

MARCH 2023



CITY OF SEBASTIAN, FL **PUBLIC INPUT & PUBLIC WORKSHOPS**

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



PUBLIC INPUT & PUBLIC WORKSHOPS



03

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PUBLIC INPUT & PUBLIC WORKSHOPS INTRODUCTION

As a part of the 2023 Sustainable Economic Redevelopment Plan Update for the Sebastian CRA, public input was gathered and public workshops were conducted. The main focus of these activities and workshops was to listen and learn from various segments of the community.

The public workshop activities included conducting two advertised public workshops held in March to review and seek input for the Sebastian CRA Sustainable Economic Redevelopment Plan Update (“Sebastian CRA Master

Plan” or “Sebastian CRA Master Plan Update”) by presenting a PowerPoint, as well as hands-on exercises, which helped engage the community and draw additional feedback related to the Sebastian CRA Master Plan Update.

Prior to the public input sessions, a *Sebastian CRA Master Plan 2023 Update* information webpage and project specific community survey was launched to expand the means by which residents and other interested parties could provide their perspective on how the Sebastian CRA can progress

to enhance the community’s redevelopment in a sustainable manner.

This Public Input and Public Workshops Assessment is intended to be used as an informational guide highlighting the community’s input on ideas, goals, and aspirations for the Sebastian CRA which will help inform community strengths, opportunities, themes, and priorities for development within the Sebastian CRA Master Plan Update.



PUBLIC INPUT PROCESS

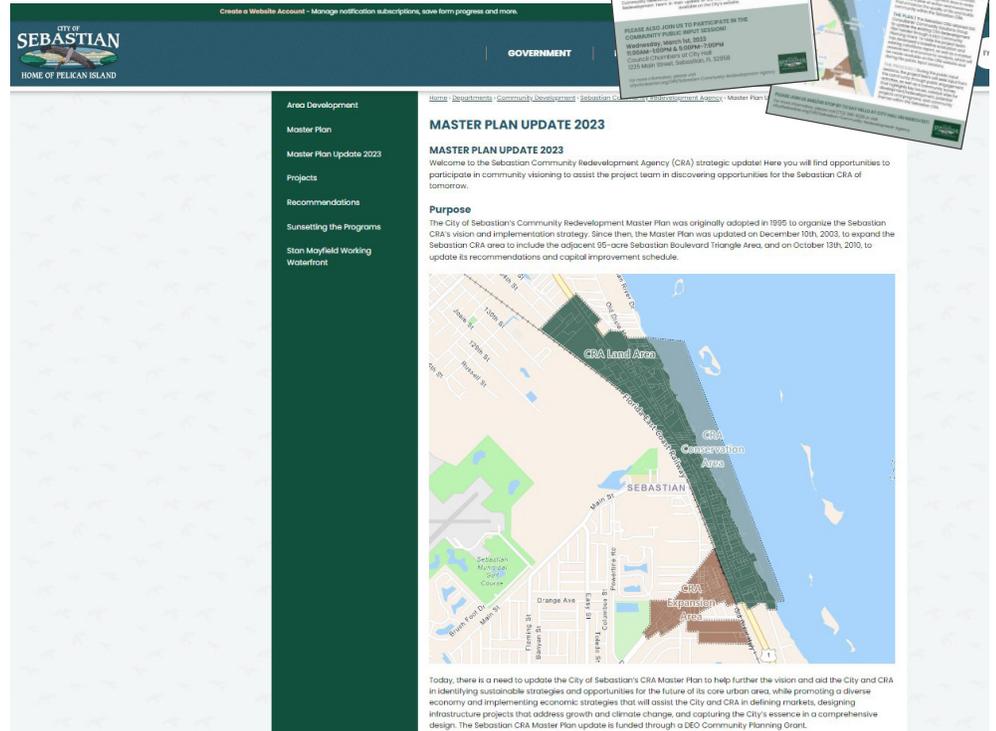
SEBASTIAN CRA MASTER PLAN INFORMATIONAL WEBPAGE & ANNOUNCEMENTS

A Sebastian CRA Master Plan information webpage was launched in early February 2023 to establish a means for residents and businesses to become familiar with the Sebastian CRA Master Plan Update, as well as provide announcements for the public workshops and participation in the community survey.

The informational web-page included a general overview of the Sebastian CRA's five conceptual planning districts and access to the recently completed Existing Conditions and Baseline Evaluation and Market Assessment and Economic Analysis conducted as part of the overall Sebastian CRA Master Plan Update.

The community survey was also accessible from the informational webpage and sought community input regarding key issues, opportunities, current and potential projects, and current and potential programs within the Sebastian CRA through a series of questions and free-response comments.

Public announcements were made at City of Sebastian public meetings via their marketing platforms to highlight the public workshops and community survey.



PUBLIC WORKSHOPS ENGAGEMENT ACTIVITIES

POWERPOINT PRESENTATION & EXERCISES

Two public workshops were held on March 1st 2023 from 11AM-1PM and 5PM-7PM. The Project Team, the Sebastian CRA staff and GAI Consultants, Inc., presented a PowerPoint related to the Sebastian CRA Master Plan Update. The presentation defined the Sebastian CRA, illustrated alternative design criteria, identified the location and proposed improvements of potential redevelopment projects, revealed the proposed catalyst sites and opportunities, and identified proposed performance overlay criteria within the Sebastian CRA.



In addition, there were four exercises conducted at the public workshops to further gain community feedback, these exercises included:

- 1. Dollar Exercise** – Participants indicated how they would allocate \$10 Sebastian dollars within the Sebastian CRA.
- 2. Preserving the Town’s Character** – Participants identified which design elements and color schemes within the Sebastian CRA most accurately represents the “Old Florida Fishing Village”.
- 3. Conceptual Planning Districts** – Participants indicated which major projects from the 2010 Sebastian CRA Master Plan they would like to see continued within each of the Sebastian CRA’s planning districts.
- 4. Catalyst Sites** – Participants reviewed the conceptual designs for the proposed catalyst sites and provided their feedback.

**EXERCISE 1
HOW WOULD YOU SPEND?**

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



SEBASTIAN CRA
Economic Redevelopment Plan Update
Date of Issue: 03/01/2023

**EXERCISE 2
PRESERVING THE TOWN’S CHARACTER**



SEBASTIAN CRA
Economic Redevelopment Plan Update
Date of Issue: 03/01/2023

**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?



SEBASTIAN CRA
Economic Redevelopment Plan Update
Date of Issue: 03/01/2023

**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
Economic Redevelopment Plan Update
Date of Issue: 03/01/2023

PUBLIC ENGAGEMENT OBSERVATIONS & FINDINGS

The exercises identified above, in addition to the community survey, resulted in various observations and findings from the residents, business owners, stakeholders, and other interested parties of the Sebastian CRA. These observations and findings are highlighted below and will be further evaluated in the overall Sebastian CRA Master Plan Update.

SURVEY

Nearly 150 respondents participated in the community survey. Of these respondents, approximately 60% were older than 55 years of age. The majority of respondents visit the CRA (52%), while the remaining work within the CRA (13%) and live within the CRA (35%).

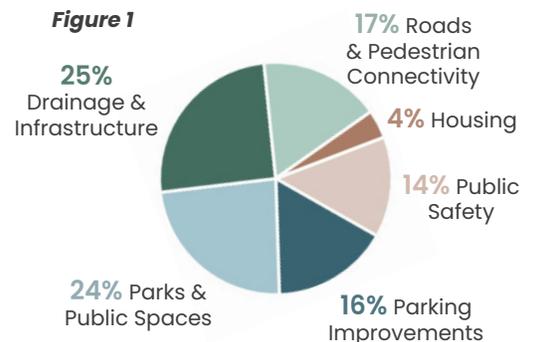
About 60% of the respondents visit the CRA over the weekdays, with shopping and dining (70%), community events (68%), entertainment (53%), wildlife viewing/fishing (48%), and physical fitness (47%) comprising the majority of activities participants engage in while visiting the CRA.

Respondents were most familiar with the Riverfront District as part of the Sebastian CRA planning districts. Although respondents indicated there were relatively equal improvement needs for each conceptual planning district within the Sebastian CRA.

The entire community survey results can be found within the Appendix.

EXERCISES 1/ONE: DOLLAR EXERCISE

During the public workshops, participants allocated the majority of their Sebastian dollars to drainage and infrastructure, as well as parks and public spaces, as illustrated in the following Figure 1.



The results from this exercise are consistent with the 150 community survey responses—where parks and public spaces, drainage, and parking were some of the local elements which had the highest priorities indicated by the respondents.

2/TWO: PRESERVING THE TOWN'S CHARACTER

During the public workshops, participants indicated that the majority believed the community elements and color schemes which best represented the “Old Florida Fishing Village” were Active with Natural Tones and Traditional Iconic Elements, as illustrated in the adjacent Figure 2.

The Active with Natural Tones theme represents an active waterfront with restaurants, boat docks, and social opportunities; whereas, the Traditional and Iconic Elements theme represents traditional coastal buildings with iconic elements and vibrant accents.

