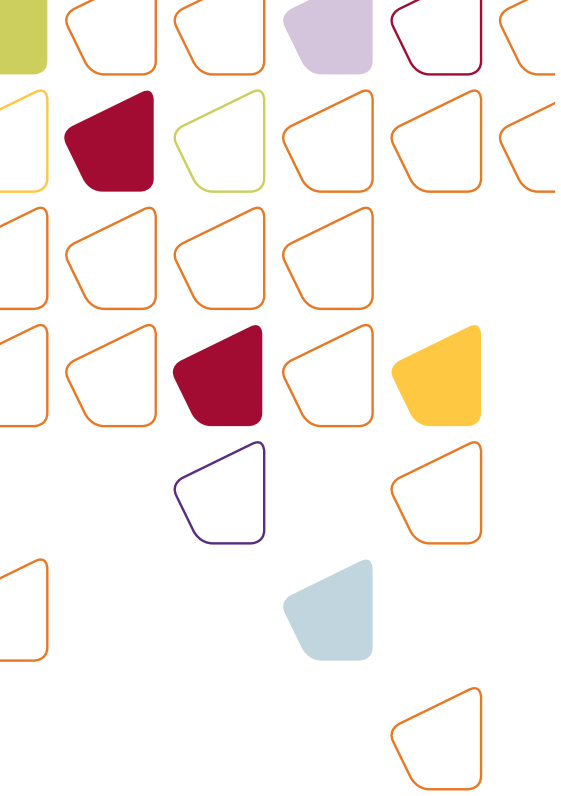




THE TOWN OF
INDIAN RIVER SHORES

OUR STORMWATER SYSTEM

NPDES MS4 STORMWATER PROGRAM



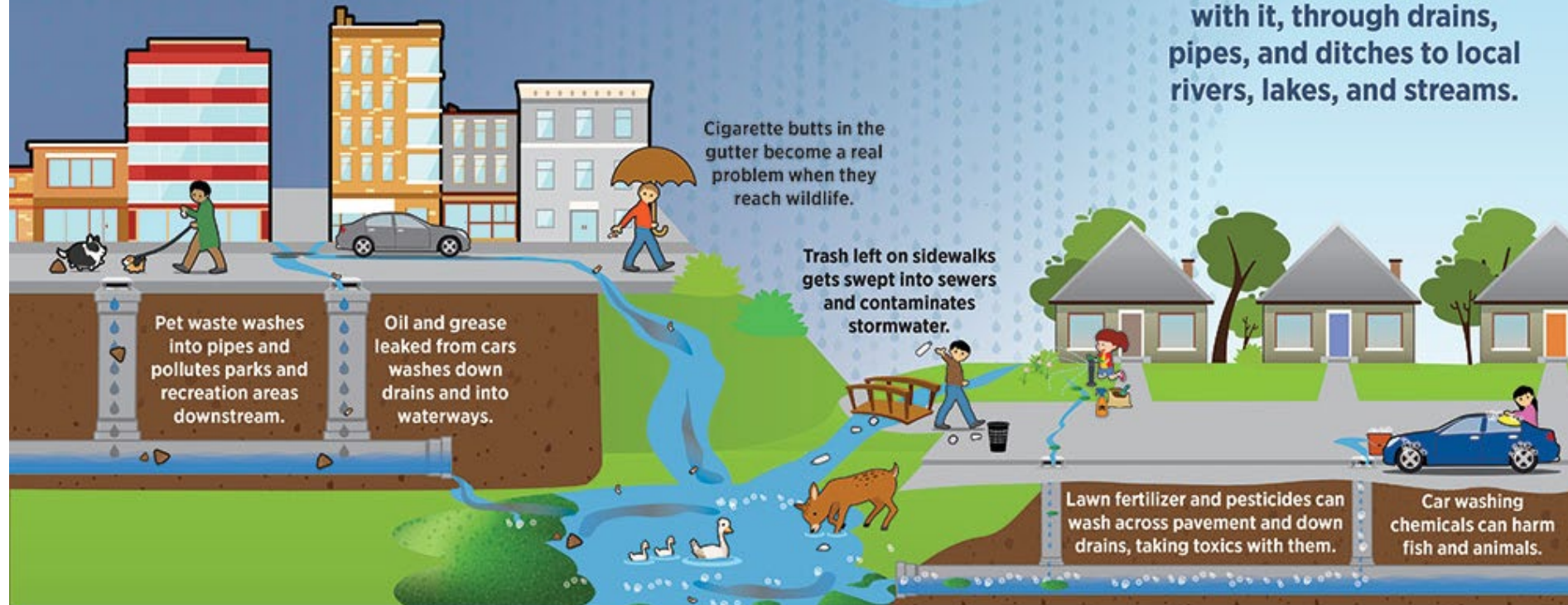
PURPOSE

HELP THE TOWN
COMPLY WITH ITS
STORMWATER
MANAGEMENT
PERMIT
REQUIREMENTS

- EDUCATE STAFF AND THE PUBLIC ABOUT STORMWATER
- EXPLAIN HOW THE TOWN'S STORMWATER SYSTEM OPERATES
- DEMONSTRATE HOW TO IDENTIFY ILLICIT DISCHARGES

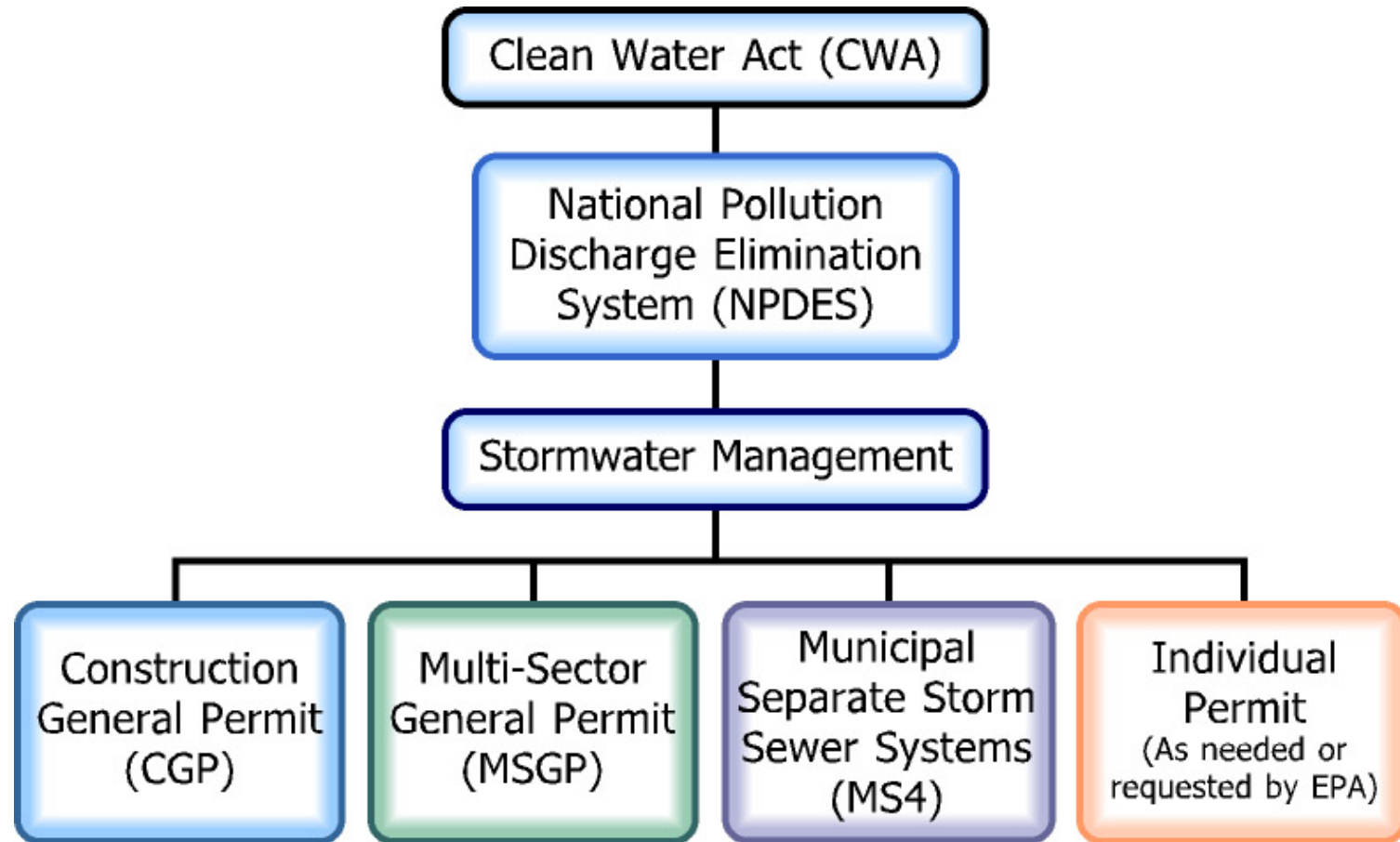
Stormwater: Where It Flows, Everything Goes

When it rains, snows, or sleet, water hits hard surfaces and takes anything on that surface with it, through drains, pipes, and ditches to local rivers, lakes, and streams.



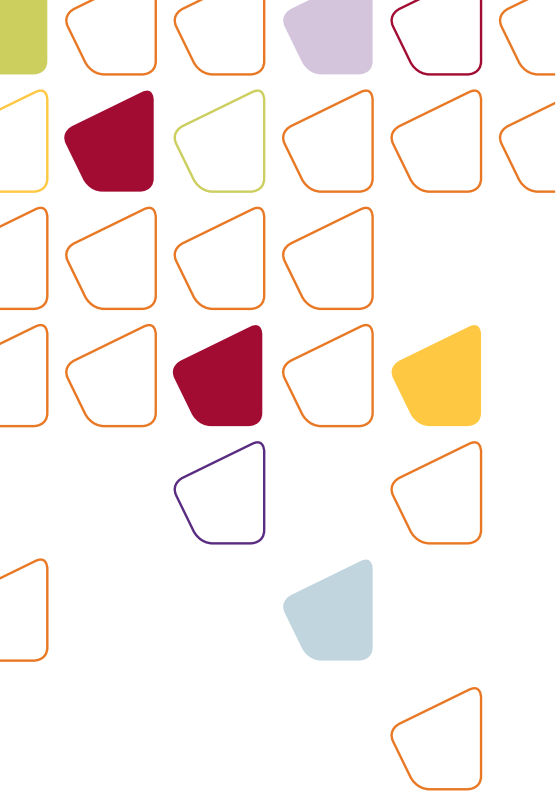
Where Stormwater Flows, Everything Goes





NPDES MS4 PERMIT

- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM- NPDES
 - ✓ AIMS TO MINIMIZE STORMWATER POLLUTANTS
 - ✓ USES EDUCATION, RULES, POLICIES, AND INSPECTIONS
 - ✓ PROTECTS THE HEALTH OF OUR WATERS AND AIMS TO RESTORE IMPAIRED ONES
- REQUIRED BY FEDERAL AND STATE STATUTES
- MUNICIPAL SEPARATE STORM SEWER SYSTEM- MS4



WHAT IS MS4

MUNICIPAL SEPARATE
STORM SEWER SYSTEM

IT IS YOUR “MASTER DRAINAGE SYSTEM”
THE “SYSTEM” INCLUDES-

- ROADWAY INLETS
- CATCH BASINS
- SWALES
- PONDS
- SOLID/PERFORATED PIPES

STORMWATER IS CONVEYED TO LAKES,
RIVERS, LAGOONS, OCEAN, ETC

TOWN HAS LEGAL AUTHORITY TO
IMPLEMENT MS4

Storm Drains:

Untreated Runoff

Stormwater and irrigation runoff carry pollution through the storm drain system to our waterways untreated.

Sewer System:

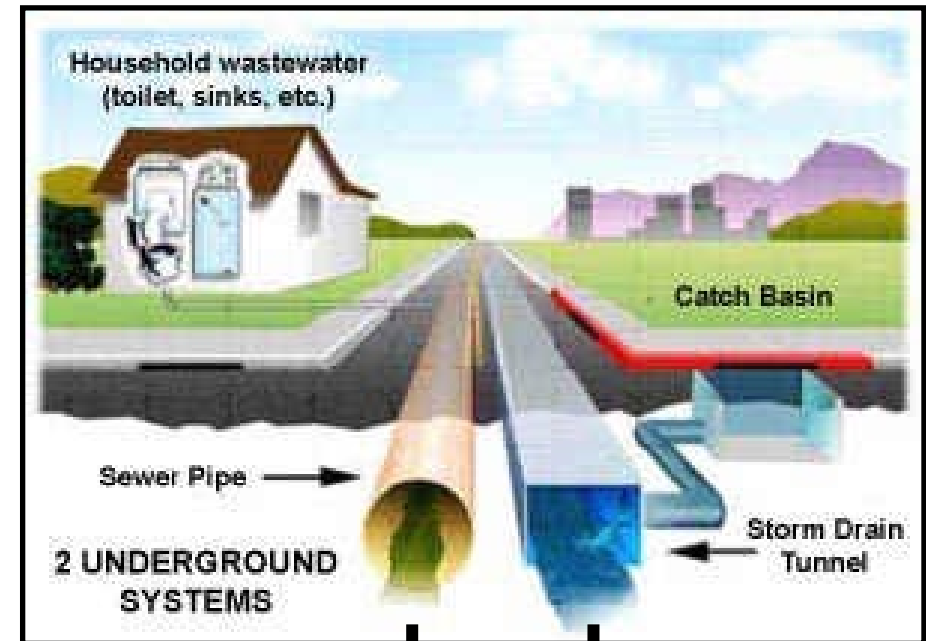
Treated Wastewater

The sanitary sewer system treats wastewater from sinks, showers, and toilets but does not clean stormwater or runoff.



HOW DOES STORMWATER REACHES SURFACE WATER?

- SANITARY SEWER
- STORM SEWER



WASTEWATER PLANT

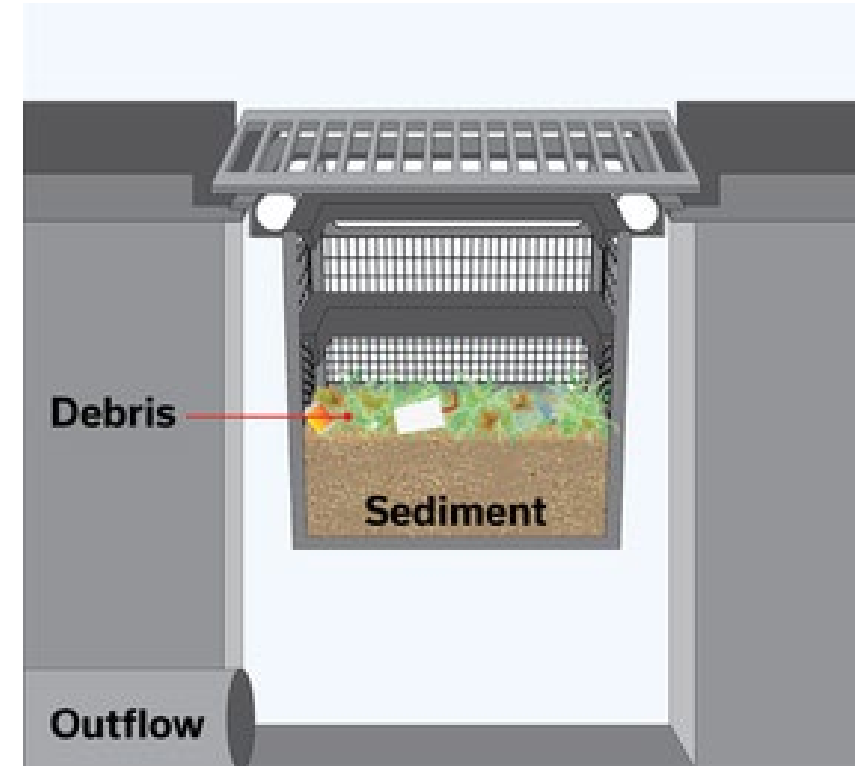
WATER BODIES



BEST MANAGEMENT PRACTICES- BMPS

- THE IMPLEMENTATION OF “BEST MANAGEMENT PRACTICES” (BMPS) ARE IMPORTANT TO HELP CONTROL AND REDUCE POLLUTANTS FROM ENTERING OUR STORMWATER SYSTEM
- HERE ARE SOME OF THE BEST MANAGEMENT PRACTICES THE TOWN RELIES ON:

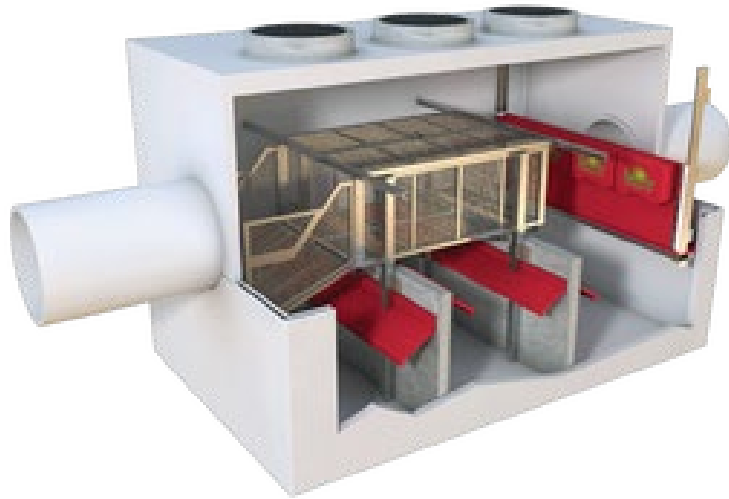
FILTER BASKET



- THE TOWN HAS INSTALLED FILTER BASKETS ON THE INLET STRUCTURES ALONG OLD WINTER BEACH ROAD

- FILTER BASKETS COLLECT DEBRIS AND SEDIMENT AND PREVENT IT FROM ENTERING THE STORMWATER SYSTEM

BAFFLE BOX



- THE TOWN INSTALLED A
BAFFLE BOX AT INDIAN LANE

ILLICIT DISCHARGES ARE:

- ANY DISCHARGES THAT ARE NOT COMPOSED ENTIRELY OF STORMWATER RUNOFF
- ILLICIT DISCHARGES MAY INCLUDE:
 - DELIBERATE DISCHARGING OR DUMPING
 - INCIDENTAL RUNOFF FROM SITES WITH CHEMICALS, RAW MATERIALS, OR BARE SOIL

EXAMPLES OF ILLICIT DISCHARGES

GRASS CLIPPINGS

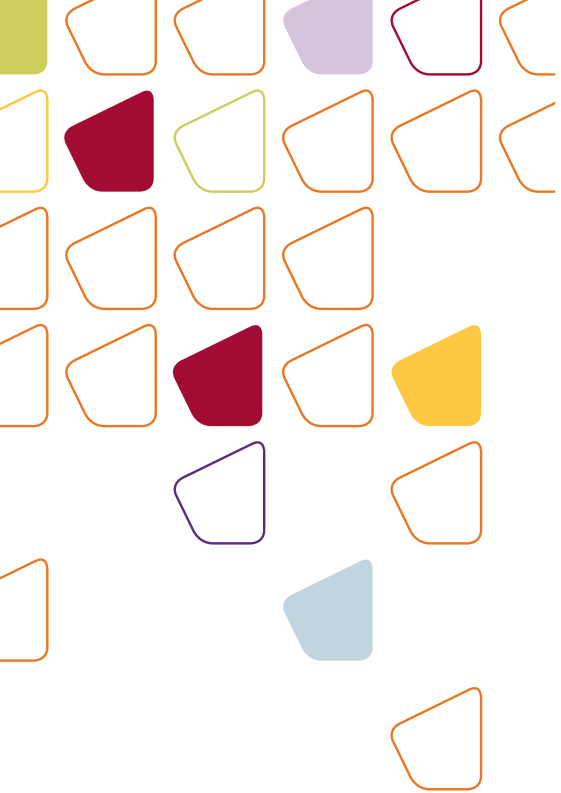


POOL CLEANER

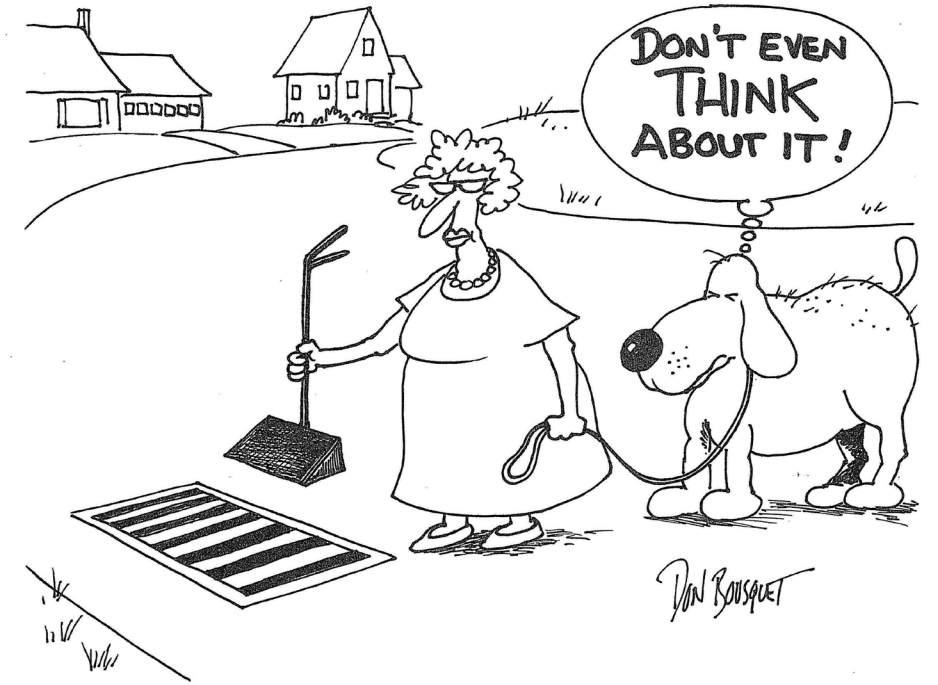
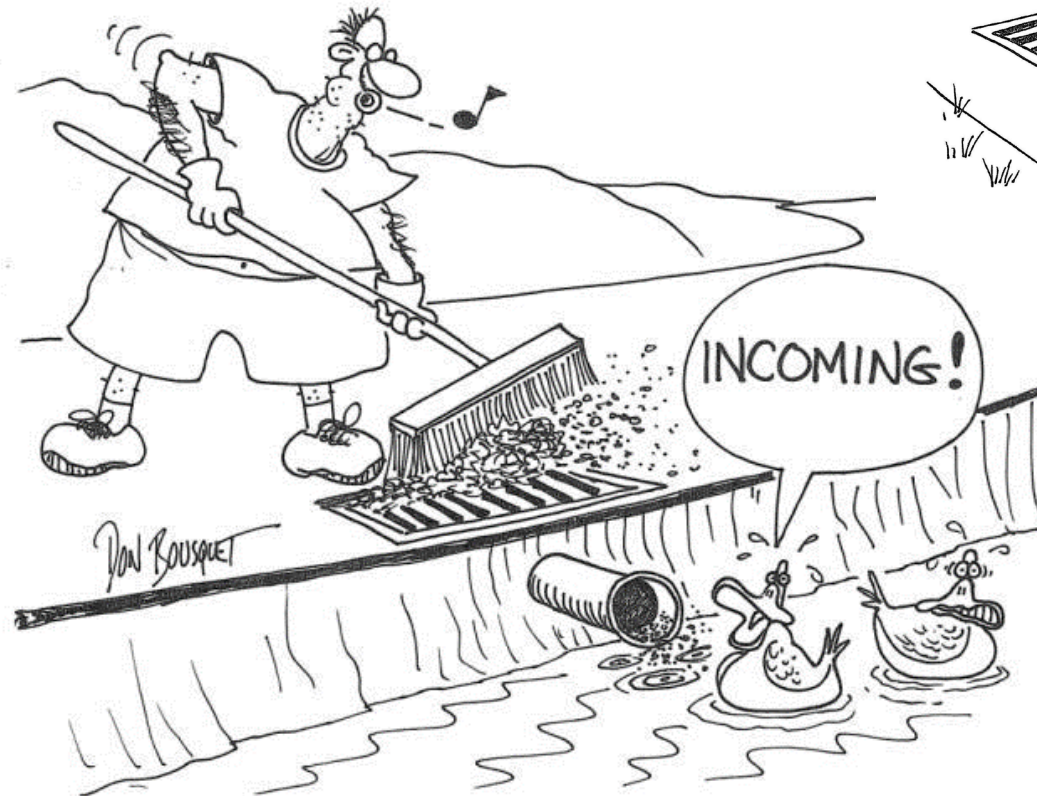


PAINT/CLEANING SUPPLIES





KEEP AN EYE OUT FOR ILLICIT DISCHARGES



BE ON THE LOOK OUT

- FOAM, SCUM, OR SUDS NEAR OUTFALL PIPES
- OILY SHEEN IN THE WATER, UNUSUAL ODOR/COLOR



-

772-231-4453

- REMIND YOUR CONTRACTORS-
“ONLY RAIN DOWN THE DRAIN”



OFFICIAL MINUTES

BUDGET WORKSHOP

Thursday, July 23, 2026 – 8:30 am

6001 Highway A1A

Indian River Shores, FL 32963

The annual public budget workshop for setting the 2026-2027 tentative millage rate and approval of the 2026-2027 preliminary budget was held on Thursday, July 23, 2026, at 8:30 a.m. in Council Chambers, 6001 Highway A1A, Indian River Shores. Those present were Brian T. Foley, Mayor; Bob Auwaerter, Vice Mayor and Councilmember Sam Carroll. Also present were James Harpring, Town Manager, Peter Sweeney, Town Attorney and Janice C. Rutan, Town Clerk.

1. Call to Order

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call

Councilmember Sam Carroll offered the Invocation. Mayor Foley led the Pledge of Allegiance. The Town Clerk called the roll. All members were present except Councilmember Altieri and Councilmember Tedesko.

2. Budget Overview and Discussion

Heather Christmas, Finance Director narrated a power point discussion on the tentative millage rate and the preliminary budget.

Appreciation was given to the Finance Committee for their work in finalizing the budget documents and their recommendation to the Town Council.

Ms. Christmas noted the proposed millage rate is the lowest rate in over 40 years. She added that in the event the proposed tax reform legislation gets approved by the voters, there would be options available to the Town to raise revenue needed to continue operations.

Ms. Christmas clarified that the Town has no debt service. The debt referred to in the preliminary budget referred to the Town's software leases (required to be so noted due to recent GASB initiatives).

Council expressed their appreciation to Ms. Christmas and staff for their work preparation of the proposed budget.

3. Public Comment

None.

4. Recommendations



6001 Highway A1A • Indian River Shores, FL 32963 • (772) 231-1771 • www.irshores.com

Providing a high level of personal service with integrity and professionalism to ensure an unparalleled quality of life.

A motion was made by Vice Mayor Auwaerter to recommend the approval of the tentative millage rate of 1.2402 for the fiscal year 2026-2027 and the preliminary budget for the fiscal year 2026-2027, as presented by Heather Christmas, Finance Director. The motion passed unanimously (3-0).

5. **Adjournment**

With nothing further to be discussed at the budget workshop, the workshop adjourned at 8:43 a.m.

Approved: August 27, 2026

Janice C, Rutan, Town Clerk



THE TOWN OF INDIAN RIVER SHORES

OFFICIAL MINUTES

REGULAR TOWN COUNCIL MEETING

Thursday, July 23, 2026

Immediately following the Budget Workshop

Town of Indian River Shores

6001 Highway A1A Indian River Shores, FL 32963

The regular monthly meeting of the Town Council of the Town of Indian River Shores was held on Thursday, July 23, 2026 in Council Chambers, 6001 Highway A1A, Indian River Shores. Those present were Brian Foley, Mayor; Bob Auwaerter, Vice Mayor and Sam Carroll, Councilmember. Also present were James Harpring, Town Manager, Peter Sweeney, Town Attorney and Janice C. Rutan, Town Clerk.

1. Call to Order

The meeting was called to order at 8:44 a.m., immediately following the close of the Budget Workshop. The Invocation and Pledge of Allegiance took place at the Budget Workshop. The Town Clerk called the roll. All members were present except Councilmember Altieri and Councilmember Tedesko.

