

Wabasso Corridor Community Meeting – Monday, February 6, 2017

Staff Present: Commissioner Joseph Flescher, District 2
Jason Brown, County Administrator
Stan Boling, Director, Community Development
Sasan Rohani, Chief, Long Range Planning
Phil Matson, MPO Staff Director
Rich Szpyrka, Director, Public Works
John McCoy, Chief, Current Development
Bill Schutt, Senior Planner

Overview:

Mr. Boling opened the meeting at approximately 6:07 p.m. with opening announcements and an invocation from Reverend Wallace.

Commissioner Flescher discussed the change in venue for this community meeting to the Allen Chapel AME Church. He advised that this is further discussion of issues related to Wabasso and that there will be additional meetings as are needed to get consensus from the community.

Mr. Boling outlined the purpose of the Wabasso Corridor Plan and its implementation since it was approved in 1995, which concentrated on aesthetics in the corridor. He briefly reviewed the information gathered at the previous community meetings. Mr. Boling advised that the draft plan's targeted release date is March 14, 2017. He added that much of the original plan will not change, however, there will be several additions and adjustments made to it. Chief among the changes will be the addition of the west Wabasso area, as depicted on a map of the area. Mr. Boling stated that the purpose of the plan will not change and will continue to focus on aesthetics and land use, with an emphasis on public improvements to roadways and public lands.

Mr. Bowling outlined the four major areas to be included:

- 1) Infrastructure
- 2) Communication
- 3) Land Use
- 4) Community Identity

Infrastructure –

- Plans for 510 improvements and coordination of efforts between Department of Transportation and the County.
- Drainage
- Extending sidewalks and refurbishing the walking trail
- Causeway park improvements

Communication –

- Encouraging better communication with the citizens in Wabasso and City of Sebastian, especially in relation to developments and the cell tower

- Email Group on Wabasso happenings

Land Use, Zoning and Development –

- Use Local labor pool
- Provide for more affordable housing opportunities
- Low density
- Keeping Heavy Commercial/Industrial Zoned Land in the area on Route 1 and require a neighborhood informational meeting prior to the Planning and Zoning decision
- Plans to assist low income and minority citizens

Community Identity –

- Community signs
- Rename 510 to indicate a local designation

Discussion on Windsor Funds

Mr. Boling discussed the use of the funds from the Windsor Property Development that came to the County in 2005 in exchange for property near the Windsor Development. The funds, \$1 million, were restricted for use in recreation and parks projects. During a meeting of the Board of County Commissioner in December, 2016, direction was given by the Board on how the funds would be spent. Possible projects included the West Wabasso Park. Discussion ensued between the public and Community Development staff on the background of the funding from the Windsor and Gold Sands land swap and how the funds could be used in the Wabasso Park. Mr. Boling clarified that the Commission came up with a 70/30 split, with 30% going toward conservation projects and 70% going toward active recreational uses. The community questioned whether there were additional funds from interest in the account that could be allocated toward projects. Mr. Boling stated that he would find out if the account holding the Windsor funds was interest bearing and had additional funds. Mr. Boling added that because Gold Sands park was State funded, the State has a say in what happens with the funds.

Mr. Brown provided some additional history on the Windsor property land swap and the \$1 million regarding the restrictions placed on the use of the funds by the State.

Action Items:

Infrastructure Action 1.1: Community Development to coordinate with FDOT and MPO on aspects of the road improvements on SR 510 with scope encompassing the entirety of the 510 road corridor.

Discussion:

Mr. Cartwright expressed concern that the improvements will lead to higher taxes because property values will increase. Mr. Boling stated that that is a possibility, however, the County and residents do not want the area to see further decline. Mr. Boling advised that between 1995 and 2016, \$4.4 million has been spent in the Wabasso area toward public improvements.

A request was made to have the improvements in the corridor resemble those along 53rd Avenue. Mr. Boling stated that different types of designs that will be easy to maintain will be

looked into, however, the road improvements cannot mirror 53rd Avenue as that road was part of a new development that was designed, constructed and is maintained by the developer.

Ms. Bolten of Indian River Shores expressed the need for sidewalks along 510. Mr. Boling advised that sidewalks would have to be done as part of the overall road improvement project and cannot be done before then as the County and State would need to acquire right-of-way and have them integrated into the design of the full road improvements. Mr. Boling added that the first funding from the Department of Transportation for this project is in FY 2022.

Margaret Ingram questioned the purpose of the meeting and that it needed to stay on topic.

Mr. Szpyrka, Director of Public Works, indicated that there have been discussions on acquiring right-of-way for a right turn lane at the southwest corner of SR 512 at 58th Avenue.

Communication Action 2.1: Email Information Group

Communication Action 2.2: Use direct communication with City of Sebastian

Land Use and Zoning Action 3.1: Applicants seeking heavy commercial or industrial will be required to hold a neighborhood meeting before the case goes to the Planning and Zoning Commission or the Board of County Commissioners.

Community Identification Action 4.1: Placement of the Wabasso Community Signs.

Mr. Boling demonstrated on a map the area where the identification signs are currently located and where they are proposed to be added or moved. The community discussed that the signs need to be moved further west along SR 512 than indicated on the map to 82nd Street and that a sign needs to be placed at the foot of the 2nd bridge heading west from the beach.

West Wabasso Specific Action Items:

Infrastructure

- WW 1.1:** 2018 Public Works to evaluate drainage in Lowes Park and Douglass Subdivision. Looking into this to determine what is needed. No specific action identified until evaluation is complete.
- WW 1.3:** Determine available right-of-way to consider extending sidewalk to the park along 64th Avenue by 2018
- WW 1.4:** Extend the hours at West Wabasso Park to 8:30 or 9:00 p.m. unless asked to extend for specific events. There was a question about how late is appropriate for the park to remain open
- WW 1.5:** Improvements to Walking Trail and access to Wabasso scrub area/

Communications

WW 2.1: Coordinate projects within 500 feet of West Wabasso with the City of Sebastian and forward to West Wabasso and interested parties information on any proposed projects. With regard to the communication on the cell tower site, Mr. Boling noted that the County, in coordination with the City of Sebastian, has requested additional screening, as the site is in violation of the site plan.

Land Use and Zoning

WW 3.1: Support affordable housing

WW 3.2: Use SHIP program funding

WW 3.3: Staff to continue assist with low income and minority business owners.

Community Identification

WW 4.1: In 2017, the County will work with FDOT to place community identification signs at strategic areas.

Next Steps

Mr. Boling announced that the next step in the process is to produce a draft plan that will be brought to the Board of County Commissioners in late March or early April. He advised that the Board of County Commissioners will then make a decision on the plan. He encouraged the community to come to the meeting to voice their opinions and comment at the hearing.

The meeting adjourned at approximately 7:15 p.m.