The results from this exercise are consistent with the 150 community survey responses—where Traditional Iconic Elements, Active with Natural Tones, and Active Coastal Vibes comprised the majority.

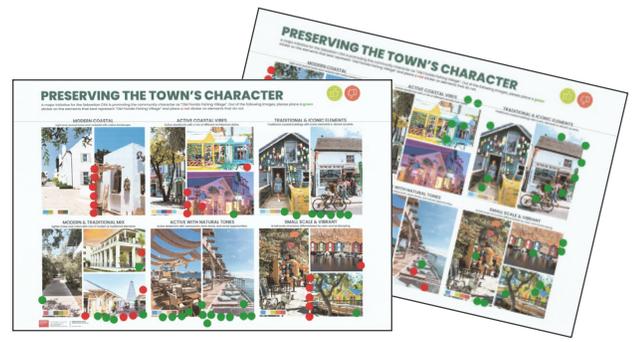
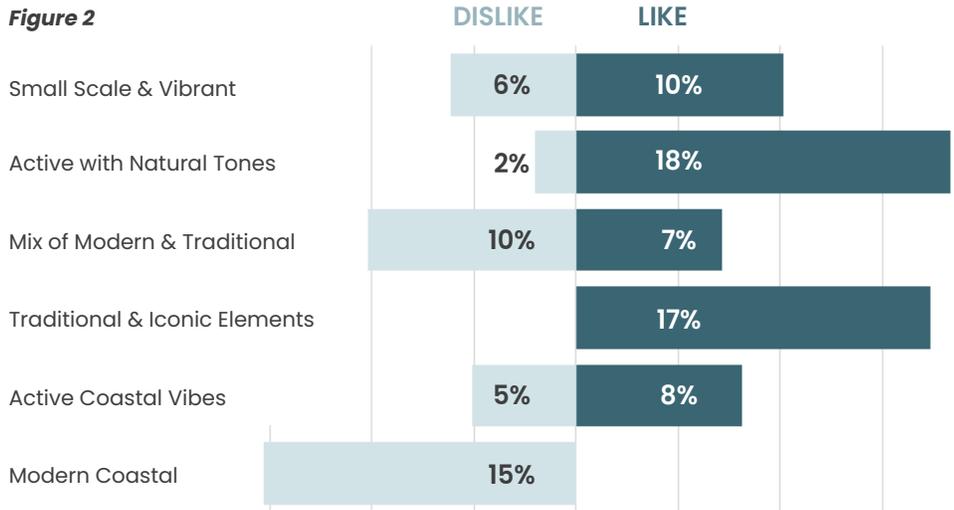


Figure 2



3/THREE: CONCEPTUAL PLANNING DISTRICTS

Highlighted below are the major projects that the majority of the participants at the public workshops would like to see continued from the 2010 CRA Master Plan within each of the Sebastian CRA’s conceptual planning districts.

Park District

- Upgrades and renovations to Riverview Park.
- Increased pedestrian connectivity.
- New recreational piers.

Sebastian Blvd. Mixed-Use District

- Addition of a 10-foot wide walk/bikeway and large shade trees.
- Addition of a new park within the district.
- Addition of signage and gateway markers.

U.S.-1 Commercial District

- Delineated pedestrian crossways along U.S.-1.
- Streetscape improvements,

including lighting, median enhancements, and burying utility lines throughout U.S.-1.

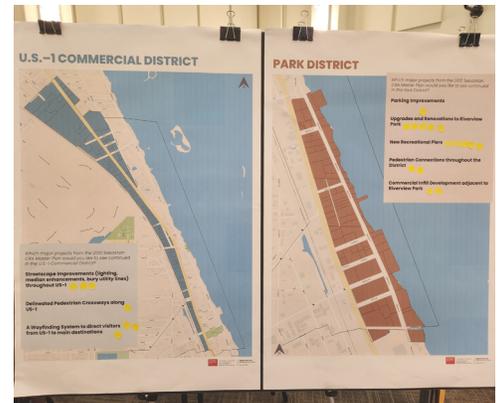
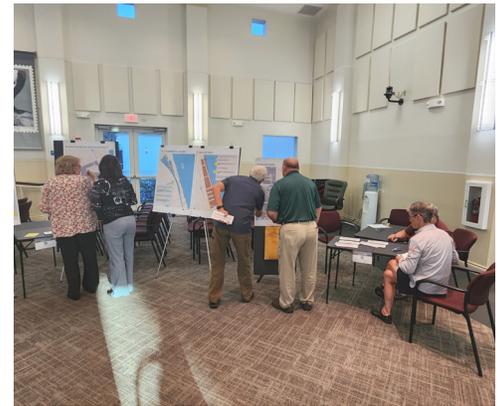
Riverfront District

- Create pocket parks, wildlife observation areas, and seating opportunities along the east side of Indian River Drive.
- Improve walkability through bicycle and pedestrian paths along the roadway.

Sebastian Blvd. South District

- Add adequate setbacks and vegetative landscaping to create a boundary from Sebastian Boulevard Mixed-Use District.

Each of these major projects identified by the participants at the public workshop are consistent with the 150 responses from the community survey, as further illustrated within the Appendix.



4/FOUR: CATALYST SITES

Participants at the public workshops were able to view the conceptual designs for the five proposed catalyst sites within the Sebastian CRA. In addition, the 150 community survey responses were also very supportive of the proposed catalyst sites for redevelopment—an average of roughly 40% indicated that they strongly agree with the proposed catalyst sites.

The following highlights the common responses regarding the strengths and concerns related to the conceptual designs.

STRENGTHS:

- Expanding the working waterfront and maintaining riverfront views.
- A great use of the area to provide more food and entertainment options.
- Increasing parking in the area and creating safe crosswalks.
- Enhancing the “downtown” with a more natural scene.
- Positive responses regarding the kayak beach area and canopy concept.
- Keeping traffic away from events but still having a way travel south.

- Expanding Riverview park to be more flexible.

CONCERNS:

- Moving parking away from the water.
- Safer crossing across railroads and U.S.-1.
- Increased natural habitats (rooftop gardens, retention pond with fish/wildlife habitat, walking paths, etc.)
- Restrict mixed-use to 100% sustainable.
- Keep the top of the proposed parking structure at Riverview Park natural with trees, tables and benches for river views.

ADDITIONAL OBSERVATIONS

Participants at the public workshops were able to provide feedback on new projects and/or programs that they would like to see implemented within the Sebastian CRA, as identified in the list below.

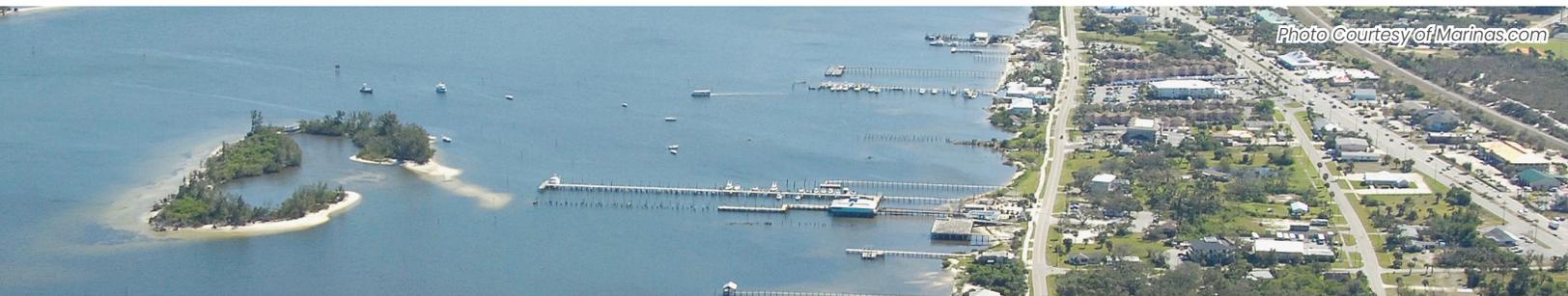
- Introduce a trolley business in the Sebastian CRA to provide transportation to events and/or festivals.
- Add compost/recycling/landfill program.
- Ensure that air, lagoon, and plant health are a top priority.

- Convert all waterfront existing businesses to biodegradable plastic use.
- Increase safety of bike paths and crosswalks, especially across the railway, and add more shade along trails.
- Increased safety measures within the Sebastian CRA.

In addition, the 150 community survey responses also identified the level of importance each existing project and program within the Sebastian CRA possessed, which was consistent

with the results from the public workshops.

Specifically, property acquisition and revitalization, capital improvements, and special event funding projects were each ranked as *very important* by the respondents. Additionally, the Clean Water Program and the Septic-to-Sewer Connection Grant Program were both ranked *extremely important* by the respondents. These responses are further detailed within the Appendix.



CONCLUDING STATEMENT

The intent of this Public Input and Public Workshops Assessment is to identify the ideas, goals, and aspirations of the residents and businesses within the Sebastian CRA, which will help inform community strengths, opportunities, themes, and priorities for development within the Sebastian CRA and City as a whole.

