

Indian River County

Land Use Vision Study

Consensus Building Workshop #1
October 14, 2021



Agenda

10:00 am - 10:10 am - Introductions

10:10 am - 11:40 am - Presentation

11:40 am - 1:00 pm - Breakout Session
Exercises & Working Lunch

1:00 pm - 1:45 pm - Breakout Group
Presentations

1:45 pm - 2:00 pm - Next Steps and Wrap-Up



Workshop Objectives

1. Introduction of Issues and Concepts
2. Identify Values and Priorities
3. Achieve Consensus on Scenarios to Move Forward



Workshop Rules and Etiquette

- Each small group should **select a leader**;
- Each topic should be discussed so that all participants have at least a **general understanding** of the topic;
- Each small group should **designate someone to write down** and/or summarize comments from all participants;
- Each participant must be **allowed to express an opinion** without interruption;
- If necessary, **limit the amount of time** each participant has to express an opinion;
- Identify and **agree on elements and concepts that are not in dispute**;
- If consensus cannot be reached on a particular topic, **try to compromise**. If you cannot agree, **take a vote** and agree that the majority rules. Remember, you cannot all agree on every topic all the time;
- If you have problems or questions, please **ask a Facilitator** to assist in answering the question or resolving the problem.

Why this Study?

Purpose of the Study

- Review and Analysis of Land Use and Development Policies
 - Changing economic and social conditions
 - Rural lands currently facing development pressure
- Develop and evaluate alternate future land use scenarios for undeveloped land in the County
 - Agricultural/Rural vs. Suburban Residential
- Inform the MPO's next Long Range Transportation Plan



Future Challenges and Issues

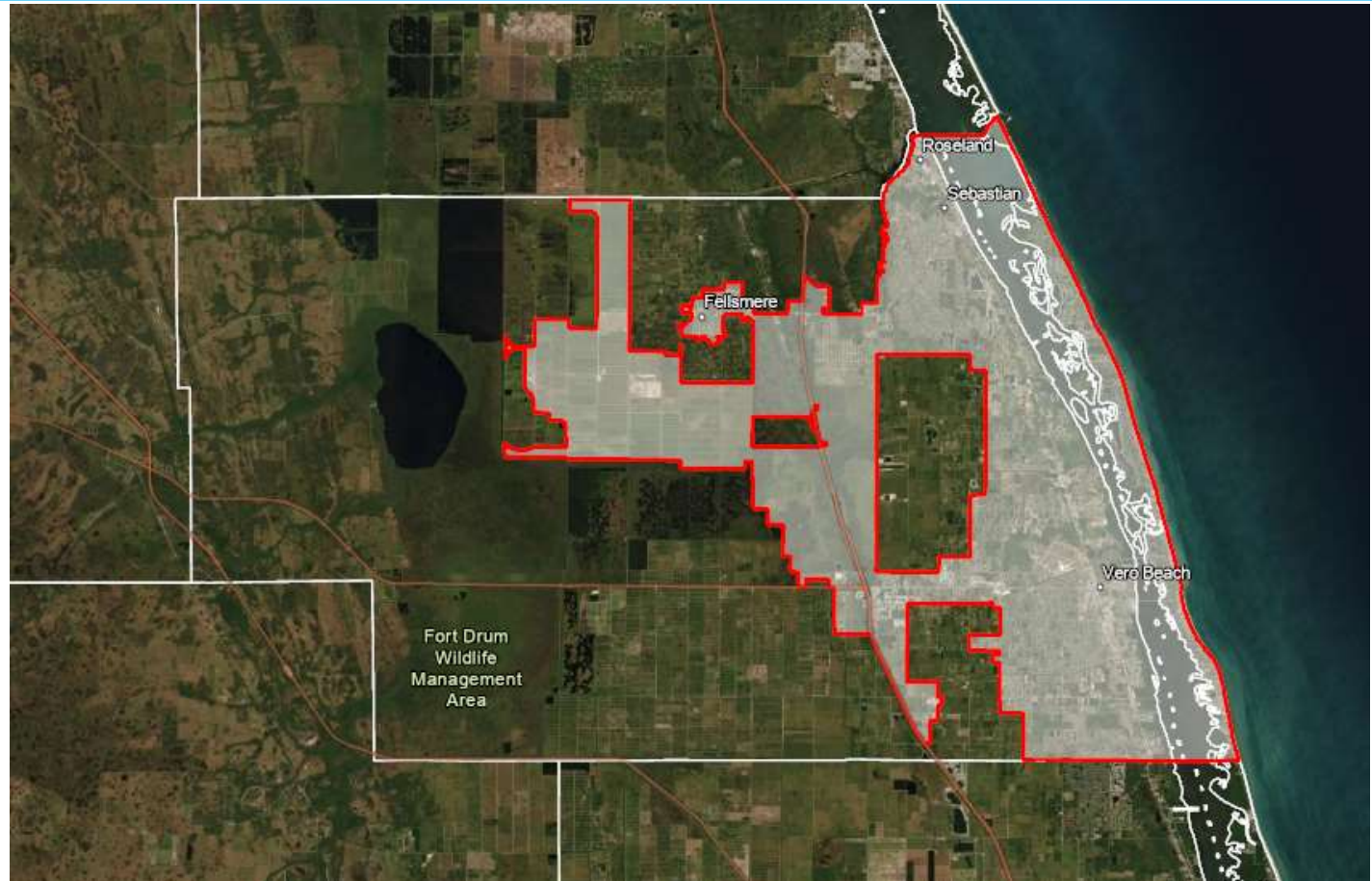
- 1) New Technology
- 2) Economics Are Evolving
 - Agriculture
 - Retail
 - Housing Affordability
- 3) Environmental Conditions
- 4) Growth Will Happen...But How? And Where?
 - Infill
 - Redevelopment
 - Vacant Land

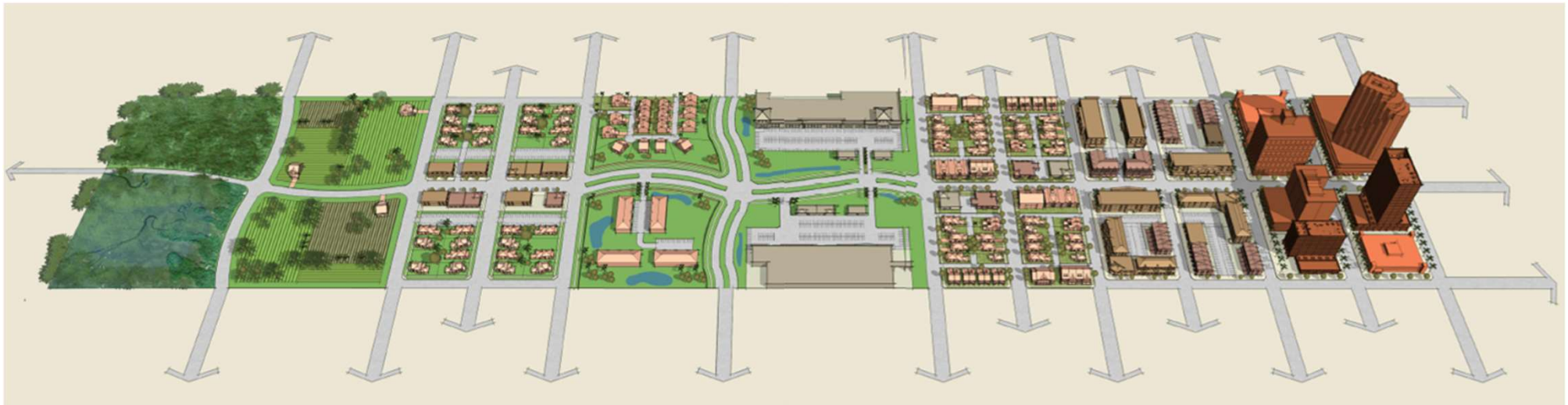


Urban Service Area

Urban Service Area:

Portion of the county where urban services and facilities are provided and where urban development is encouraged.





C1-Natural

Lands preserved in a natural or wilderness condition, including lands unsuitable for settlement due to natural conditions.

C2-Rural

Sparsely settled lands; may include agricultural land, grassland, woodland, and wetlands.

C2T-Rural Town

Small concentrations of developed areas immediately surrounded by rural and natural areas; includes many historic towns.

C3R-Suburban Residential

Mostly residential uses within large blocks and a disconnected or sparse roadway network.

C3C-Suburban Commercial

Mostly non-residential uses with large building footprints and large parking lots within large blocks and a disconnected or sparse roadway network.

C4-Urban General

Mix of uses set within small blocks with a well-connected roadway network. May extend long distances. The roadway network usually connects to residential neighborhoods immediately along the corridor or behind the uses fronting the roadway.

C5-Urban Center

Mix of uses set within small blocks with a well-connected roadway network. Typically concentrated around a few blocks and identified as part of a civic or economic center of a community, town, or city.

C6-Urban Core

Areas with the highest densities and building heights, and within FDOT classified Large Urbanized Areas (population >1,000,000). Many are regional centers and destinations. Buildings have mixed uses, are built up to the roadway, and are within a well-connected roadway network.


Urban Service Area

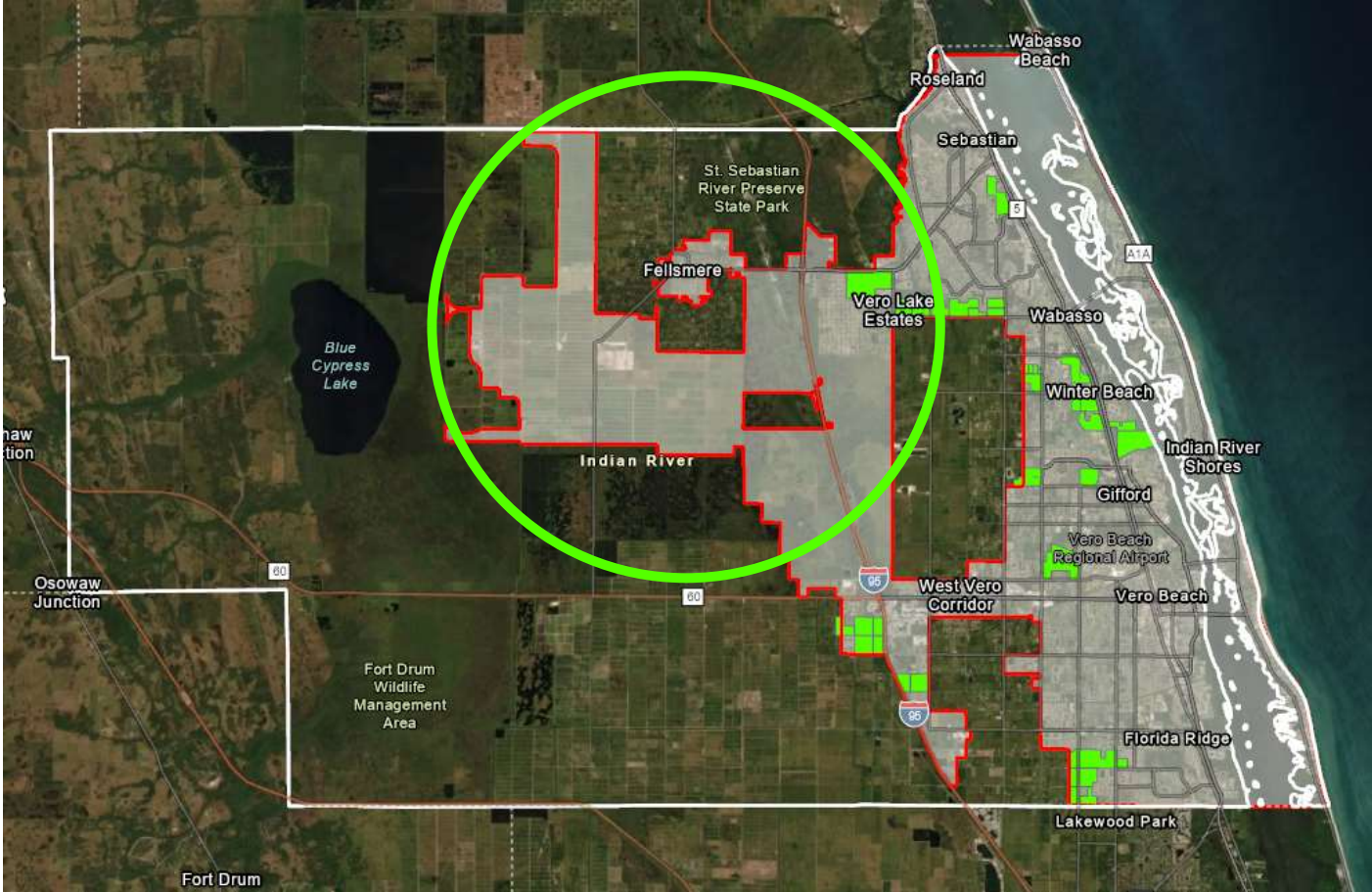


Inside the Urban Service Area

- 35,000 future residential units currently available within USA
 - Does not include cities
- Approved and/or existing subdivisions
 - ~10,000 future units
- Undeveloped land within USA
 - ~25,000 future units

Development Sites within USA

 Vacant residentially-zoned parcels > 100 acres



VM8

Slide 12

VM8 Cross hatch Fellsmere limits
Vaudo, Mike, 10/11/2021

Rural Challenges & Issues

Rural Challenges & Issues

- 1) No Clear Consensus on Development
 - Don't like sprawl
 - Lack of planning for quality development leads to low quality development
- 2) Changing Economics of Agriculture in the County
- 3) Cost to Provide Public Services
 - Transportation
 - Utilities
- 4) Loss of "key" habitats and areas
- 5) Compatibility (rural vs suburban)



Slide 15

VM3 accentuate these areas
Vaudo, Mike, 9/21/2021

Current Policy Overview

What is allowed in Agricultural today?

Existing Indian River County Agricultural Land Use/Zoning Designations

AG-1

1 unit/
5 acres

AG-2

1 unit/
10 acres

AG-3

1 unit/
10 acres

What is allowed in Agricultural today?