2. Agenda Reordering, Deletions, or Emergency Additions

There being no reordering, deletions or emergency additions to the agenda, a motion was made by Councilmember Carroll, seconded by Vice Mayor Auwaerter and unanimously passed (3-0) to approve the agenda as presented.

3. Presentations/Proclamations

None.

4. Comments From the Public Regarding Agenda Items(s)

Theresa Morgan, 935 Beachcomber Lane. Ms. Morgan commented that proposed costs were much less when the project was first introduced in 2024. She noted that a grant cycle had just opened and although it would be too late to benefit the homeowners on Beachcomber Lane and Pebble Lane, she hoped it could be of assistance for future projects. She questioned the methodology of the shared cost allocations, specifically costs related to the property owners.

Mayor Foley responded that the conversion from septic to sewer was a State mandated requirement. As the utility provider, the City of Vero Beach would need obtain any grant funding. In addition, the Town was prohibited from expending taxpayer funds to benefit private properties. Mayor Foley assured those present the Town was doing all it could to assist the property owners.

5. Consent Agenda

- a. Approval of Minutes of Town Council Meeting dated June 23, 2026
- b. Resolution No. 26-05 Building Permit Fee Schedule

Councilmember Carroll made a motion to approve the Consent Agenda as presented. The motion was seconded by Vice Mayor Auwaerter. The Town Clerk called the roll. All present voted in the affirmative with the motion passing unanimously (3-0).

6. Mayor's Report

Mayor Foley commented that discussion on E-Bike legislation would be addressed under the Assistant Chief's report.

7. Councilmember Items

Vice Mayor Auwaerter narrated a Power Point presentation that highlighted the proposed Water and Sewer charges included in the City of Vero Beach's proposed FY 2026-2027 budget. He highlighted the proposed water and sewer fund transfer into the general fund in the amount of \$3.780 million, noting that the water and sewer customers fund 10.2% of the City of Vero Beach's general fund budget. Further, with the new plant coming online, rates for water and sewer would increase 45% with reclaimed water increasing 50%.

Vice Mayor Auwaerter further explained that municipal utilities, unlike public utilities, do not have to have rates approved by the Public Services Commission. Further, Town of Indian River Shores residents cannot vote for the City of Vero Beach City Council or the City Vero Beach Water Utility Committee who set the rates for the Vero Beach Utilities.

8. Discussion with Possible or Probable Action

- a. Ordinance No. 597 Parking in Residential Areas (First Reading)

Town Manager Harpring informed the Town Council he had moved the definition of pick-up truck from 162.08 to 162.07 (6). He added that Town had not received any opposition to the proposed Ordinance. Attorney Sweeney read the title. A motion was made by Councilmember Carroll to approve Ordinance No. 597 on first reading. The motion was seconded by Vice Mayor Auwaerter. The Town Clerk called the roll. All present voted in the affirmative with the motion passing unanimously (3-0).

- b. Ordinance No. 598 Amendment to Sections 150.036, 160.02, and 161.07 (Second Reading)
Utility Easement

Town Manager Harpring explained the proposed Ordinance offers the homeowners the process of seeking a waiver to allow fences, planting, etc. to be placed in the easement. Attorney Sweeney read the title. A motion was made by Councilmember Carroll to approve Ordinance No. 598 on second reading. The motion was seconded by Vice Mayor Auwaerter. The Town Clerk called the roll. All present voted in the affirmative with the motion passing unanimously (3-0).

- c. Ordinance No. 599 Building Department Permits (First Reading)

Town Manager Harpring explained that due to the recent enactment of HB 803 legislation, the Town needed to adopt Ordinance No. 599 to address specific areas of permitting within the Building Department. Attorney Sweeney read the title. A motion was made by Councilmember Carroll to approve Ordinance No. 599 on first reading. The motion was seconded by Vice Mayor Auwaerter. The Town Clerk called the roll. All present voted in the affirmative with the motion passing unanimously (3-0).

- d. Approval of Auditor Selection Rankings and Auditor Selection

Finance Director Heather Christmas offered Staff's report. She reported that Auditor Selection Committee had ranked Carr, Riggs & Ingram, LLC No. 1. A motion was made by Councilmember Carroll, seconded by Vice Mayor Auwaerter and unanimously passed (3-0) to award RFP 26-01 to Carr, Riggs & Ingram, LLC (CRI) and to authorize the Town Manager to finalize and execute a written contract incorporating CRI's engagement letter.

e. Approval of Tentative Millage Rate

Heather Christmas, Finance Director offered Staff's report. Councilmember Carroll made a motion to set the tentative millage rate at 1.2402 for the 2026-2027 fiscal year. The motion was seconded by Vice Mayor and passed unanimously (3-0).

f. Approval of Preliminary Budget

Heather Christmas, Finance Director offered Staff's report. Councilmember Carroll made a motion to approve the preliminary budget for the 2026-2027 fiscal year. The motion was seconded by Vice Mayor and passed unanimously (3-0).

g. Set Council Meeting dates for November and December 2026

A motion was made by Councilmember Carroll, seconded by Vice Mayor Auwaerter and passed unanimously (3-0) to defer action to the next meeting when the other two members would be in attendance.

h. Septic to Sewer Cost Allocation

The Town Manager presented Staff's report and narrated a power point presentation on the status of the Beachcomber Lane and Pebble Lane septic to sewer program, specifically the cost allocation between the City of Vero Beach, Town of Indian River Shores and the property owners on Beachcomber Lane and Pebble Lane.

9. **Staff Updates**

a. Building Department Report

Fred Held, Building Official reported that the Building Department continues substantial building activity in both residential and commercial projects. The department's fee revenue has also increased over the prior year. The department will continue to monitor and evaluate the impacts that HB803 may have on permit and inspection activities.

In response to Councilmember Carroll, Building Official Held reported that the construction of the John's Island parking garage was the commercial project he had referred to.

Mayor Foley expressed his appreciation to the Building Official and the department.

Finance Director Christmas, in response to Vice Mayor Auwaerter, noted that other than the Building Department fee amendments adopted earlier in the meeting, she did not anticipate additional amendments in this fiscal year.

b. Code Enforcement Report

Code Inspector, Jake Maikranz offered his report.

c. Facilities Department Report

Lucy Scheidt, Facilities Director, advised that in addition to the report, a meeting was hosted by Ronnie Jones, Indian River County Public Works Director. Mr. Jones formed the consortium consisting of the Public Works Department of Indian River County to share ideas, projects, etc. among the municipalities. The idea was well received with the next meeting scheduled for October. The January 2027 meeting would be hosted by the Town of Indian River Shores. Since the initial meeting, Indian River County Traffic Division had preplaced 3 of the Town's 4 streetlights. Council supported the networking opportunity.

d. Finance Department Report

Council had no questions for Heather Christmas, Finance Director.

e. Public Safety Department Report

Chief Tad Stone advised his department would be changing the format of their monthly reports for better accuracy. The new reporting system will better reflect response times, specifically for those calls that involve the mutual aid of the County. In response to Vice Mayor Auwaerter, the Chief will investigate presenting the raw data in a graph format.

Chief Stone next reported that both ambulances were out of service and the department was using a County unit in the interim.

Assistant Chief Ryer offered a power point presentation on e-bikes. Chief Ryer noted that proposed legislation regulating e-bikes had been vetoed by the governor. Presently the Town enforces state laws that regulate regular bicycles.

10. Town Clerk Report

a. Election Update

The Town Clerk reported that for the November 3, 2026, election. The Town of Indian River Shores had three seats available. One seat for a two-year term and two seats for four-year terms. The Town's qualification period ends July 24, 2026, at noon. Presently she has received qualification papers from three candidates. One for the two-year term and two for the four-year terms. If no further candidates come forward before qualification closes, the candidates who have qualified would be elected, having no opposition.

Key election dates for both the August 18, 2026, Primary Election and the November 3, 2026, General Election were provided.

11. Town Attorney Report

Attorney Sweeney reported on legislative issues including the recent utility bill that requires Utility Companies to test PFAs on a quarterly basis.

12. Town Manager Report

Town Manager Harpring reported that he and the Building Official had initiated conversation with the County to coordinate an Interlocal Agreement to address permitting procedures and locations during hurricanes and natural disasters.

Town Manager Harpring announced the retirement of Public Safety Director Chief Tad Stone effective September 3, 2026. He had the privilege of working with Chief Stone for many years, both with the Sheriff's office and the Town. He announced he would be appointing Assistant Chief Ryer will fill the Chief's position. Councilmember Carroll offered an analogy, referring to Chief Stone as the Kurt Gibson of Indian River Shores. Council offered both well wishes and congratulations to both Chief Stone and Assistant Chief Ryer.

13. Council/Committee Reports or Non-Action Items

a. Call for Committee Reports, Informational Updates or Comments

None.

14. Call to Audience

Mr. Chatterton, Pebble Lane. M. Chatterton questioned the cost share allocation for the residents as it related to the sewer to septic project.

Willford Hart, Indian River County School District. Mr. Hart reported that the school district has been an A-Rated district for the past 4 years. He expressed his appreciation to the Town for its support. He noted the

high school was in need of tennis courts.

15, Adjournment

With no further business to come before the Town Council, the meeting adjourned at 9:57 a.m.

Approved: August 27, 2026

Janice C. Rutan, Town Clerk



MEMORANDUM

TO: Town Council

FROM: James Harpring, JD – Town Manager

DATE: August 3, 2026

SUBJECT: Vehicle Purchase

BACKGROUND:

The Town is purchasing a new vehicle to replace a vehicle assigned to the Building Department. The vehicle to be replaced is at the end of its service life.

RECOMMENDATION:

Approve the vehicle purchase.

ATTACHMENT:

Alan Jay Fleet Sales Quote ID: 73511.





Contract Number: 5179 - 2026 CITY OF TALLAHASSEE

Quote ID: 73511

Agency: INDIAN RIVER SHORES, TOWN OF

Date: 7/28/2026

Thank you from the Alan Jay Fleet Team for the opportunity to provide this quotation for (1) 2027 FORD EXPLORER RWD ACTIVE, please review carefully and contact us with any errors or changes.

MSRP: \$40,260.00

Base Price: \$35,965.00

Factory Options: \$0.00

Aftermarket Options: \$1,985.00

Purchase Total: \$37,950.00

Per attached vehicle specifications.

This quotation is valid as long as the manufacturer is accepting orders for the model year specified. Purchase orders received after factory order cutoff may not be honorable. The vehicle(s) offered on this quotation will be ordered in the color(s) listed. Please contact your Alan Jay sales representative with any questions you have on this quote.

Quoted By: ASHLEE WILSON / 863-273-1105 / Ashlee.Wilson@AlanJay.com

Call Us first, for all of your Fleet Automotive, & Light Truck needs.

Quote

PHONE (800) ALANJAY (252-6529)		DIRECT 863-402-4234	WWW.ALANJAY.COM	73511-1
Corporate Office	2003 U.S. 27 South Sebring, FL 33870	MOBILE 863-273-1105	Mailing Address	P.O. BOX 9200 Sebring, FL 33871-9200
		FAX 863-402-4221		

ORIGINAL QUOTE DATE
7/28/2026

QUICK QUOTE SHEET

REVISED QUOTE DATE
7/28/2026

REQUESTING AGENCY	INDIAN RIVER SHORES, TOWN OF			
CONTACT PERSON	LUCY SCHEIDT	EMAIL	LScheidt@irshores.com	
PHONE	772-231-1771 Ext. 124	MOBILE	FAX	

CONTRACT NUMBER 5179 - 2026 CITY OF TALLAHASSEE

MODEL	K7D 100A	MSRP	\$40,260.00
2027 FORD EXPLORER RWD ACTIVE			

CUSTOMER ID	GOVERNMENT PRICE	\$35,965.00
-------------	------------------	-------------

BED LENGTH

** All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.

FACTORY OPTIONS	DESCRIPTION	
YZ	Oxford White	\$0.00
8H	Ultra Dark Space Gray, Unique Cloth Captain's Chairs	\$0.00
99H	Engine: 2.3L EcoBoost I-4	\$0.00
100A	OPTIONS Equipment Group 100A	\$0.00
44T	Transmission: 10-Speed Automatic	\$0.00

FACTORY OPTIONS \$0.00

AFTERMARKET OPTIONS	DESCRIPTION	
NO-TEMP	TEMP TAG NOT REQUESTED, CUSTOMER WILL HANDLE THEIR OWN TAG WORK.	\$0.00
EWD	EXTENDED WARRANTY DECLINED	\$0.00
DLTH 2	Dealer installed leather seating surfaces (1st & 2nd rows).	\$1,985.00

AFTERMARKET OPTIONS \$1,985.00

TRADE IN	TOTAL COST	\$37,950.00
----------	------------	-------------

YES WE TAKE TRADE INS ~~~ ASK ABOUT MUNICIPAL FINANCING ~~~

TOTAL COST LESS TRADE IN(S) QTY 1 \$37,950.00

Estimated Annual payments for 60 months paid in advance: \$8,725.49
Municipal finance for any essential use vehicle, requires lender approval, WAC.

Comments QUOTE SUBJECT TO FACTORY ORDER ACCEPTANCE or 30 DAYS

VEHICLE QUOTED BY ASHLEE WILSON GOVERNMENT ACCOUNT MANAGER Ashlee.Wilson@AlanJay.com

"I Want to be Your Fleet Provider"

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes, please feel free to contact me at any time.
I am always happy to be of assistance.



Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD (✔ Complete)



Note:Photo may not represent exact vehicle or selected equipment.

Window Sticker

SUMMARY

[Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD	MSRP:\$38,465.00
Interior:Ultra Dark Space Gray, Unique Cloth Captain's Chairs	
Exterior 1:Oxford White	
Exterior 2:No color has been selected.	
Engine: 2.3L EcoBoost I-4	
Transmission: 10-Speed Automatic	

OPTIONS

CODE	MODEL	MSRP
K7D	[Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD	\$38,465.00
OPTIONS		
100A	Equipment Group 100A	\$0.00
44T	Transmission: 10-Speed Automatic	\$0.00
8H	Ultra Dark Space Gray, Unique Cloth Captain's Chairs	\$0.00
99H	Engine: 2.3L EcoBoost I-4	\$0.00
YZ	Oxford White	\$0.00
SUBTOTAL		\$38,465.00

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Data Version: 29126. Data Updated: Jul 28, 2026 1:48:00 AM UTC.



Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD ( Complete)

Adjustments Total	\$0.00
Destination Charge	\$1,795.00
TOTAL PRICE	\$40,260.00

FUEL ECONOMY

Est City:20 (2026) MPG
Est Highway:29 (2026) MPG
Est Highway Cruising Range:519.10 mi

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Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD (Complete)

Standard Equipment

Mechanical

Engine: 2.3L EcoBoost I-4 -inc: auto start-stop technology (STD) Secondary code: EN-N3
Transmission: 10-Speed Automatic (STD) Secondary code: TR-ET
Transmission w/Driver Selectable Mode
Rear-Wheel Drive
3.58 Axle Ratio
Battery w/Run Down Protection
Regenerative Alternator
Class III Towing Equipment -inc: Hitch and Trailer Sway Control
Trailer Wiring Harness
GVWR: 5,830 lbs
Gas-Pressurized Shock Absorbers
Front And Rear Anti-Roll Bars
Electric Power-Assist Speed-Sensing Steering
17.9 Gal. Fuel Tank
Dual Stainless Steel Exhaust
Strut Front Suspension w/Coil Springs
Multi-Link Rear Suspension w/Coil Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist, Hill Hold Control and Electric Parking Brake

Exterior

Wheels: 18" Sparkle Silver-Painted Aluminum
Tires: P255/65R18 AS BSW
Tire Mobility Kit
Body-Colored Front Bumper w/Metal-Look Bumper Insert
Body-Colored Rear Bumper w/Black Rub Strip/Fascia Accent
Black Bodyside Insert, Black Bodyside Cladding and Black Wheel Well Trim
Black Side Windows Trim, Black Front Windshield Trim and Black Rear Window Trim
Body-Colored Door Handles
Black Power Heated Side Mirrors w/Manual Folding
Fixed Rear Window w/Wiper and Defroster

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Data Version: 29126. Data Updated: Jul 28, 2026 1:48:00 AM UTC.



Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD (✔ Complete)

Exterior

Deep Tinted Glass
Speed Sensitive Variable Intermittent Wipers
Galvanized Steel/Aluminum Panels
Lip Spoiler
Black Grille w/Chrome Accents
Liftgate Rear Cargo Access
Tailgate/Rear Door Lock Included w/Power Door Locks
Autolamp Auto On/Off Reflector Led Low/High Beam Auto High-Beam Daytime Running Lights Preference Setting Headlamps w/Delay-Off
Perimeter/Approach Lights
LED Brakelights
Headlights-Automatic Highbeams

Entertainment

Radio w/Seek-Scan, Clock, Steering Wheel Controls, External Memory Control and Internal Memory
Radio: AM/FM Stereo -inc: MP3 capable, 6 speakers, speed-compensated volume, SiriusXM w/360L and 3-month prepaid subscription (service is not available in Alaska and Hawaii), Ford digital experience w/13.2" color LCD touchscreen in IP center-stack, Google Assistant, Google Maps and Google Play, pinch-to-zoom capability, 911 Assist, Apple CarPlay and Android Auto wireless compatibility, Note: SiriusXM services require a subscription, sold separately by SiriusXM after the trial period, Your SiriusXM service will automatically stop at the end of your trial unless you decide to subscribe, If you decide to continue service, the subscription plan chosen will automatically renew and be charged according to your chosen payment method at the then-current rates, Fees and taxes apply, See the SiriusXM customer agreement and privacy policy at http://www.siriusxm.com/ www.siriusxm.com for full terms and how to cancel, which includes online methods or calling 1-866-635-2349, Available in the 48 contiguous United States, D.C, and Puerto Rico (w/coverage limits and capable receiver), Visit http://www.siriusxm.com/FAQS for most current service area information, Availability of some services and features is subject to device capabilities and location restrictions, All fees, content and features are subject to change, SiriusXM, Pandora and all related logos are trademarks of Sirius XM Radio Inc, and its respective subsidiaries Eligible 2026 model-year vehicle receive complimentary access to 1-year Ford connectivity connected service plan enabling Google Assistant, Google Maps and Google Play which begins on the new warranty start date. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features.
6 Speakers
Streaming Audio
Integrated Roof Antenna
Bluetooth Wireless Phone Connectivity
2 LCD Monitors In The Front
Real-Time Traffic Display

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Data Version: 29126. Data Updated: Jul 28, 2026 1:48:00 AM UTC.



Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD (✔ Complete)

Interior	
	Driver Seat
	Passenger Seat
	Bucket Folding Captain Front Facing Manual Reclining Fold Forward Seatback Rear Seat w/Manual Fore/Aft
	Manual Tilt/Telescoping Steering Column
	Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Tachometer, Oil Level, Trip Odometer and Trip Computer
	Power Rear Windows and Fixed 3rd Row Windows
	Mobile Hotspot Internet Access
	Fixed 50-50 Bench 3rd Row Seat Front, Manual Fold-Into-Floor Folding Activation, 2 Manual and Adjustable Head Restraints
	Front Cupholder
	Rear Cupholder
	Compass
	Proximity Key For Doors And Push Button Start
	Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry, Illuminated Ignition Switch and Panic Button
	Cruise Control w/Steering Wheel Controls
	Adaptive Cruise Control with Stop-and-Go
	Voice Activated Dual Zone Front Automatic Air Conditioning
	HVAC -inc: Underseat Ducts and Headliner/Pillar Ducts
	Locking Glove Box
	Driver Foot Rest
	Interior Trim -inc: Piano Black/Metal-Look Instrument Panel Insert, Piano Black/Metal-Look Door Panel Insert, Piano Black Console Insert and Chrome/Metal-Look Interior Accents
	Full Cloth Headliner
	Cloth Door Trim Insert
	Unique Cloth Captain's Chairs -inc: 6-way power driver and 4-way manual passenger w/manual recline
	Day-Night Rearview Mirror
	Driver And Passenger Visor Vanity Mirrors w/Driver And Passenger Illumination, Driver And Passenger Auxiliary Mirror
	Full Floor Console w/Covered Storage, Mini Overhead Console w/Storage and 3 12V DC Power Outlets
	Front And Rear Map Lights
	Full Carpet Floor Covering -inc: Carpet Front And Rear Floor Mats

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Vehicle: [Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD (Complete)

Interior

Rear Carpet Floor Trim
Cargo Area Concealed Storage
Cargo Features -inc: Tire Mobility Kit
Cargo Space Lights
Smart Device Remote Engine Start
Integrated Navigation System w/Voice Activation
Smart Device Integration
Driver / Passenger And Rear Door Bins
Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
Delayed Accessory Power
Power Door Locks w/Autolock Feature
Driver Information Center
Redundant Digital Speedometer
Trip Computer
Outside Temp Gauge
Digital/Analog Appearance
Seats w/Cloth Back Material
Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints
Front Center Armrest and Rear Single Seat Mounted Armrest
2 Seatback Storage Pockets
Perimeter Alarm
Securilock Anti-Theft Ignition (pats) Immobilizer
3 12V DC Power Outlets
Air Filtration

Safety-Mechanical

Lane Centering
AdvanceTrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)
ABS And Driveline Traction Control

Safety-Exterior

Side Impact Beams

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Vehicle: [Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD (✔ Complete)

Safety-Interior

Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Emergency Sos Capability
Reverse Sensing System Rear Parking Sensors
Blind Spot Assist Blind Spot
PCA with AEB and Intersection Assist
Rear Cross-Traffic Braking
Lane-Keeping System Lane Keeping Assist
Lane-Keeping System Lane Departure Warning
Collision Mitigation-Front
Driver Monitoring-Alert
Tire Specific Low Tire Pressure Warning
Dual Stage Driver And Passenger Front Airbags
Safety Canopy System Curtain 1st, 2nd And 3rd Row Airbags
Airbag Occupancy Sensor
Driver Knee Airbag
Mykey System -inc: Top Speed Limiter, Audio Volume Limiter, Early Low Fuel Warning, Programmable Sound Chimes and Beltminder w/Audio Mute
Rear Child Safety Locks
Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters and Pretensioners
Back-Up Camera

WARRANTY

Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Corrosion Years: 5
Corrosion Miles/km: Unlimited
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000

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Vehicle: [Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD ( Complete)

Weight Ratings

WEIGHT RATINGS	
Front Gross Axle Weight Rating:	Rating Not Available
Rear Gross Axle Weight Rating:	Rating Not Available
Gross Vehicle Weight Rating:	Rating Not Available



Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD (Complete)

Technical Specifications

Powertrain

Transmission

Drivetrain	Rear Wheel Drive	Trans Order Code	44T
Trans Type	10	Trans Description Cont.	Automatic w/OD
Trans Description Cont. Again	N/A	First Gear Ratio (:1)	4.71
Second Gear Ratio (:1)	3.00	Third Gear Ratio (:1)	2.15
Fourth Gear Ratio (:1)	1.77	Fifth Gear Ratio (:1)	1.52
Sixth Gear Ratio (:1)	1.27	Reverse Ratio (:1)	4.88
Clutch Size	N/A	Final Drive Axle Ratio (:1)	3.58
Transfer Case Gear Ratio (:1), High	N/A	Transfer Case Gear Ratio (:1), Low	N/A
Seventh Gear Ratio (:1)	1.00	Eighth Gear Ratio (:1)	0.85
Ninth Gear Ratio (:1)	N/A	Tenth Gear Ratio (:1)	N/A

Mileage

EPA Fuel Economy Est - Hwy	29 (2026) MPG	Cruising Range - City	358.00 mi
EPA Fuel Economy Est - City	20 (2026) MPG	Fuel Economy Est-Combined	24 (2026) MPG
Cruising Range - Hwy	519.10 mi	EPA MPG Equivalent - City	N/A
EPA MPG Equivalent - Hwy	N/A	Estimated Battery Range	N/A

Engine

Engine Order Code	99H	Engine Type	Intercooled Turbo Premium Gasoline I-4
Displacement	2.3 L/140	Fuel System	Direct Injection
SAE Net Horsepower @ RPM	300 @ 5500	SAE Net Torque @ RPM	310 @ 3500

Electrical

Cold Cranking Amps @ 0° F (Primary)	N/A	Maximum Alternator Capacity (amps)	N/A
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Cooling System

Total Cooling System Capacity	N/A
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Vehicle: [Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD (Complete)

Powertrain

Traction Battery

Usable/net Traction Battery Capacity (kWh)	N/A	Gross Traction Battery Capacity (kWh)	N/A
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Vehicle

Emissions

Tons/yr of CO2 Emissions @ 15K mi/year	7.3 (2026)	EPA Greenhouse Gas Score	5.0 (Est)
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Vehicle

EPA Classification	Standard SUV 2WD
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Chassis

Weight Information

Base Curb Weight	4344 lbs	Curb Weight - Front	N/A
Curb Weight - Rear	N/A	Maximum Payload Capacity	N/A
Curb Weight	N/A	Total Option Weight	0.00 lbs

Trailer

Dead Weight Hitch - Max Trailer Wt.	5000 lbs	Dead Weight Hitch - Max Tongue Wt.	500 lbs
Wt Distributing Hitch - Max Trailer Wt.	5000 lbs	Wt Distributing Hitch - Max Tongue Wt.	500 lbs
Maximum Trailering Capacity	5000 lbs		

Suspension

Suspension Type - Front	Strut	Suspension Type - Rear	Multi-Link
Suspension Type - Front (Cont.)	Strut	Suspension Type - Rear (Cont.)	Multi-Link
Shock Absorber Diameter - Front	N/A	Shock Absorber Diameter - Rear	N/A
Stabilizer Bar Diameter - Front	N/A	Stabilizer Bar Diameter - Rear	N/A

Tires

Front Tire Order Code	N/A	Rear Tire Order Code	N/A
Spare Tire Order Code	N/A	Front Tire Size	P255/65HR18
Rear Tire Size	P255/65HR18	Spare Tire Size	N/A

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Vehicle: [Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD (✔ Complete)

Chassis

Wheels			
Front Wheel Size	18 X 7.5 in	Rear Wheel Size	18 X 7.5 in
Spare Wheel Size	N/A	Front Wheel Material	Aluminum
Rear Wheel Material	Aluminum	Spare Wheel Material	N/A

Steering			
Steering Type	Rack-Pinion	Steering Ratio (:1), Overall	N/A
Lock to Lock Turns (Steering)	N/A	Turning Diameter - Curb to Curb	N/A
Turning Diameter - Wall to Wall	N/A		

Brakes			
Brake Type	4-Wheel Disc	Brake ABS System	4-Wheel
Brake ABS System (Second Line)	N/A	Disc - Front (Yes or)	Yes
Disc - Rear (Yes or)	Yes	Front Brake Rotor Diam x Thickness	13.6 in
Rear Brake Rotor Diam x Thickness	12.6 in	Drum - Rear (Yes or)	N/A
Rear Drum Diam x Width	N/A		

Fuel Tank			
Fuel Tank Capacity, Approx	17.9 gal	Aux Fuel Tank Capacity, Approx	N/A

Dimensions

Interior Dimensions			
Passenger Capacity	6	Passenger Volume	152.9 ft³
Front Head Room	40.7 in	Front Leg Room	43 in
Front Shoulder Room	62.1 in	Front Hip Room	59.2 in
Second Head Room	40.5 in	Second Leg Room	39 in
Second Shoulder Room	61.9 in	Second Hip Room	59.1 in
Third Head Room	38.9 in	Third Leg Room	32.2 in
Third Shoulder Room	54.6 in	Third Hip Room	40.9 in

Exterior Dimensions			
Wheelbase	119.1 in	Length, Overall	198.8 in

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Vehicle: [Fleet] 2027 Ford Explorer (K7D) Active w/100A Pkg RWD (Complete)

Dimensions

Exterior Dimensions

Width, Max w/o mirrors	78.9 in	Height, Overall	69.6 in
Track Width, Front	66.9 in	Track Width, Rear	66.9 in
Min Ground Clearance	7.6 in	Rear Door Opening Height	N/A
Rear Door Opening Width	N/A	Liftover Height	32.8 in

Cargo Area Dimensions

Cargo Area Length @ Floor to Seat 1	84.1 in	Cargo Area Length @ Floor to Seat 2	49.8 in
Cargo Area Length @ Floor to Seat 3	20.8 in	Cargo Area Width @ Beltline	64.5 in
Cargo Box Width @ Wheelhousings	47.6 in	Cargo Box (Area) Height	32.8 in
Cargo Volume to Seat 1	N/A	Cargo Volume to Seat 2	46 ft³
Cargo Volume to Seat 3	16.3 ft³		

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MEMORANDUM

TO: Town Council

FROM: James Harpring, JD
Town Manager

DATE: August 20, 2026

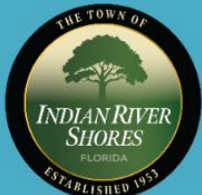
SUBJECT: Approval of Request for Variance - 131 Silver Moss Drive

BACKGROUND:

A variance is requested to resolve a preexisting encroachment within a setback. The property is zoned R2A with required setbacks of 12.5' SIDE, 25' FRONT, and 30' REAR. The residence encroaches into the SW side yard setback by 7.3'. There have been no modifications or alterations to the exterior structure since its original construction by the developer in 1970. The variance request was approved by the PZV Board on August 19, 2026.