Ultimately, this Public Input and Public Workshops Assessment, in combination with the recently completed Existing Conditions and Baseline Evaluation Report, as well as the Market Assessment and Economic Analysis, will serve as resources in the formation of a Sustainable Economic Redevelopment Plan Update for the Sebastian CRA.

APPENDIX A: PUBLIC ANNOUNCEMENTS

The Sebastian CRA Redevelopment Team would like to invite you to come out and participate in our **PUBLIC INPUT SESSIONS!**

Wednesday, March 1st, 2023
11:00AM-1:00PM & 5:00PM-7:00PM
 Council Chambers at City Hall
 1225 Main Street, Sebastian FL 32958



THE PURPOSE | To identify the needs of both residents and businesses in the Sebastian Community Redevelopment Area in order to create a plan of action and investment that enhances the quality of life and builds community within the Sebastian CRA.

THE PLAN | The Sebastian CRA retained GAI Consultants' Community Solutions Group to update the existing CRA Redevelopment Plan funded through a DCO Community Planning Grant. To-date the project team has developed a baseline evaluation and existing conditions report, as well as a market assessment and economic analysis, which will be made available on the CRA website and during the public input sessions.

THE PROCESS | During the public input sessions, the project team will seek input from the community through public engagement activities, as well as a community survey that highlights key issues, catalyst sites for development/redevelopment, potential projects and programs, and community themes within the Sebastian CRA.

PLEASE JOIN US AND/OR STOP BY TO SAY HELLO AT CITY HALL ON MARCH 1ST!
 For more information, please call (772) 388-8228 or visit cityofsebastian.org/246/Sebastian-Community-Redevelopment-Agency



The Sebastian CRA Redevelopment Team would like to invite you to participate in our **COMMUNITY SURVEY!**



<https://www.surveymonkey.com/r/SebastianCRA>

This survey helps identify the needs of both residents and businesses in the Sebastian Community Redevelopment Area (CRA) and will be used to guide the Sebastian CRA Redevelopment Team in their update of the existing 2010 CRA Redevelopment Plan, available on the City's website.

PLEASE ALSO JOIN US TO PARTICIPATE IN THE COMMUNITY PUBLIC INPUT SESSION!

Wednesday, March 1st, 2023
11:00AM-1:00PM & 5:00PM-7:00PM
 Council Chambers at City Hall
 1225 Main Street, Sebastian, FL 32958

For more information, please visit cityofsebastian.org/246/Sebastian-Community-Redevelopment-Agency



APPENDIX B: POWERPOINT PRESENTATION

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



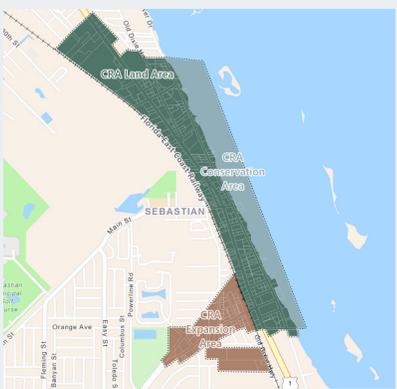


Date of Issue: 03/01/2023

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.

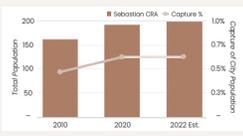




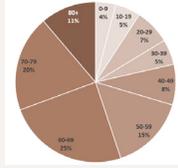

Date of Issue: 03/01/2023

DEMOGRAPHIC SNAPSHOT

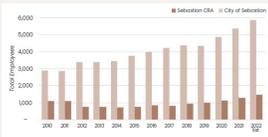
Population
 2010 - 162 persons
 2022 - 206 persons



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






Date of Issue: 03/01/2023

THE REDEVELOPMENT PLAN

- Originally adopted on March 22, 1996.
- Since then, the Sebastian CRA Redevelopment Master Plan has been updated two more times:
 - On December 10, 2003 to expand the Sebastian CRA area to include the adjacent 95-acre Sebastian Blvd. Triangle Area.
 - 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:

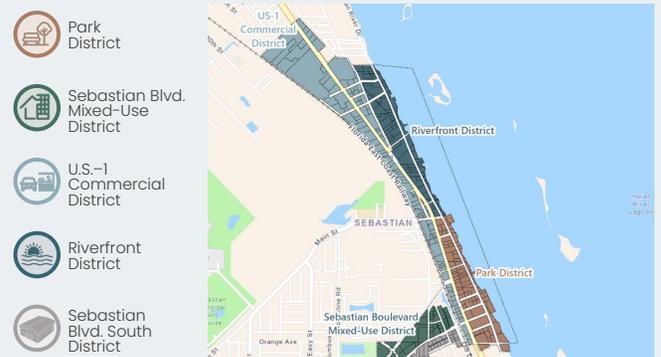
- Baseline Evaluation and Existing Conditions Report
- Market Assessment and Economic Analysis



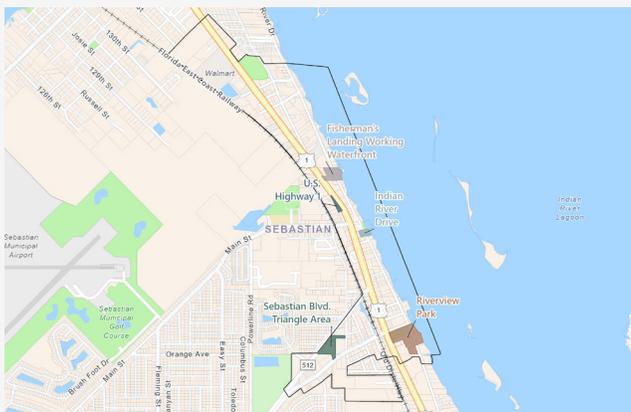
This Redevelopment Master Plan update will help further the vision and aid the City in identifying sustainable strategies and opportunities for the future of its core urban areas.



CONCEPTUAL PLANNING DISTRICTS



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



SEBASTIAN COMMUNITY SOLUTIONS GROUP SEBASTIAN CRA Redevelopment Plan Update
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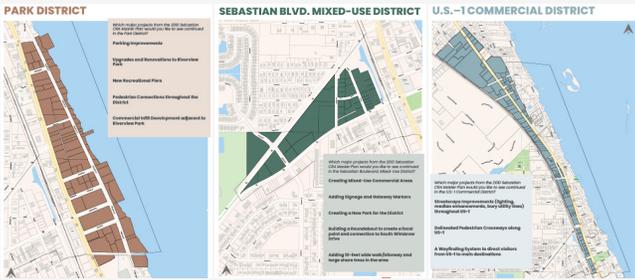
EXERCISE 2
PRESERVING THE TOWN'S CHARACTER



SEBASTIAN COMMUNITY SOLUTIONS GROUP SEBASTIAN CRA Redevelopment Plan Update
 Date of Issue: 03/01/2023

EXERCISE 3
CONCEPTUAL PLANNING DISTRICTS

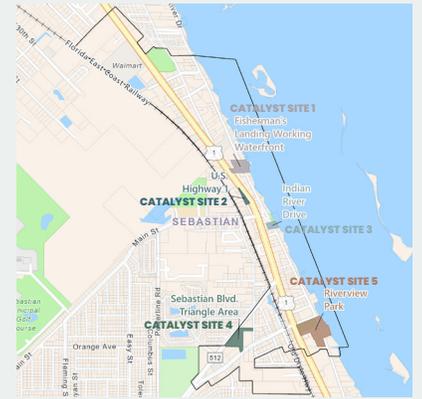
- Which major projects from the 2010 Sebastian CRA Master Plan would you like to see continued?
- What new project or programs would you like to see implemented?



