

**PUBLIC INPUT SESSION**  
MARCH 1ST, 2023



# SEBASTIAN CRA **REDEVELOPMENT MASTER PLAN 2023 UPDATE**

*Prepared for: City of Sebastian Community Redevelopment Agency  
Prepared by: GAI Consultants, Inc.*

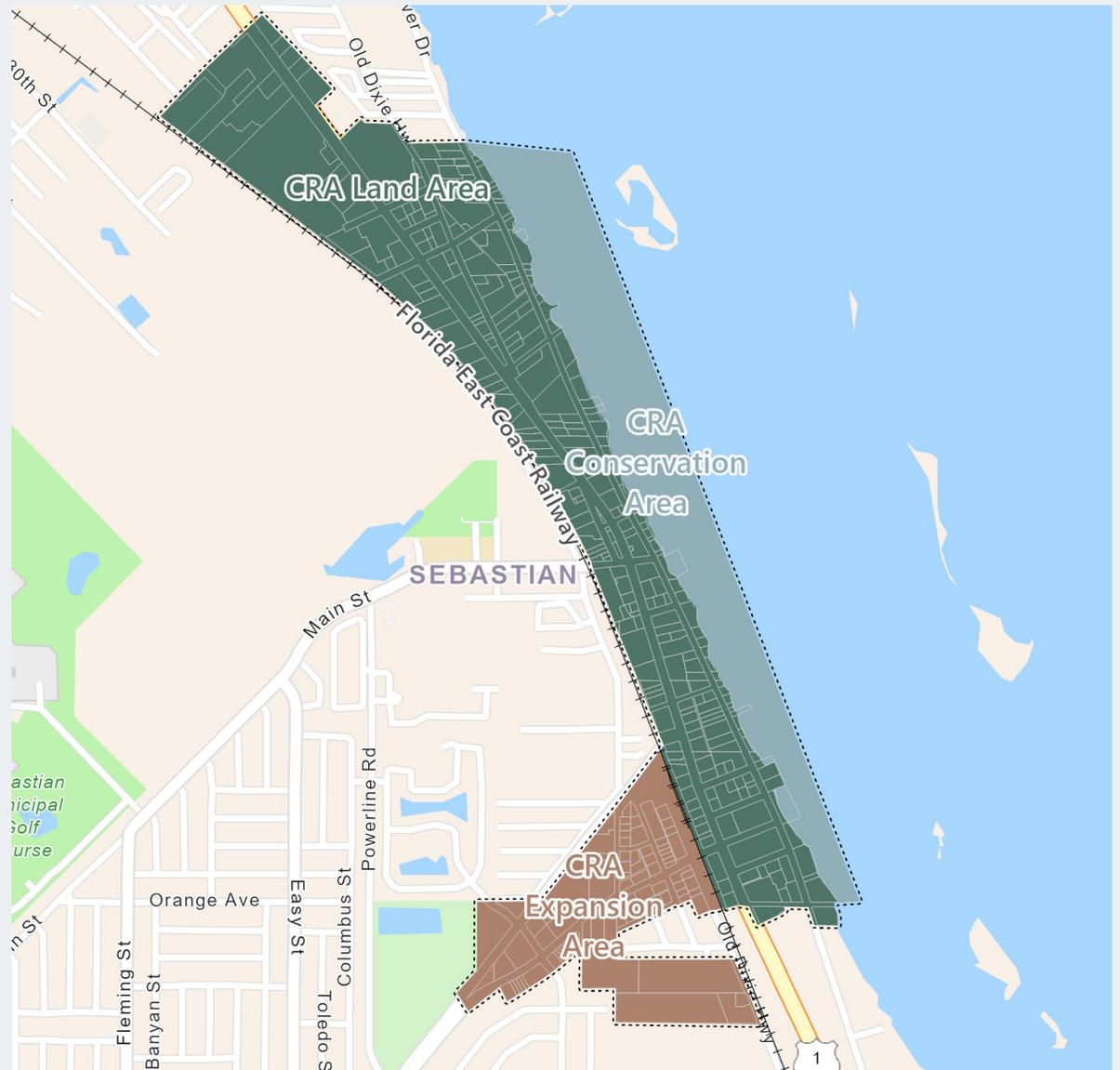
# AGENDA

- Overview of the Sebastian Community Redevelopment Agency (“CRA”) and the Redevelopment Master Plan
- Review the Conceptual Planning Districts and Catalyst Opportunity Sites within the Sebastian CRA
- Next Steps of the Redevelopment Master Plan 2023 Update
- Public Engagement Exercises

# SEBASTIAN COMMUNITY REDEVELOPMENT AGENCY

In 1995, the Sebastian CRA was established with the goal to create a **coherent community vision** and encourage **reinvestment** and **redevelopment** within the downtown area.

