use designation density allowance to the entire area of the project and, in addition, may include any applicable density bonuses.
9. Within mixed use PDs, commercial areas may be internal to the project or may be located along a project's boundary, where such boundary abuts a thoroughfare road or is adjacent to C/I-designated property. Where such commercial uses would face residential uses located outside the project, buffering and compatibility improvements shall be required to mitigate any adverse impacts.
10. On-street parking shall be allowed within mixed use projects.
11. All mixed use PDs shall be designed to include a transit stop within the project.

Building Design and Setbacks

12. Within mixed use PDs, common architectural themes, common hardscape and signage themes, and multiple pedestrian connections shall be required to integrate nonresidential uses with residential uses. Common architectural themes shall apply to both commercial and residential areas of the project.
13. Within mixed use PDs, no individual commercial building shall exceed 25,000 sq. ft. **(up to 60,000 sq. ft. in the SR 60/IRSC preferred location area)** in commercial floor area. Lodging uses shall be exempt from ~~this~~ **these** limitations.
14. Where a nonresidential building in a mixed use PD is adjacent to residential buildings located outside the project, the nonresidential buildings shall be compatible with nearby residential buildings. The scale of such nonresidential buildings may be minimized by articulating the building's mass, using sloped roofs instead flat roofs screened by parapets, and/or by planting canopy trees around the building's foundation. For residential buildings adjacent to a mixed use PD, an existing buffer may be used to satisfy the compatibility requirement.

Street Network

15. Each mixed use PD shall offer alternative routes and connections between destinations within the project and to appropriate uses on adjacent sites by designing and constructing a street network that consists of a grid or modified grid pattern that accommodates connections to appropriate uses on adjacent sites.
16. The project shall contain a network of interconnected streets, sidewalks, and pathways. Streets shall be designed to balance pedestrian and automobile needs, to discourage high automobile speeds, to effectively and efficiently accommodate transit systems, and to distribute and diffuse traffic rather than concentrate it.

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17. Street trees shall be provided so as to shade sidewalk areas and buffer sidewalk areas from automobile traffic.

18. For a mixed use project located in the SR 60/IRSC preferred location area, the project shall provide the following:

- a. SR60 access to the IRSC campus in coordination with Indian River State College and County Public Works.
- b. Access from the IRSC campus to 66th Avenue at 18th Street, including a bridge over the Lateral A Canal, and including 66th Avenue/18th Street signalization, in coordination with Indian River State College and County Public Works.

Timing of Construction

19. ~~18.~~ In each mixed use PD not located in the SR 60/IRSC preferred location area, no more than 3 acres or 50% of the total commercial area allowed, whichever is greater, shall be constructed until at least 25% of the proposed residential development has been constructed, and no certificate of occupancy shall be issued for commercial area exceeding 3 acres or 50% of the total commercial area allowed, whichever is greater, unless at least 25% of the total residential development has received certificates of occupancy.

20. For a mixed use PD project located in the SR 60/IRSC preferred location area, no more than 15 acres not to exceed 50% of the total commercial area allowed shall be constructed until:

- a) the infrastructure items in Section 18 above have been constructed or designed and committed to via an enforceable developer's agreement, and
- b) a conceptual or final development plan for the residential development has been approved, and
- c) the infrastructure that serves the residential portion of the project has been constructed or designed and committed to via an enforceable developer's agreement.