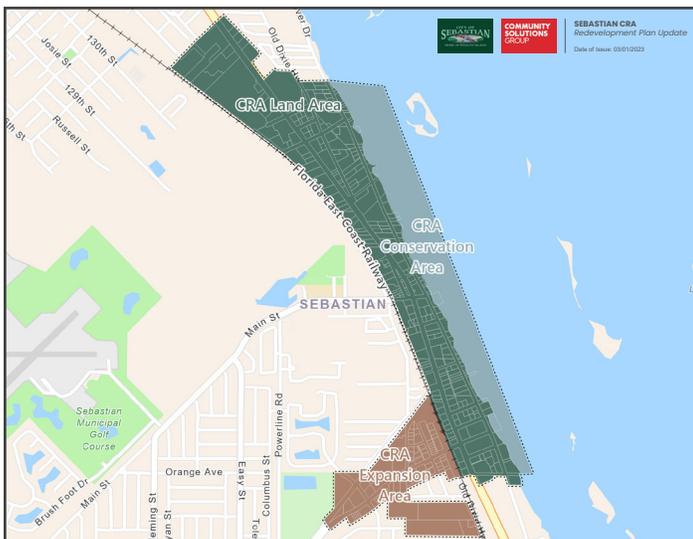
SEBASTIAN COMMUNITY SOLUTIONS GROUP SEBASTIAN CRA Redevelopment Plan Update
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EXERCISE 4
CATALYST SITES

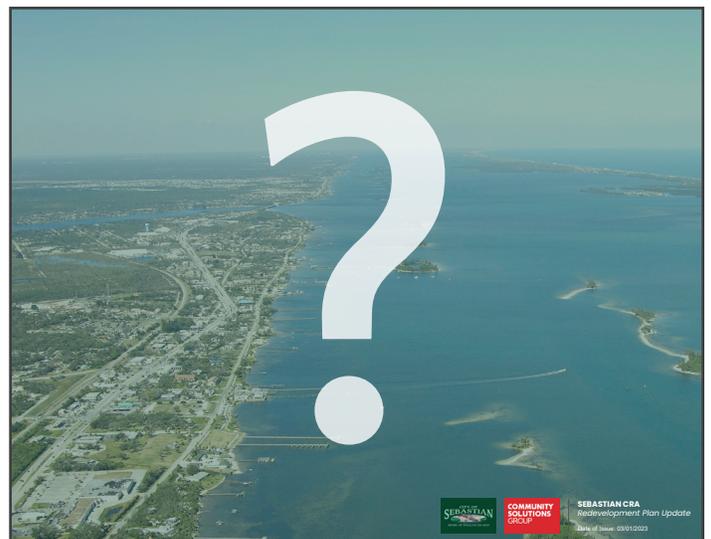
- What did you like most about the Catalyst Site conceptual design?
- What would you change about the conceptual design?



SEBASTIAN COMMUNITY SOLUTIONS GROUP SEBASTIAN CRA Redevelopment Plan Update
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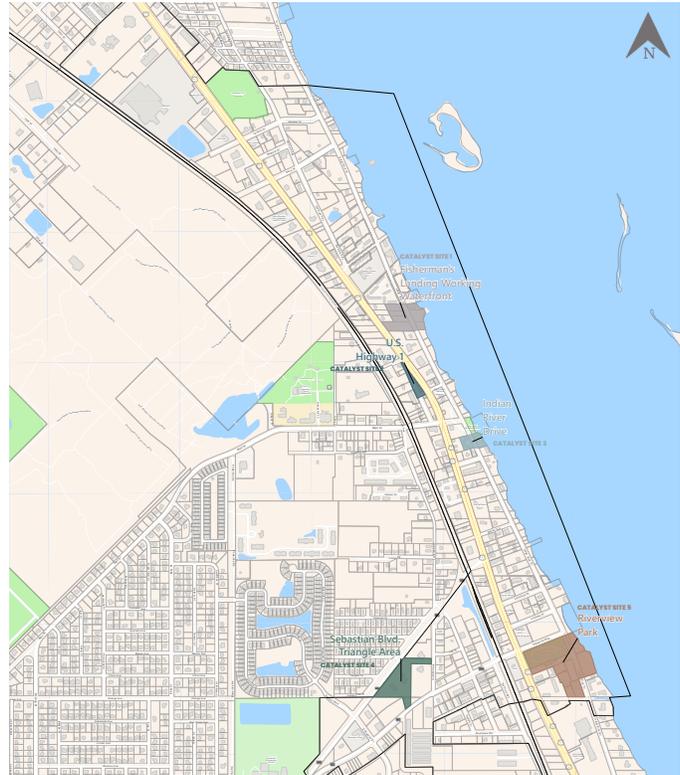
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SEBASTIAN COMMUNITY SOLUTIONS GROUP SEBASTIAN CRA Redevelopment Plan Update
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APPENDIX C: PROPOSED CATALYST SITES

CATALYST SITES



APPENDIX D: SEBASTIAN CRA PLAN UPDATE INFORMATION WEBPAGE

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CITY OF SEBASTIAN
HOME OF PELICAN ISLAND

GOVERNMENT | DEPARTMENTS | BUSINESS | SERVICES | HOW DO I... |

Area Development

Master Plan

Master Plan Update 2023

Projects

Recommendations

Sunsetting the Programs

Stan Mayfield Working Waterfront

[Home](#) / [Departments](#) / [Government](#) / [Development](#) / [Sebastian Community Redevelopment Agency](#) / Master Plan Update 2023 [View archive](#)

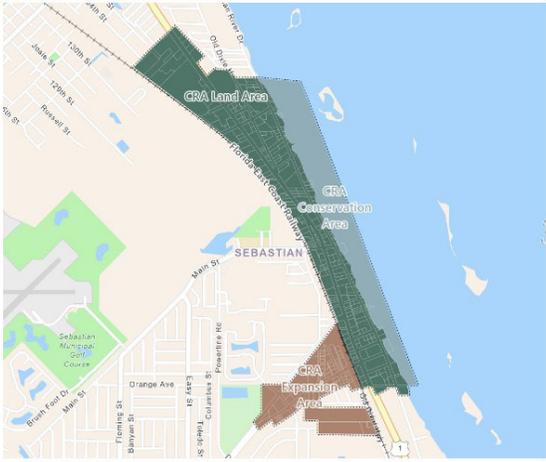
MASTER PLAN UPDATE 2023

MASTER PLAN UPDATE 2023

Welcome to the Sebastian Community Redevelopment Agency (CRA) strategic update! Here you will find opportunities to participate in community visioning to assist the project team in discovering opportunities for the Sebastian CRA of tomorrow.

Purpose

The City of Sebastian's Community Redevelopment Master Plan was originally adopted in 1995 to organize the Sebastian CRA's vision and implementation strategy. Since then, the Master Plan was updated on December 10th, 2003, to expand the Sebastian CRA area to include the adjacent 95-acre Sebastian Boulevard Triangle Area, and on October 13th, 2010, to update its recommendations and capital improvement schedule.



Today, there is a need to update the City of Sebastian's CRA Master Plan to help further the vision and aid the City and CRA in identifying sustainable strategies and opportunities for the future of its core urban area, while promoting a diverse economy and implementing economic strategies that will assist the City and CRA in defining markets, designing infrastructure projects that address growth and climate change, and capturing the City's essence in a comprehensive design. The Sebastian CRA Master Plan update is funded through a DEO Community Planning Grant.

Create a Website Account - Manage notification subscriptions, save form progress and more. Website Sign In

CITY OF SEBASTIAN
HOME OF PELICAN ISLAND

GOVERNMENT | DEPARTMENTS | BUSINESS | SERVICES | HOW DO I... |

Area Development

Master Plan

Master Plan Update 2023

Projects

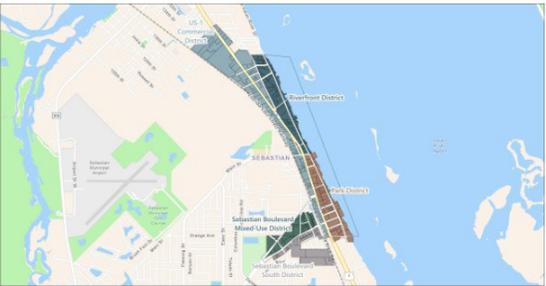
Recommendations

Sunsetting the Programs

Stan Mayfield Working Waterfront

Plan

The CRA is divided into five conceptual planning districts which are the focus of this plan update.



As part of the ongoing plan update, a Baseline Evaluation and Existing Conditions report, as well as a Market Assessment and Economic Analysis report have been prepared.

- [Sebastian CRA Existing Conditions & Baseline Evaluation](#)
- [Sebastian CRA Market Assessment & Economic Analysis](#)

The Sebastian CRA Redevelopment Team is seeking input from both residents and businesses in the Sebastian Community Redevelopment Area to identify needs in order to create a plan of action and investment that enhances the quality of life and builds community within the Sebastian CRA.

