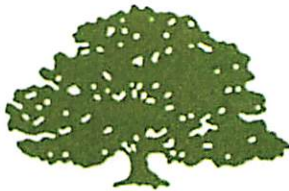


# **COMPREHENSIVE PLAN**

## **Goals, Objectives and Policies**



**THE TOWN OF  
INDIAN RIVER SHORES FLORIDA**

Florida Department of Economic Opportunity  
August 2023

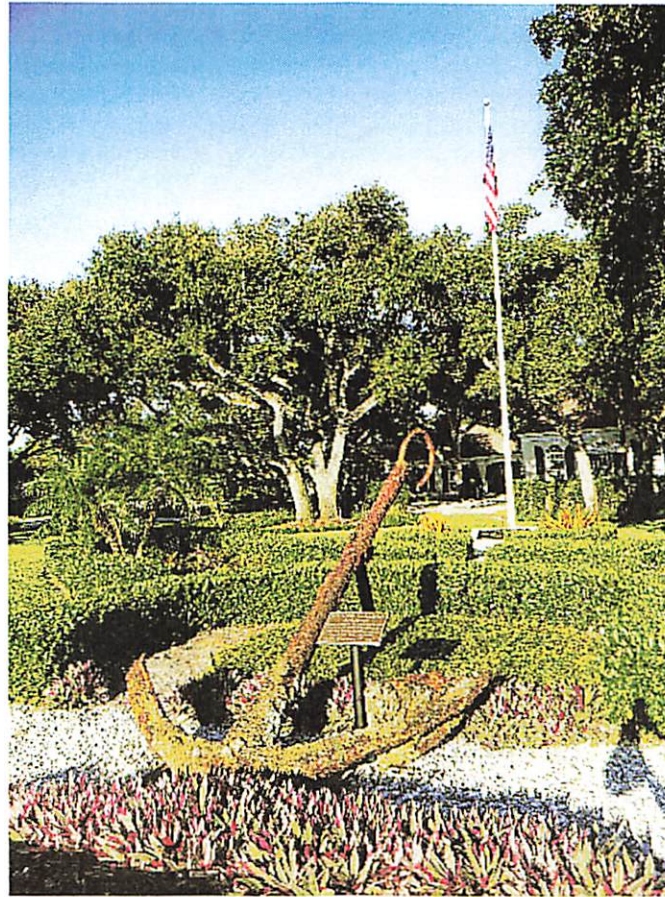
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## Preface

In the late 1980s, the Town began the first draft of the Comprehensive Plan outlining the Goals, Objectives and Policies that would guide the Town through several decades. The document was subsequently finalized and submitted to the former Department of Community Affairs in 1990. From that point forward, updates were discussed but it wasn't until 2009, that the Town established an ordinance that created the concurrency management system that established levels of service for roads, sanitary sewers, solid waste, drainage, potable water, recreation and public school facilities. Then in 2016, the Town adopted a Land Development Code (LDC) permanently codifying development regulations including standards for zoning, trees and landscaping, mangroves, shoreline protection, wetlands protection, water conservation, reinforcing concurrency standards and floodplain management. This LDC fulfilled the vision of nearly every aspect of the Goals, Objectives and Policies found in the Comprehensive Plan.

In 2019, the first update to the Comprehensive Plan's was undertaken since it's inception. Since 1990, many statutory requirements have changed for Municipal Comprehensive Plan documents. This updated Comprehensive Plan seeks to reflect those changes. The Town remains primarily residential, offering a beautiful barrier island paradise for its residents. The Town's residential population has grown incrementally over the past forty years pace as the community was developed, but there has not been a significant change

in the demographics. The Town is now approaching residential buildout and there are no anticipated significant changes in the Town demographics. The Town sought to update the elements that exist currently in the plan. These are the Land Use, Housing, Public Facilities, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, and General Monitoring. The intent of the update was to review which goals, objectives and policies had been achieved by the Town and reflect the changes in the State's regulations and Comprehensive Plan requirements since first adopted. With changes in Statutes, the formalization of the Town's Land Development Code, and the advancement of the Florida Building Code, some of the policies are simply obsolete and are scheduled for deletion.

With this adopted Comprehensive Plan, the Town sets into place the guide posts for development for the next fifteen years. It is anticipated that this submittal will fulfill any/all Municipal Comprehensive Plan requirements as promulgated by the Florida Department of Economic Opportunity.





## CHAPTER 1: LAND USE

GOAL 1-1 LAND USE GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates and implements goals, objectives, and policies for the Future Land Use Element pursuant to 163.3177(6)(a), F.S.

GOAL 1-1: LAND USE. ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES REFLECT BEST MANAGEMENT PRACTICES AND PRINCIPLES OF RESOURCE CONSERVATION, PROMOTE ORDERLY LAND USE TRANSITION, AND MINIMIZE THREATS TO HEALTH, SAFETY, AND WELFARE WHICH MAY BE ENGENDERED BY INCOMPATIBLE LAND USES, ENVIRONMENTAL DEGRADATION, HAZARDS, AND NUISANCES.

OBJECTIVE 1-1.1: MANAGE AND COORDINATE FUTURE LAND USE. The Town of Indian River Shores shall continue to review and amend the LDC when appropriate, including performance standards which ensure that land development activities, resource conservation, and infrastructure issues are managed in a manner that includes timely coordination with County, Regional, and State agencies having jurisdictional authority. Management of land and physical improvements identified on the Future Land Use Map

shall be coordinated in order to protect and/or conserve natural systems, including topography, soil conditions, vegetation, natural habitat, potable water wellfields, and other environmentally sensitive land and water resources. Land use shall also be predicated on availability of man-made infrastructure and service systems required to support respective land use activities.

**Policy 1-1.1.1: Future Land Use Map and Related Policies.** The Future Land Use Map and related policies identified in the following section entitled "Future Land Use Map" provides definitions of land use designations and qualitative standards which shall be applied in allocating future land uses.

**Policy 1-1.1.2: LDC Reviewed and Revised.** Existing regulations governing zoning, signage, landscaping, beach and dune preservation, tree protection, flood plain management, surface water management, water and wastewater systems, and other land and water management regulations shall be revised and/or updated as needed in order to:

- a. Effectively regulate future land use activities and natural resources identified on the Future Land Use Map;
- b. Adequately protect private property rights; and
- c. Implement the goals, objectives, and policies stipulated in the Comprehensive Plan.

These ordinances have been incorporated into the Town's LDC pursuant to Chapter 163.3202, F.S., and contain specific and detailed provisions which as a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
- c. Protect the environmentally sensitive lands and islands designated on the Future Land Use Map and in the Conservation Element;
- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfields and aquifer recharge areas;
- f. Regulate signage;
- g. Ensure safe and convenient onsite traffic flow and vehicle parking needs; prohibit development within future rights-of-way; and



h. Provide that development permits shall not be issued which result in reducing the level of services for impacted public facilities below the level of service standards adopted in this Comprehensive Plan.

**Policy 1-1.1.3: Standards for Residential Density.** The Town's amended LDC has been adopted to implement this Plan and is consistent with the following standards for residential densities indicated below. (Note: Nonresidential development intensities are established in Policies 1-2.2.1, 1-2.3.1, 1-2.4.1, 1-2.6.1(a), and 1-2.6.2):

a. Low density residential - a maximum density of up to three (3) residential units per gross acre;

b. Moderate density residential - a maximum density of up to six (6) residential units per gross acre;

c. Environmentally Sensitive Islands - a maximum density of up to one (1) residential unit per 5 gross acres; and

d. Environmentally Sensitive Lands: A maximum density of one (1) unit per five (5) acres for wetlands excepting marginal wetlands which shall have a density of one (1) unit per acre. A transfer of development rights may occur to contiguous receiving areas with a maximum density no greater than one and one-half (1.5) times the applicable density designated on the Comprehensive Plan.

Table 1: Percent of Land Use by Classification

FLUM	Acres	%
Agriculture	0	0.000
Institutional Services	9.52	0.285
Limited Commercial Development	7.89	0.238
Low Density Residential Development	1171.66	35.130
Moderate Density Residential Development	458.93	13.760
Open Space and Recreation	279.26	8.373
Residential Conservation/Environmentally Sensitive	671.32	20.128
Residential Conservation/Environmentally Sensitive Island	736.62	22.086

**Policy 1-1.1.4: Non-Residential Development Standards.** The Town's amended LDC shall address the location and extent of nonresidential land uses, including agricultural uses and public and semi-public facilities and services, in accordance with the Future Land Use Map and the policies and descriptions of types, sizes, and densities and intensities of land uses contained in this Element.

**Policy 1-1.1.5: Performance Standards.** Land development regulations shall contain performance standards which:

- a. Implement policies contained in Policy 1-2.6.1 and 2 of the Land Use Element regarding development restrictions in wetlands. Where upland development petitions potentially impact wetlands under the ownership of the applicant, reservation of conservation areas which preserve the value and function of viable wetlands shall be required. Upland development shall include adequate transition (i.e., open space buffer) areas between the upland development and adjacent environmentally sensitive lands and water bodies. Plan review functions prior to development shall be carried out by a professional with demonstrated expertise in the issues under review;
- b. Establish buffering and open space requirements;
- c. Provide criteria for protection of potable water wellfields;
- d. Provide criteria for drainage and stormwater management;
- e. Incorporate criteria for requiring off-street parking and managing internal traffic circulation as well as access to and egress from the street system;
- f. Mandate availability of requisite services and infrastructure;
- g. Stipulate criteria for screening and buffering land uses and facilities which may otherwise adversely impact development of adjacent land use;
- h. Establish standards for erosion control;
- i. Stipulate criteria for beach and dune protection and preservation;
- j. Address historically significant properties meriting protection;
- k. Stipulate criteria for locating any locally unpopular land use; and
- l. Require environmental impact assessment of development during site plan review and stipulate appropriate performance criteria in the land development regulations.

**Policy 1-1.1.6: Wetland Protection.** The LDC includes provisions for protecting wetlands and shall ensure procedures for enforcing Objective 1-2.6 and Policy 1-2.6.1 and 2 cited herein. No environmentally sensitive wetlands, excepting marginal wetlands as described in the wetland protection ordinance, shall be developed for any purpose other than open space and passive recreation, restricted accessway to an essential public service, bird sanctuary, approved mosquito control activities, stormwater management area and related accessory uses. Any such usage must comply with all comprehensive plan goals, objectives, and policies set forth herein, including Policy 1-2.6.1 and 2. Furthermore, no coastal high hazard areas shall be developed for any use, excepting:

- 1) State and locally approved elevated beach access structures;
- 2) State and locally approved beach and dune stabilization improvements; or



3) Approved structures which comply with all other applicable Federal, State, and local ordinances.

No development shall occur on unbridged islands within the Indian River Lagoon pursuant to Policy 1-2.6.2. unless the Federal and State permitting agencies having jurisdiction approve road and bridge permits required to establish satisfactory access and grant dredge and fill permits, then in such case Policy 1-2.6.2 cites performance standards which provide a management approach that allows for the reasonable use of such isolated islands assuming compliance with all other applicable laws and ordinances. The policy mandates approval of the road and bridge permits by the State and/or Federal agencies having jurisdiction prior to granting of final Town plan approvals, development orders, or permits.

Policy 1-1.1.7: Provision of On-Site and Off-Site Improvements. Prior to receiving a development permit, plans for development or redevelopment shall be evaluated by the Town. Prior to receiving a development permit, the applicant's plans must incorporate necessary on- and off-site improvements or equitable contributions in lieu thereof which are required as part of a development application pursuant to the Comprehensive Plan or any other requirement of the Code of Ordinances, as exists or as may hereinafter be amended. Supportive facilities, services, or other improvements (or equitable contributions in lieu thereof), required by ordinance, shall be agreed to by the applicant prior to the Town's approval of a development petition and facilities shall be constructed as agreed upon prior to issuance of a development permit. The intent of this policy is that all development applications include satisfactory plans providing for required on-site and off-site improvements, or equitable contribution in lieu thereof, to ensure that the Town of Indian River Shores does not assume unanticipated fiscal liabilities for supportive facilities which may be expressly attributed to new development. The provisions of this policy are incorporated in the Town's LDC as concurrency requirements.

OBJECTIVE 1-1.2: ENCOURAGE REDEVELOPMENT AND RENEWAL. Although the Town currently has no blighted or declining areas, the Town's LDC shall include Code Enforcement procedures ensuring that if areas develop blight or decline, the Town shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within the impacted area.

Policy 1-1.2.1: Code Enforcement Activities. Code enforcement activities shall be continued as an integral part of the Town's regulation programs. The Code Enforcement program shall preserve and protect structurally sound land improvements and land uses consistent with the Comprehensive Plan.

Policy 1-1.2.2: Public and Private Sector Partnerships. If redevelopment issues materialize, the Town shall coordinate with the private sector in promoting mobilization of public and private resources necessary to effectively carry out redevelopment efforts.

OBJECTIVE 1-1.3: PREVENT LAND USE INCONSISTENT WITH TOWN'S CHARACTER. The Town's LDC shall ensure that Future land uses shall be consistent

with the Town's character, the Future Land Use Map, and other applicable laws, ordinances, and administrative rules impacting land and water resources. Similarly, if improvements are proposed to an existing land use which does not conform with comprehensive plan land use and density provisions then in no case shall any existing non-conforming land use or density be increased.

**Policy 1-1.3.1: Managing Future Land Use.** The Future Land Use Map and related policies together with the LDC shall be applied as a planning and management device in order to prevent development of land uses which do not conform to the Town's character as reflected in the Town's adopted Future Land Use Map, Zoning Map, and other applicable laws, ordinances, and administrative rules.

**Policy 1-1.3.2: Managing Improvements to Existing Non-Complying Structures.** The LDC provides standards regulating improvements to existing non-complying structures and such standards shall require compliance and/or mitigation to the greatest reasonable and practical extent.

**OBJECTIVE 1-1.4: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES.** The Town's adopted LDC includes performance criteria to ensure that land development activities protect archaeological and/or historic resources.

**Policy 1-1.4.1: Programming for Archaeological, Cultural and Historic Sites.** The Town shall coordinate with the State in developing programs for implementing Town and State policies for identifying, preserving, and enhancing sites of historical, cultural and archaeological significance. Programs for identifying, evaluating relative significance, protecting, preserving, determining appropriate access management and enhancement, including development of passive recreation, education or cultural activities shall be promoted utilizing available public and private resources at the local, State, and Federal level.

**Policy 1-1.4.2: Preventing Adverse Impacts of Development on Historic or Archaeological Sites.** Development activities shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance:

- a. Destruction or alteration of all or part of such site;
- b. Isolation from or significant alteration to its surrounding environment;
- c. Introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting; and
- d. Transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use.



**OBJECTIVE 1-1.5: PROTECTION OF NATURAL RESOURCES.** The Town's LDC include performance criteria to ensure that development and conservation activities protect natural resources as directed by the below stated policies.

**Policy 1-1.5.1: Apply Future Land Use Policies for Managing Environmentally Sensitive Lands.** Policies for managing environmentally sensitive estuarine and upland areas (reference following section entitled: "Future Land Use Map") shall be applied in protecting natural systems.

**Policy 1-1.5.2: Utilize Land Development Code for Environmentally Sensitive Estuarine and Upland Areas.** The LDC has incorporated performance standards which preserve and protect the Indian River estuary, mangroves, seagrass beds, coastal marsh, the beach and dune system, natural drainage and recharge areas, and native vegetation from potentially adverse impacts of development.

**Policy 1-1.5.3: Coordinate Intergovernmental and Natural Resource Management.** The Town shall coordinate with the State, the St. John's River Water Management District, the Treasure Coast Regional Planning Council, the Marine Resources Council, and other agencies concerned with managing the Indian River estuary as well as environmentally sensitive coastal uplands. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of the coastal marsh and submerged lands.

**Policy 1-1.5.4: Protect Flora and Fauna Having Special Status.** Species of flora and fauna having special status as identified in the Conservation Element shall be protected through inclusion of their habitats in the "environmentally sensitive" land use category on the Future Land Use Map, excepting those species which currently coexist in developed areas.

**Policy 1-1.5.5: Manage Stormwater Run-off.** The developer/owner of any site shall be responsible for managing on-site run-off and shall be required to comply with the following standards recommended by the Treasure Coast Regional Planning Council:

- a. Surface water management systems shall be designed and constructed to retain or detain with filtration, in accordance with permit requirements from St. John's River Water Management District;
- b. A vegetated and functional littoral zone shall be established as part of the surface water management system of lakes or ponds occurring on all property. Prior to construction of the surface water management system for any phase of a project, the developer shall prepare a design and management plan for the wetland/littoral zone that shall be developed as part of the surface water management system. The Plan should:
  - 1, Include typical cross sections of the surface water management system showing the average water elevation and the minus three (-3) foot contour (i.e., below average elevation);

2. Specify how vegetation is to be established within this zone, including the extent, method, type and timing of any planting to be provided; and
3. Provide a description of any management procedures to be followed in order to ensure the continued viability and health of the littoral zone. The littoral zone as established should consist entirely of native vegetation and should be maintained permanently as part of the water management system. As a minimum, ten (10) square feet of vegetated littoral zone per lineal foot of shoreline should be established as part of the surface water management system.

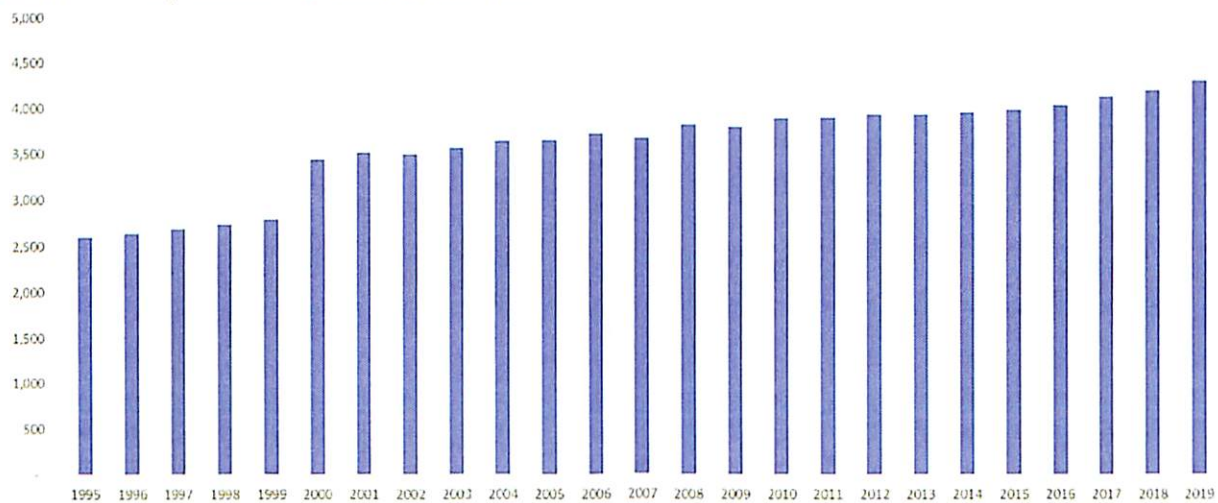
**Policy 1-1.5.6: Conserve the Potable Water Supply.** The potable water supply shall be conserved by enforcing potable water standards outlined in Chapter 168 of the Town's Code of Ordinances. NOTE: There are not any public water wells and cones of influence located or planned within the Town. The potable water supply is derived from public water systems outside the Town's corporate limits.

**OBJECTIVE 1-1.6: PREVENT LAND USE INCONSISTENT WITH TOWN'S CHARACTER AND COORDINATE COASTAL AREA POPULATION DENSITIES WITH HURRICANE EVACUATION PLANS.** The Town of Indian River Shores shall review and amend their LDC as necessary, to ensure that future land uses shall be compatible with the Future Land Use Map, and other applicable laws, ordinances, and administrative rules regulating land and water resource management. Similarly, if improvements are proposed to an existing structure which do not conform or comply with codes governing use, setbacks, size, dimensions, height, density, or other location criteria, then any existing non-complying structures shall be eliminated or reduced to the greatest reasonable and practical extent. The LDC shall include procedures which require that proposals for new development be reviewed to ensure that traffic impacts do not adversely impact hurricane evacuation clearance times established by Indian River County. Such procedures shall require that future applications for development be reviewed pursuant to criteria in the Indian River County Hurricane Evacuation Plan and applicable regional or State hurricane evacuation plans to ensure that any potential adverse impacts are remedied prior to site plan approval.

**Policy 1-1.6.1: Continuing Review of Population Densities.** The Town shall coordinate with Indian River County in order to ensure continued compliance with the County disaster evacuation plan (referenced above). In addition, the Town shall coordinate with Indian River County in order to remain responsive to evolving barrier island traffic issues which may impact population densities. Since 1995, the population of Indian River Shores has grown from 2,278 to 4,314 almost 90% growth. The five year projected population in 2025 is 4,653, while in 2035 it is projected to grow to 5,332. The projections are estimated utilizing the University of Florida's Bureau of Economic and Business Research (BEBR) and historical data. However, as the Town is approaching build out of available residential, it is unlikely it shall reach the numbers projected for 2035 as 5,332.



Chart 1: Population Growth since 1995



OBJECTIVE 1-1.7: COORDINATE TIMING AND STAGING OF PUBLIC AND PRIVATE DEVELOPMENT. The location, scale, timing, and design of development shall be coordinated with public facilities and services in order to promote cost effective land development patterns and direct future development only to those areas where provision of public facilities necessary to meet level of service standards are available concurrent with the impacts of the development.

Policy 1-1.7.1: Development Orders and Permitting Process. Development orders and permits for all future development shall be timed and staged to ensure that requisite infrastructure and services are available to respective developments concurrent with the impacts of the development.

Policy 1-1.7.2: Design of Public Facilities and Utilities. Public facilities and utilities shall be located and designed to:

- 1) maximize the efficiency of services provided;
- 2) minimize related costs; and
- 3) minimize adverse impacts on natural systems.



## Indian River Shores Public Safety Complex



Policy 1-1.7.3: Developments Not Served by Public Water and/or Wastewater Systems. All developments in areas not serviced by public water and/or wastewater systems shall be governed by applicable State laws and administrative regulations.

Policy 1-1.7.4: Accommodating Requisite Infrastructure. During the subdivision review, site plan review, and permitting processes the Town shall ensure that respective future developments allocate sufficient land area for infrastructure required to support proposed development.

OBJECTIVE 1-1.8: CONSIDER INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT AND ENERGY CONSERVATION CONCEPTS. The Town has adopted the LDC and shall amend, as necessary, to incorporate concepts for managing land and water resources which are responsive to development and conservation issues identified in the Town's' Comprehensive Plan.

Policy 1-1.8.1: Incorporate Best Management Techniques in the Land Development Code. The Town's LDC shall incorporate best management practices for land and water resources which have been demonstrated to be successful and cost effective in resolving development and conservation issues.

Policy 1-1.8.2: Energy Efficiency in Plans. Encourage land use, traffic circulation systems, and urban design which minimizes energy consumption and maximizes effectiveness of energy consumed. Reduce travel demands by locating major traffic generators on accessible sites situated along major traffic corridors near potential users. Promote a systematic approach to the development of pedestrian and bicycle path networks by the

public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks, and schools.

**Policy 1-1.8.3: Energy Efficient Design.** Promote site planning and design which reduces demand for artificial heating, cooling, ventilation and lighting. Design factors include building design, siting and orientation that effectively utilizes natural solar resources, wind conditions, tree canopy, and plant material to reduce the effects of exposure to extreme weather conditions. Energy efficient construction shall be promoted through enforcement of the building and energy codes, through application of new and proven energy efficient technology and through cooperative efforts with building trades, design professionals, Building Officials, and County, Regional and State agencies concerned with energy conservation.

**Policy 1-1.8.4 Energy Conservation in Building and Construction.** The Town shall enforce energy efficient building codes in the Florida Building Code and promote efficient energy conservation in building heating and cooling systems. The Town should promote training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials.

**OBJECTIVE 1-1.9: INTERGOVERNMENTAL COORDINATION.** The Town shall continue to review, and as appropriate, amend their LDC to incorporate administrative procedures to ensure efficient coordination of land and water management issues surrounding proposed development are carried out in a timely manner with all public entities having jurisdictional authority.

**Policy 1-1.9.1: Implementing Intergovernmental Coordination.** The Town shall require that development applications be coordinated, as appropriate, with the City of Vero Beach, Indian River County, special districts, the Treasure Coast Regional Planning Council, the St. John's River Water Management District, and State and Federal agencies prior to issuance of a development order.

**OBJECTIVE 1-1.10: CONTINUING LAND USE PROGRAMS.** The City shall implement land use goals and objectives by carrying out a continuing program of land use activities below cited.

**Policy 1-1.10.1: Land Use Information System.** Maintain and periodically update the land use information system.

**Policy 1-1.10.2: Land Use Trends.** Monitor and evaluate population and land use trends as necessary.

**Policy 1-1.10.3: Fiscal Management and Grantsmanship.** Implement fiscal management policies of the capital improvement program and budget. Pursue applicable Federal and State grants.



**Policy 1-1.10.4: Administer Land Use Controls.** Administer land use controls, including zoning and subdivision regulations, building codes, electrical code, flood prevention regulations, housing code, water and sewer codes, traffic regulations, beach and dune protection regulations, fire code, regulations governing streets and sidewalks, and annexation code.

**Policy 1-1.10.5: Public Assistance.** Provide information and assistance to the public regarding land development codes.

**Policy 1-1.10.6: Intergovernmental Coordination.** Coordinate land development issues where applicable with other public agencies at all levels of government pursuant to the Intergovernmental Coordination Element of this Plan.

**Policy 1-1.10.7: Manage Current Developmental Impacts.** Evaluate and manage impacts of proposed development pursuant to existing ordinances, including, but not limited to, public facilities, natural environment, and impact on stable residential neighborhoods.

**Policy 1-1.10.8: Economic Development, Urban Design and Community Appearance.** The Town shall preserve the Town's natural features which are a significant resource in attracting seasonal and permanent residents who desire a scenic coastal setting with only limited commercial activity. Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall protect major natural and manmade resources within the Town, including such scenic natural resources as the Indian River Lagoon, the beach and dune system of the Atlantic Ocean, as well as residential neighborhoods or centers of commercial or institutional activity.

**Policy 1-1.10.9: Special Land Use Studies.** In order to maintain land use policies responsive to changing conditions, problems, and issues, the Town shall undertake special studies as needed to develop specific local strategies for resolving unanticipated land use problems and issues.