ATTACHMENTS:

1. Application for Variance
2. Survey





Ask Someone You Trust[®]

979 Beachland Boulevard ■ Vero Beach, Florida 32963
(772) 231-1100 ■ gouldcooksey.com

Sandra G. Rennick
Partner | Real Estate Group
srennick@gouldcooksey.com

July 24, 2026

VIA HAND DELIVERY

Fred Held, Building Official
Town of Indian River Shores
Building Department
6001 North A1A
Indian River Shores, FL 32963

RE: *Montgomery, LLC*
131 Silver Moss Drive, Indian River Shores, FL

Dear Mr. Held:

Please find enclosed the completed Variance Application and an original survey.

As you will note, it appears there is a setback violation for this property: the survey shows an encroachment of 7.3' into the Southwest side lot line setback of 12.5'. There have been no modifications or alternations to the exterior structure since its original construction by the developer in 1970. At the request of the prospective purchase, we are requesting a variance for these setback encroachments.

Thank you in advance for your assistance. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Sandra G. Rennick
SGR:trc
Enclosures



THE TOWN OF *INDIAN RIVER SHORES*

6001 Highway A1A
Indian River Shores, FL 32963

APPLICATION FOR VARIANCE

A variance from the Land Development Code of the Town of Indian River Shores is addressed in section 168.07, Code of Ordinances. Please refer to the Town Code of Ordinances prior to submitting your application.

If this is a request for removal of a tree of special concern, please refer to the *Application for Removal of a Tree of Special Concern*. If this is a request for related to a dock, please refer to the *Application for Variance – Dock*.

The Town Building Official may grant approval of variances for encroachments by existing structures into building setback lines or easements of one foot or less. The Planning, Zoning and Variance Board may approve variances for encroachments by existing structures into building setback lines or easements of three feet or less.

Your Application for Variance should include all items related to your requested variance such as plans, drawings, photographs and other supporting documentation. The Application for Variance must be emailed to inspections@indianrivershores.gov. Please contact the Building Department if your submission includes large format printouts or other plans. The submissions must be able to be reproduced with sufficient clarity for review by staff and PZV Board members.

Your application must address the following criteria for a variance as outlined in section 168.07 (2)

Special conditions. That special conditions and circumstances exist affecting the land, structure or building involved preventing the reasonable use of said land, structure or building.

Unique. That the circumstances which cause the hardship are peculiar to the property, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the district.

Hardship. That the literal interpretation of the provisions of this chapter would deprive the applicant of a substantial property right that is enjoyed by other property owners in the district. It is of no importance whatsoever that the denial of the variance might deny to the property owner some opportunity to use the property in a more profitable way, or to sell it at a greater profit than is possible under the terms of this chapter.

Self-created. That the hardship is not self-created or the result of mere disregard for or ignorance of the provisions of this chapter.

Minimum variance. That the variance is the minimum variance that will make possible the reasonable use of the property.

Adjacent property. That granting the variance requested will not be detrimental to adjacent property or adversely affect the public welfare and will be in harmony with the general intent of this chapter.

Use variance. Under no circumstances shall the Board grant a variance to permit a use not generally permitted in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

Again, please refer to section 168.07, Code of Ordinances prior to submitting your application.

APPLICANT INFORMATION

Property Owner Name: Montgomery, LLC

Property Owner Signature: _____

Applicant name if different than property owner: Sandra G. Rennick, Attorney at Law

Applicant Signature if different than property owner: _____

Variance Location Address: 131 Silver Moss Drive

Contact Information

Property Owner Email: _____

Applicant email if different than property owner: srennick@gouldcooksey.com

Property Owner Phone: _____

Applicant phone if different than property owner: 772-231-1100

VARIANCE REQUEST

Please provide a detailed description of the requested variance including all criteria required by Town Ordinance. Include the current regulation from which you seek a variance as well as any changes in setback, height or other specification which is to be considered. There is space provided below for your response. However, it is recommended that you submit a separate document detailing any criteria required by Ordinance and any other information you wish to be considered.

This property is zoned R2A with required setbacks of 12.5' SIDE, 25' FRONT, and 30' REAR.

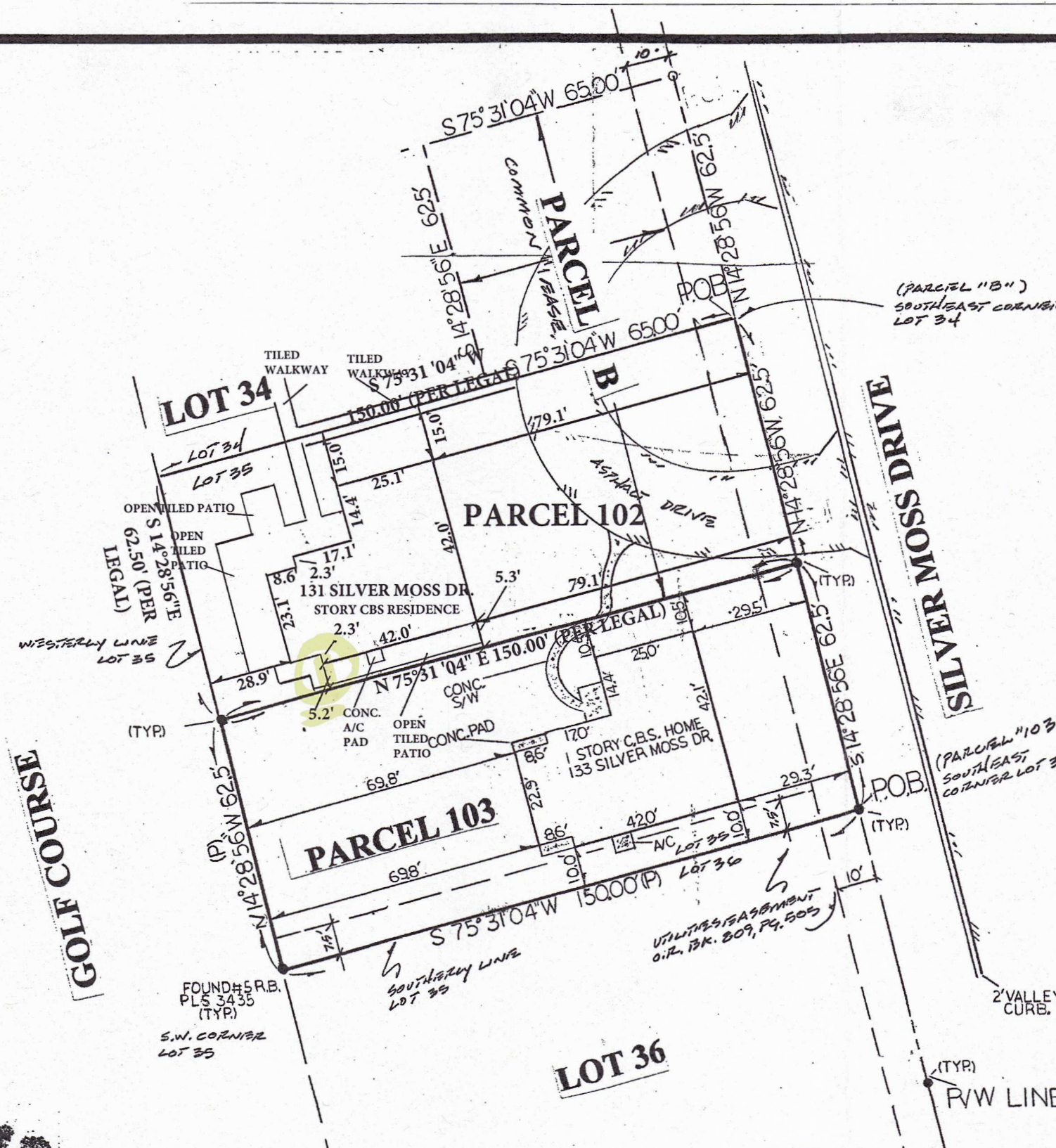
The residence encroaches into the SW side yard setback by 7.3'.

There have been no modifications or alterations to the exterior structure since its original construction by the developer in 1970.

Planning, Zoning & Variance meetings are held the 2nd Tuesday of every month. The deadline for items to be placed on the agenda is Friday morning, 2 weeks prior to the meeting date. There must be a representative in attendance. Please contact the Building Department at 772-231-4453 or inspections@indianrivershores.gov with any questions or concerns.

Applicant Name: Sandra G. Rennick, Attorney at Law
(Please Print)

Applicant Signature: 



LEGAL DESCRIPTION:
 That portion of Lots 34 and 35, John's Island, Plat 1, as recorded in Plat Book 8, Page 8, in the office of the Clerk of the Circuit Court of Indian River County, Florida, described as follows:
 A. Parcel "102": Beginning at the Northeast corner of said Lot 35 and running thence S 75°31'04" W along the Northerly line of Lot 35 a distance of 150.00 feet to the Northwest corner of Lot 35; thence running S 14°28'56" E along the Westerly line of Lot 35 a distance of 62.5 feet; thence N 75°31'04" E, 150 feet to an intersection with the Easterly line of Lot 35; thence N 14°28'56" W on said Easterly line of Lot 35 a distance of 62.5 feet to the Point of Beginning.
 As to the part of the above described Parcel "102" lying within the following described Parcel "B", this mortgage is made subject to the common easement hereinafter described as Parcel "B"; and as to the area within the following described common easement area not lying within the property above described as Parcel "102", the common hereinafter described as Parcel "B" is hereby included as part of the mortgaged premises herein. The common easement area is all that part of Lots 34 and 35 as shown on the Plat of John's Island, Plat 1, according to the Plat thereof filed in Plat Book 8, Pages 8, in the Office of the Clerk of the Circuit Court of Indian River County, Florida described as follows:
 B. Parcel "B": A common easement described as beginning at the Southeast corner of said Lot 34 and running thence N 14°28'56" W on the Easterly line of Lot 34 a distance of 62.5 feet; thence S 75°31'04" W, 65.00 feet; thence S 14°28'56" E, 62.5 feet to an intersection with the Southerly line of Lot 34, said point of intersection bears S 75°31'04" W from the said Southeast corner a distance of 65.00 feet; thence continuing S 14°28'56" E a distance of 62.50 feet; thence N 75°31'04" E, 65.00 feet to an intersection with the Easterly line of Lot 35; thence N 14°28'56" W on the Easterly line, 62.5 feet to the Point of Beginning.
 The common easement described as Parcel "B" above is for the sole and exclusive purpose of furnishing utilities, police, fire, garbage and other public and private services, right-of-way for ingress and egress and vehicular parking for the use and benefit of the present and future owners of any part of either said Lots 34 and 35, their heirs, successors and assigns forever and their tenants, servants, visitors and licensees in common with all others



LEGEND

- IP = IRON PIPE
- C.M. = CONCRETE MONUMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.O.B. = POINT OF BEGINNING
- D.W. = DRIVEWAY
- R.W. = RIGHT-OF-WAY
- S/T = SEPTIC TANK
- D.F. = DRAIN FIELD
- P.P. = POWER POLE
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- F.F.E. = FINISH FLOOR ELEVATION
- E.L. = ELEVATION
- E.O.W. = EDGE OF WATER
- M.H.W.L. = MEAN HIGH WATER LINE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- M.H. = MANHOLE
- (P) = PLAT DATA
- (L) = LEGAL DATA
- (M) = MEASURED DATA
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- B.M. = BENCHMARK
- R = RADIUS
- L = LENGTH
- A = CENTRAL ANGLE
- C = CHORD
- C.BRG. = CHORD BEARING
- F.B. = FIELD BOOK
- PG. = PAGE
- P.T. = POINT OF TANGENT
- P.O.C. = POINT OF CURVE
- P.R.C. = POINT OF REVERSE CURVE
- P.O.C. = POINT ON CURVE
- P.C.C. = POINT OF COMPOUND CURVE
- STA. = STATION
- FND. = FOUND
- E.O.P. = EDGE OF PAVEMENT
- B.O.C. = BACK OF CURVE
- R.B. = REBAR

NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT, WAS PERFORMED BY, NOR FURNISHED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE EASEMENTS, RIGHT-OF-WAYS, OR UNRECORDED DEEDS WHICH MAY AFFECT SUBJECT PROPERTY.

F.E.M.A.
FLOOD ZONE X
C-P # 12061C0234 J
EFFECTIVE DATE: 1-26-23

SURVEYORS CERTIFICATE

I, KIM PICKERING DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND PRACTICING REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA. ALSO THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR A SURVEY AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND THAT UNDER MY SUPERVISION DID MAKE AN ACTUAL SURVEY OF:

LOT _____ BLOCK _____
SEE LEGAL DESC.

AS SHOWN IN THE INDIAN RIVER COUNTY RECORDS:
 PLAT BOOK _____ PAGE _____
 AND THAT SAID SURVEY WAS ACTUALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THERE EXISTS NO ENCROACHMENTS EITHER-WAY ACROSS THE PROPERTY LINES OR BUILDING SETBACK LINES, EXCEPT AS SHOWN ON SAID SKETCH OF SURVEY.



Kim Pickering 7/15/26
 KIM PICKERING REG. LAND SURVEYOR NO. 4899
 THIS SURVEY IS NOT VALID WITHOUT EMBOSSED SEAL.

NOTES: 1. THE BEARINGS AS SHOWN ARE REFERENCED TO THE NORTH LINE OF LOT 35, BEARING, N 75° 31' 04" E, PER RECORD PLAT.
 2. SURVEY PERFORMED WITHOUT BENEFIT OF DEED.
 3. PROPERTY SERVICED WITH MUNICIPAL WATER.

CERTIFIED TO:
 Gould Cooksey Fennell, PLLC
 Block & Scarpa
 Montgomery, LLC
 Old Republic National Title Insurance Company

RECORD SURVEY FOR
Montgomery, LLC

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYING
 612 HOLLY ROAD
 VERO BEACH, FL 32963
 Ph: 772-231-9323 Cell: 772-480-2349
 E-mail: pickeringassoc@aol.com

DRAWING/JOB #
26-211
SHEET OF **1**

REV.	DATE	DESCRIPTION	BY	F.P. & PG.	TASK NO.	DATE OF FIELD WORK
	7/15/26	RECORD SURVEY	TK	FILE		7/14/26

DRAWN	CHK'D
TJP	HKP
SCALE	DATE
1" = 20'	7/15/26



THE TOWN OF *INDIAN RIVER SHORES*

MEMORANDUM

TO: Town Council

FROM: James Harpring, Town Manager

DATE: August 20, 2026

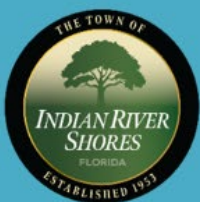
SUBJECT: Application for Variances - 410 Arrowhead Trail

The applicant, David Munisteri, is requesting three (3) variances for his residence located at 410 Arrowhead Trail (Indian Trails). The PZV review of this request is scheduled for August 25, 2026. If this item is not recommended for approval by the PZV, this will be moved to Section 8 of the Agenda for discussion.

1. The request is for a variance for an encroachment of 8.5 feet into the set back. R1A setback for this location is 30 feet. Note there is a preexisting encroachment of 3.5 feet.
2. The request is for a variance for front-facing garages. Chapter 162 provides that no garage bays shall face a street. (Sec. 162.05(B), 2016) The residence currently has a side facing garage door. The applicant intends to build an additional one car garage. To accomplish this, the applicant intends to move the entrance of the current garage to be front facing.
3. Based on the request in #2, the applicant is requesting an encroachment of 1.8 feet into the setback for construction of a garage. R1A setback for this location is 30 feet.

ATTACHMENTS:

1. Variance Application(s) – Setback and Garage Doors
2. Town Council Agenda Transmittal re: PZV Recommendation – September 26, 2023
3. Town Council Meeting Minutes – September 26, 2023
4. Photographs – Indian Trails Residences
5. Survey
6. Rendering





INDIAN RIVER SHORES

6001 Highway A1A
Indian River Shores, FL 32963

APPLICATION FOR VARIANCE

A variance from the Land Development Code of the Town of Indian River Shores is addressed in section 168.07, Code of Ordinances. Please refer to the Town Code of Ordinances prior to submitting your application.

If this is a request for removal of a tree of special concern, please refer to the *Application for Removal of a Tree of Special Concern*. If this is a request for related to a dock, please refer to the *Application for Variance – Dock*.

The Town Building Official may grant approval of variances for encroachments by existing structures into building setback lines or easements of one foot or less. The Planning, Zoning and Variance Board may approve variances for encroachments by existing structures into building setback lines or easements of three feet or less.

Your Application for Variance should include all items related to your requested variance such as plans, drawings, photographs and other supporting documentation. The Application for Variance must be emailed to inspections@indianrivershores.gov. Please contact the Building Department if your submission includes large format printouts or other plans. The submissions must be able to be reproduced with sufficient clarity for review by staff and PZV Board members.

Your application must address the following criteria for a variance as outlined in section 168.07 (2)

Special conditions. That special conditions and circumstances exist affecting the land, structure or building involved preventing the reasonable use of said land, structure or building.

Unique. That the circumstances which cause the hardship are peculiar to the property, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the district.

Hardship. That the literal interpretation of the provisions of this chapter would deprive the applicant of a substantial property right that is enjoyed by other property owners in the district. It is of no importance whatsoever that the denial of the variance might deny to the property owner some opportunity to use the property in a more profitable way, or to sell it at a greater profit than is possible under the terms of this chapter.

Self-created. That the hardship is not self-created or the result of mere disregard for or ignorance of the provisions of this chapter.

Minimum variance. That the variance is the minimum variance that will make possible the reasonable use of the property.

Adjacent property. That granting the variance requested will not be detrimental to adjacent property or adversely affect the public welfare and will be in harmony with the general intent of this chapter.

Use variance. Under no circumstances shall the Board grant a variance to permit a use not generally permitted in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

Again, please refer to section 168.07, Code of Ordinances prior to submitting your application.

APPLICANT INFORMATION

David Munisteri, as Trustee of the Munisteri Trust dated November 8, 2015, as amended and restated on May 25, 2022

Property Owner Name: _____

Property Owner Signature: David Munisteri

Applicant name if different than property owner: Roger LaJoie, Esq.

Applicant Signature if different than property owner: _____

Variance Location Address: 410 Arrowhead Trail, Indian River Shores, FL 32963

Contact Information

Property Owner Email: damunisteri@gmail.com

Applicant email if different that property owner: _____

Property Owner Phone: 404-569-5039

Applicant phone if different than property owner: _____

VARIANCE REQUEST

Please provide a detailed description of the requested variance including all criteria required by Town Ordinance. Include the current regulation from which you seek a variance as well as any changes in setback, height or other specification which is to be considered. There is space provided below for your response. However, it is recommended that you submit a separate document detailing any criteria required by Ordinance and any other information you wish to be considered.

*** Variance requested for the rear portion of the residence that is shown to be inside the 25' rear setback by 9.5', as shown on the survey prepared by Pickering & Associates, dated 12/9/25, under Job no. 25-479

Criteria described in attached Exhibit "A"

Planning, Zoning & Variance meetings are held the 2nd Tuesday of every month. The deadline for items to be placed on the agenda is Friday morning, 2 weeks prior to the meeting date. There must be a representative in attendance. Please contact the Building Department at 772-231-4453 or inspections@indianrivershores.gov with any questions or concerns.

Applicant Name: Roger LaJoie
(Please Print)

Applicant Signature: 

Exhibit "A" Criteria

Survey Variance

Special Conditions: There is currently an existing setback encroachment present before I purchased the property. I need the variance to continue to be able to use the existing structure. If the variance is not granted I will not be able to have full use of the property I purchased.

Unique: The requested variance is unique to my property as it is for allowing a small area of my structure to be an allowed encroachment into the lot setback. As the area of encroachment is particular to my residence it is in all candor an exception to the configurations to other properties in the district.

Hardship: If the variance requested is not granted I will be forced to remove a part of my structure that has been in existence for some time and thereby deprive me of full use of the property I purchased.

Self-created: As indicated above, I did not create the hardship. It was in existence prior to my purchase of the property. The residence has been in existence for many years and was apparently approved when constructed.

Minimum variance: I am not asking for an oversize variance into the setback but am only asking for the amount necessary to allow me continued use of the complete structure.

Adjacent property: To grant the variance will not have an adverse effect on adjacent property owners as the encroachment has been in existence for many years prior to my taking ownership with no complaints by the neighbors. It will not affect the public welfare and will allow for the status quo of the existing structure.

Use variance: The variance requested does not constitute a use that is generally not permitted in the district. It is simply to accommodate the continued use of the complete structure that has been in continued use for many years.

LIMITED POWER OF ATTORNEY

I, David Munisteri, the Principal, appoint Roger W. LaJoie, as my Attorney-in-Fact from the time of the execution of this instrument, with power to take action on my behalf which I might take myself, as follows:

1. Power Granted: To allow him to appear and speak for me before any hearing that is to be held before the Town of Indian River Shores Planning and Zoning Variance Board as same may pertain to my request for a setback variance on the rear setback to my property as more fully explained in my application for setback variance.

2. Revocation: This power shall remain in full force and effect until: (a) it is revoked by operation of law; or (b) it is revoked by written notice of its revocation, whichever occurs first.

3. Indemnification: If the authority contained in this instrument is revoked or terminated by operation of law without notice, the Principal agrees to save and hold the Attorney-in-Fact harmless from any loss suffered or liability incurred by him in so acting after such revocation or termination by operation of law without notice.

IN WITNESS WHEREOF, the Principal has executed this Limited Power of Attorney this 29th day of July, 2026.





David Munisteri, Principal

as to Principal

State of Florida
County of Indian River

I HEREBY CERTIFY that on this 29th day of July, 2026, the foregoing instrument was acknowledged before me, the undersigned authority, _____ by means of physical presence; or _____ by means of online notarization, by David Munisteri, _____ who produced Driver's License as identification or; _____ who is personally known to me.

WITNESS my hand and official seal in the county and state and on the date aforesaid.



Notary Public
State of Florida
My Commission Expires:

Grayson S Bagwell
NOTARY PUBLIC
BARTOW COUNTY, GEORGIA
My Commission Expires
05/31/2029

- NOTES:
1. NORTH AS SHOWN IS REFERENCED TO THE PLAT OF Indian Trails
 2. SURVEY PERFORMED BENEFIT OF DEED.
 3. USE OF THIS SURVEY IS SOLELY FOR THE NAME(S) MENTIONED IN THE CERTIFICATIONS.
 4. SURVEY NOT INTENDED FOR CONSTRUCTION OR LAYOUT PURPOSES.

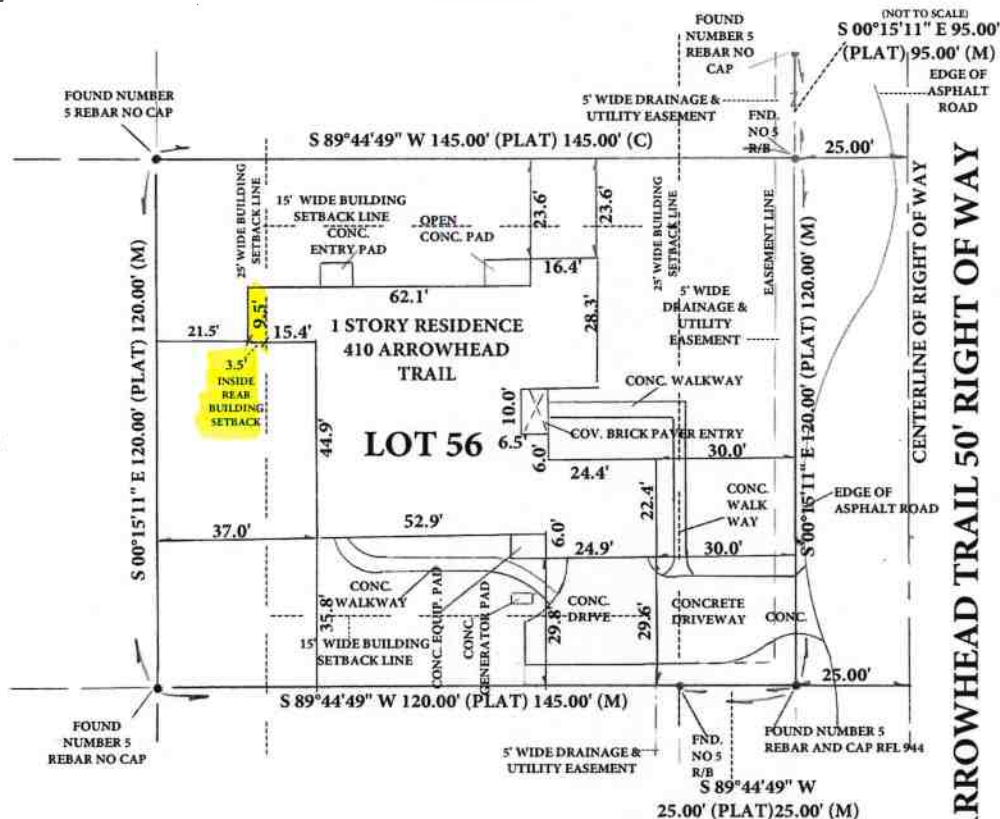
LOT 54

LOT 55

LOT 53

LOT 56

LOT 57



SETBACKS WERE OBTAINED VIA TOWN OF INDIAN RIVER SHORES AND ADDED TO THE SURVEY PRE CLIENT REQUEST AND DOES NOT GUARANTEE BUILDING SETBACK LINES

CERTIFIED TO:
Conscience Bay, LLC, a Georgia limited liability company
David Munisteri
Old Republic National Title Insurance Company
Block & Scarpa

Property Address: 410 Arrowhead Trail, Vero Beach, FL 32963
Legal Description:
Lot 56, Indian Trails, according to the plat thereof as recorded in Plat Book 12,
Page 3, Public Records of Indian River County, Florida



LEGEND

LP = IRON PIPE
C.B. = CONCRETE MONUMENT
P.L.B. = PERMANENT REFERENCE
SCUMBLIT
P.C.P. = PERMANENT CONTROL POINT
P.O.B. = POINT OF BEGINNING
D.W. = DRIVEWAY
R.W. = RIGHT-OF-WAY
S.T. = SEPTIC TANK
D.F. = DRAIN FIELD
P.P. = POWER POLE
P.L. = PROPERTY LINE
C.L. = CENTER LINE
I.F.E. = FISH FLOOR ELEVATION
E.L. = ELEVATION
E.O.W. = EDGE OF WATER
B.M. = BENCH MARK
C.C.C.L. = COASTAL CONSTRUCTION
CONTROL LINE
B.M. = BENCHMARK
P.L. = PLAT DATA
B.L. = LEGAL DATA
B.L. = MEASURED DATA
SEC. = SECTION
TWP. = TOWNSHIP
R.D. = RANGE
B.S. = BENCHMARK
R. = RADIUS
L. = LENGTH
A. = CENTRAL ANGLE
C. = CHORD
C.B. = CHORD BEARING
F.B. = FIELD BOOK
P.B. = PAGE
P.T. = POINT OF TANGENT
P.C. = POINT OF CURVE
P.R.C. = POINT OF REVERSE CURVE
P.O.C. = POINT OF CURVE
P.C.C. = POINT OF COMPOUND CURVE
STA. = STATION
P.D. = POINT
E.O.P. = EDGE OF PAVEMENT
B.O.C. = BACK OF CURVE

NO TITLE SEARCH, TITLE OPINION, OR
ABSTRACT, WAS PERFORMED BY, NOR
FURNISHED TO THIS FIRM FOR THE
SUBJECT PROPERTY. THERE MAY BE
EASEMENTS, RIGHT-OF-WAYS, OR
UNRECORDED DEEDS WHICH MAY
AFFECT SUBJECT PROPERTY.