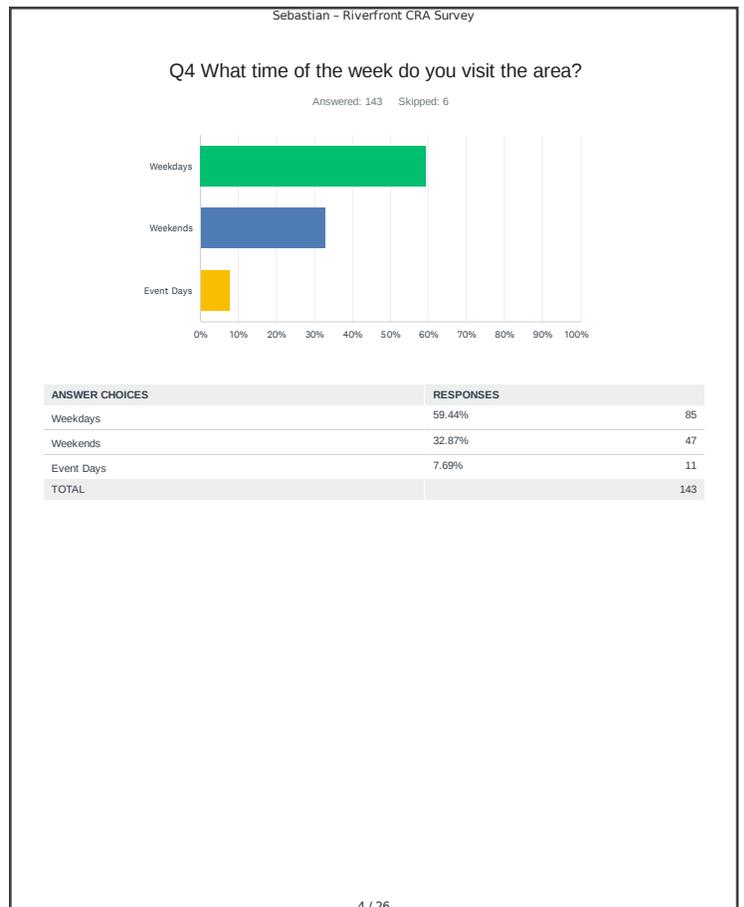
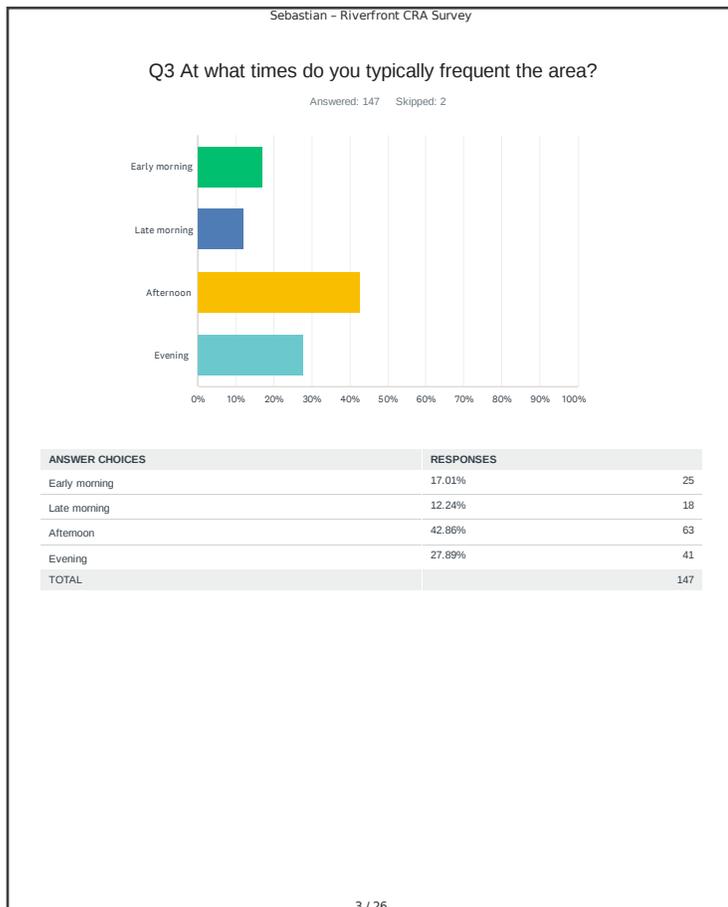
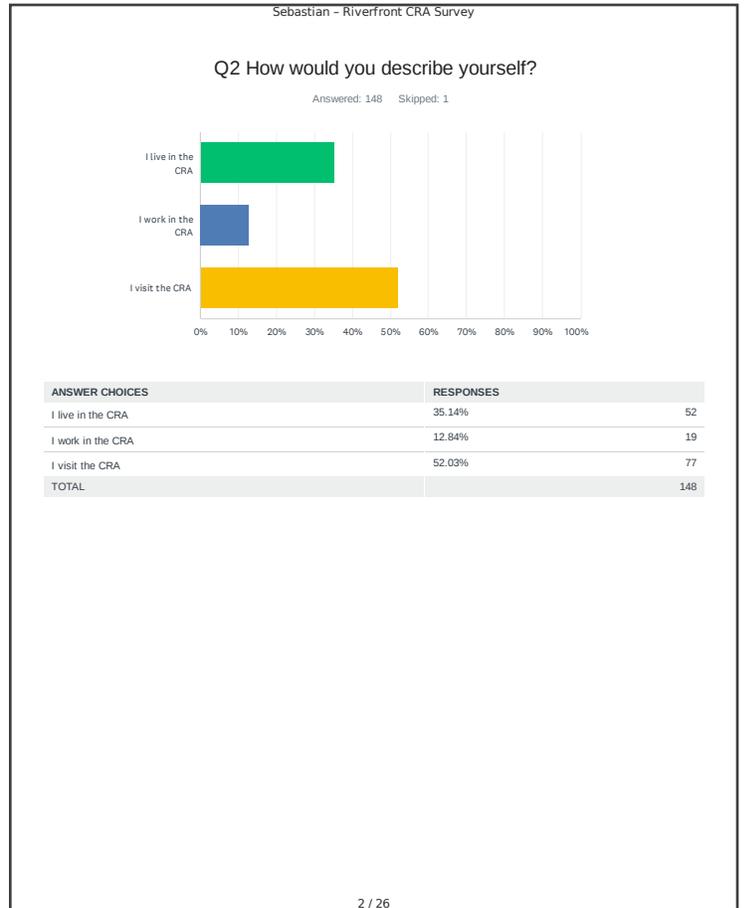
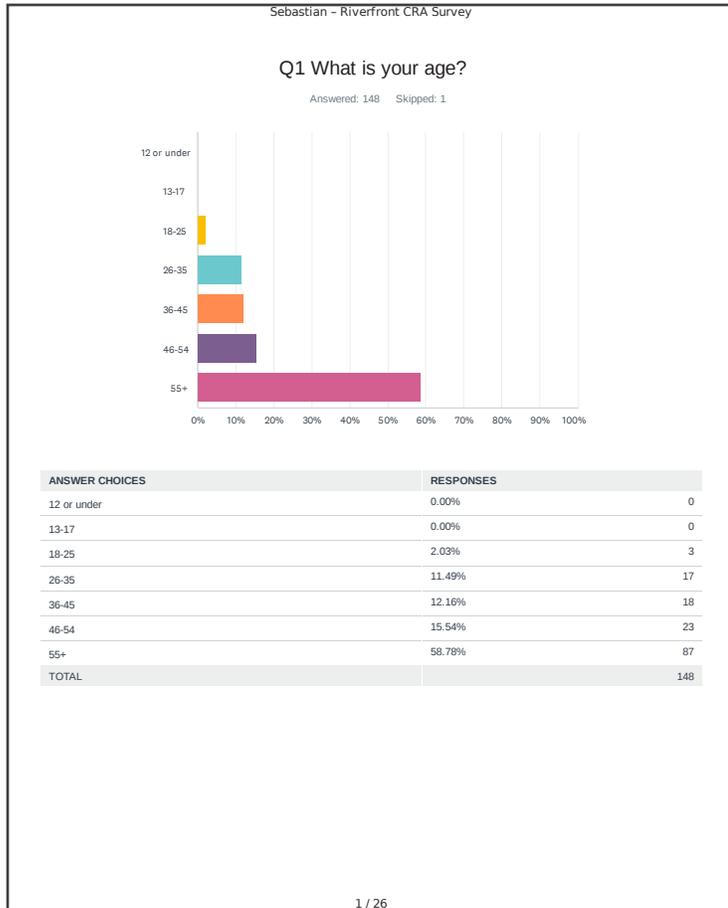
Process

The project team is seeking input from the community through public engagement activities—the public input session is scheduled for March 1st, 2023 from 11AM-1PM and 5PM-7PM—as well as a community survey that highlights key issues, catalyst sites for development/redevelopment, potential projects and programs, and community themes within the Sebastian CRA.

