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*F e l l s m e r e*



*Jason Nunemaker, City Manager*

10/29/09

*The Art of  
Redevelopment Practice*

# *Healthy Community*

- Background – Fellsmere Context
- What is a *Healthy Fellsmere*?
- HB-697
- Health Department Partnership
- Public Participation
- Outcomes

# *Background*

- Pop. @5,000
- Northwest Indian River County
- 42 Sq. Miles
- Diversity
- FCRA est. 12/05, exp. 12/09\*
- Pending Comp Plan Amendments



# *What is a Healthy Fellsmere*

- Individual
  - Physical, Mental, Financial, Spiritual
- Community
  - Support Systems, Social Networks, Norms
- Built Environment
  - Transit, Recreation, Utilities, FLUE



# *HB 697*

- Community Health is now a fundamental part of your comp plan.
- Goals are reduced VMT and GHG
- Solutions:
  - TOD
  - Mixed Use
  - Density
  - Alternatives to Concurrency
  - Strategic Conservation

<http://www.dca.state.fl.us/fdcp/dcp/Legislation/2008/Files/LocalLandUseGHGPresentation.pdf>

# *Fellsmere & HB 697*

- Complete revamp of Comp Plan
- Min Densities
- Multimodal emphasis
- Livable Roadways
- Strategic Conservation
- Expansion of CRA

Still trying...



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# *Health Department*

- Spontaneous Collaboration
- Leveraging Resources
- Sharing Resources
- Third Party Perspective
- Grounded Approach

# *Public Participation*

*(All CRA Sponsored)*

- Your Town (NEA)
  - <http://www.yourtowndesign.org/>
- Sustainable Design Assessment Team (SDAT) AIA
  - [http://www.aia.org/liv\\_sdat\\_cities](http://www.aia.org/liv_sdat_cities)
- Protocols for Assessing Community Excellence in Environmental Health (PACE-EH)
  - [http://www.doh.state.fl.us/ENVIRONMENT/programs/PACE-EH/PACE-EH\\_Indian\\_River.htm](http://www.doh.state.fl.us/ENVIRONMENT/programs/PACE-EH/PACE-EH_Indian_River.htm)

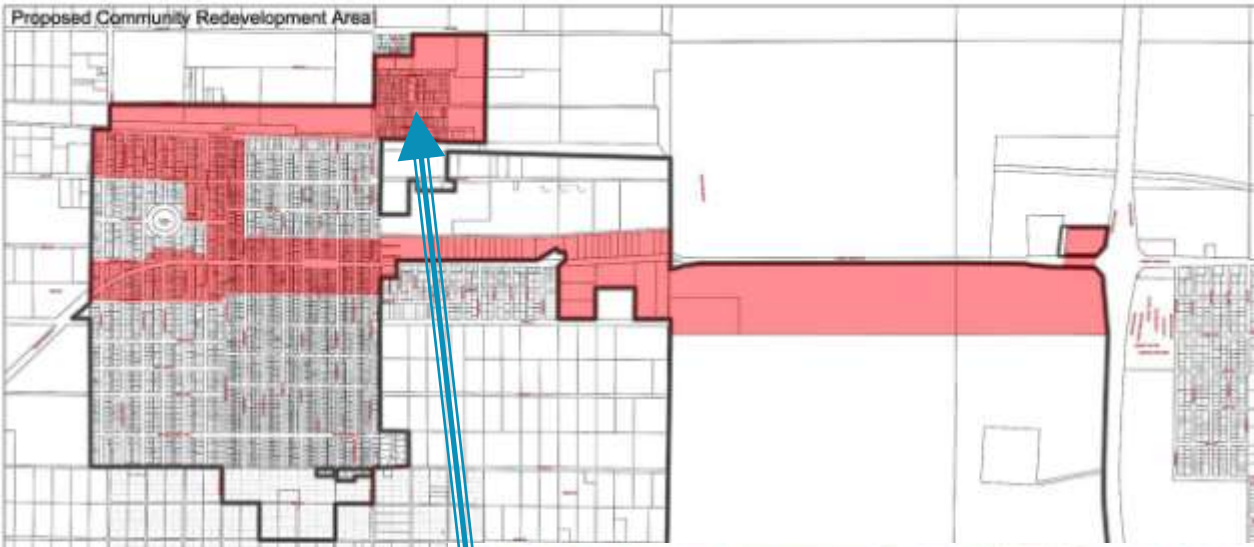




# *Hall Carter James*

- Historic African American Mixed Use Neighborhood
- At Risk
- Perception & Reality
- Whose hierarchy of needs?