**Policy 1-1.10.10: Resolving Public Facility Concurrency Issues.** The Town has adopted land development codes which include performance standards ensuring that no development order or permit for proposed development shall be issued unless the applicant provides a plan demonstrating to the satisfaction of the Town that public facilities required by the subject development shall be in place concurrent with the impacts of development. Furthermore, the applicant shall ensure that facilities operate at or above adopted level of service standards. The applicant's narrative and graphic information shall demonstrate that the subject development shall not reduce the levels of service (LOS) associated with public facilities serving the development below adopted LOS standards.

**OBJECTIVE 1-1.11: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS.** The Town shall use the following policies as criteria in evaluating the effectiveness of the Land Use Element.

**Policy 1-1.11.1: Review the Impact of Change Indicators on Land Use Policy.** Major shifts in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The policy implications of major shifts in land use characteristics shall be evaluated as necessary.. Land use policy shall be refined as needed periodically in order to remain responsive to evolving problems and issues.

**Policy 1-1.11.2: Schedule, Budget and Implement Programmed Activities.** The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the Town's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and policies.

**Policy 1-1.11.3: Coordinate with Public and Private Sectors.** While continually implementing and evaluating the Land Use Element, the Town shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in land use policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.

**Policy1-1.11.4: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies.** The effectiveness of the Land Use Element shall be measured by the Town's success in achieving land use goals, objectives, and policies. The Land Use Element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.

## **GOAL 1-2 FUTURE LAND USE MAP. CONTINUE TO MAINTAIN AND MANAGE A FUTURE LAND USE MAP.**

### **THE FUTURE LAND USE MAP SERIES (2035)**

The Future Land Use Map 1-1 shall designate areas for the following uses: residential conservation/environmentally sensitive island; residential, conservation/environmentally sensitive; coastal high hazard/environmentally sensitive; low density residential; limited commercial; institutional services; open space and recreation; and agricultural. This section of the future land use element shall define the nature, density and intensity of the allowable uses for each of the designations represented on the future land use map. Nothing in this section shall preclude necessary community facilities from locating within any future land use designation when such activity satisfies established criteria of this plan and the Town's LDC.

**The following maps are included in this Chapter:**

**Map 1-1 Future Land Use Map**

**Map 1-2 Wetlands and Conservation Land**

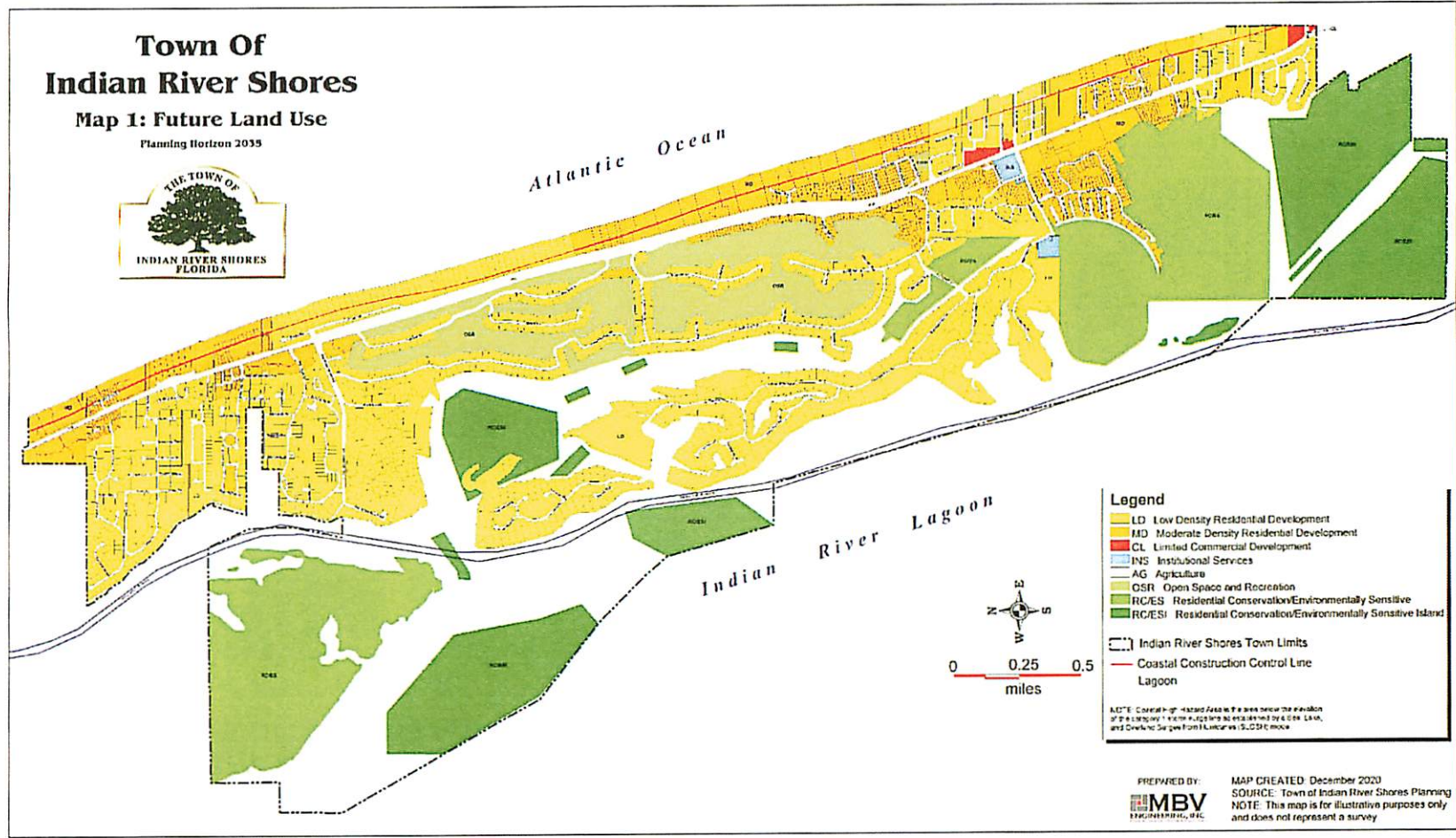
**Map 1-3 Flood Zone Map**

**Map 1-4 Major Streets Map**

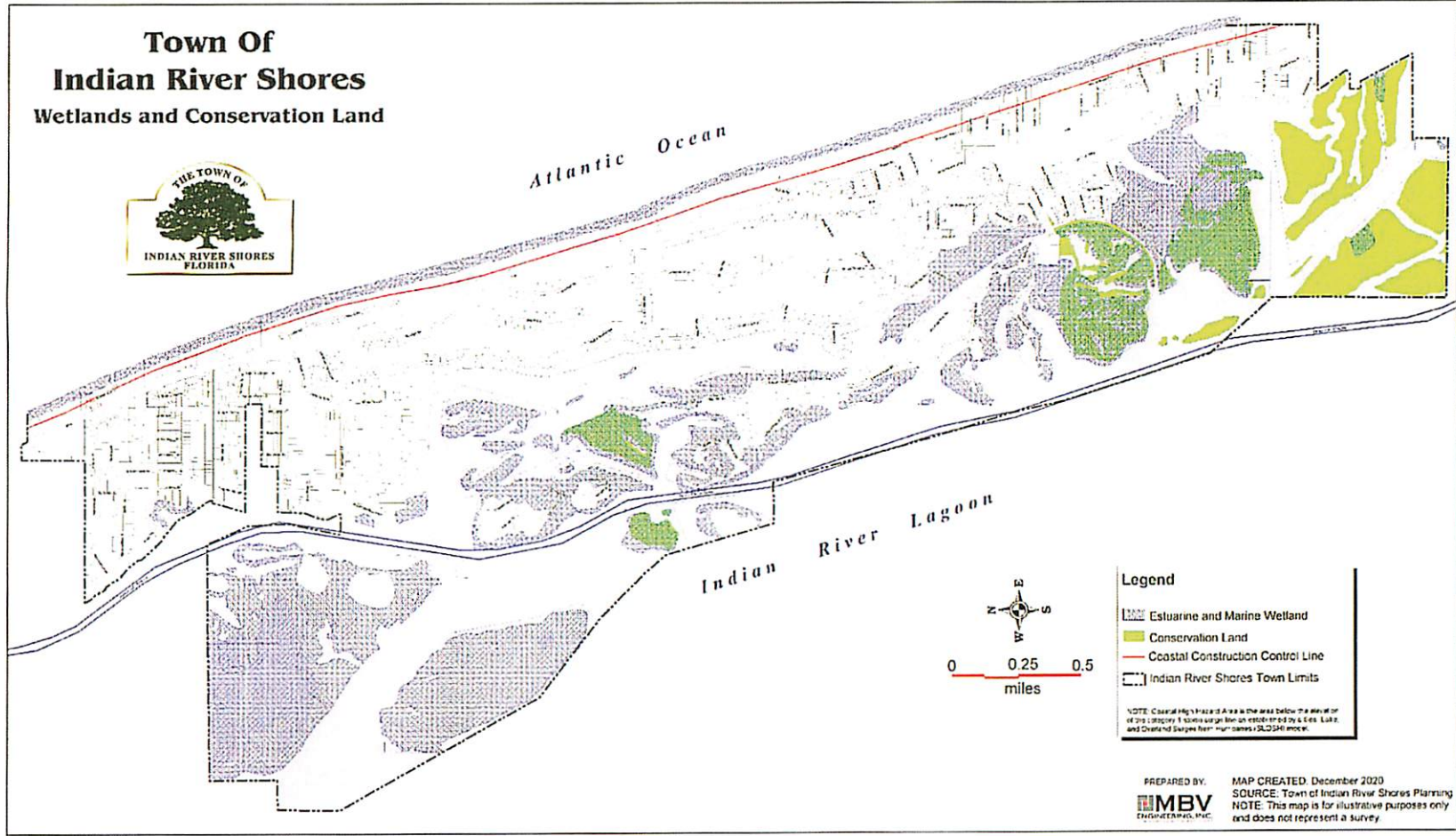
**Map 1-5 Historic and Archeologic Sites Map**



Map 1-1 Future Land Use

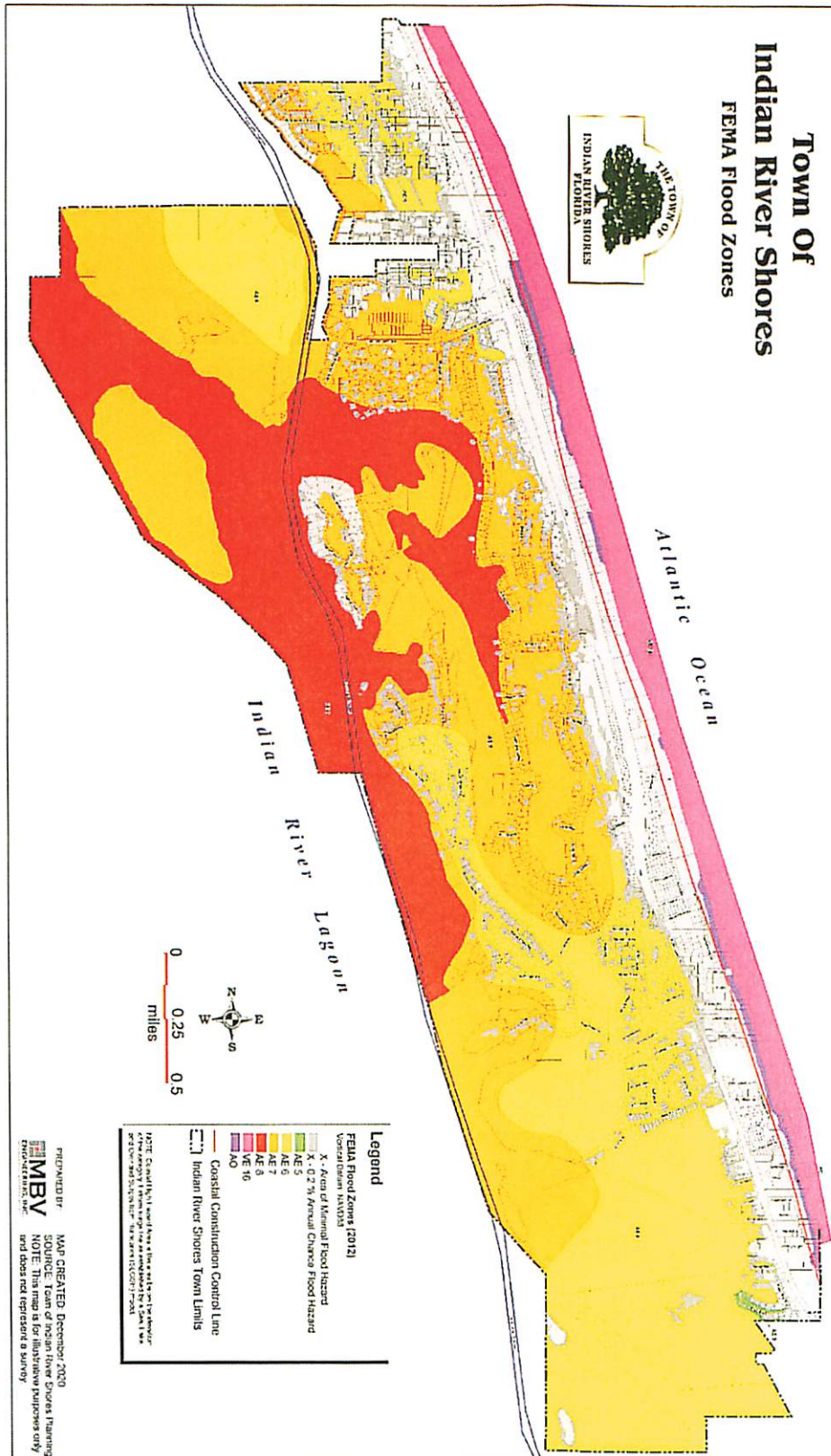


Map 1-2 Wetlands and Conservation Land Map



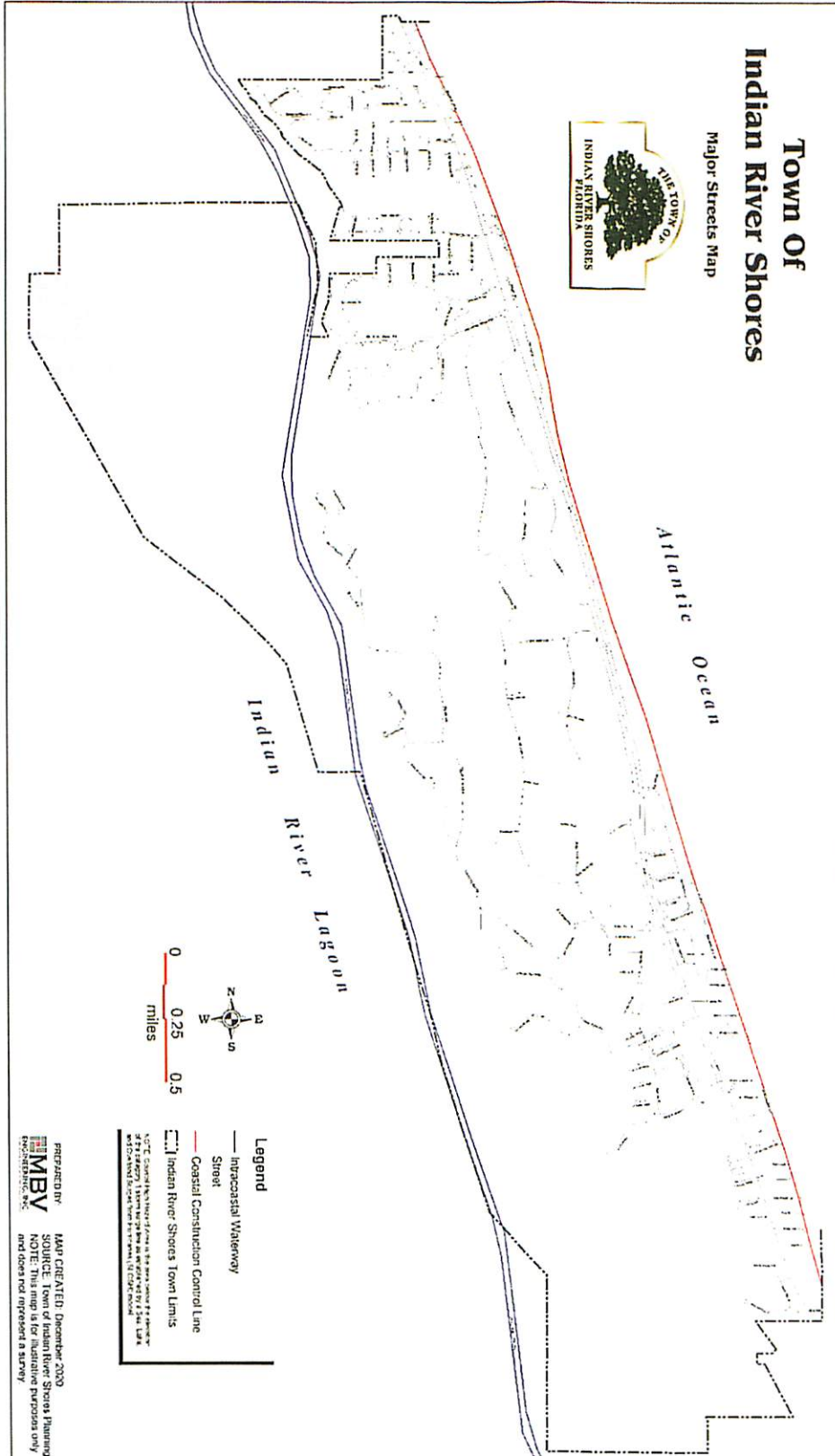


Map 1-3 Flood Zone Map

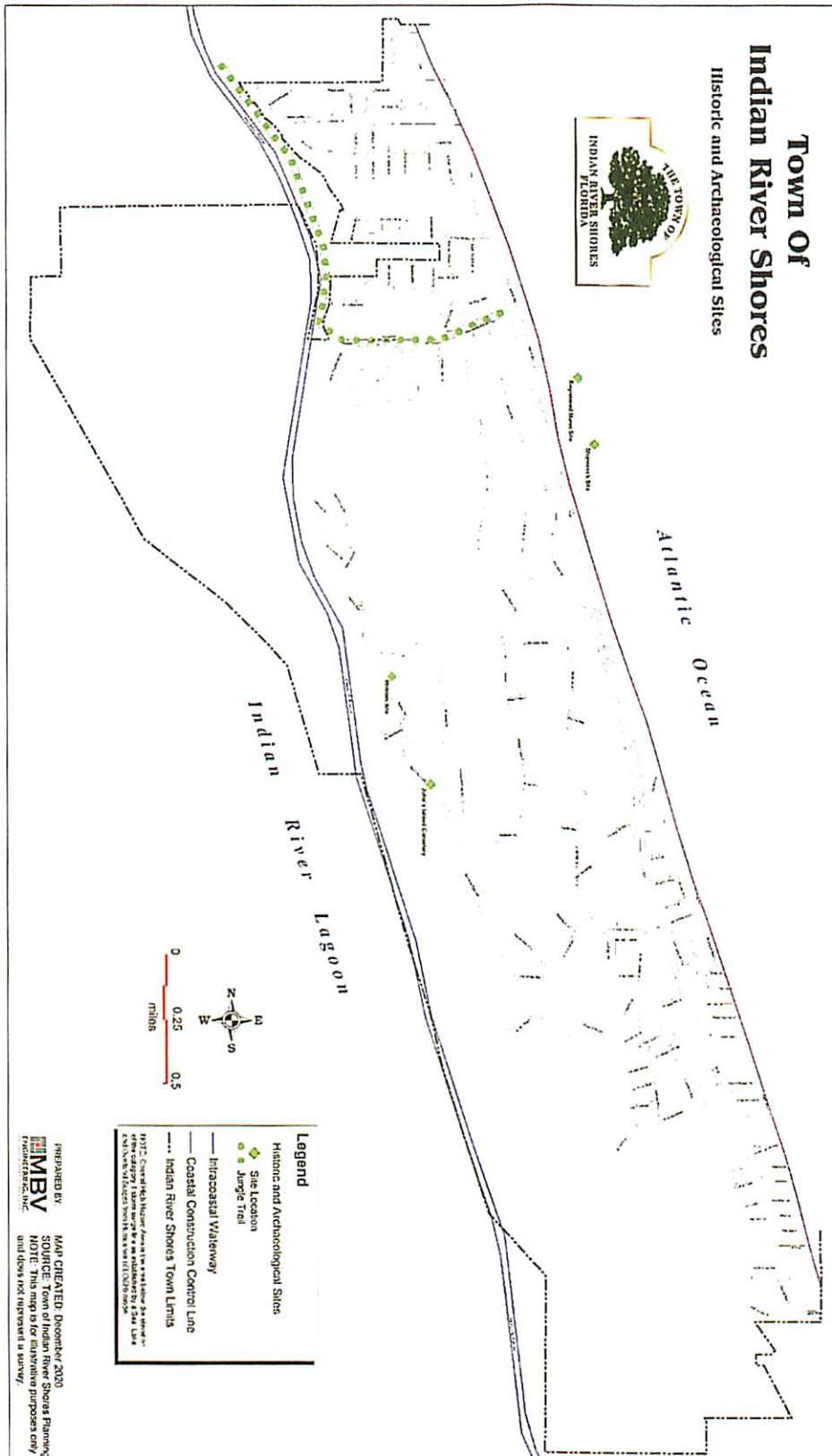




Map 1-4 Major Streets



Map 1-5 Historic and Archeologic Sites



**OBJECTIVE 1-2.1 ALLOCATING RESIDENTIAL DEVELOPMENT.** The Future Land Use Map shall allocate residential density based on the following considerations: past and projected future population and housing trends and characteristics; provision and maintenance of quality residential environments; protection of environmentally fragile natural systems; recognition of the limitations imposed by traffic circulation system and evacuation preparedness; and the need to plan for smooth transition in residential densities.

**Policy 1-2.1.1: Density Defined.** All residential densities denoted on the Future Land Use Map reflect the maximum gross density permitted on the land. Maximum gross residential density shall be determined by dividing the "maximum allowable units" by the "gross land area". No area between the mean high water and the coastal construction control line (CCCL) shall be included as land area in calculating residential density. Gross land area shall be defined as those contiguous land areas under common ownership subject to the following provisions and exceptions:

- a. In cases where land abuts the tidal waters of the Atlantic Ocean, Indian River, and all tributaries and man-made canals thereof, the boundary of the land shall be delineated as established by State statutes (Chapter 177, Part II, Coastal Mapping), or as may be amended. The maps delineating such boundaries for properties within Indian River Shores are on file with the Clerk of the Circuit Court for Indian River County.
- b. No submerged land or aquatic areas waterward of the boundary above described shall be included as gross land area under this definition.
- c. No land areas proposed to be allocated to nonresidential uses shall be included under this definition, excepting contiguous areas proposed for:
  - Utilities under common ownership and principally supporting the residential use;
  - Recreational facilities for the primary use of on-site residents; and
  - Dedication to the Town or other Town approved agencies or Town approved not-for-profit corporations.

Density is expressed in terms of a range of residential units up to a specified maximum. Where so stated as a range, the maximum density is not guaranteed by right. Zoning and site plan review criteria and procedures shall ensure that specific density assigned to new development is compatible and consistent with established residential development patterns and provides equitable use of the land. Criteria to be considered in allocating density shall include the following:

- a. Protect the integrity and stability of established residential areas;
- b. Ensure smooth transition in residential densities;
- c. Require application of sound landscaping and urban design principles and practices;



- d. Protect environmentally sensitive areas;
- e. Minimize the impact of hurricane and flood hazards;
- f. Coordinate with Indian River County; and
- g. Provide equitable rights to the use of the land.

**Policy 1-2.1.2: Low Density Residential Development (LD).** Areas delineated on the Future Land Use Maps for low density residential development shall be developed and/or maintained as single family residential areas with a maximum density of up to three (3) dwelling units per acre. Specific densities shall be determined by such factors as natural features of the land, character of undeveloped land and surrounding development, level of accessibility, housing supply and demand, and adequacy of public facilities. Supportive community facilities and accessory land uses may be located within areas designated LD. The Town LDC shall provide regulatory procedures for considering such uses.

The low density designation is established to protect the quality and character of existing stable low density single family neighborhoods, preserve open space, remove encourage densities which are compatible with existing developments, natural features of the land, and existing and projected public services and facilities for the area.

**Policy 1-2.1.3: Moderate Density Residential Development (MD).** Areas delineated on the Future Land Use Map for moderate density residential development shall be developed and/or maintained as residential neighborhoods. This designation allows for multifamily and single family structure types and maximum density of up to six (6) dwelling units per acre. The moderate density designation is intended to ensure sufficient land area for developments of moderate density and the adequacy of existing and/or projected public facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MD. The Town's LDC shall provide regulatory procedures for considering such uses.

Review of specific densities of developments shall be directed toward preserving stability of established residential areas. Developments of moderate density should be located so that they provide a smooth transition between low density residential areas and areas developed and/or designated for institutional uses, or commercial development, and existing high density residential developments.

**OBJECTIVE 1-2.2: ALLOCATING LIMITED COMMERCIAL DEVELOPMENT (CL).** The Future Land Use Map shall designate appropriate locations for limited commercial development. Such designations shall be allocated to sites having direct access to State Road A1A. Due to the restricted level of access and the sensitive environmental character of the barrier island Town, the scale and nature of commercial activity shall be very limited. This approach is consistent with the overall goal of preserving the residential character of the community. This Policy also is reflective of the barrier island Town's

inability to provide infrastructure to service the demands of a more diversified economy, including more intensive economic activities.

**Policy 1-2.2.1: Limited Commercial Development Land Use Designation.** Shops and businesses within a limited commercial designation shall cater to the following:

- a. Localized markets as opposed to regional markets;
- b. Specialized markets with customized market demands; or
- c. Tourist or resort oriented markets in the immediate vicinity.

The specific uses to be allowed in commercial areas shall be defined within the Zoning Code. The Town's Zoning Code should also stipulate conditions that safeguard the stability and character of adjacent residential areas. For example, the hours of commercial operations should be regulated to ensure adequate protection of adjoining residential uses. The maximum intensity of limited commercial development measured in average weekday vehicle trips per 24 hour period is 140 per 1,000 sq. ft. of gross floor area.

**OBJECTIVE 1-2.3: ALLOCATING INSTITUTIONAL SERVICES (INS).** The Future Land Use Map shall designate appropriate locations for institutional land use activities.