- [Click to participate in the Sebastian CRA Community Input Survey](#)
- [Sebastian CRA Public Input Flyer](#)

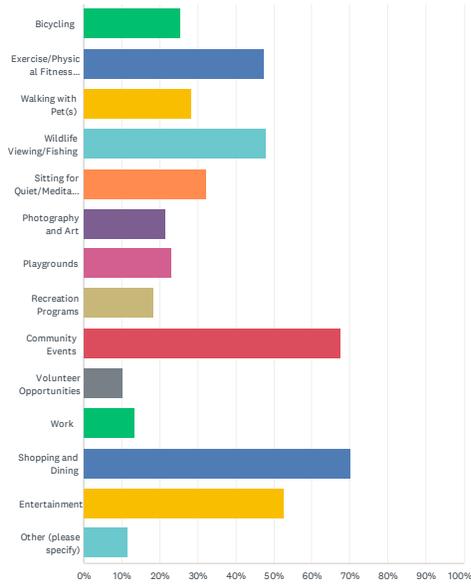
For more information, please call (772) 388-8228 or visit <https://www.cityofsebastian.org/248/Sebastian-Community-Redevelopment-Agency>

APPENDIX E: COMMUNITY SURVEY RESULTS



**Q5 Which activities do you typically participate in when visiting the CRA?
Select all that apply.**

Answered: 148 Skipped: 1

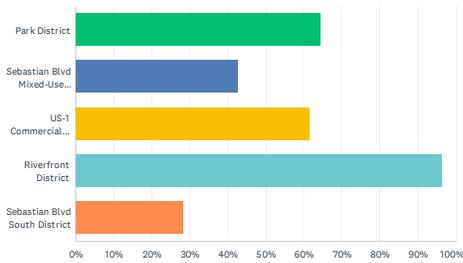


ANSWER CHOICES	RESPONSES
Bicycling	25.68% 38
Exercise/Physical Fitness (Running, Walking, etc.)	47.30% 70
Walking with Pet(s)	28.38% 42
Wildlife Viewing/Fishing	47.97% 71
Sitting for Quiet/Meditation	32.43% 48
Photography and Art	21.62% 32
Playgrounds	22.97% 34
Recreation Programs	18.24% 27
Community Events	67.57% 100
Volunteer Opportunities	10.14% 15
Work	13.51% 20
Shopping and Dining	70.27% 104
Entertainment	52.70% 78
Other (please specify)	11.49% 17
Total Respondents: 148	

#	OTHER (PLEASE SPECIFY)	DATE
1	Boat Ramps	2/25/2023 8:09 PM
2	I don't. Generally everything is closed.	2/25/2023 7:44 PM
3	Boating	2/24/2023 7:34 PM
4	Boating	2/24/2023 4:34 AM
5	Pretty much a little of all. I am a local realtor	2/23/2023 8:03 PM
6	My home	2/23/2023 7:59 PM
7	Paddle Boarding	2/23/2023 7:26 AM
8	boat ramp	2/21/2023 7:25 PM
9	boating	2/20/2023 2:03 PM
10	It's shocking to me how the council is selling river property to developers. SHAME on you all.	2/20/2023 1:34 PM
11	Fishing, boating	2/18/2023 5:16 PM
12	We walk every morning from the park to Kregels fruit stand and back picking up trash. It's ridiculous. No one cleans up on the Waterfront. It is full of trash every morning.	2/18/2023 2:23 PM
13	Living	2/18/2023 11:18 AM
14	Driving to my office	2/18/2023 9:37 AM
15	Live and do all things here	2/17/2023 5:20 PM
16	None	2/17/2023 5:16 PM
17	E	2/17/2023 2:13 PM

Q6 Are you aware that the CRA has different districts? Please select all the ones you recognize.

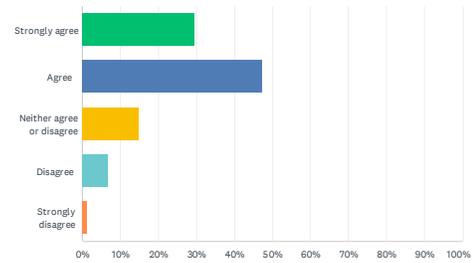
Answered: 141 Skipped: 8



ANSWER CHOICES	RESPONSES
Park District	64.54% 91
Sebastian Blvd Mixed-Use District	42.55% 60
US-1 Commercial District	61.70% 87
Riverfront District	96.45% 136
Sebastian Blvd South District	28.37% 40
Total Respondents: 141	

Q7 How much do you agree with the following statement? The Sebastian Riverfront CRA needs improvement.

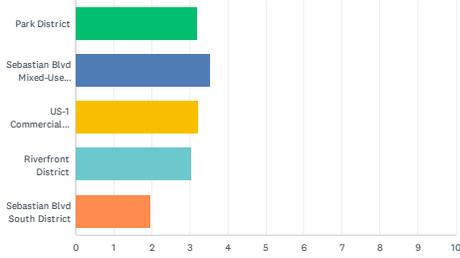
Answered: 148 Skipped: 1



ANSWER CHOICES	RESPONSES	
Strongly agree	29.73% 44	
Agree	47.30% 70	
Neither agree or disagree	14.86% 22	
Disagree	6.76% 10	
Strongly disagree	1.35% 2	
TOTAL		148

Q8 Which areas need more improvement? Please rank the districts below by improvement needs, 1 being the one that needs the most improvements and 5 the one that needs the least.

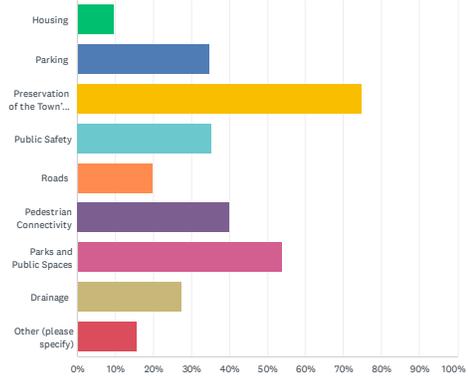
Answered: 140 Skipped: 9



	1	2	3	4	5	TOTAL	SCORE
Park District	20.00% 28	24.29% 34	23.57% 33	19.29% 27	12.86% 18	140	3.19
Sebastian Blvd Mixed-Use District	29.29% 41	25.71% 36	23.57% 33	13.57% 19	7.86% 11	140	3.55
US-1 Commercial District	20.00% 28	21.43% 30	27.86% 39	22.14% 31	8.57% 12	140	3.22
Riverfront District	25.00% 35	16.43% 23	15.71% 22	24.29% 34	18.57% 26	140	3.05
Sebastian Blvd South District	5.71% 8	12.14% 17	9.29% 13	20.71% 29	52.14% 73	140	1.99

Q9 What local elements within the CRA would you say are the highest priorities for you? Select all that apply.

Answered: 147 Skipped: 2



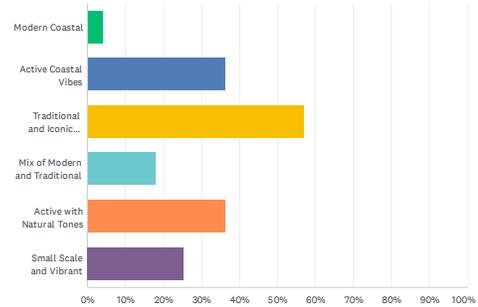
ANSWER CHOICES	RESPONSES
Housing	14
Parking	51
Preservation of the Town's Character	110
Public Safety	52
Roads	29
Pedestrian Connectivity	59
Parks and Public Spaces	79
Drainage	40
Other (please specify)	23
Total Respondents: 147	

#	OTHER (PLEASE SPECIFY)	DATE
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1	No matter what. Earth health must be number one priority. Not a side-note.	3/1/2023 12:44 PM
2	Restaurants that dont close at 11PM.	2/25/2023 7:44 PM
3	Thank you	2/24/2023 2:55 PM
4	Make more inclusive and adaptive playgrounds	2/24/2023 9:56 AM
5	Wildlife preservation easements & less homes.	2/24/2023 7:03 AM
6	Keeping everything small and as original as possible. Not filling it up with overpriced housing that destroys our river.	2/24/2023 6:37 AM
7	Need speed bumps or walk across at butchers just like Hiram's	2/23/2023 7:59 PM
8	New Businesses	2/23/2023 7:59 PM
9	Businesses	2/23/2023 7:53 PM
10	Better road planning and less housing developments	2/22/2023 7:59 AM
11	boat ramps	2/21/2023 7:25 PM
12	Affordable In City Housing within walking distance	2/21/2023 12:24 PM
13	Entertainment and dining.	2/20/2023 9:46 PM
14	Cleaning and keeping clean, the lagoon. Environmental projects are great. STOP selling our riverfront for development	2/20/2023 1:34 PM
15	More options and a better car wash	2/19/2023 6:38 PM
16	Playgrounds	2/18/2023 11:12 PM
17	Keep it a hidden gem and keep it affordable. Don't change it to be like everywhere else. Sebastian is peaceful and very special.	2/18/2023 5:16 PM
18	It is a shame that a wonderful park down on the river is in such a mess. Trash everywhere. Homeless people there as well. There is still storm debris everywhere since the hurricane. If you go South or to the west coast you will not find a nicer area. Ours is not crowded yet but it is falling apart. I hope there are not 3 and 4 story condos going to go up next but would not be surprised. They let Archies and Hurricane Harbor disintegrate.	2/18/2023 2:23 PM
19	Sewer	2/18/2023 11:18 AM
20	Why doesnt the city make the builders fix the sales before they sign off on them?	2/17/2023 11:15 PM
21	Boat ramp	2/17/2023 9:35 PM
22	.	2/17/2023 5:20 PM
23	set aside green space, discontinue build outs	2/17/2023 3:39 PM

Q10 A major initiative for the Sebastian CRA is promoting the community character as "Old Florida Fishing Village". When you hear the term "Fishing Village", which of the following images would you say describe the preferred character of the community? Select the two (2) that best apply.