F.E.M.A.
FLOOD ZONE X
C-P # 12061c0
EFFECTIVE DATE: 1-26-23

SURVEYORS CERTIFICATE
I, K. KIM PICKERING DO HEREBY CERTIFY THAT I AM A FULLY
LICENSED AND PRACTICING REGISTERED LAND SURVEYOR IN THE
STATE OF FLORIDA; THAT THIS SKETCH OF SURVEY MEETS THE
MINIMUM TECHNICAL STANDARDS FOR A SURVEY AS SET FORTH BY
THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS;
PURSUANT TO FLORIDA ADMINISTRATIVE CODE CHAPTER 61J, ET
AL; AND THAT UNDER MY SUPERVISION DID MAKE A SURVEY OF:

1.01 SEE LEGAL DESCRIPTION:

AS SHOWN IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA,
AT PLAT BOOK, PAGE, AND THAT SAID SURVEY WAS
ACTUALLY MADE ON THE GROUND FOR THE DESCRIPTION AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

H. K. Kim Pickering 12-9-25

K. KIM PICKERING REG. LAND SURVEYOR NO. 488
THIS SURVEY IS NOT VALID WITHOUT EMBOSSED SEAL.



RECORD SURVEY FOR
David Munisteri



PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYING
612 HOLLY ROAD
VERO BEACH, FL 32963
Ph: 772-231-9323 Cell: 772-480-2349
E-mail: pickeringassociates@aol.com

DRAWING/JOB #
25-479
SHEET OF
1 1
53

REV.	DATE	DESCRIPTION	BY	F.P. & PG.	TASK NO.	DATE OF FIELD WORK	DRAWN	CHK'D
							TJP	HKP
							SCALE	DATE
							1"=20'	12-9-25
	12/9/25	RECORD SURVEY	TP	FILE		12/4/25		

This instrument prepared by:
David A. Lewis, Esq.
Block & Scarpa
601 21st Street, Suite 401
Vero Beach, FL 32960

SETBACK AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

Before me this 30th day of July, 2026, personally appeared Roger LaJoie, who, deposes and says that he has personal knowledge of the facts herein stated:

1. David Munisteri, as Trustee of the David Munisteri Trust dated November 6, 2015, as amended and restated on May 25, 2022, is the owner of the following described property:

Lot 56, INDIAN TRAILS, according to the map or plat thereof as recorded in Plat Book 12, Page 3, Public Records of Indian River County, Florida.

2. A survey of the property prepared by Pickering & Associates, under Job No. 25-479 shows encroachments for the rear of the residence on the West side of the property as follows: The West side of the residence encroaches onto the rear setback by approximately 3.5' feet of the rear 25' setbacks respectively.

3. That the required setback by the Town of Indian River Shores is 25 feet on the rear of the property.

4. Further Affiant sayeth not.



Roger LaJoie

The foregoing instrument was sworn and acknowledged before me this 30th day of July, 2026, by Roger LaJoie, who is personally known to me.

SEAL





Notary Public, State of Florida
Printed name: **Carol L. Stone**
My commission expires: 3/22/30



THE TOWN OF INDIAN RIVER SHORES

6001 Highway A1A
Indian River Shores, FL 32963

APPLICATION FOR VARIANCE

A variance from the Land Development Code of the Town of Indian River Shores is addressed in section 168.07, Code of Ordinances. Please refer to the Town Code of Ordinances prior to submitting your application.

If this is a request for removal of a tree of special concern, please refer to the *Application for Removal of a Tree of Special Concern*. If this is a request for related to a dock, please refer to the *Application for Variance – Dock*.

The Town Building Official may grant approval of variances for encroachments by existing structures into building setback lines or easements of one foot or less. The Planning, Zoning and Variance Board may approve variances for encroachments by existing structures into building setback lines or easements of three feet or less.

Your Application for Variance should include all items related to your requested variance such as plans, drawings, photographs and other supporting documentation. The Application for Variance must be emailed to inspections@indianrivershores.gov. Please contact the Building Department if your submission includes large format printouts or other plans. The submissions must be able to be reproduced with sufficient clarity for review by staff and PZV Board members.

Your application must address the following criteria for a variance as outlined in section 168.07 (2)

Special conditions. That special conditions and circumstances exist affecting the land, structure or building involved preventing the reasonable use of said land, structure or building.

Unique. That the circumstances which cause the hardship are peculiar to the property, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the district.

Hardship. That the literal interpretation of the provisions of this chapter would deprive the applicant of a substantial property right that is enjoyed by other property owners in the district. It is of no importance whatsoever that the denial of the variance might deny to the property owner some opportunity to use the property in a more profitable way, or to sell it at a greater profit than is possible under the terms of this chapter.

Self-created. That the hardship is not self-created or the result of mere disregard for or ignorance of the provisions of this chapter.

Minimum variance. That the variance is the minimum variance that will make possible the reasonable use of the property.

Adjacent property. That granting the variance requested will not be detrimental to adjacent property or adversely affect the public welfare and will be in harmony with the general intent of this chapter.

Use variance. Under no circumstances shall the Board grant a variance to permit a use not generally permitted in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

Again, please refer to section 168.07, Code of Ordinances prior to submitting your application.

APPLICANT INFORMATION

David Munisteri, as Trustee of the Munisteri Trust dated November 6, 2015,

Property Owner Name: as amended and restated on May 25, 2022

Property Owner Signature: David Munisteri

Applicant name if different than property owner: Roger LaJoie, Esq.

Applicant Signature if different than property owner: _____

Variance Location Address: 410 Arrowhead Trail, Indian River Shores, FL 32963

Contact Information

Property Owner Email: damunisteri@gmail.com

Applicant email if different that property owner: _____

Property Owner Phone: 404-569-5039

Applicant phone if different than property owner: _____

VARIANCE REQUEST

Please provide a detailed description of the requested variance including all criteria required by Town Ordinance. Include the current regulation from which you seek a variance as well as any changes in setback, height or other specification which is to be considered. There is space provided below for your response. However, it is recommended that you submit a separate document detailing any criteria required by Ordinance and any other information you wish to be considered.

I am requesting a variance to allow front facing garage doors on my residence located at 410 Arrowhead Trail, Indian River Shores, FL 32963. My request is made as my Mother in Law resides with us and has her own vehicle as do my wife and I, which is a total of 3 cars. Vehicles must be garaged per Indian Trails Covenants and a 3 car garage will not fit on the lot with a side facing garage configuration. Other residences have front facing garages.

Included are photos of front facing garages in Indian Trails that were built before Section 1692.05 (B) Code of Ordinances went into place and below is a more recent approval given for a front facing garage;

Property: 520 Sundance Trail (Approved September 29, 2023)

Criteria described in attached Exhibit "A".

Planning, Zoning & Variance meetings are held the 2nd Tuesday of every month. The deadline for items to be placed on the agenda is Friday morning, 2 weeks prior to the meeting date. There must be a representative in attendance. Please contact the Building Department at 772-231-4453 or inspections@indianrivershores.gov with any questions or concerns.

Applicant Name: Roger LaJoie
(Please Print)

Applicant Signature: _____



Exhibit "A" Criteria

Special Conditions: The existing configuration for the residence with the 2-car garage facing the side yard does not allow me to garage the 3 vehicles necessary for my family. It is a requirement of my HOA that vehicles be garaged. The lot size does not permit me to enlarge the existing garage from a 2-vehicle garage to a three-vehicle garage and keep the garage side facing. If permitted to have the garage front facing, it will allow for the three-vehicle garage and keep me in compliance with my HOA requirements.

Unique: While I cannot speak for other property owners, my situation is unique in that the 3 vehicles that must be garaged are each necessary for the persons residing on the property. Also, given my lot dimensions, whereas other property owners in the area may be able to accommodate a side facing three vehicle garage, there is no such opportunity for me.

Hardship: As stated above, there is a necessity for the 3 vehicles to be garaged on my property. My wife and I each require separate vehicles as does my wife's mother who has her own vehicle. If I am not allowed to have the front facing garage with 3 stalls it will not allow me to have those in residence with me to have the freedom to have each their own vehicles for the unrestricted use as is enjoyed by others in the community. This request is not made to improve the value of my property or to sell at a higher profit but is made to ensure those in residence on the property can enjoy the same rights and privileges as other persons in the community.

Self-created: The hardship is not self-created and is not in disregard of the provisions of the ordinances of Indian River Shores. We have taken in my wife's mother to live with us and she is in need of her own vehicle to get around as we are not able to do so given our different schedules and lifestyle.

Minimum variance: To force a side facing garage would cause an unsightly view to the neighbors. The request to allow the intended garage to face the front of the property would result in the least obstructive use of the property and allow for a more reasonable access to the garages.

Adjacent property: As suggested above, if a front garage is permitted it will allow for a more reasonable and aesthetically pleasing structure to be present on the property. When completed, the view of the structure in the neighborhood will be in many ways consistent with existing structures in the neighborhood and not be in any way detrimental to the adjacent property owners. It is recognized that the chapter is intended to give a certain look to the residences. To grant the variance requested here will not take away from the intent for the look intended, especially within the particular community of Indian Trails.

Use variance: There are a number of residences within the community of Indian Trails that already have front facing garages. The use sought is simply to allow for the garaging of the 3 vehicles required by the residents of the property for use in daily life. This is for a use which is not necessarily expressly prohibited in the district and is certainly allowed within the community of Indian Trails.

LIMITED POWER OF ATTORNEY

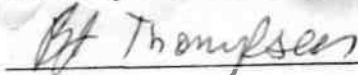
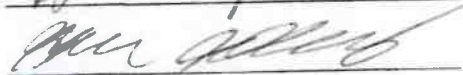
I, David Munisteri, the Principal, appoint Roger W. LaJoie, as my Attorney-in-Fact from the time of the execution of this instrument, with power to take action on my behalf which I might take myself, as follows:

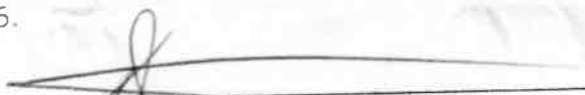
1. Power Granted: To allow him to appear and speak for me before any hearing that is to be held before the Town of Indian River Shores Planning and Zoning Variance Board as same may pertain to my request for a variance allowing front facing garage doors on my residence as more fully explained in my application for same.

2. Revocation: This power shall remain in full force and effect until: (a) it is revoked by operation of law; or (b) it is revoked by written notice of its revocation, whichever occurs first.

3. Indemnification: If the authority contained in this instrument is revoked or terminated by operation of law without notice, the Principal agrees to save and hold the Attorney-in-Fact harmless from any loss suffered or liability incurred by him in so acting after such revocation or termination by operation of law without notice.

IN WITNESS WHEREOF, the Principal has executed this Limited Power of Attorney this 29th day of July, 2026.



as to Principal

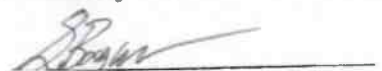

David Munisteri, Principal

State of Florida
County of Indian River

I HEREBY CERTIFY that on this 29th day of July, 2026, the foregoing instrument was acknowledged before me, the undersigned authority, _____ by means of physical presence; or _____ by means of online notarization, by David Munisteri, _____ who produced Drivers License as identification or; _____ who is personally known to me.

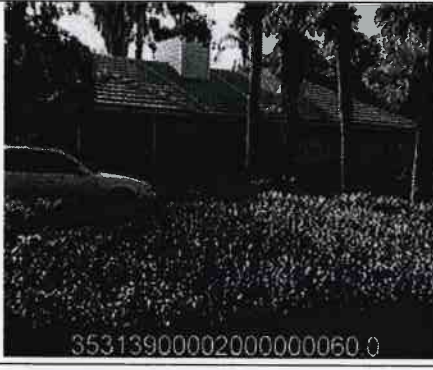
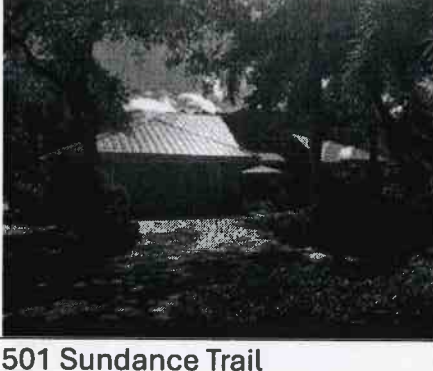
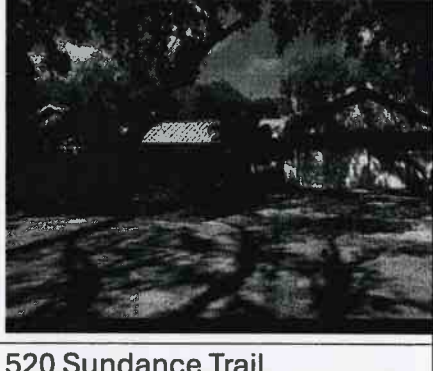
WITNESS my hand and official seal in the county and state and on the date aforesaid.

Grayson S Bagwell
NOTARY PUBLIC
BARTOW COUNTY, GEORGIA
My Commission Expires
05/31/2029


Notary Public
State of Florida
My Commission Expires:

INDIAN TRAILS HOMES WITH FRONT FACING GARAGES

Photos from Indian River County Assessor Site

	 31393500002000000068.0	 31393500002000000066.0
101 Chiefs Trail	321 Legend Trail	330 Legend Trail
 35313900002000000060.0		 31393500005000000011.0
421 Arrowhead Trail	431 Arrowhead Trail	471 Arrowhead
	 35313900002000000048.0	
501 Sundance Trail	510 Sundance Trail	520 Sundance Trail
 35313900002000000052.0		 31393500002000000051.0
521 Sundance Trail	530 Sundance Trail	531 Sundance Trail

		 35313900002000000040 0
601 Tomahawk	611 Tomahawk Trail	630 Tomahawk
 31393500002000000042 0		
641 Tomahawk Trail	690 Tomahawk Trail	

101 Chiefs Trail



2/26/26, 3:23:24 PM

40296

321 Legend Trail



31393500002000000068.0

330 Legend Trail



421 Arrowhead Trail



431 Arrowhead Trail



471 Arrowhead Trail



31393500005000000011.0

501 Sundance Trail



510 Sundance Trail



35313900002000000048.0

520 Sundance Trail



3/31/25, 11:11:04 AM

40273

521 Sundance Trail



35313900002000000052.0

530 Sundance Trail



2/26/26, 3:04:16 PM

40274

531 Sundance Trail



31393500002000000051.0

601 Tomahawk Trail



611 Tomahawk Trail



630 Tomahawk Trail



641 Tomahawk Trail



31393500002000000042.0

690 Tomahawk Trail



3/31/25, 11:16:39 AM

40355



TOWN COUNCIL AGENDA TRANSMITTAL

Council Meeting Date: September 26, 2023

Agenda Item Title: Planning, Zoning & Variance Board Recommendation

Background: The Planning, Zoning & Variance Board (Board) reviewed a request from the residents of 520 Sundance Trail. The applicant requests a variance of eight (8) feet for the front setback and a variance from Section 162.05 (B) – Code of Ordinances to authorize a front facing garage.

At the September 12, 2023 meeting, the Board voted to approve the request for the variance.

Recommendation: Approve the Board recommendation granting the applicant's request for a variance of eight (8) feet for the front setback and a variance from Section 162.05 (B) – Code of Ordinances to authorize a front facing garage.

Attachments: Variance Application

Town Manager Authorization:

Date: September 12, 2023



OFFICIAL MINUTES

REGULAR TOWN COUNCIL MEETING

TUESDAY, SEPTEMBER 26, 2023 – 3:30 PM

TOWN OF INDIAN RIVER SHORES

6001 HIGHWAY A1A INDIAN RIVER SHORES, FL 32963

The regular monthly meeting of the Indian River Shores Town Council was held on Tuesday, September 26, 2023, in Council Chambers, 6001 Highway A1A, Indian River Shores. Councilmembers present were Brian Foley, Mayor; Sam Carroll, Vice Mayor, Bob Auwaerter, Councilmember and James Altieri, Councilmember. Also present were James Harpring, Town Manager, Heather Christmas, Deputy Town Manager/Town Treasurer, Peter Sweeney, Town Attorney and Janice C. Rutan, Town Clerk.

1. Call to Order

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call

Mayor Foley called the meeting to order at 3:30 p.m. Vice Mayor Carroll offered the Invocation. Mayor Foley led the Pledge of Allegiance. The Town Clerk called the roll. Councilmember Smith was not in attendance.

2. Agenda Reordering, Deletions, or Emergency Additions

There being no additions, deletions or corrections to the agenda, a motion was made by Vice Mayor Carroll, seconded by Councilmember Auwaerter, and unanimously passed (4-0) to approve the agenda as presented.

3. Presentations/Proclamations

None.

4. Comments From the Public Regarding Agenda Item(s)

None.

5. Consent Agenda

- a. Approval of Regular Town Council Meeting Minutes dated August 24, 2023
- b. PZ&V Recommended Approval - 918 Holoma Drive - Tree of Special Concern
- c. PZ&V Recommended Approval - 520 Sundance Trail - Variance
- d. Approval of 672 Ocean Road Site Plan
- e. Approval of FY 2024 Vehicle Purchases
- f. Approval of 2024 Air Pack Purchases
- g. Approval of 2024 Ambulance Power Loader Purchase
- h. Approval of Patrol Boat Engine Trade-In and Expenditure

A motion was made by Councilmember Auwaerter and seconded by Vice Mayor Carroll to approve the Consent Agenda as presented. The Town Clerk called the roll. The motion passed unanimously (4-0).

6. Mayors Report

Mayor Foley reported on the rising construction costs of the Wastewater facility being proposed by the City of Vero Beach. He expressed his concern over the costs and noted the shockingly increased costs will be borne by the ratepayers, specifically the residents of Indian River Shores and South Beach.

He next reported the removal of the tree from the courtyard which would be replaced with aesthetically pleasing landscaping to be enjoyed by the public.

7. Councilmember Items

Councilmember Auwaerter: Cybersecurity Discussion

Councilmember Auwaerter addressed the Town Council about the meeting held earlier in the month with the Town Manager, Staff and IT personnel regarding the Town's Cyber Security policies. The discussion included a wide range of items to include protective security and statutory obligations for training. Discussion of a follow-up shade meeting ensued.

Council expressed their appreciation to Councilmember Auwaerter.

8. Discussion with Possible or Probable Action

a. Ordinance No. 563 Repeal of Section 161.16 - Association approval (Second Reading)

The title was read by Attorney Sweeney. Mayor Foley opened the Public Hearing. There being no public comment, a motion was made by Vice Mayor Carroll to approve Ordinance No. 563 on second and final reading. The motion was seconded by Councilmember Auwaerter. The Town Clerk called the roll. The motion passed unanimously (4-0).

b. Ordinance No. 564 Florida City Gas Franchises Agreement (Second Reading)

The title was read by Attorney Sweeney. Mayor Foley opened the Public Hearing. There being no public comment, a motion was made by Vice Mayor Carroll to approve Ordinance No. 564 on second and final reading. The motion was seconded by Councilmember Auwaerter. The Town Clerk called the roll. The motion passed unanimously (4-0).

c. Ordinance No. 565 Land Development Code Amendments (Second Reading)

The title was read by Attorney Sweeney. Mayor Foley opened the Public Hearing. There being no public comment, a motion was made by Vice Mayor Carroll to approve Ordinance No. 565 on second and final reading. The motion was seconded by Councilmember Auwaerter. The Town Clerk called the roll. The motion passed unanimously (4-0).

9. Staff Updates

a. Building Official Report & Statistics

Town Manager Harpring explained the Building Official was called to jury duty and not present. Council had no questions for the Town Manager.

b. Town Treasurer Report

Town Treasurer Christmas noted there would be no report for the month of October due to year end closures, audit preparations and setting up the new fiscal year. Councilmember Auwaerter confirmed that the fund balance in the road infrastructure account had been used for the Pebble Bay project. Ms. Christmas confirmed, adding that the Town receives approximately \$8,700 monthly from revenue sharing and that over the next three years would be using those monies to build up the fund balance.

c. Public Safety Department Report & Statistics

Chief Stone discussed response times then requested Deputy Chief Mark Shaw update the Town Council on a recent arrest. Deputy Chief Shaw reported on activity involving a recently stolen vehicle which was engaged in a law enforcement pursuit by Public Safety Officers through Town. The suspect was arrested and there were no injuries. Council expressed their appreciation to those involved.

d. Public Works Department Report

Larry Bryant, Director of Public Works discussed the near completion of the Pebble Bay paving project and the status of the Seminole/Indian Lane project.

e. Code Enforcement Report

Town Manager Harpring presented the Code Enforcement report advising that of the 60 dune crossovers constructed without a permit, all had been resolved apart from seven; four of which were going through permitting and three that were scheduled to come before the Special Magistrate in October. He added that the Special Magistrate process was working well, allowing Staff to work with those property owners in an effort towards compliance.

10. Town Attorney Report

Mayor Foley requested Town Attorney Sweeney to review whether the Town could hold the Final Public Budget Hearing prior to the Regular meeting. Attorney Sweeney responded that Florida Statute requires Budget Hearings to begin no earlier than 5:01 p.m. on weekdays or on a Saturday. Potential alternatives were discussed.

Town Attorney Sweeney advised the Special Magistrate process was working very well and further expressed his appreciation to the Special Magistrate and Code Enforcement Staff in their handling of the outstanding dune crossover issues and their overall processes of Code Enforcement. In response to Councilmember Altieri, Attorney Sweeney noted the cases that have come before the Special Magistrate addressed life, health, and safety issues. Staff treats each case through education, encouragement, and enforcement. Cases coming before the Special Magistrate are done so as a last resort. In agreement with Attorney Sweeney's comments, Councilmember Auwaerter reported that he had attended one of the meetings.

Mayor Foley noted that many of these cases are cited for the protection of the property owners to ensure compliance with building codes. He agreed the Special Magistrate process is working much more efficiently than the Enforcement Board procedure.

11. Town Manager Report

Regarding Sector 4, Town Manager Harpring advised he had been in contact with the County's Deputy County Attorney and was told the easement packages to be mailed to property owners along the Sector 4 beach were not yet completed. The County has already begun the 3-6 month permitting process and the Town was working with the County to get the permitting process underway. Permitting is moving forward as it is not contingent upon receiving the easements. Town Manager Harpring went on to discuss funding, beach access and project timing.

Councilmember Auwaerter referred to a handout distributed to Council. He highlighted the funding available and explained that the application for joint coastal permitting would allow for more flexibility. The handout also included information in Sector 3, of which part of the Town is included.

12. Council/Committee Reports or Non-Action Items

a. Call for Committee Reports, Informational Updates or Comments

Mayor Foley reported on his attendance at the Treasure Coast Regional League of Cities meeting held on September 20, 2023.

He also advised that the Mayor of Fellsmere had noted during his State of the City address, the City's desire to keep its small-town atmosphere. All municipalities present had agreed that the development is going fast, and many developers were coming into the area from other areas rushing to develop the Treasure Coast/Indian River County.

Councilmember Auwaerter reported on his attendance at the City of Vero Beach Utilities Commission meeting. There was a meeting although a quorum was not present. He expressed his dismay that the proposed costs of the Utility had never been brought before the Utilities Commission, yet it had been distributed at the Candidates Forum at the Taxpayers Association. At the close the Utilities Commission meeting, he questioned when the cost escalators would stop and was told that the desire to get the plant off the lagoon was the catalyst.

He presented the Council with a spreadsheet showing the different Debt Service Projections. He questioned the borrowing proposals of the City, recommending issuance of revenue bonds tied directly to the utility revenue. He prepared a spreadsheet for Council review and explained in detail the total interest costs spread over a thirty-year period. Noting there was no contingency, or demolition costs included in the City's estimated costs, Councilmember Auwaerter included contingencies in his amortizations. In response to Vice Mayor Carroll, he responded that a public record request had been requested by the Town. General Revenue Bonds would be tied to rates whereby General Obligation Bonds were assessed to all taxpayers. Discussion followed and Council expressed concern that the total costs had not been shared yet that would be how rates will be assessed.

13. Call to Audience

No comments.

14. Adjournment

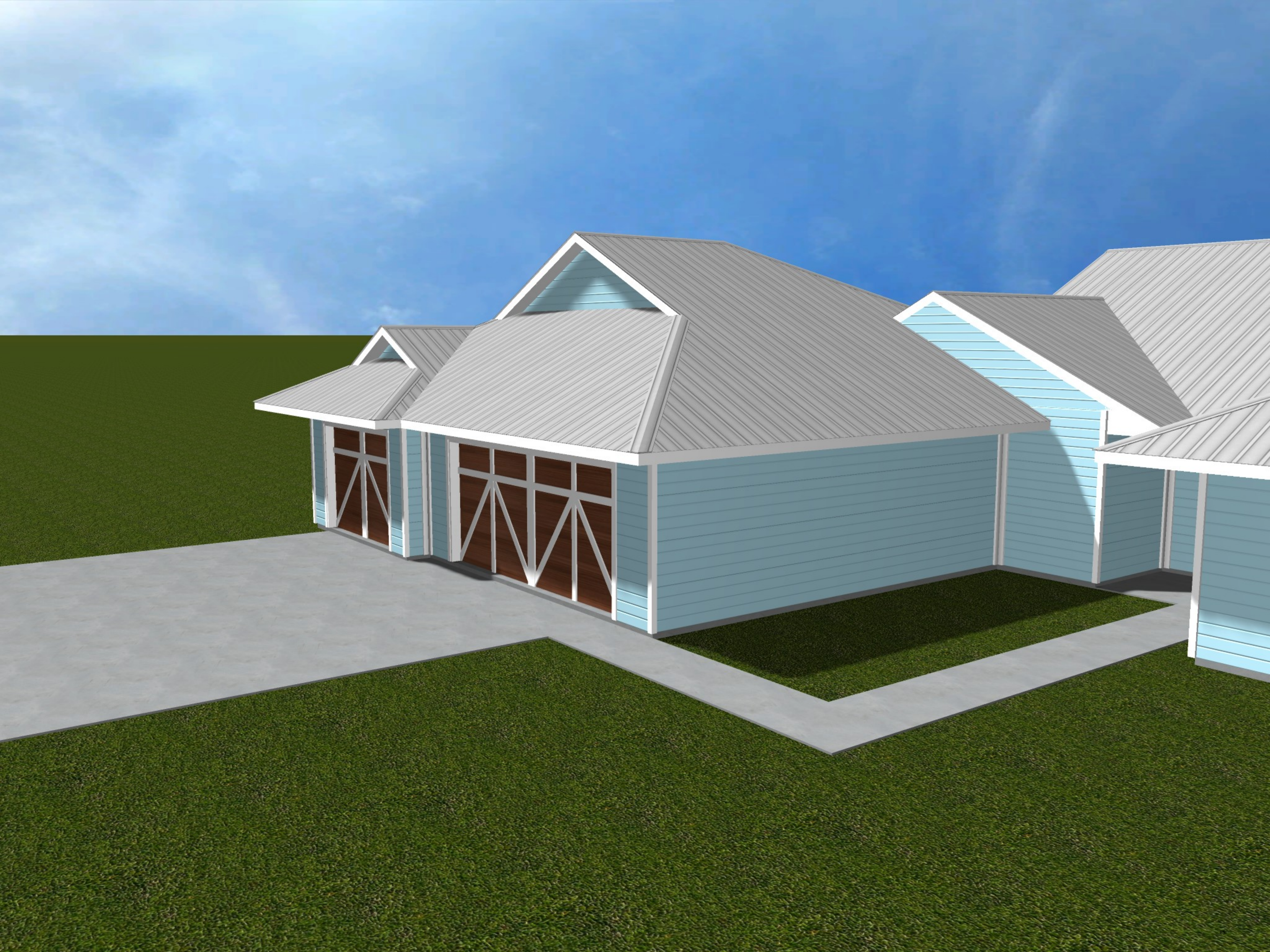
With no further business to come before the Town Council adjourned at 4:27 p.m.