**Policy 1-2.3.1: Institutional Land Use Designation.** The institutional service land use designation has been established to accommodate the development of public and semi-public facilities such as government administration buildings; fire, police and rescue services; educational institutions; places of worship; cultural or civic centers; and similar uses as specified in the Zoning Code. Lands designated for institutional services shall contain sufficient acreage and open space and be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The maximum intensity of institutional activity measured in average weekday vehicle trips per 24 hour period is 70 per 1,000 sq. ft. of gross floor area. This land use designation accommodates the Town Hall, the Public Safety Building and significant open space surrounding these facilities. The Town does not include any educational facilities and the Indian River School Board does not anticipate any such facilities being constructed in the future.

**OBJECTIVE 1-2.4: ALLOCATING OPEN SPACE AND RECREATION (OSR).** The Future Land Use Map shall designate appropriate locations as open space and recreation.

**Policy 1-2.4.1: Open Space and Recreation Land Use.** The open space and recreation designation has been established to direct the preservation of major open spaces and recreation areas, including golf courses, parks, recreation areas and similar facilities. Lands designated for open space and recreation shall be consistent with the Recreation and Open Space Element and shall reflect actions taken to implement the goals, objectives and policies of the Recreation and Open Space Element. The Town shall use the capital improvement program and budget process to pursue acquisition of land

required to provide recreation, conservation, and related public benefits and promote multiple use of public lands. The maximum intensity of park and recreation uses measured in average weekday vehicle trips per 24 hour period is 27 trips per acre.

**OBJECTIVE 1-2.5: CONSERVING ENVIRONMENTALLY SENSITIVE LANDS AND ISOLATED ISLANDS.** The Future Land Use Maps 1-2 and 1-3 identify the general location of conservation resources including the Indian River estuarine system, flood plain areas; mangrove areas; coastal marshes; functional wetlands; the Atlantic Ocean beach and dune system, including the coastal high hazard area. Hydric hammocks and mixed hardwood swamp are identified as wetlands which shall be protected. These include areas that are not sufficiently large or distinct to be accurately mapped in the Plan, but shall be considered and mapped during the development review process in order to ensure technically sound assessment of wetland boundaries, transition zones, and uplands as defined in the Town wetland protection ordinance. Also, any area on the State's list of historic or archaeological significance shall be reviewed during the development review process.

Similarly, the on-site assessments shall identify upland sub-areas within the environmentally sensitive areas which may have very limited development potential. Such uplands shall be deemed developable upon the owner/applicant's demonstration that roadway improvements and other requisite infrastructure can be made available concurrent with the impacts of the proposed new development as set forth in the Town's concurrency management procedures. All such infrastructure shall meet adopted levels of service (LOS) standards and shall not reduce the LOS of existing infrastructure below the adopted minimum standards.

The Future Land Use Maps 1-1 to 1-3 designate areas with extensive wetland systems as well as the hurricane high hazard area as environmentally sensitive with the RC/ES or RC/ESI designation. In addition, isolated islands within the Indian River Lagoon having extensive mangrove fringe, coastal marsh, and/or functional wetlands are also identified as environmentally sensitive islands. General performance criteria and procedures for regulating development within these areas are incorporated in this section.

These areas are allocated a designation of "Residential Conservation" as explained below:

**Policy 1-2.5.1: Management Policy for Residential Conservation/Environmentally Sensitive Lands (RCES or RCESL).** The Future Land Use Map Residential Conservation Environmentally Sensitive (RC/ES) or Residential Conservation Environmentally Sensitive Islands (RC/ESI) designations have been applied to lands which generally:

- Have hydric soils as illustrated on the Indian River County Soil Conservation District general soil maps and/or have been identified in the U.S. Department of Interior, Fish and Wildlife Service, National Wetlands Inventory;
- Areas located within the 100 year floodplain;

- Exhibit wetland vegetative species as defined in the Town's Wetland Protection Ordinance; and
- Beach and dune system and coastal high hazard area which is designated "CCH/ES" and includes all land seaward of the coastal construction control line (CCCL) and the VE-Zone as delineated on the FEMA Maps.

However, as stipulated in Objective 1-2.5, portions of these lands may be developed.

a. Development of Environmentally Sensitive Areas (including Wetlands, Mangrove Systems, Beach and Dune System, Coastal High Hazard Areas) are Prohibited. No development aside from those uses listed below shall be allowed in an environmentally sensitive area unless approved by the applicable Federal, State and/or local agencies. Development and conservation activities shall be managed pursuant to policies and procedures stipulated in the Town's adopted Wetland Protection Ordinance. No development shall occur in the coastal high hazard area (i.e., high velocity storm surge area) including the beach or dune area, excepting State and locally approved elevated beach access structures; State and locally approved beach and dune stabilization improvements; or State approved structures.

1. Permitted uses within wetlands assuming the owner/applicant receives all applicable permits from Federal and State permitting agencies as well as local approval pursuant to policies and procedures established in the Town's Wetland Protection Ordinance.

- Passive recreation
- Open space
- Restricted accessway to an essential public service
- Bird sanctuary
- Stormwater management
- Accessory uses

2. Conditional uses on uplands and/or marginal wetlands determined by the State and Town to have only marginal value to the public based on assessments of their respective physical and biological functions as stipulated in the Town's wetland protection ordinance (Note: No conditional use shall be permitted unless the owner/applicant demonstrates to the satisfaction of the State and the Town that the proposed conditional use shall not adversely impact the overall quality of the physical and biological functions of the wetland areas). These may include:

- Single family structures and housing and incidental accessory uses approved by the Town Council at a density of one unit per five (5) acres for wetlands, excepting marginal wetlands which shall have a density of one (1) unit per acre. A transfer of development rights may occur to contiguous receiving areas with



a maximum density of no more than one and one half (1.5) times the applicable density designated on the Comprehensive Plan;

- Essential water-dependent public facilities or utilities, including mosquito control activities;
- The Town may permit an accessory use to an approved residential development, like a golf course designed to preserve the biological and physical functions of wetlands.

b. **Land Development Code.** The Town has amended its LDC to incorporate regulatory procedures and performance criteria for ensuring that functional wetlands and mangrove areas are regulated pursuant to applicable Federal, State, and local laws. These regulations shall be reviewed and amended, as necessary.

c. **Compensatory Mitigation.** Compensatory Mitigation, if required by Florida's Department of Environmental Protection, shall meet State and local requirements.

d. **Conservation of Coastal High Hazard Area and Consistent with Hurricane Evacuation Plan.** No development (Note restrictions on development alternatives cited in Subsection 1-2.5.1(a) for coastal high hazard area) shall be approved in the coastal high hazard area unless such development is approved by the State agency having jurisdiction. Furthermore, no development shall be approved within the Town of Indian River Shores without prior demonstration that the development shall be consistent with the Indian River County Hurricane Evacuation Plan. Finally, all development shall be consistent with the goal of directing populations away from coastal high hazard areas.

e. **Additional Requirements for Any Development Approval along the Estuary.** No development shall be permitted within a buffer area located within an average minimum of twenty-five (25) feet of the jurisdictional wetland boundary along the perimeter of an isolated island as well as along the perimeter of a wetland fringe along the main barrier island. The buffer area shall remain at least fifteen (15) feet at the narrowest point and must average at least twenty-five feet in width provided, however, that minimum access may be allowed for approved water dependent activity. A vegetated berm and swale or other approved protection measures shall be installed on the upland property on the hardwood side of the buffer area for water quality control purposes. Within the buffer area all exotic vegetation shall be removed and shall be replaced by hardwoods. No impervious surface should be permitted within this buffer area.

The purpose and intent of this requirement is to:

- 1) Reduce the density and intensity of development to a reasonable level in order to reduce exposure to loss of life from hurricane impacts and to promote more effective hurricane evacuation where narrow State and local roadways and bridges impose constraints to evacuation activities.

- 2) Prevent encroachment into the highly sensitive mangrove wetland and promote opportunities for enhancing the value and function of these vital wetland areas.
- 3) Provide maximum opportunity for water quality control and, at the same time, prevent surface water runoff and related nutrients and other pollutants from degrading water quality within the Indian River Lagoon.

**Policy 1-2.5.2: Management Policy for Residential Conservation/Environmental Sensitive Island (RC/ESI).** The RC/ESI designation identifies environmentally sensitive isolated islands within the corporate limits which currently do not have access and/or have not received approval for access to the mainland of the Town. These islands are not only environmentally sensitive but also lack available or anticipated future public infrastructure or requisite protective and emergency services.

a. **Development Restrictions and Management Techniques.** The development restrictions and management techniques identified for lands designated "Residential Conservation/Environmentally Sensitive" (RC/ES) in Policy 1-2.5.1 (a-e) shall apply to isolated islands, excepting that density on areas designated ESI shall have a maximum density of one (1) unit per five (5) acres.

b. **Additional Performance Criteria.** In addition to the provisions cited in paragraph "a" above, no development shall be approved unless a subdivision plat has been submitted which incorporates the following prerequisite conditions prior to issuance of a development order or permit:

- A plan for vehicular access to the main barrier island shall receive approval from all applicable governmental agencies and the Town of Indian River Shores.
- Plans for the provision of requisite public infrastructure and emergency protective services, i.e., police, fire and ambulance shall be approved by the Town of Indian River Shores.
- Proof of compliance with all applicable regulations and permitting procedures of the Federal, State and local environmental agencies, as well as the Indian River Land Trust, shall be provided.

**OBJECTIVE 1-2.6: PREVENT LAND USE INCONSISTENT WITH THE TOWN'S CHARACTER, NATURAL RESOURCES, AND LAND USE DESIGNATIONS.** Future land uses shall be consistent with the Future Land Use Map, and other applicable laws, ordinances, and administrative rules regulating land and water resource management. Similarly, if improvements are proposed to an existing land use which do not conform with regulations governing use or density, then in no case shall any existing non-conforming land use or density be increased. The LDC includes provisions designed to implement this policy and shall be amended as necessary.

**Policy 1-2.6.1: Managing Future Land Use.** The Future Land Use Map and related policies together with the Town's LDC shall be applied as a planning and management tool in order to prevent development of land uses which do not conform to the Town's character as reflected in the Town's adopted Future Land Use Map, Zoning Map, and other applicable laws, ordinances, and administrative rules.

**Policy 1-2.6.2: Managing Improvements to Existing Non-Complying Structures and Non-Conforming Uses.** The Town's LDC shall regulate improvements to existing non-complying structures as well as changes to non-conforming uses. Such standards shall require that plans for alterations to non-complying uses incorporate improvements to bring the subject structure into compliance to the greatest reasonable and practical extent. No non-conforming use may be enlarged without reducing the extent of the non-conformity.





## CHAPTER 2: TRANSPORTATION ELEMENT

2-1: TRAFFIC CIRCULATION GOALS, OBJECTIVES, AND POLICIES. This section stipulates goals, objectives and policies for the Transportation Element pursuant to Sec. 163.3177(6)(b), F.S.

GOAL 2-1.1. TRAFFIC CIRCULATION. To establish and maintain a traffic circulation system which will allow for safe and convenient circulation of the vehicular and nonvehicular traffic with minimal impact on the natural environment.

OBJECTIVE 2-1.1. SAFE, CONVENIENT, AND EFFICIENT TRANSPORTATION SYSTEM. To control the location and number of driveways and other access points so as to preserve the ability and capacity of existing public roads and future major roadways within the Town to safely, conveniently and efficiently move traffic.

POLICY 2-1.1.1. Level Of Service Standards. The minimum acceptable level of service standard for all roads within the Town is Level of Service C. Level of Service D is permissible in the tourism peak season.



**POLICY 2-1.1.2. Access Points To Existing Public Roads.** Those land development regulations which control the location of access points to existing public roads adjacent to the Town, and new roads within the Town, will be maintained.

**Policy 2-1.1.3. Disaster Preparedness Needs.** Transportation projects shall recognize and provide for disaster preparedness needs.

**Policy 2-1.1.4. Controlled Access.** Control of access points is established in the LDC to provide for (1) minimum distances between access points, (2) if left-turn storage lanes or right-turn deceleration lanes are determined to be needed by FDOT on A1A, the developer shall include FDOT approved plans for the lanes and shall complete the lanes at the developer's expense, and (3) stop signs and stop bar at access points.

**Policy 2-1.1.5. Coordinated With Future Land Use.** The traffic circulation plan will be coordinated with future land uses shown on the Future Land Use Map so that acceptable levels of service use maintained through the system, level of service standards prescribed in the FDOT "Level of Service Standards and Guidelines Manual" will be used for determination of A1A and other state roads. Where county impact fees are involved, the level of service standards in the Indian River County Ordinance and Impact Fee Study will be utilized since this formed the basis of impact fee imposition.

**OBJECTIVE 2-1.2. FUTURE ROADWAY IMPROVEMENTS.** The Town of Indian River Shores shall consider new development to provide new facilities, or pay a fair share amount for new facilities or improvements in order to ensure the continued efficient operation of all roadways within and adjacent to the Town.

**Policy 2-1.2.1. Proposed New Developments.** An overall plan for internal circulation within the Town will be maintained. That plan will apply in the review of all proposed developments, requiring those new developments to provide necessary road facilities in compliance with the plan. In furtherance thereof, developers seeking site plan approval will be required to submit a traffic impact study setting forth the capacity of any affected state road as defined in FDOT's QUALITY/LEVEL OF SERVICE HANDBOOK together with present and project traffic volumes for approved developments, for the approval of the Town Manager or his/her designee prior to Planning Zoning and Variance Board hearing.

Similar traffic impact study will be required for any collector road where traffic volume rights-of-way, drainage or other safety considerations are involved, subject to approval of the Town Manager or his/her designee.

**Policy 2-1.2.2. Planning For Bicycle And Pedestrian Ways.** All developments in the Town will be required to provide facilities for bicycle and pedestrian ways to ensure their safe circulation throughout the Town, where appropriate.

**Policy 2-1.2.3. Coordination With Indian River County For Fair Share Cost.** The Town will continue to coordinate with Indian River County so that new developments pay a fair share of the cost to offset impacts on county roads.

**OBJECTIVE 2-1.3. RIGHTS OF WAY NEEDS.** By 2030, the rights-of-way needs shall be formally identified and a priority schedule for acquisition or reservation shall be established.

**Policy 2-1.3.1. Integrated Traffic Circulation And Land Use Planning.** The Town shall adopt an official Trafficways Map identifying future rights-of-way based upon the Traffic Transportation Element and Future Land Use Element of this plan.

**Policy 2-1.3.2. Minimum Rights-Of-Way Requirements.** The Town shall adopt minimum rights-of-way requirements for new public roadways containing the following provisions.

- 1) arterial roadways – 135' rights-of-way;
- 2) collector roadways - 60' to 80' rights-of-way as needed; and
- 3) local roads – 60' rights-of-way (swale drainage); and 50' rights-of-way (curb and gutter).

**Policy 2-1.3.3. Fees "In Lieu Of".** The Town shall implement a program for mandatory dedications or fees "in lieu of" as a conditional of plat approval for acquiring necessary rights-of-way.

**OBJECTIVE 2-1.4. PROTECT THE ENVIRONMENT IN CONSTRUCTION OF ROADS.**  
To protect the environment in the construction of new and expanded roads.

**Policy 2-1.4.1. Avoidance of Marshes, Mangroves And Swamps In New Road Construction.** Marshes, mangroves and swamps will be avoided where possible in the construction of new roads.

**Policy 2-1.4.2. Avoidance of Environmentally Sensitive Areas.** Where avoidance of environmentally sensitive areas is feasible, roadway design and construction shall be directed toward minimizing any negative impacts on vegetation, and retaining natural water flow patterns.

**Policy 2-1.4.3. Routing of New Roads.** New roads shall be routed so as to influence growth away from environmentally sensitive areas.

**Policy 2-1.4.4. Erosion Prevention.** All slopes and road cuts shall be stabilized by vegetation or other means during construction of any road to prevent erosion.

**Policy 2-1.4.5. Drainage Standards.** At present, the Town's LDC provides for geometric and drainage standards for construction of roads in residential and commercial developments. These ordinances will be amended as needed to address any unforeseen environmental issues outlined above. The Planning, Zoning and Variance Board will be

required to address each of these issues in considering site plan approvals.

**OBJECTIVE 2-1.5. TRANSPORTATION PLAN CONSISTENCY.** To adopt a Transportation Plan which is consistent with County, Regional and State Transportation Plans.

**Policy 2-1.5.1. Indian River County Long Range Transportation Plan.** The objectives and policies of the Indian River Shores Transportation Element shall be consistent with the objectives and policies of the Indian River Long Range Transportation Plan.

**Policy 2-1.5.2. FDOT Five-Year Work Program.** The FDOT five-year work program will be adopted by reference as the short range element of the Indian River Shores Transportation Plan.

**OBJECTIVE 2-1.6. PROVISION OF VEHICLE PARKING.** The provision of motorized and nonmotorized vehicle parking, and the provision of bicycle and pedestrian ways will be regulated.

**Policy 2-1.6.1. On Street Parking.** The Town shall prohibit on street parking on arterial and collector roads except where designated parking places are provided.

**Policy 2-1.6.2. Bicycle and Pedestrian Traffic Ways.** The Town shall provide or require bicycle and pedestrian ways for connecting residential areas to the beaches and other recreational areas.

**Policy 2-1.6.3. Bicycle and Pedestrian Traffic Needs.** The Town shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs.

**Policy 2-1.6.4. Implementing Parking Restrictions and Bicycle/ Pedestrian Path.** The Town has partially implemented this objective and is in the process of taking further steps in this direction. Parking restrictions have been enacted over the length of A1A and these are actively enforced by the Town's Public Safety Department. A bicycle/pedestrian path has been constructed along A1A; traversing the Town and connecting beach access areas.

**OBJECTIVE 2-1.7 TRANSPORTATION SYSTEM SAFETY.** The Town's transportation system will emphasize safety and aesthetics.

**Policy 2-1.7.1. Design Criteria for Landscaping.** The Town shall adopt design criteria for landscaping and signs along roadways and will implement a program to landscape and maintain existing median strips and rights-of-way.

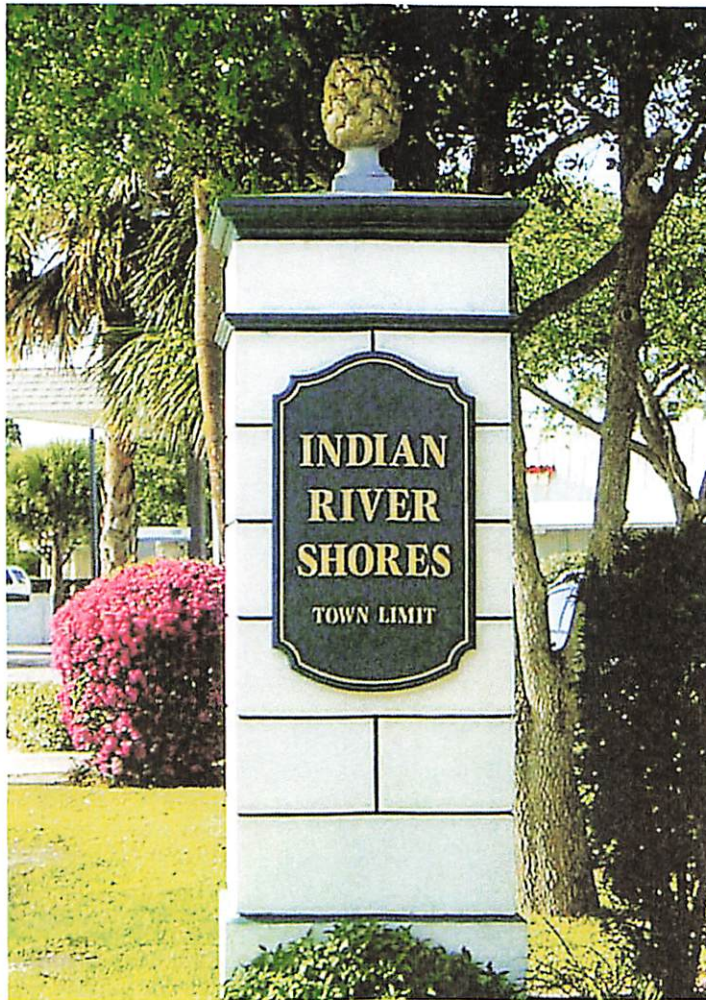
**Policy 2-1.7.2. Minimizing of Roadway Designs.** The Town shall eliminate or minimize roadway designs which lead to hazardous conditions by:

- a) requiring the provision of adequate sight distance, as well as adequate storage

- and vehicle recovery areas;
- b) prohibiting direct access from driveways and local roads onto high speed traffic lanes;
- c) preventing conflicts between roadway and pedestrian or rail traffic; and
- d) providing adequate capacity for emergency evacuation.

**Policy 2-1.7.3. Accident Frequency Reports.** The Public Safety Department shall prepare annual accident frequency reports for all collector and arterial roads.





## CHAPTER 3: HOUSING

3-1 HOUSING GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates and implements goals, objectives, and policies for the Housing Element pursuant to 163.3177(6)(f), F.S.

GOAL 3-1: HOUSING. MONITOR AND ALLOCATE LAND AREA FOR ACCOMMODATING A SUPPLY OF HOUSING RESPONSIVE TO THE DIVERSE HOUSING NEEDS OF THE EXISTING AND PROJECTED FUTURE TOWN POPULATION AND ASSIST THE PRIVATE SECTOR IN PROVIDING AFFORDABLE QUALITY HOUSING IN NEIGHBORHOODS PROTECTED FROM INCOMPATIBLE USES AND SERVED BY ADEQUATE PUBLIC FACILITIES.

OBJECTIVE 3-1.1: PROMOTE AFFORDABLE QUALITY HOUSING.

Support the private sector in providing the projected need for 1,600 new dwelling units to



meet the estimated housing needs of the greater Vero Beach/Sebastian Metropolitan Statistical Area. The assistance shall be as provided for in the following policies.

Affordable/Available Rental Units, 2017 Estimates				
Geography	Surplus/Deficit of Affordable/Available Units, 0-30% AMI	Affordable/Available Units per 100 Renter Households, 0-30% AMI	Surplus/Deficit of Affordable/Available Units, 0-60% AMI	Affordable/Available Units per 100 Renter Households, 0-60% AMI
Sebastian-Vero Beach, FL MSA	-1626	10	-1651	74
Sebastian-Vero Beach, FL MSA	-1626	10	-1651	74
<p><b>Notes:</b> Affordable units are those for which a household at the given income limit (% AMI) would pay no more than 30% of income for gross rent. Note that this is a change from previous versions, which used a 40% of income threshold. Affordable/available units are affordable at that income level and either vacant or occupied by a household below the income threshold. Surplus/Deficit of Affordable/Available Units for a particular income range shows the number of affordable/available units in the range minus the number of renter households in that range. For additional explanation of affordable/available methods, see the 2016 Rental Market Study, pp. 27-56</p> <p><b>Sources:</b> Shimborg Center for Housing Studies analysis of 2017 American Community Survey PUMS</p>				

Policy 3-1.1.1: Technical Assistance, Information and Referral Services. Provide technical assistance, information and referral services to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand and continue to advance fair housing and elimination of discrimination in housing.

Policy 3-1.1.2: Developing Public / Private Partnerships. Develop local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system. Actions shall include coordinating with the City of Vero Beach and any other entity providing water and wastewater services in order to promote the timely extension of such services to residential areas within the Town. Similarly, the Town shall also coordinate the installation of community facilities supportive to housing resources.

Policy 3-1.1.3: Affordable Housing and Workforce Housing. The Town shall promote access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector. The Town acknowledges the need for affordable low and moderate income housing; however, the economic and barrier island environmental constraints within the Town make such development options very difficult. For instance, the Town is located within a very narrow portion of the barrier island and is characterized by severely limited access to employment opportunities, service centers, major shopping areas, and medical facilities. These factors make the Town highly impractical as a site for low and moderate income housing opportunities. In addition, low and moderate income housing opportunities are further negated by extremely high land values and low density residential development policies.

The Town has adopted its LDC that allows accessory service or guest facilities to be constructed in low density residential designated areas. The intent shall be to expand the available housing choices. The Town shall incorporate performance standards to ensure available infrastructure with adequate levels of service to support the additional accessory units.

In addition, the Town shall participate on an ad hoc basis with the Indian River County Housing Authority or other designated agent for Indian River County in developing, implementing and funding low and moderate income housing alternatives on mainland sites which have a full array of support services, including accessible shopping, transportation, social services and medical care.

**OBJECTIVE 3-1.2: MAINTAIN HOUSING STOCK FREE OF SUBSTANDARD UNITS.** The Town has no substandard housing units and shall strive to maintain a housing stock free of substandard units.

Substandard Housing, 2013-2017 5-Year Estimate								
Geography	1.01 or More Persons per Room	Share of Occupied Units (%)	No Fuel Used	Share of Occupied Units (%)	Lacking Complete Facilities	Share of Occupied Units (%)	Lacking Complete Facilities	Share of Occupied Units (%)
Indian River County	806	1.4	986	1.7	1008	1.3	843	1.1
Indian River Shores	-	-	-	-	-	-	-	-
<b>Notes:</b> The ACS is based on an annual sample of US households. The margin of error (+/-) is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. If margin of error is greater than the estimate, result is not statistically significantly different than zero. <b>Sources:</b> U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates								

**Policy 3-1.2.1: Code Enforcement Activities.** The Town shall continue to implement code enforcement activities in order to maintain quality housing stock free of substandard units.

**OBJECTIVE 3-1.3: SITES FOR MANUFACTURED HOUSING.** Indian River Shores is located on a narrow barrier island unprotected from the impacts of hurricane events. Nevertheless, the Town of Indian River Shores shall not discriminate against any form of housing, including manufactured housing that meets Florida Building Code requirements for mitigating wind events.

**Policy 3-1.3.1: Land Development Code Compliance.** Building codes within the Town shall be consistent with Florida Building Code requirements governing construction in coastal areas.

**OBJECTIVE 3-1.4: PROVIDE OPPORTUNITIES FOR GROUP HOMES, HOUSING FOR THE ELDERLY AND FOSTER CARE FACILITIES.** The Town shall promote housing opportunities to meet the unique housing needs of vulnerable populations.

**Policy 3-1.4.1: Consistency with State Regulations.** The Town will ensure that State and Federal laws are upheld when considering applications for congregate living facilities.

**OBJECTIVE 3-1.5: PRESERVE HISTORICALLY SIGNIFICANT HOUSING.** Housing resources identified as historically significant shall be preserved and protected for residential uses.

**Policy 3-1.5.1: Promote Identification of the Town's Historically Significant Housing Resources.** The Town shall encourage the continued identification, protection, analysis, and explanation of the Town's historical resources. Such efforts shall include determination of their worth and vulnerability, as well as implementation of preservation management policies as such resources are identified. This effort shall be coordinated with the local County Historical Society.