The Sebastian CRA totals 398 land acres and 189 acres of conservation adjacent to or within the Indian River Lagoon.



# DEMOGRAPHIC SNAPSHOT

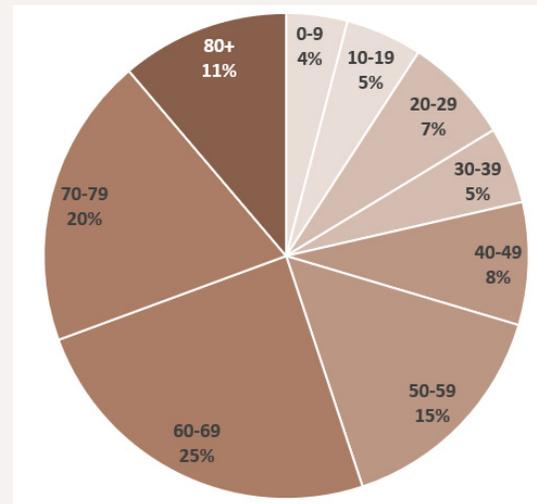
## Population

2010 - 162 persons  
2022 - 206 persons



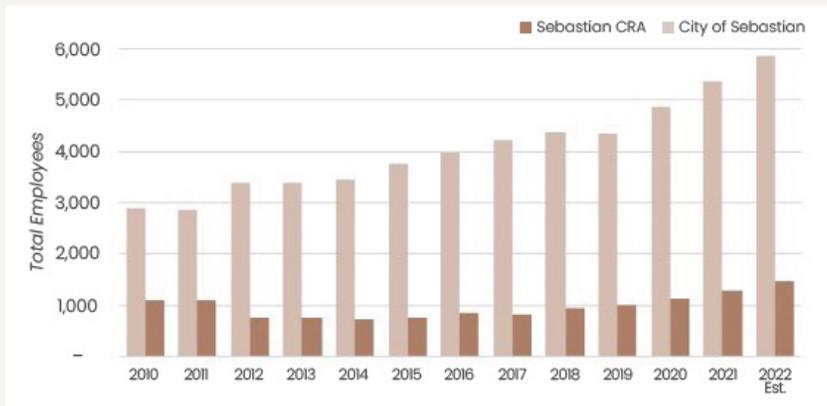
## Age Distribution

Median Age - 61.8



## Employment

2010 - 1,092 employees  
2022 - 1,464 employees



## Income

Median Household - \$69,956

Per Capita - \$46,766

Average Disposable - \$77,224



# THE REDEVELOPMENT PLAN

- Originally adopted on March 22, 1996.
- Since then, the Sebastian CRA Redevelopment Master Plan has been updated two more times:
  1. On December 10, 2003 to expand the Sebastian CRA area to include the adjacent 95-acre Sebastian Blvd. Triangle Area.
  2. On October 13, 2010 to update the recommendations and capital improvement schedule.



# MAJOR PROJECTS COMPLETED

## Roads & Infrastructure

- Main St. Indian River Dr. Realignment, Boat Ramp & Parking Improvements.
- Repaving, drainage, added parking, lighting and landscaping/ crosswalks to the “Presidential Streets” & Indian River Dr.
- Enhanced parking spaces along Indian River Dr. & U.S. Hwy 1.
- Branding & signage throughout CRA Public Spaces.
- Lighting, restroom upgrades, power outlets & irrigation in Riverview Park.
- Shoreline stabilization & landscape projects.

## Economic Development

- Provided matching funds to purchase Working Waterfront Properties and upgrade public facilities.
- Financial support for events that attract participants and support to local businesses.
- Established grant programs that support public private projects including: Septic-to-Sewer assistance program, Façade, Sign and Landscape grant program, and Parking-in-Lieu program.
- Acquired property along the Indian River shoreline for preservation.



