

INDIAN RIVER COUNTY, FLORIDA

MEMORANDUM

TO: Jason E. Brown, County Administrator

THROUGH: Stan Boling, AICP
Community Development Director

FROM: Sasan Rohani, AICP
Chief, Long-Range Planning

DATE: December 3, 2018

RE: Consideration of a Wabasso Corridor Plan “Report Card”/ Progress Report

It is requested that the following information be given formal consideration by the Board of County Commissioners at its regular meeting of December 18, 2018.

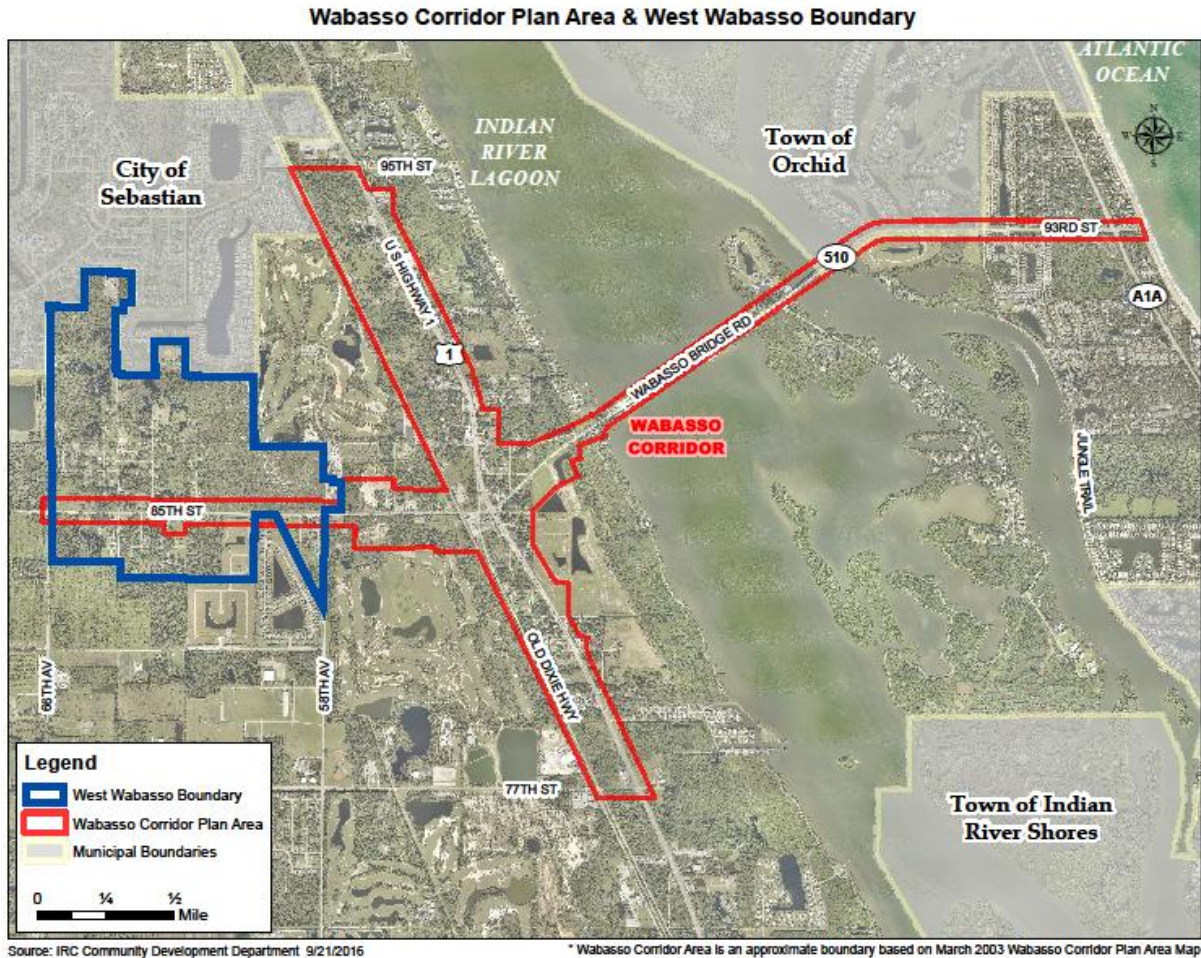
DESCRIPTION AND CONDITIONS

Within Indian River County, there are both incorporated municipalities and unincorporated communities. While the unincorporated settlements lack the formal government structure and local control of cities and towns, each of the county's unincorporated communities nevertheless has a unique character and identity. One of those history rich unincorporated communities is Wabasso, including “West Wabasso”.

In 1994/1995 the Wabasso community took the initiative to protect Wabasso through a community corridor plan and special development regulations embodied in the Wabasso Corridor Plan which was adopted by the Board of County Commissioners in 1995, and revised in 2000. The plan became the model for subsequent corridor plans and special aesthetic regulations throughout the county, including the SR 60 corridor plan and numerous “other” corridor plans along collector and arterial roads within the county. Sixteen years later in 2016, the citizens of Wabasso expressed concerns about certain community and development issues and obtained Board authorization for County staff and citizens to prepare an update to the plan. The update was prepared through a series of community meetings and on April 4, 2017, the Board of County Commissioners approved the updated Wabasso Corridor Plan in 2017 which also includes a special section devoted to the West Wabasso area.