Uses in Agricultural Districts include:

Permitted:

- General Farming
- Livestock/poultry, Stables
- Tree Farms
- Noncommercial Kennels/Boarding
- Nursery/Greenhouse
- Fruitspreading
- Emergency Services
- Single-Family Dwellings

By Administrative Permit

- Dairy farming
- Sludge spreading
- Commercial Kennel/Boarding
- Agricultural Research
- Aquaculture
- Fish Farms
- Child/Adult Care
- Places of Worship
- Parks
- Fruit/Vegetable Stands
- Recycling
- Mobile Homes
- Bed and Breakfast

By Special Exception

- Agricultural Business
- Educational Centers
- Correctional Institutions
- Government Administration
- Dude Ranch
- Camps
- Hunting/Fishing Lodges
- Fruit/Vegetable/Nursery Retail

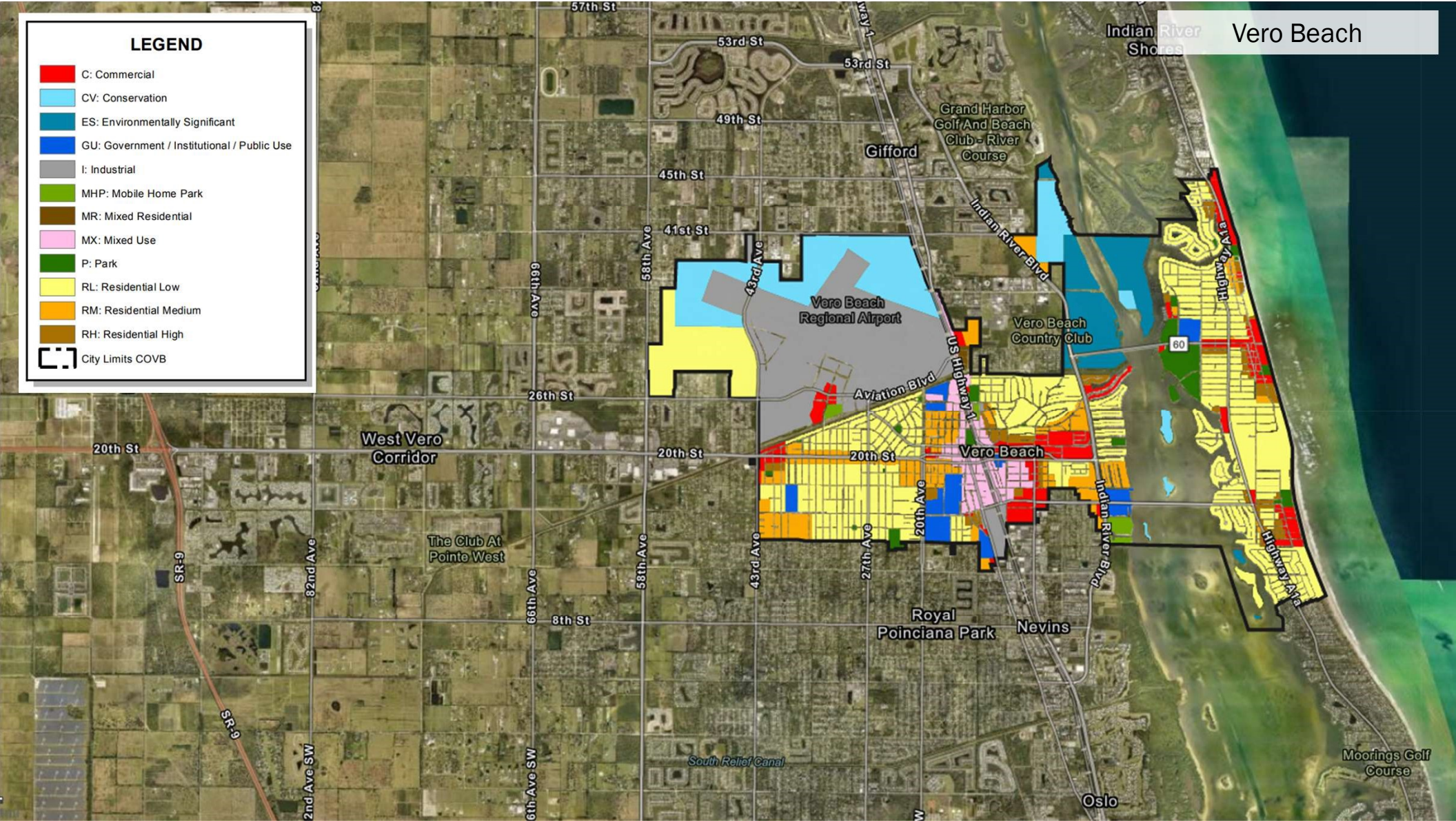
What is allowed in Agricultural today?

- Potential changes could include allowing for other appropriate uses within these districts along Strategic Intermodal System corridors (I-95 and SR 60) and where not near ranchettes or residential uses.
 - E.g. distilleries using locally grown produce and feed stock
- Additional revenue streams might enable us to “keep Ag in Ag”

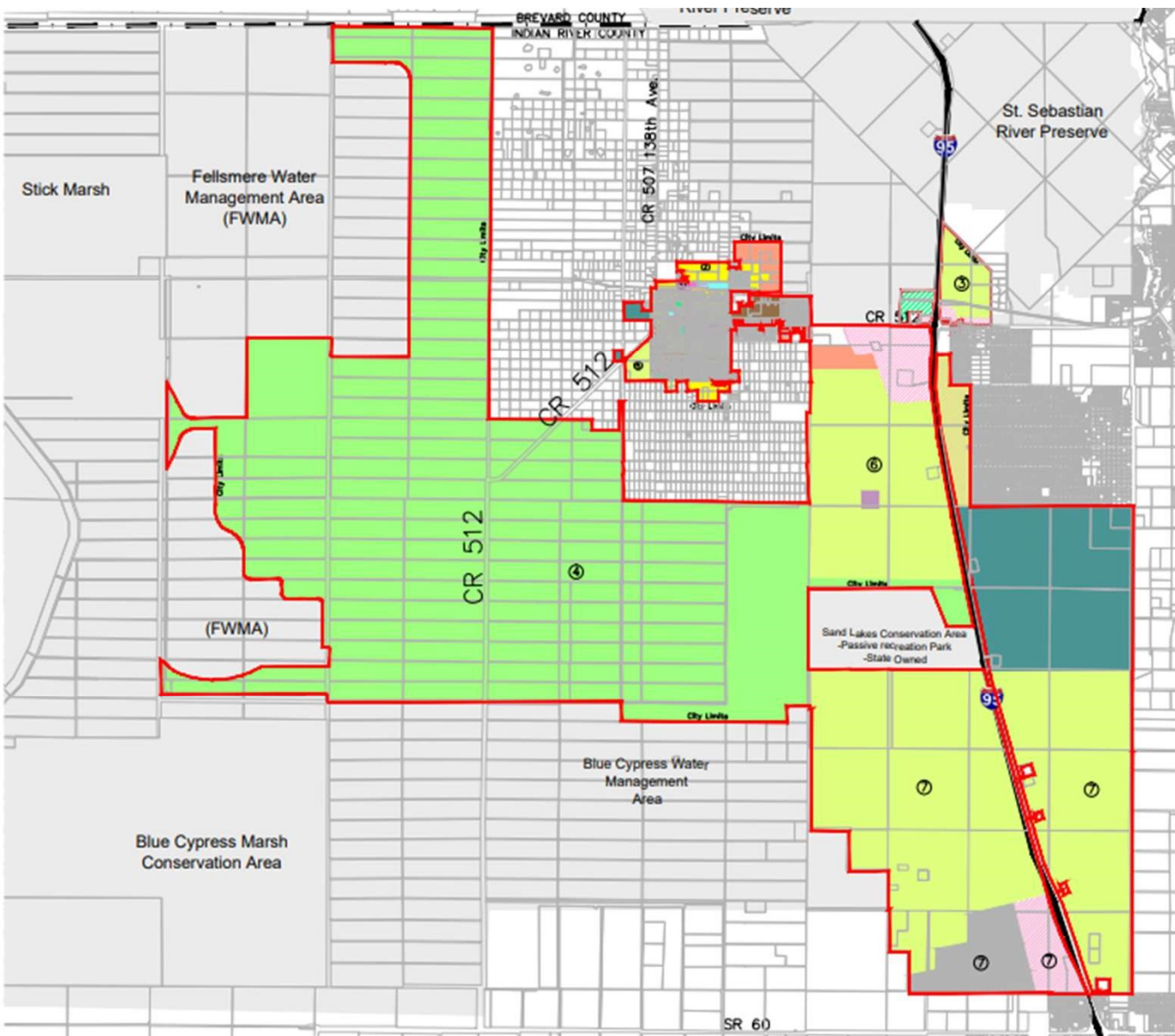
Vero Beach

LEGEND

- C: Commercial
- CV: Conservation
- ES: Environmentally Significant
- GU: Government / Institutional / Public Use
- I: Industrial
- MHP: Mobile Home Park
- MR: Mixed Residential
- MX: Mixed Use
- P: Park
- RL: Residential Low
- RM: Residential Medium
- RH: Residential High
- City Limits COVB



Fellsmere

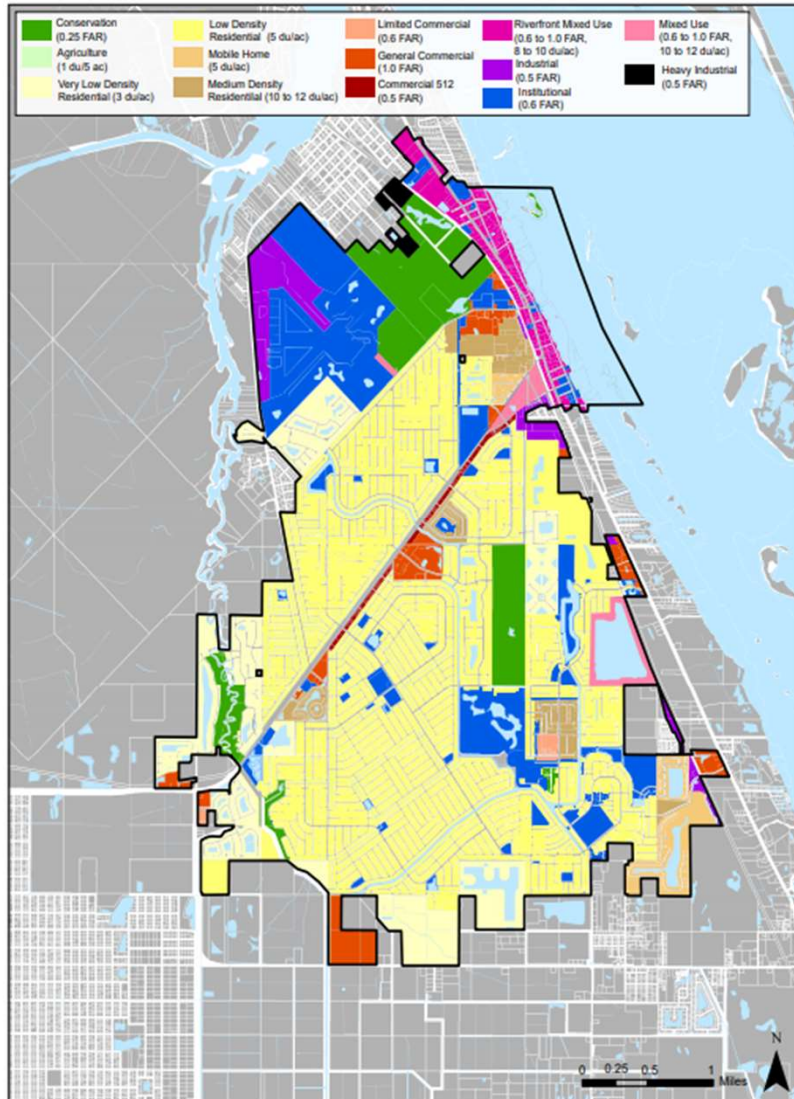


Land Use Legend:

- Low Density Residential (LDR)
- Low Density Mixed Use Neighborhood (LDMXN)
- Low Density Mobile Home (LDMH)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Neighborhood Commercial (NC)
- Old Town (OTD)
- Regional Employment Activity Center (REAC)
- General Commercial (GC)
- Industrial (I)
- Public / Institutional (PIN)
- Recreation (REC)
- Conservation (CON)
- Villages of Fellsmere (VOF)
- AG-1 (County)
- L-1 (County)
- Fellsmere City Limits



Map I-5: 2040 Future Land Use Map



Sebastian
(DRAFT 2040 Map)

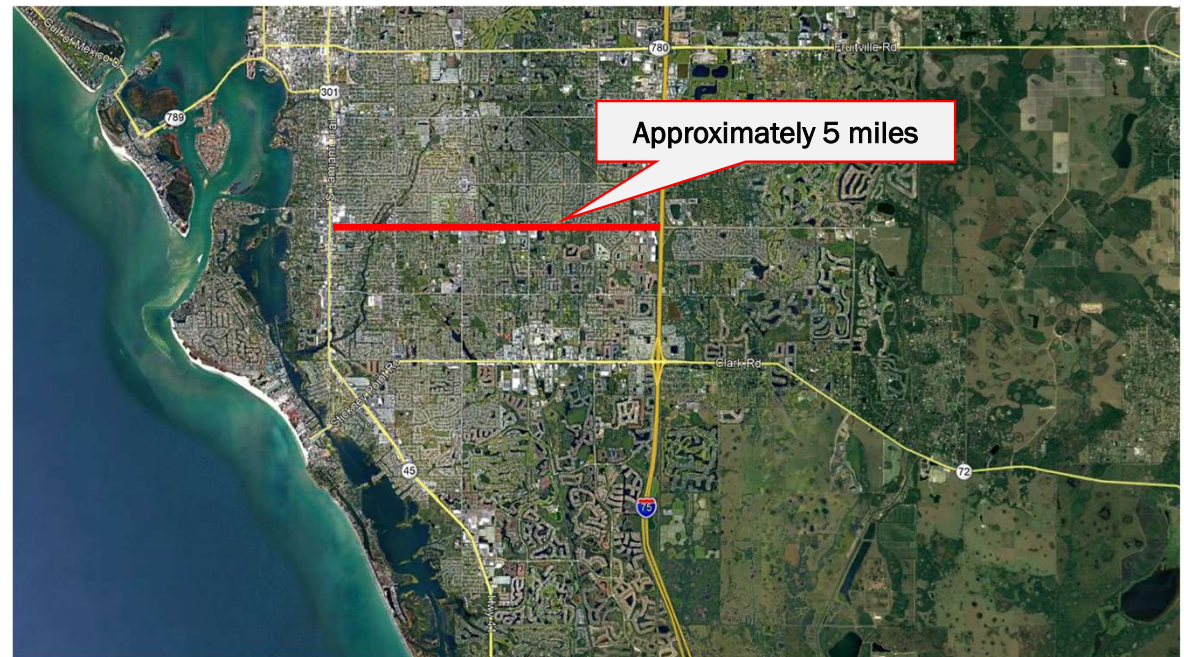
What are
Other Communities Doing?

