

LAND USE ELEMENT

1.0 INTRODUCTION

The City of Vero Beach over the past 15 years has striven to accommodate land uses in a well planned and compatible environment. One of the major concerns which was voiced as a part of the public hearing process and is reflected in the goals, objectives and policies is the maintenance of a "quality" environment. This has been expressed in a preference for "predominantly low-density residential, low-intensity commercial, much of it service oriented, and clean industrial."¹ This concern has over the past decade generated a number of ordinances which deal directly or indirectly with land use densities, adjacent land use compatibility and design aesthetics.

The land use element is the basis for the policy direction of many of the other elements in this plan. It must be definitive enough to allow the planning and programming of adequate public facilities to support future growth. It must also be flexible enough to allow growth to occur in accordance with the City's economic development objectives. A land use plan is not a static document. As a community grows, it presents a business and living environment that is desirable to an ever increasing number of people. Florida, and in particular, small, well planned communities along Florida's east coast are experiencing incredible pressures for change. In order for Vero Beach to maintain its high quality of life, it will be necessary for its land use plan to act as the framework for a well structured comprehensive set of implementing ordinances which address the quality of development which occurs within and adjacent to the City limits.

For purposes of clarification, the following terms are defined which are found throughout this section and the plan.

Level of Service--an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on the operational characteristics of the facility.

Concurrency--the concept that improvements which will be implemented to maintain level-of-service standards as a result of development in a community will be provided at the same time that the impacts of that development will occur.

Compatibility--refers to the measure of difference in land use intensity and density between adjacent uses.

1.1 EXISTING LAND USE DATA

1.1.0 Existing Land Use Map

Land uses in Vero Beach are illustrated on the Existing Land Use Map (see Figure 1.1). The 1987 distribution of acreage in each of the categories is shown below. These quantities are inclusive of street, highway and railroad rights-of-way, which are estimated to total approximately 1,650 acres.

<u>Land Use</u>	<u>Land Area (Acres)</u>	<u>Percent of Total</u>
1. Residential use	2,916	41.3
2. Commercial use	633	8.9
3. Industrial use	399	5.6
4. Agricultural use	69	1.0
5. Recreational use	651	9.2
6. Conservation use*	152	2.1
7. Educational use	145	2.1

¹Vero Beach Press Journal, 1/28/88.

8. Public buildings and grounds and other public facilities	972	13.7
9. Vacant or undeveloped land	<u>1,138</u>	<u>16.1</u>
Total Area (Approximate)	7,075	100.0

*Includes Main Canal right-of-way.

Land uses surrounding the City are shown on the Adjacent Land Use Map (see Figure 1.2).

1.1.1 Existing Land Use Densities

The density or intensity of usage associated with key types of land use is outlined below.

1.1.1.0 General Density/Intensity of Use

Vero Beach has a relatively low density development character in which most buildings are one or two-story structures, even near the oceanfront. City zoning regulations restrict building heights to 35 feet, with few exceptions, and require minimum open space allocations of 15 percent of lot area for nonresidential uses and up to 50 percent for multifamily residential uses. Maximum residential densities permitted in specified districts are 17 dwelling units per acre. Hotels and motels are permitted up to 30 units per acre in specified districts. Lot sizes for single-family development, which is the dominant land use, are primarily in the 10,000- to 15,000-square-foot range.

1.1.1.1 Residential Density

Average residential density in Vero Beach in 1987 was 3.5 units per acre on a gross basis (i.e., including public rights-of-way) and 5.3 per acre, net. Single-family residential areas average 3.4 units per acre, net, while multifamily development averages 13.3 units per acre. The mix of an estimated 10,100 dwelling unit in the City as of 1987 is 57 percent single-family, 40 percent multifamily and three percent mobile homes. An estimated 1,105 residential units are seasonal homes (see Housing Element for further discussion).

The City zoning ordinance lists ten (10) residential districts in which housing is the principal use. The districts range in density from 15 units per acre at the high end to one unit per two acres at the low end.