**Policy 3-1.5.2: Rehabilitation and Adaptive Re-Use of Historically Significant Housing.** Assist the rehabilitation and adaptive re-use of historically significant housing through available technical and economic assistance programs.

**Policy 3-1.5.3: Grants for Preserving Historically Significant Housing.** The Town shall assist property owners of historically significant housing in applying for and utilizing available State and Federal assistance programs.

**Policy 3-1.5.4: Assist Indian River County Historic Preservation Society.** The Town shall assist the Indian River County Historic Preservation Society in its efforts to provide public information, education, and technical assistance relating to historic preservation programs.

**OBJECTIVE 3-1.6: RELOCATION HOUSING.** Uniform and equitable treatment of persons and businesses displaced by State and local government programs shall be provided consistent with statutory requirements.

**Policy 3-1.6.1: Provide Alternative Housing Sites for Displaced Structures and Residents.** Currently, no public actions are anticipated that will displace persons or facilities. However, if in the future public actions are proposed which shall displace persons or structures, the Town shall coordinate as necessary with the developers and potential displaced persons in order to identify alternative sites with comparable residential facilities.

**OBJECTIVE 3-1.7: CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK.** The useful life of the existing housing stock shall be conserved through effective implementation of laws, ordinances, and programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities, and code enforcement activities.

**Policy 3-1.7.1: Promote Maintenance of Housing Stock and Neighborhood Conservation.** The Town has adopted the LDC which supports enforcement of the Town's building, housing, plumbing, energy, electrical, and other construction codes in order to promote maintenance of standard housing and to achieve necessary corrective action where non-compliances exist or come into existence in the future.

**Policy 3-1.7.2: Plan Supportive Facilities and Services for Quality Residential Neighborhoods.** Sufficient systems for delivery of public facilities and services supportive to a quality residential environment shall be planned, designed and implemented as



necessary. A capital improvement program and budget predicated on continuing review and evaluation of evolving housing problems and issues shall be the principal tool for realizing this objective.

**Policy 3-1.7.3: Minimize Potential Blighting Influences.** Potential blighting influences within residential areas shall be minimized by promoting use of best management principles and practices of land use planning, urban design and landscaping in development and site plan review. For instance, adverse impacts of land use transition shall be minimized by managing the location as well as the density or intensity of mixed or conflicting residential and non-residential uses and by requiring adequate screening, landscaping, and other design features which promote land use compatibility and appropriate land use transition.

**Policy 3-1.7.4: Coordinate Public / Private Partnerships.** In addressing housing issues requiring unique partnerships involving the public and private sector, the Town shall promote effective communication and innovative approaches. For instance, the Town shall work with the private sector and Indian River County in developing programs referenced in Objective 3-1.1 and pursuant to timeframes established therein.

**Policy 3-1.7.5: Continuing Housing Programs.** The Town shall carry out the following housing related programs:

- a. **Population and Housing Research and Information System.** Maintain and periodically update, at least every ten years to coincide with the release of the decennial census population and housing information.
- b. **Housing Trends.** Monitor and evaluate population and housing trends. Analysis of land use interrelationships shall be included in the continuing evaluation.
- c. **Review Plans and Policies.** As necessary, review and amend adopted plans and policies based on continuing analysis of problems and issues related to housing and other plan elements. Major shifts in the magnitude, distribution, and demographic characteristics of the population which are indicative of changes in housing demand shall be analyzed. Similarly, shifts in the magnitude, distribution and structural characteristics of the Town's housing stock shall be analyzed on a continuing basis.
- d. **Fiscal Management.** Review and evaluate residential development and infrastructure policy, including fiscal implications. The fiscal management policies including the capital improvement program and budget shall be reviewed, evaluated and refined to reflect current program priorities, as necessary.
- e. **Public Assistance and Information Referral.** Provide housing information and referral services to the public pursuant to adopted goals, objectives and policies of this Housing Element.
- f. **Intergovernmental Coordination.** Coordinate local housing program activities

including discussions of related fiscal problems and issues with other public agencies at all levels of government pursuant to the Intergovernmental Element of this Plan.

g. **Manage Current Development Impacts.** Evaluate and manage impacts of proposed development pursuant to existing ordinances including, but not limited to, impacts on residential neighborhoods, local housing supply and demand, public facility impacts, and natural environmental factors.

h. **Continuing Refinement of Housing Policies.** The Town shall review housing policies as identified in this Element as necessary. This analysis shall provide a basis for continuing refinement of housing policies. Where such analysis reveals housing needs, required infrastructure improvements, or other related problems and issues, the Town shall coordinate an effective response, including cooperation with the public and private sectors.

**Policy 3-1.7.6: Special Housing Studies.** In order to maintain housing policies responsive to changing conditions, problems, and issues, the Town shall undertake special housing studies as needed in order to develop specific local strategies for resolving unanticipated housing problems and issues.

**OBJECTIVE 3-1.8: CONTINUING EVALUATION OF HOUSING ELEMENT EFFECTIVENESS.** The Town shall use the following policies as criteria in evaluating the effectiveness of the Housing Element.

**Policy 3-1.8.1: Review the Impact of Change Indicators on Housing Policy.** Major shifts in the magnitude, distribution, and characteristics of population and housing shall serve as indicators of change in various aspects of housing supply and demand. Housing policy shall be refined as needed in order to remain responsive to changes in the demographics of the Town.



## CHAPTER 4: PUBLIC FACILITIES AND CAPITAL IMPROVEMENTS ELEMENT

**4.1 PUBLIC FACILITY GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES.** This section stipulates and implements goals, objectives, and policies for the Public Facilities Element pursuant to, 163.3177(6)(c), F.S.

**GOAL 4-1: NEEDED PUBLIC FACILITIES.** ENSURE AVAILABILITY OF NEEDED PUBLIC FACILITIES IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES AND PROMOTES ORDERLY, COMPACT GROWTH.

**OBJECTIVE 4-1.1: ENSURE AVAILABLE PUBLIC FACILITIES, MAXIMIZE USE OF EXISTING PUBLIC FACILITIES, AND PREVENT URBAN SPRAWL.** The Town of Indian Shores has adopted its LDC which includes performance standards requiring that requisite public facilities be provided concurrent with the impacts of new development.

A concurrency management program has been adopted as part of the land development regulations and shall ensure that existing and planned public facilities shall be used to their maximum feasible extent in order to:

- achieve economy of scale;

- promote compact growth; and
- prevent urban sprawl.

The Town of Indian River Shores has adopted procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available concurrent with the impacts of proposed development.

**Policy 4-1.1.1: Level of Service Standards.** The level of service standards have been adopted into Chapter 168 of the Town's Code of Ordinances and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development for sanitary sewers, solid waste, drainage and potable water.

**Sanitary Sewers:**

- 255 gallons per day per dwelling unit. (113 gallons per capita per day)
- 2500 gallons per day per acre for commercial (i.e. equivalent to 22 gallons per capita per acre per day)

**Solid Waste:**

- 21.0 pounds per capita per week (or 3.0 pounds per capita per day)

**Drainage:**

- 25-year – 24-hour design storm; post-development conditions shall not increase the amount or rate of run-off beyond pre-development conditions. A minimum of fifty (50) percent additional treatment shall be provided for effluent discharged into the Indian River Lagoon or the Town shall by 1995 construct a more environmentally acceptable point of discharge which does not impact the Indian River Lagoon.

**Potable Water:**

- Residential - 450 gallons per dwelling unit per day; (200 gallons per capita per day)
- Commercial - 2,500 gallons per day per gross acre (i.e. equivalent to 22 gallons per capita per acre per day).

In order to ensure these levels of service standards are maintained, methodologies for determining available capacity and demand shall incorporate appropriate peak demand co-efficient for each facility and for the type of development proposed.

**Policy 4-1.1.2: Compliance with Level of Service Standards.** All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities. Issuance of development orders or permits shall be conditioned upon demonstrated compliance with applicable Federal, State, and Local permit requirements for potable water, wastewater, drainage, and solid waste facilities.

**Policy 4-1.1.3: Demand and Supply Information System.** The Town has developed procedures for updating its facility demand and capacity information.



**Policy 4-1.1.4: Coordination Between Future Land Use and Potable Water / Wastewater System Needs.** The Town has adopted land development code provisions which shall be enforced to ensure that incremental decisions by the Town concerning potable water and wastewater system needs occasioned by new development shall be consistent with land use and conservation resource management policies stipulated in the Comprehensive Plan.

**Policy 4-1.1.5: Areawide Planning for Potable Water and Wastewater Systems and Solid and Hazardous Waste Disposal.** The Town shall coordinate with the City of Vero Beach and Indian River County in order to promote continued maintenance of cost effective areawide service delivery system for potable water and wastewater systems as well as solid and hazardous waste. Similarly, proliferation of small fragmented systems shall not be permitted except in cases where the Town Council determines that the public health and safety is served by such a system and areawide service systems cannot be relied upon.

**OBJECTIVE 4-1.2: MAINTAINING A SCHEDULE OF PUBLIC FACILITY CAPITAL IMPROVEMENT NEEDS.** The Town shall develop and maintain a five-year schedule of capital improvement needs for public facilities and shall annually update the schedule as stipulated in the Capital Improvements Element. During the process of programming and budgeting for capital outlays, the Town shall investigate new ways to finance public facilities and services, including impact fees and grant funding.

**Policy 4-1.2.1: Capital Improvement Schedule.** The Town Council, after considering the recommendations of the Planning and Zoning Board, shall annually evaluate and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

**Policy 4-1.2.2: Public Facility Evaluation Criteria.** Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines:

- a. "Level 1": Whether the project is financially feasible and is needed to:
  - Protect public health and safety;
  - Fulfill the Town's commitment to provide facilities and services;
  - Preserve or achieve full use of existing facilities; and
  - Maintain compliance with State agencies or the SJRWMD that provide public facilities within the Town of Indian River Shores.
- b. "Level 2": Whether the project accomplishes the following:
  - Increases efficiency of existing facilities;
  - Prevents or reduces future improvement costs; and
  - Provides service to developed areas lacking full service or promotes in-fill development or redevelopment.
- c. "Level 3": Whether the project:

Represents a logical extension of facilities and services for redevelopment in a manner consistent with future Land Use Element goals, objectives and policies, including the Future Land Use Map.

**OBJECTIVE 4-1.3: PROCEDURES AND STANDARDS FOR ON-SITE WASTEWATER TREATMENT SYSTEMS.** The Town has adopted land development regulations which contain performance standards ensuring new developments hook up to available central wastewater sewer systems which meet State standards for inspections, operation, and maintenance. Any package treatment plant shall be designed in a manner to facilitate consolidation into the central system when central sewers are available.

**Policy 4-1.3.1: Use of On-Site Wastewater Treatment Systems.** Use of on-site wastewater treatment systems shall be limited to the following conditions:

- a. Existing septic tank and package treatment plants may remain in service until such time as centralized service is made available.
- b. Use of septic tank systems for new development shall be restricted to sites on which the Florida Department of Health (FDOH)/Florida Department of Environmental Protection (FDEP) renders a finding that the site and facility design complies with State and local regulations governing the same.
- c. Use of package treatment plants shall comply with applicable laws governing the location, use, and design of the facility. Package treatment plants shall be designed in a manner which facilitates integration into an area-wide or regional system in the future.

**Policy 4-1.3.2: Coordinate with the FDOH/FDEP.** The Town's LDC shall require all proposed development which impacts an existing septic tank or generates need for a new septic tank be required to provide evidence of approval by the Florida Department of Health prior to receiving a development order or permit from the Town. Any such approval by the Town of Indian River Shores shall be conditioned upon the applicant's compliance with the Town's utility provider for ongoing facility maintenance and operation. It should be noted at the time of drafting this, that there is legislation that became effective July 1, 2020 that transitions these duties to the Florida Department of Environmental Protection (DEP).

**Policy 4-1.3.3: Conditions Governing Development Orders or Permits.** Issuance of development orders or permits shall be conditioned upon demonstration of compliance with applicable Federal, State, and local permit requirements for on-site wastewater treatment systems.

The Town shall regulate the location, timing, and scale of development in order to ensure that new development shall be effectively served by wastewater services. The Town shall discourage the proliferation of package treatment plants. System reviews shall be

coordinated with the Florida Department of Health in order to promote best management practices and compliance with relevant State permitting procedures. Similarly, the Town shall discourage extensive use of septic tanks and wastewater drain fields on areas with characteristics or conditions unsuited for their adaptation.

Policy 4-1.3.4: Compliance with On-Site Wastewater Treatment and Water Quality Regulations. The Town shall coordinate with appropriate Federal, State, and County agencies and amend local ordinances as may be required to ensure that issuance of permits for replacement or expansion of existing on-site wastewater treatment systems is conditioned upon compliance with current regulatory requirements and water quality standards.

Policy 4-1.3.5: Compliance with Boating “No Discharge” Regulations. The Town shall cooperate with Florida Fish and Wildlife Conservation Commission, Indian River County, and neighboring communities to ensure compliance with boating “No Discharge” regulations as stipulated under Florida Statute 327.53 and the Clean Vessel Act program in order to eliminate discharge of raw sewage into the Lagoon.

OBJECTIVE 4-1.4: WATER SUPPLY PLANNING. The Town shall maintain a Water Supply Facilities Work Plan as required by Florida Statutes.

Policy 4-1.4.1: Maintaining a Water Supply Facilities Work Plan (WSFWP). The Town shall maintain a WSFWP that is coordinated with St. Johns River Water Management District’s Central Springs East Coast Regional Water Supply Plan (CSEC RWSP). The Work Plan and related Comprehensive Plan policies will be updated, as necessary, within 18 months of an update of the CSEC RWSP that affects the Town.

Policy 4-1.4.2: Water Supply Facilities Work Plan. The Town’s Water Supply Facilities Work Plan (2022-2040) is incorporated into the Comprehensive Plan as Exhibit B of the Public Facilities Element and Capital Improvements Element.

Policy 4-1.4.3: Water Supply Facilities Work Plan Contents. The WSFWP Contents shall identify the water conservation and reuse practices, along with the traditional and alternative water supply projects and programs, necessary to meet existing and future water demands.

Policy 4-1.4.4: Water Supply Facilities Work Plan Related Projects. The WSFWP will incorporate and identify those projects contained in the CSEC RWSP and selected by the Town for implementation (if any).

Policy 4-1.4.5: Participation in SJRWMD’s Water Supply Planning Efforts. The Town will participate in the development of updates to the SJRWMD CSEC RWSP and other Water Supply development-related initiatives facilitated by the SJRWMD that affect the Town.

Policy 4-1.4.6: Participation in Vero Beach and Indian River County’s Water Supply Planning Efforts.

The Town will monitor and participate, as necessary, in the City of Vero Beach and Indian River County's Water Supply planning process to ensure that these Entities accounts for and meets the Town's current and future water needs.

**GOAL 4-2: PROVIDING FACILITIES TO MEET EXISTING AND PROJECTED DEMANDS. ENSURE THAT WASTEWATER SYSTEMS, SOLID WASTE DISPOSAL, DRAINAGE AND POTABLE WATER FACILITIES AND SERVICES ARE AVAILABLE TO MEET EXISTING AND PROJECTED DEMANDS IDENTIFIED IN THE COMPREHENSIVE PLAN.**

**OBJECTIVE 4-2.1a: Reconcile Existing Wastewater Deficiencies.** There are no existing deficiencies in wastewater systems. However, the Town shall ensure that deficiencies identified in the short-term future in wastewater services are corrected by undertaking the following projects:

**Policy 4-2.1a.1: Wastewater System Projects.** The Town shall annually coordinate with the City of Vero Beach in order to achieve timely identification, funding and scheduling of any needed future wastewater system needs which may occur in the future. The City of Vero Beach has not identified any improvement needs.

**Policy 4-2.1a.2: Use of Graywater for Irrigation.** The Town shall promote application of innovation concepts in wastewater collection and disposal, including wastewater reuse through such programs as use of "graywater" for spray irrigation. System improvements should integrate proven technological concepts in order to enhance cost effectiveness, conserve natural resources, and promote multiple use of water resources.

**Policy 4-2.1a.3: Management Criteria for Wastewater Services.** The Town shall coordinate and cooperate with the primary utility provider which provides wastewater collection and disposal services to the Town of Indian River Shores. These efforts shall be directed toward achieving compliance with State and Regional Comprehensive Plan policies, including the attainment of tertiary treatment, as a minimum, for all wastewater discharged into waterways which lead to estuarine systems.

The Town has adopted its LDC which ensures that wastewater system improvements shall be located, designed and installed in a manner which is most cost effective, functional, responsive to the specific wastewater service needs of existing and planned future land uses within the service area, and compatible with surrounding natural systems. The extension of wastewater lines shall be located and installed in a manner which prevents undue loss of established tree canopies. Existing features of land altered by construction shall be stabilized to minimize erosion, siltation and sedimentation. The timing and staging of improvements shall be scheduled in a manner which minimizes disruptive impacts on residential quality and on traffic flow.

**OBJECTIVE 4-2.1b: RECONCILE EXISTING SOLID WASTE DEFICIENCIES.** The Town has not identified any existing solid waste deficiencies. However, the Town shall



participate on a Joint Task Force or similar committee organized by Indian River County in order to analyze and coordinate new solid waste management directives stipulated in State legislation as cited in the below stated policy.

**Policy 4-2.1b.1: Solid Waste Projects.** The Town shall coordinate with Indian River County's solid waste management program to achieve improvements in hazardous waste collection and disposal. The Town shall cooperate with county officials and technicians on a Joint Committee or through other appropriate mediums in order to address countywide approaches for achieving access to resource recovery facilities or other alternatives to conventional landfill operations. Other specific issues which shall be addressed include:

- Enhancing solid waste collection and transfer operations;
- Management strategies for implementing recycling efforts;
- Curbing illegal dumping of solid waste as well as disposal activities which adversely impact natural systems;
- Participating in the County's opportunities for recycling, including curbside residential pick up to help meet the County's goals for reduction of solid waste;
- Developing improved information dissemination regarding hazardous waste generators;
- Determining feasibility of hazardous waste storage/transfer facilities;
- Improving management of the collection and disposal of hazardous waste; and
- Drafting policy for appropriate regulatory measures governing solid waste and hazardous waste including identification of long-term operating costs and capital improvement needs associated with various policy options.

**Policy 4-2.1b.2: Coordinate with Indian River County Hazard Waste Planning Efforts.** The Town shall offer assistance to Indian River County as the County assesses and plans for hazardous waste management in a manner consistent with the provisions of §403.7265, F.S.

**OBJECTIVE 4-2.1c: RECONCILE EXISTING POTABLE WATER DEFICIENCIES.** The Town of Indian River Shores has no existing potable water system deficiencies requiring capital investment by the Town. The Town has adopted its LDC which ensures future potable water system improvements shall be located, designed and installed in a manner which is most cost effective, functional, responsive to the specific potable water needs of existing and planned future land uses within the service area, and compatible with surrounding natural systems.

The extension of water mains shall be located and installed in a manner which prevents undue loss of established tree canopies. Existing features of land altered by construction shall be stabilized to minimize erosion, siltation and sedimentation. The timing and staging of improvements shall be scheduled in a manner which minimizes disruptive impacts on residential quality and on traffic flow.

**Policy 4-2.1c.1: Potable Water System Projects.** The Town shall coordinate, as necessary, with the primary provider of potable water service to the Town. In addition, the

Town shall coordinate with the Indian River County Water Utilities that provides water service to the Baytree Condominiums.

Policy 4-2.1c.2: Potable Water Conservation. In addition to potable water conservation policies in 6-1.2.7 of the conservation element, the Town is committed to decreasing potable water consumption by use of reclaimed water for irrigation and other policies.

OBJECTIVE 4-2.1d: RECONCILE EXISTING DRAINAGE DEFICIENCIES. The Town has adopted land development codes which ensure future drainage system improvements shall be designed and constructed to satisfy adopted level of service standards.

Policy 4-2.1d.1: Surface Water Management Design Criteria. The Town has adopted its LDC to incorporate design standards consistent with adopted level of service standards and resource conservation policies within the Comprehensive Plan. The Town shall continue to explore further reductions that help eliminate untreated stormwater from discharging into the Indian River Lagoon such as the baffle box on Indian Lane before the outfall to the Indian River Lagoon and the inlet basket filtration systems on Old Winter Beach Road.

OBJECTIVE 4-2.1e: COMPLIANCE WITH COMPREHENSIVE PLAN. All major public facility projects in the Town's annual Capital Improvements Plan shall be undertaken in accordance with this Plan, as may be hereinafter amended.

Policy 4-2.1e.1: Priority for Correcting Existing Deficiencies. In developing the annual schedule of Capital Improvement Projects, the Town shall assign highest priority to those projects required for purposes of correcting existing deficiencies. The Town's Five Year Schedule of Capital Improvements is adopted annually during the Budget process and is placed in the Appendix of this Chapter.

Policy 4-2.1e.2: Existing Deficiencies Shall Not Be Increased by New Development. The Town shall not issue a development order for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the respective facility up to standard. The Town shall include a concurrency review for public facilities as part of acquired amendments to the Town's LDC. A Concurrency review mandates that future applications for development shall include a written evaluation of the impact of the anticipated development on the levels of services for the water and wastewater systems, solid waste system, drainage, recreation, and the traffic circulation system. Prior to issuing a building permit, the Town shall render a finding that the applicant has provided written assurance that the proposed development shall be served with each of the above cited facilities with a level of service at least equal to that level of service stipulated in Policy 4.1.1.1. The developer's application shall include written assurances that any required improvements shall be in place concurrent with the impacts of the development (i.e., by the time a certificate of occupancy is granted by the Town).

**OBJECTIVE 4-2.2: MEETING PROJECTED PUBLIC FACILITY DEMANDS TO 2035.**

The Town shall meet projected public facility demands through the year 2035 by undertaking the following projects:

- a. **Wastewater System Projects.** The Vero Beach Utilities Department has completed a major extension of its wastewater system into Indian River Shores. These improvements shall satisfactorily provide wastewater service to Indian River Shores for the next planning period.
- b. **Solid Waste Projects.** No additional capital improvements are needed for the next planning period.
- c. **Potable Water System.** The City of Vero Beach Utilities Department completed an extension of services into un-served areas of Indian River Shores. No further improvements will be necessary for the next planning period.
- d. **Drainage Projects.** The Town will monitor and implement drainage projects.

**Policy 4-2.2.1: Coordinate with the Comprehensive Plan.** All public facility projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this Plan.

**Policy 4-2.2.2: Public Facility Planning and Management Efficiency.** In scheduling the location, timing and staging of public facility improvements, the Town Council shall use the following criteria:

- a. Minimize disruption of services;
- b. Prevent duplication of labor; and
- c. Maintain service levels for all respective facilities.

**Policy 4-2.2.3: Additional Public Facility Project Approvals.** All required Federal, State, and County permits shall be obtained before the Town undertakes or authorizes contractors to undertake construction and/or operation of facilities.

**GOAL 4-3: PROVIDE ADEQUATE DRAINAGE. PROVIDE ADEQUATE STORMWATER DRAINAGE IN ORDER TO PROTECT AGAINST FLOOD CONDITIONS AND PREVENT DEGRADATION OF QUALITY OF RECEIVING WATERS.**

**OBJECTIVE 4-3.1: PROTECT NATURAL DRAINAGE FEATURES.** The Town has amended its stormwater drainage and flood prevention regulations as well as Comprehensive Plan level of service standards, as needed, in order to protect natural drainage features and ensure that future development utilizes stormwater management systems compatible with the Town's master stormwater drainage plan. The Town has adopted the LDC to incorporate the following factors:

- a. The Town shall increase the storm event standard for on-site drainage calculations

to meet FEMA Standards for flood protection and require those drainage improvements to ensure that post-development run-off rates, run-off volumes and pollutant loads for development do not exceed pre-development conditions.

- b. Existing stormwater engineering, design and construction standards for on-site systems shall be evaluated and amended, as needed;
- c. Existing standards for erosion and sediment controls shall be evaluated and amended, if necessary; and
- d. Periodic inspection of on-site systems shall be required to ensure continuance of system design and maintenance.

**Policy 4-3.1.1: Ensure that Urban Lands are Provided Adequate Drainage and Protection from Flooding and Manage the Retention of Ground and Surface Water at Levels that Enhance Natural Storage Capacity of Watersheds and Promote Aquifer Recharge.**

Promote the ecological, biological, and hydrological role that surface waters play in sustaining recharge to aquifers and supporting surface vegetation. Manage the location, design and intensity of urban development in order to foster continuance of natural hydrological processes, including preserving recharge areas, promoting on-site retention of surface waters and natural return of surface water into the soil, and channeling excess stormwater volume primarily via natural grassy swales. Require the integration of natural storage areas and natural drainage courses into water management plans for new development.

**Policy 4-3.1.2: Provide Adequate On-Site Retention and Ground Water Recharge while Directing the Surplus Run-off to Receiving Waterways in a Manner which Prevents Imbalance to their Ecosystems.**

The Town's surface water management program shall be designed to protect and preserve the hydrological and ecological functions of the Town's water resources while permitting the most favorable beneficial uses to occur. The Town of Indian River Shores shall promote both land and water management programs and practices which retard runoff and enhance percolation in order to increase the quantity and protect the quality of groundwater. Land use controls, such as subdivision regulations, zoning, including site plan review and performance criteria, and special erosion control, landscape and flood management ordinances shall be used to accomplish this program. The programs shall be continually updated based on improved knowledge of problems, issues, and best management practices.

**Policy 4-3.1.3: Pursue the Development of Adequate Off-Site Surface Water Management Facilities.**

The Town shall monitor at regular intervals the performance of existing off-site drainage facilities, evaluate existing and potential future problems or issues, and pursue the funding of necessary structural and non-structural system improvements for effective surface water management. All new developments shall provide an equitable contribution for off-site drainage improvements necessitated by the development. No new development shall be allowed which overloads existing off-site facilities or unduly increases the potential for flooding.



**Policy 4-3.1.4: Coordinate Watershed Management Plans and Policies with Appropriate Public Agencies.** Ensure coordination of watershed management plans and policies, with appropriate local, Regional, State and Federal agencies, including Indian River County, the City of Vero Beach, the St. Johns Water Management District, Treasure Coast Regional Planning Council, the Florida Department of Environmental Protection, the United States Army Corps of Engineers, and other appropriate agencies.

**Policy 4-3.1.5: Buffer Zone Requirements.** The Town has adopted its LDC which includes buffer zone requirements for areas adjacent to natural drainage features. The buffer zone requirements are implemented to protect the functioning of natural drainage features.