What are other Communities doing?

- Multiple agricultural districts
 - Mining, Rural, Single-Family Estate, Industrial, Single Family
- Master Plans for “Rural Areas”
 - Consider land use, development, redevelopment and protection of natural resources
- Transfer of Development Rights (TDR) Programs

Comparable Community

- Sarasota County
 - Diversity of development coast to rural/agricultural
 - Interstate corridor within ~5 miles of intracoastal
 - Sarasota 2050 guides urbanized development in rural areas east of I-75
 - Village, Hamlet and Settlement Area Regulations



Comparable Community

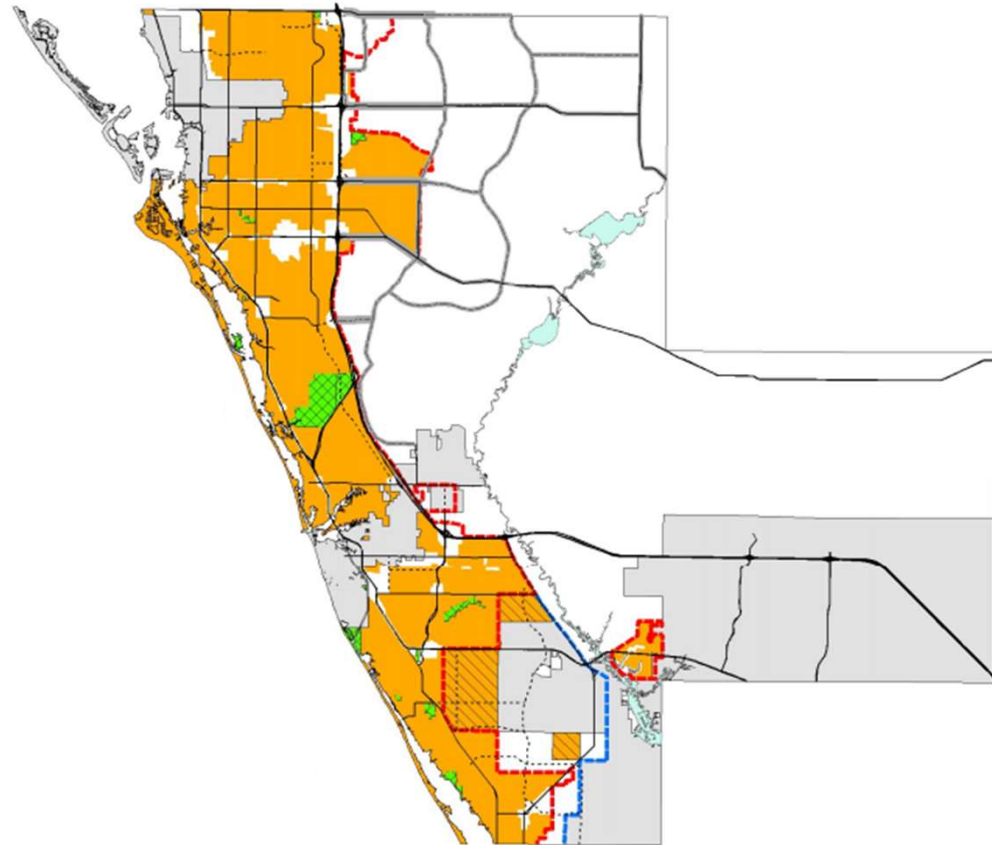
- Urban Service Area Boundary
- Future Urban Service Area Boundary
- Incorporated Area

Legend

Urban/Suburban

Resource Management Areas

- Urban/Suburban
- ▨ Urban/Suburban Settlement Area
- ▤ Urban Open Space/Conservation/Preservation

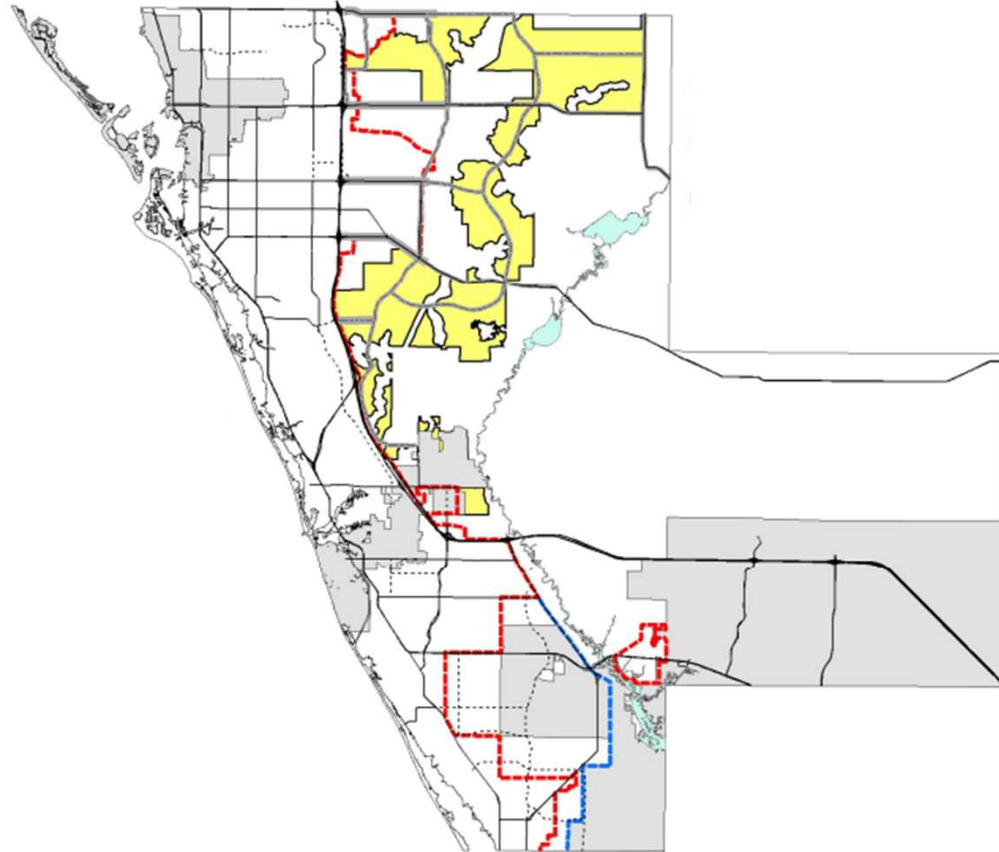


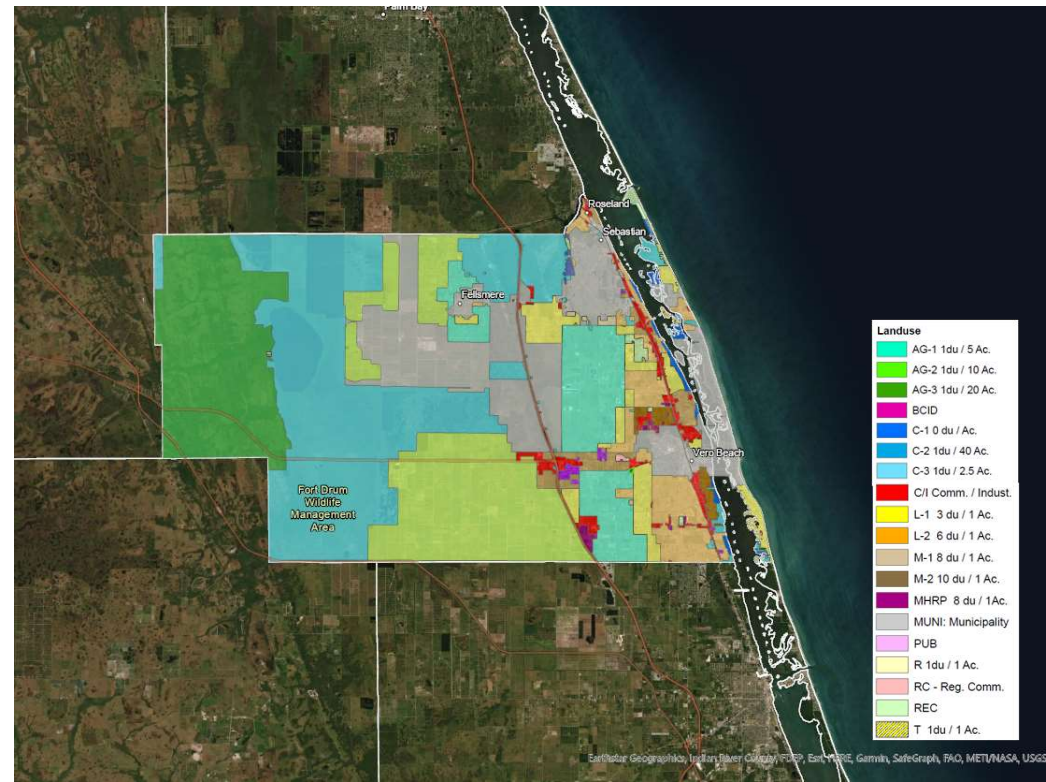
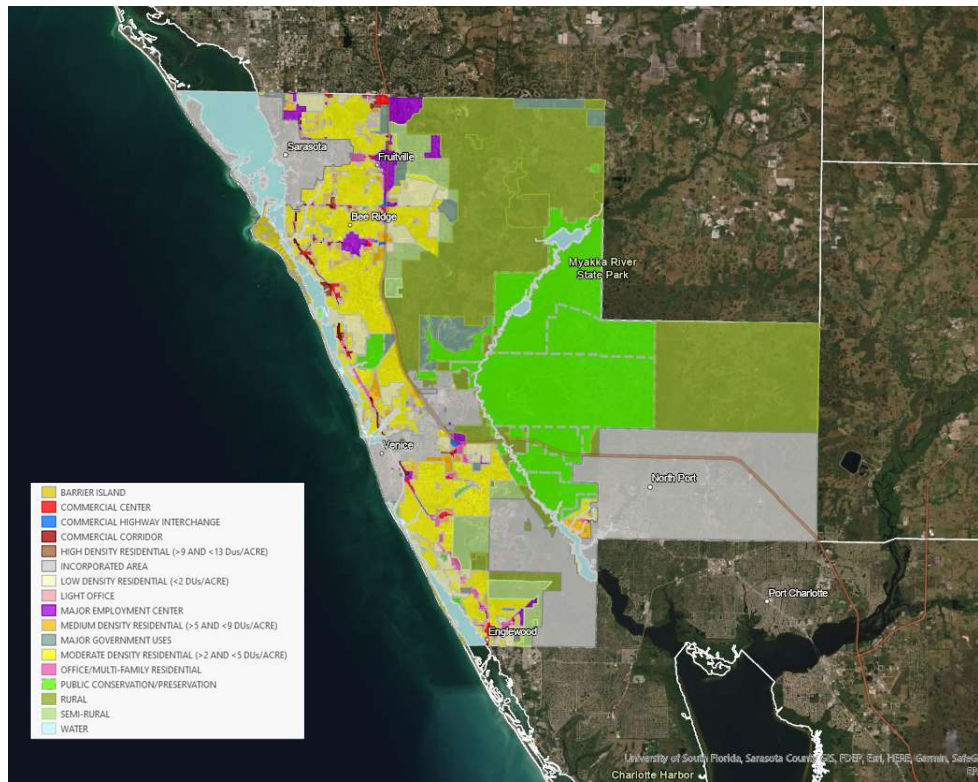
Comparable Community

- Urban Service Area Boundary
- Future Urban Service Area Boundary
- Incorporated Area

Legend

- Village/OpenSpace
- Resource Management Areas
- Village/Open Space





Toolbox of Strategies

What Makes a Well-Planned Community?

- 1) Efficient: Low Cost of Infrastructure and Services
- 2) Limits Sprawl
- 3) Protects Environment
- 4) Provides Mix of Land Uses
- 5) Supports Transportation Options
- 6) Provides Resiliency
- 7) May Promote Healthy Outcomes for Residents



Rural Development Concepts



Cluster Subdivisions



New Towns



Agrihoods

Cluster Subdivisions

Conventional
(No Common Open Space)

CONVENTIONAL SUBDIVISION



Cluster
(Common Open Space Provided)

CLUSTER SUBDIVISION

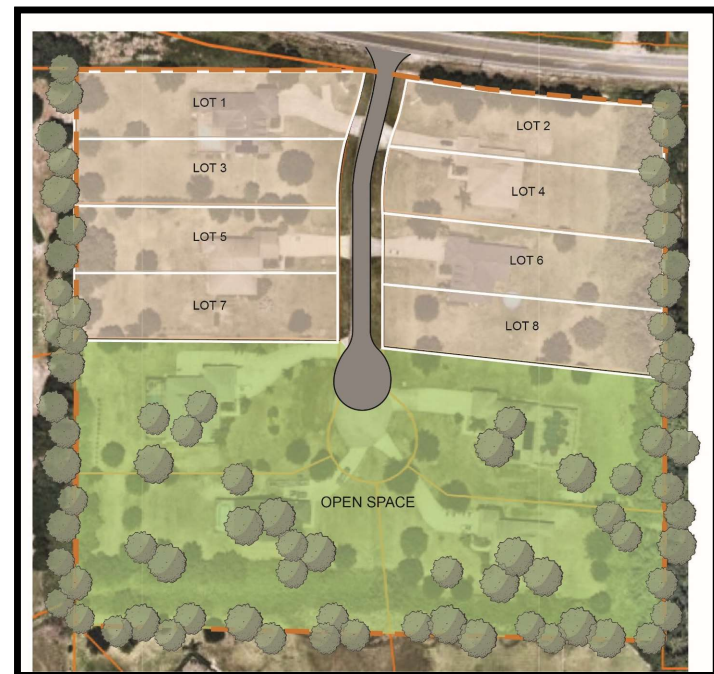


Cluster Subdivisions

Conventional
(No Common Open Space,
Larger Private Yards)



Cluster
(Common Open Space Provided,
Smaller Private Yards)