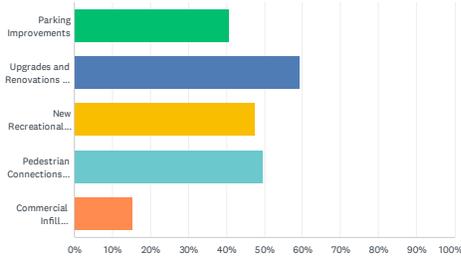
Answered: 146 Skipped: 3



ANSWER CHOICES	RESPONSES
Modern Coastal	6
Active Coastal Vibes	53
Traditional and Iconic Elements	83
Mix of Modern and Traditional	26
Active with Natural Tones	53
Small Scale and Vibrant	37
Total Respondents: 146	

Q11 What would you like to see as major projects within the Park District? Select all that apply.

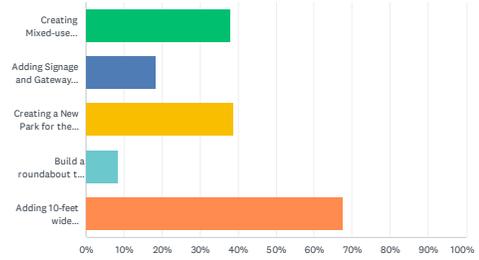
Answered: 145 Skipped: 4



ANSWER CHOICES	RESPONSES
Parking Improvements	40.69% 59
Upgrades and Renovations to Riverview Park	59.31% 86
New Recreational Piers	47.59% 69
Pedestrian Connections throughout the District	49.66% 72
Commercial Infill Development adjacent to Riverview Park	15.17% 22
Total Respondents: 145	

Q12 What would you like to see as major projects within the Sebastian Blvd. Mixed-Use District? Select all that apply.

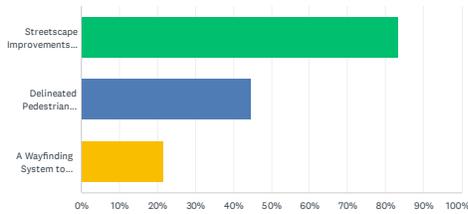
Answered: 142 Skipped: 7



ANSWER CHOICES	RESPONSES
Creating Mixed-use Commercial Areas	38.03% 54
Adding Signage and Gateway Markers	18.31% 26
Creating a New Park for the District	38.73% 55
Build a roundabout to create a focal point and connection to South Wimbrow Drive	8.45% 12
Adding 10-foot wide walk/bikeway and large shade trees in the area	67.61% 96
Total Respondents: 142	

Q13 What would you like to see as major projects within the US-1 Commercial District? Select all that apply.

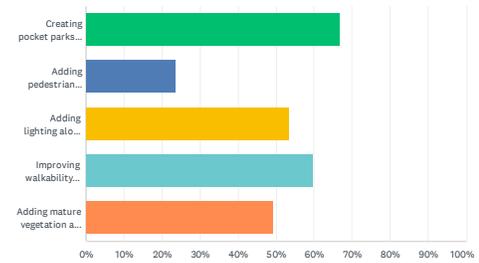
Answered: 139 Skipped: 10



ANSWER CHOICES	RESPONSES
Streetscape Improvements (lighting, median enhancements, bury utility lines) throughout US-1	83.45% 116
Delineated Pedestrian Crossways along US-1	44.60% 62
A Wayfinding System to direct visitors from US-1 to main destinations	21.58% 30
Total Respondents: 139	

Q14 What would you like to see as major projects within the Riverfront District? Select all that apply.

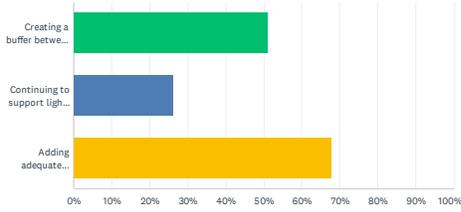
Answered: 144 Skipped: 5



ANSWER CHOICES	RESPONSES
Creating pocket parks, wildlife observation areas and seating opportunities along the east side of Indian River Drive	66.67% 96
Adding pedestrian kiosks to advertise upcoming events, local businesses, and recreation opportunities	23.61% 34
Adding lighting along sidewalks to support evening use of recreation facilities	53.47% 77
Improving walkability through bicycle and pedestrian paths along the roadway	59.72% 86
Adding mature vegetation and trees throughout pedestrian paths to create continuous shade	49.31% 71
Total Respondents: 144	

Q15 What would you like to see as major projects within the Sebastian Blvd. South District? Select all that apply.

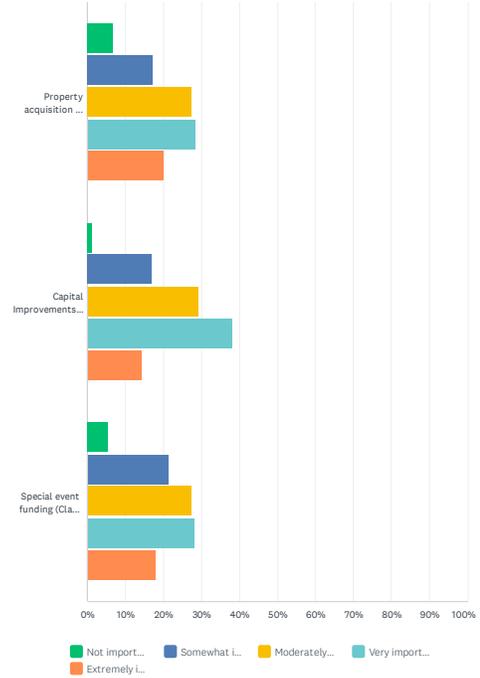
Answered: 137 Skipped: 12



ANSWER CHOICES	RESPONSES
Creating a buffer between housing and industrial/commercial uses properties.	51.09% 70
Continuing to support light industrial and heavy commercial use in the district.	26.28% 36
Adding adequate setbacks and vegetative landscaping to create a boundary from Sebastian Blvd Mixed-use district.	67.88% 93
Total Respondents: 137	

Q16 From the following list of projects within the Sebastian CRA, which are of most importance to you?