The plan incorporates standards for future development and proposes specific actions regarding infrastructure, communication, land use/zoning, and community identity. As such, the corridor plan represents a balance of interests to guide re-development, future development, and improvements consistent with the community's desire.

Similar to the 2014 Gifford Neighborhood Plan, the 2017 Wabasso Corridor Plan contains an action plan defining specific tasks to be performed by certain dates. The plan does not contain an annual “report card” review requirement although the action plan lends itself to a “report card”/progress report. To that end, this year staff has prepared a “report card”/progress report for the Board’s information and consideration.



ANALYSIS

The Wabasso Corridor Plan 2017 is a 74 page plan that contains an introduction and description of the planning process, data (existing conditions), analysis (issues and concerns), action plan, implementation, Wabasso Corridor special regulations, West Wabasso section, and appendices containing reference information including a history of Wabasso. Following its April 4, 2017 approval, the plan has been implemented as specified in the plan’s action plan and implementation sections. As indicated previously in this report, no annual report card review is required by the plan. This year, staff is simply providing the Board a “report card”/progress report for its consideration.

- **Action Plan**

Based on items and priorities that emerged from the 2016/2017 community meetings and based on the data and analysis reflected in the plan, a list of actions for the entire **Wabasso Corridor (WC)** and a list of specific actions for **West Wabasso (WW)** were included in the updated plan.

The action plan section is “the heart” of the corridor plan (attachment # 2). As structured, the **Wabasso Corridor (WC)** portion of the plan contains 8 actions while the **West Wabasso (WW)** portion of the plan contains 10 actions relating to major issues and topics identified during community meetings. Following is the list of the **Wabasso Corridor Plan** major issue topics:

1. Infrastructure
2. Communication
3. Land Use/Zoning/Development
4. Community Identity

Each action item identifies a specific action, a responsible party or parties, and either a completion date (year) or an indication that the action is to be implemented on an on-going basis. Responsible parties identified in the action plan include: the Planning Division, the Public Works Department, the Parks Division, and the Metropolitan Planning Organization (MPO).

Community Development Department staff has coordinated with all responsible departments, entities to ensure implementation of the plan’s actions. As shown on the attached “report card” matrix (attachment # 1), all actions in the **Wabasso Corridor (WC)** portion of plan and all actions in the **West Wabasso (WW)** portion of the plan are already implemented. Through this evaluation, staff identified three recommended follow-up actions for the Board’s consideration:

Potential Follow-up Actions

1. (WW Action 1.1) Hire an engineering consultant in 2020 to design a drainage improvement project for Lowes Park and Douglas subdivision in accordance with the evaluation performed by Public Works and timing of CR 510/66th Avenue design. Estimated cost: \$100,000. Cost of drainage improvement project to be determined later, based on the project design.
2. (WW Action 1.3) Acquire park entrance right-of-way (West Wabasso Park) to allow for future 64th Avenue sidewalk extension to connect to the park improvements area. Estimated cost: \$400,000 for right-of-way acquisition and sidewalk construction in 2019.
3. (WW Action 1.5) Periodically refurbish the West Wabasso Park walking trail as on-going maintenance task performed up to twice a year. Last refurbishing completed in 2018. Estimated cost: \$500.00 each time.

Although these recommended actions are not required by the plan, in staff’s opinion these actions are logical follow-up items that would more comprehensively address issues identified in the plan.

FUNDING

Implementation of the Wabasso Corridor Plan 2017 will continue to require use of various current and future funding sources. Funding sources will include the General Fund, gas taxes, sales taxes, the MSTU, grants, and other appropriate funding sources.

CONCLUSION

The Wabasso Corridor plan's "action plan" section contains a total of 18 actions; each action is structured to identify a specific task, a responsible party or parties, and a completion date or indication that implementation is on-going. For this "report card/progress", all **Wabasso Corridor (WC)** actions and all **West Wabasso (WW)** plan actions are completed. Over and above the previously adopted action plan items, staff recommends three additional follow-up actions described in this report and the attached report card to more comprehensively address issues identified in the plan.

RECOMMENDATION

Staff recommends that the Board of County Commissioners:

1. Review and accept the Wabasso Corridor Plan 2018 implementation report card/progress report, and
2. Approve the three recommended follow-up actions listed in this report associated with West Wabasso Action 1.1, Action 1.3, and Action 1.5 summarized as follows:
 - a. Hire engineering consultant in 2020 to design Lowes Park/Douglas Subdivision drainage improvements.
 - b. Acquire West Wabasso Park entrance right-of-way for 64th Avenue sidewalk extension project and fund the sidewalk project for construction in 2019.
 - c. Periodically refurbish the West Wabasso Park walking trail up to twice a year.

ATTACHMENTS

1. Implementation Matrix "Report Card"
2. Action Plan