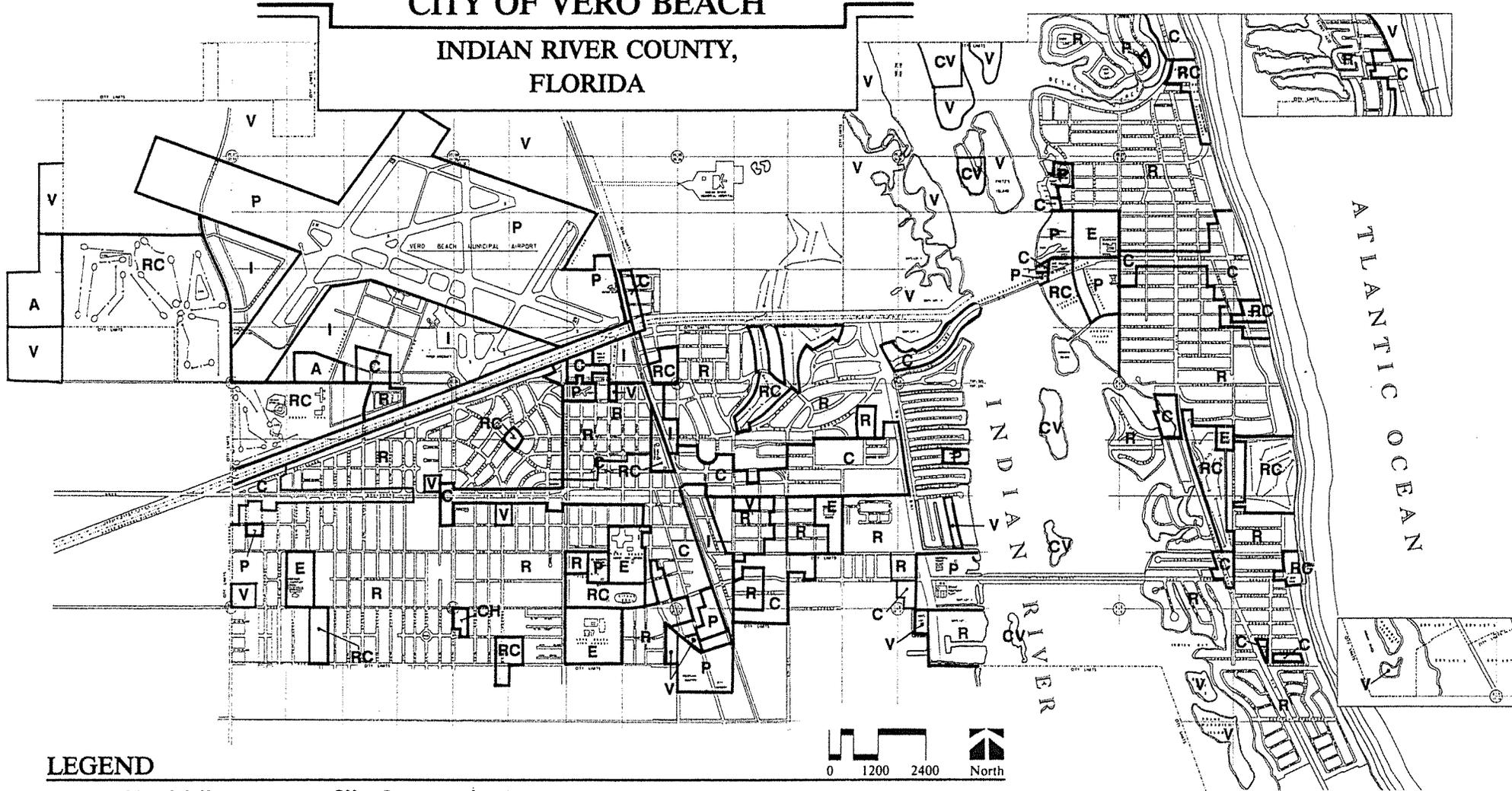
Residential uses are also permitted in certain nonresidential districts, including a Mixed Use District at slightly higher densities (i.e., up to 17 units per acre) to encourage revitalization in older sections of the City.

1.1.1.2 Nonresidential Intensity

As the county seat and principal urban community in Indian River County, Vero Beach has a greater proportion of nonresidential land use than the county as a whole. For example, the countywide ratio of residential-to-commercial land use is 10:1; whereas it is 5:1 in the City. For industrial land use, this ratio is 12:1 for the entire county and 6:1 in Vero Beach. Recreation, education and other public and quasipublic facilities are similarly concentrated within Vero Beach.