Proposed Community Redevelopment Area



CITY OF FELLSMERE

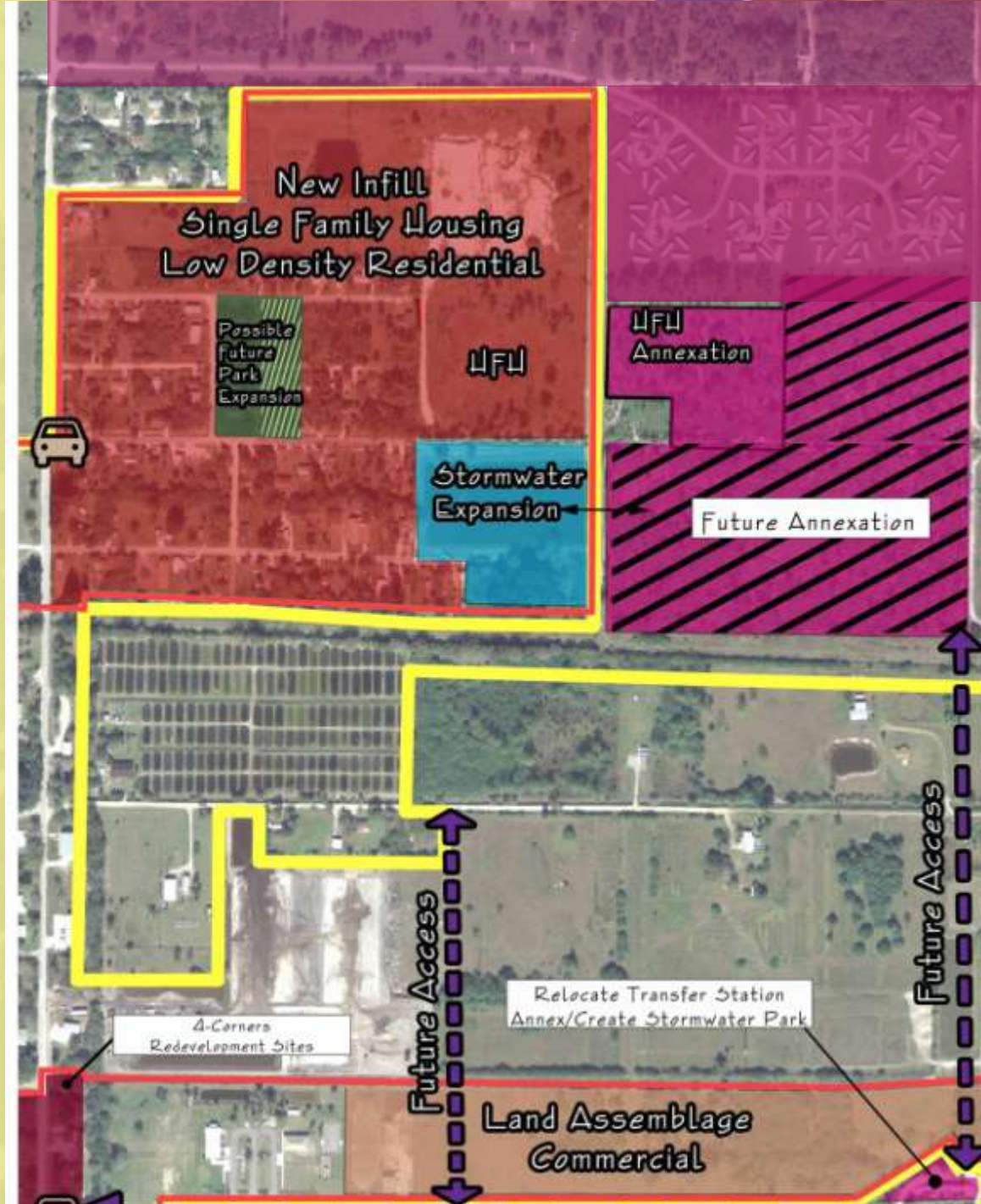


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- HFH-70 LOTS
- FAÇADE GRANTS
- GRANT PARK
- ROAD PAVING
- STORMWATER PARKS