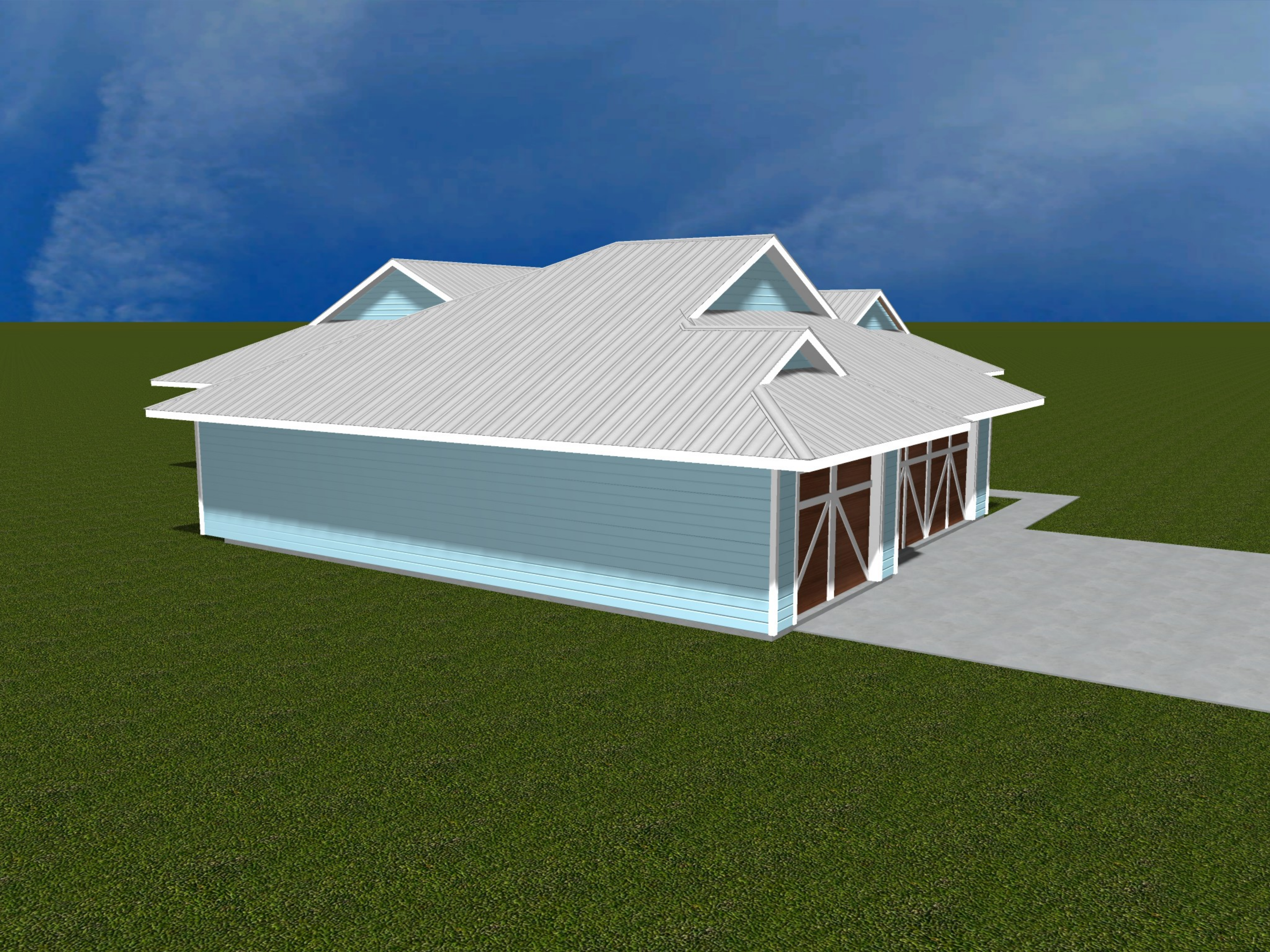
Approved: October 26, 2023

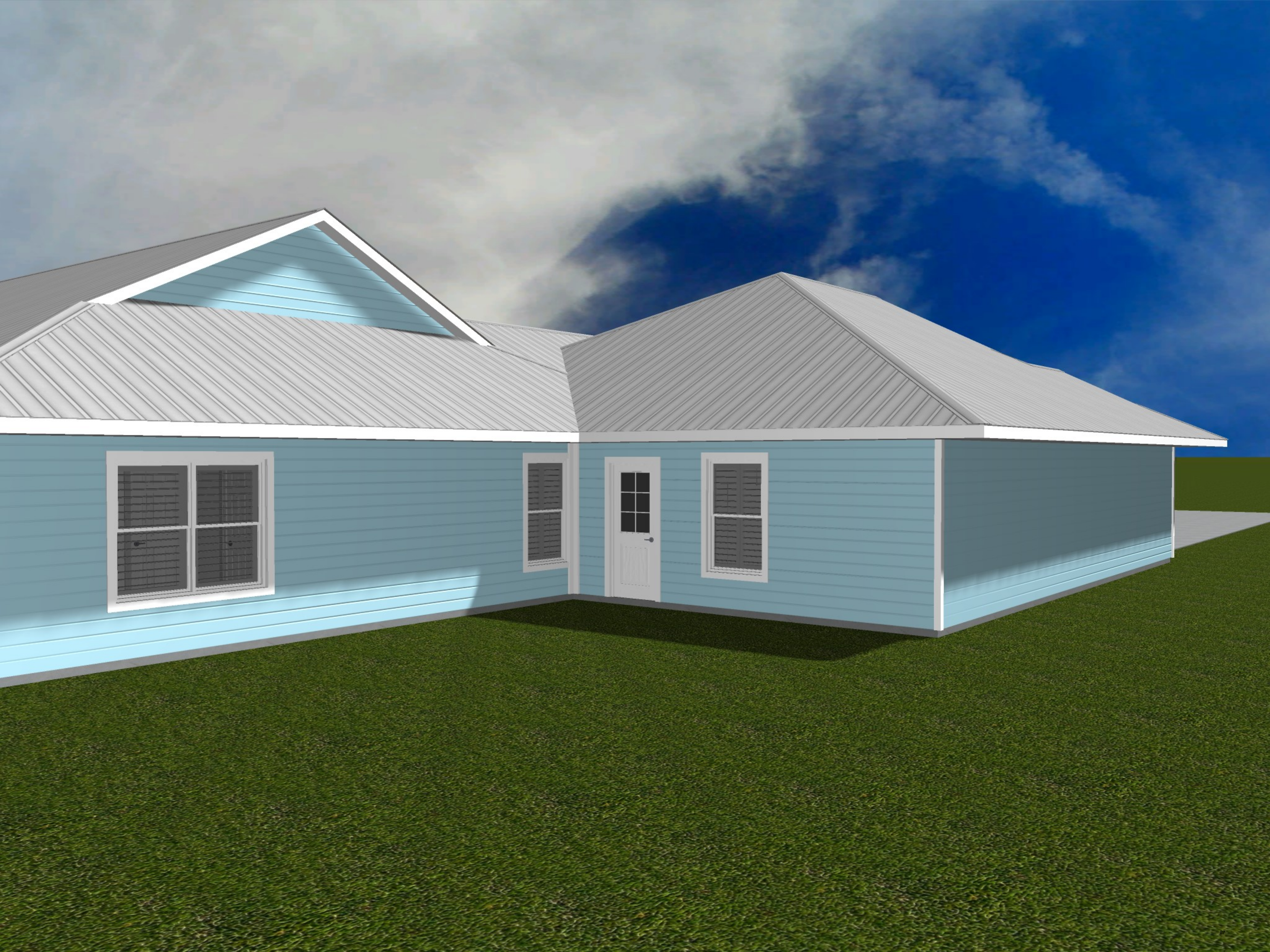


Janice C. Rutan, Town Clerk











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DISCUSSION

The study is a long and demanding task for the participants and the researchers. It is a challenge for the researchers to find a way to make the study as easy as possible for the participants. The researchers should be aware of the fact that the participants are not professionals and they may not have the necessary knowledge and experience to perform the tasks. The researchers should provide clear instructions and examples to the participants. The researchers should also provide feedback to the participants to help them improve their performance. The researchers should also be aware of the fact that the participants may be tired or stressed during the study. The researchers should provide a break for the participants if they need it. The researchers should also be aware of the fact that the participants may not be motivated to participate in the study. The researchers should provide incentives to the participants to encourage them to participate. The researchers should also be aware of the fact that the participants may not be able to understand the tasks. The researchers should provide a translation of the tasks into the participants' language. The researchers should also be aware of the fact that the participants may not be able to perform the tasks. The researchers should provide a demonstration of the tasks to the participants. The researchers should also be aware of the fact that the participants may not be able to follow the instructions. The researchers should provide a written copy of the instructions to the participants. The researchers should also be aware of the fact that the participants may not be able to perform the tasks. The researchers should provide a demonstration of the tasks to the participants. The researchers should also be aware of the fact that the participants may not be able to follow the instructions. The researchers should provide a written copy of the instructions to the participants.



MEMORANDUM

TO: Town Council

FROM: James Harpring, JD
Town Manager

DATE: August 19, 2026

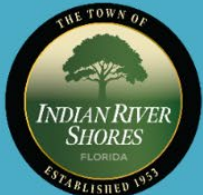
SUBJECT: Resolution 26-06 Adopting Non-Ad Valorem Assessment and Roll

BACKGROUND:

The Town of Indian River Shores entered into a franchise agreement along with Indian River County for solid waste and recycling services to be provided by Waste Management (WM) effective October 1, 2025. It is necessary, in the best interests of the Town, and serves a public purpose, to levy the Non-Ad Valorem Special Assessment to fund solid waste collection and disposal, and related services. Resolution 26-06 hereby states and expresses the Town's clear intent to utilize the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments pursuant to Florida Statutes 197.3632 for the levy, collection and enforcement of costs for solid waste collection and disposal services. The Non-Ad Valorem Special Assessment Rate shall be for the Fiscal Year 2026/2027 and shall become effective October 1, 2026.

ATTACHMENTS:

1. Resolution No. 26-06
2. Exhibit A – Boundary Map
3. Exhibit B – Certification and Non-Ad Valorem Assessment Tax Roll
4. Exhibit C - Newspaper Publications and Certification of first-class mailings



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Providing a high level of personal service with integrity and professionalism to ensure an unparalleled quality of life.

RESOLUTION 26-06

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF INDIAN RIVER SHORES, FLORIDA, LEVYING A NON-AD VALOREM SPECIAL ASSESSMENT FOR RESIDENTIAL PROPERTIES LYING WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF INDIAN RIVER SHORES AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THE TOWN CHARTER, TO FUND SOLID WASTE COLLECTION AND DISPOSAL AND RELATED CHARGES WITHIN THE TOWN, COLLECTING SUCH PURSUANT TO THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS; APPROVING, CONFIRMING, AND ADOPTING THE NON-AD VALOREM ASSESSMENT ROLL, INCORPORATED HEREIN AS EXHIBIT "B"; PROVIDING THAT SUCH ASSESSMENTS SHALL CONSTITUTE LEGAL, VALID, AND BINDING FIRST LIENS UPON PROPERTY AGAINST WHICH ASSESSMENTS ARE MADE UNTIL PAID; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENOR'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town Indian River Shores (Council) previously determined it is in the best interest of the residents of the Town of Indian River Shores (Town) to have universal solid waste collection and disposal services; and,

WHEREAS, through the adoption of Ordinance No. 520, as amended, the Town Council has established a universal solid waste collection program for the Town, as set forth in Chapter 54, Garbage Collection, of the Code of Ordinances of the Town; and,

WHEREAS, the Town granted a Franchise Agreement for residential solid waste collection to Waste Management. Inc. in conjunction with the Indian River County Solid Waste Disposal District (SWDD) for the performance of the solid waste collection and disposal as set forth in the Franchise Agreement; and

WHEREAS, it is the policy of the Town that solid waste collection and disposal be required for all residential improved properties located within the Town with payment from those properties used to pay for the costs associated with solid waste collection and disposal services, including any administrative or other charges relating thereto; and

WHEREAS, through the adoption of Resolution 24-17 the Town established the funding of solid waste collection and disposal services through a non-ad valorem special assessment, along with the collect said assessment pursuant to the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessment; and,

WHEREAS, those dwelling units requiring residential curbside service will be charged pursuant to the procedures set forth in Section 197.3632, Florida Statutes, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments; and,

WHEREAS, the Town desires to charge all non-assessed residential units resulting from new construction during the year or post January 1, 2026 annexation of property into the Town that require solid waste collection and disposal services which costs are not assessed by the Town or the SWDD pursuant to the procedures in Section 197.3632, Florida Statutes; and

WHEREAS, the Town has completed a review of the rate schedules and the annual Non-Ad Valorem Special Assessment Roll; and

WHEREAS, the Town held a public hearing on August 27, 2026 to adopt the Non-Ad Valorem Special Assessment Roll for funding solid waste collection and disposal and related services within the Town from the initial adoption of the non-ad valorem assessment to include properties previously not included in the non-ad valorem assessment roll; and

WHEREAS, owners have the right to file written objections to the Non-Ad Valorem Special Assessment, and to appear at the public hearing; and

WHEREAS, the Town has received any written objections, heard any testimony from all interested persons, and considered all objections relating to the non-ad valorem special assessment; and

WHEREAS, the amount of the Non-Ad Valorem Special Assessment in fiscal year 2026- 2027 to fund Solid Waste Collection and Disposal Services and related charges is \$373,477.07; and

WHEREAS, the amount of the assessment per residential unit ("Non-Ad Valorem Special Assessment") shall be:

Single Family Homes	\$ 179.47 per year
---------------------	--------------------

WHEREAS, the payment of the Non-Ad Valorem Special Assessment shall commence on October 1, 2026; and

WHEREAS, a boundary map and legal description of real property subject to the levy is attached hereto as Exhibit "A"; and

WHEREAS, the non-ad valorem special assessment to fund solid waste collection and disposal services shall be collected on an annual basis with the amount payable by a property owner to the Town in fiscal year 2026/2027 being the amount set forth in the Non-Ad Valorem Assessment Roll, incorporated herein and attached hereto as Exhibit "B" with future assessment amounts to be determined on an annual basis; and

WHEREAS, proof of first class mailing to those affected properties and newspaper publication of such hearing is attached hereto as Exhibit "C".

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN RIVER SHORES, FLORIDA, THAT:

SECTION 1. The foregoing 'WHEREAS' clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof by the Town Council.

SECTION 2. The Town Council does hereby state and express its clear intent to utilize the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments pursuant to Florida Statutes 197.3632 for the levy, collection and enforcement of costs for solid waste collection and disposal services. It is necessary, in the best interests of the Town, and serves a public purpose, to levy the Non-Ad Valorem Special Assessment to fund solid waste collection and disposal, and related services.

SECTION 3. The Town shall levy the Non-Ad Valorem Special Assessment to fund the solid waste collection and disposal, and related services provided. The

assessment rate ("Rate") shall be \$179.47 per single family residential unit (4 units or less) per unit.

SECTION 4. The Town Council approves, confirms, and adopts the Non-Ad Valorem Special Assessment Roll shown on Exhibit "B". The Mayor is hereby designated and authorized to certify Indian River Shores's 2026/2027 Solid Waste Collection and Disposal Non-Ad Valorem Assessment Roll.

SECTION 5. The Non-Ad Valorem Assessment Roll shall be filed with the Town Manager of the Town, and such other parties as may be required by contract or law, and such assessments shall stand confirmed and remain legal, valid, and binding first liens upon property against which such assessments are made until paid. The Non-Ad Valorem Special Assessment Rate shall be for the Fiscal Year 2026/2027 and shall become effective October 1, 2026. The Non-Ad Valorem Special Assessment as adopted is to be collected from year to year until discontinued by the Town.

SECTION 6. The Town hereby adopts fees for the purpose of providing for the collection and disposal of solid waste from residential dwelling units for newly constructed residential structures located within the Town which are not subject to the Uniform Method as allowed by Florida Statutes and defined as Non-Assessed Residential Units. The Schedule of Rates to be applied to Non-Assessed Residential Units for residential solid waste collection and disposal service per unit as described in this section and as set forth in this Resolution is hereby adopted. The monthly rates for service to Non-Assessed Residential Units shall be identical to the monthly rates which are applied to Residential Assessed Units. The amount of the fees charged and collected from a Non-Assessed Residential Unit shall be computed as provided in this section. Since the addition of newly constructed residential structures can occur uniformly throughout the period of time between when a property is recognized on the Property Appraiser Tax Roll and the rates for service are subsequently collected using the Uniform Method for residential solid waste collection services, it is necessary to prorate and collect said fees for that period of time which residential solid waste collection and disposal services are provided to the Non-Assessed Residential Unit. The amount of the fees charged and collected from a Non-Assessed Residential Unit shall be computed by the Town based on the formula contained in this section. The Town shall collect said fees for Non-Assessed Residential Units as provided for in this Resolution.

The Town shall compute the amount of fees based on the following:

Non-Assessed Residential Unit Billing Formula:

$$(MR \times MF) + (DR \times RD) = \text{Total Fees Due}$$

MR = The rate for residential solid waste collection and disposal services adopted herein expressed on a monthly basis. (Annual Rate divided by 12 months)

MF = The number of whole calendar months of service remaining after the CO month, through the last full month before the unit is first billed under the Uniform Method on a certified Non-Ad Valorem Assessment Roll. The CO month is billed by day (DR x RD) and excluded from MF.

DR = The rate for Residential Solid Waste Collection and Disposal Services for Non-Assessed Residential Units adopted herein expressed on a daily basis. (Annual Rate divided by 365 days)

RD = Remaining days in month in which Certificate of Occupancy or Certificate of Completion or Release of Electrical Power (collectively referred to as the "CO") for a newly constructed residential dwelling unit, inclusive of the day of issue.

The determination of the fees to be collected from Non-Assessed Residential Units associated with new construction will not be applicable to commercial service or multi-family residential units. The assessment rate for Non-Assessed Residential Units shall be for the 2026/2027 Fiscal Year and shall become effective October 1, 2026. Indian River Shores shall collect fees charged to Non-Assessed Residential Units as follows:

- A. At the time application is made for a newly constructed residential building, the Town, pursuant to the terms of this Resolution, shall collect from each applicant the Non-Assessed Residential Unit fees calculated in accordance with the methodology used by the Town as set forth in this Resolution. No Certificate of Occupancy shall be issued without proof of full payment of the Non-Assessed Residential Unit fees required to provide solid waste collection and disposal services.
- B. Any residential properties with existing improvements thereon which

were annexed into the Town after January 1, 2026, shall be billed for full payment of the solid waste collection and disposal services calculated in accordance with the methodology as set forth in this Resolution.

- C. All fees collected from Non-Assessed Residential Units will be deposited in the Solid Waste Enterprise Fund.
- D. The non-payment of the Non-Assessed Residential Unit fees from solid waste collection and disposal services shall not constitute a lien on the property of the Applicant which has not paid such fees.

SECTION 7. The Town Manager is authorized to take any and all necessary administrative measures required to ensure that the solid waste assessments are properly assessed and collected.

SECTION 8. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 9. If any clause, section or other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

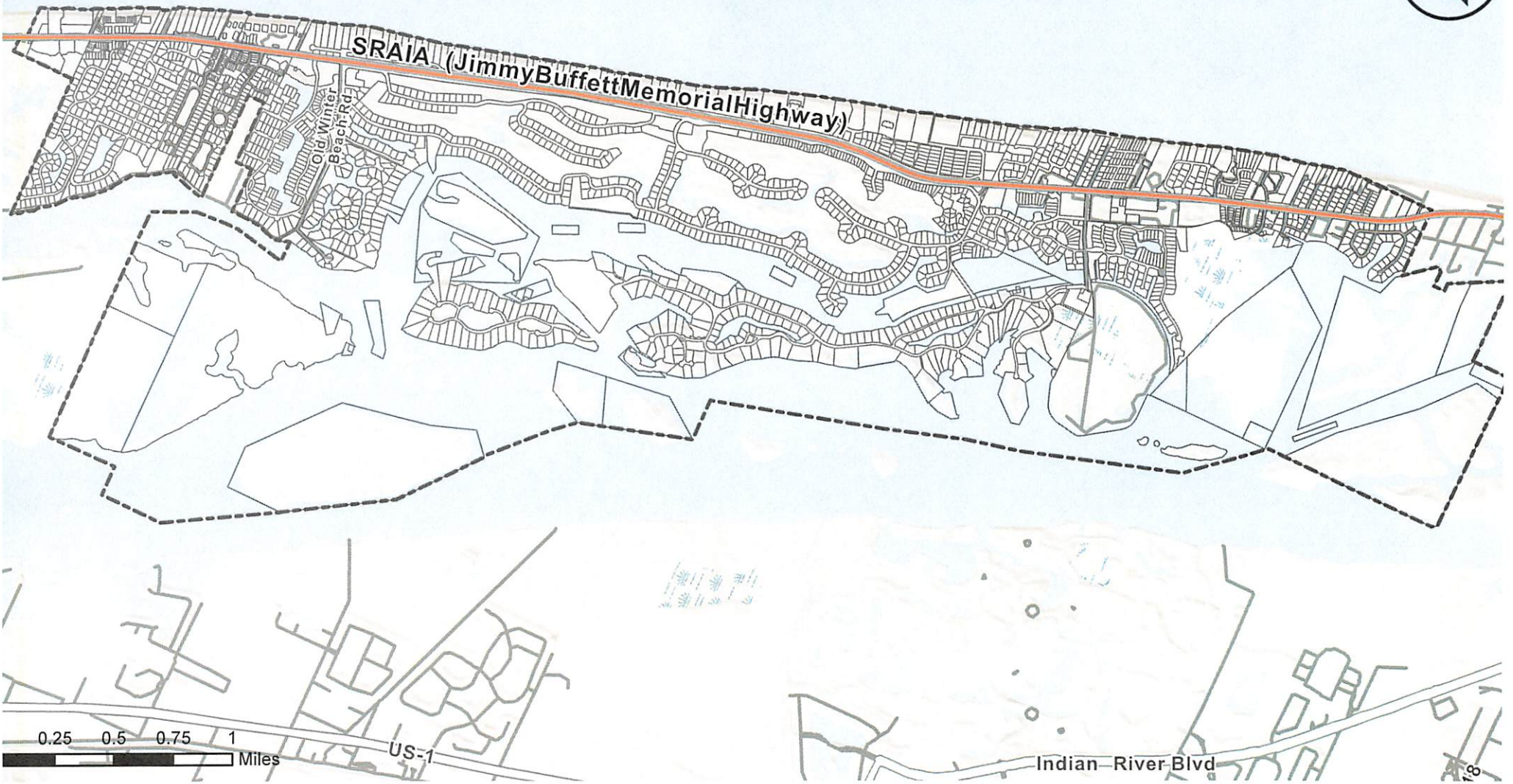
SECTION 10. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 27^h day of August 2026.

ATTEST:

Janice C. Rutan, Town Clerk

Brian T. Foley, Mayor



- Legend**
- Town Boundary
 - Town Parcels
 - SR A1A

Town of Indian River Shores





EXHIBIT B

DR-408A
N. 02/91

CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

I, the undersigned, hereby certify that I am the Chairman of the Board, or authorized agent of the Town of Indian River Shores, located in Indian River County, Florida; as such, I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for the aforesaid county is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I further certify that, upon completion of this certificate and the attachment of same to the herein described Non-Ad Valorem Assessment Roll as part thereof, said Non-Ad Valorem Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of the above described Non-Ad Valorem Assessment Roll this the 27th day of August, 2026 year.

2,081 Parcels

Chairman of the Board or authorized agent
of Mayor, Town of Indian River Shores

Name of local government
Indian River County County, Florida

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

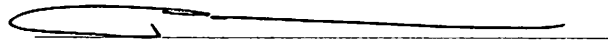
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RE	32401800C	2026 IRSW	179.47	1
RE	32400600C	2026 IRSW	179.47	1
RE	32390100C	2026 IRSW	179.47	1
RE	31393600C	2026 IRSW	179.47	1
RE	32390100C	2026 IRSW	179.47	1
RE	32390100C	2026 IRSW	179.47	1
RE	32401800C	2026 IRSW	179.47	1
RE	32401900C	2026 IRSW	179.47	1
RE	31393600C	2026 IRSW	179.47	1
RE	32390100C	2026 IRSW	0	1
RE	32390100C	2026 IRSW	0	1
RE	31393600C	2026 IRSW	0	1
RE	31393600C	2026 IRSW	179.47	1

CERTIFICATION

I, Janice C. Rutan, Town Clerk for the Town of Indian River Shores do hereby certify that the Notice of Public Hearing to consider adoption of a non-ad valorem assessment roll pursuant to Section 197.3632 (4) (a) , Florida Statutes, by the Town of Indian River was sent by first class mail in July 22 and July 23, 2026 to the affected property owners.

Dated this 20th day of August, 2025.


Janice C. Rutan, Town Clerk

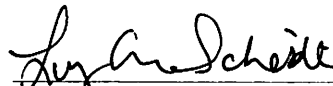
State of Florida

County of Indian River

The foregoing instrument was acknowledged before me via personal presence on this 20th day of August, 2026 by Janice C. Rutan, personally known to me.



LUCY ANN SCHEIDT
Notary Public
State of Florida
Comm# HH438953
Expires 12/9/2027


Lucy A. Scheidt

Notary Public Lucy Ann Scheidt

My Commission expires 12/09/2027

USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Janice Rutan
 Accounts Payable
 Town of Indian River Shores
 6001 Highway A1a
 Indian River Shores FL 32963-1014

STATE OF WISCONSIN, COUNTY OF BROWN

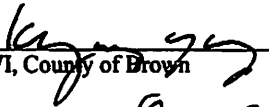
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

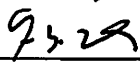
SCN StLucie-IndianRv-Stuart 08/04/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2026


 Legal Clerk


 Notary, State of WI, County of Brown


 My commission expires

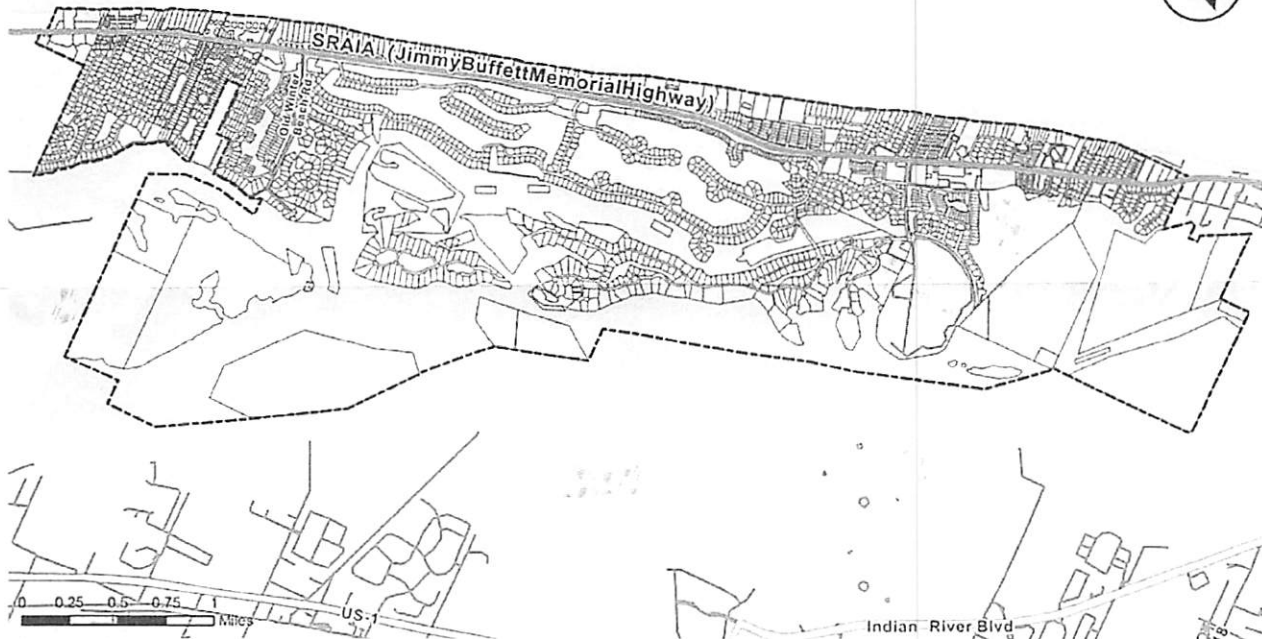
Publication Cost:	\$523.13	
Tax Amount:	\$0.00	
Payment Cost:	\$523.13	
Order No:	12525589	# of Copies:
Customer No:	1125316	1
PO #:		

THIS IS NOT AN INVOICE!*Please do not use this form for payment remittance.*

KONGMENG YANG
 Notary Public
 State of Wisconsin



THE TOWN OF INDIAN RIVER SHORES



Legend

- ☐ Town Boundary
- ☐ Town Parcels
- SR A1A

Town of Indian River Shores



Kimley-Horn

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A NON-AD VALOREM ASSESSMENT ROLL PURSUANT TO SECTION 197.3632 (4) (a), FLORIDA STATUTES, BY THE TOWN OF INDIAN RIVER SHORES
PUBLIC HEARING THURSDAY, AUGUST 27, 2026 9:00 A.M.
COUNCIL CHAMBERS 6001 HIGHWAY A1A

Notice is hereby given that the Town Council of the Town of Indian River Shores will conduct a Public Hearing to consider the adoption of a non-ad valorem assessment roll as authorized by Section 197.3632, Florida Statutes for the cost of providing solid waste collection services beginning October 1, 2026.