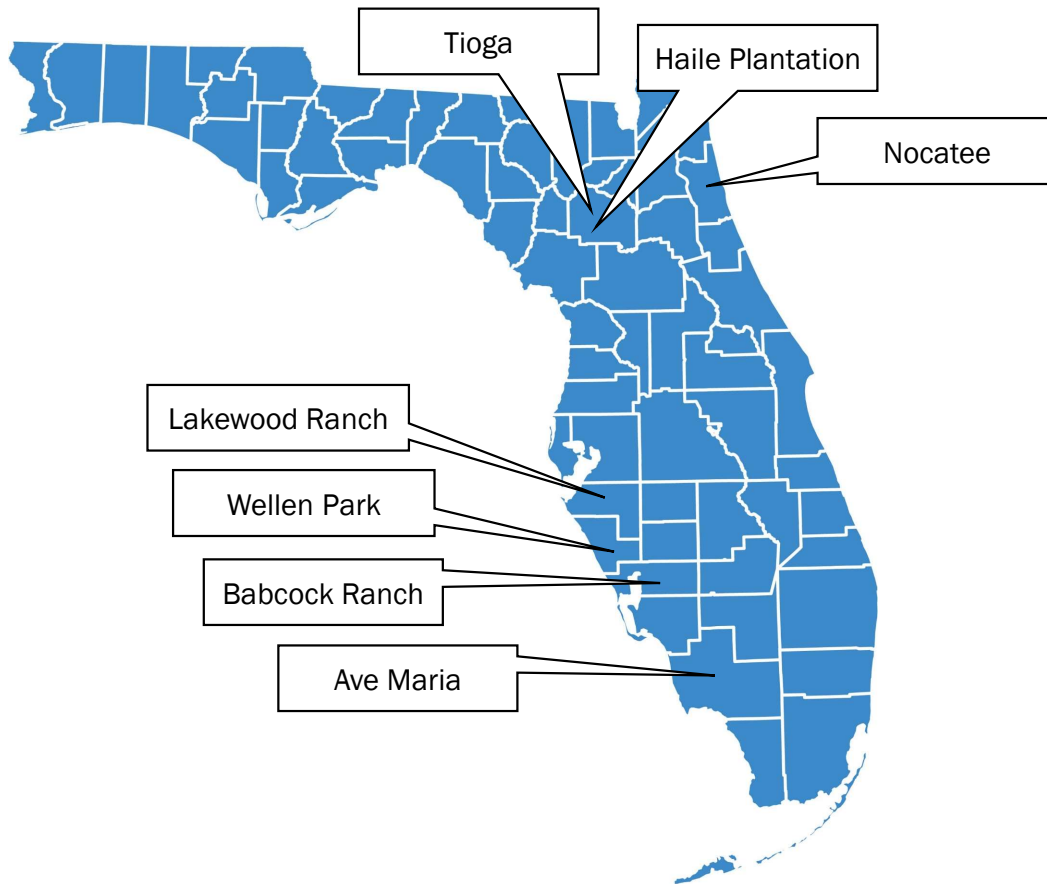


Cluster Subdivisions



Windsor – Indian River County

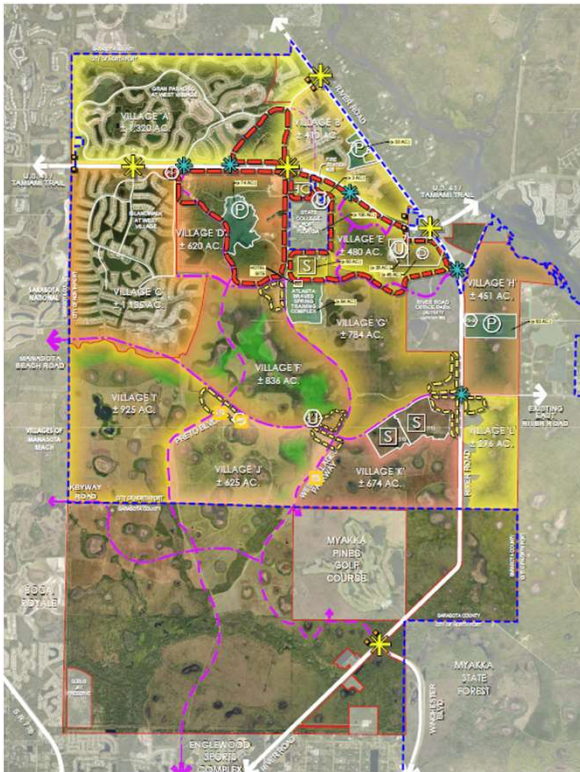
New Towns Introduction



- Town/Village Centers
- Mix of Housing Types and Uses
- Open Space
- Opportunities for active transportation

New Town Examples

Wellen Park – North Port/Sarasota



- Village-style development
- 11,000 acres including 7,000 undeveloped land
- 23,000 homes at full buildout
- Environmental/open space preservation
- Town Center as focal point

New Town Examples

Babcock Ranch – Charlotte County



- 19,500 homes and 6,000,000 SF of commercial space at buildout
- Adjacent to 73,000-acre Babcock Ranch Reserve
- Includes K-8 School
- Solar energy production
- Transportation alternatives (e.g. bike share, autonomous vehicle services)

Agrihoods

- Single-family, multi-family, or mixed-use communities
- Include working farm or community garden as focus
- Food production spaces
- Clustered home sites
- Integrated with trails and active transportation



Agrihood Examples

Arden – Palm Beach County



- 1,209-acres
- 2,000 home lots at buildout (projected 2027)
- 5-acre farm and event barn with general store
- Community garden
- Residents can work farm and receive share of harvest

Agrihood Examples

Flint Rock – Alachua County

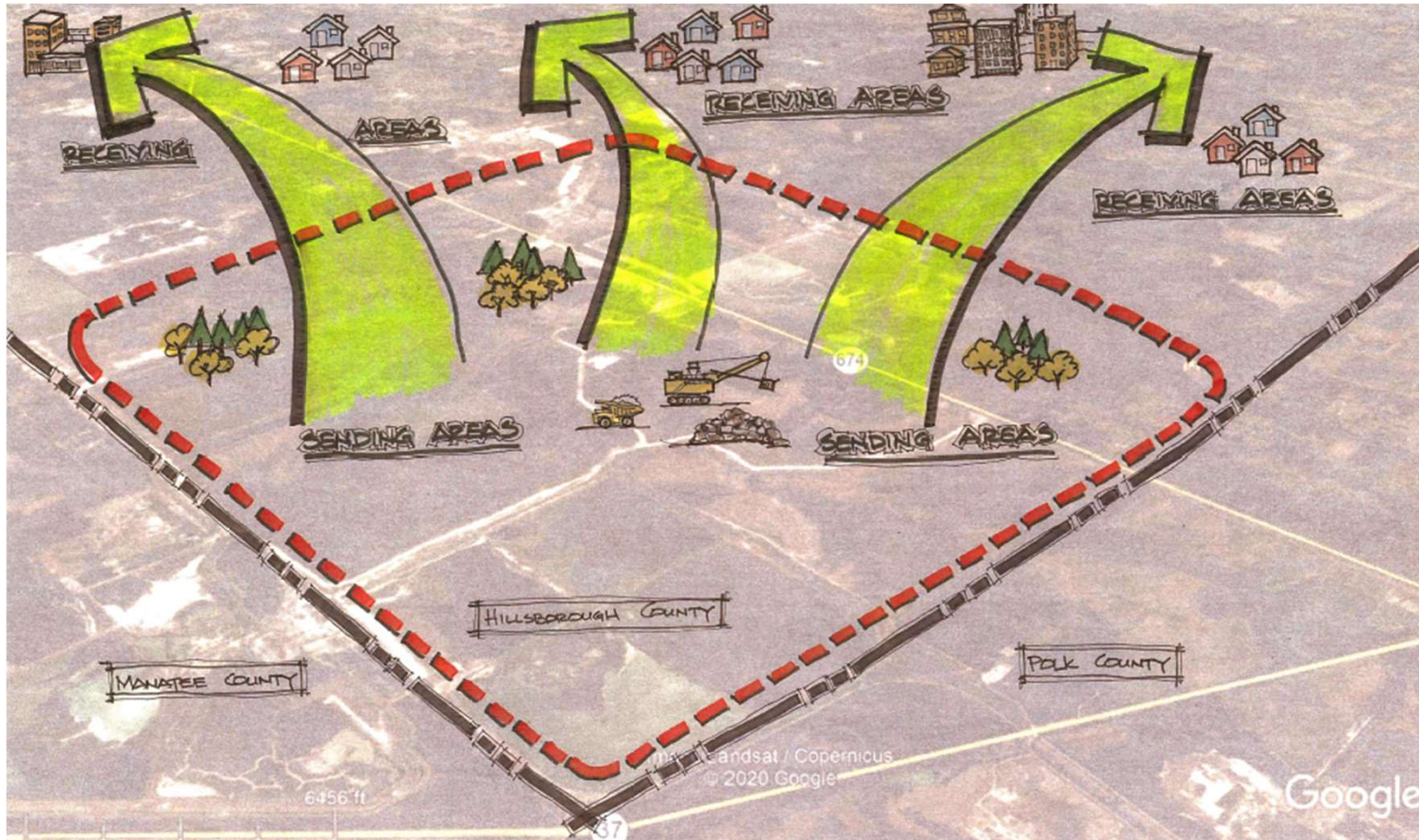


- 400 acres total (includes 151-acre donation to Alachua Conservation Trust and 102 acres of green space/common areas)
- 2,800 sf foot community barn
- 96 homesites (.99 acre to 1.69 acre lots)

Transfer of Development Rights

- Incentive-based, voluntary program
- Market-driven
- Centered around preservation, conservation, long-term agriculture, sustainable development; not focused on suburban style development patterns and density
- Identifies Sending Zones or Areas (SZ) and Receiving Zones (RZ); not necessarily within the same geographical /planning area

Transfer of Development Rights



What is a Scenario?

Scenario Options

1. Maintain Existing Trends (i.e. Hope for the Best)
2. Keep things generally the same but utilize strategies such as 'New Towns or Transfer of Development Rights programs in specific areas
3. Expand permitted uses that are 'Semi-agricultural'

Transportation

What is the MPO?

- Primary agency responsible for transportation planning in the urbanized area of Indian River County
- Governed by a board of local elected officials from the county, cities & school district
- Multimodal transportation planning agency
 - Roads, transit, bike/pedestrian/trails

A Multimodal Transportation System

- Considers and accommodates various travel modes and users
- Why?
 - Mobility, accessibility, and affordability
 - Safety, efficiency, and preservation
 - 20-40% of a community's population can't operate or afford an automobile (43% of IRC is potentially Transportation Disadvantaged)
- Transportation and Land Use are interdependent

L RTP GOALS

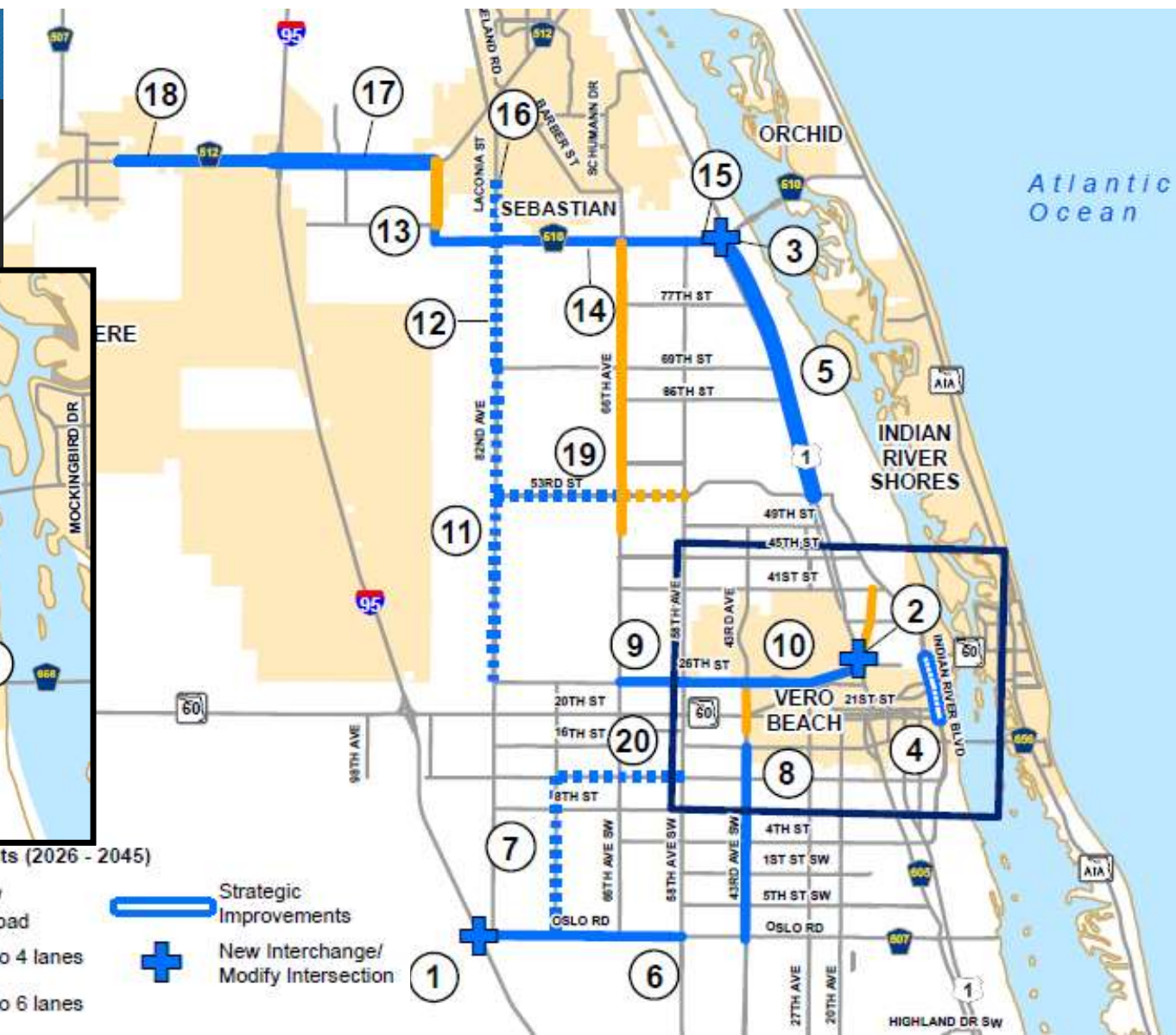
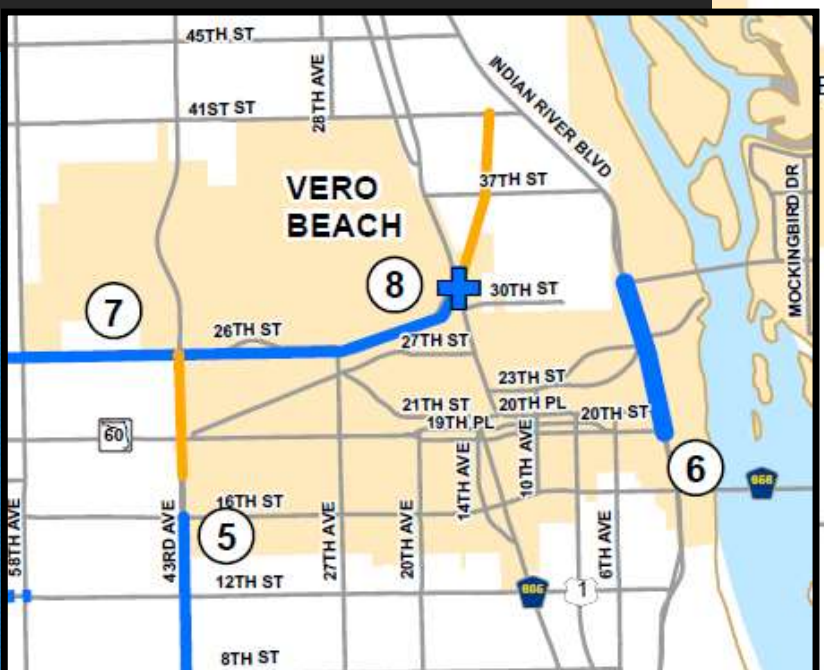
CONNECTING 

