

**12A2 16-934**

Request for Authorization to Initiate a Comprehensive Plan Text Amendment to Mixed Use Policy 5.6 of the Future Land Use Element (FLUE)

**Recommended Action:** Staff recommends that the BCC direct staff to initiate an amendment to Future Land Use Element Policy 5.6.

**Attachments:** [Staff Report](#)

[SR60/58th Avenue Node Map](#)

[Aerial of The Reserve at Vero Mixed Use PD](#)

[Sample Conceptual Lay-out of Mixed Use and IRSC Campus](#)

[Proposed "Master Plan" Area](#)

[Draft Changes to Mixed Use Policy 5.6](#)

Community Development Director Stan Boling, in his PowerPoint Presentation, provided background and analysis on the proposed amendment to the existing Mixed Use Policy 5.6 of the Future Land Use Element (FLUE) of the County's Comprehensive Plan. He stated that the amendment would serve to incentivize/guarantee major shared infrastructure that would integrate commercial and residential development with the Indian River State College (IRSC) campus. Director Boling discussed the timeline for the amendment process and said that the final hearing for the Board to consider adoption of the amendment would be in April or May 2017.

Christopher Marine, Gould, Cooksey, Fennell, representing the developer Vero 12 LLC, raised questions about the stipulations in the proposed amendment stating that no more than three acres or 50% of the total commercial area allowed shall be constructed until completion of at least 25% of the residential development. He wanted the expectations to be clear for the commercial developers.

A lengthy discussion followed, with input from staff, regarding the percentage and type of residential development that would need to be completed before build out of the commercial area or areas. Commissioner O'Bryan wanted to make sure the requirements for completion of the residential portion of the project are adhered to, before the commercial area is built out.

Joseph Paladin, President of Black Swan Consulting, spoke to the need for both commercial and residential development and advocated for a mixed use project to go forward.

David Knight, P.E., Knight, McGuire & Associates, Inc., stated that the intent of this policy is to allow for good planning for both residential and commercial development.

Attachment 1

Commissioner O'Bryan stated that he would support initiation of the amendment process; however, he was not sure the final amendment would have his support.

**A motion was made by Commissioner Zorc, seconded by Commissioner Davis, to direct staff to initiate an amendment to Future Land Use Element Policy 5.6. The motion carried by the following vote:**

**Aye:** 5 - Chairman Solari, Vice Chairman Flescher, Commissioner Davis, Commissioner O'Bryan, and Commissioner Zorc

**B. Emergency Services**

**C. General Services**

**1. Human Services**

**2. Sandridge Golf Club**

**3. Recreation**

**D. Human Resources**

**E. Office of Management and Budget**

**F. Public Works**

**12F1 16-1011** As-Built Resolution and Final Assessment Roll for 51st Avenue Petition Millings Project (65th Street to 67th Street)

**Recommended Action:** Staff recommends the Board of County Commissioners move to approve the As-Built Resolution and the Final Assessment Roll. The Final Assessment Roll and Assessment Map are available for viewing in the Board of County Commissioner's Office and are to be transferred to the Department of Utility Services for billing and collection.