**Policy 4-3.1.6: Managing Land Use in the Floodplain.** The Town has adopted stormwater management and floodplain regulations to incorporate the adopted level of service standards. These regulations shall address necessary restrictions on encroachment, alteration, and compatible use of the floodplain and major drainage corridors. The Town will review and update these regulations as required.

**Policy 4-3.1.7: Implementing Master Drainage Plan.** The Town may establish any funding mechanisms necessary to draft and implement the above referenced stormwater drainage improvements, including, but not necessarily limited to:

- a. Plans for protecting natural drainage corridors and other natural drainage features, including acquiring necessary drainage easements;
- b. Funding mechanisms necessary for achieving drainage improvements within each sub-basin;
- c. Special consideration of the impacts of existing and future land development adjacent to the Indian River Lagoon which is an "Outstanding Florida Water"; and
- d. Organizational structure and funding mechanisms for carrying out necessary operation and maintenance programs.

**Policy 4-3.1.8: Inspection and Maintenance of Drainage Systems.** As part of the Master Stormwater Drainage Plan implementation program, the Town shall ensure major drainage systems are inspected and receive required maintenance on at least an annual basis.

**GOAL 4-4: PROTECT FUNCTIONS OF GROUNDWATER AQUIFER RECHARGE AREAS.** THE FUNCTIONS OF NATURAL GROUNDWATER AQUIFER RECHARGE AREAS WITHIN THE TOWN SHALL BE PROTECTED AND MAINTAINED.

**OBJECTIVE 4-4.1: COORDINATE ISSUES SURROUNDING AQUIFER RECHARGE.** The Town shall coordinate with Indian River County and the St. Johns River Water Management District in providing for maintenance of aquifer recharge area functions. The

Town has adopted the LDC that includes performance standards that reinforce natural hydrologic relationships that optimize erosion control, percolation and recharge of groundwater in order to enhance water quality. The Town shall assist management of recharge areas and recharge of groundwater in order to promote continuance of natural hydrological processes to the maximum reasonable extent.

Policy 4-4.1.1: Protect Surficial Aquifer Recharge Areas. Although the Town has no prime deep aquifer recharge areas which have been identified by the St. Johns River Water Management District, the Town has some surficial aquifer recharge areas. Requirements shall be incorporated into the Town's LDC which require retention of open space for all development in order to preserve the quality and quantity of water resources within the surficial aquifer.

Policy 4-4.1.2: Deep Aquifer Water Conservation. In order to protect the quality and quantity of deep aquifer water resources, the Town shall coordinate with the St. Johns River Water Management District and other applicable regulatory agencies in identifying free-flowing deep aquifer wells and in requiring corrective measures, including capping, plugging, or installing regulatory devices which control the discharge of water from the deep aquifer.

Policy 4-4.1.3: Retain Run-off to Maximize Recharge. The Town shall continue to enforce stormwater management regulations requiring retention of stormwater run-off to maximize groundwater recharge.

Policy 4-4.1.4: Coordinate with Other Recharge Protection Programs. The Town shall coordinate with local, State, and Federal agencies to achieve regional aquifer recharge protection objectives.

The Town shall assist in protecting groundwater from point and nonpoint pollution sources. Similarly, the Town shall promote the conservation and efficient use of water as it travels through groundwater systems and promote maintenance of adequate supplies of high-quality groundwater. The Town shall assist the State and St. Johns Water Management District in managing water quality by assisting in preventing the discharge of inadequately treated wastewater and poor-quality stormwater into public water bodies.

Policy 4-4.1.5: Conservation of Potable Water Supply. In order to achieve a reduction in the current rates of water consumption, the Town of Indian River Shores' LDC shall incorporate the following performance standards:

- a. The Town shall use reclaimed water for irrigation as specified in the analysis of potable water. Where non-potable alternative sources of irrigation water are available, potable water supplies may not be used to meet irrigation needs.
- b. In compliance with Florida Building Code, the Town shall require the use of water-saving plumbing fixtures on all new development.

- c. In order to reduce demand for irrigation water (which in turn often places greater demand upon potable water sources), at least thirty (30%) percent of all landscaping material obtained from off-site sources for use on any site should be native plant material adapted to soil and climatic conditions existing on the subject site. Further, at least fifty (50%) percent of all trees used in landscaping shall be native species adapted to soil and climatic conditions existing on-site in order to lessen water demand. The adopted level of service, including the quantified reduction in potable water consumption is stated in Policy 4-2.1c.2.

## **APPENDIX A: FIVE YEAR CAPITAL IMPROVEMENT PLAN**



**TOWN OF INDIAN RIVER SHORES, FLORIDA**  
**FIVE YEAR CAPITAL IMPROVEMENT PLAN AND BUDGET 2021 - 2025**

Function/Department	Add New/Repl c	Source of Funding	Nature of Funding	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	TOTAL
<b>GENERAL GOVERNMENT</b>									
<b>Town Manager</b>									
Vehicle	AN	General Fund	Infrastructure Surtax/ General Revenues	-	-	-	-	35,000	35,000
<b>Town Clerk</b>									
Copier	R	General Fund	Infrastructure Surtax/ General Revenues	10,000	-	-	-	-	10,000
<b>IT/MIS</b>									
Computer workstations	AN	General Fund	Infrastructure Surtax/ General Revenues	6,125	10,281	2,573	5,259	9,767	34,004
Notebook computers	AN	General Fund	Infrastructure Surtax/ General Revenues	6,000	8,200	8,700	11,000	9,200	43,100
UPS replacements	R	General Fund	Infrastructure Surtax/ General Revenues	-	1,100	1,100	1,100	1,100	4,400
Network switch	R	General Fund	Infrastructure Surtax/ General Revenues	-	2,000	-	-	-	2,000
WIFI device replacement	R	General Fund	Infrastructure Surtax/ General Revenues	-	-	-	-	1,900	1,900
<b>Public Works</b>									
Mower	R	General Fund	Infrastructure Surtax/ General Revenues	10,000	-	-	-	-	10,000
Pickup Truck	AD	General Fund	Infrastructure Surtax/ General Revenues	30,000	-	-	-	-	30,000
Air conditioner replacements	R	General Fund	Infrastructure Surtax/ General Revenues	7,400	7,600	7,800	8,000	8,500	39,300
Town Hall building rehabilitation	R	General Fund	Infrastructure Surtax/ General Revenues	-	-	-	-	-	-
Landscape lighting	AN	General Fund	Infrastructure Surtax/ General Revenues	5,000	5,000	-	-	-	10,000
<b>TOTAL GENERAL GOVERNMENT</b>				<b>74,525</b>	<b>34,181</b>	<b>20,173</b>	<b>25,359</b>	<b>65,467</b>	<b>219,704</b>

**TOWN OF INDIAN RIVER SHORES, FLORIDA**  
**FIVE YEAR CAPITAL IMPROVEMENT PLAN AND BUDGET 2021 - 2025**

Function/Department	Add New/Repl c	Source of Funding	Nature of Funding	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	TOTAL
<b>PUBLIC SAFETY</b>									
Public Safety									
Public safety building rehabilitation	R	General Fund	Infrastructure Surtax/ General Revenues	20,000	500,000	-	-	-	520,000
Portable radios	AN	General Fund	Infrastructure Surtax/ General Revenues	28,000	7,350	7,525	7,901	8,296	59,073
Bullet proof vests	R	General Fund	Infrastructure Surtax/ General Revenues	6,000	7,500	2,250	3,750	7,350	26,850
Bunker gear	R	General Fund	Infrastructure Surtax/ General Revenues	15,000	23,000	26,000	26,260	26,523	116,783
Message board	AN	General Fund	Infrastructure Surtax/ General Revenues	10,000	-	-	-	-	10,000
Lift Bag	AN	General Fund	Infrastructure Surtax/ General Revenues	5,000	-	-	-	-	5,000
Office furniture	R	General Fund	Infrastructure Surtax/ General Revenues	2,500	-	-	-	-	2,500
Hand washing station and plumbing	AN	General Fund	Infrastructure Surtax/ General Revenues	2,200	-	-	-	-	2,200
Gas pump ID card reader	AN	General Fund	Infrastructure Surtax/ General Revenues	2,000	-	-	-	-	2,000
Presentation backdrop	AN	General Fund	Infrastructure Surtax/ General Revenues	1,100	-	-	-	-	1,100
Tasers	AN	General Fund	Infrastructure Surtax/ General Revenues	-	10,000	-	-	-	10,000
MSA cylinders	AN	General Fund	Infrastructure Surtax/ General Revenues	6,556	-	-	-	-	6,556
MSA face shield	AN	General Fund	Infrastructure Surtax/ General Revenues	4,000	-	-	-	8,250	12,250
Life packs/defibrillator	R	General Fund	Infrastructure Surtax/ General Revenues	-	-	38,836	-	-	38,836
L3 Camera - Patrol Vehicles	R	General Fund	Infrastructure Surtax/ General Revenues	12,401	13,400	-	-	-	25,801
Stalker Radar - Patrol Vehicles	R	General Fund	Infrastructure Surtax/ General Revenues	-	-	8,858	-	-	8,858
Ambulance	R	General Fund	Infrastructure Surtax/ General Revenues	-	-	400,000	-	-	400,000

**TOWN OF INDIAN RIVER SHORES, FLORIDA  
FIVE YEAR CAPITAL IMPROVEMENT PLAN AND BUDGET 2021 - 2025**

Function/Department	Add New/Repl c	Source of Funding	Nature of Funding	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	TOTAL
<b>PUBLIC SAFETY (continued)</b>									
<b>Public Safety (continued)</b>									
Patrol vehicles	R	General Fund	Infrastructure Surtax/ General Revenues	45,000	45,900	46,818	47,754	48,709	234,182
Administrative vehicles	AN	General Fund	Infrastructure Surtax/ General Revenues	-	40,000	-	43,260	-	83,260
ATV	R	General Fund	Infrastructure Surtax/ General Revenues	-	11,000	-	-	-	11,000
<b>Building department</b>									
Building department office and building rehabilitation	R	Planning, Zoning & Building Fund	Building permit fees	200,000	-	-	-	-	200,000
Computer workstations	AN	Planning, Zoning & Building Fund	Building permit fees	2,000	7,000	-	-	-	9,000
Laptop	AN	Planning, Zoning & Building Fund	Building permit fees	-	3,000	3,000	-	-	6,000
I-Pad	R	Planning, Zoning & Building Fund	Building permit fees	-	1,200	1,500	-	-	2,700
Scanner	R	Planning, Zoning & Building Fund	Building permit fees	-	-	-	-	1,500	1,500
Vehicles (2)	R	Planning, Zoning & Building Fund	Building permit fees	-	32,000	33,000	-	-	65,000
<b>TOTAL PUBLIC SAFETY</b>				361,757	701,350	567,787	128,926	100,628	1,860,448

**TOWN OF INDIAN RIVER SHORES, FLORIDA**  
**FIVE YEAR CAPITAL IMPROVEMENT PLAN AND BUDGET 2021 - 2025**

Function/Department	Add New/Repl c	Source of Funding	Nature of Funding	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	TOTAL
<b>TRANSPORTATION</b>									
<b>Public Works</b>									
Surf Lane	R	Road and Offsite Drainage Fund	Infrastructure Surtax/Gas Tax	121,837	-	-	-	-	121,837
Reef Lane	R	Road and Offsite Drainage Fund	Infrastructure Surtax/Gas Tax	-	137,387	-	-	-	137,387
Seminole Lane	R	Road and Offsite Drainage Fund	Infrastructure Surtax/Gas Tax	-	-	179,798	-	-	179,798
Indian Lane	R	Road and Offsite Drainage Fund	Infrastructure Surtax/Gas Tax	-	-	-	59,730	-	59,730
Beachcomber Lane	R	Road and Offsite Drainage Fund	Infrastructure Surtax/Gas Tax	-	-	-	-	275,731	275,731
<b>TOTAL TRANSPORTATION</b>				121,837	137,387	179,798	59,730	275,731	774,483
<b>TOTAL CAPITAL IMPROVEMENT PROJECTS</b>				558,119	872,918	767,758	214,014	441,826	2,854,636



## **APPENDIX B: WATER SUPPLY FACILITIES WORK PLAN**

## **Water Supply Facilities Work Plan**

**2022-2040**

### **Chapter 4: Public Facilities and Capital Improvements Element Appendix B**

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#### **Section 1: Introduction**

In February 2022, the St. Johns River Water Management District (SJRWMD) governing board approved the Central Springs/East Coast Regional Water Supply Plan (CSEC RWSP). The CSEC RWSP identifies the planning area as including all or part of Volusia, Lake, Marion, Brevard, Indian River, and Okeechobee counties. For the first time, the SJRWMD identified the Central Springs/East Coast region as a Water Resource Caution Area (WRCA).

To promote consistency among local government Comprehensive Plans and the CSEC RWSP, each local government within the planning area must amend its Comprehensive Plan to adopt a Water Supply Facilities Work Plan (WSFWP). The Town of Indian River shores (Town), as a municipality in Indian River County, is within the WRCA. Therefore, the Town is required to adopt and maintain a Work Plan, and update the Comprehensive Plan, as necessary, to implement the Work Plan and address water supply related legislative requirements. Policy 4-1.4.1 incorporates the Work Plan into the Comprehensive Plan as Appendix B of Chapter 4.

Because the CSEC RWSP contains an assessment of projected water demands and potential sources of water to meet these demands through 2040, the Town's Work Plan addresses the planning period of 2022-2040. At a minimum, it will be necessary to update the Work Plan prior to the end of that planning period. In addition, the Town must ensure coordination of its Comprehensive Plan with the plans of the SJRWMD. Therefore, if the SJRWMD updates its CSEC RWSP in a manner that affects the Town, it may be

necessary to update the Work Plan during the planning period. Policy 4-1.4.2 ensures maintenance of the Work Plan and coordination of the Town's Comprehensive Plan with the SJRWMD's plans.

## **Section 2: Potable Water and Wastewater Service Supplier and Interlocal Agreement**

The Town does not own or maintain a potable water or wastewater system. The Town's municipal limit is located within the City of Vero Beach (City) potable water and wastewater service area, and the community of Baytree on the Town's northern end is served by Indian River County (County) utilities. Baytree was originally in the unincorporated County and serviced by the County utilities, and when they annexed, they continued to receive potable water services from the County.

The Town has a franchise agreement with the City to provide potable water and wastewater service within the Town's municipal limit. The agreement was originally approved in 1986, and updated in 2012. The agreement remains in effect for the provision of services through a forty-year horizon. The agreement grants the City of Vero Beach the ability to provide, maintain and operate a public water and sewer system throughout the entire incorporated area of the Town (except for Baytree) in accordance with generally accepted standards for the maintenance of a water and sewer system. The Town is not financially responsible for the related facilities. The Town will maintain and update, as necessary, its potable and wastewater service agreement with the City.

The Town provides information as may be requested by the County and the City to ensure current and future needs of the Town are able to be met and adopted Level of Service Standards are maintained for potable water and wastewater service. All new development in the Town shall connect to the City's Utilities.

Pursuant to the Public Facilities Element Objective 4.1 of the Comprehensive Plan, the Town will ensure the availability of needed public facilities through coordination and planning.

## **Section 3: Potable Water Sources, Demand, and Supply**

To manage consumptive use of water resources, the SJRWMD has established a permitting system by which water resources are allocated among permitted consumers. The City has a Consumptive Use Permit (CUP) through the SJRWMD for the provision of water. The City utilizes two principal water sources; Upper Floridian (Floridian) aquifers and surficial aquifers. The City utilizes twenty-five surficial aquifers ranging 80-140 feet deep, and five Floridian aquifer wells that are 570-680 feet deep.

The County also has two principal potable water sources, which are the Floridian and the surficial aquifers, in the same manner as the City.

To meet current and future demand, both the City and County have implemented potable water capital improvements identified in their respective Comprehensive Plans.

Water demand associated with the Town's existing and projected populations were accounted for in the City's adopted WSFWP and CUP. According to the US Census, the Town's population was 4,314 in 2020 and this is not projected to exceed 5,332 by 2035. It is likely that the Town will reach 4,653 persons in the next few years and be built out. The Town does not anticipate any annexations within the next 15 years that would significantly increase population or water demand. If an annexation were to be considered, the impact to all levels of service will be carefully reviewed and considered. The Town's population and water demand is anticipated to remain constant during the Work Plan's planning period.

The table below contains the CSEC RWSP's projected population and water demand for Indian River County Utilities' service area, which includes a small portion of the Town.

**Table 1. Indian River County Utilities (IRCU) Service Area Demand Projection**

	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
CSEC RWSP Population Projection <sup>1</sup>	119,231	129,044	136,440	140,938	141,998
CSEC RWSP Demand Projection (mgd) <sup>2</sup>	11.69	12.65	13.37	13.81	13.92

The Town is primarily provided potable water through the City of Vero Beach Utilities.

**Table 2. City of Vero Beach Utilities (CoVB U) Service Area Demand Projection**

	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
CSEC RWSP Population Projection <sup>3</sup>	37,661	38,058	38,435	38,823	39,211
CSEC RWSP Demand Projection (mgd) <sup>4</sup>	6.10	6.17	6.23	6.29	6.35

#### **Section 4: Potable Water Treatment and Distribution Facilities**

Potable water facilities consist of a water supply, treatment plants, storage facilities, and a distribution system. Before being used for public consumption, most water must undergo treatment, and this is true for both the County's and City's water supply. Within the Town, potable water is provided by both Utility Departments. The City of Vero Beach provides service to a greater area within the Town, while the County's system provides potable water to the Baytree Condominiums.

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<sup>1</sup> CSEC RWSP (2020-2040)

<sup>2</sup> Ibid.

<sup>3</sup> CSEC RWSP (2020-2040)

<sup>4</sup> Ibid.

Currently, the County Utilities Department operates two public water treatment plants for the northern and southern areas of the county; while the City of Vero Beach operates one treatment facility to the municipal limits and the barrier island. Both the City and County utilize nano filtration with lime softening to treat water drawn from the North Floridan Aquifer and produce a "stable product". The process produces brine as a by-product. At the water treatment plants, an aeration and chlorination process treats the brine by-product. Prior to the brine being discharged into the Indian River Lagoon, aeration and/or marsh treatment removes hydrogen sulfide and other volatile contaminants, such as gross alpha particles and ammonia.

At this time, potable water quality in all regional systems meets or exceeds safe drinking water standards and there have been no reported instances of public water plant failures in the County for more than two decades.

The County and City are financially responsible for their respective facilities pertaining to their potable water treatment and distribution service. The Town does not anticipate any financial responsibility for capital improvement for potable water treatment or distribution facilities during the Work Plan's planning period.

## **Section 5. Non-Potable Services and Facilities**

The City provides wastewater (sewer) service within the municipal limits of the Town pursuant to the aforementioned franchise agreement. All related facilities fall under the responsibility of the City. There are areas of Town where there are still on site septic systems utilized although some have been converted to the City's sanitary sewer system.

Level of Service Standards for wastewater (sewer) service are included in the Comprehensive Plan.

## **Section 6: Water Supply Concurrency and Level of Service Standards**

Although the Town is responsible for authorizing development within its municipal limits, the Town is dependent upon the City primarily for potable water service and supply, with a smaller area dependent upon the County. Therefore, the Town's water supply and facility concurrency system and potable water Level of Service standards are coordinated and consistent with the requirements of the City and County.

The current legislative requirements for concurrency require that the Town's Comprehensive Plan and Land Development Regulations ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the Town anticipates issuing a Certificate of Occupancy. In addition, the Town must include consultation with the applicable water supplier during the permit review process and prior to the approval of a building permit, to determine if adequate water supplies will be available to serve the development by the anticipated issuance date of the Certificate of Occupancy. The Comprehensive Plan contains enabling language for implementing these concurrency requirements.



Level of Service Standards for potable water are included in the Comprehensive Plan Public Facilities and Capital Improvements Elements, and are consistent with both the City and the County's respective Comprehensive Plans.

### **Section 7: Water Conservation and Reuse Practices**

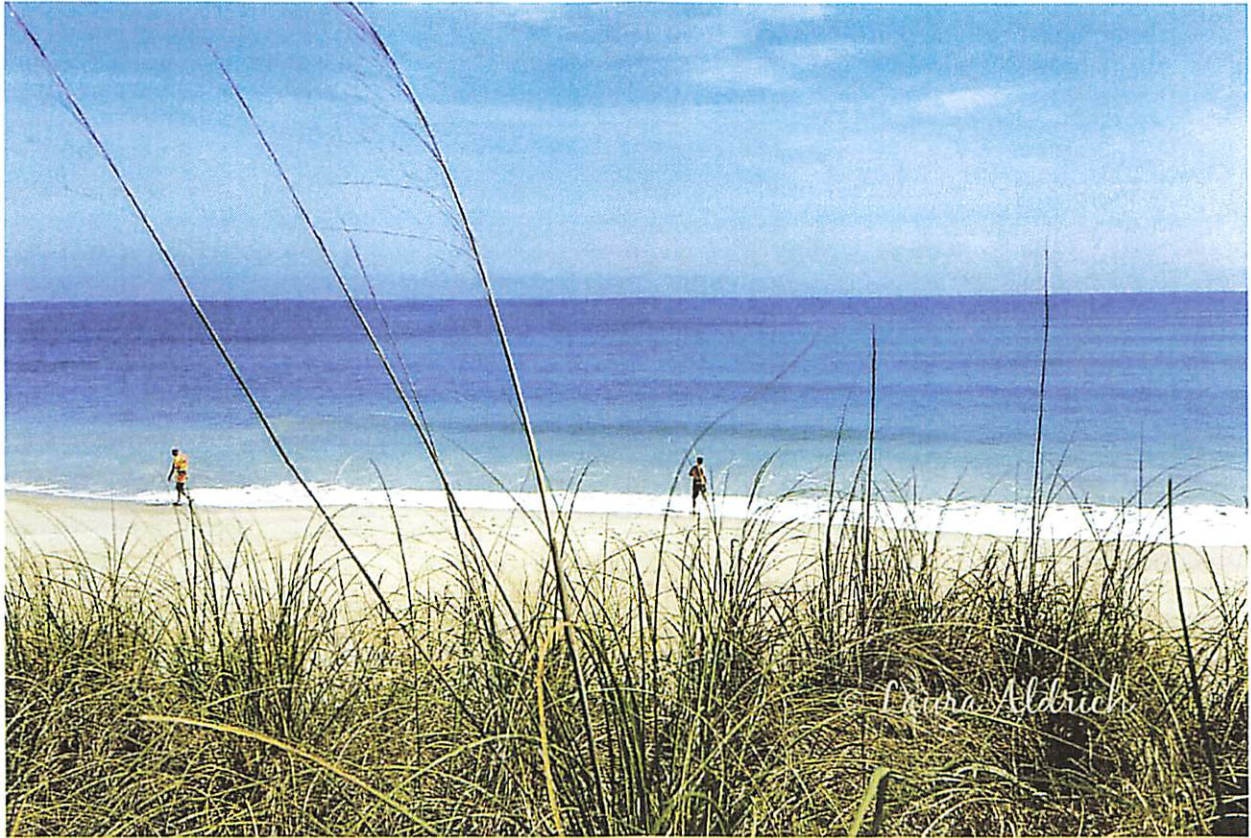
Water conservation and reuse efforts are of vital importance in the reduction of potable water demand. The Town currently encourages water conservation and reuse practices, as indicated by the Comprehensive Plan.

The Town promotes water conservation through the use of efficient, low-volume water irrigation systems, the incorporation of existing native vegetation into landscape designs, and the use of drought-tolerant plant materials.

Furthermore, the Town encourages irrigation practices that utilize reclaimed water. In drought emergency situations, the Town cooperates with the SJRWMD in its implementation of District Water Shortage Plans.

### **Section 8: Water Source Protection Practices**

Protection of water sources is important to ensure the quality and quantity of the water supply. The Town's water source protection practices include regulating/requiring stormwater management of surface water discharges, requiring the use of silt fencing and best management practices (BMPs) around development project sites; and, regulating development in a manner that prevents overdevelopment. Industrial development is not permitted in the Town, and there is limited commercial development. In addition, the Town coordinates with the SJRWMD to identify and plug free-flowing wells in an effort to prevent pollutants from entering the well and contaminating the local aquifer.



## CHAPTER 5: COASTAL MANAGEMENT

**5-1 COASTAL MANAGEMENT GOALS, OBJECTIVES, AND IMPLEMENTATION POLICIES.** This section stipulates and implements goals, objectives, and policies for the Coastal Management Element pursuant to §163.3177(6)(g) and §163.3178, FS.

**GOAL 5-1: COASTAL MANAGEMENT.** RESTRICT DEVELOPMENT ACTIVITIES THAT WOULD DAMAGE OR DESTROY COASTAL RESOURCES AND PROTECT HUMAN LIFE AND LIMIT PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.

**OBJECTIVE 5-1.1: PROTECT COASTAL BARRIER ISLAND RESOURCES, WETLANDS, ESTUARY, LIVING MARINE RESOURCES, AND WILDLIFE HABITATS.**

Protect, conserve, and enhance the natural resources of the Town's incorporated portion of the Barrier Island, especially those resources identified in the Indian River Lagoon National Estuaries Program (IRLNEP) including but not limited to the lagoon, manatees, sea turtles, nesting habitats, reef system, beach and dune system, mangrove communities, marine grass-beds, saltmarsh grass communities, tidal flats, and oyster bars. The Town has adopted its LDC and shall review, as necessary, performance standards designed to:

- a. Prevent potentially adverse impacts of development and redevelopment on wetlands, nesting areas, and other animal habitats;

- b. Manage the impacts of development on the Indian River Lagoon, including estuarine resources such as living marine organisms, seagrasses, coastal marsh, and mangroves together with adjacent environmentally sensitive transition areas;
- c. Regulate the impacts of development on wildlife habitats;
- d. Manage vegetative landscaping, including prohibition of noxious exotic species; and
- e. Protect sea turtles, manatees and other threatened species.

**Policy 5-1.1.1: Development Restrictions in Wetlands.** The Town has adopted a Wetlands Protection Ordinance, which shall restrict development within wetlands and shall require reservation of conservation areas by applicants for upland development who also own title to adjacent wetlands.

**Policy 5-1.1.2: Protect the Indian River Lagoon.** The Town shall implement policies contained herein and coordinate with Indian River County together with public and quasi-public agencies having jurisdiction over the Indian River Lagoon in order to: a) prevent estuarine pollution; b) control surface water run-off; c) protect living marine resources; d) reduce exposure to natural hazards; e) ensure adequate public access; and f) ensure adequate sites and standards for regulating water dependent and water related uses. The Town has adopted the LDC, which mandates that the potential impact of proposed shoreline development be analyzed as part of the process and prior to approval of a development permit. The applicant shall bear the burden of demonstrating that potential adverse impacts on estuarine resources have been or shall be prevented or that compensatory mitigation shall occur. The review process shall involve all Local, State, and Regional entities with jurisdictional authority.