Areas designated as "commercial" on Figure 1.1 are generalized to include several zoning and intensity categories. These range from professional office and marina/yacht club environments, at the low end, to central business area and transient-oriented commercial zones, at the upper end. It should be noted, however, that the 35-foot height limitation and 15-percent open space requirement generally apply in these

CITY OF VERO BEACH
INDIAN RIVER COUNTY,
FLORIDA



LEGEND

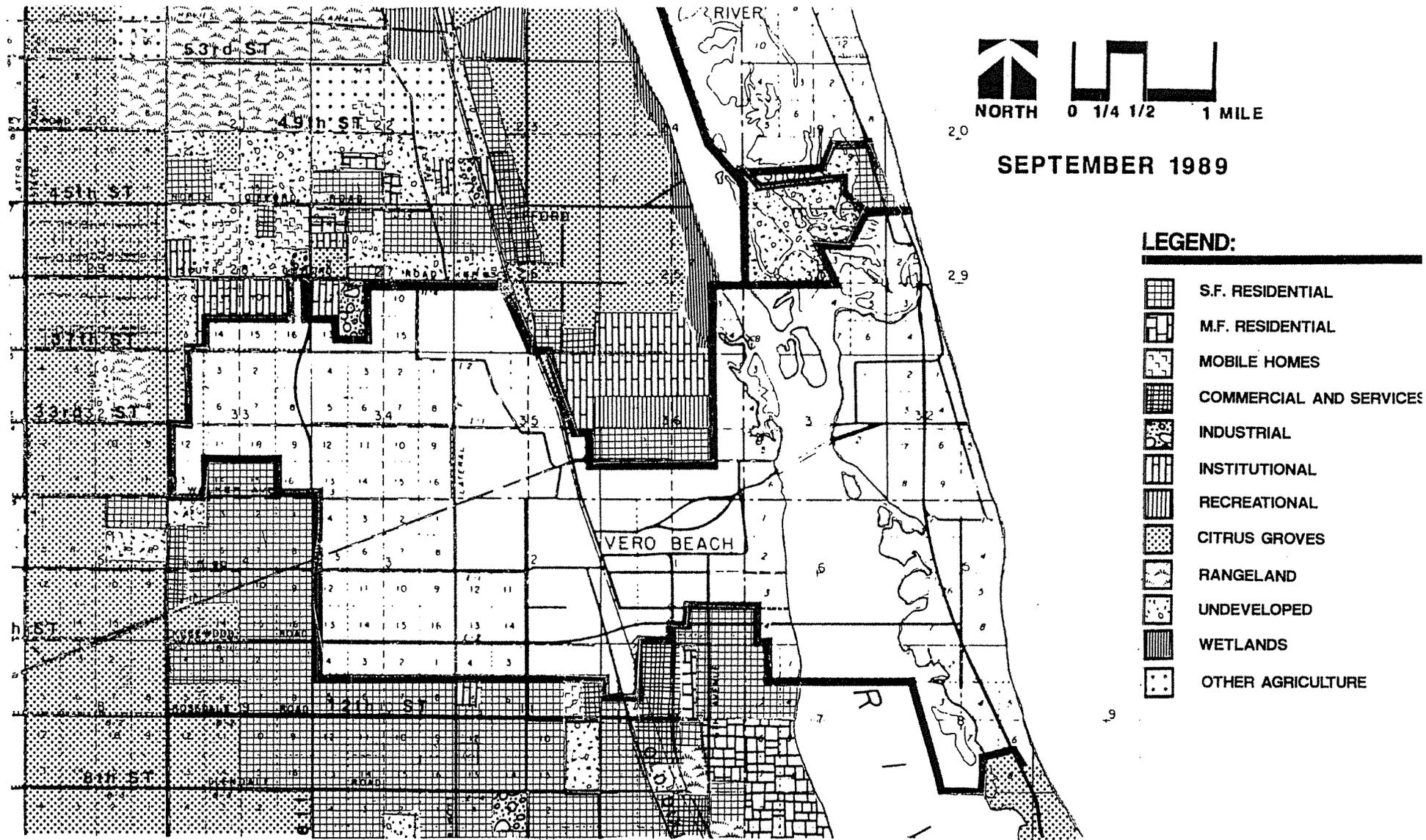
R Residential Use	CV Conservation Use
C Commercial Use	E Educational Use
I Industrial Use	P Public buildings, grounds, and other public facilities
A Agricultural Use	V Vacant or undeveloped land
RC Recreational Use	

