

Wabasso Corridor Plan Update

Comments from the 1st Wabasso Corridor Plan Update Meeting

Organized by General Subject Categories and Identified Solutions

Dasie Hope Center 6:00 p.m. on 8/2/2016

Infrastructure

Infrastructure Problems and Issues Comments:

1. U.S. 1/CR 510 roadway construction limits and timeframe, impact on business, traffic management
2. Right-of-Way acquisition for 510 will compensation pay to replace a home – make residents whole
3. Focus improvements in Western portion of corridor (“West Wabasso”) – so far left behind
4. Tradeoffs for improvement/takings/cost of improvements (who pays for beautification)
5. Wabasso due for improvements
6. Why are improvements grant dependent?
7. Vero Beach and Sebastian look much better (spend tax money in Wabasso)
8. Additional funding for CR 510 upgrades (federal, state, local), especially west of US 1
9. Alternative transportation options, bicycle and pedestrian improvements
10. Road Maintenance (84th Place, west side is not maintained: how can it not be a public road if it has a street sign?)
11. Drainage, a master drainage evaluation/plan is needed
12. Drainage poor in Lowes Park Subdivision and 64th Avenue
13. Concerns over transition between road projects (coordinating state and county projects)
14. Wabasso Corridor road construction start and finish dates as well as beginning and ending location (written comment received at the meeting)
15. Is U.S. #1 widening justified?
16. If U.S. #1 widening is certain, the 79th Street turn lanes should be improved
17. Effect of U.S. #1 widening on environmentally sensitive lands and wildlife?

Infrastructure Opportunities and Doing Well Comments:

1. Apply corridor requirements to roads/public projects/ROW
2. Rename the street (from current name of CR 510) to give it an identity (“Gateway to the Causeway”)

Infrastructure Summary

1. **Address Impacts and take advantage of opportunities with CR 510/U.S. 1 roadway projects (state and county projects)**
2. **Solve/provide local roadway maintenance**
3. **Solve drainage problems**

4. Plan/provide alternative transportation options (bicycle & pedestrian)
5. Identify needs and impacts of future U.S. #1 widening

Infrastructure Solutions

- *Coordinate with FDOT and inform citizens of design alternatives for CR 510 project; support the following project elements: sidewalks, street lighting, safe pedestrian crossings, bike lanes, landscape and hardscape aesthetic improvements, slower speed and narrower “urban” section through West Wabasso, fair right-of-way acquisition process.*
- *Determine drainage needs in the Lowes Park and Douglas Subdivisions, identify potential solutions and improvements and present those to the BCC for consideration.*
- *Consider adding improvements to the Causeway Park that are identified as needs by the Wabasso Community.*
- *Consider extending sidewalk along 64th Avenue to West Wabasso Park and extend the hours of operation*
- *Consider re-furbishing walking trail and improve access point to Wabasso conservation area in the West Wabasso Park*

Communication

Communication Problems and Issues Comments:

1. Representation/Communication (owners/residents)
2. Lying - Misrepresentation – Lack of Communication
3. Coordination with City of Sebastian, better tower site maintenance needed? Wabasso Cemetery maintenance?
4. Improve communication
5. Developer coordination with the community (provide community benefits?)
6. Additional communications on upcoming projects, private and public
7. Work better together
8. Notify all interested parties, create a new Wabasso Corridor Plan Committee (at least half of the members be native/full time residents)
9. Stakeholders? Who are the community members to be involved in changing?

Communication Summary

1. Establish and maintain better communication between residents and government entities
2. Resolve committee issue: who gets information and provides input?

Communication Solutions

- *Establish and maintain an email group open to all citizens and interested parties to join at any time; county to provide information on proposed development projects in the Wabasso Corridor area.*
- *Use direct communication with citizens in lieu of forming a committee.*
- *County to forward to Wabasso citizens information from the City of Sebastian for projects in the city near West Wabasso (such as the communication tower built in the city next to West Wabasso).*

Land Use/Zoning/Development

Land Use/Zoning/Development Problems and Issues Comments:

1. Zoning change from limited commercial to heavy commercial approved despite some residents desires – Heavy Commercial restriction
2. Will corridor criteria limit commercial development in Wabasso Corridor area, especially in “West Wabasso” area? Are they too stringent or too costly?
3. Historical resources impacts: will changes to plan have an effect?
4. New affordable residential development needed
5. businesses need support to beautify the area

Land Use/Zoning/Development Opportunities and Doing Well Comments:

1. Additional protections for historical buildings/resources may be needed. Will they be protected for CR 510 expansion project?
2. Help for Affordable/low income housing
3. Historic preservation on CR 510 and U.S. #1
4. Corridor Plan has worked well (appearance of projects) may need update
5. Monument signs (Corridor plan sign requirements are good)
6. Landscape (Corridor plan landscaping requirements are good)

Land Use/Zoning/Development Summary

1. **Maintain current zoning within the corridor or prevent expanding CH (Heavy Commercial) zoning within the corridor**

2. Evaluate impacts of Corridor Plan requirements on developments, especially re-development in “West Wabasso”
3. Provide support for more affordable housing

Land Use/Zoning/Development Solutions

- *Require applicants seeking a heavy commercial or industrial rezoning along U.S. #1 within the Wabasso Corridor to meet with neighbors before the rezoning application is formally reviewed and scheduled for a public hearing. The County will provide the meeting room for the “zoning pre-application” meeting with neighbors. Possible land use changes from C/I, Commercial/Industrial to another designation.*
- *Inform local business owners of any available programs that can assist low income/minority business owners in West Wabasso with development and re-development projects.*
- *Support developers of affordable housing projects within the West Wabasso area and provide individual assistance to owner occupied households that need housing rehabilitation.*
- *Support use of local labor whenever possible in public projects*
- *Keep density low in Wabasso*

Community Identity

General/Corridor Problems and Issues Comments:

1. Postal Address (8450 62nd Avenue) “Vero Beach”: problems getting deliveries
2. Tower near park – Revenue from property – who benefits (located in Sebastian, next to Wabasso)
3. Community identification, Winter Beach sign moved north on U.S. 1 and Sebastian sign moved south – Preserve Wabasso identity

General/Corridor Opportunities and Doing Well Comments:

1. Naming areas, subareas by residents (probably use old family names?)
2. Make the plan more current
3. Better define the Wabasso boundary (road signs)
4. Corridor Committee did a good job (maybe illegal in its current composition?)

Community Identity Summary

1. **Maintain and promote community’s identity**
2. **Better define the Wabasso Corridor boundary (perhaps by posting road signs)**

Community Identity Solutions

- *Consider re-naming or designating CR 510 with a name supported by community consensus.*
- *Coordinate with FDOT on proper placement of existing community signs along U.S. Highway 1 (e.g. "Sebastian", "Winter Beach" signs) and consider placing "Wabasso" community sign along U.S. Highway 1.*

Revision Date: 10/14/2016

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