# *PACE EH*

## *Resident Identified Issues*

- 1. Lack of Housing Choices
- 2. Transportation
- 3. Neighborhood Lighting
- 4. Lack of Business Opportunity
- 5. Expanding Community Parks
- 6. Safety
- 7. Deserted Buildings and/or Cars
- 8. Access to Health Care
- 9. Sewage and Sludge Disposal
- 10. Meeting Basic Needs



# *PACE-EH/SDAT*



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# *Your Town*

- The Next Level
- Livable Roads
- Livable Design
- Public Design



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# *Outcomes*

- Buy-In
- Transit
- Infrastructure Improvements
- Recreation/Conservation
- Comp Plan/Zoning
- Alternative Energy

# *Transportation*

- GoLine
  - 2005 No Mass Transit
  - 2008 5 Days/Week
  - 2013 7 Days/Week
- Now Services HCJ
- Bus Stops



# *Façade Grants*

- Commercial (8, \$40k)
- Residential (5, \$12.5k) (suspended)
- Infrastructure (created)





# *Incentives*

- Height Bonus



# *Incentives*

- Administrative Review



- Targeted CRA Expansion

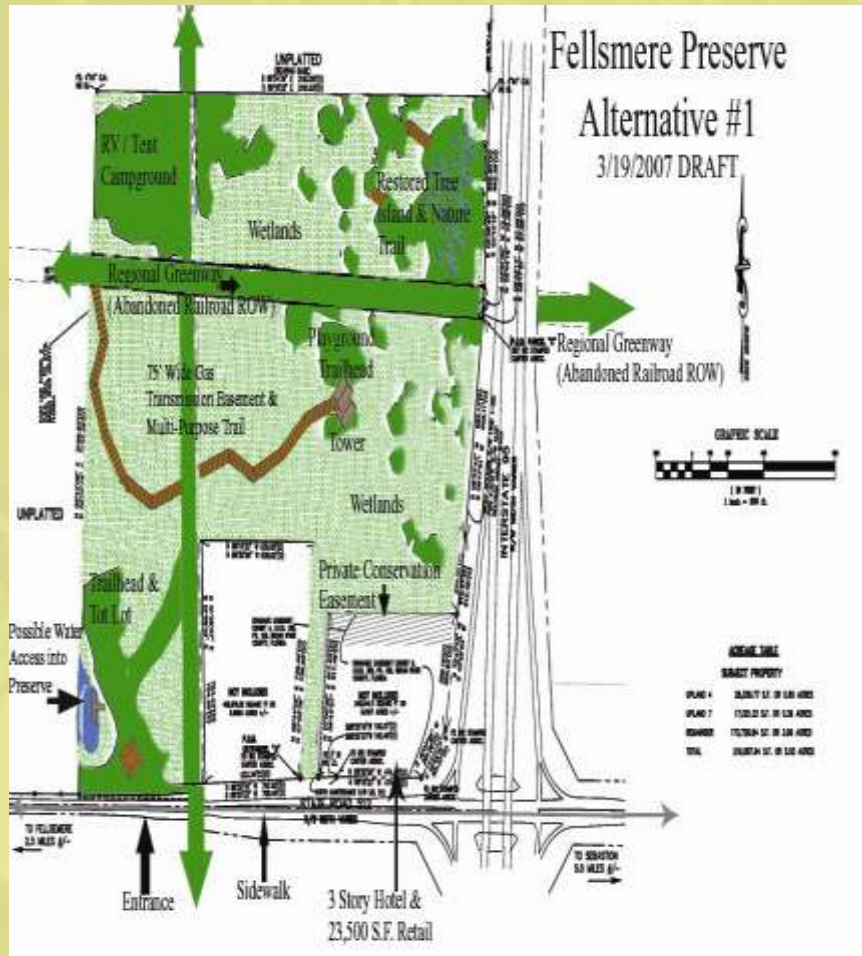
# *Conservation/Recreation*

- North County Greenway
- FCT Acquisition
- Annexation/Development Extractions
- Connecting the Resources
- JPA with Palm Bay





# Conservation/Recreation





# Conservation/Recreation



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*Thank you*

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