The hearing will be held at 9:00 a.m., or as soon thereafter as the item can be heard, on Thursday, August 27, 2026 in Council Chambers, 6001 Highway A1A, Vero Beach, FL 32963. The non-ad valorem will be for the cost of providing solid waste collection services. The total rate per residential unit for solid waste will be \$179.47 annually. Each residential parcel shall be charged this fee for each individual residential unit. The total number of units town-wide to be assessed is 2,081. The total amount collected by the Town of Indian River Shores will be \$373,477.07.

The waste collection assessment against non-governmental residential property will be collected by the Tax Collector of Indian River County, pursuant to Chapter 197, Florida Statutes on the tax bill to be mailed November 2025. Failure to pay the solid waste collection assessment will cause a tax certificate to be issued against the property, which may result in a loss of title to your property. The assessment against government property will be collected by the Town by separate bill.

All affected property owners have a right to appear at the hearing and to file a written objection with the Town. All written objections must be filed with the Town Council within twenty (20) days of this notice. Please include your name, address/parcel number, and the reason you object to the assessment on all written objections. Address all written objections as follows: Town of Indian River Shores, Town Council, 6001 Highway A1A, Indian River Shores, FL 32963. Any person wishing to appeal against any decision of the Town Council with respect to any matter considered will need to make the necessary arrangements for ensuring that a verbatim record of the proceeding is made.

In accordance with the American With Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Town Clerk at 772-231-1771, ext. 121 at least 48 hours prior to the hearing.

Publish: Tuesday, August 4, 2026
Posted: Thursday, July 30, 2026
Mailed: Wednesday, July 22, 2026

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Janice Rutan
Accounts Payable
Town of Indian River Shores
6001 Highway A1a
Indian River Shores FL 32963-1014

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 08/07/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/07/2026

Legal Clerk

Notary, State of WI, County of Brown

7.28

My commission expires

Publication Cost: \$523.13

Tax Amount: \$0.00

Payment Cost: \$523.13

Order No: 12540840

Customer No: 1125316

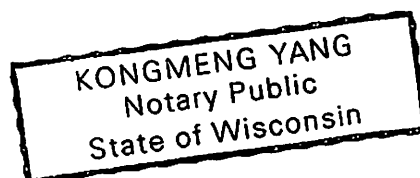
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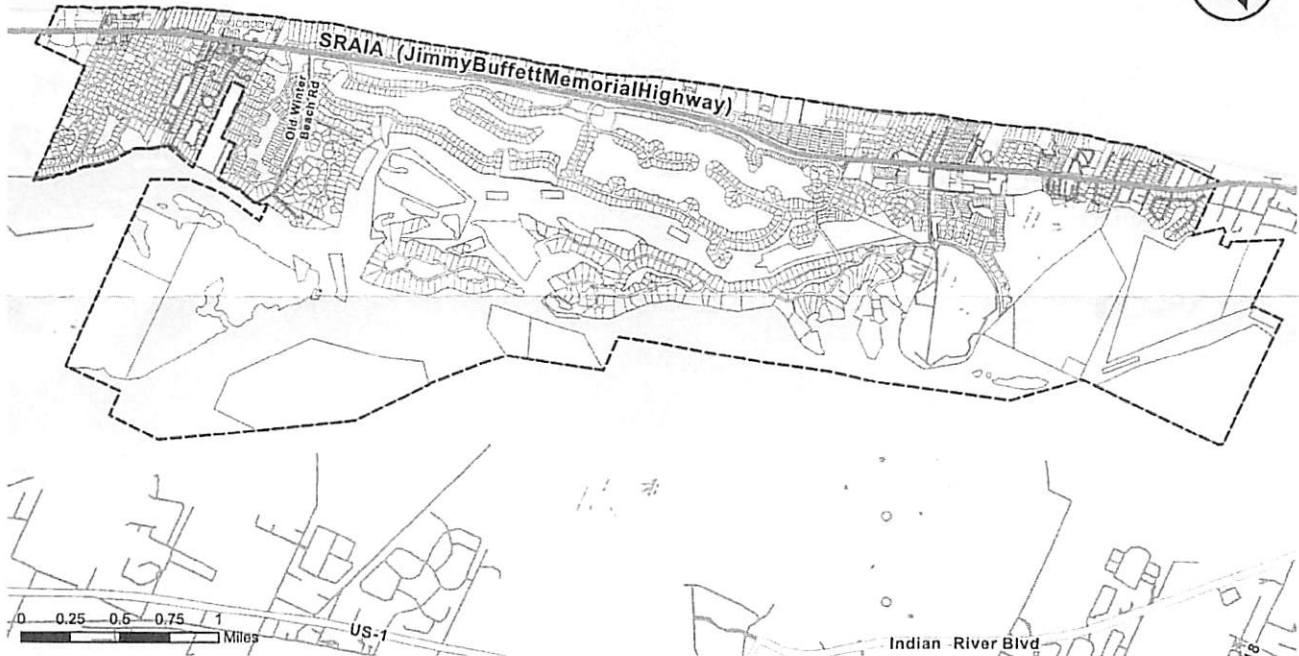
THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.





THE TOWN OF INDIAN RIVER SHORES



Legend

- ≡ Town Boundary
- ▨ Town Parcels
- SR A1A

Town of Indian River Shores



Kimley-Horn

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A NON-AD VALOREM ASSESSMENT ROLL PURSUANT TO SECTION 197.3632 (4) (a), FLORIDA STATUTES,
BY THE TOWN OF INDIAN RIVER SHORES
PUBLIC HEARING THURSDAY, AUGUST 27, 2026 9:00 A.M.
COUNCIL CHAMBERS 6001 HIGHWAY A1A

Notice is hereby given that the Town Council of the Town of Indian River Shores will conduct a Public Hearing to consider the adoption of a non-ad valorem assessment roll as authorized by Section 197.3632, Florida Statutes for the cost of providing solid waste collection services beginning October 1, 2026.

The hearing will be held at 9:00 a.m., or as soon thereafter as the item can be heard, on Thursday, August 27, 2026 in Council Chambers, 6001 Highway A1A, Indian River Shores, FL 32963. The non-ad valorem will be for the cost of providing solid waste collection services. The total rate per residential unit for solid waste will be \$179.47 annually. Each residential parcel shall be charged this fee for each individual residential unit. The total number of units town-wide to be assessed is 2,081. The total amount collected by the Town of Indian River Shores will be \$373,477.07.

The waste collection assessment against non-governmental residential property will be collected by the Tax Collector of Indian River County, pursuant to Chapter 197, Florida Statutes on the tax bill to be mailed November 2026. Failure to pay the solid waste collection assessment will cause a tax certificate to be issued against the property, which may result in a loss of title to your property. The assessment against government property will be collected by the Town by separate bill.

All affected property owners have a right to appear at the hearing and to file a written objection with the Town. All written objections must be filed with the Town Council within twenty (20) days of this notice. Please include your name, address/parcel number, and the reason you object to the assessment on all written objections. Address all written objections as follows: Town of Indian River Shores, Town Council, 6001 Highway A1A, Indian River Shores, FL 32963. Any person wishing to appeal against any decision of the Town Council with respect to any matter considered will need to make the necessary arrangements for ensuring that a verbatim record of the proceeding is made.

In accordance with the American With Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Town Clerk at 772-231-1771, ext. 121 at least 48 hours prior to the hearing.

Publish: Tuesday, August 7, 2026
Posted: Thursday, July 30, 2026
Mailed: Wednesday, July 22, 2026



MEMORANDUM

TO: Town Council

FROM: James Harpring, JD
Town Manager

DATE: July 29, 2026

SUBJECT: Ordinance 597 - Amendment to Sections 162.00, 162.07, and 162.08
Parking in Residential Areas

BACKGROUND:

Subsequent to increased resident inquiries, the Town Council directed a community meeting be held to discuss current restrictions on parking pickup trucks in residential areas. This meeting took place on May 19th. At the May 28, 2026, Town Council Meeting, Town Council directed staff to draft an ordinance rescinding the current restrictions.

The proposed ordinance language would remove the prohibition on parking trucks as defined in the ordinance on residential properties after 7:00 PM and before 7:00 AM.

This Ordinance was approved on July 23, 2026 at first reading

Attachment: Ordinance 597



ORDINANCE NO. 597

AN ORDINANCE OF THE TOWN OF INDIAN RIVER SHORES AMENDING SECTION 162.07 PARKING IN RESIDENTIAL AREAS; AMENDING SECTION 162.08 OTHER VEHICLES BESIDES LICENSED AUTOMOBILES; PROVIDING FOR APPLICABILITY AND INCLUSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN ECONOMIC IMPACT ESTIMATE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 162, Code of Ordinances, regulates parking in residential areas, and;

WHEREAS, the Town Council desires to amend the Code of Ordinances to provide additional definitions, regulate parking and enforcement actions and establish penalties for violations of the code; and

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Indian River Shores, Florida:

SECTION 1. Revisions

Sec. 162.07. Parking in residential areas

- (A) *Parking in residential areas.* It shall be unlawful for any person to park any vehicle displaying advertising signs or any commercial truck ~~(including pickup truck)~~, trailer, commercial vehicle or recreational vehicle in or upon any property, public or private, in any area of the Town in a residential district. This prohibition, however, shall not apply in the following cases:
- (1) Vehicles which are entirely enclosed within the confines of an enclosed garage; ~~provided however that not more than one commercial vehicle shall be stored in a garage.~~
 - (2) Commercial Trucks ~~(including pickup trucks)~~ that are entirely located upon the driveway between the hours of 7:00 a.m. to 7:00 p.m., excluding Sundays and holidays.
 - (3) Vehicles used by licensed contractors, property managers, or service establishments while doing work in such residential areas, between the hours of 7:00 a.m. to 7:00 p.m., excluding Sundays and holidays, provided however that such vehicles shall contain written identification on both sides of the vehicle clearly indicating the name of the contractor, property manager, or service establishment.
 - (4) Loading or unloading of commercial trucks ~~(including pickup trucks)~~, trailers, recreational vehicles or commercial vehicles, provided that such

loading or unloading ~~takes no more than two hours and is not done between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day.~~

~~(5) The loading or unloading of recreational vehicles provided that such loading or unloading takes no more than two hours and is not done between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day.~~

~~(6)(5)~~ Mobile cranes and other heavy equipment used during building construction.

(6) For purposes of this section a pickup truck as commonly referred to by the automotive industry is a motor vehicle having an enclosed passenger cab and a permanently attached, open cargo bed behind the cab, and a tailgate. A pickup truck may not be:

_____ (a) Over nine (9) feet in height;

_____ (b) Over 10,000 pounds

Sec. 162.08. - Other vehicles besides licensed automobiles.

(A) *Unlicensed motor vehicles.* No unlicensed motor vehicle shall be kept on any property for a period of more than 15 days unless entirely within a building.

(B) *Commercial trucks, trailers, commercial vehicles and recreational vehicles parking upon streets and public places.* Unless otherwise specifically provided for in the Town's Code of Ordinances, no commercial trucks, trailers, commercial vehicles or recreational vehicles shall be parked upon the streets or other public places of the Town between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day. ~~This prohibition is in addition to the total prohibition covering residential areas as provided in subsection (A) above.~~

(C) *Boats, boat trailers, campers and domestic trailers.* No boats, trailers, campers or similar items shall be permitted to be parked, placed, kept or stored in residential areas unless completely garaged in a fully enclosed garage, provided however that this provision shall not apply to boats in the water or being launched or removed from the water.

SECTION 2. Business Impact Statement

Pursuant to Section 166.041 (4), Florida Statutes, the Town is required to prepare a business impact estimate for this proposed ordinance. The proposed ordinance does not fall within one of the identified exceptions for a Business Impact Estimate. However, there is no direct economic impact on private, for-profit businesses in the Town by this proposed ordinance. The purpose of Ordinance No. 597 is to safeguard the public health, safety and welfare of the residents of the Town by ensuring the administrative and operational structure of the Town is commensurate with the needs of the residents.

SECTION 3. Conflicts

All ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of the conflict.

SECTION 4. Severability

In the event that any portion of this Ordinance is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such a decision shall in no matter affect the remaining portions of sections of this Ordinance which shall remain in full force and effect.

SECTION 5. Effectivity

This Ordinance shall take effect as provided by state law within ten (10) days of adoption.

1st Reading: July 23, 2026

Published: August 5, 2026

2nd Reading: August 27, 2026

I HEREBY CERTIFY that the foregoing Ordinance was approved by the Town Council of the Town of Indian River Shores, Florida, upon second and final reading this ____ day of _____, 2026.

Brian T. Foley, Mayor

Attest:

Janice C. Rutan, Town Clerk



MEMORANDUM

TO: Town Council

FROM: James Harpring, JD
Town Manager

DATE: July 29, 2026

SUBJECT: Ordinance 599 - Amendment to Sections 150.028 Building Permits

BACKGROUND:

The recently enacted legislation, known as HB 803 brings significant changes to the review, issuance, management and cost of building permits.

To ensure compliance with the far-reaching legislation, it is necessary to adopt provisions in the Town's Ordinances, Chapter 150, Building Regulations, to address the expiration of building permits. The proposed amendment includes a new section entitle "Permit Expiration".

This Ordinance was approved July 23, 2026 on first reading.

ATTACHMENT: Ordinance 599



ORDINANCE NO. 599

AN ORDINANCE OF THE TOWN OF INDIAN RIVER SHORES AMENDING SEC. 150.028 BY ADDING (C) PERMIT EXPIRATION TO THE CODE OF ORDINANCES OF THE TOWN OF INDIAN RIVER SHORES RELATING TO THE EXPIRATION OF BUILDING PERMITS; PROVIDING FOR APPLICABILITY AND INCLUSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR BUSINESS IMPACT STATEMENT; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, recently enacted legislation known as HB 803 has required the Building Department to adopt specific department wide provisions to ensure compliance; and

WHEREAS, the Building Department, to ensure compliance with HB 803 recommends the following language be added to Section 150.028 Permits specifically related to the expiration of building permits.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Indian River Shores, Florida:

SECTION 1. Revisions

Sec. 150.028. - Permits.

(c) Permit Expiration- A residential building permit issued by the Town expires 1 year after the issuance or on the effective date of the next edition of the Florida Building Code, whichever is later. A commercial building permit issued by the Town expires 180 days after the issuance of the permit. Work shall be considered to be in active progress when the permit has received an approved inspection prior to the expiration date. Permit extensions for periods of not more than 90 days may be granted by the Building Official. Additional permit extensions may be granted by the Town Manager. Extension requests must be made in writing with a justifiable cause demonstrated.

SECTION 2. Business Impact Statement

Pursuant to Section 166.041 (4), Florida Statutes, the Town is required to prepare a business impact estimate for this proposed ordinance. The proposed ordinance does not fall within one of the identified exceptions for a Business Impact Estimate. However, there is no direct economic impact on private, for-profit businesses in the Town by this proposed ordinance. The purpose of Ordinance No. 599 is to safeguard the public health, safety and welfare of the residents of the Town by ensuring the issuance and expiration of a building permit is monitored.

SECTION 3. Conflicts

All ordinance or parts of Ordinances in conflict with any of the provisions of this Ordinance

are hereby repealed to the extent of the conflict.

SECTION 4. Severability

In the event that any portion of this Ordinance is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such a decision shall in no matter affect the remaining portions of sections of this Ordinance which shall remain in full force and effect.

SECTION 5. Effectivity

This Ordinance shall take effect upon adoption.

1st Reading: July 23, 2026

Published: August 9, 2026

2nd Reading: August 27, 2026

I HEREBY CERTIFY that the foregoing Ordinance was approved by the Town Council of the Town of Indian River Shores, Florida, upon second and final reading this 27th day of August, 2026.

Brian T. Foley, Mayor

Attest:

Janice C. Rutan, Town Clerk



MEMORANDUM

TO: Town Council

FROM: James Harpring, JD
Town Manager

DATE: August 19, 2026

SUBJECT: Ordinance No. 600 - Amendment to Section 30.01
Reorganization of Departments

BACKGROUND:

Section 30.01, Code of Ordinances provides for the establishment of departments within the Town. The proposed amendment to Section 30.01, Code of Ordinances, creates the Information Technology Department. The proposed amendment accurately reflects the current administrative and operational structure of the Town.

ATTACHMENT: Ordinance No. 600



ORDINANCE NO. 600

AN ORDINANCE RELATING TO TOWN ADMINISTRATION, AMENDING SECTION 30.01 – ESTABLISHMENT OF DEPARTMENTS, PROVIDING FOR APPLICABILITY AND INCLUSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN BUSINESS IMPACT STATEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Indian River Shores established certain administrative and operational departments as part of the Town municipal structure under Section 30.01, Code of Ordinances; and

WHEREAS, the Town of Indian River Shores has found it necessary to amend Section 30.01 to reflect the current administrative and operational structure of the Town.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN RIVER SHORES, FLORIDA, THAT:

Section 1. Revisions

Sec. 30.01. - Establishment of departments.

The administrative service of the Town shall consist of the following departments and shall be under the supervision of the Town Manager:

- (A) Public Safety Department
- (B) Finance Department
- (C) Building Department
- (D) Facilities Department
- (E) Information Technology Department

Section 2. Business Impact Statement.

Pursuant to Section 166.041 (4), Florida Statutes, the Town is required to prepare a business impact estimate for this proposed ordinance. The proposed ordinance does not fall within one of the identified exceptions for a Business Impact Estimate. However, there is no direct economic on private, for-profit businesses in the municipality by this proposed ordinance. The purpose of Ordinance No. 588 to safeguard the public health, safety and welfare of the residents of the Town by ensuring the administrative and operational structure of the Town is commensurate with the needs of the residents.

Section 3. Severability

In the event that any portion of this Ordinance is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such a decision shall in no matter affect the remaining portions of sections of this Ordinance which shall remain in full force and effect.

Section 4. Effectivity

This Ordinance shall take effect as provided by state law within ten (10) days of adoption.

1st Reading: August 27, 2026

Published: September 5, 2026

2nd Reading: September 22, 2026

I HEREBY CERTIFY that the foregoing Ordinance was approved by the Town Council of the Town of Indian River Shores, Florida, upon second and final reading this 22nd day of September, 2026.

Brian T. Foley, Mayor

Attest:

Janice C. Rutan, Town Clerk



MEMORANDUM

TO: Town Council
James Harpring, Town Manager

FROM: Janice C. Rutan, Town Clerk

DATE: August 27, 2026

SUBJECT: Meeting Dates for November and December, 2026

BACKGROUND:

Town Council annually establishes a schedule for Town Council Meetings and Holiday Closings. Council previously adopted meeting dates and holiday closings for 2026, except for November and December. The following dates are pending:

November Regular Town Council Meeting

The meeting date for November 2026 falls on November 26, Thanksgiving Day.

December Regular Town Council Meeting

The meeting date for December 2026 falls on December 24, Christmas Eve.

RECOMMENDATION:

1. Schedule the November 2026 meeting for November 12, 2026.
2. Schedule the December 2026 meeting for December 10, 2026.

ATTACHMENTS:

1. Town Council Meeting Schedule - 2026





TOWN COUNCIL MEETING SCHEDULE – 2026

JANUARY:	Thursday, January 22, 2026 at 9:00 a.m.
FEBRUARY:	Tuesday, February 17, 2026 at 9:00 a.m.
MARCH:	Thursday, March 26, 2026 at 9:00 a.m.
APRIL:	Thursday, April 23, 2026 at 9:00 a.m.
MAY:	Thursday, May 28, 2026 at 9:00 a.m.
JUNE:	Monday, June 22, 2026 at 9:00 a.m.
JULY:	Thursday, July 23, 2026 immediately following the close of the Budget Workshop
AUGUST:	Thursday, August 27, 2026 at 9:00 a.m.
SEPTEMBER:	Tuesday, September 15, 2026 at 5:01 p.m. (First Public Budget Hearing) Tuesday, September 22, 2026 at 3:30 p.m. (Regular Town Council Meeting) Tuesday, September 22, 2026 at 5:01 p.m. (Final Public Budget Hearing)
OCTOBER:	Thursday, October 22, 2026 at 9:00 a.m.
NOVEMBER:	Thursday, November TBD at 9:00 a.m.
DECEMBER:	Thursday, December TBD at 9:00 a.m.

All meetings are held in Council Chambers, 6001 Highway A1A, Indian River Shores, FL.

HOLIDAY CLOSINGS – 2026

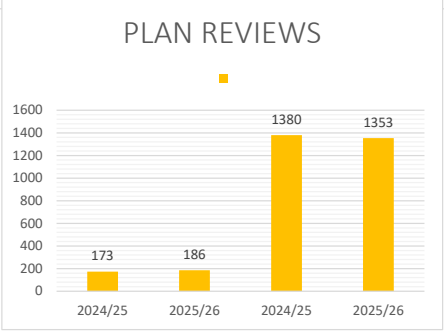
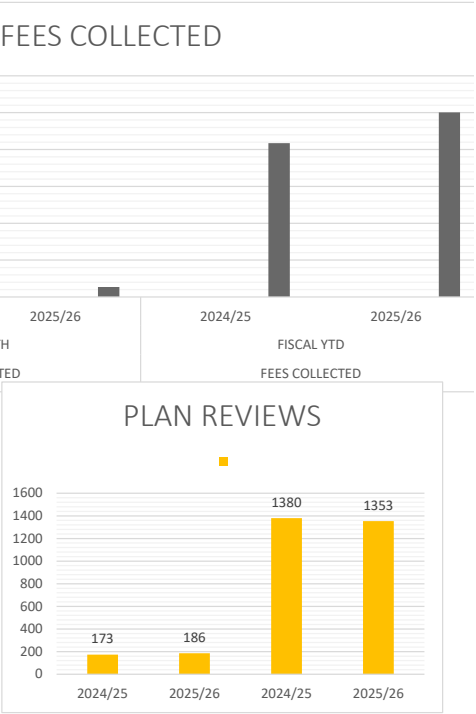
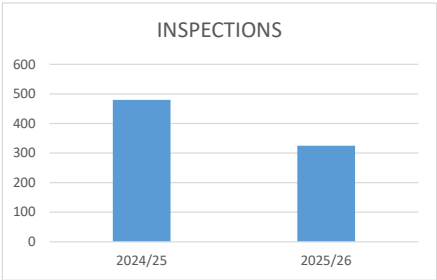
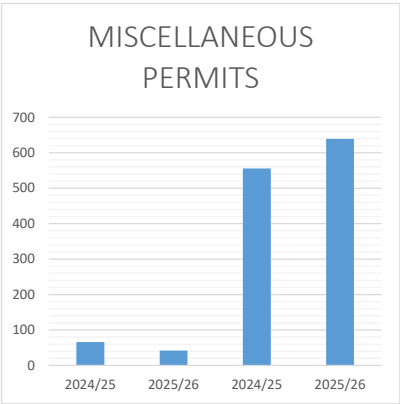
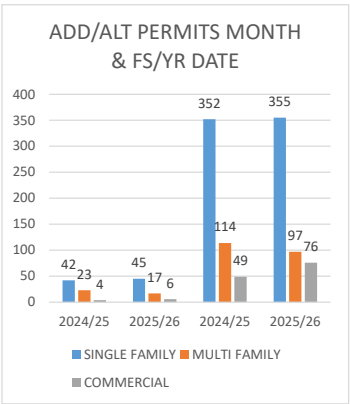
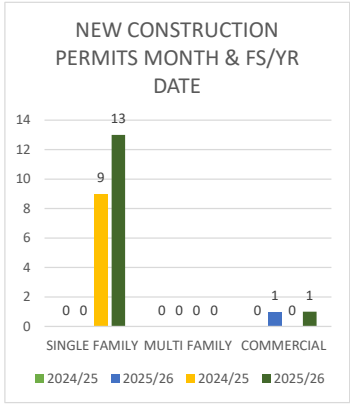
New Year's Day	January 1, 2026
President's Day	February 16, 2026
Good Friday	April 3, 2026
Memorial Day	May 25, 2026
Independence Day Holiday	July 3, 2026
Labor Day	September 7, 2026
Veteran's Day	November 11, 2026
Thanksgiving Day	November 26, 2026
Thanksgiving Holiday	November 27, 2026
Christmas Eve	December 24, 2026
Christmas Day	December 25, 2026

9a.

JULY (2026)										
PERMITS***	PERMITS ISSUED THIS MONTH		PERMITS ISSUED FS/YR TO DATE		CONSTRUCTION VALUATION FS/YR TO DATE		FEES COLLECTED THIS MONTH		FEES COLLECTED FISCAL YTD	
	2024/25	2025/26	2024/25	2025/26	2024/25	2025/26	2024/25	2025/26	2024/25	2025/26
NEW CONSTRUCTION	2024/25	2025/26	2024/25	2025/26	2024/25	2025/26				
SINGLE FAMILY	0	0	9	13	\$ 23,186,750.00	\$ 32,624,587.00				
MULTI FAMILY	0	0	0	0	\$ -	\$ -				
COMMERCIAL	0	1	0	1	\$ -	\$ 11,901,298.00				
(SUB-TOTAL)	0	1	9	14	\$ 23,186,750.00	\$ 44,525,885.00				
ADDITIONS / ALTERATIONS	2024/25	2025/26	2024/25	2025/26	2024/25	2025/26				
SINGLE FAMILY	42	45	352	355	\$ 39,556,031.22	\$ 27,184,542.54				
MULTI FAMILY	23	17	114	97	\$ 10,019,331.49	\$ 8,144,013.82				
COMMERCIAL	4	6	49	76	\$ 7,597,202.24	\$ 20,716,236.23				
(SUB-TOTAL)	69	68	515	528	\$ 57,172,564.95	\$ 56,044,792.59				
OTHER PERMITS (MISC.)	2024/25	2025/26	2024/25	2025/26	2024/25	2025/26				
(TOTALS)	66	42	556	639	\$ 7,207,998.91	\$ 9,740,422.88				
INSPECTIONS*	2024/25	2025/26	2024/25	2025/26			\$ 70,096.68	\$ 54,596.22	\$ 834,082.22	\$ 1,001,464.27
(TOTALS)	480	325	3328	3042						

PLAN REVIEWS*	2024/25	2025/26	2024/25	2025/26		
(TOTALS)	173	186	1380	1353		

Inspections are completed within 24 hrs of request.





THE TOWN OF *INDIAN RIVER SHORES*

9b.