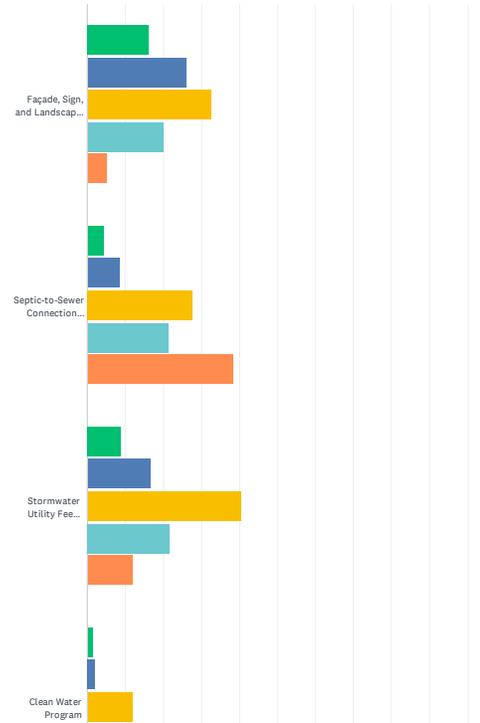
Answered: 147 Skipped: 2

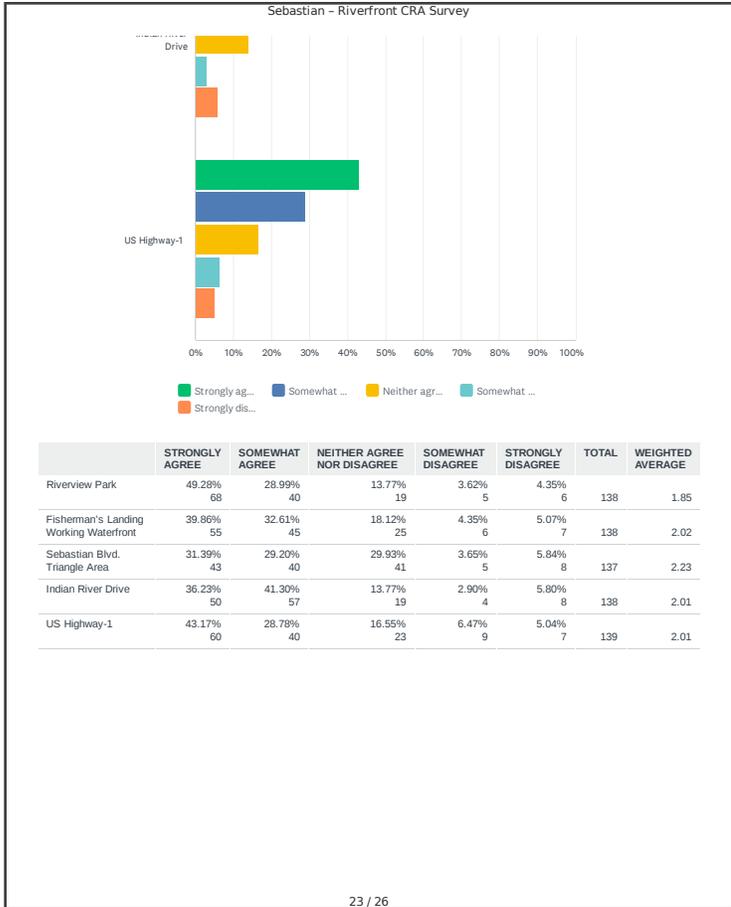
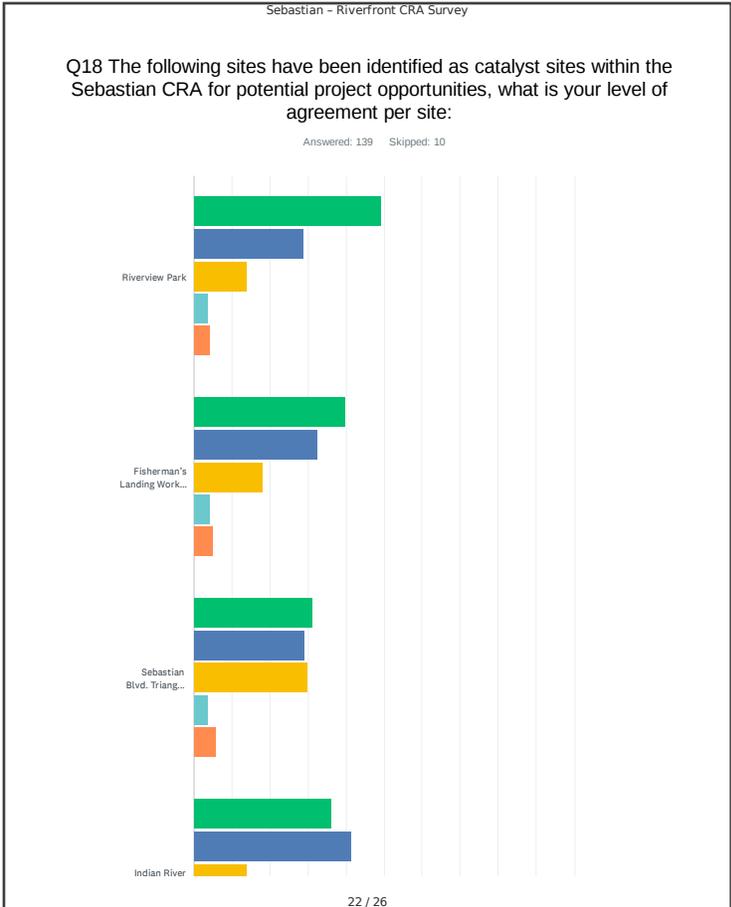
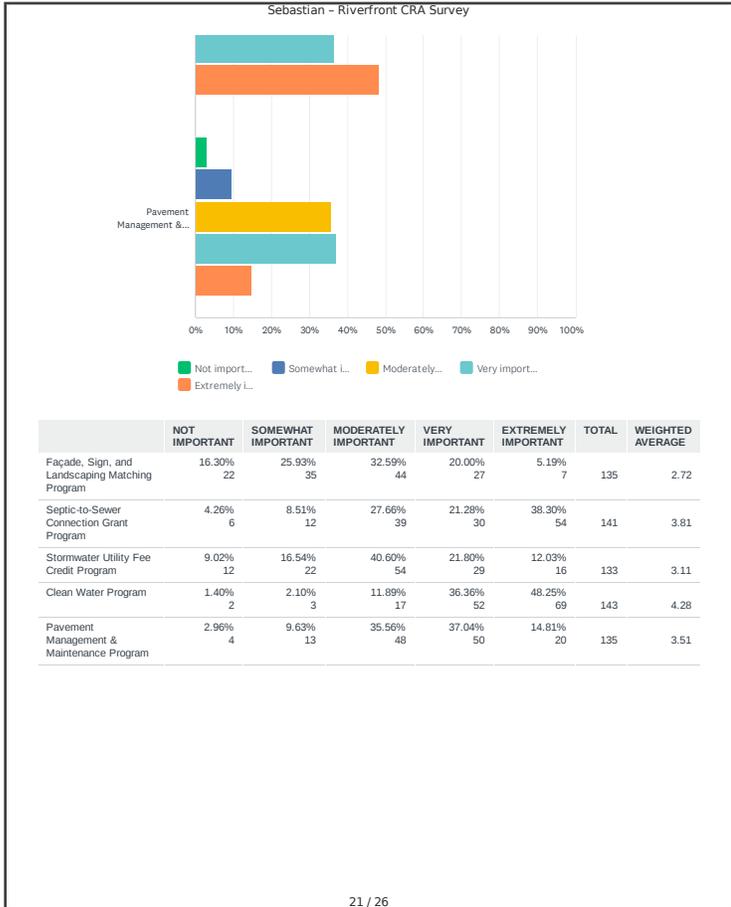


	NOT IMPORTANT	SOMEWHAT IMPORTANT	MODERATELY IMPORTANT	VERY IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Property acquisition and revitalization (working waterfront)	6.90% 10	17.24% 25	27.59% 40	28.28% 41	20.00% 29	145	3.37
Capital Improvements (parking and shoreline)	1.36% 2	17.01% 25	29.25% 43	38.10% 56	14.29% 21	147	3.47
Special event funding (Clam Bake festival, Fine Arts Festival, concerts in the park, etc.)	5.48% 8	21.23% 31	27.40% 40	28.08% 41	17.81% 26	146	3.32

Q17 From the following list of programs within the Sebastian CRA, which are of most importance to you?

Answered: 145 Skipped: 4





Sebastian - Riverfront CRA Survey

Q19 Please provide additional comments or remarks.

Answered: 38 Skipped: 111

#	RESPONSES	DATE
1	City of Sebastian works incredibly hard to make this a better place to live!	3/1/2023 5:39 PM
2	Please fund the septic to sewer program	3/1/2023 3:07 PM
3	Sebastian is special because of the lagoon, dolphins, the nature, birds, foxes, owls, wild boars! and stargazing at night. As we grow as a city, lets find the ways to grow while keeping this special gift of a city we have been given. We are the only hope. It is totally possible!	3/1/2023 12:44 PM
4	US 1 is an important factor for setting the tone for Sebastian since it is the main through fare. We need at least one area along US 1, probably near Main Street and south of main to the park, which truly represents the theme of Sebastian. Many people just drive through at high speeds and do not stop to experience the river front or shopping for instance. We need a hook along US1 to encourage them to stop. Also US1 is dangerous with all the required U-turns and speeds should be slowed. We definitely need more pedestrian walkways to connect west side US1 to east side River district.	2/27/2023 7:54 AM
5	Better access to the commercial properties along US 1 and not so many U-turns to get to business. Clean up of commercial properties along US 1 set US 1 Façade standards and signage.	2/25/2023 3:41 PM
6	We need more kid friendly planning in our area. Recommend an area for food trucks along the river. There can be a small building that serves craft brews or other beverages and all food is food trucks. Can have outdoor seating with turf and pet friendly with live music. That would be a great spot to visit. More bike paths specially along Roseland area it's a dangerous road.	2/25/2023 6:32 AM
7	I love Sebastian I would like to keep it a small town I think that it needs a stronger push on its nature and conservation as well as something for youth to do.	2/24/2023 2:55 PM
8	While cleaning up the river front, but at the same time keeping it as old town Sebastian as possible. I would really hate to see Sebastian become overrun with too much commercialism.	2/24/2023 10:34 AM
9	PLEASE DO SOMETHING ABOUT THE TRASHY APPEARANCE OF "NO NAME BAR/ TIME OUT" if you're going to force small businesses off of us1 because they don't meet a "certain criteria" then this eye sore shouldn't be allowed either.	2/24/2023 7:03 AM
10	Stop. Bring back the old Town feel and more people will enjoy it. Trying to make everything modern and bigger.	2/24/2023 6:37 AM
11	Questions 1, 2, 3, should be chose all that apply, as several of the choices would have been chosen for me. I visit the waterfront many different times of days on the weekend and weekdays. And I work and play there.	2/24/2023 4:34 AM
12	We need improvements to pedestrian and bicycle infrastructure badly to connect all of these spaces. The goal of new developments at the river should be disability-accessible pedestrian infrastructure that allows more people to enjoy the area. New dense housing solutions with a focus on walkable access to the riverfront is key to the success of these areas in order to revitalize and gain revenue. The US1 sites must be accessible by foot or bicycle as a priority. There should be a large focus on the safety of these new pedestrian/bike infrastructure projects. Car-centric ideas have isolated our riverfront and brought us to this point. We need heavy focus on disability-accessible pedestrian and bicycle infrastructure.	2/23/2023 11:38 PM
13	No more storage facilities or Dollar Stores. Sebastian is becoming tacky and commercial. We need more opportunities for small business owners and locals. How about a permanent open space for local food trucks. Nice landscaping, picnic tables.....keep Sebastian small. No more car washes either.	2/23/2023 10:23 PM
14	Great survey	2/23/2023 8:28 PM
15	Traffic is to fast on Indian river dr especially on north end. Needs crossing areas and speed	2/23/2023 7:59 PM

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