Indian River County | **2045** Long Range Transportation Plan

1. Providing an efficient transportation system that is connected, responsive, aesthetically pleasing and meets the needs of all users.
2. Enhancing mobility for people and freight and provide travel alternatives.
3. Protecting the natural and social environment.
4. Maintaining a safe transportation system for all users.
5. Preserving and maintaining the transportation system and transportation infrastructure.

Cost Feasible Plan

Fully and Partially-Funded Projects

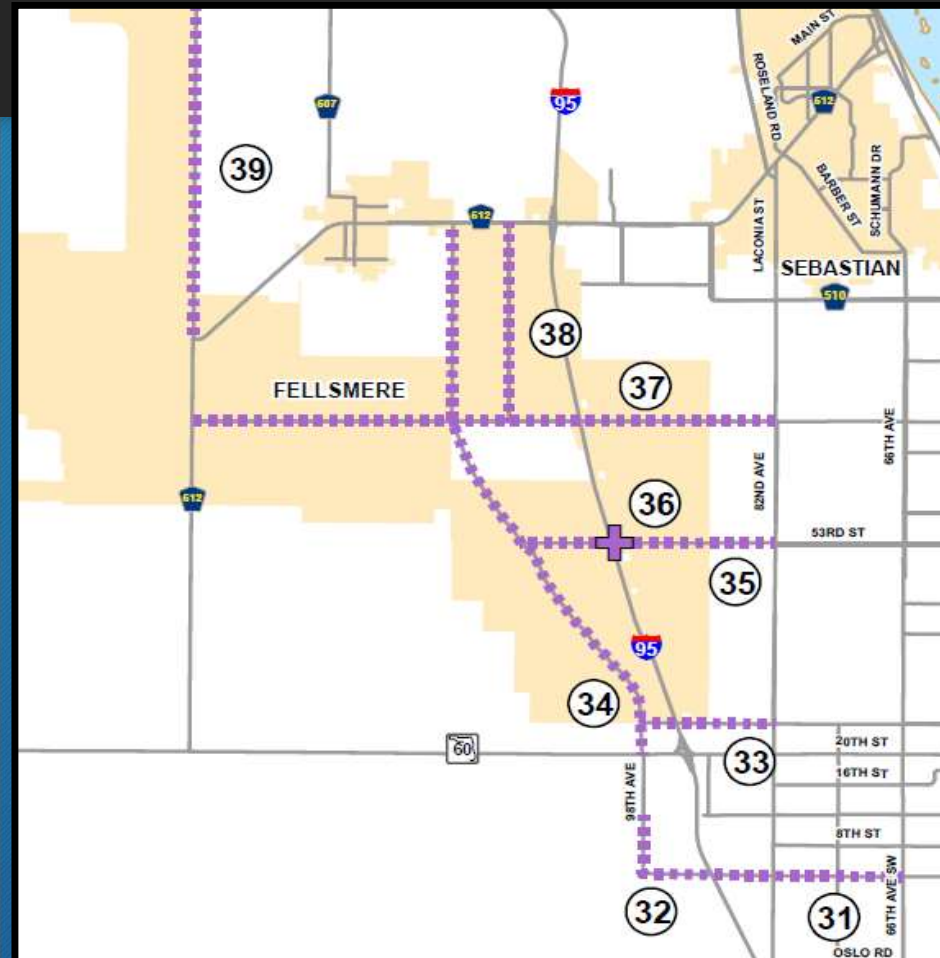


- | | | | | |
|----------------------------------|---------------------------|--------------------------------------|---------------------------|---|
| Committed Projects (2021 - 2025) | | Cost Feasible Projects (2026 - 2045) | | Strategic Improvements
New Interchange/Modify Intersection |
| | New road/
Improve road | | New road/
Improve road | |
| | Increase to 4 lanes | | Increase to 4 lanes | |
| | | | Increase to 6 lanes | |

Atlantic Ocean

Long-Range Transportation Plan

Aspirational Projects



Aspirational Projects

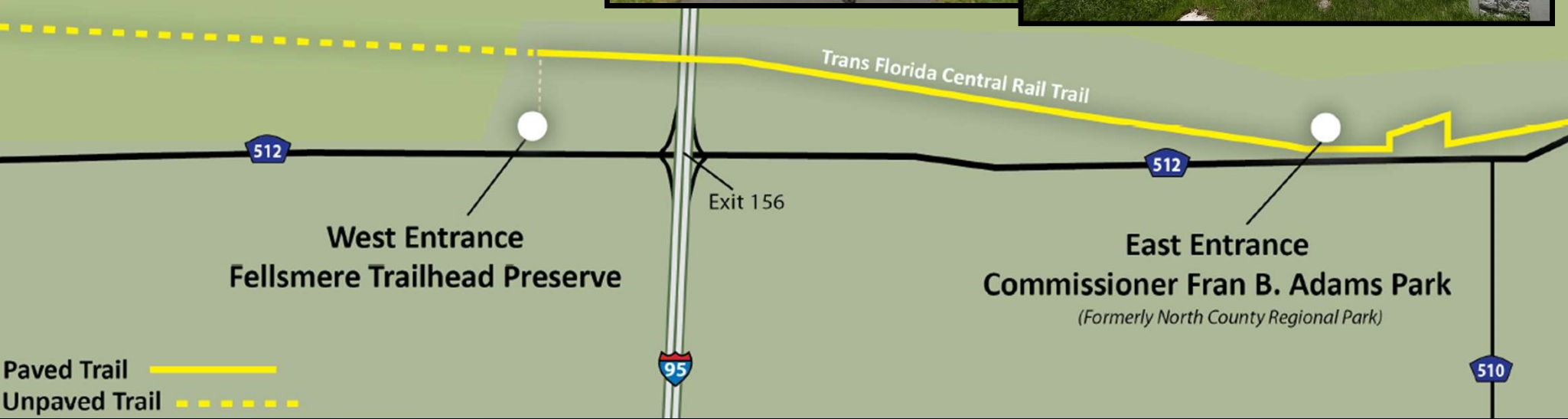
-  New road/
Improve road
-  New Interchange/
Modify Intersection

Transportation Alternatives

Rail Trail



St. Sebastian River Preserve State Park

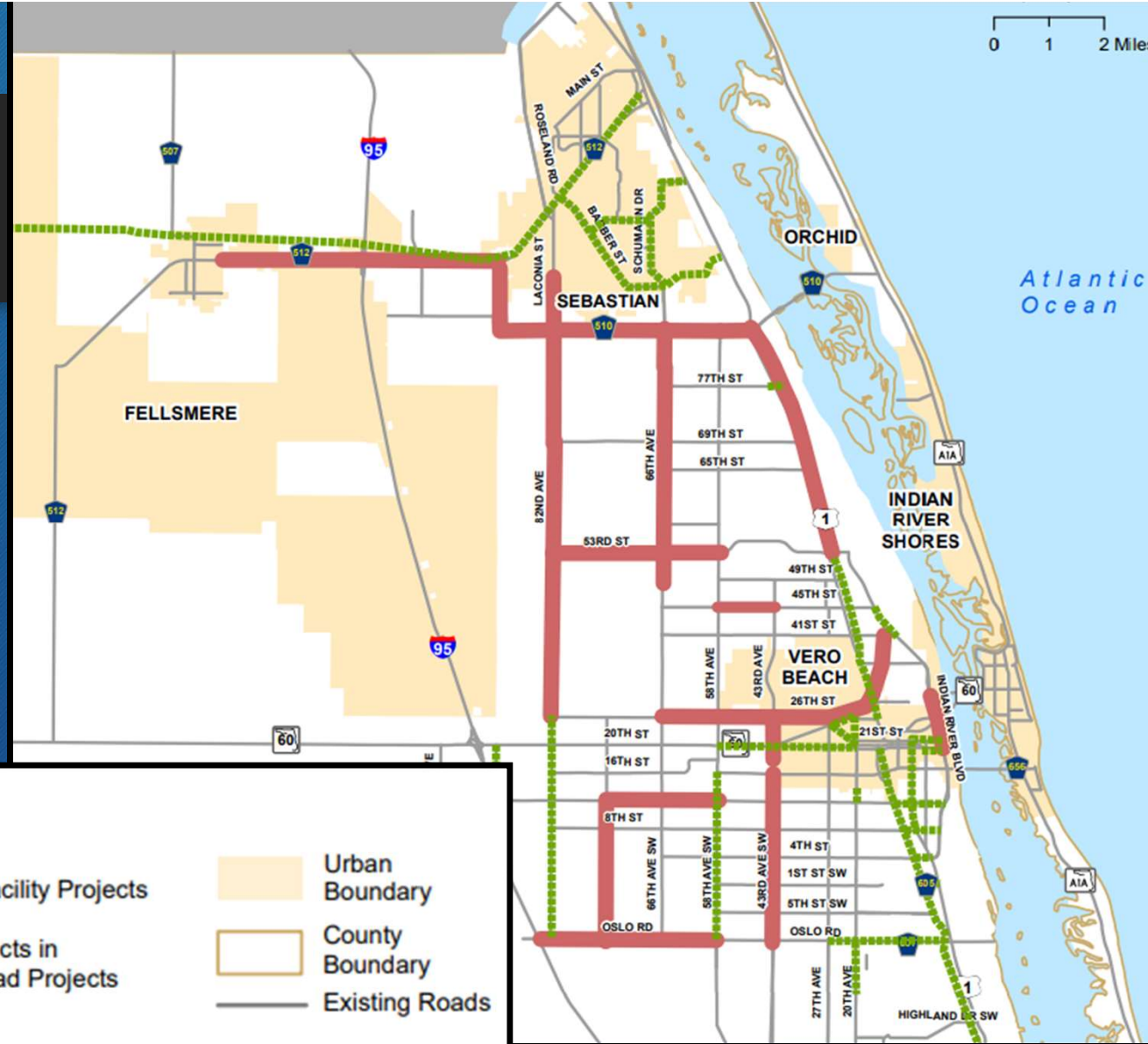


Bicycle Network Improvements

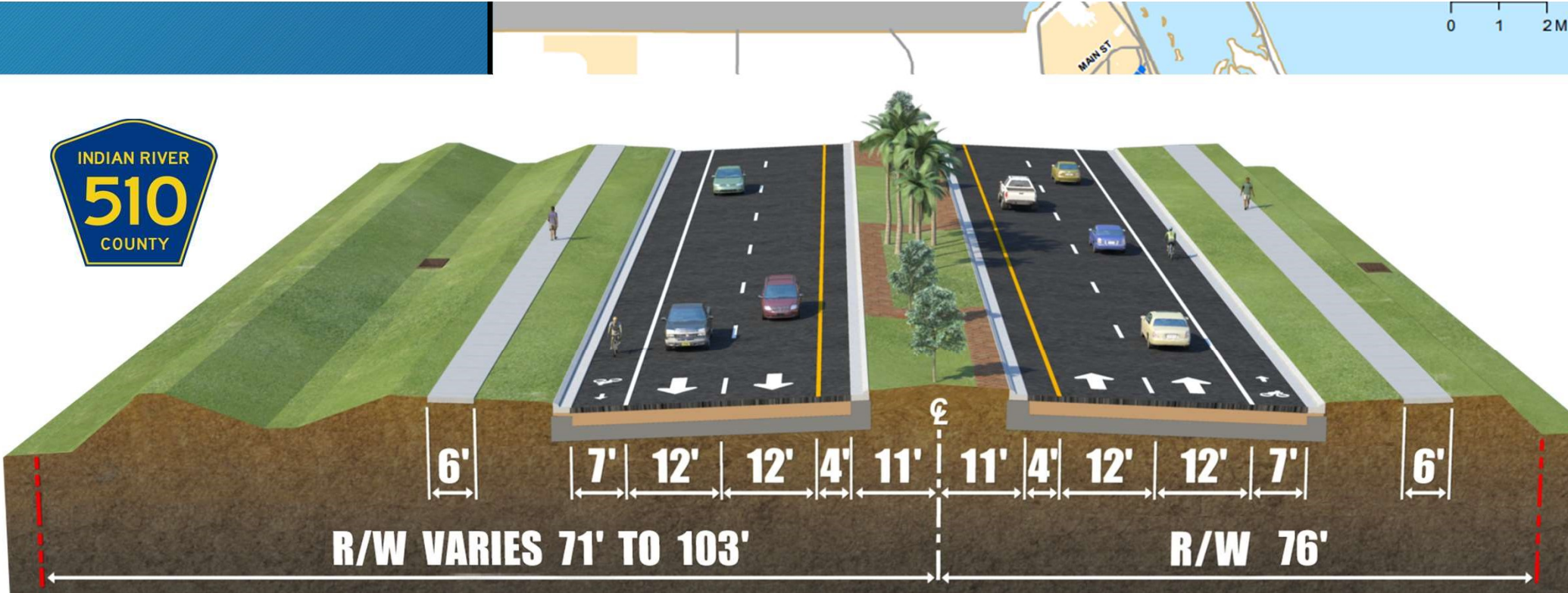
- Proposed Projects
- Projects in conjunction with upcoming road projects