EXISTING LAND USE (1987)
Figure 1.1

Source: Vero Beach Planning Department

SEPTEMBER 1989

RS&H / PLANTEC



ADJACENT LAND USES (1987)

Figure 1.2

areas. Most commercial development in Vero Beach is below a 0.5 FAR (floor area ratio). Exceptions are found in the central business area where many older buildings have little or no setbacks from property lines and parking is provided on street or off site. In these relatively few instances, FARs may approach or exceed 1.0.

Existing and permitted industrial land use is characterized largely by enclosed light manufacturing and distribution activities. Contractors, auto repair facilities and the like are found in older commercial and industrial areas. Most, if not all, industrial land uses are below a 0.3 FAR.

1.1.2 Generalized Land Use Description

The following is a synopsis of existing City of Vero Beach land uses and trends.

1.1.2.0 Current Overall Land Use Pattern

The City's current growth is being realized in several selected sectors. Urban development is very extensive in the area east of 43rd Avenue and only a limited number of large parcels are currently undeveloped. Urban development in the city is low density single-family residential. Overall, geographically the predominant land use activity is low density and single-family development. A substantial amount of single-family development has occurred at densities of less than 3.5 dwelling units per acre. The lowest density areas, which also tend to have the highest dollar values in the current city area, are generally located along the eastern side of the Indian River. Multifamily, commercial, industrial and public/semi-public uses, which constitute the more intensive development in the City of Vero Beach, have occurred in two noticeable patterns. A linear pattern has occurred on several north/south corridors. High density multifamily development has occurred along Ocean Drive. Commercial uses are forming a corridor along US 1. An industrial corridor exists generally between 14th Avenue and the Florida East Coast Railroad tracks.

1.1.2.1 Downtown Development

The downtown area serves as a center for several land use activities. The core area of the downtown has three principal functions. These functions are government, financial and professional with ancillary retail facilities. Where appropriate, this core area will provide for the preservation of applicable historic structures. The fabric of the core area consists of a series of major roads which afford good access to downtown retail and shopping. Parking occurs along these roads and is not required on-site in this district. Parking also occurs in private and public off-street parking lots. There are a number of vacant or unused parcels which are located in the center of this core area. Linear commercial development extends from the core area in all directions on US 1, 14th Avenue, SR 60 and Dixie Highway. City Hall and other municipal facilities are located at the "fringe" of the downtown area to the east. This fringe area does not have a strong physical or visual tie to the core area.

A community redevelopment district has been established in the area delineated on the existing and future land use maps. This district is established to encourage the continuation and growth of the Central Business District. Regulations have been drafted to allow the growth of compatible land uses which will strengthen the City's economic base yet prevent the intrusion of inappropriate land uses and area congestion.

1.1.2.2 Public Facilities

Public facilities are described in the following sections:

1.1.2.3 School Facilities

The Indian River County School Board is responsible for the provision of public education (grades Kindergarten through Twelve) for the City of Vero Beach. The existing public school facilities located in and around Vero Beach are identified and characterized in Table 1.1.

Table 1.1 Public School

Name and Location	Grades Served	Estimated Enrollment
Beachland Elementary	K-5	284
Citrus Elementary	K-5	591
Dodgertown Elementary	K-5	395
Vero Beach Elementary	K-5	541
Thompson Elementary	K-5	384
Glendale Elementary	K-5	352
Highlands Elementary	K-5	342
Rosewood Elementary	K-5	523
Osceola Elementary	K-5	415
Gifford Middle 6th	6	502
Gifford Middle 7th	7	540
Vero Beach Junior High	8-9	1275
Vero Beach Senior High	10-12	2203

Source: Indian River County School Board

From our research, it can be determined that public schools within the City limits of Vero Beach are operating at and in some cases above capacity. Private schools in Vero Beach also serve a significant number of students in the area.