**Policy 5-1.1.3: Protect, Stabilize, and Enhance the Estuarine Shoreline.** The Town has adopted the LDC, which includes performance standards and stipulations that no native vegetation shall be removed from the estuarine shoreline without a duly authorized permit. These regulations will be amended, as necessary. Development other than duly permitted private docks or public infrastructure near the estuarine shoreline shall not encroach on wetlands or transition areas. Development near the Atlantic Ocean shall remain landward of the CCCL, excepting structures and other improvements approved by Florida Department of Environmental Protection (FDEP). Criteria shall be included in the LDC, which require that applicants for development along the estuarine shoreline shall be required to revegetate, stabilize, and enhance any damaged estuarine shorelines by planting native vegetation, including mangrove and/or other native estuarine plant species. Such criteria shall include mitigation resources, which:

- a. Contribute to marine productivity and water quality;
- b. Offer protection from erosion and flooding; and



- c. Contribute to the natural soil building process.

Hardening of the estuarine shoreline on the beach and dune system with rip-rap, bulkheads or other similar devices shall not be allowed unless erosion constitutes a critical peril to upland property and the use of vegetation has failed to stabilize the shoreline. Such shoreline hardening structures shall generally not be vertical seawalls or bulkheads and shall comply with performance standards found in the LDC. The specific location and design of such structures shall be approved by the Town well as well as by other public entities having jurisdiction in the matter. The LDC incorporates performance criteria governing the location and design of such structures.

Policy 5-1.1.4: Protect Living Marine Resources, Coastal Marsh, and Seagrass Beds. Seagrass beds within shallow estuarine waters are habitats for organisms in the marine food chain and perform significant functions related to water quality. Seagrass beds and coastal marsh areas shall not be modified except in cases of overriding public interests. Since these areas are sensitive to increased turbidity and other forms of pollution, water runoff and introduction of nutrients shall be consistent with the historic requirements of the natural system. Any addition of contaminants, including excessive nutrients, shall be minimized through effective water quality management.

Policy 5-1.1.5: Manage Impact of Coastal Development on Tidal Flushing and Circulation Patterns. Tidal flushing and circulation patterns generally shall not be altered by development activities. Development shall not produce changes in the tidal flushing and circulations patterns unless the Town and other public agencies having jurisdiction have granted requisite permits. A permit shall not be granted by the Town unless all other agencies having jurisdiction have granted clearance and the applicant has submitted hydrographic information sufficient to clearly demonstrate that no adverse environmental impacts shall be occasioned by the proposed changes in tidal flushing and circulation patterns. Finally, no alteration in tidal flow shall be permitted which causes stagnation or siltation.

Policy 5-1.1.6: Promote Propagation of Fish and Wildlife. The Town has incorporated criteria in the LDC, which require consideration of the impact of development on submerged lands and the habitats for fish and wildlife.

Policy 5-1.1.7: Managing Spoil Islands. Development of spoil islands (i.e., artificial islands created with material dredged from State owned lands) under public ownership shall remain as open space with minimal improvements for passive use. Spoil islands under private ownership shall be regulated pursuant to the following:

- a. Any modification of spoil islands shall be subject to regulation by the Florida Department of Environmental Protection; and

- b. Spoil islands under public ownership shall be left undeveloped to serve as green areas, bird sanctuaries, and/or water-dependent recreation areas not requiring major expenditures of public funds.

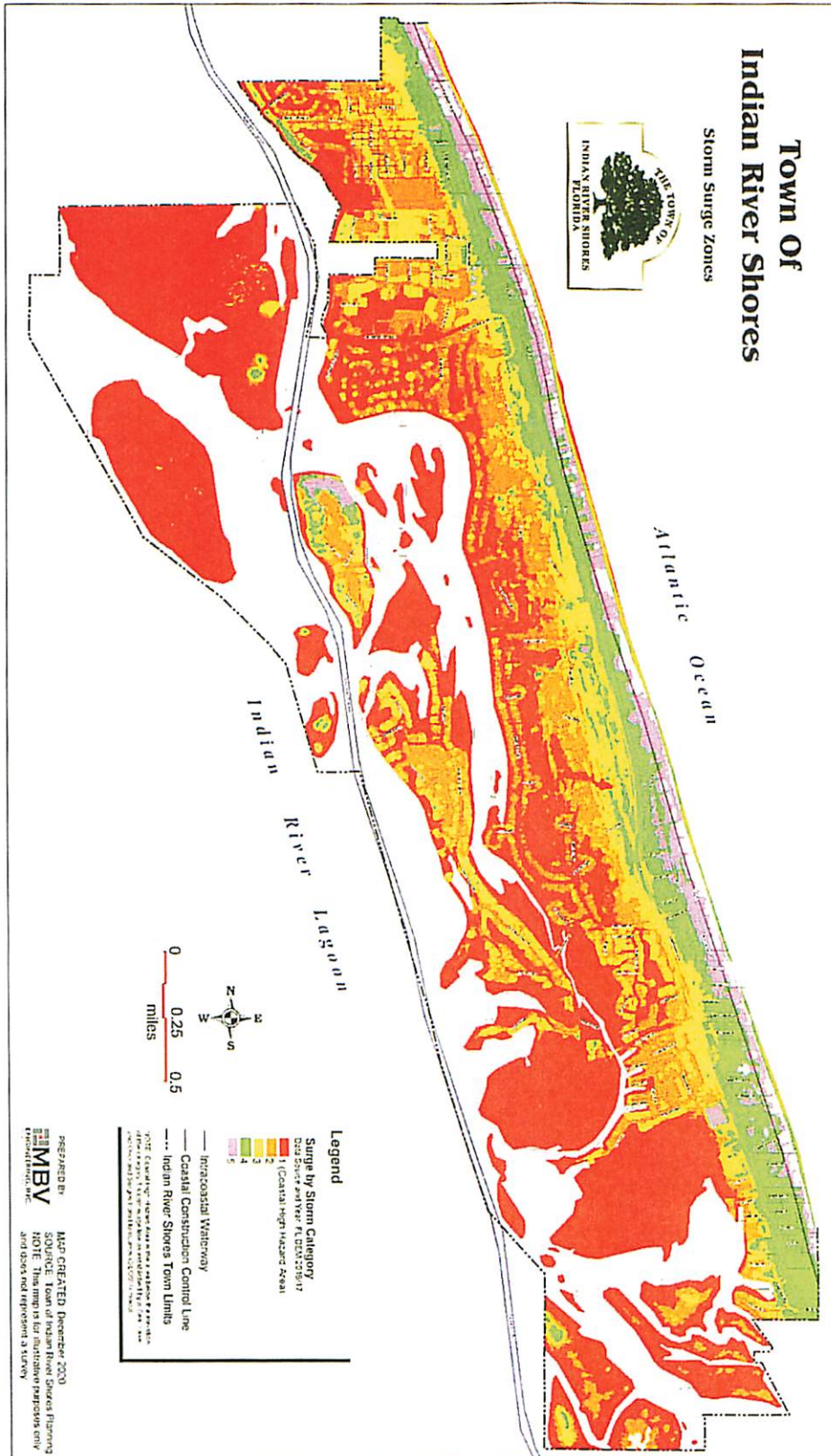
Policy 5-1.1.8: Consider the potential future impacts to coastal areas from perils of flooding in development and redevelopment regulations. Map 5-1 illustrates Coastal High Hazard Area is required by Section 163.3178(2)(h) F.S. The Coastal High Hazard Area as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from the Hurricane (SLOSH) computerized storm surge models. The Town has utilized the planning tools provided to model the impacts of possible future sea level rise. Map 5-2 illustrates a possible future sea level rise scenario and illustrates what could potentially be areas of storm water inundation.

Policy 5-1.1.9: Redevelopment Consistency with Florida Statutes. Redevelopment shall be consistent with, or more stringent than, the flood resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60. Redevelopment shall require that any construction activities seaward of the Coastal Construction Control Line established pursuant to Section 161.053 be consistent with the entirety of Chapter 161.

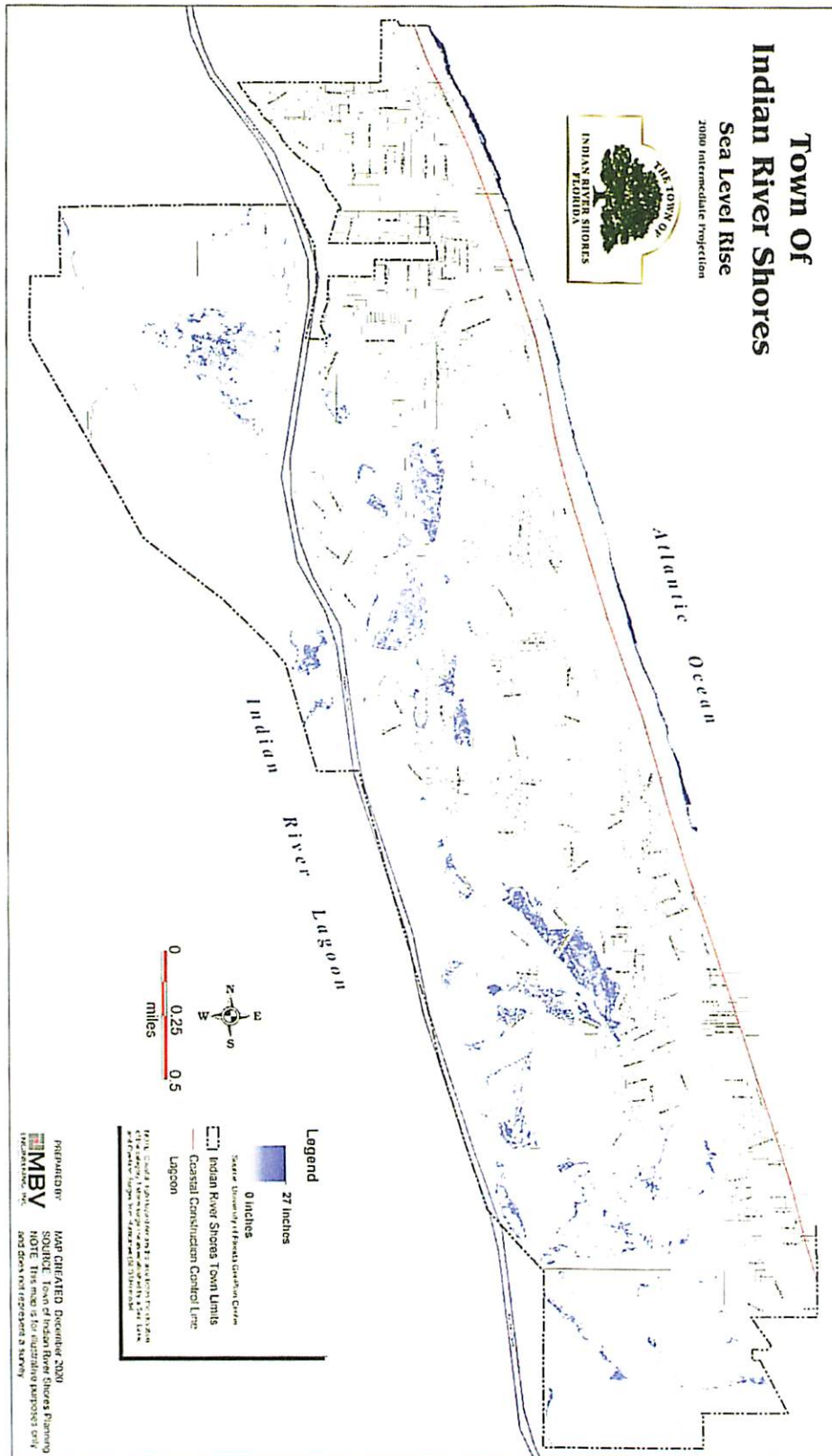
Policy 5-1.1.10: Continued Participation in the National Flood Insurance Program Community Rating System. The Town shall continue to participate in the National Flood Insurance Program administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.



Map 5-1: Surge Map Illustrating the Coastal High Hazard Area



Map 5-2: Sea Level Rise Scenario



**OBJECTIVE 5-1.2: SHORELINE USES AND PUBLIC ACCESS TO SHORELINE.** The Town has adopted the LDC which includes performance standards ensuring implementation and enforcement of the Comprehensive Plan land use policies for prioritizing shoreline uses. In developing land use policies for shoreline uses, the following policies shall be implemented to achieve this objective:

**Policy 5-1.2.1(1): Criteria for Prioritizing Shoreline Uses and Public Shoreline Access.** In reviewing applications for shoreline development, the first priority shall be directed to the following shoreline uses:

- a. Non-structural beach or shoreline protection uses such as: dune restoration and vegetation, beach renourishment, and native shoreline revegetation programs;
- b. Structure beach protection measures, including elevated walkways, dune crossovers, or other Town approved shoreline protection devices (excluding bulkheading or shoreline armoring);
- c. Approved water-dependent estuarine shoreline uses such as: previous accessways, small dock facilities and residential multi-slip dock facilities without commercial fuel tanks or other commercial services; and
- d. Approved related or enhanced uses such as utilities requiring access to water, water enhanced recreation, and other water related uses consistent with the LDC. Lowest priority shall be given to non-water dependent uses.

These facilities shall demonstrate during site plan review compliance with performance standards stipulated herein in Policy 6-1.2.1(2) in order to prevent adverse impacts to natural features.

The second priority shall be directed toward water-related uses such as:

- a. Parking facilities for beach and shoreline access;
- b. Residential structures, which comply with the building code for structure within the coastal building zone; and
- c. Beach club or recreational facilities, which comply with applicable codes.

This objective shall be directed as cited below.

**Policy 5-1.2.1(2): Implementing Policies for Shoreline Land Uses.** The LDC shall stipulate provisions implementing shoreline land use priorities, including criteria for regulating water-dependent and water-related shoreline land uses. The regulations shall address the following:

- a. Water-Dependent Uses Seaward of CCCL. No uses other than certain water-dependent uses shall be located seaward of the coastal construction control line, such as beach and dune restoration and revegetation activities, beach renourishment, elevated walkways, dune crossovers, or other Town approved beach and dune protection devices. All such development shall demonstrate compliance with best management principles and practices for respective activities and shall first receive permits from other public agencies having jurisdiction. Construction of groins or other structures, which interfere with littoral drift of sand shall be prohibited. Notwithstanding, the Town will permit a structure on a lot of record which the Florida DEP has first approved the construction of the structure (See Objective 5-1.5 and Policy 5-1.5.1).
- b. Protecting Living Coastal Marine Life. The Town shall continue to enforce the LDC, which protects the sea turtle and other species with special status from the adverse impacts caused by development.
  - 1. The Town shall continue through the LDC to require protection of sea turtle nesting areas by prohibiting the disturbance of nests. Site and building plans for construction of single or multi-family dwellings, parking lots, dune walk-overs or any other lighted structures within the direct line of sight of the beach shall incorporate the following:
    - (a) Low-profile and low-density lighting will be used in parking lots and such lighting shall be positioned so that the source of light is not visible from the beach;
    - (b) All lights on balconies will be shielded from the beach;
    - (c) Floodlights on buildings or adjacent to the beach shall be positioned so that the source of light is not visible from the beach or, if required for safety, positioned in such a manner as to minimize impacts on turtles; and
    - (d) Where lights are used, low-profile and low-intensity shielded lights will be used on dune walkovers.
  - 2. Any planned beach renourishment projects shall protect sea turtles nesting areas by ceasing development activity during the nesting season (generally March 1<sup>st</sup> through October 31<sup>st</sup>), or by collecting eggs from the nests, incubating them, and relocating the hatchlings.
  - 3. Sabellariid worm reefs shall not be destroyed by development activities.

4. All applicants proposing development activities along the estuarine shoreline or within submerged areas shall be required to submit a site plan pursuant to site plan review regulations. Such site plan shall provide sufficient information describing marine life potentially impacted by proposed land uses as well as related construction activity. The Plan shall stipulate assurances that the proposed project shall not adversely impact marine life or water quality. For instance, water quality control techniques such as the use of weirs for purposes of managing turbidity may be required by the Town. In addition, the Town shall require surveys of existing condition, specifications of planned site improvements, and techniques to be used during construction as well as in operating and maintaining the land use in order to prevent damage to living marine organisms.
- c. Water-Related Uses in Coastal Construction Control Line (CCCL). All water-related uses shall be built on uplands landward of the coastal construction control line, except as permitted by the DEP and/or other agencies having jurisdiction. Within the coastal construction zone all construction activities shall be predicated on plans compliant with applicable State and local building codes. Dredging and filling of wetlands or open water in order to accommodate water-related uses shall not be permitted unless the Town approves such activity pursuant to provisions of the Wetlands Protection Ordinance.
- d. Estuarine Shoreline, Structures / Water-Dependent Uses. Within the wetlands estuarine shoreline, no development other than water dependent native shoreline revegetation programs, approved pervious or elevated accessways, and other uses approved by the Town pursuant to the wetlands protection ordinance shall be permitted. Hardening of the lagoon shoreline shall not be permitted unless the upland property is critically imperiled and the use of vegetation has failed to stabilize the shoreline. The design specifications of any shoreline hardening structure shall:
  1. Comply with best management principles and practices and be accomplished by use of the least environmentally damaging methods and designs possible;
  2. Avoid a vertical slope, which generates erosive tendencies, especially adjacent to protected shoreline properties. Pervious interlocking tile systems, filter mats, and similar stabilization methods shall be used in lieu of vertical walls whenever feasible;
  3. Not be located waterward of the mean high water line except when it is shown to be in the public interest;
  4. First be approved by other public agencies having jurisdiction; and



5. Incorporate a program of shoreline vegetation or revegetation in order to build, enhance, and stabilize a natural shoreline.
- e. Land Use Restrictions in Submerged Lands and Wetlands. No nonwater dependent uses shall be permitted on submerged lands or wetlands. Development on uplands adjacent to wetlands shall preserve a buffer within wetland transition areas as defined in the wetlands protection ordinance. No commercial marine uses shall be permitted along the Indian River Lagoon, a State designated Aquatic Preserve and critical manatee habitat. Similarly, no structures which constrict water circulation in the Lagoon shall be permitted.
- f. Dock Facilities. Docks, including multi-slip docks, shall not be approved by the Town until the applicant demonstrates compliance with all applicable Federal and State laws and administrative rules governing Aquatic Preserves as well as applicable policies of Regional agencies. The Town shall require site plans for all docks. These plans must demonstrate to the Town's satisfaction that the facilities shall not adversely impact natural marine resources, including, but not limited to, seagrasses, estuarine waters, manatees and other living marine organisms. The plans shall identify and include:
  1. Location relative to all impacted natural marine resources;
  2. Structural specifications;
  3. Description of all impacted natural marine resources, including their location and physical characteristics;
  4. Multi-slip dock facilities shall be located so as to prevent or minimize dredging and shall not disturb seagrass beds or adjacent wetlands;
  5. Availability and location of sewage pump-out facilities;
  6. Hurricane contingency plans; and
  7. Mitigation techniques proposed to compensate for any potential environmental disruption, except for docks for single family homes.
- g. Estuarine Water Quality. In order to protect the water quality of the Aquatic Preserve, no new point source pollution shall be permitted to discharge into the lagoon or into ditches or canals flowing into the lagoon. In addition, in order to reduce nonpoint source pollutants, the Town's stormwater management regulations shall continue to require the following:

- 1. Surface water management systems shall retain or detain with filtration, as a minimum, the first one and one-half (1 ½) inches of run-off.**
- 2. A vegetated and functional littoral zone shall be established as part of the surface water management system of lakes occurring on all properties. Prior to construction of the surface water management system for any phase of a project, the developer shall prepare a design and management plan for the wetland / littoral zone that will be developed as part of these systems. The plan should:**
  - (a) Include typical cross sections of the surface water management system showing the average water elevation and the 3 foot contour (i.e. below average elevation);**
  - (b) Specify how vegetation is to be established within this zone, including the extent, method, type and timing of any planting to be provided;**
  - (c) Include the removal of all exotic vegetation and the planting of native hardwoods within the littoral zone;**
  - (d) Provide a description of any management procedures to be followed in order to ensure the continued viability and health of the littoral zone. The littoral zone as established should consist entirely of native vegetation and should be maintained permanently as part of the water management system. As a minimum, 10 square feet of vegetated littoral zone per linear foot of wetland shoreline should be established as part of the surface water management plan. Where the wetland abuts the Indian River, the littoral zone shall be established at the jurisdictional wetlands boundary and shall be a minimum average twenty-five feet in width and shall not be less than fifteen (15) feet at the narrowest point, provided that a minimum access may be allowed for approved water depended activity; and**
  - (e) Agricultural activities shall comply with policies herein stipulated in the Land Use Element.**
- 3. The Town shall coordinate with the St. Johns River Water Management District in developing and adopting an ordinance regulating installation of underground storage tanks for petroleum products should any such tanks be allowed within the Town limits.**

4. The Town shall coordinate with the St. Johns River Water Management District in reviewing issues and appropriate enforcement activities surrounding safe yield for water withdrawals from the surficial and intermediate aquifers near the Indian River Lagoon in order to avoid adverse impacts on the estuary.
- h. Signage Along Indian River Lagoon. The Town's LDC governing signage shall ensure that commercial signage shall not be visible from the Indian River unless the Town Council renders a finding that such signage is necessary to the public health and safety.

**OBJECTIVE 5-1.3: PROTECT BEACH AND DUNE SYSTEM.** The Town has adopted the LDC to include performance standards designed to protect the beach and dune system, establish construction standards mandating that no development shall be located seaward of the CCCL, excepting approved structures and beach and dune stabilizer devices, which are approved by the State Department of Environmental Protection.

**Policy 5-1.3.1: Enforce Development Restrictions Seaward of the CCCL.** The Town shall continue to forward all applications for construction seaward of the Coastal Construction Control Line (CCCL) to the Florida Department of Environmental Protection for jurisdictional action. Following such action, any construction permitted by the State shall comply with best management practices for respective activities and shall first receive permits from all other public agencies having jurisdiction.

**Policy 5-1.3.2: Beach / Dune Stabilization.** To protect dunes and beaches from erosion, a long-term management plan has been established with the purpose of stabilizing and, as appropriate, restoring beaches / dunes, utilizing natural coast dynamics. Development and access along the dune system is restricted in order to prevent damage to beach and dune vegetation. New construction which threatens the stability of the beach and dune system is not permitted. Rigid shore protection structures are not permitted, except when used as part of a comprehensive plan for beach restoration and when non-structural alternatives are not acceptable. When beach renourishment projects are needed, the dune system should be restored, as necessary, utilizing natural, indigenous vegetation.

**Policy 5-1.3.3: Restrictions on Operation of Vehicles on Beaches.** The Town shall continue to enforce restrictions which prohibit any motorized vehicle upon or over the Town's incorporated portion of the beach adjacent to the Atlantic Ocean, excepting mechanical beach cleaning equipment, public safety and emergency vehicles, and vehicles permitted by the FDEP

Beach cleaners shall be required to obtain a Coastal Construction Control Line (CCCL) permit for operations beyond the control line and have their method of operations and equipment approved by the Florida Department of Environmental Protection as part of the special conditions of the CCCL permit.

**Policy 5-1.3.4: Maintain and Re-establish the Beach and Dune System.** The Town shall continue to require beach and dune system restoration where development is proposed on the adjacent upland and breaches in the adjacent dune system are apparent.

**OBJECTIVE 5-1.4: LIMITING PUBLIC SUBSIDY OF DEVELOPMENT IN THE COASTAL HIGH-HAZARD AREA.** The Town has adopted the LDC, which includes performance standards designed to regulate construction seaward of the CCCL or the VE Zone, as defined in the FEMA Maps. The intent of this regulation shall be to allow only structures approved by the State DEP seaward of the CCCL and to ensure that any development within the VE-Zone, as referenced on FEMA maps, comply with all applicable Federal, State, and local laws and ordinances. The Town shall not expend resources that subsidize development permitted in coastal high hazard areas, except for restoration or enhancement of natural resources, as described above. These regulations may be reviewed and amended, as necessary.

**Policy 5-1.4.1: Public Investments in Coastal High-Hazard Area.** Town funded public facilities shall not be built in the coastal high-hazard area, unless the facility is for public access or resource restoration.

**OBJECTIVE 5-1.5: AVOID PERMANENT POPULATION CONCENTRATIONS IN COASTAL HIGH-HAZARD AREAS.** The Town has adopted the LDC, which incorporates performance standards that regulate structures seaward of the CCCL or the VE-Zones established on the FEMA maps. These regulations may be reviewed and amended, as necessary.

**Policy 5-1.5.1: Restrict Development in Coastal High-Hazard Areas.** The Town has incorporated appropriate policies in the LDC to direct population concentrations away from known or predicted coastal high-hazard areas (i.e., areas located within the high velocity hurricane zone, as denoted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Town of Indian River Shores and shall include all property seaward of the Coastal Construction Control Line [CCCL]). The following provisions shall restrict development within the coastal high-hazard area:

- a. Consistent with Coastal Management Element policy 5-1.2.1(a), no uses other than stipulated water-dependent structures or other specific structures approved by the FDEP and / or other agencies having jurisdiction shall be allowed in the coastal high hazard area, and the location of structures is in prohibited areas unless approved by the FDEP and / or other agency having jurisdiction. Similarly, sewage treatment plants, industrial holding ponds and other potentially polluting facilities within the coastal high-hazard area are prohibited.
- b. Require non-residential construction within the hurricane flood zone to meet storm and flood proofing standards exceeding those required for a 100-year storm.

**OBJECTIVE 5-1.6: HURRICANE EVACUATION.** The Town shall coordinate with the County in attaining a hurricane evacuation time of less than twelve (12) hours.

**Policy 5-1.6.1: Hurricane Evacuation Logistical Support.** In order to prevent unnecessary evacuees crowding roads and shelters, the Town shall coordinate with the County in disseminating information concerning the need of residents to evacuate the barrier island at various hurricane threat levels. The Town shall coordinate with the County and the Indian River County Emergency Management District in assisting the implementation of the County's campaign to educate the general citizenry regarding emergency preparedness plans, including specific citizen directives.

**Policy 5-1.6.2: Land Use Options Within the Category III Hurricane Vulnerability Zone.** The Town's Future Land Use Plan and land development regulations shall continue to regulate construction of structures seaward of the Coastal Construction Control Line (CCCL) or the high velocity hurricane zone (within the Town of Indian River Shores the high velocity storm surge area is seaward of the CCCL).