Legend

	Proposed Bicycle Facility Projects		Urban Boundary
	Bicycle Facility Projects in Conjunction with Road Projects		County Boundary
			Existing Roads



0 1 2 Miles



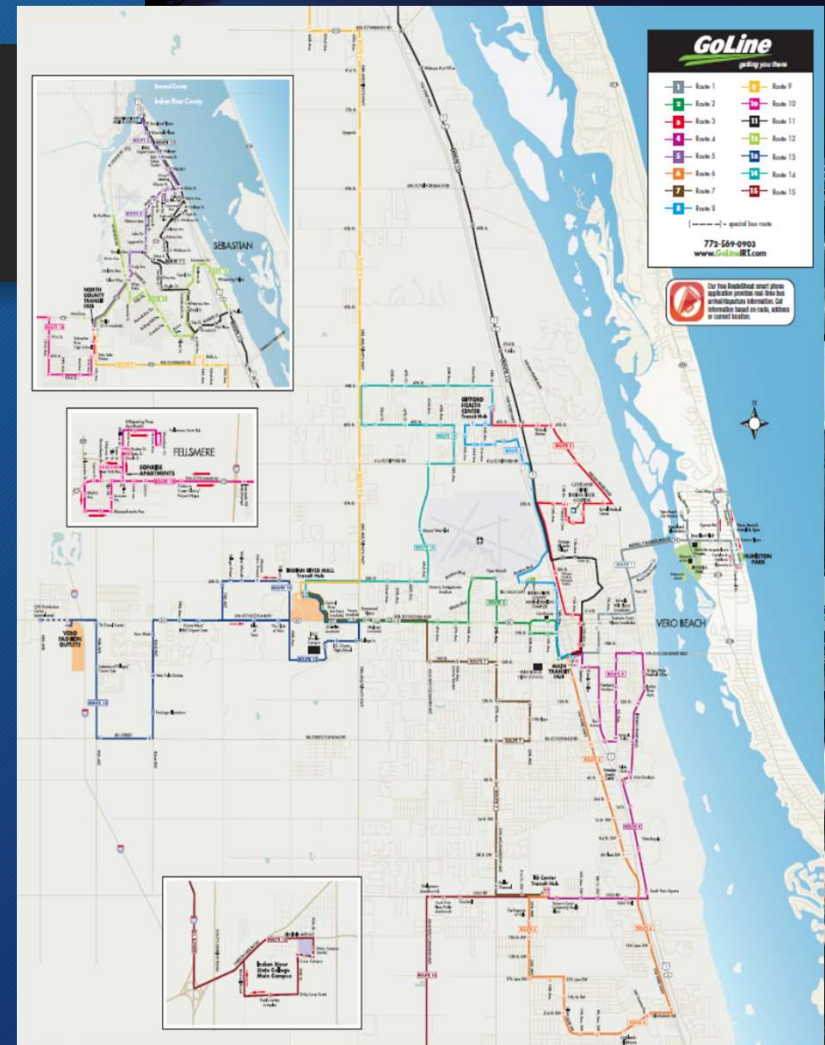
Legend

- Proposed Sidewalk/ Pedestrian Enhancements
- Sidewalk/Pedestrian Enhancements in Conjunction with Road Projects
- Urban Boundary
- County Boundary
- Existing Roads



IRC Transit System

- **GoLine** (Fixed Route)
getting you there!
 - 15 routes
 - Monday - Saturday
- Community Coach (paratransit)
- 51% of IRC residents live within ¼ mile of GoLine
- 84% within ¾ miles



TRANSPORTATION



Indian River Lagoon Water Quality/ Environmental/Resiliency

Environmental Planning Topics

- County freshwater wetland creation/restoration projects & stormwater marsh projects



Environmental Planning Topics

- Sea level rise studies & adaptation measures

Task 6: Development of Adaptation Strategies



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Environmental Planning Topics

- Conservation of environmentally sensitive habitats



Environmental Planning Topics

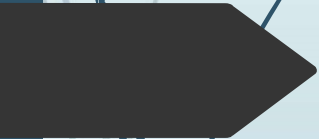
- Steven Hitt shitt@ircgov.com 772-226-1240

- Andy Sobczak asobczak@ircgov.com 772-226-1256

Municipal/ Intergovernmental Considerations



Vero Beach CITY OF
FLORIDA



Guiding Documents

- ▶ 2005 Vero Beach Vision Plan
- ▶ 2018 City of Vero Beach Comprehensive Plan





Vero Beach Focus

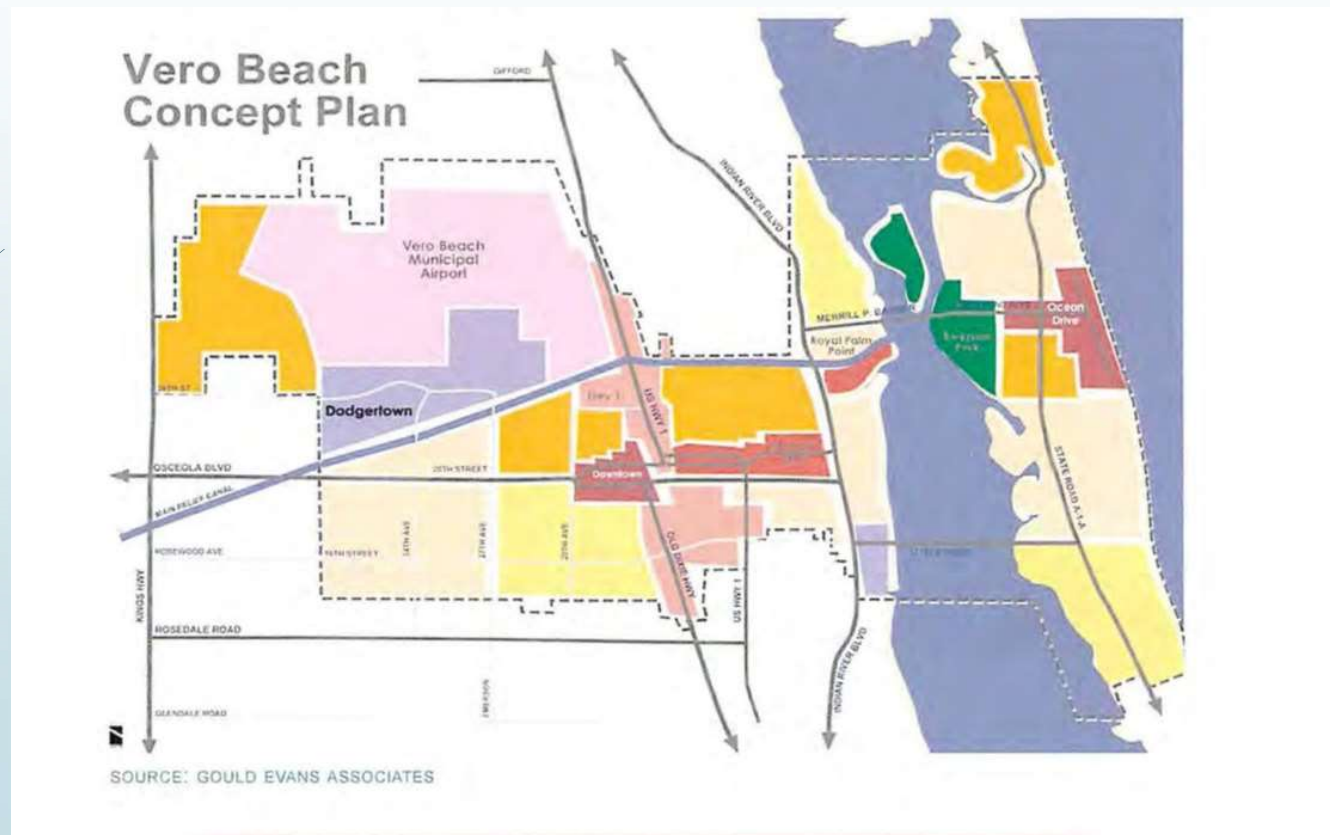
- ▶ Vero Beach is a “built-out” community
- ▶ Infill
 - ▶ Single-family residential on empty lots
 - ▶ Former Dodger Pines property (300 acres)
 - ▶ Airport Industrial / Commercial
- ▶ Redevelopment
 - ▶ New mixed-use development in commercial areas
 - ▶ Ocean Drive Business District
 - ▶ Downtown Vero & Arts Village revitalization
 - ▶ Three Corners



Vero Beach Focus

- Growth and demographic shifts present opportunities and problems
- 2020 Population: 16,354
 - Functional Population: 17,989
- Projected 2035 functional population: 21,337
 - Full-time residents
 - Seasonal residents
 - Tourists
- 19% growth over the next 15 years
- 1.2% per year

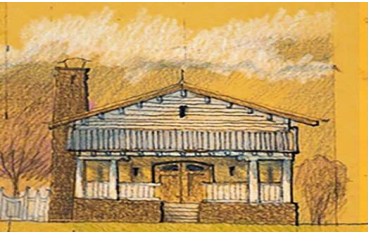
Vero Beach Vision





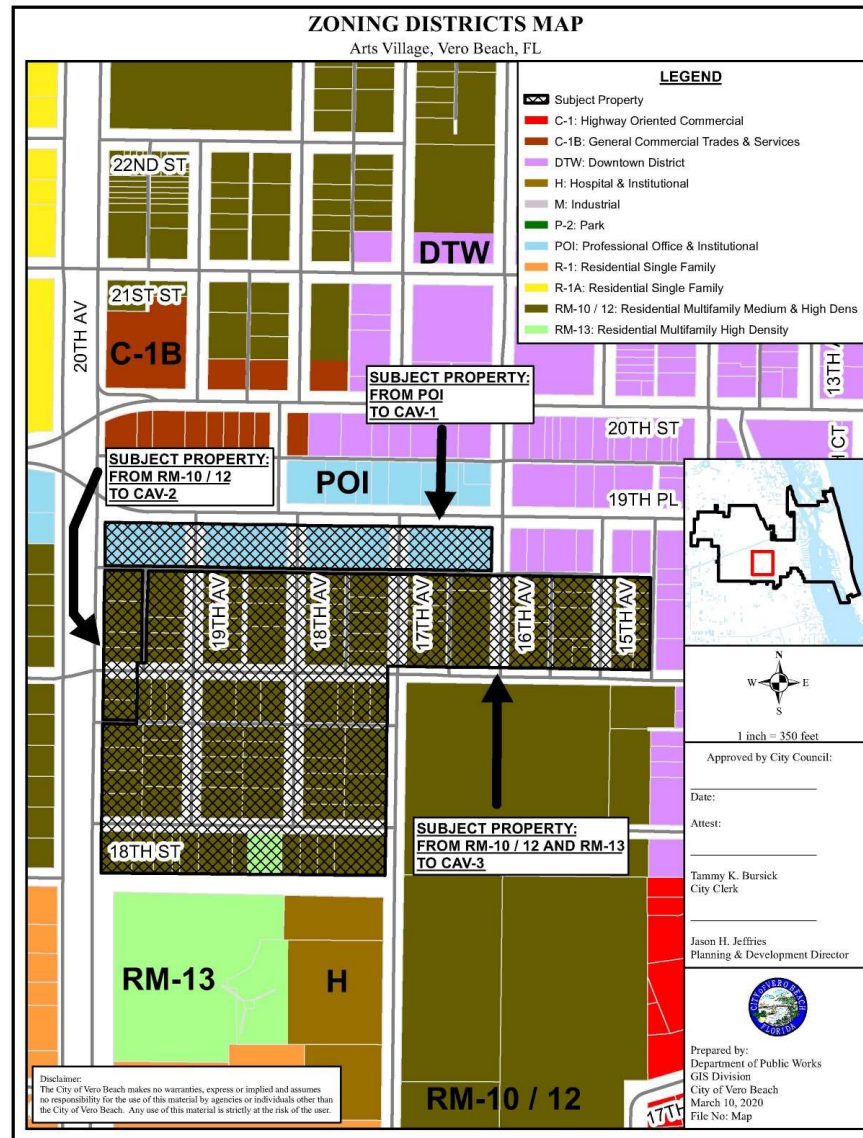
Vero Beach Vision

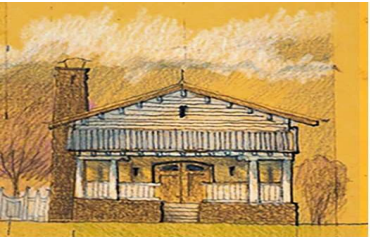
- ▶ Place that nurtures the best of “Old Florida”
- ▶ Community of neighborhoods
 - ▶ Neighborhood preservation and conservation
 - ▶ Protect unique character and variety of neighborhoods
 - ▶ Expectations and standards for quality development