BRIAN T. FOLEY
MAYOR

BOB AUWAERTER
VICE MAYOR

JESSE L. "SAM" CARROLL, JR.
COUNCILMEMBER

JAMES ALTIERI
COUNCILMEMBER

PETER A. TEDESKO
COUNCILMEMBER

JAMES HARPRING, JD
TOWN MANAGER

JANICE C. RUTAN
TOWN CLERK

PETER J. SWEENEY, JR.
TOWN ATTORNEY

To: Town Manager Jim Harpring

From: Fire Marshal/Code Enforcement Official/Building Inspector, Jacob Maikranz

Date: July 14, 2026 – August 14, 2026

Ref: Monthly Code Enforcement Report

Annual Fire and Life Safety Inspections

An annual fire and life safety inspection and/or re-inspections were completed at John's Island Condominiums and John's Island Property Owner's Association Administrative (JIPOA) Building and Guardhouses. During the JIPOA annual inspection, Fire Code violations were observed; inspection reports were emailed to the respective property management contact with notice of 30 days to rectify the violations and become compliant with the Fire Code. Two (2) violations were observed during the fire and life safety inspection, which have since been rectified and are now compliant with the Fire Code.

The Knox Box located at the John's Island Property Owner's Association Administration Building was inspected during the annual fire inspection. The existing Master Key was replaced with a new one, that now access all areas within the building.

The existing Knox Box located at 1050 Beach Road was removed and a new Knox Box was reinstalled, due to impairments with the existing.

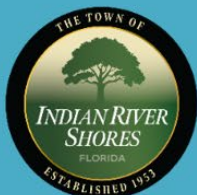
The Knox Gate Access Switch located at Mariner Village is now fully operational, after the removal and installation of a new access system for the community.

Sign Violations

Two (2) Real Estate Signs and three (3) Election signs were removed from Highway A1A's public right-of-way. The real estate agents and owners of the election signs were notified, a written warning with a copy of the Town's Ordinance was issued.

Ordinance Complaints/Violations

A code complaint was received regarding a construction trailer that was being parked on the street on Pebble Lane overnight. Upon investigation, the trailer had been removed prior to



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Providing a high level of personal service with integrity and professionalism to ensure an unparalleled quality of life.

arrival. The complainant was notified and was advised the case will remain open for a week. Case is ongoing. **UPDATE** – Upon further investigation and no other information, the Code Case was closed July 17, 2026.

Code complaint received regarding construction vehicles parking on the street and in front of driveways. Upon multiple site visits, there were construction vehicles parked on the street, but not in front of or upon driveways. Periodic site visits will continue to be made.

A Civil Violation Notice was sent to a resident, via certified mail, regarding a trailered boat being parked in the driveway. A re-inspection has been scheduled to verify compliance.

Short-Term Vacation Rentals

One (1) property within the Town was found to be in violation of the Towns STVR Ordinance per a random query via Rentalscape on 5/19/2026. The registered owner was sent a civil violation notice via certified mail and was given 30 days to comply with the Town Ordinance and Florida Department of Business and Professional Regulation (DBPR) requirements. **UPDATE** – A representative on behalf of the owner's requested what is needed to comply with the STVR requirements for the Town. Information was sent via email and was given 30-days to comply. The 30-day compliance review is scheduled for 7/15/2026.

- **UPDATE** – The owner's/property manager has registered and paid the Local Business and STVR taxes with the Town, holds a Current/Active Florida Department of Business and Professional Regulations (FL DBPR) Vacation Rental License, and passed the required Fire Safety Inspection. The property is now compliant with the Town Ordinances and FL DBPR.

Lien Requests

Between July 14, 2026, and August 14, 2026, twelve (12) lien requests were received and processed.

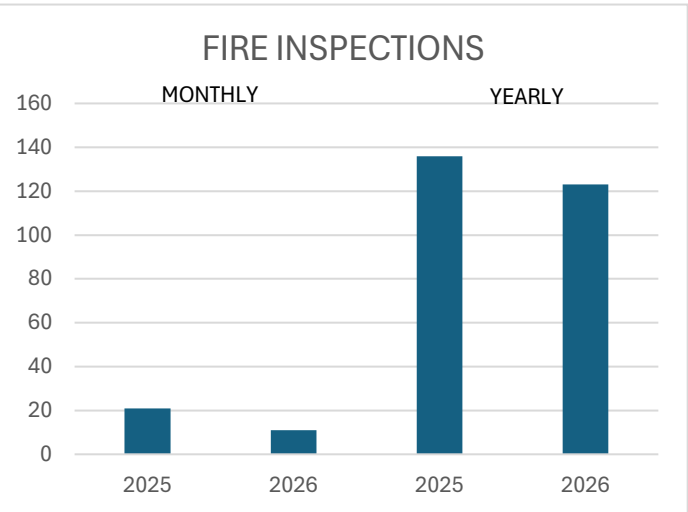
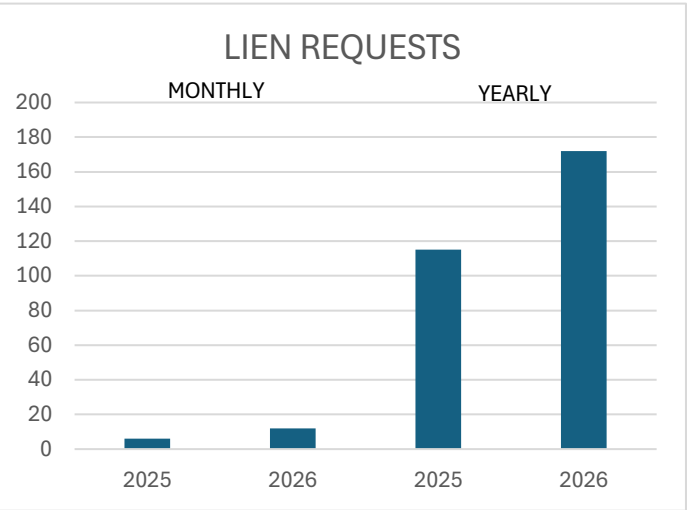
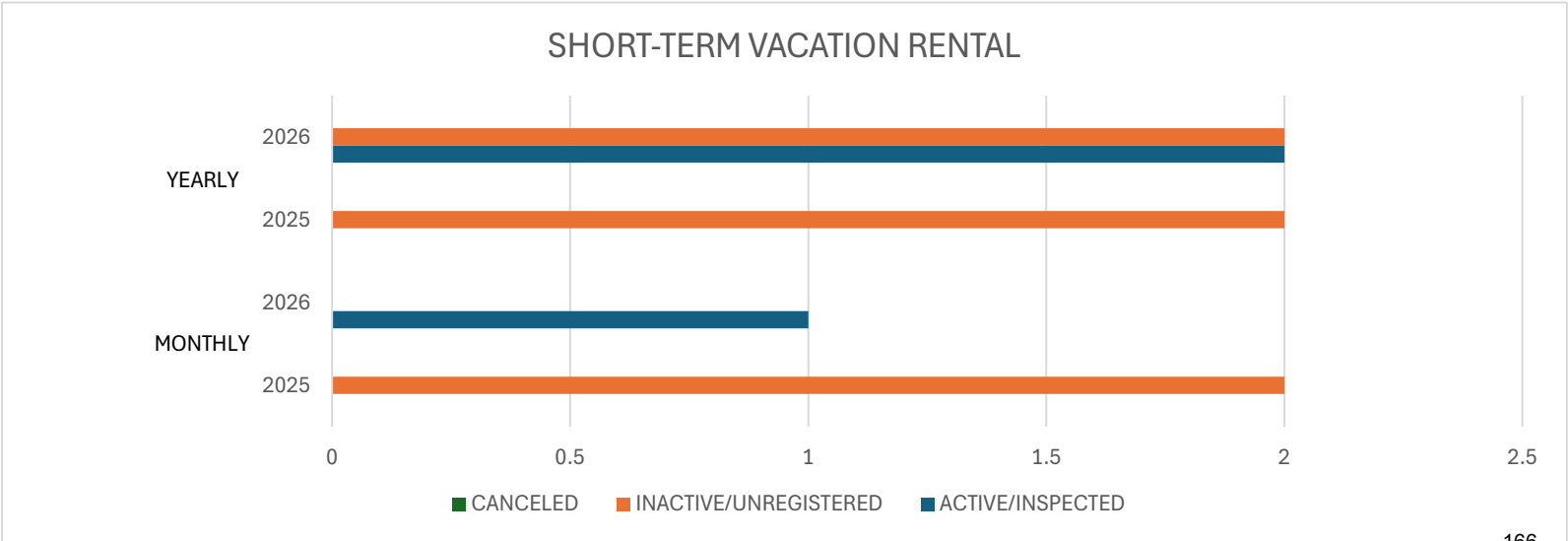
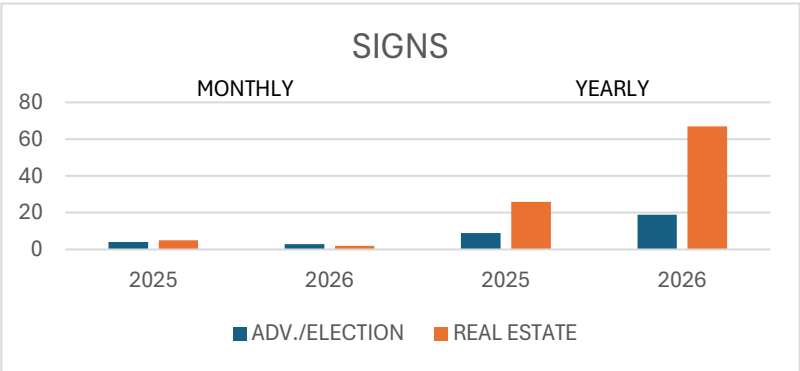
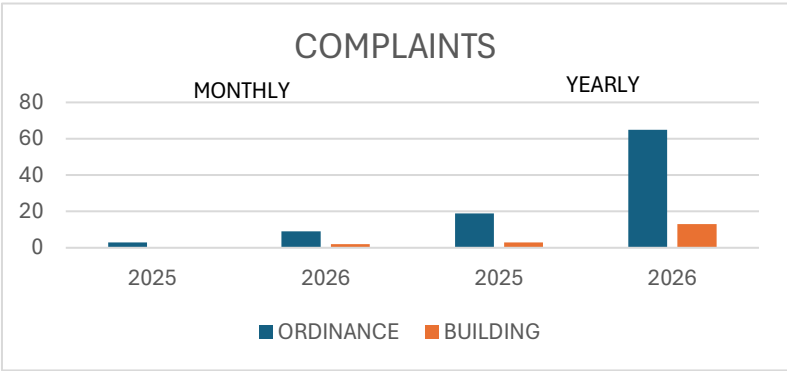
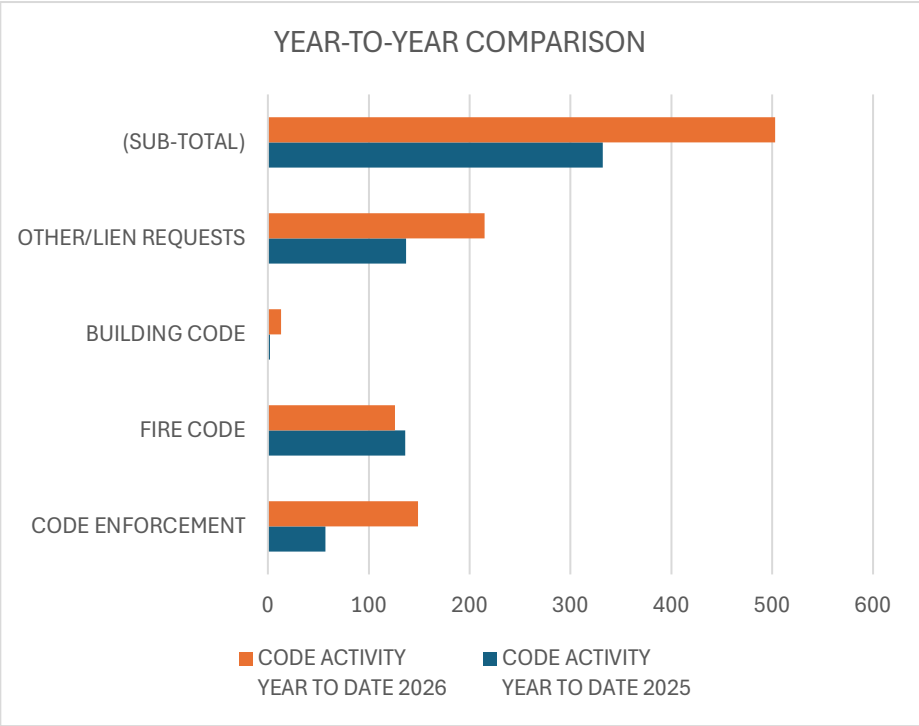
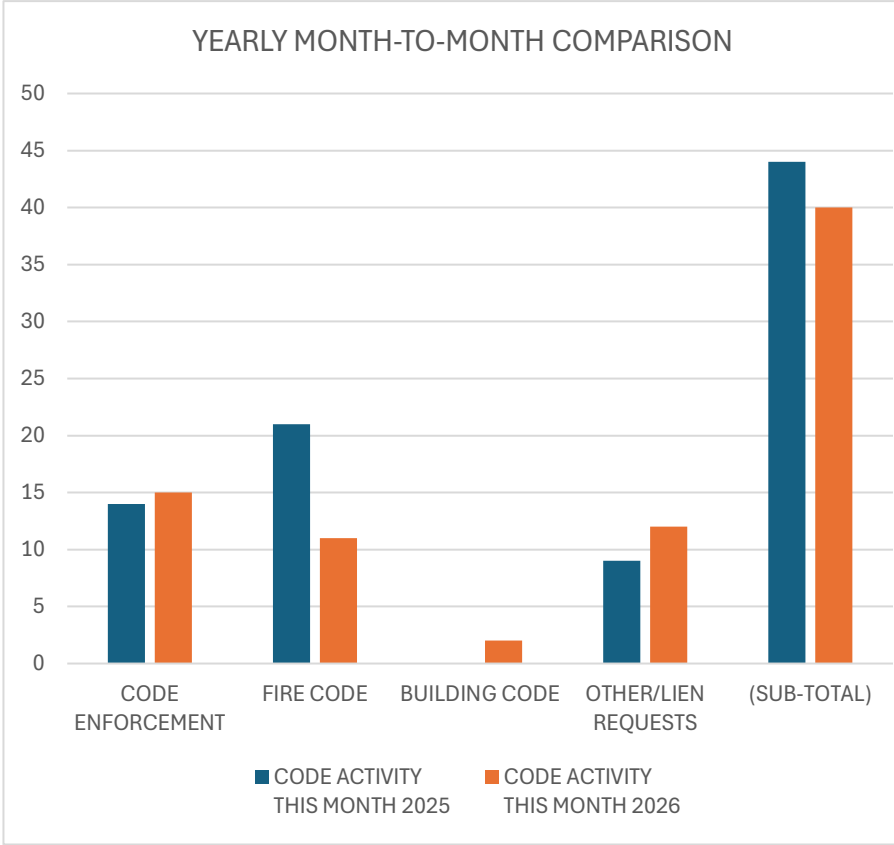
Sea Turtle Season

The first sea turtle lighting survey was completed April 28, 2026, by a third-party vendor, Ecological Associates Inc. (EAI), and seven (7) properties were in violation of the Town Ordinance. Educational/informational letters were sent to the property owners providing helpful tips, ordinance requirements, and contact information for local agencies. **UPDATE** – Multiple properties have reached out advising they received the lighting violation letter and have since come into compliance. **UPDATE** – The final 2026 sea turtle lighting survey was completed on July 14, 2026. During the survey, only six (6) properties were in violation of the Town Ordinance, none of which are repeat offenses. Informational notices were sent to the homeowners via certified mail, which included information on how to resolve the violation.

Other –

- **Fire**
 - o Reviewed fire plans, building permits and plans for code compliance for renovated, altered, existing and new buildings. After review, on-site inspections were requested and scheduled by the contractors. All inspections were conducted, and re-inspections were scheduled, if needed, when deficiencies were observed. All properties met compliance after re-inspection.
- **Building**
 - o A Stop Work Order was posted on an active construction site regarding the addition of a sprinkler head without submitting the required plans and permit application.
 - o A Stop Work Order was posted at a construction site regarding a dune crossover that was being repaired without applying a Building Permit.
- **Town Ordinance & Code Enforcement**
 - o N/A

AUGUST (2026)															
VIOLATIONS AND LIEN REQUESTS	CODE ACTIVITY THIS MONTH		CODE ACTIVITY YEAR TO DATE		BREAKDOWN	ACTIVITY BY MONTH		ACTIVITY BY YEAR							
	2025	2026	2025	2026	COMPLAINTS & VIOLATIONS	2025	2026	2025	2026						
CODE ENFORCEMENT	14	15	57	149	ORDINANCE	3	9	19	65						
FIRE CODE	21	11	136	126	BUILDING		2	3	13						
BUILDING CODE		2	2	13	SIGNS	2025	2026	2025	2026						
OTHER/LIEN REQUESTS	9	12	137	215	ADV./ELECTION	4	3	9	19						
(SUB-TOTAL)	44	40	332	503	REAL ESTATE	5	2	26	67						
YEARLY MONTH-TO-MONTH COMPARISON <table><thead><tr><th>Year</th><th>Value</th></tr></thead><tbody><tr><td>2025</td><td>44</td></tr><tr><td>2026</td><td>40</td></tr></tbody></table>					Year	Value	2025	44	2026	40	STVR	2025	2026	2025	2026
					Year	Value									
					2025	44									
					2026	40									
					ACTIVE/INSPECTED		1		2						
					INACTIVE/UNREGISTERED	2		2	2						
					CANCELED										
					LIEN REQUESTS	2025	2026	2025	2026						
					REQUESTS	6	12	115	172						
					FIRE INSPECTIONS	2025	2026	2025	2026						
					FIRE INSPECTIONS	21	11	136	123						
					OTHER	2025	2026	2025	2026						
SEA TURTLE/CITATIONS MEETINGS	3		22	40											
					TOTAL	44	40	332	503						





THE TOWN OF
INDIAN RIVER SHORES

Sea Turtle Nesting Season

Code Enforcement Inspector

Jake Maikranz

August 27, 2026



Sea Turtle Nesting Season

March 1, 2026 through October 31, 2026

- The first survey was completed on February 25th, prior to the beginning of the season.
- The 2nd survey was completed on April 30th.
 - Eight violations were recorded.
- The 3rd final survey for the 2026 season was completed on July 14th.
 - Six violations were recorded at five properties.

February 25th Survey Report

Property Name	Date & Time	Survey Type	Beach Longitude	Beach Latitude	Light Longitude	Light Latitude	Property Type	Address	Fixture Type	Location of Light	Violates IRS Ordinance
Baytree	2/25/26 21:10	Pre-Season Nighttime	-80.38623	27.74483	-80.38645	27.74470	Townhome	8424 Sego Ln	CL	SE corner of property, mounted in hallway of building E of pool	Yes
Mabrisa	2/25/26 21:13	Pre-Season Nighttime	-80.38555	27.74362	-80.38584	27.74348	Townhome	330 S. Monterey Dr	FLH	Bottom floor of unit, mounted on E side	Yes
Sea Colony	2/25/26 21:20	Pre-Season Nighttime	-80.38476	27.74218	-80.38496	27.74192	Condo	200 E. Sea Colony Dr	WKL	Light along walkover to the beach, near SE corner of building	Yes
Sea Colony	2/25/26 21:24	Pre-Season Nighttime	-80.38465	27.74199	-80.38488	27.74164	Condo	100 E. Sea Colony Dr	AL	Reflective light on palm trees, S of pool	Yes
Private Residence	2/25/26 21:40	Pre-Season Nighttime	-80.37951	27.72842	-80.38021	27.72865	Single Family Home	664 Ocean Rd	AL	Rope lights on palm trees in central courtyard of home	Yes
Ocean Rd Condo	2/25/26 22:03	Pre-Season Nighttime	-80.37601	27.71644	-80.37645	27.71631	Condo	400 Ocean Rd	WML	Top floor, 2nd building from south, mounted on wall near stairwell	Yes
Johns Island Club	2/25/26 22:13	Pre-Season Nighttime	-80.37480	27.71288	-80.37545	27.71272	Restaurant	350 Ocean Way	CL	Mounted under pergola? S of pool	Yes
Beach Road Condo	2/25/26 22:27	Pre-Season Nighttime	-80.37190	27.70469	-80.37269	27.70450	Condo	850 Beach Rd	CL	Top floor, ceiling fan, NE corner of building	Yes
Beach Road Condo	2/25/26 22:32	Pre-Season Nighttime	-80.37144	27.70301	-80.37203	27.70291	Condo	950 Beach Rd	PL	2+ pole lights, N end of property, E and W of entrance to underground parking area	Yes
Private Residence	2/25/26 22:45	Pre-Season Nighttime	-80.36849	27.69504	-80.36903	27.69513	Single Family Home	916 Holoma Dr	CL	1st floor, mounted under balcony, NE corner of home	Yes
Victoria	2/25/26 22:55	Pre-Season Nighttime	-80.36640	27.68919	-80.36666	27.68923	Condo	5690 Jimmy Buffett Mem Hwy	CL	Top floor, NE corner of building	Yes
Victoria	2/25/26 22:56	Pre-Season Nighttime	-80.36640	27.68919	-80.36667	27.68915	Condo	5690 Jimmy Buffett Mem Hwy	WML	SE corner of building	Yes
Private Residence	2/25/26 22:59	Pre-Season Nighttime	-80.36609	27.68840	-80.36632	27.68822	Single Family Home	151 Ocean Beach Trail	CL	10+ lights on 1st and 2nd floor, E side of home (Not all pictured)	Yes
Lamer	2/25/26 23:03	Pre-Season Nighttime	-80.36531	27.68649	-80.36560	27.68648	Condo	5554 Jimmy Buffett Mem Hwy	CL	2nd floor balcony, ceiling light	Yes
Private Residence	2/25/26 23:06	Pre-Season Nighttime	-80.36490	27.68547	-80.36533	27.68540	Single Family Home	111 Mariner Beach Ln	WML	3+ lights mounted on E side of home	Yes
Vista Del Mar	2/25/26 23:09	Pre-Season Nighttime	-80.36452	27.68403	-80.36497	27.68378	Condo	5400 Jimmy Buffett Mem Hwy	FLH	Floodlights on NE and NW corner of building, under eave	Yes
Vista Del Mar	2/25/26 23:12	Pre-Season Nighttime	-80.36432	27.68333	-80.36485	27.68354	Condo	5400 Jimmy Buffett Mem Hwy	FLH	Floodlight on SE corner of building, under eave	Yes
Seawatch	2/25/26 23:14	Pre-Season Nighttime	-80.36415	27.68284	-80.36456	27.68232	Condo	5300 Jimmy Buffett Mem Hwy	WML	Bottom floor, 2+ lights at NE end of building	Yes
Seawatch	2/25/26 23:16	Pre-Season Nighttime	-80.36407	27.68258	-80.36517	27.68221	Condo	5300 Jimmy Buffett Mem Hwy	WML	15+ lights, on all three levels, N side of building	Yes
Private Residence	2/25/26 23:18	Pre-Season Nighttime	-80.36383	27.68167	-80.36412	27.68123	Single Family Home	965 Reef Ln	FLH	Floodlight, NW corner of home	Yes
Private Residence	2/25/26 23:22	Pre-Season Nighttime	-80.36364	27.68091	-80.36380	27.68086	Single Family Home	955 Reef Ln	AL	5+ lights illuminating vegetation at E end of property	Yes
Surfsedge	2/25/26 23:27	Pre-Season Nighttime	-80.36292	27.67846	-80.36342	27.67816	Condo	950 Surfsedge Wy	AL	Rooftop balcony, S end of building, rope lights around bar area?	Yes

April 30th Survey Report

Property Name	Date & Time	Survey Type	Property Type	Address	Fixture Type	Location of Light	Violates IRS Ordinance
Sea Colony	4/28/26 21:11	Initial Nighttime	Condo	200 E. Sea Colony Dr	WKL	Light along walkover to the beach, near SE corner of building	Yes
Sea Colony	4/28/26 21:13	Initial Nighttime	Condo	100 E. Sea Colony Dr	AL	Reflective light on palm trees, S of pool	Yes
Private Residence	4/28/26 21:32	Initial Nighttime	Single Family Home	634 Ocean Rd	FLH	Mounted under eave, NE and SE corner of home	Yes
Private Residence	4/28/26 22:07	Initial Nighttime	Single Family Home	270 Bermuda Bay Ln	WML	Mounted on wall near door, E side of southern wing	Yes
Private Residence	4/28/26 22:13	Initial Nighttime	Single Family Home	151 Ocean Beach Trail	CL	Multiple ceiling lights, top floor balcony, S end of home	Yes
Private Residence	4/28/26 22:18	Initial Nighttime	Single Family Home	111 Mariner Beach Ln	WML	3+ lights, mounted on wall, E side of home	Yes
Private Residence	4/28/26 22:23	Initial Nighttime	Single Family Home	956 Pebble Ln	CL	5+ ceiling lights, under eave of home, S end	Yes
Private Residence	4/28/26 22:26	Initial Nighttime	Single Family Home	965 Pebble Ln	CL	Ceiling light, visible through window, illuminating outdoor patio, E side of home	Yes

July 14th Survey Report

Property Name	Date & Time	Property Type	Address	Location of Light	Violates IRS Ordinance
Baytree	7/14/26 22:28	Townhome	8444 Oceanside Dr	Mounted to ceiling, in walkway of pool house at NE end of property	Yes
Private Residence	7/14/26 22:49	Single Family Home	664 Ocean Rd	Rope lights on palm trees in central courtyard area of home	Yes
Johns Island Ocean Place	7/14/26 23:14	Condo	1050 Beach Rd	Mounted on wall, 3rd floor balcony, center of northernmost building, E side	Yes
Seawatch	7/14/26 23:29	Condo	5300 Jimmy Buffett Mem Hwy	Top floor walkways, N side of building, 5-6 units from the E	Yes
Seawatch	7/14/26 23:33	Condo	5300 Jimmy Buffett Mem Hwy	Bottom floor of stairwell, at E end of building	Yes
Private Residence	7/14/26 23:38	Single Family Home	945 Surf Ln	Mounted under eave of roof, SE corner of home	Yes

Problem:

Rope lighting on palm trees in central courtyard.



Indian River County Town of Indian River Shores Site Lighting Evaluation Form

Property Type: Single Family Home Survey Zone: 16 Waypoint: 5
Address: 664 Ocean Rd Type of Observation: Follow-up Nighttime
Observer(s): J. Scarola (EAI)
Date of Observation: 7/14/2026 Survey Start Time: 22:25 Survey End Time: 23:41

Type of Light: AL - Accent lighting: generally high-intensity floodlights or spotlights, often mounted on or near the ground, used for illuminating facility structures, landscaping, and signs. This includes rope lights.

Problem Code: 4 Location of Light: Rope lights on palm trees in central courtyard area of home

Light Fixture Visible From the Beach: Yes Light Source Illuminates a Portion of Beach: No
Long Wavelength No Shielded: No Light Latitude: 27.72865 °N Light Longitude: -80.38022 °W

General Modification Recommendations from EAI:

Some general modifications you can make for a more turtle friendly environment and to reduce glow on property include: replacing fixtures with modern alternatives (e.g., recessed opaque fixture or directional fixture), removing fixtures, turning fixtures off during sea turtle nesting/hatching season, attaching 180 degree shields to fixtures so light source is not directly visible from beach, planting vegetation to block/buffer/screen light, or installing/using window treatments. To make the property more turtle friendly and reduce illumination over the entire property please use red, orange, or amber (>560nm) bulbs inside exterior lighting fixtures. For specific instructions to achieve code compliance, please contact Indian River Shores staff.

Photo of Light:



Aerial Photo:



Waypoint indicates position on beach from which light was observed, yellow vector shows line of sight.

Problem:

Light mounted
under eave of
roof SE corner
of home.



Indian River County Town of Indian River Shores Site Lighting Evaluation Form

Property Type: Single Family Home

Survey Zone: 21

Waypoint: 15

Address: 945 Surf Ln

Type of Observation: Follow-up Nighttime

Observer(s): J. Scarola (EAI)

Date of Observation: 7/14/2026

Survey Start Time: 22:25

Survey End Time: 23:41

Type of Light: CL - Ceiling-mounted lights: generally low intensity lights used for illuminating areas adjacent to living quarters (e.g., porches, balconies, and decks) and pedestrian walkways (e.g., halls, stairwells, etc.).

