

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....iv

I. INTRODUCTION & HISTORY.....Page 1

- A. Redevelopment Planning Process
- B. Public Participation Program

II. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA.....Page 4

- A. Regional Relationships
- B. Sebastian Community Redevelopment Area
- C. Land Use and Zoning
- D. Performance Overlay Districts
- E. Public Facilities and Environmental Features
- F. Redevelopment Needs
- G. Economic and Market Conditions

III. PROPOSED REDEVELOPMENT PLAN.....Page 13

- A. Primary Public Involvement Findings
- B. Guiding Principles
- C. Conceptual Planning Districts
- D. Overall Concept Plan
- E. Transportation and Pedestrian Improvements
- F. Greenways, Parks, and Trails
- G. Urban Design Recommendations
- H. Infrastructure Improvements
- I. Land Use and Zoning Recommendations
- J. Program and Policy Recommendations
- K. Neighborhood Impact and Affordable Housing Element
- L. Land and Building Acquisition
- M. Conformance with Sebastian and Indian River County Comprehensive Plans

IV. FINANCIAL FEASIBILITY Page 36

- A. Tax Increment Revenues
- B. Capital Improvements Program
- C. Project Financing

V. OPERATIONAL PROCEDURES Page 42

- A. CRA Term
- B. Annual Reporting
- C. Plan Update and Amendments

APPENDIX Page 44

- A. City of Sebastian CRA Expansion Finding of Necessity
- B. City of Sebastian Resolution R-02-57
- C. Revised CRA Legal Description
- D. Existing LDC – Performance Overlay Districts
- E. Economic Analysis
- F. Site Development Regulations and Permitted Uses Summary

FIGURES

1. Redevelopment Plan Summary Map
2. Regional Location Map
3. CRA Context Map
4. Vacant Land Map
5. Future Land Use Map
6. Zoning Map
7. Conceptual Districts Map
 - a. Park District
 - b. Sebastian Boulevard Mixed-Use District
 - c. U.S.-1 Commercial District
 - d. Riverfront District
 - e. Sebastian Boulevard South District
8. Major Thoroughfares (Transportation)
9. Parks, Sidewalks, and Bikeways Map
10. Existing Parking Map
11. Land Use/Zoning Recommendations Map
12. Riverview Park District Short-Range Plan
13. Riverview Park District Future Vision Plan
14. Riverview Park District Typical Roadway Cross-Section
15. Sebastian Boulevard "Triangle" Concept Plan
16. Sebastian Boulevard Eastbound Typical Roadway Cross-Section
17. Sebastian Boulevard Westbound Typical Roadway Cross-Section
18. U.S. Highway One Typical Roadway Cross-Section