VERO BEACH ART VILLAGE

In Edgewood

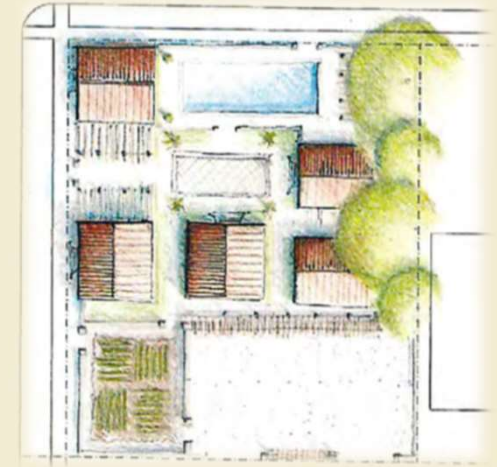




**VERO
BEACH
ART
VILLAGE**
In Edgewood



Art Village Plan

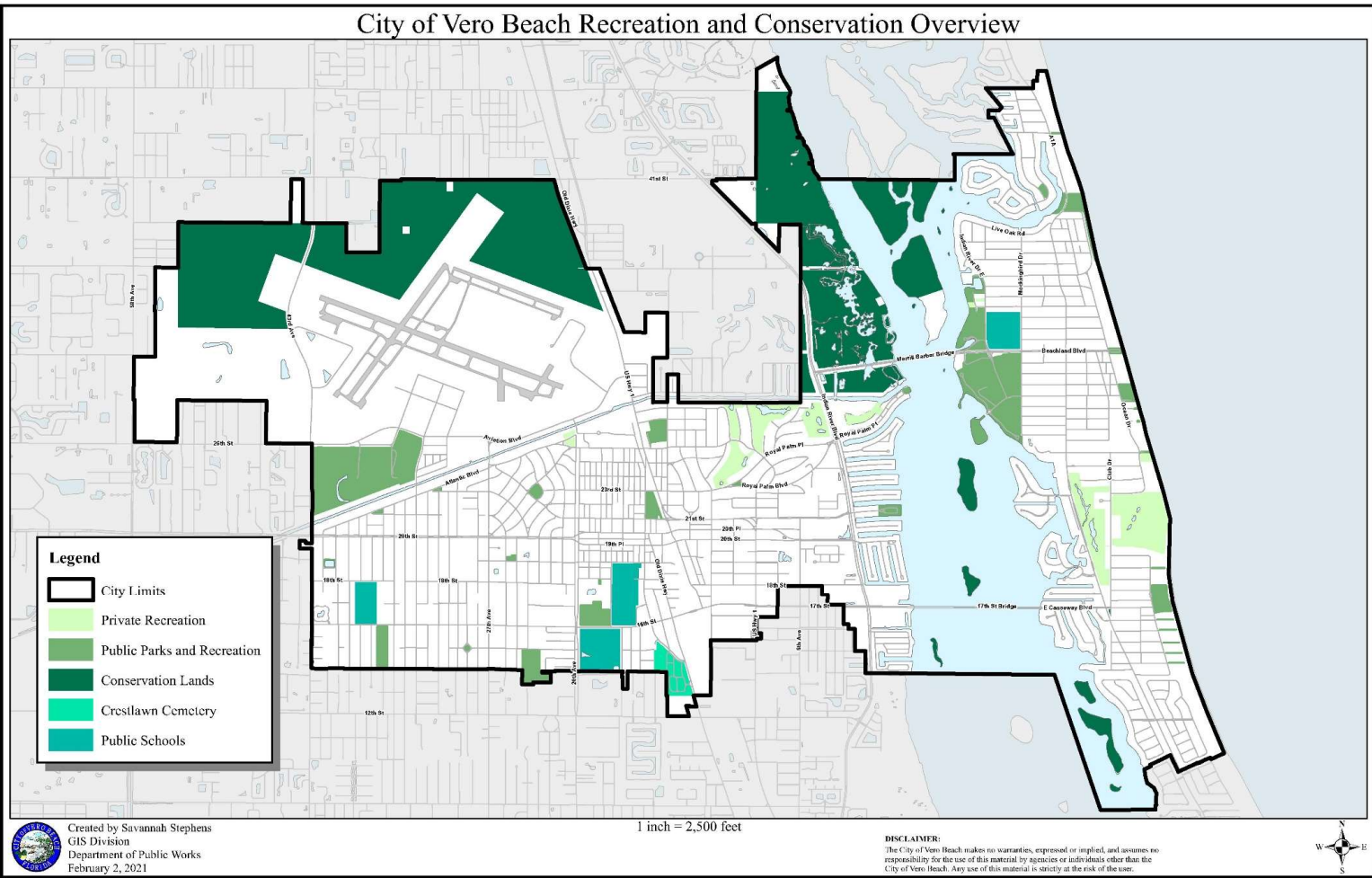




Vero Beach Vision

- Respect for the natural environment
 - Protection and preservation of tree canopy
 - Maintains the natural beauty
 - Recreates and respects sensitive environmental areas
- Develop in a manner that protects natural resources
 - Impacts to water resources
 - Impacts to the lagoon
- Stormwater requirements for new development
- New water reclamation facility at airport

City of Vero Beach Recreation and Conservation Overview



Created by Savannah Stephens
GIS Division
Department of Public Works
February 2, 2021



Vero Beach Vision

- ▶ Center of government and culture for Indian River County
 - ▶ Important commercial centers
 - ▶ **Downtown** as a mixed-use, employment and government center, as well as unique cultural, arts, and entertainment
 - ▶ **Ocean Drive** as a destination and quality-oriented boutique retail center for residents and tourists.
 - ▶ **Three Corners** as a unique waterfront destination with a diverse and complementary mix of park, cultural, commercial, and residential uses.

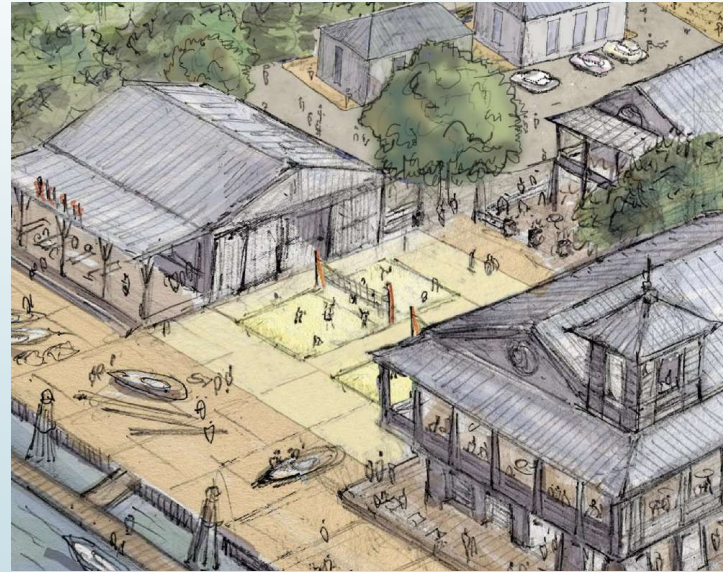
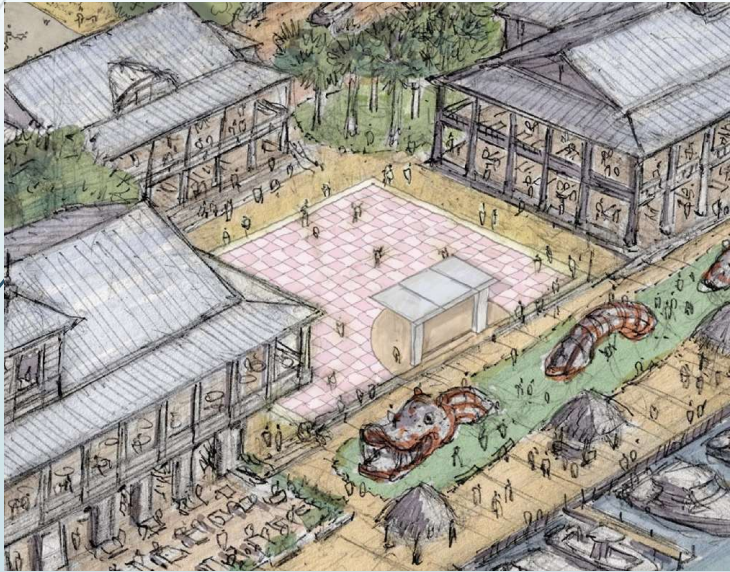


DPZ
CODESIGN

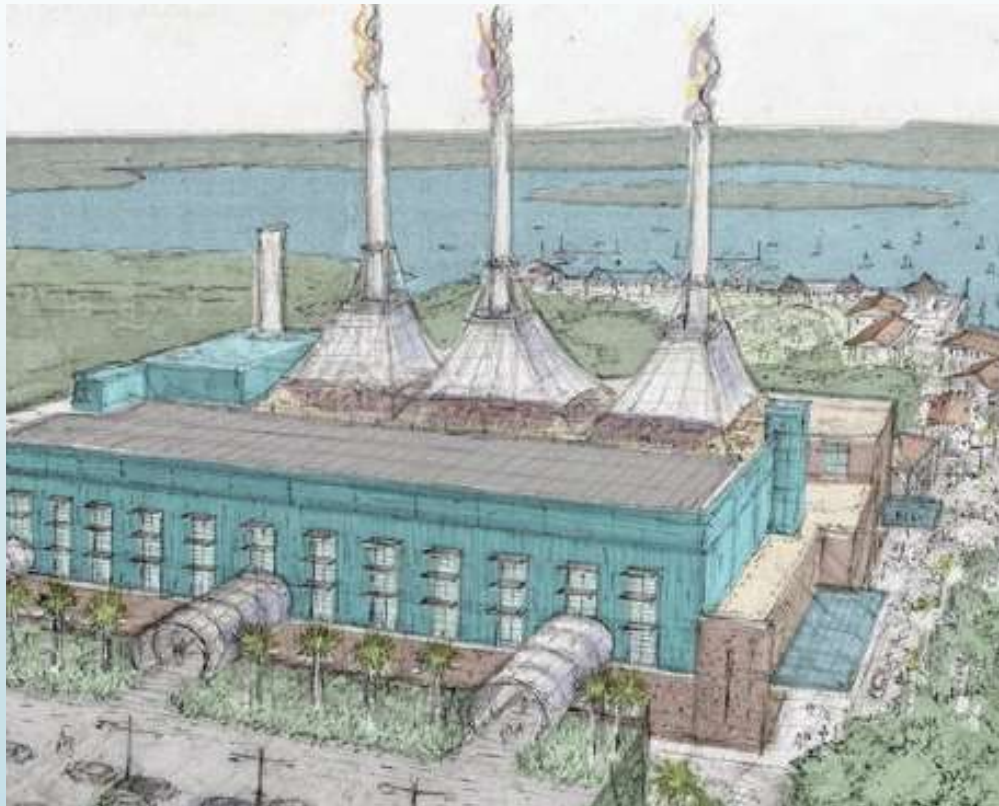
3 CORNERS , VERO BEACH

REPORT
Draft 06/09/2020

Waterfront Promenade



“Big Blue” Redevelopment



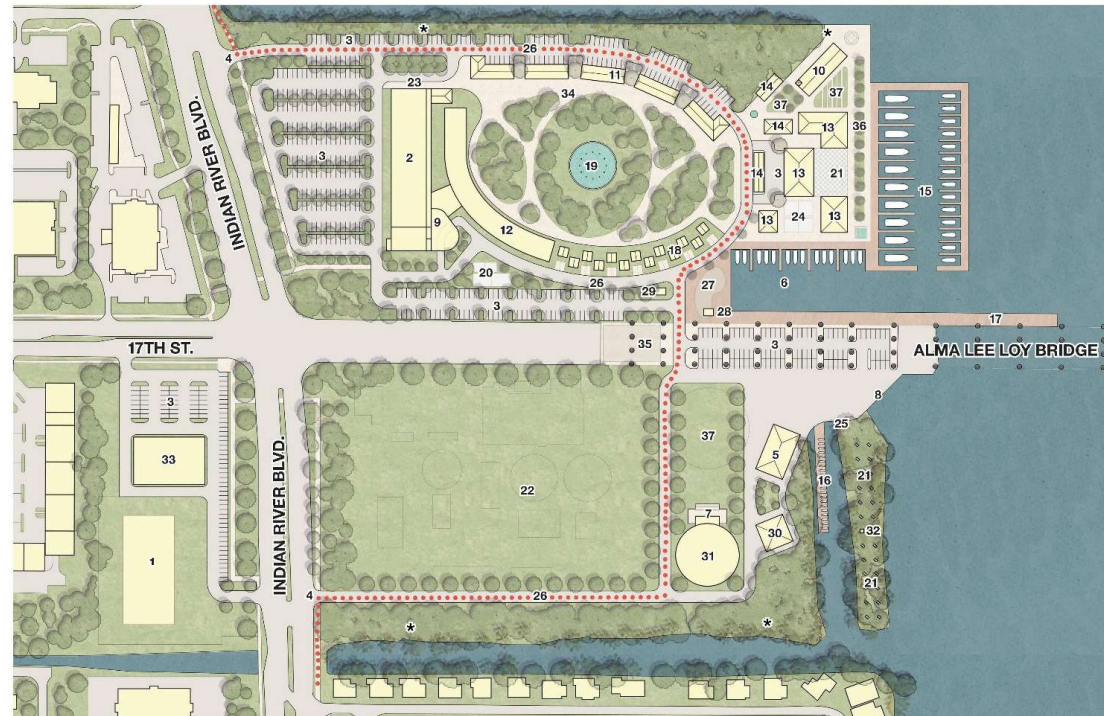
Recommended Community Plan

Community Plan

Scenario Three: Annotated Steering Committee Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 COMMERCIAL/ HOTEL/ CULTURAL CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 PERFORMING STAGE
- 8 SMALL BOAT LAUNCHING RAMP
- 9 CULTURAL/ EVENT CENTER LOBBY
- 10 WEDDING CHAPEL/ MEETING HALL
- 11 RETAIL/ FLEX SPACE
- 12 HOTEL
- 13 RESTAURANTS
- 14 RETAIL
- 15 DAY DOCK MARINA
- 16 SAILBOAT PLATFORM
- 17 FISHING PIER
- 18 HOTEL COTTAGES
- 19 SPLASH FOUNTAIN
- 20 HOTEL OUTDOOR RECREATION
- 21 PLAZA / SMALL EVENT STAGE
- 22 FIELD
- 23 HOTEL LOBBY ENTRANCE
- 24 SAND VOLLEYBALL/ RECREATION
- 25 KAYAK/ PADDLEBOARD RENTALS
- 26 PARK DRIVE
- 27 SKATE PARK
- 28 BAIT SHOP
- 29 SNACK SHACK/ BIKE TRAIL HEAD
- 30 ENVIRONMENTAL RESEARCH CTR.
- 31 VISUAL/ PERFORMING ARTS CTR.
- 32 PUBLIC RESTROOM
- 33 GENERAL COMMERCIAL
- 34 PARK/ OPEN SPACE
- 35 SKATE PARK ALTERNATE
- 36 PROMENADE
- 37 LAWN / GREEN
- BIKE TRAIL
- * BOSQUE OF LIVE OAKS AND SABAL PALMS





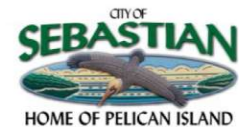
Vero Beach Vision

- ▶ Employment center for Indian River County
 - ▶ Economy based on affluent, retirement area
 - ▶ Need for diverse economy
 - ▶ Existing job retention
 - ▶ New job attraction
 - ▶ Entrepreneurism
 - ▶ Provide opportunities for young people
 - ▶ Development of full-service business and light industrial park at Municipal Airport
 - ▶ Promote infill or redevelopment in existing industrial corridors.