Problem Code: 4

Location of Light: Mounted under eave of roof, SE corner of home

Light Fixture Visible From the Beach: Yes

Light Source Illuminates a Portion of Beach: No

Long Wavelength: No

Shielded: No

Light Latitude: 27.67883 °N

Light Longitude: -80.36345 °W

General Modification Recommendations from EAI:

Some general modifications you can make for a more turtle friendly environment and to reduce glow on property include: replacing fixtures with modern alternatives (e.g., recessed opaque fixture or directional fixture), removing fixtures, turning fixtures off during sea turtle nesting/hatching season, attaching 180 degree shields to fixtures so light source is not directly visible from beach, planting vegetation to block/buffer/screen light, or installing/using window treatments. To make the property more turtle friendly and reduce illumination over the entire property please use red, orange, or amber (>560nm) bulbs inside exterior lighting fixtures. For specific instructions to achieve code compliance, please contact Indian River Shores staff.

Photo of Light:



Aerial Photo:



Waypoint indicates position on beach from which light was observed, yellow vector shows line of sight.

Continuing Success Story

From: Joseph Scarola <Joe@ecological-associates.com>

Sent: Friday, July 24, 2026 11:26 AM

To: Jacob Maikranz <jmaikranz@indianrivershores.gov>; Jacob Maikranz <jmaikranz@indianrivershores.gov>

Cc: Lucy Scheidt <lscheidt@indianrivershores.gov>; Jim Harpring <jharpring@indianrivershores.gov>; Grace Botson <grace@ecological-associates.com>; Chelsey Petersen <chelsey@ecological-associates.com>

Subject: Town of Indian River Shores: Follow-Up Lighting Evaluation - 2026

Good afternoon, Jacob,

Attached please find the results of the follow-up nighttime lighting evaluation for the Town of Indian River Shores, conducted July 14, 2026. The location on the beach from which each light or series of lights were observed was collected, along with a GPS position of the light source. Photographs were also taken of each light source in violation of the Town's ordinance. The report includes the photograph and aerial image, which shows the position on the beach in which the light was observed connected with a yellow vector showing the line of sight. Along with the report, I've also attached an excel spreadsheet detailing information on each light source observed during this survey.

It is great to see the improvement the Town has made during each of these surveys. For example, even though the shielded lights at Baytree were technically in compliance. I noticed that they have now replaced those lights with long wavelength bulbs. I really appreciate the work the Town has taken to ensure nesting and hatchling sea turtles are not affected by lighting issues.

Please Note: The lighting evaluation includes shielded and interior lights, which are not technically a violation of the Town of Indian River Shores ordinance but are in violation of Indian River County's Sea Turtle Protection Ordinance. I've added a column at the end of the spreadsheet to help determine if the property is in violation of the Town's ordinance.

An interactive map can also be downloaded from the following link: <https://drive.google.com/file/d/10yQi53OBExQ2b4vj3wOavH10U-r60tP/view?usp=sharing>

To open the file, please save the zipped folder to your desktop and extract the files. The KML file is located in the data folder (Indian River Shores Follow-Up Lighting Evaluation Map 2026-07\data). Opening the file in Google Earth will show the location from the beach from which lights were observed, along with photographs and associated metadata to provide an interactive visual representation of the survey results.

As always, please let me know if you have any other questions.

Joseph Scarola



THE TOWN OF *INDIAN RIVER SHORES*

9c.

TO: Town Council
James Harpring, Town Manager

FROM: Lucy Scheidt, Facilities Director

DATE: August 17, 2026

SUBJECT: Facilities Department Report

NPDES MS4 and BMAP

- Completed inspections post-rain events and prepared stormwater pollution prevention plan reports for compliance with NPDES MS4 permit requirements:
 - July 14th, 15th, 21st, 28th and 30th
 - August 3rd
- Onsite meeting with consultant at Old Winter Beach Road storm drain for continued discussion of action plan to improve drainage and rainwater flow.
- Completed mowing of swales at Old Winter Beach Road as continuing MS4 maintenance.
- SCA completed third quarter street sweeping on August 7th and provided data and photos for BMAP project.
 - 4.0 cubic yard of debris collected.
 - Majority of debris consisted of leaves and dirt.

CEMETERY

- Monitor beehive at cemetery, coordinate with A-Affordable Bee Removal Service for quote, W9, COI, and project start date, provide notice to JI security of project, document removal process, and begin monitoring progress for thirty days post-removal in line with warranty.

BEACH, SR A1A AND ROADS

- Gate installation project at Jone's Pier for Public Safety Department Marine Unit – ongoing.
- Communication and coordination with FDOT for repair of damaged sidewalks at Park Shores and A1A, 6678-7302 A1A.
- Communication and coordination with FPL for street light repair at Reef Lane. Completion date pending.
- Bike Lane tree trimming
 - North of Town Hall at Bermuda Bay at the river entrance, main entrance of Old Winter Beach Road, Palm Island - both north and south entrance, Indian Trails.
 - South of Town Hall at 5601 North and South entrance



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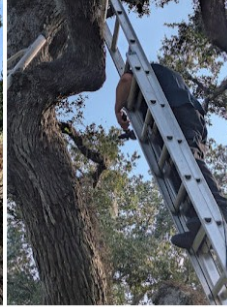
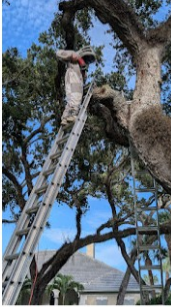
Providing a high level of personal service with integrity and professionalism to ensure an unparalleled quality of life.

TOWN HALL, PSD AND TOWN LOT

- Coordinated with FPL for removal of pallet and discarded items from Town, meeting with contractor in preparation for delivery of millings from JI roadway project, and determination of location for deposit.
- Building Department Addition Build
 - Complete asset disposal forms for four items and process sale of items through GovDeals.
 - Procurement of trailer for use by Building Department during remodel project.
- Town Hall generator – troubleshoot error code and start issue with electrician. Procurement of quote for fuel system repair based on rust issue.
- Community Center grease trap – coordinate with Meeks and complete pump out; provide notice to Department of Health for compliance with permit.
- Community Center ice maker – coordinate with vendor responsible for installation for repair of unit.
- Flooring project PSD Director's office - coordinate onsite with vendors for preparation of quotes, evaluate proposals, schedule project start date, and request issuance of deposit.
- Mulch installation at Town Hall – ongoing.
- Water intrusion issue in PSD building bunkroom 6 - coordinate with contractors for diagnosis and repair pf AC unit and remediation of damaged drywall and insulation.

SCA Project Scope - August 7th street sweeping
4 cubic yard

Town of Indian River Shores	
Town owned road listing and combined milage	
Road names	Combined (both sides) mileage
Beachcomber Lane	0.4
Fred Tuerk Drive	0.8
Indian Lane	0.2
Old Winter Beach Road	1.2
Pebble Bay Circle	0.8
Pebble Bay East	0.2
Pebble Bay South	0.8
Pebble Lane	0.8
Reef Lane	0.2
Seminole Lane	0.2
Sunrise Terrace	0.4
Surf Lane	0.8
Total	6.8







THE TOWN OF *INDIAN RIVER SHORES*

Memorandum

TO: Town Council
James Harpring, Town Manager

FROM: Heather Christmas, Finance Director

DATE: August 12, 2026

SUBJECT: July 2026 Budget Analysis

The July 2026 budget analysis was prepared using financial data available as of August 12, 2026. To date, three prior amendments have been adopted to the FY 2025–2026 budget. It is recommended that budget amendments be reviewed in conjunction with this report. The next budget amendment is anticipated in October 2026, unless needed sooner.

The significant differences from the amended budget or other items of note are as follows:

1. Operating Revenue – Revenues are trending above budget, primarily due to higher-than-projected earned interest, state revenues, donations, and ambulance service fees. This is partially offset by communications services tax revenues trending below budget. All revenue sources will continue to be monitored through year-end. No budget adjustment is recommended at this time.
2. Town Council – Expenditures are trending below budget because the AV system warranty was fully budgeted in the current fiscal year but extends across multiple fiscal years. Only the portion applicable to the current year is recognized as an expenditure, with the remaining amount recorded as a prepaid expenditure.
3. Public Safety - Expenditures are trending below budget due to recent turnover and lower activity across several line items. Given the unpredictable nature of public safety operations, no budget reduction is recommended at this time.



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4. Code Enforcement/Building Department Operating – The Code Enforcement Officer has performed more work associated with the Building Department than originally anticipated in the budget. A year-end budget adjustment will be completed to allocate expenditures based on actual activity.
5. Waterway Transportation - Expenditures are trending below budget through July. As this is a new program with no prior history, the full cost remains uncertain. No budget adjustment is recommended until more information is available.
6. Capital Revenue - Revenues are trending above budget because subscription proceeds were not included in the original budget.
7. Capital Expenditures – Expenditures are trending below budget due to savings on emergency vehicle purchases, primarily the Fire Engine. The Town budgeted \$850,000 against an actual cost of approximately \$772,000, a savings of \$78,000.
8. Building Department Revenue – Building permit activity remains strong and revenues continue to exceed budget projections through July. However, due to recent legislative changes affecting building department fee calculations and related revenues, the forecast remains conservative pending further evaluation of the long-term financial impact. No fee adjustment is recommended at this time.
9. Building Department Capital – The Building Department facility expansion project was competitively bid and approved by Town Council during the fiscal year. The forecast reflects the currently approved contract amount and related project costs. Actual expenditures will continue to be monitored as the project progresses, with any material changes incorporated into future budget analyses.

TOWN OF INDIAN RIVER SHORES
2026 BUDGET ANALYSIS
AS OF JULY 2026

80%

<i>FUND/Department</i>	<i>As of 07/31/26</i>	<i>Prorated Budget</i>	<i>Difference to Prorated Budget</i>	<i>Amended 2026 Budget</i>	<i>Forecasted Actual</i>	<i>Difference to 2026 Budget</i>	<i>Notes</i>	<i>% of Budget Utilized*</i>
GENERAL FUND								
Operating revenues	\$ 8,468,521	8,426,595	\$ 41,926	\$ 8,973,566	\$ 9,018,213	\$ 44,647	1	94%
Town Council	34,601	61,623	27,022	88,774	49,846	38,928	2	39%
Town Manager	263,629	262,340	(1,289)	317,268	318,827	(1,559)		83%
Finance Department	275,388	275,783	395	344,997	344,503	494		80%
Town Clerk	146,296	147,253	957	189,188	187,959	1,229		77%
Postal Center				-				
Operating	81,313	84,553	3,240	107,286	103,175	4,111		76%
Cost of Stamps sold	150,560	145,369	(5,191)	156,300	161,881	(5,581)		96%
Facilities Department	287,774	284,300	(3,474)	400,441	405,334	(4,893)		72%
Public Safety Department	4,059,323	4,188,433	129,110	5,415,708	5,248,767	166,941	3	75%
General Administration	310,251	311,337	1,086	246,486	245,626	860		126%
Information Tech	197,445	204,383	6,938	289,741	279,906	9,835		68%
Legal	195,788	188,705	(7,083)	255,000	264,572	(9,572)		77%
Code Enforc/PZB Board	79,368	95,576	16,208	115,679	96,062	19,617	4	69%
Town Engineer	165,082	169,541	4,459	291,030	283,375	7,655		57%
Waterway Transportation	1,800	7,200	5,400	40,000	10,000	30,000	5	5%
Cemetery	13,924	13,987	63	17,449	17,371	78		80%
Community Center	14,250	17,334	3,084	31,337	25,761	5,576		45%
Total Expenditures	6,276,792	6,457,716	180,924	8,306,684	8,042,966	263,718		76%
Operating Surplus	<u>\$ 2,191,729</u>	<u>\$ 1,968,880</u>	<u>\$ 222,849</u>	<u>\$ 666,882</u>	<u>\$ 975,247</u>	<u>\$ 308,365</u>		
Capital Activity								
Capital source revenues	\$ 1,091,075	\$ 1,065,347	\$ 25,728	\$ 1,339,500	\$ 1,371,849	\$ 32,349	6	81%
Capital Expenditures	1,364,920	1,407,981	43,061	2,660,512	2,579,144	81,368	7	51%
	<u>\$ (273,845)</u>	<u>\$ (342,634)</u>	<u>\$ 68,789</u>	<u>\$ (1,321,012)</u>	<u>\$ (1,207,295)</u>	<u>\$ 113,717</u>		
ROAD AND OFFSITE DRAINAGE								
Total Revenues	<u>\$ 70,054</u>	<u>\$ 75,975</u>	<u>\$ (5,921)</u>	<u>\$ 114,200</u>	<u>\$ 105,301</u>	<u>\$ (8,899)</u>		61%
Total Expenditures	<u>41,113</u>	<u>54,011</u>	<u>12,898</u>	<u>69,617</u>	<u>52,992</u>	<u>16,625</u>		59%
Surplus	<u>\$ 28,941</u>	<u>\$ 21,963</u>	<u>\$ 6,978</u>	<u>\$ 44,583</u>	<u>\$ 52,309</u>	<u>\$ 7,726</u>		
SOLID WASTE SPECIAL ASSESSMENT FUND								
Total Revenues	<u>\$ 341,419</u>	<u>\$ 337,053</u>	<u>\$ 4,366</u>	<u>\$ 337,329</u>	<u>\$ 341,699</u>	<u>\$ 4,370</u>		101%
Total Expenditures	<u>278,973</u>	<u>282,165</u>	<u>3,192</u>	<u>337,329</u>	<u>333,513</u>	<u>3,816</u>		83%
Surplus	<u>\$ 62,446</u>	<u>\$ 54,888</u>	<u>\$ 7,558</u>	<u>\$ -</u>	<u>\$ 8,186</u>	<u>\$ 8,186</u>		
PLANNING, ZONING AND BUILDING FUND								
Total Revenues	<u>\$ 1,079,284</u>	<u>\$ 824,277</u>	<u>\$ 255,007</u>	<u>\$ 930,918</u>	<u>\$ 1,218,917</u>	<u>\$ 287,999</u>	8	116%
Building Department	667,092	658,061	(9,031)	833,478	844,916	(11,438)	4	80%
Capital Expenditures	135,371	135,371	-	1,111,500	866,067	245,433	9	12%
General Administration	58,053	61,219	3,166	77,398	73,395	4,003		75%
Total Expenditures	860,516	854,651	(5,865)	2,022,376	1,784,378	237,998		43%
Surplus/(Deficit)	<u>\$ 218,768</u>	<u>\$ (30,374)</u>	<u>\$ 249,142</u>	<u>\$ (1,091,458)</u>	<u>\$ (565,461)</u>	<u>\$ 525,997</u>		

**TOWN OF INDIAN RIVER SHORES
FINANCIAL CASH REPORT
JULY 2026**

CASH AND INVESTMENTS ON DEPOSIT:

Beginning Balance	\$ 11,768,570
ADD: Receipts	261,450
LESS: Disbursements	(1,185,172)
TOTAL ON DEPOSIT	\$ 10,844,848

ACCOUNTS DETAILED:

SouthState Bank (0.08% interest rate)**	\$ 381,961
State & Local Government Investment Pool: Florida Prime (3.84% interest rate)	10,462,887

TOTAL ALL ACCOUNTS	\$ 10,844,848
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FUND BREAKOUT*

General Fund	\$ 9,623,981
Road & Bridge Fund	85,427
Bike Path & Pedestrian Way	30,663
Planning Zoning & Building Fund	1,042,312
Solid Waste Special Assessment Fund	62,446
Law Enforcement Forfeiture Fund	19

TOTAL ALL FUNDS	\$ 10,844,848
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**all Bank Deposits are held in 100%
Guaranteed Florida Qualified Public Depositories

Estimated Balance based on
information available as of 08/11/2026

**TOWN OF INDIAN RIVER SHORES
PENSION REPORT
OCTOBER 2025 - JUNE 2026 ACTIVITY**

	Total Police & Fire Pension Plan	General Employee Defined Benefit Plan	Other Post- Employment Benefit Plan
Net Position at October 1, 2025	\$ 21,217,439	\$ 1,956,487	\$ 2,709,759
Contributions			
Employer	220,577	-	-
Employee	100,324	360	-
State	-	-	-
Total contributions	320,901	360	-
Distributions	(1,745,420)	(66,739)	-
Earnings	1,770,497	144,460	205,433
Fees*	(107,850)	(11,489)	(2,536)
Net Position June 30, 2026*	\$ 21,455,567	\$ 2,023,079	\$ 2,912,656

* Includes estimates for expenses as of 06/30/2026.

Current estimated return FYTD	8.30%	7.26%	7.31%
Investment return for the FY 2025	11.47%	8.89%	9.14%
Investment return for the FY 2024	22.19%	20.96%	21.77%
Investment return for the FY 2023	10.19%	9.32%	10.20%
Investment return for the FY 2022	-13.10%	-13.80%	-14.46%
Investment return for the FY 2021	16.41%	22.20%	19.86%
Investment return for the FY 2020	3.68%	6.82%	7.01%
Investment return for the FY 2019	5.99%	5.60%	4.94%
Investment return for the FY 2018	8.84%	8.99%	8.38%
Investment return for the FY 2017	9.46%	15.78%	13.70%
Investment return for the FY 2016	12.18%	8.58%	11.32%
Investment return for the FY 2015	-2.76%	-0.10%	-3.43%
Average performance net of fees	7.74%	8.38%	7.98%

Latest Actuarial Study

Latest Actuarial Study Date	10/1/2025	10/1/2025	10/1/2025
Key Assumptions			
Asset Mix Target	60/30/10	60/30/10	60/30/10
Investment Return Rate %	6.75%	5.90%	6.04%
Funding Status			
Actuarial Value of Assets	21,218,956	1,920,028	2,709,759
Actuarial Accrual Liability	18,760,713	1,541,957	1,247,215
Underfunded/(Surplus) \$	(2,458,243)	(378,071)	(1,462,544)
% Funded	113.10%	124.52%	217.26%
% Funded Prior Actuarial	109.16%	124.68%	163.89%
Contributions			
2026 Required Contribution %	12.95% **	0.00%	0.00%
2025 Required Contribution %	17.79%	0.00%	0.00%
2024 Required Contribution %	17.79%	40.34%	0.00%
2023 Required Contribution %	22.74%	44.75%	0.00%
2022 Required Contribution %	12.57%	24.86%	0.00%
2021 Required Contribution %	12.72%	40.91%	0.00%
2020 Required Contribution %	14.42%	43.05%	0.00%

**Current actuarial determines the 2027 Required Contribution: 13.42%

Balances based on information available as of 07/28/2026.

Amounts provided are for analysis purposes only and should not be used to determine the actual plan value.

Retirement & Benefit Plans — Council Report — FYTD through June 30, 2026

Balances based on information available as of 07/28/2026.

Public Safety Pension Plan	General Employee Pension Plan	Other Post-Employment Benefit Plan	Total Reported Net Position
\$21,455,567	\$2,023,079	\$2,912,656	\$26,391,303

CURRENT YEAR ACTIVITY - Includes estimated accruals				
Activity	Public Safety	General	OPEB	Total
Beginning Net Position	\$21,217,439	\$1,956,487	\$2,709,759	\$25,883,685
Contributions	\$320,901	\$360	-	\$321,261
Distributions / Benefit Payments	(\$1,745,420)	(\$66,739)	-	(\$1,812,159)
Investment Earnings	\$1,770,497	\$144,460	\$205,433	\$2,120,390
Fees	(\$107,850)	(\$11,489)	(\$2,536)	(\$121,875)
Ending Net Position	\$21,455,567	\$2,023,079	\$2,912,656	\$26,391,303

PLAN SUMMARY				
Plan	Net Position 6/30/2026	FYTD Return	% Funded	2027 Required Contribution
Public Safety Pension Plan	\$21,455,567	8.3%	113.1%	13.4%
General Employee Pension Plan	\$2,023,079	7.3%	124.5%	0.0%
Other Post-Employment Benefits Plan	\$2,912,656	7.3%	217.3%	0.0%

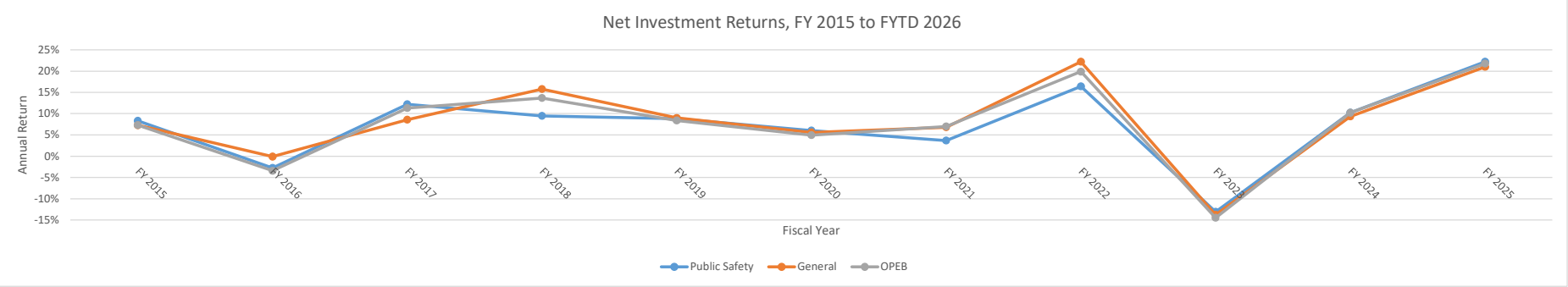
PLANNING NOTE	
Current actuarial study indicates the 2027 Pension required contribution is 13.42%. For the current year, employer pension contributions recognized are \$220,577 against total pension contributions of \$320,901.	

FUNDING STATUS AS OF OCTOBER 1, 2025				
Plan	Actuarial Assets	Accrued Liability	Surplus	% Funded
Public Safety	\$21,218,956	\$18,760,713	\$2,458,243	113.1%
General	\$1,920,028	\$1,541,957	\$378,071	124.5%
OPEB	\$2,709,759	\$1,247,215	\$1,462,544	217.3%

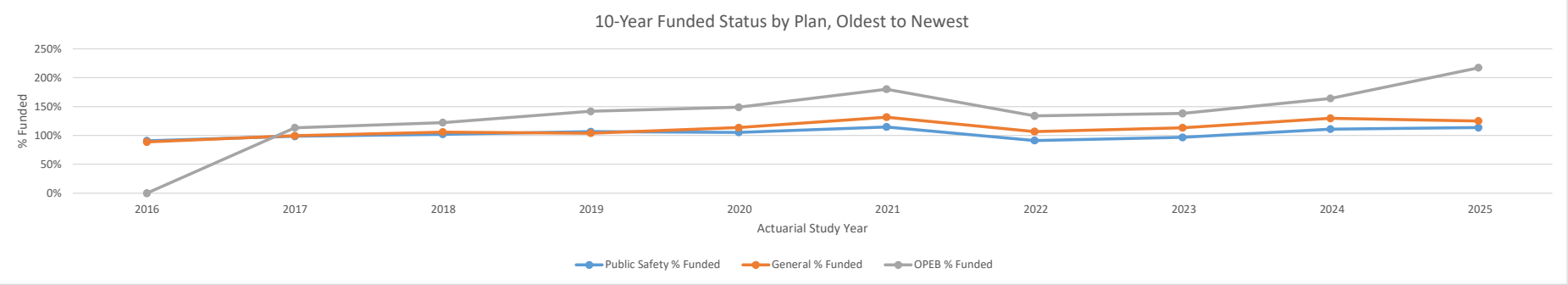
NET INVESTMENT RETURNS				
Fiscal Year	Public Safety	General	OPEB	Average
FYTD 2026	8.3%	7.3%	7.3%	7.6%
FY 2015	-2.8%	-0.1%	-3.4%	-2.1%
FY 2016	12.2%	8.6%	11.3%	10.7%
FY 2017	9.5%	15.8%	13.7%	13.0%
FY 2018	8.8%	9.0%	8.4%	8.7%
FY 2019	6.0%	5.6%	4.9%	5.5%
FY 2020	3.7%	6.8%	7.0%	5.8%
FY 2021	16.4%	22.2%	19.9%	19.5%
FY 2022	-13.1%	-13.8%	-14.5%	-13.8%
FY 2023	10.2%	9.3%	10.2%	9.9%
FY 2024	22.2%	21.0%	21.8%	21.6%
FY 2025	11.5%	8.9%	9.1%	9.8%
Average	7.7%	8.4%	8.0%	8.0%

INVESTMENT RETURN TREND — FYTD 2026 THROUGH FY 2015

INVESTMENT RETURN TREND — FY 2015 THROUGH FYTD 2026



10-YEAR FUNDED STATUS HISTORY — FY 2016 - FY 2025



Balances based on information available as of 07/28/2026.Share Plan are based on the current earnings/net of fees for the total plan and may differ from actual results.Amounts provided are for analysis purposes only and should not be used to determine the actual plan value.

TOWN OF INDIAN RIVER SHORES
BEACHCOMBER PROJECT SUMMARY
ITB 26-01

Pay App Date

6/30/2026

PROJECT TOTALS			
	Road	Sewer	Total
Sub-Total	\$554,672.20	\$481,997.00	\$1,036,669.20
Contingency (10%)	\$55,467.22	\$48,199.70	\$103,666.92
Project Total	\$610,139.42	\$530,196.70	\$1,140,336.12

BILLING STATUS - CURRENT PAY APP - 2			
	Road	Sewer	Total
Billed Amounts	\$161,698.72	\$114,534.48	\$276,233.20
Retainage (5%)	\$8,084.94	\$5,726.72	\$13,811.66
Total Due	\$153,613.78	\$108,807.76	\$262,421.54

CUMULATIVE TOTALS			
	Road	Sewer	Total
Billed to Date	\$212,440.54	\$137,591.36	\$350,031.90
Retainage Held	\$10,622.03	\$6,879.57	\$17,501.60
Net Paid to Date	\$201,818.51	\$130,711.79	\$332,530.31

REMAINING BALANCE			
	Road	Sewer	Total
Remaining to Bill	\$397,698.88	\$392,605.34	\$790,304.22
Retainage Held	\$10,622.03	\$6,879.57	\$17,501.60
Balance + Retainage	\$408,320.91	\$399,484.91	\$807,805.82

DUE FROM CITY OF VERO BEACH	
Cumulative Sewer Due to Date	\$130,711.79
Amount Received from Vero Beach	\$0.00

GRAND TOTALS			
	Road	Sewer	Total
Total Contract Value	\$610,139.42	\$530,196.70	\$1,140,336.12
Total Work Completed	\$212,440.54	\$137,591.36	\$350,031.90
Total Remaining	\$397,698.88	\$392,605.34	\$790,304.22
% Complete	34.8%	26.0%	30.7%

TOWN OF INDIAN RIVER SHORES
PEBBLE LANE PROJECT SUMMARY
ITB 26-01

Pay App Date

6/30/2026

PROJECT TOTALS			
	Road	Sewer	Total
Sub-Total	\$392,887.90	\$338,932.60	\$731,820.50
Contingency (10%)	\$39,288.79	\$33,893.26	\$73,182.05
Project Total	\$432,176.69	\$372,825.86	\$805,002.55

BILLING STATUS - CURRENT PAY APP - 2			
	Road	Sewer	Total
Billed Amounts	\$0.00	\$0.00	\$0.00
Retainage (5%)	\$0.00	\$0.00	\$0.00
Total Due	\$0.00	\$0.00	\$0.00

CUMULATIVE TOTALS			
	Road	Sewer	Total
Billed to Date	\$7,939.34	\$5,292.90	\$13,232.24
Retainage Held	\$396.97	\$264.64	\$661.61
Net Paid to Date	\$7,542.38	\$5,028.25	\$12,570.63

REMAINING BALANCE			
	Road	Sewer	Total
Remaining to Bill	\$424,237.35	\$367,532.96	\$791,770.31
Retainage Held	\$396.97	\$264.64	\$661.61
Balance + Retainage	\$424,634.31	\$367,797.61	\$792,431.92

DUE FROM CITY OF VERO BEACH	
Cumulative Sewer Due to Date	\$5,028.25
Amount Received from Vero Beach	\$0.00

GRAND TOTALS			
	Road	Sewer	Total
Total Contract Value	\$432,176.69	\$372,825.86	\$805,002.55
Total Work Completed	\$7,939.34	\$5,292.90	\$13,232.24
Total Remaining	\$424,237.35	\$367,532.96	\$791,770.31
% Complete	1.8%	1.4%	1.6%