# REDEVELOPMENT PLAN 2023 UPDATE

The Sebastian CRA retained GAI Consultants' Community Solutions Group to update the existing CRA Redevelopment Plan funded through a Florida Department of Economic Opportunity Community Planning Grant.

To-date the Project Team has developed:

1. Baseline Evaluation and Existing Conditions Report
2. Market Assessment and Economic Analysis



*This Redevelopment Master Plan update will help further the vision and aid the City in identifying sustainable strategies and opportunities for the future of its core urban areas.*

# CONCEPTUAL PLANNING DISTRICTS



Park District



Sebastian Blvd. Mixed-Use District



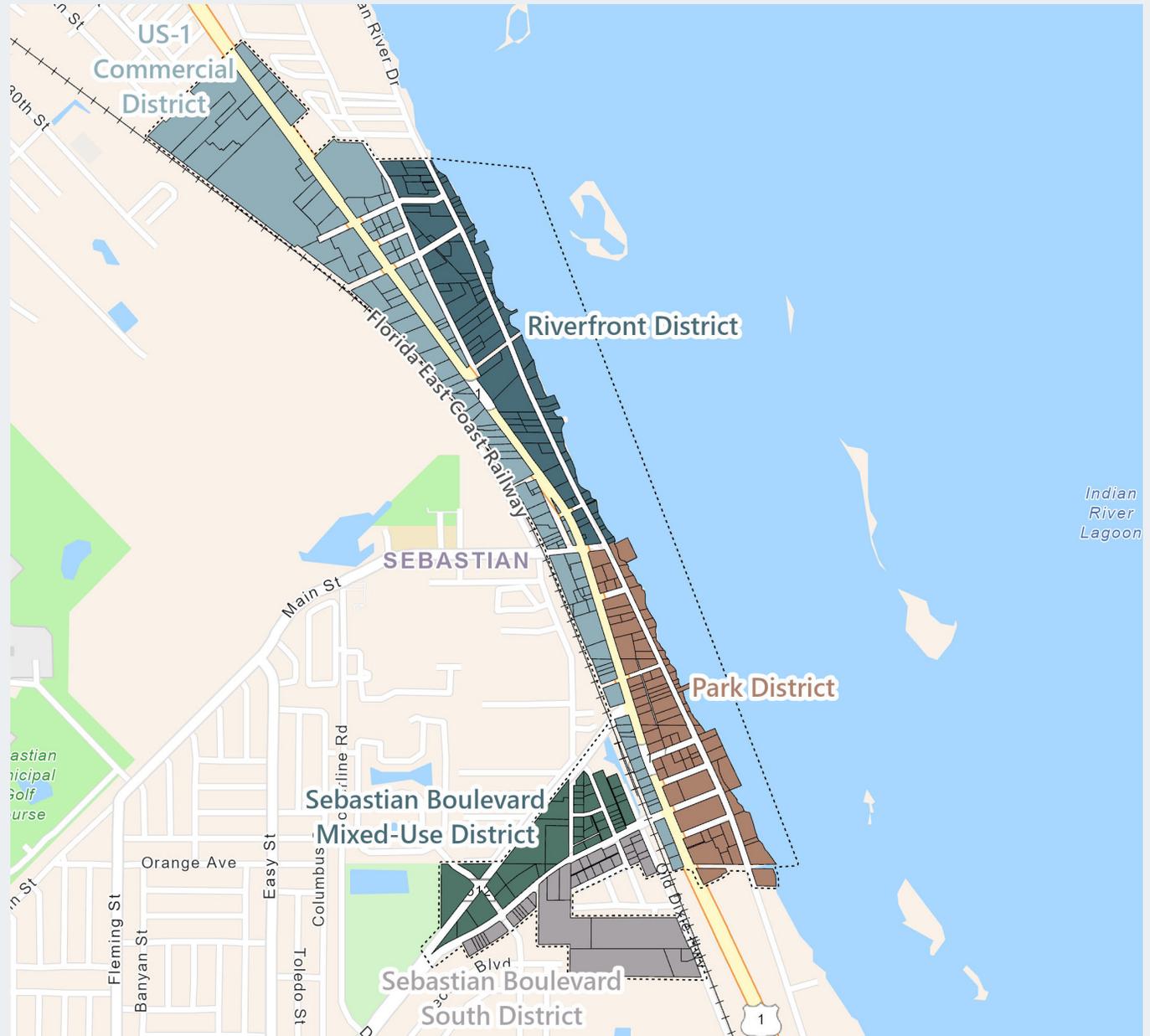
U.S.-1 Commercial District



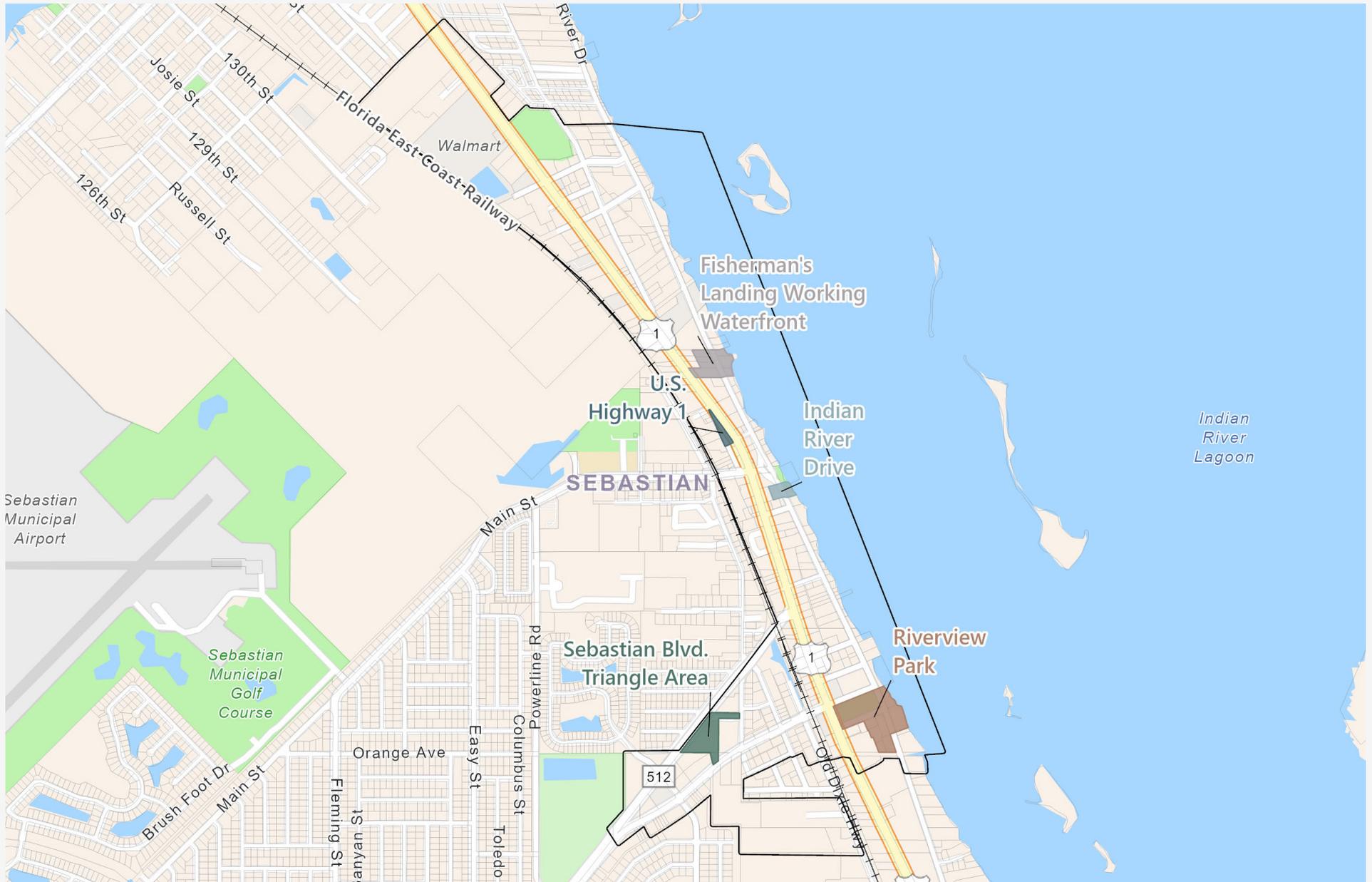
Riverfront District



Sebastian Blvd. South District



# CATALYST SITES



# NEXT STEPS

- Public Input Session(s) – March 1st, 2023.
- Sebastian CRA Survey, available on the City's website through March 17th, 2023.
- Update CRA Redevelopment Plan utilizing results and recommendations from the public input sessions, community survey, and prior plans.