SEBASTIAN, FLORIDA

CITY OF SEBASTIAN
Comprehensive Plan
2040



PLANNING CONCEPTS



In a livable community, people of all ages can ...



Go for a walk



Cross the streets



Ride a bike



Get around without a car



Live safely and comfortably



Work or volunteer



Enjoy public places



Socialize



Spend time outdoors



Be entertained



Go shopping



Buy healthy food



Find the services they need



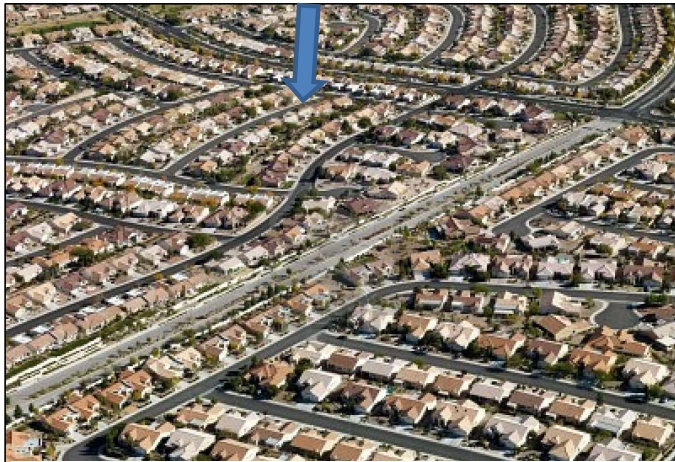
... and make their city, town or neighborhood a lifelong home.

AARP.org/Livable

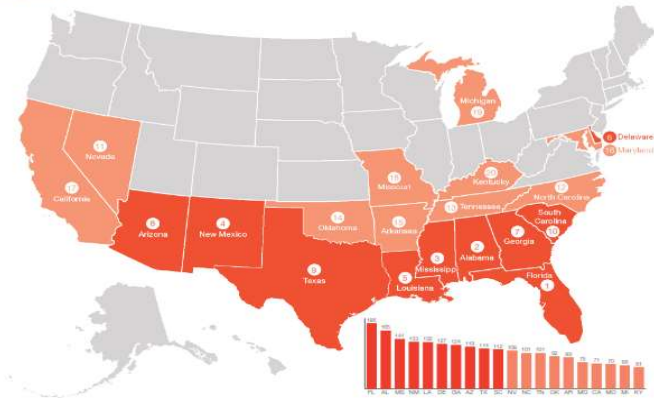
AARP
Real Possibilities












THIS IS SPRAWL



The top 20 most dangerous states for pedestrians (2009-2018)



The Types

 Duplex: Side-by-Side	 Duplex: Stacked	 Bungalow Court
 Carriage House	 Fourplex	 Multiplex (Small)
 Town House	 Live/Work	 Courtyard Apartments

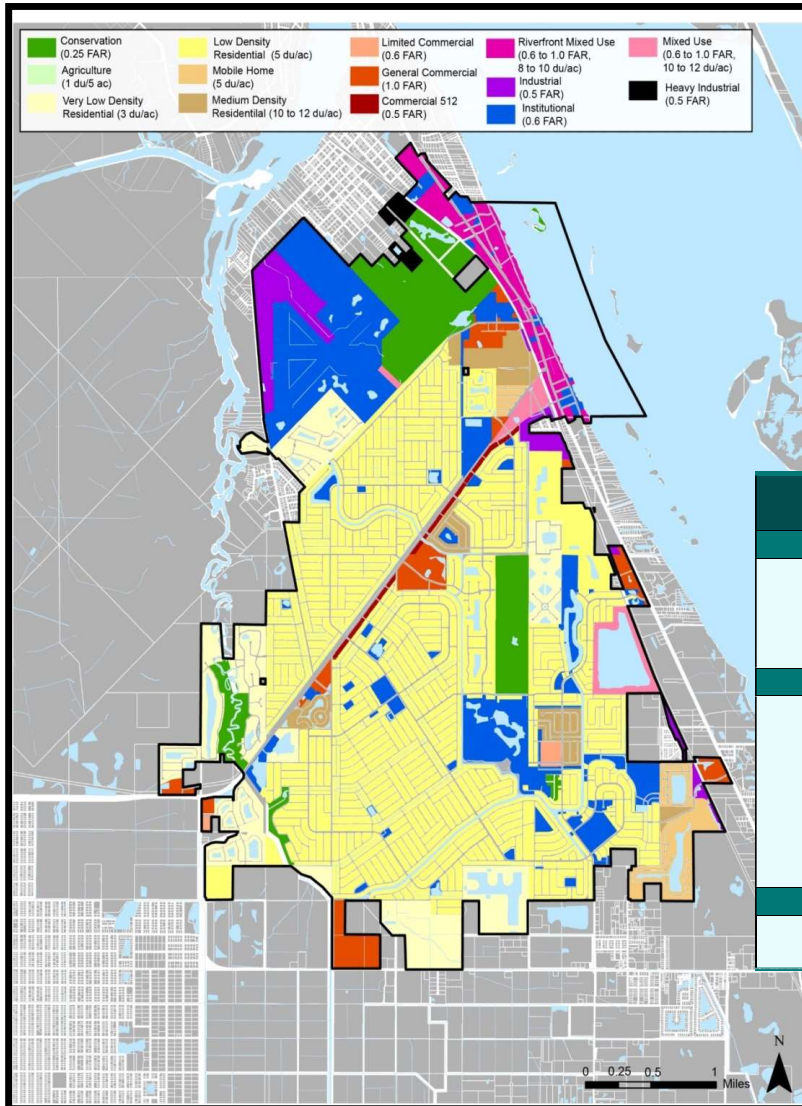


Learn more at MissingMiddleHousing.com

COMPREHENSIVE PLAN 2040

- Creates a community-wide vision to guide growth, development and redevelopment.
- A strategic perspective to guide the City's long-term vision over the next 10 to 20 years.
- Improves the stability, physical condition, and economic well-being of the City.
- Makes Sebastian a more livable and sustainable community of choice by implementing a wide range of resiliency and environmental standards.
- Integrates livability and smart growth concepts:
 - encouraging mixed-use development,
 - increasing densities with incentives,
 - encouraging mobility improvements,
 - promoting accessibility and affordability,
 - improving environmental protection and sewer infrastructure,
 - increasing economic opportunities and predictability.

Future Land Use



Land Use Designations

Land Use	Density (units per gross acre) & Intensity (floor area ratio)
Residential Land Use	
Very Low Density	3 du/ac
Low Density	5 du/ac
Medium Density	10 du/ac ¹
Mobile Home Development	5 du/ac
Non-Residential Land Use	
Limited Commercial	0.6 FAR
General Commercial	1.0 FAR
Commercial 512	0.5 FAR
Riverfront Mixed Use	8 du/ac ² & 0.6 FAR ³
Mixed Use	10 du/ac ¹ & 0.6 FAR ³
Industrial	0.5 FAR
Institutional	0.6 FAR
Other	
Agriculture	1 du/5 ac
Conservation	0.25 FAR

Notes:

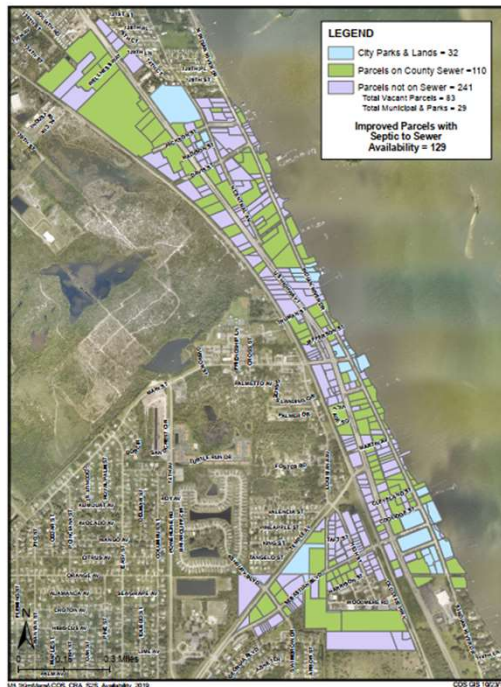
Up to 12 du/ac with incentives
Up to 10 du/ac with incentives
Up to 1.0 FAR with incentives

SEBASTIAN PRIORITY PROJECTS



CITY OF SEBASTIAN
HOME OF PELICAN ISLAND

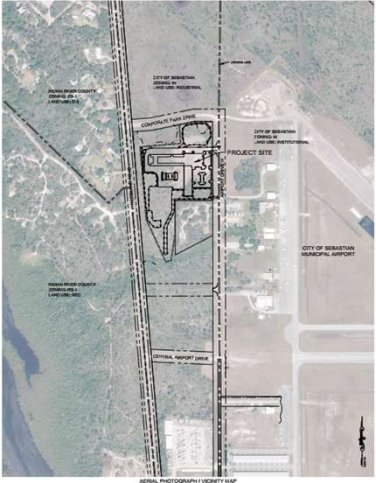
CRA S2S Availability
CITY OF SEBASTIAN, FLORIDA



CITY OF SEBASTIAN
HOME OF PELICAN ISLAND



SEBASTIAN PRIORITY PROJECTS



GENERAL PHOTOGRAPHIC AERIALITY MAP


**City of Sebastian
Public Works Complex**

505 Airport Drive West
Sebastian, FL 32958

100% Construction Documents

The City of Sebastian
505 Airport Drive West
Sebastian, FL 32958
100% Construction Documents

City of Sebastian Public Works Complex
505 Airport Drive West
Sebastian, FL 32958
100% Construction Documents



LOCATION MAP

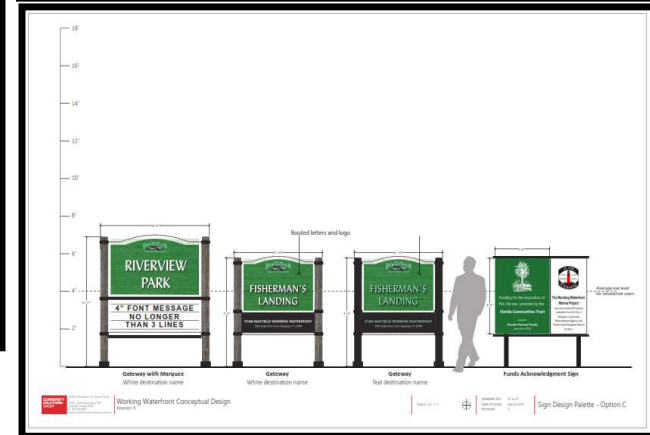
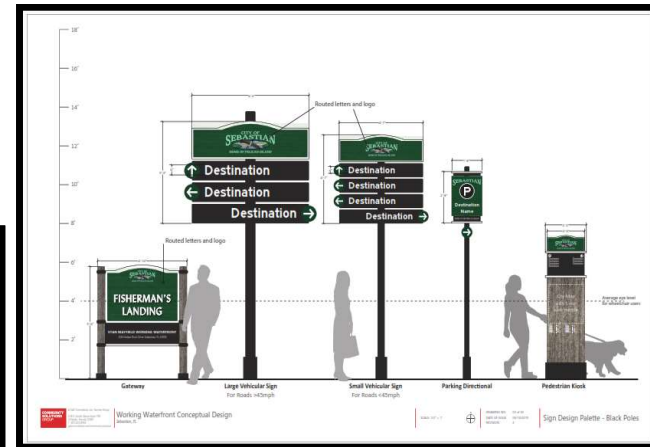
SHEET INDEX

- S-1 PARTIAL BOUNDARY SURVEY
- S-2 TOPOGRAPHIC SURVEY
- S-3 TOPOGRAPHIC SURVEY
- C-1 OVERALL SITE PLAN
- C-2 SITE PLAN (EAST)
- C-3 SITE PLAN (WEST)
- C-4 GRADING AND DRAINAGE PLAN (NORTH)
- C-5 GRADING AND DRAINAGE PLAN (SOUTH)
- C-6 CROSS SECTIONS
- C-7 GENERAL NOTES AND DETAILS
- C-8 EROSION CONTROL PLAN
- C-9 UTILITIES PLAN
- C-10 UTILITIES DETAILS
- C-11 UTILITIES DETAILS
- C-12 UTILITIES NOTES
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE NOTES & SPECIFICATIONS
- L3 IRRIGATION PLAN
- L4 TREE SURVEY/REMOVAL & PROTECTION PLAN

John H. Blum, Digitally signed by
John H. Blum, P.E.
P.E. 45313
April 11, 2018 10:00 AM
State of
Florida

The City of Sebastian
505 Airport Drive West
Sebastian, FL 32958
100% Construction Documents

City of Sebastian Public Works Complex
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Workshop Exercises

Group Exercises

11:55 am – 1:00 pm (Group)

- Discussion of Individual Exercises (15 min.)
- Range of Strategies Worksheet
- Lunch
- Map Exercise

Indian River County
Land Use Vision Study



Group Exercise
Toolbox of Strategies

Provide your group's pros and cons for each of the potential strategies discussed during today's presentation. The last page includes an opportunity to write in your own recommended strategies.

Rank each of the strategies from 0-5 ("0" = least appropriate strategy; "5" = most appropriate) as they relate to the areas identified on the map provided.

Potential Strategies	Pros	Cons	Map Area							
			A1	A2	B	C	D	E	U	
Cluster Subdivision										

Indian River County Land Use Vision Study – Consensus Building Workshop #1 October 14, 2021

Group Presentations

1:00 pm – 1:45 pm

- Group Presentations
 - 5 minutes per group
 - Values and Priorities
 - Range of Strategies
 - Potential Scenarios



Breakout Group Presentations

Next Steps

Next Steps

- 1) Scenario Development
- 2) Public Outreach
 - Coordination with County and Cities
 - Two (2) Consensus Building Workshops
 - Final MPO Board Meeting
- 3) Summary Report



Questions?

Indian River County

Land Use Vision Study

Consensus Building Workshop #1
October 14, 2021

