

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: March 28, 2017

RE: Consideration of Approval of the Wabasso Corridor Plan 2017

It is requested that the following information be given formal consideration by the Board of County Commissioners at its regular meeting of April 4, 2017.

DESCRIPTION AND CONDITIONS

In response to a request from Wabasso area residents to update the Wabasso Corridor Plan, the Board of County Commissioners (BCC) at its April 12, 2016 meeting directed staff to coordinate with Wabasso residents and update the Wabasso Corridor Plan. As directed by the Board, the Community Development Department staff worked with Wabasso residents, interested parties, and various county departments to conduct community meetings and develop and prepare an updated plan. The updated plan is now known as the Wabasso Corridor Plan 2017 and can be found at the County Website: <http://www.irccdd.com/wabasso>.

The Wabasso Corridor Plan 2017 is the culmination of a grass roots effort by Wabasso residents, interested parties, and Indian River County staff to update the Wabasso Corridor Plan. The updated plan presents a series of actions to address issues, concerns, and opportunities identified by Wabasso residents. As part of the update, a new action plan item was added to ensure up-front neighborhood input on any proposed heavy commercial or industrial rezoning proposed along US #1 within the Wabasso Corridor. In addition, new sections were added to focus on improving quality of life items and economic conditions for West Wabasso residents. Approval of the plan will commit the Board to undertake specific actions identified in the plan, including actions that will require capital expenditures. Those actions are described later in this report.

BACKGROUND-WABASSO CORRIDOR PLAN

Unlike many planning initiatives, the 1994/1995 Wabasso Corridor planning process, as well as the 2016/2017 update, was community initiated. Instead of being mandated by the county or the state, the Wabasso Corridor plan update planning effort came about as a result of a request by several members of the Wabasso community.

In July 1994, several Wabasso property owners were concerned that growth pressures and the potential for tacky commercial development were increasing in Wabasso. Based on those concerns, citizens approached planning staff and requested assistance in establishing requirements to ensure that future growth in the Wabasso Corridor would enhance the area's appearance and scenic qualities. Together, planning staff and Wabasso property owners approached the Board of County Commissioners regarding new policies for development in the Wabasso Corridor. In August 1994, the Board directed planning staff to work with members of the Wabasso community and prepare a Wabasso Corridor Plan.

Assisted by Urban Resource Group, a Vero Beach land planning and landscape architecture firm, planning staff performed research, compiled information, prepared background material, and held three community meetings in an effort to prepare a corridor plan. While the first two meetings were successful in identifying community concerns and community desires, the third meeting was unsuccessful. At that meeting, a small group of people opposed to the planning effort derailed the meeting and effectively stalled the planning process.

Undeterred, a core group of Wabasso landowners circulated petitions within the community and demonstrated overwhelming support for continuation of the corridor planning process. In response to that indication of support, the Board of County Commissioners established a Wabasso Corridor Plan Task Force to work with planning staff to develop a corridor plan.

Consisting of fifteen members, the task force met eight times from May 1995 through September 1995, including a field trip to the City of Port Orange. Through that process, the task force reviewed background data and information, developed objectives, and considered regulatory standards. Through compromise, consensus building, and balancing various interests, the task force with staff's assistance developed the first Wabasso Corridor Plan. On November 21, 1995, the Board of County Commissioners approved the first Wabasso Corridor Plan.

In 1998-1999, with the Board's approval, the Wabasso Corridor Plan Task Force reconvened to evaluate expanding the original corridor plan boundaries and to modify certain development standards. After several community meetings, the task force prepared a revised plan, which was then reviewed by the County's Planning and Zoning Commission (PZC). The PZC recommended that the Board of County Commissioners approve the revised Plan. On February 21, 2000, the Board approved the revised plan that expanded the plan area boundary along CR 510 east to the Indian River Lagoon.

In 2016, at the time of a rezoning within the corridor plan area to expand a Heavy Commercial (CH) zoning district along the west side of US 1 north of 77th Street, area residents approached the Board of County Commissioners regarding updating the Corridor Plan to address heavy commercial rezonings and other additional community concerns. On April 12, 2016, the Board directed staff to work with property owners and residents within the corridor area to update the plan.

In response to that directive several community evening meetings were held in Wabasso/West Wabasso between August 2016 and February 2017. Through those meetings, staff gathered input from residents and property owners for the plan update. As part of the update, a list of actions to address specific community needs and concerns was developed and added to the existing corridor plan. At the final community meeting held on February 6, 2017, staff presented a draft plan,

received community input, and obtained community consensus to move the updated plan forward for BCC approval.