**Policy 5-1.6.3: Future Coordination with the County in Emergency Preparedness.** In order to provide for safe and efficient evacuation of the residents of the Town of Indian River Shores and other communities on the barrier island in the event of a hurricane, the Town shall continue to coordinate with Indian River County in annual updates of the County Comprehensive Emergency Management Plan. This update shall enable the County and incorporated municipalities to plan for future population densities, which will neither adversely impact the efficiency of the evacuation plan nor increase evacuation times.

In order to ensure that future developments are consistent with the Comprehensive Emergency Management Plan and amendments thereto, the Town's LDC shall mandate that new development maintain a density threshold, which is consistent with the Comprehensive Emergency Management Plan. This stipulation ensures that future density thresholds may be accommodated without adversely impacting hurricane evacuation time. The Town shall also coordinate with the County in updating hurricane evacuation shelter assignments, as well as other policy formulation surrounding land use and emergency preparedness.

**OBJECTIVE 5-1.7: HAZARD MITIGATION AND COASTAL HIGH-HAZARD AREAS.** The Town has adopted the LDC, which include performance standards that no development shall be located seaward of the CCCL, excepting approved structures and beach and dune stabilizer devices, which are approved by the State DEP. The Town shall carry out development activities in a manner, which minimizes the danger to life and property occasioned by hurricane events. These regulations may be reviewed and amended, as necessary.

**Policy 5-1.7.1: The Coastal High-Hazard Area Defined.** The coastal high hazard area is the area below the elevation of the category 1 storm surge line as established by Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.



The Town shall enforce development restrictions identified in the Comprehensive Plan herein.

The Town has not identified any additional areas other than those identified above, which are predicted to experience destruction or severe damage, from storm surge, waves, erosion or other impacts of storm driven waters. The Town shall continue to enforce existing building codes to mitigate for wind and high velocity water impacts consistent with this element and Florida Statutes.

Policy 5-1.7.2: Coordinate Update of the Hazard Mitigation Plan. The Town shall coordinate with the County in adopting the Indian River County Local Mitigation Strategy (LMS) every five years. Updates of the Plan shall identify specific actions that may be implemented to reduce exposure to natural hazards.

OBJECTIVE 5-1.8: POST-DISASTER REDEVELOPMENT. The Town shall coordinate with the County in providing immediate response to post-hurricane situations as identified in the Comprehensive Emergency Management Plan.

Policy 5-1.8.1: Recovery Operations. The Town shall continue to coordinate with the County in modifying the Comprehensive Emergency Management Plan in order to establish compliance with this objective. The update of the Plan shall include strategies for post-disaster recovery operations.

Policy 5-1.8.2: Post-Hurricane Assessments. Following a hurricane event and prior to re-entry of evacuees into the evacuated area, the Town Council shall meet to hear preliminary damage assessments and to appoint a Recovery Task Force comprised of the Town Manager, the head of the Department of Safety, the Building Official and others as determined by the Town Council. The Recovery Task Force shall meet to consider the following issues:

- a. Establishing a temporary moratorium on building activity;
- b. Reviewing and deciding upon emergency building permits;
- c. Coordinating with State and Federal officials to prepare disaster assistance applications;
- d. Analyzing and recommending to the Town Council hazard mitigation options, including reconstruction or relocation of damaged public facilities;
- e. Developing a redevelopment plan, including limitations on redevelopment in areas of repeated damage; and
- f. Recommending amendments to the Comprehensive Emergency Management Plan and other appropriate policies and procedures.

**Policy 5-1.8.3: Repair and Clean-up.** In planning post-disaster redevelopment activities, factors to be considered in order to protect the public health and safety shall include:

- a. Repairs to potable water, wastewater and power facilities;
- b. Removal of debris; and
- c. Minimal repairs to make structures habitable.

These considerations shall receive first priority in determining the appropriateness of emergency building permits. Long term redevelopment activities shall be postponed until the Recovery Task Force has coordinated immediate repair and clean-up operations.

**Policy 5-1.8.4: Hazard Mitigation and Comprehensive Plan Amendments.** The Recovery Task Force shall propose any needed Comprehensive Plan amendments which reflect the recommendations contained in any inter-agency hazard mitigation reports or other reports prepared pursuant to the Federal Emergency Management Act.

**Policy 5-1.8.5: Redevelopment Plans.** If structures receiving storm damage in excess of fifty (50%) percent of their appraised value shall be rebuilt, such structures shall meet all current laws and ordinances including those enacted since construction of the subject structure.

**Policy 5-1.8.6: Damaged Structures Seaward of the CCCL.** If any structures located seaward of the Coastal Construction Control Line (CCCL) in the future suffer repeated damage to pilings, foundations, or load bearing walls, such structures shall only be rebuilt if appropriate permits are obtained from State agencies having jurisdiction.

**Policy 5-1.8.7: Establish Building Facilities Review Committee.** The Planning, Zoning and Variance Board shall be the Town's designated Public Facilities Review Committee charged by the Town Council with the responsibility for receiving available alternatives for managing damaged public facilities following a hurricane event. The Committee shall evaluate future options for such facilities, including, but not limited to, abandonment, repair in place, relocation, and reconstruction with structural modifications. The Committee shall consider these options based on the following considerations:

- a. Cost to construct;
- b. Cost to maintain;
- c. Recurring damages;
- d. Impacts on land use;
- e. Impacts on the environment; and

f. Other relevant factors.

**Policy 5-1.8.8: Fund for Disaster Assistance.** The Town shall maintain a reserve fund in order to cover the Town required match for disaster assistance grants.

**OBJECTIVES 5-1.9: PUBLIC BEACH ACCESS.** The Town shall maintain its public beach access. This access is sufficient to serve the projected residential population beyond the year 2035.

**Policy 5-1.9.1: Standard for Public Beach Access.** The Town shall continue to implement the standard for public beach access of one-half (1/2) acre per one thousand (1,000) population.

**Policy 5-1.9.2: Provide Public Beach Access Facilities.** The Town shall continue to support its beach access points:

a. Beachcomber Lane access. This access point is owned by the Town and is serviced by the adjacent parking facilities at Town Hall together with a dune walkover.

b. -Four additional beach access points are located within the Town's corporate limits on land owned by Indian River County. Three access points are located at: Tracking Station; at the north boundary of John's Island at Turtle Trail; and north of the Marbrisa complex at Seagrape Beach include dune walkover structures and have adequate on-site parking. The newest beach access point is located between SurfsEdge and Pebble Beach Villas, adding an additional connection and dune crossover to Tracking Station beach. While this access point does not have parking of its own, it offers great connections to the multi modal path on A1A.

**Policy 5-1.9.3: Public Access to Renourished Beaches.** The Town shall continue to coordinate with the County to ensure beach access points.

**Policy 5-1.9.4: Public Funded Oceanfront Development to Provide Beach Access.** Public funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach / dune walkovers, parking lots, restroom and refuse collection.

**Policy 5-1.9.5: Consideration of Scenic View in Site Plans.** The LDC includes stipulations requiring site plans for oceanfront sites to include design measures which provide, enhance and preserve scenic views of the water to the extent feasible. The site plan and building criteria shall give priority to minimizing impact on natural coastal resources.

**OBJECTIVE 5-1.10: HISTORIC RESOURCES.** The Town shall ensure that there shall be no loss of historic resources on Town owned property and the LDC shall ensure that

historic resources on private property shall be protected, preserved, or re-used in a manner sensitive to the historic properties of the site and / or structure.

**Policy 5-1.10.1: Promote Identification of the Town's Historic, Archaeological, and Cultural Resources.** The Town shall coordinate with the State Division of Historic Resources and the Indian River County Historical Society in continuing to identify, protect, analyze, and explain the Town's historical, archaeological, and cultural resources. Such efforts shall include determination of their worth and vulnerability, as well as determination of the specific applicable preservation management policies. Currently, the Town has identified five (5) sites of historic or archaeological significance, including The Nunn Shipwreck; a second shipwreck site south of the Nunn site; the John's Island cemetery; a midden site north of the John's Island cemetery; and the historic "Jungle Trail" corridor, a scenic road extending from the intersection of Old Winter Beach Road and SR A1A westward along Old Winter Beach Road to the Indian River where the Jungle Trail bends northward along the eastern shore of the Indian River, crossing CR10 and from CR510 north to SR A1A

**Policy 5-1.10.2: Performance Standards for Protecting Sites of Historic or Archaeologic Significance.** The LDC shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance:

- a. Destruction or alteration of all or part of such site;
- b. Isolation from, or alteration of, the surrounding environment;
- c. Introduction of visual, audible, or atmospheric elements that are out of character with a property or alter its setting;
- d. Transfer or sale of the site of significance without adequate conditions or restrictions regarding preservation, maintenance, use, or re-use;
- e. Vegetation removal shall not be permitted on historic or archaeological site unless the vegetation to be removed is a part of the duly authorized scientific excavation, or is part of an approved development plan; and
- f. Other forms of neglect resulting in resource deterioration.

**Policy 5-1.10.3: Alternatives to Preserving Historic or Archaeological Sites.** As an alternative to preserving historic or archaeological sites, the owner of impacted lands may allow excavation of the site by the Division of Historic Resources or another State approved entity prior to development. Should a site be scientifically excavated in this manner, development may proceed following completion of the scientific excavation by the approved entity.

**OBJECTIVE 5-1.11: PUBLIC SERVICES IN COASTAL AREA.** The level of service standards, service areas, and proposed phasing stipulated in other elements of the

Comprehensive Plan for facilities in the coastal area and additional standards under this objective shall be applied whenever development orders or permits are requested.

**Policy 5-1.11.1: Beach Renourishment Standards.** Any proposed beach renourishment project in the future shall meet the following level of service standards:

- a. Beach fill must include a protective berm of sufficient height to prevent flooding by a ten-year storm event; and
- b. Beach renourishment projects shall have a design life of at least five (5) years.

**Policy 5-1.11.2: Regulation Impacts on a Renourished Beach.** If a public sponsored beach renourishment program is implemented within the Town in the future, all adjacent development thereafter proposed shall submit site plans demonstrating that the proposed development will not adversely impact the renourished beach or reduce the level of service provided by the renourished beach.

**Policy 5-1.11.3: Ensure Available Infrastructure and Coordinate Timing and Staging of Public Facilities with Private Development.** The Town has adopted the LDC codes which ensures that future development is directed only to those areas where public facilities, which meet the Town's adopted level of service standards are available concurrent with the impacts of the development. In order to ensure appropriate timing and staging, no occupancy permit shall be granted until infrastructure and services required by respective developments are in place and available for use by the private development.

The infrastructure shall be designed in a manner consistent with the existing and projected future demands generated by development projected in the future land use element. The infrastructure shall also be consistent with applicable local, Regional and State Coastal Resource Protection policies.

**OBJECTIVE 5-1.12: INTERGOVERNMENTAL COORDINATION WITHIN THE COASTAL AREA.** Establish an intergovernmental coordination mechanism in order to manage coastal resources within the jurisdiction of more than one local government or public agency and assist in implementing appropriate portions of existing multi-jurisdictional resource planning and management plans addressing the coastal area, including the Indian River Lagoon and other natural systems within the barrier island.

**Policy 5-1.12.1: Implementing Policies for Intergovernmental Coordination within the Coastal Area.** The Town shall coordinate with Indian River County, the City of Vero Beach, the Indian River County Mosquito Control District, and appropriate Regional, State, and Federal agencies in managing coastal resources. Management activities shall include, but are not limited to, the following:

- a. The Town shall coordinate the following coastal resource management issues with Indian River County:



1. Identify beach renourishment concepts, program alternatives, and issues surrounding potential application of a specific renourishment program to areas within the Town;
  2. Participate in County forums and technical reviews concerning emergency preparedness and hurricane evacuation issues, and the update of the Comprehensive Emergency Management Plan;
  3. Participate in technical review and in formulation of policies concerning the SR A1A corridor, including stormwater management policies within the corridor. This activity shall also be coordinated with the State DOT;
  4. Coordinate public beach access issues shall be coordinated with Indian River County, including issues surrounding maintenance and improvements;
  5. Coordinate surrounding conservation of spoil islands and management of mosquito impoundment areas with Indian River County and the Indian River County Mosquito Control District, as appropriate. Issues shall include technical assessment of the proposed County management plan for mosquito impoundments, as well as potential plans impacting spoil islands. The Town shall coordinate possible use of mosquito impoundment areas as sites for stormwater detention/retention;
  6. The Town shall coordinate resource management within the Indian River Lagoon with Indian River County, as well as the Marine Resources Council.
- b. Major issues to be coordinated with the City of Vero Beach include:
1. Beach renourishment issues identified in Policy 12.1(a)(i) above.
  2. The Town shall coordinate technical and policy aspects governing the water and sewer franchise agreement with the City of Vero Beach, including issues surrounding the design, capacity, location, timing and phasing, and construction specifications. The Town shall coordinate with the City of Vero Beach in order to ensure that all future development shall be timed and staged to ensure that requisite infrastructure and services are available to respective developments concurrent with the impacts of the development.
  3. The Town shall coordinate with technical staff within the DEP, and SJRWMD in order to ensure implementation of sound principles and practices of coastal resource management during the development review process, as well as in the formulation of policies impacting coastal resource management; and

4. The Town shall coordinate with the SJRWMD, as well as other appropriate State agencies in matters surrounding stormwater management, drainage, water quality and quantity, and consumptive use permitting.
- c. The Town shall coordinate with the Treasure Coast Regional Planning Council (TCRPC) in preparing the Comprehensive Plan and amendments thereto in order to ensure consistency with the Treasure Coast Regional Planning Council Comprehensive Plan. In addition, the Town shall coordinate other planning issues of Regional significance with the TCRPC.

The Town shall forward copies of development proposals within the coastal area to public agencies having jurisdiction in the management of potentially impacted natural resources.

Policy 5-1.12.2: Indian River Lagoon Basin Management Action Plan (IRLBMAP) and the Indian River Lagoon National Estuary Program (IRLNEP). The Town shall carry out Land Use Element Objectives to ensure that resource planning and management activities shall be coordinated with the IRLBMAP and IRLNEP.

OBJECTIVE 5-1.13: CONTINUING EVALUATION OF COASTAL MANAGEMENT ELEMENT EFFECTIVENESS. The Town shall use the following policies as criteria in evaluating the effectiveness of the Coastal Management Element.

Policy 5-1.13.1: Review the Impact of Changing Conditions on Coastal Management Policy. The Town shall monitor and evaluate significant changes in the characteristics of natural coastal resources. Policy implications of such changes shall be examined and corrective measures shall be pursued. Coastal management policies shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy 5-1.13.2: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed coastal management activities identified in this Element shall be evidence of the Town's effectiveness in carrying out a systematic program for implementing coastal management goals, objectives, and policies.

Policies 5-1.13.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Coastal Management Elements, the Town shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in coastal management policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving coastal management problems and issues.



## CHAPTER 6: CONSERVATION ELEMENT

**6-1 CONSERVATION GOALS, OBJECTIVES, AND IMPLEMENTATION POLICIES.** This section stipulates and implements goals, objectives, and policies for the Conservation Element pursuant to 163.3177(6)(d), F.S.

**GOAL 6-1: CONSERVATION.** CONSERVE, PROTECT, AND APPROPRIATELY MANAGE THE TOWN'S NATURAL RESOURCES IN ORDER TO ENHANCE THE QUALITY OF NATURAL SYSTEMS WITHIN THE COASTAL BARRIER ISLAND COMMUNITY.

**OBJECTIVE 6-1.1: PROTECT AIR QUALITY.** The Town has amended the LDC that includes regulations to minimize erosion and airborne dust and shall review/implement new regulations as needed.

**Policy 6-1.1.1: Combat Erosion and Generation of Dust Particles.** The LDC includes



performance standards which combat erosion and generation of fugitive dust particles. The regulations implemented shall require that measures be taken on building sites or cleared areas ensure that exposed, destabilized, or other altered soil is expeditiously covered with an acceptable erosion control material.

**Policy 6-1.1.2: Air Pollution and Land Use Regulations.** The Town shall continue to protect against loss of air quality by maintaining land use controls which promote only activities compatible with existing land uses and natural systems and prohibit activities which generate air pollutants and other adverse impacts on the environmentally fragile coastal ecosystem.

**Policy 6-1.1.3: Discourage Use of Two-Stroke Engines.** Since 2-stroke engines are a major contributing factor to both air pollution and noise pollution, the Town shall work with the Public and Private Sectors to encourage all residents and contractors to limit the use of 2-stroke engines in the following areas:

- Construction
- Landscaping
- Boating

**OBJECTIVE 6-1.2: WATER QUALITY AND QUANTITY.** The Town shall continue to ensure new development is served by an adequate supply of potable water. . The LDC includes administrative procedures and a site plan review process, which mandate technical review of public facility plans during site plan review.

**Policy 6-1.2.1: Water Quality, Surface Water Management and Land Use.** The LDC incorporates the following performance standards in order to protect the quality of the Town's water resources:

- a. Surface water management systems shall be designed and constructed to retain or detain with filtration.
- b. A vegetated and functional littoral zone shall be established as part of the surface water management system of lakes occurring on all property. Prior to construction of the surface water management system for any phase of a project, the developer shall prepare a design and management plan for the wetland/littoral zone that shall be developed as part of these systems. The plan should:
  1. Include typical cross sections of the surface water management system showing the average water elevation and the 3 foot contour (i.e., below average elevation);
  2. Specify how vegetation is to be established within this zone, including the extent, method, type and timing of any planting to be provided; and

3. Provide a description of any management procedures to be followed in order to ensure the continued viability and health of the littoral zone. The littoral zone as established should consist entirely of native vegetation and should be maintained permanently as part of the water management system. As a minimum, 10 square feet of vegetated littoral zone per linear foot of lake shoreline should be established as part of the surface water management system.
- c. Class II Waters located north of the North Main Relief Canal shall be protected by the following provisions in the Town's LDC. Class II Waters are defined by DEP as areas where shellfish propagation and harvesting generally occur.
1. Dredging activities should be limited to approved maintenance dredging and should minimize adverse impacts on shellfish propagation or harvesting.
  2. Ensure good water quality by coordinating with the DEP and the SJRWMD in monitoring the quality of stormwater run-off and all discharge processes where these agencies have jurisdiction. The Town shall notify the appropriate agency with jurisdiction as potential issues or problems are identified by the Town.

The Town's amended LDC shall provide performance criteria designed to ensure that new development provides effective and adequate stormwater management improvements concurrent with the impacts of new development.
  3. Limit the use of Class II waters to water dependent activities that are not contrary to the public interest and satisfy a community need.
  4. Limit modification of grassbeds only to those cases involving overriding public interest and approved by the State.
  5. Where modification of grassbeds is permitted the Town shall ensure that:
    - (a) A determination of overriding public interest has been demonstrated prior to modification of grassbeds;
    - (b) Project run-off and nutrient introduction shall be controlled to prevent an increase in water turbidity;
    - (c) Projects damaging grassbeds during construction shall incorporate mitigative techniques which re-establish benthic conditions favorable to natural regeneration; and



- (d) Special attention shall be given to stipulations cited in (a) through (c) above during the development review process. The Town shall coordinate closely with State and Federal agencies during the permitting processes to ensure that the intent of these policies is carried out.

**Policy 6-1.2.2: Regulate Agricultural Activities to Preserve Water Quality.** The LDC includes stipulations requiring that agricultural activities shall:

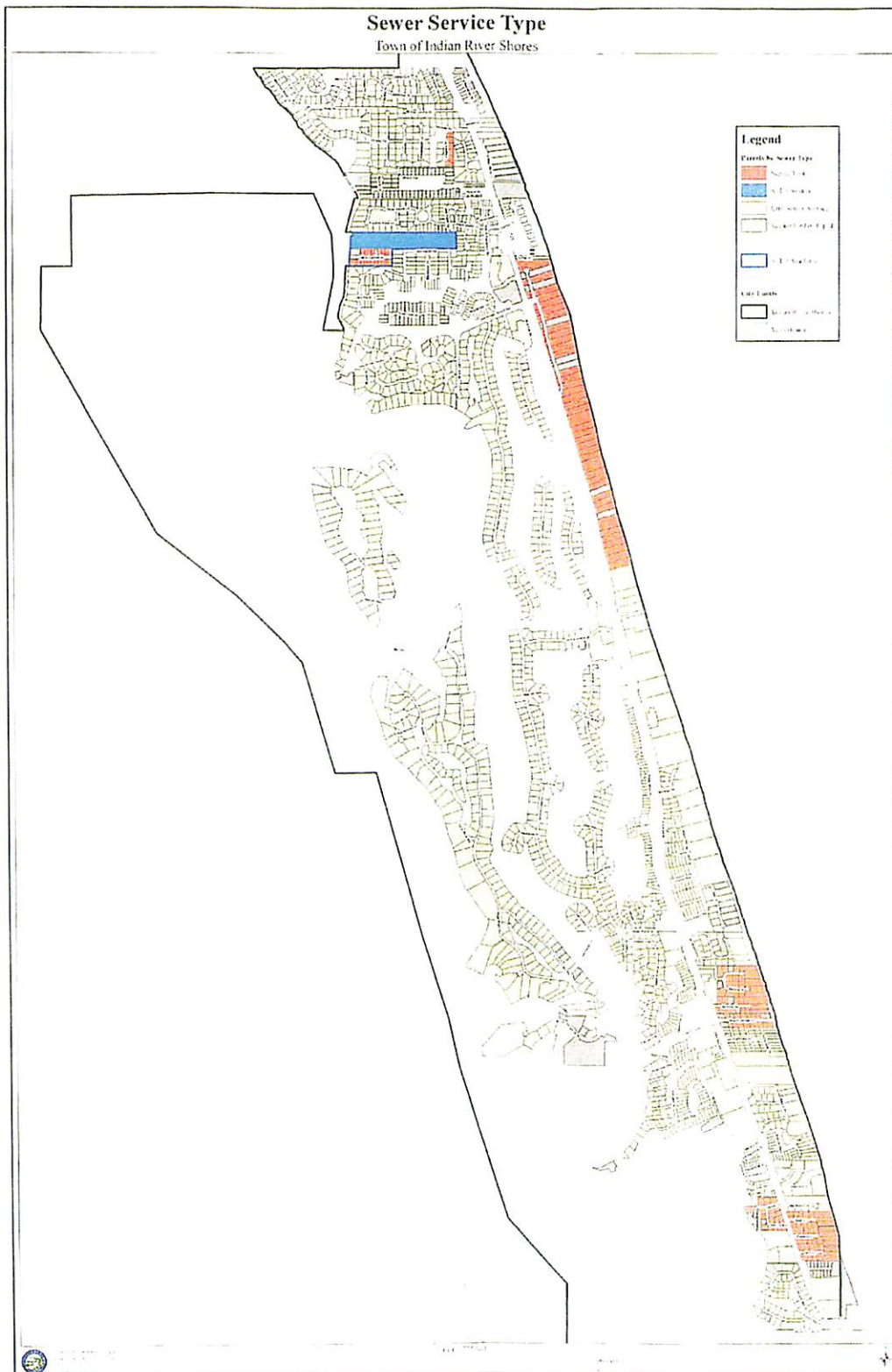
- a. Not be conducted adjacent to existing waterways and surface water management activities shall comply with all applicable policies of the DEP, SJRWMD, and other agencies having appropriate jurisdiction as well as State laws, including administrative rules governing the Indian River Lagoon's Aquatic Preserve. Such activities shall not threaten the water quality of the Indian River Lagoon;
- b. Maintain natural drainage patterns;
- c. Promote the use of surface water supplies for irrigation purposes;
- d. Prohibit the expansion of agricultural activities into wetland areas; and
- e. Use State regulations as well as best management principles and practices in order to reduce pesticide and fertilizer run-off, prevent soil erosion, and preserve water quality.

**Policy 6-1.2.3: Regulate Wastewater Treatment Discharge to Preserve Water Quality.** The Town shall continue to work towards its ultimate goal of 100% use of sanitary sewer in the following manner:

- a. The Town shall meet as needed with the utility provider to ensure that all required regulations are being followed;
- b. All new residential subdivisions as well as multi-family and non-residential development within the established service area of the major public wastewater system shall be required to connect to the public wastewater system pursuant to the Town's Code of Ordinances;
- c. In areas where developments cannot be connected to the public sewer, package sewage treatment plant systems will be deemed acceptable only as interim measures, and only providing such facilities are designed to be in compliance with the EPA's Clean Water Act (CWA); and
- d. Whenever replacement septic systems are installed in established neighborhoods where sewerage is not available, the new septic system being installed will be a nitrogen-reducing step system that meets or exceeds guidelines as established in the Central

**Indian River Lagoon Basin Management Action Plan (CIRL-BMAP). Map 6-1 is provided to illustrate the last remaining areas not serviced by sewer lines. This data is based upon the Utility Providers data from 2013, and it should be noted that a few of the locations have upgraded recently to nitrogen reducing systems in compliance with this section.**

Map 6-1: Parcels with Septic Systems



**Policy 6-1.2.4: Preserve and Enhance Lagoon and Canal Shoreline.** In order to stabilize the shoreline of canals and the shoreline of the Indian River Lagoon which are susceptible to erosion, the LDC shall require that all new development preserve shoreline native vegetation and revegetate areas of the shoreline which demonstrate erosive tendencies.

**Policy 6-1.2.5: Protect Surficial Aquifer Recharge Areas.** Although the Town does not have prime deep aquifer recharge areas which have been identified by the St. Johns River Water Management District, the Town has abundant surficial aquifer recharge areas. Requirements have been incorporated into the Town's LDC which require retention of open space for all development in order to preserve the quality and quantity of water resources within the surficial aquifer.

**Policy 6-1.2.6: Deep Aquifer Water Conservation.** In order to protect the quality and quantity of deep aquifer water resources, the Town shall coordinate with the St. Johns River Water Management District and other applicable regulatory agencies in identifying free flowing deep aquifer wells and in requiring corrective measures, including capping, plugging, or installing regulatory devices which control the discharge of water from the deep aquifer.

**Policy 6-1.2.7: Conservation of Potable Water Supply.** In order to conserve potable water supply and to achieve a reduction in the current rates of water consumption the LDC incorporates the following performance standards:

- a. Where non-potable alternative sources of irrigation water are available, potable water supplies may not be used to meet irrigation needs.
- b. Require the use of water saving plumbing fixtures on all new development.
- c. In order to reduce demand for irrigation water (which in turn often places greater demand upon potable water sources), landscaping material shall comply with the land development codes of the Town's Ordinances.

**Policy 6-1.2.8: Emergency Conservation of Water Sources.** The Town shall coordinate with the St. Johns River Water Management District (SJRWMD) in implementing emergency water conservation measures based on the SJRWMD plans for management of the region's water resources.

