

ANALYSIS OF ZONING AND MIXED USE IN THE AREA OF SR 60/66TH AVENUE

- **Commercial Nodes Generally**

The Future Land Use Element (FLUE) of the County's Comprehensive plan established various commercial/industrial (C/I) nodes at appropriate locations throughout the county. Most nodes are centered around major roadway intersections such as CR512/CR510, US1/37th Street (Medical Node), and SR60/I-95. Each of those nodes as well as many others, is less than 50% developed and has sufficient vacant acreage to accommodate future conventional commercial/industrial development. The SR60/58th Avenue node, which extends from the 43rd Avenue/Vero Beach limits boundary on the east to 66th Avenue on the west, is a heavily developed commercial area that includes the Indian River Mall and multiple shopping centers, and is situated adjacent to the Indian River State College (IRSC) Mueller Campus. The ±140 acre campus includes the Indian River Charter High School, Brackett Public Library, the Richardson Center, and various classroom and administration buildings, yet the western two-thirds of the campus with instructional and associated facilities is currently undeveloped and has significant frontage on SR60 (620') and 66th Avenue (1,200'). In the future, IRSC intends to develop the western two-thirds of the campus and desires direct access to the campus from SR60 and 66th Avenue. Although IRSC is not subject to the County's land use regulations, the college has coordinated with the County to ensure that campus development is generally consistent with the County's comprehensive plan.

- **SR60/58TH Avenue Node**

The SR60/58th Avenue node is uniquely regulated in the County's comprehensive plan by a "cap" on the node acreage, set at a total of 308.48 acres. That 308.48 acre cap allows for an intensive regional commercial shopping area that is balanced with surrounding residential uses and SR60 infrastructure capacity. Currently, the SR60/58th Avenue node is 90.9% (280.43 acres) "built-out" with commercial sites consisting of buildings, parking areas, stormwater areas, and open space areas. Many of those sites, including Indian River Mall and a number of shopping centers, can be in-filled with additional big box and out-parcel development. The remaining 28.05 acres of non-commercial acreage within the node (vacant or remaining residential) can be developed as conventional commercial development.

- **Mixed Use**

In addition to the conventional commercial development (new development, infill development, and re-development) allowed within the 308.48 acre SR60/58th Avenue node, mixed use residential and commercial development is allowed on certain sites adjacent to the node, subject to PD (Planned Development) special mixed use criteria and PD rezoning and conceptual plan approval from the Board. To date, one PD mixed use project has been approved adjacent to the node. That project, The Reserve at Vero, was approved by the Board in 2014, provides for ±4 acres of commercial development (Chick-Fil-A, Outback Steakhouse, and future retail building) and provides for 159 multi-family units on ±16 "residential" acres. The Reserve at Vero is now mostly constructed, is designed to integrate the multi-family units with adjacent commercial uses inside and outside the project, and directly accesses College Lane and a "public" north/south access road

that lies on the western edge of the adjacent Century Town Center retail center. As a result, The Reserve at Vero supplements the amount of commercial acreage in the node and provides benefits of a mixed use project which include appropriately located and designed multi-family residential, infrastructure improvements that benefit the flow of residential and commercial traffic, and alternatives to SR60 access.

The existing Mixed Use Policy 5.6 of the Future Land Use Element will allow a mixture of residential and commercial uses at the southeast and southwest corners of SR60 and 66th Avenue but at a limited scale (40 acres maximum) and without guarantees of shared infrastructure that will integrate the project with the IRSC expanding campus. Currently, property at the southeast and southwest corners of SR60 and 66th Avenue are under control of a single owner and are adjacent to the ±140 acre IRSC Mueller Campus which includes 90+ acres of yet-to-be-developed campus area. Through a mixed use PD “area master plan” approach, there is a unique opportunity to accommodate and integrate residential, commercial, and institutional (college) uses. Such an approach will require property reconfiguration to properly and logically consolidate owner/developer property and IRSC campus property and to ensure properly located major infrastructure improvements including shared access roads to SR60 and 66th Avenue, a bridge over the Lateral A canal, and a traffic signal at 66th Avenue and “18th Street” (see attachment #6).

In order to properly master plan and integrate uses on the east and west sides of 66th Avenue, the current mixed use project size limit needs to be increased to allow for an 80 acre maximum PD project area. Other changes to Policy 5.6 are needed to guarantee and incentivize construction of shared infrastructure improvements and to add flexibility for the timing of commercial building and residential unit construction. These changes will increase the portion of commercial area allowed within the project and will allow the timing and pace of commercial and residential “vertical development” (buildings) to vary. To address these issues, staff has coordinated with IRSC staff and the adjacent land owner and his project engineer, and drafted proposed changes to the mixed use policy (see attachment #4).