## EXERCISE 1

# HOW WOULD YOU SPEND?

- Roads & Pedestrian Connectivity
- Parks & Public Spaces
- Housing
- Public Safety
- Drainage & Infrastructure
- Parking Improvements



# EXERCISE 2

# PRESERVING THE TOWN'S CHARACTER



## MODERN COASTAL

Light and neutral tones and material with native landscape.



## ACTIVE COASTAL VIBES

Active storefronts with a mix of different architecture styles.



## TRADITIONAL & ICONIC ELEMENTS

Traditional coastal buildings with iconic elements & vibrant accents.



## MODERN & TRADITIONAL MIX

Lighter tones and colors with mix of modern & traditional elements.



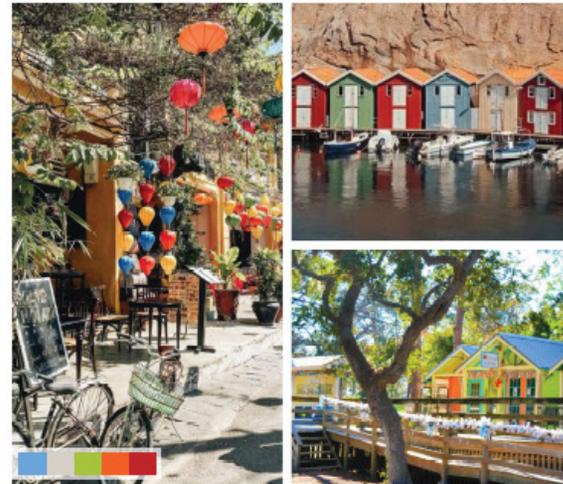
## ACTIVE WITH NATURAL TONES

Active waterfront with restaurants, boat docks, and social opportunities.



## SMALL SCALE & VIBRANT

Small scale structures differentiated by color and landscaping.



## EXERCISE 3

# CONCEPTUAL PLANNING DISTRICTS

- Which major projects from the 2010 Sebastian CRA Master Plan would you like to see continued?
- What new project or programs would you like to see implemented?