**Policy 6-1.2.9. Protecting Waterways from Runoff Pollution.** The Town shall encourage a variety of ordinances and guidelines in support of our aquifer, and shall continue to:

- a. Follow guidelines as outlined in EPA's National Pollutant Discharge Elimination Program (NPDES);
- b. Follow guidelines as outlined in the State of Florida's Springs and Aquifer Protection

Act;

c. Endeavor to identify the sources of nitrogen pollution in the region's water resources, supporting projects and strategies that will achieve the reductions needed to improve water quality in the region; and

d. Develop, enact, and implement ordinances that meet the Model Ordinance for Florida-Friendly Fertilizer Use on Urban Landscapes and, when necessary, endeavor to adopt additional requirements to adequately address fertilizer pollution.

**OBJECTIVE 6-1.3: MAINTENANCE OF FLOODPLAIN.** The Town has implemented development regulations which include performance criteria designed to protect the natural functions of the 100 year floodplain in order to protect and maintain its flood-carrying and flood storage capacity. These regulations shall be reviewed and updated as needed.

**Policy 6-1.3.1: Enforce Policies to Maintain Floodplain.** The Town shall continue to enforce its flood damage prevention regulations within the Town of Indian River Shore's Code of Ordinances (as currently exists and as may herein-after be amended). New development encroaching into the floodplain shall incorporate flood protection measures sufficient to protect against the 100-year flood. The Town's Flood Prevention Ordinance shall maintain consistency with program policies of the National Flood Insurance Program. The Town shall monitor new cost effective programs for minimizing flood damage and participate in the incentives, where applicable, to reduce or eliminate repetitive losses from floods. Such programs may include modification in construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

**Policy 6-1.3.2: Purchase of Floodplain.** The Town shall identify and recommend to the State and the St. Johns River Water Management District the purchase of floodplains, where applicable.

**OBJECTIVE 6-1.4: PROTECT AND PRESERVE WETLANDS.** The Town's adopted Wetlands Protection Ordinance shall be enforced on a continuing basis in order to protect and preserve wetlands from physical and hydrologic alterations.

**Policy 6-1.4.1: Wetland Development Restrictions.** Wetlands (i.e., wetlands shall include hydric soils, vegetative indicators and hydrology) as identified by DEP shall be protected from physical or hydrologic alterations in order to maintain natural functions. No development shall be permitted in functional wetlands other than approved passive recreation, open space, restricted accessway, bird sanctuary, natural stormwater retention/ detention, natural preserve, or other similar approved uses pursuant to the Town's Wetlands Protection Ordinance and the DEP regulations.

**OBJECTIVE 6-1.5: COMBAT SOIL EROSION.** The Town's LDC includes performance



standards designed to reduce the incidence of soil erosion caused by land clearing, breaches in stabilized shorelines, and lands having exposed soil without vegetative cover.

**Policy 6-1.5.1: Implementing Erosion Control.** The LDC requires that appropriate measures are taken during land clearing and building operations to ensure that exposed, destabilized or otherwise altered soil is expeditiously covered with an acceptable erosion control material. These provisions shall be incorporated in the subdivision, site plan review, and land clearing ordinances.

**OBJECTIVE 6-1.6: PREVENTING POTENTIAL ADVERSE IMPACTS OF FUTURE MINING AND EXCAVATION ACTIVITIES.** No mining activities, excepting sand mining associated with a Town approved beach renourishment program, shall be permitted within the Town of Indian River Shores since the Town is an environmentally sensitive barrier island characterized by natural systems which would potentially receive irretrievable losses from the impacts of such operations.

**Policy 6-1.6.1: Prohibition Against Mining Activities.** The LDC prohibits mining activities based on the irretrievable losses which such intense activities may potentially impose on the Town's fragile barrier island ecosystem.

**OBJECTIVE 6-1.7: PROTECT NATIVE VEGETATION AND MARINE HABITATS.** The Town has adopted the LDC which includes performance criteria designed to protect and retain major vegetative communities and marine habitats, including the dune community, the hardwood hammock community, wetlands, offshore reefs, and marine habitats within the Indian River Lagoon.

**Policy 6-1.7.1: Implementing Protection of Vegetative Communities and Marine Habitats.** The LDC includes the adopted Dune Preservation Ordinance, the Wetlands Protection Ordinance, the Tree and Mangrove Protection Ordinance, the shoreline protection policies, as well as performance standards governing development activities shall be used in managing and protecting the impacts of development on major vegetative communities and marine habitats. These regulations shall mandate fair and equitable restoration and/or mitigative measures in order to compensate for loss of vegetation and to enhance stabilization of fragile slopes and/or shorelines.

**Policy 6-1.7.2: Preservation of Native Plant Communities.** The Town has adopted Tree and Mangrove Protection Ordinances to ensure the preservation of native plant communities. ensure

**Policy 6-1.7.3: Removal of Undesirable Exotic Vegetation.** The Town has adopted regulations to require that, prior to the issuance of a Certificate of Occupancy for a new development, the owner / applicant shall remove all nuisance and invasive exotic vegetation.

**Policy 6-1.7.4: Removal of Trees Causing Safety Hazard.** The Town has amended the

LDC to require that trees, such as Australian Pines, which are prone to wind damage and blockage of evacuation routes be removed from areas deemed by the Town to be critical corridors for evacuation purposes. Additionally, the Town shall consider the feasibility of imitating a similar program to remove any trees on public property which impose a critical hazard to evacuation routes.

Policy 6-1.7.5: Dune Vegetation and Revegetation. The Town has adopted regulations to ensure that any planting or dune revegetation incorporates only native plant material.

OBJECTIVE 6-1.8: PROTECTING FISHERIES, WILDLIFE AND WILDLIFE HABITATS.  
The town has adopted the LDC which includes performance criteria designed to protect fisheries, wildlife, and wildlife habitats. The Town shall enforce these regulations and shall coordinate with applicable State and Regional entities in protecting fisheries, wildlife, and wildlife habitats.

Policy 6-1.8.1: Manage the Impacts of Development on Fisheries. The Town has incorporated procedures for coordinating with the appropriate State or local regulatory agency in reviewing the implications of development proposals, including proposed subdivisions and site plan review petitions. Such coordination shall be designed to assist in identifying potential adverse impacts of proposed development on marine habitats and fisheries.

Policy 6-1.8.2: Protect sea turtles. The Town has adopted the LDC for minimizing and mitigating the hazards of development for sea turtles. These regulations include addressing beachfront lighting standards, beach & dune preservation, stabilization and restoration. This also includes prohibiting activities disruptive to sea turtles. The Town shall review and revise regulations as necessary.





## CHAPTER 7: RECREATION AND OPEN SPACE ELEMENT

7-1 RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates and implements goals, objectives, and policies for the Recreation and Open Space Element pursuant to ¶163.3177(6)(e), F.S.

GOAL 7-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE. ENSURE PROVISION OF AN ADEQUATE COMPREHENSIVE SYSTEM OF PUBLIC AND PRIVATE RECREATION AND OPEN SPACE SITES WHICH MEET THE NEEDS OF EXISTING AND PROJECTED USER GROUPS.

**OBJECTIVE 7-1.1: SYSTEM OF PARKS AND RECREATION.** The Town shall, on an annual basis and prior to adoption of the annual capital budget, review the need for new recreation sites and facilities. The analysis shall be predicated on data, standards, and policies contained in the Comprehensive Plan. The analysis shall be directed toward maintaining a system of recreational sites and facilities which is responsive to user needs.

The Town has adopted performance standards as part of the LDC designed to ensure that all new developments provide recreational land and facilities or a fee in lieu thereof sufficient to accommodate the recreation demands generated by respective new developments. Such improvements or fees in lieu thereof shall be required concurrent with the impact of new development.

**Policy 7-1.1.1: Level of Service Standards for Parks and Recreation Facilities.** The Town shall coordinate with the County for the maintenance of park and recreational land resources and facilities consistent with the level of service standards cited in Tables 1 and 2 of this section. These standards shall be used as the Town's adopted level of service criteria in reviewing proposals for development orders or permits. The Town has not identified any existing level of service deficiencies within the recreation system.

**Policy 7-1.1.2: Monitor and Update Recreation Demand and Supply Analysis.** The Town shall update, as needed, as they approach buildout

**Policy 7-1.1.3: Inventory of Private Recreation Facilities.** The Town shall maintain an information system on recreation facilities since these existing resources fulfill a major component of the Town's neighborhood park needs. Private recreation lands and facilities shall continue to be mandated as an integral part of all new residential developments.

**Policy 7-1.1.4: Mandatory Land Dedication or Fees In Lieu Thereof.** The Town has amended the LDC which includes performance criteria mandating dedication of land for parks and recreation or fees in lieu thereof. This provision shall permit a developer to provide private recreational space and facilities within a development in lieu of dedication. These regulations are intended to ensure that new development provides necessary recreation lands, facilities, and/or fees in lieu thereof in order to accommodate the demands generated by new development. These regulations will be reviewed and amended, as needed.



**TABLE 1: RECREATION FACILITY STANDARDS**

Standard Tennis Courts	1 court per 2,000 population
Racquetball/Handball Courts	1 court per 10,000 population
Basketball Courts	1 court per 5,000 population
Softball/Baseball Diamond	1 diamond per 3,000 population
Swimming Pool	1 pool per 8,700 population
Golf Course	1 9-hole per 50,000 population
Picnic Tables	1 table per 500 population
Shuffleboard Courts	1 court per 1,500 population
Bicycle/Jogging Path	0.56 miles per 1,000 population
Neighborhood Park	2.5 acres per 1,000 population

**Policy 7-1.1.5: Beach Access Requirements of Publicly Funded Projects.** Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach / dune walkovers, parking lots, restroom and refuse collection.

**Policy 7-1.1.6: Future Recreation Capital Improvements.** If in the future the Town identifies recreation improvements for which public funds are needed, as opposed to developer financed improvements, the Town shall schedule and incorporate such projects costing \$25,000.00 or more in the Capital Improvements Element.

**Policy 7-1.1.7: Maintenance of Existing Recreation Land and Facilities.** The Town shall maintain existing recreation facilities through the use of proper management and funding techniques. The Town shall ensure that recreation facilities are well managed and maintained. This shall be partially achieved by continuing efforts toward collecting, maintaining, and updating data concerning public and private resource inventory, recreation improvement, and demand factors, and by improving design criteria and evaluation to attain a high quality recreation system.

**Policy 7-1.1.8: Utilize Creative Concepts of Urban Design and Conservation of Environmentally Sensitive Open Space.** All plans for design of recreation land resources shall incorporate creative concepts of urban design and landscape. The plans shall be designed to enhance controlled access along the shoreline of the ocean and estuary systems.

**Policy 7-1.1.9: Promote Environmental and Conservation Concern as Part of Recreational Programs.** The Town shall consider environmental and conservation education awareness as a supplemental function of park and recreation programs. Through cooperative programming with environmental and resource management agencies, park and recreation programs will serve as an instrument for environmental education



programs. For instance, the Town shall coordinate with Indian River County in implementing environmental education programs at one of the County park sites within Indian River Shores.

**Policy 7-1.1.10: Designation or Acquisition of Natural Reservations.** "Natural reservations" are areas designated for conservation purposes, and operated by contractual agreement with or managed by a Federal, State, Regional or local government or nonprofit agency such as: national parks, state parks, lands purchased through grant programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and outstanding Florida Waters.

As part of the Town's annual review of needs for recreational sites and facilities (See Objective 7.1.1), the Town shall consider acquiring for conservation purposes lands designated "Residential Conservation / Environmentally Sensitive" or "Coastal High Hazard / Environmentally Sensitive" on the Future Land Use Map Series.

As such land needs are identified, the Town shall investigate the potential of funding such conservation programs through use of public or private not-for-profit agency resources. No natural reservations currently exist within the Town limits, other than the Indian River Lagoon, a designated State Aquatic Preserve.

**OBJECTIVE 7-1.2: PROTECT OPEN SPACE SYSTEMS.** The Town has adopted the LDC which includes performance criteria designed to protect lands designated as open space from incompatible land uses and such designated lands shall remain functionally intact. This objective shall be directed as herein cited below:

**Policy 7-1.2.1: Implementing the Land Development Code.** The Town has adopted the LDC which includes provisions for enforcing open space policies stipulated in the Plan. In addition to the subdivision ordinance mandatory park and recreation land and facilities regulation, the Town shall enforce the LDC which includes specific open space definitions and standards addressing protection of open space, natural vegetation, landscape, and signage. Regulations shall include stipulations governing the provision and use of open space for buffering, protection of natural corridors, including drainageways, as well as other commonly accepted uses.

**OBJECTIVE 7-1.3: ACCESS FACILITIES.** All public recreational facilities shall have operational automobile, bicycle and pedestrian access facilities as deemed appropriate by the Town Council, Indian River County and FDOT.

**Policy 7-1.3.1: Right-of-Way Improvements.** The Town shall ensure maintenance of vehicle access facilities serving all public and private recreational sites. As future road improvements are identified, design concepts shall include consideration of nonmotorized transportation needs using FDOT design standards for bicycle facilities. The Town shall continue to use its Bicycle Impact Fee program to promote development and maintenance of bicycle paths. Similarly, the Town shall continue to work as a member of the Indian

River County's MPO Bicycle Advisory Committee to continue developing a more expansive system of bicycle pathways.

**Policy 7-1.3.2: Design of Access Facilities.** Public parks and facilities shall be designed and constructed with accessways which are compatible with the character and quality of on-site natural resources.

**Policy 7-1.3.3: Bicycle / Pedestrian Accessways.** All public recreation areas and beach access facilities shall be provided with bicycle and pedestrian accessways as deemed feasible by the Town Council. In planning and designing these accessways, the Town shall consider the need to remove barriers limiting access to the physically handicapped.

**Policy 7-1.3.4: Parking Areas and Bicycle Accommodations.** The Town shall provide parking spaces and bicycle storage facilities at recreation sites where needed and deemed feasible by the Town Council.

**Policy 7-1.3.5: Facilities for Handicapped and Elderly.** The Town shall ensure that public and private facilities, including recreation improvements are designed in a manner which incorporates facilities accessible to the handicapped and the elderly.

**OBJECTIVE 7-1.4: ACCESS TO THE OCEAN, INDIAN RIVER LAGOON AND TRIBUTARIES.** The Town shall promote new and preserve existing access to the Town's beachfront as well as to the Indian River Lagoon and its tributaries. This objective shall be directed as herein cited below:

**Policy 7-1.4.1: Require Access Points be Provided as Needed.** The Town shall ensure that appropriate access is provided to the Ocean and the Indian River Lagoon through the most economically feasible methods. Access to the beachfront shall be provided by elevated dune walkover structures, generally where practicable. All new developments along the Ocean shall be required to provide and maintain elevated dune walkover structures.

**OBJECTIVE 7-1.5: PUBLIC AND PRIVATE COORDINATION IN PLANNING AND IMPLEMENTING RECREATION IMPROVEMENTS.** The Town of Indian River Shores has adopted the LDC which includes performance criteria designed to mandate that new developments provide recreation and open space improvements or fees in lieu thereof. These regulations will be reviewed and amended, as needed.

The Town shall coordinate planning for recreation improvements with the Indian River County School Board, the Audubon Society, and the private sector in order to promote recreational opportunities, including environmental education activities, in a cost effective manner.

**Policy 7-1.5.1: Public Participation in Recreation Improvements.** The Town shall endeavor to find grant funding mechanisms to provide funding for public recreational opportunities.

**Policy 7-1.5.2: Coordinate with the Private Sector.** The Town shall coordinate with the private development sector in order to ensure that all future residential developments provide fair and equitable measures for accommodating future recreation land and facility needs.

**Policy 7-1.5.3: Evaluate Lands for Open Space Potential.** The Town shall evaluate all public owned lands that are not in current use or identified for future use for their potential as public open space. Additionally, where feasible, the Town shall consider utilizing drainage easements as public open space with appropriate access. The Town shall examine strategically located environmentally sensitive open space systems in order to determine the feasibility of purchasing the land and / or development rights.

**Policy 7-1.5.4: Utilize Grantwriters and Other Appropriate Fiscal Advisors.** The Town shall ensure that the advantages of all appropriate local and non-local sources of financial and technical assistance are sought and received.

Alternative funding sources and impacts must be monitored so that appropriate evolving State and Federal assistance programs shall be aggressively pursued to ensure the attainment of recreation objectives in a cost effective and fiscally equitable manner.

**Policy 7-1.5.5: Review Plans and Policies.** Review and amend as necessary existing plans and policies based on continuing analysis of problems and issues related to parks, recreation, and open space. These analytical efforts shall include evaluation of major shifts in the indicators of supply and demand. Identified future land and capital improvements shall be scheduled and programmed in the capital improvement program and budget.





## CHAPTER 8: INTERGOVERNMENTAL COORDINATION ELEMENT

8-1 INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates and implements goals, objectives, and policies for the Intergovernmental Coordination Element pursuant to 163.3177(6)(h), F.S.

GOAL 8-1: PROVIDE MECHANISMS FOR IMPROVED INTERGOVERNMENTAL COORDINATION. THE TOWN SHALL UNDERTAKE ACTIONS NECESSARY TO ESTABLISH GOVERNMENTAL RELATIONSHIPS DESIGNED TO IMPROVE THE COORDINATION OF PUBLIC AND PRIVATE ENTITIES INVOLVED IN DEVELOPMENT ACTIVITIES, GROWTH MANAGEMENT, AND RESOURCE CONSERVATION.

OBJECTIVE 8-1.1: INTERGOVERNMENTAL COORDINATION. As the Comprehensive Plan is amended, land use decisions having potential impacts which transcend the Town's jurisdiction, shall be systematically coordinated with adjacent jurisdictions.

Policy 8-1.1.1: Responsible Entity for Intergovernmental Coordination. The Town Council shall be responsible for ensuring an effective intergovernmental coordination program for the Town. The Town's Manager or his designated representative shall represent the Town on the Indian River County Metropolitan Planning Organization.

Policy 8-1.1.2: Coordination with Adjacent Jurisdictions. The Town shall review proposed Comprehensive Plan amendments for adjacent jurisdictions for the purpose of intergovernmental coordination and to promote consistency with the Town's adopted

Plan.

**Policy 8-1.1.3: Coordination of Development and Growth Management Issues.** The Town shall pursue resolution of growth management issues with impacts transcending the Town's political jurisdiction, by participating in the Indian River County MPO and other Regional and County-wide planning efforts. Similarly, issues impacting the Region or the State shall be coordinated with the Regional and/or State agency having jurisdiction. Such issues shall be coordinated as the Plan is adopted or amended pursuant to provisions established by Chapter 163, Pt II, F.S. Issues to be pursued include but are not limited to the following:

- Development proposed in the Town's Comprehensive Plan which impacts Indian River County, the City of Vero Beach, the Region, or the State;
- Land development activities adjacent to the City's corporate limits;
- Potential unincorporated enclave and annexation issues;
- Issues surrounding continuance of public water and wastewater service from the primary utility provider;
- Areawide drainage and stormwater management master plan, proposed improvements, and implementing programs;
- Solid waste disposal, especially hazardous waste collection and disposal as well as improvements required in order to comply with The Resource Conservation and Recovery Act;
- Issues surrounding hurricane evacuation which must be coordinated with the Indian River County Emergency Management Department;
- Coordination of Comprehensive Plan amendments with the appropriate agency;
- Levels of service standards for infrastructure system impacting the Town, adjacent unincorporated areas, and the City of Vero Beach;
- Natural resource conservation, including the Indian River Lagoon, beach and shore stabilization, beach access, and wetland reservations;
- Coordination and implementation of the FDOT 5-year Transportation Plan and County road improvement strategies managed through the Indian River County Metropolitan Planning Organization; and
- Implementation of the Basin Management Action Plan for restoring the Indian River Lagoon.

**Policy 8-1.1.4: Relationship of Proposed Development to Comprehensive Plans of Adjacent Jurisdictions.** As development is proposed within the Town which generates potential impacts on the City of Vero Beach and/or Indian River County, the Town shall coordinate such impacts with the City of Vero Beach and Indian River County. The intergovernmental review process shall include jurisdiction of the Comprehensive Plan of the City of Vero Beach and Indian River County, respectively.

**OBJECTIVE 8-1.2: CONFLICT RESOLUTION.** The Town shall coordinate such matters as issues transcending the Town's jurisdiction arise.



**Policy 8-1.2.1: Informal Mediation Process.** This effort shall include coordination with the Indian River County MPO as well as the Treasure Coast Regional Planning Council (TCRPC) staff. Specific management options shall be implemented through interlocal agreements with appropriate governing bodies.

**Policy 8-1.2.2: Mechanisms for Intergovernmental Coordination Review.** The Town shall attempt to resolve local issues with the appropriate agency. t

**Policy 8-1.2.3: Coordination with the Treasure Coast Regional Planning Council.** Where the Town is unable to resolve Intergovernmental conflicts with local jurisdictions, the Town Council shall determine if it is appropriate for the respective issue to be mediated through the TCRPC.

**OBJECTIVE 8-1.3: INFRASTRUCTURE SYSTEMS AND LEVEL OF SERVICE STANDARDS.** The Town has adopted the LDC which includes a Concurrency Management Program that requires specific issues surrounding levels of service standards for existing and proposed public facilities within the Town and adjacent areas which shall be coordinated with all State, Regional, or local agencies or private entities having existing or proposed future responsibility for the operation and maintenance of such facilities. The LDC will be reviewed and updated as needed.

**Policy 8-1.3.1: Coordinate Regional Infrastructure Issues.** The Town shall work with the County emergency management personnel to ensure participation and implementation of the Local Mitigation Strategy (LMS) and other emergency operations.

**Policy 8-1.3.2: Cooperation with the Treasure Coast Regional Planning Council.** The Town shall cooperate with the Treasure Coast Regional Planning Council (TCRPC) in the review of Regional policies and standards which require coordination with local governments. Foremost, among such issues shall be assessment of standards for adequate levels of service for Regional transportation facilities. However, the Town shall coordinate with the TCRPC in all matters of Regional significance in which the TCRPC desires input, including but not limited to, Development of Regional Impact (DRI's), Intergovernmental Coordinated Review (ICR) Projects, and Comprehensive Plan review.

**Policy 8-1.3.3: Capital Improvement Program Coordination.** During preparation of the annual Capital Improvements Program, the Town shall evaluate all applicable State, Regional, and local programs proposed for funding in order to promote consistency with the Comprehensive Plan.

**OBJECTIVE 8-1.4: MULTI-JURISDICTIONAL ENVIRONMENTAL ISSUES.** As a minimum, twice annually (as set forth in Objective 8-1.1.) the Town shall coordinate with the Indian River County to ensure consistent and coordinated management of multi-jurisdictional environmental issues. The Town shall similarly coordinate with the DEP and the Central Indian River Lagoon Basin Management Action Plan on matters surrounding preservation of the Indian River Lagoon, water quality, and other development issues

impacting marine resources.

**Policy 8-1.4.1: Liaison with Permitting Agencies.** Establish formal liaison with County, State, Regional (i.e., the St Johns River Water Management District and any other applicable entity), and Federal agencies which have permitting responsibility within the Town of Indian River Shores.

**Policy 8-1.4.2: Management of the Indian River Lagoon.** The Town annually shall continue to participate in the implementation of the IRLBMAP for the Indian River Lagoon.



## CHAPTER 9: GENERAL MONITORING AND REVIEW CRITERIA

**GOAL 9-1. GENERAL MONITORING AND EVALUATION CRITERIA.** This section stipulates procedures for implementing the required procedures for monitoring, updating and evaluating the Goals, Objectives and Policies of the Comprehensive Plan every seven (7) years pursuant to Statutory requirements.

**OBJECTIVE 9-1.1. ROLE OF THE PLANNING ZONING AND VARIANCE BOARD IN PLAN EVALUATION AND UPDATES.** The Planning, Zoning and Variance Board shall monitor and oversee the effectiveness and status of the Comprehensive Plan and recommend to the Town Council such changes in the Comprehensive Plan as may, from time to time, be required.

**Policy 9-1.1. General Procedures.** The monitoring and evaluation of the Comprehensive Plan shall be a continuous and ongoing process complying with the procedures outlined in 163 F.S.

**Policy 9-1.2. Citizen Participation.** The process of Comprehensive Plan evaluation and update shall include a public hearing before the Planning, Zoning and Variance Board



and the Town Council, respectively, prior to adopting the final report. The public hearing shall be duly noticed and citizen input shall be encouraged.

OBJECTIVE 9-1.2. CRITERIA FOR CONTINUING EVALUATION OF COMPREHENSIVE PLAN ELEMENTS. In evaluating each Element of the Comprehensive Plan, the Planning, Zoning and Variance Board shall use the following general criteria as well as any more specific criteria contained in respective elements of the Plan.

Policy 9-2.1. Analyze the Comprehensive Plan for amendments. During the Evaluation and Appraisal Report period the Comprehensive Plan shall be analyzed for amendments that are necessary to reflect changes in State requirements.

Policy 9-2.2. Local Conditions: Updates to the Comprehensive Plan shall identify local conditions such as the location and distribution of land uses and related adverse physical, economic, social, or environmental impacts including accomplishments or unanticipated problems and opportunities

Policy 9-2.3. Recommended Amendments. The Evaluation and Appraisal Report shall identify recommended new or modified goals, objectives, or policies needed to resolve problems or issues identified during the amendment process.







## CHAPTER 10: PROPERTY RIGHTS ELEMENT

10-1 PROPERTY RIGHT GOALS, OBJECTIVES AND POLICIES. This section stipulates and implements goals, objectives, and policies for the Property Rights Element pursuant to 163.3177(6)(i), F.S.

GOAL 10-1: PRIVATE PROPERTY RIGHTS. Establish a private property rights Statement of Rights.

OBJECTIVE 10-1.1: CONSISTENCY WITH FLORIDA STATUTES. Ensure that private property rights are considered in local decision making, complying with Florida Statutes.

POLICY 10-1.1.1: PHYSICAL POSSESSION AND CONTROL. The Town of Indian River Shores will consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

POLICY 10-1.1.2: CONSIDERATION OF OTHER PROPERTY OWNERS. The Town will consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances including but not limited to the Town's Comprehensive Plan and Land Development Code.



**POLICY 10-1.1.3: PRIVACY.** The Town will consider the right of the property owner to privacy, and to exclude others from the property to protect the owner's possessions and property in accordance with Florida law.

**POLICY 10-1.1.4: DISPOSITION.** The Town will consider the right of a property owner to dispose of his or her property through sale or gift.