ANALYSIS

- **Plan Update Process**

County Planning staff prepared the Wabasso Corridor Plan 2017 in cooperation with Wabasso residents and interested parties and in coordination with various county departments including the Public Works Department, the Budget Office, the MPO (Metropolitan Planning Organization), the Recreation Department and the Utility Services Department. Cooperation and participation from those departments were crucial to properly engage the community and develop the updated plan. During the 2016/2017 plan update process, opportunities were provided to local citizens, property owners, Wabasso residents, and other interested parties to participate in development of the updated corridor plan through participation at community meetings and use of an interested parties email group. The process for developing the revised plan involved the following:

- Revising the plan's data section with the most recent available information
- Identifying current issues and concerns through input provided at community meetings
- Identifying current opportunities, constraints, and priorities
- Developing new action items to address identified concerns, issues, opportunities, and priorities
- Presenting the updated plan for final community input and obtaining community consensus for approval of the updated plan

As part of the corridor plan update, three public evening meetings were held in Wabasso/West Wabasso. County staff conducted the community meetings. Prior to and at each meeting, information was provided to Wabasso residents and interested parties. During each meeting, staff presented information and facilitated discussion while participants asked questions and provided input. Following is the list of public evening meetings held in Wabasso/West Wabasso:

- August 2, 2016: Kick-off Community Meeting to identify problems, concerns, issues, and opportunities
- October 3, 2016: Follow-up Community Meeting to identify and prioritize potential solutions and opportunities
- February 6, 2017: Final Community meeting to review and comment on the draft plan, determine consensus on moving forward to present the revised Wabasso Corridor Plan 2017 to the Board of County Commissioners.

Overview of the Updated Plan

The proposed updated Wabasso corridor plan includes sections that include the following: background information, identification of community issues and concerns, plan objectives, corridor special regulations for non-residential development, plan implementation, voluntary guidelines, community input and assessment (2016-2017), action items for the overall Wabasso corridor, action items for West Wabasso, and appendices. While there are updates throughout the plan, the substantive updates are contained in the new action section of the plan (see attachment #2). The

result of the update effort is a 74-page revised Wabasso Corridor plan that contains updated data, new action items, and appendices containing reference information including a history of Wabasso and West Wabasso.

Wabasso Corridor and West Wabasso Actions

Based on priorities that emerged from the 2016/2017 community meetings and based on the data and analysis reflected in the updated Wabasso Corridor Plan, a list of actions for the entire **Wabasso Corridor (WC)** and a list of specific actions for **West Wabasso (WW)** were developed. As structured, there are 18 action items relating to major issues and topics identified during community meetings. Following is the list of the corridor plan major topic areas:

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

Each action identifies a specific activity to be completed, a responsible party or parties, and a completion date (year). Responsible parties identified in the action plan include the Planning Division, the Public Works Department, the Parks Division, and the Metropolitan Planning Organization (MPO).

During plan preparation, planning staff coordinated with the responsible county divisions/departments to ensure that identified actions are appropriate, are financially feasible, and have realistic implementation timeframes. A separate list of action items is contained in attachment #2. Several action items will require implementation and capital expenditures at various times over the next several years. Those actions include the following:

1. By 2019, acquire right-of-way and design eastbound right turn lane on CR 510 at 58th Avenue (estimated cost: \$50,000)
2. By 2019, construction of east bound right turn lane at CR 510 at 58th Avenue (estimated cost: \$200,000)
3. By 2018, evaluate drainage needs in the Lowes Park and Douglas Subdivisions, identify solutions and improvements, and present information to BCC (estimated cost if project is approved: \$400,000)
4. By 2018, evaluate available right-of-way along 64th Avenue; if right-of-way is available, extend sidewalk along 64th Avenue to the West Wabasso Park (estimated cost: \$500,000)
5. By 2019, refurbish the walking trail and improve the access point to the adjacent Wabasso Scrub Conservation area within the West Wabasso Park (estimated cost: \$100,000).

If the corridor plan is approved, Community Development staff will coordinate implementation of the action items (see attachment #3). Implementation will include inputting committed capital items into the County's 5 year CIP (Capital Improvements Plan) with appropriate budget amounts and presenting those items to the Board as part of the annual CIP adoption process.

- **Consistency with the Comprehensive Plan**

The purpose of the Wabasso Corridor Plan 2017 is to address problems that are of special concern to residents of Wabasso and to pursue opportunities desired by the community. While the plan

focuses on one community within the county, the actions of the plan are consistent with the objectives and policies of the County's overall Comprehensive Plan. More specifically, the Wabasso corridor plan is consistent with the Comprehensive Plan's Land Use, Transportation, Economic Development, Housing, and Recreation and Open Space objectives and policies.

FUNDING

Implementation of the Wabasso Corridor Plan 2017 will require use of various current and future funding sources. For the period 2017-2019, plan related capital expenses are estimated to total \$1,250,000 in current dollars. Funding sources will include the General Fund, gas taxes, sales taxes, the MSTU, grants, and other appropriate funding sources. Those sources will be identified in the upcoming 5 Year CIP, which will be presented to the Board in November or December.

CONCLUSION

The Wabasso Corridor Plan 2017 was prepared in coordination with Wabasso residents, interested parties, and county staff to update the corridor plan, address community concerns, and provide quality of life items for West Wabasso residents. Based on input from the community and participating county departments, staff developed a list of 18 new action items and incorporated those items into the updated corridor plan. Each action item is structured to identify a specific task, a responsible party or parties, and a completion date. At the final community meeting held on February 6, 2017, it was the consensus of participants that the proposed plan update was acceptable and should be moved forward for Board approval. The revised and updated Wabasso corridor plan (Wabasso Corridor Plan 2017) is now ready for Board approval.

RECOMMENDATION

Staff recommends that the Board of County Commissioners approve the Wabasso Corridor Plan 2017.

ATTACHMENTS

1. Wabasso Corridor Plan 2017
2. List of Plan Actions
3. Action Plan Implementation Matrix (Wabasso Corridor and West Wabasso Actions)