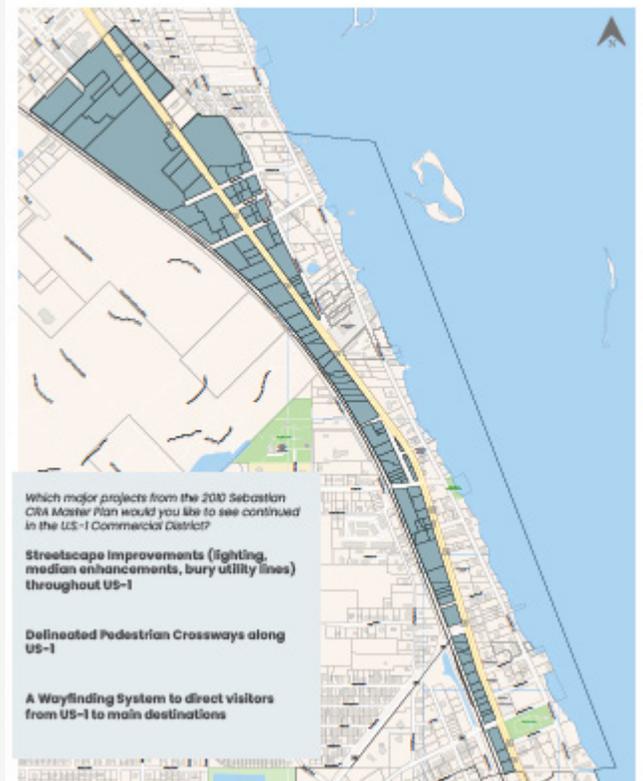
### PARK DISTRICT



### SEBASTIAN BLVD. MIXED-USE DISTRICT



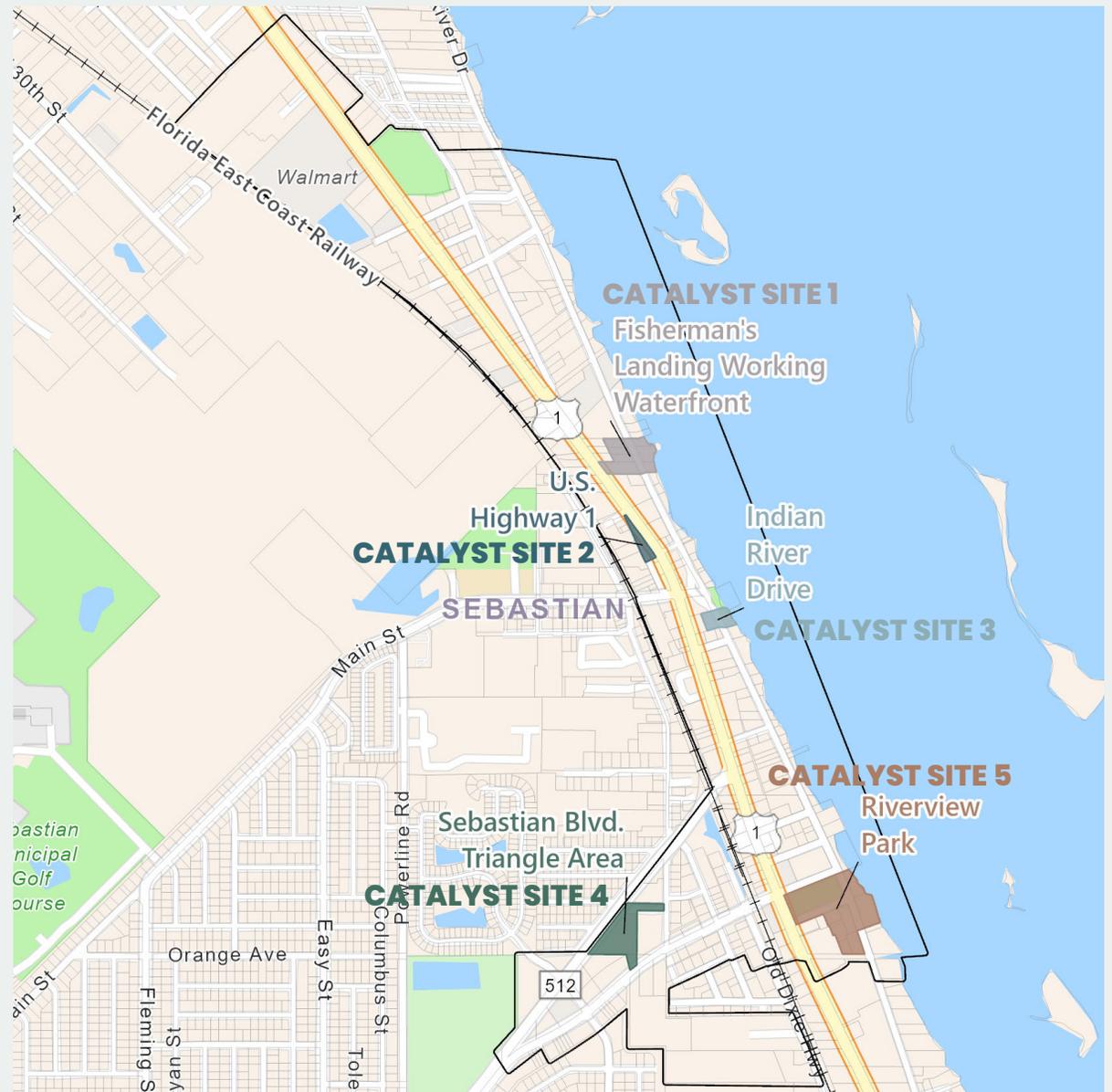
### U.S.-1 COMMERCIAL DISTRICT



## EXERCISE 4

# CATALYST SITES

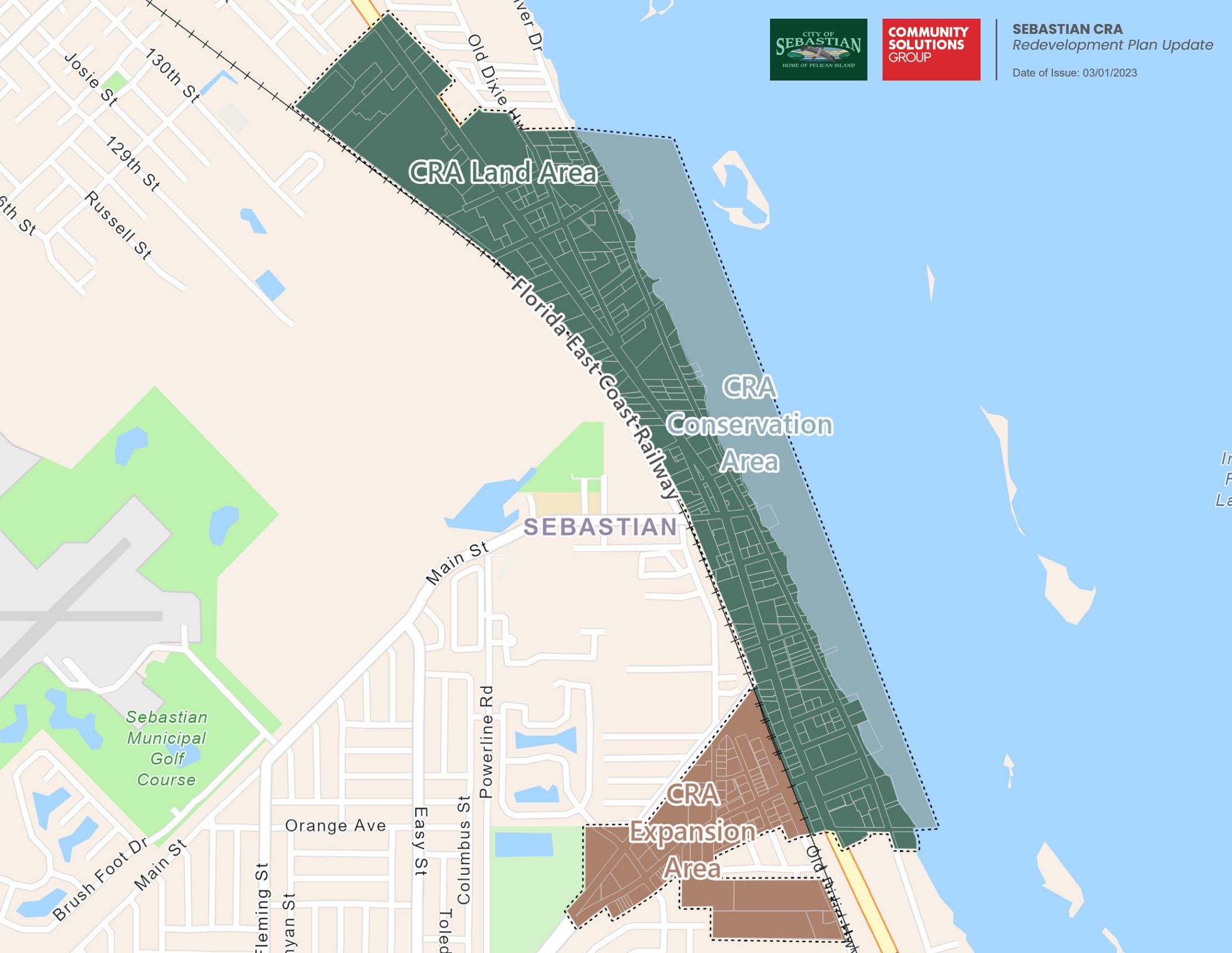
- *What did you like most about the Catalyst Site conceptual design?*
- *What would you change about the conceptual design?*





**SEBASTIAN CRA**  
*Redevelopment Plan Update*

Date of Issue: 03/01/2023



CRA Land Area

CRA Conservation Area

CRA Expansion Area

SEBASTIAN

Florida East Coast Railway

Sebastian Municipal Golf Course

130th St  
129th St  
Russell St  
6th St

Orange Ave  
Easy St  
Columbus St  
Toledo St  
Fleming St  
Ryan St  
Brush Foot Dr  
Main St

Old Dixie Hwy  
Lower Dr

Old Dixie Hwy