The largest private schools in Vero Beach are St. Edwards School with 560 students and St. Helen's Catholic School with 273 students.

Indian River Community College (Mueller Center) is located on 16th Street, west of Kings Highway (58th Avenue).

1.1.2.4 Police Department

The Police Department is presently located at the southwest corner of 20th Street and 10th Avenue. There are presently 57 sworn officers, six school crossing guards and 21 civilians employed by the Department. There are 3.3 police officers per 1,000 population as compared to the national average of two per 1,000 population. The Department has 37 motor vehicles. The Vero Beach Police Department currently has a response time of 1.5-2.0 minutes for emergency calls for service, crime in progress calls, and all other calls for service.

Police Officers are assigned patrol zones geographically throughout the City. These zones are flexible and change if crime increases or decreases in an area. Changes are usually made on a yearly basis after completion of a manhour allocation study. In addition to the uniformed operations, the Department has

a Bureau of Administrative Services which provides administration, research and training support; a Bureau of Investigation, which provides investigative services; and a Staff Inspection Unit which provides internal inspection and handles citizen complaints.

1.1.2.5 Library

The City of Vero Beach is served by the Indian River County Library. This Library is located at 1028 20th Place and has a collection of over 75,000 books and other numerous bibliographic items housed in a 9,500 s.f. facility. The County currently has plans to build a new facility which will be 35,000 s.f. A site has been selected adjacent to the central core.

1.1.2.6 General Municipal Administrative Service Facilities

General municipal administrative facilities in Vero Beach are located in City Hall. Operations centers are located at the Transmission and Distribution and Warehouse Complex, the Airport Administration Building, Marina Complex, Public Works Complex, Water Treatment Plant and Wastewater Treatment Plant, and the Recreation Complex.

1.1.2.7 Cultural Facilities

In the past several years, cultural facilities in Vero Beach have grown substantially to meet the demand of residents accustomed to the amenities offered by the nation's largest cities. The following cultural facilities and organizations are in Vero Beach:

- o Riverside Theatre - Performing Arts Center and Children's Theatre
- o Center for the Arts - Graphic Arts Center
- o Vero Beach Theatre Guild - Performing Arts Center
- o Encore Alley - Performing Arts Center

Vero Beach is fortunate in having an expanded program of fine arts which promotes cultural awareness and tourism.

1.1.2.8 Health Care Facilities

As shown in the following table, the City of Vero Beach is served by Indian River Memorial Hospital and several other health care facilities. Indian River Memorial Hospital is located at 1000 36th St. It is now the anchor facility in a special medical center district which concentrates a wide range of medical services in a convenient central location. Indian River Memorial Hospital is a fully accredited hospital providing inpatient, outpatient, and ancillary services. Table 1.2 summarizes the admissions at Indian River Memorial Hospital.

Table 1.2 Admissions at Indian River Hospital

Year	Persons Admitted
1984	11,690
1985	11,121
1986	11,289
1987	11,531

Source: Indian River Memorial Hospital, 1987

The hospital serves as a catchment for client population within a primary service area which includes the City of Vero Beach and the communities of Fellsmere, Sebastian, Wabasso, Oslo, Gifford and Winter Beach. Other medical care facilities which provide services to residents within the planning area are listed in Table 1.3.

Table 1.3 Medical Care Facilities

Facility	Location
Hospital	
Humana Hospital at Sebastian	13695 US 1, Roseland
Outpatient Clinics	
Indian River Cancer Center	1000 36th Street
Humana Vero Medical Center	917 14th Lane
Vero Beach Insta-Med Clinic	1360 US 1
Doctors Clinic	2300 5th Avenue
Medical Arts Center	777 37th Avenue
Treasure Coast Rehabilitation Hospital	1600 37th Avenue

Source: Indian River Memorial Hospital, 1987

1.1.2.9 Transportation Facilities

There are five types of systems which can provide for the movement of persons, services and goods within the City of Vero Beach. The first is the roadway system. The roadway system within the City of Vero Beach is a grid. A discussion of this system, its capacity and present usage is included in the Transportation Element.

A mass transit system is not currently operating within the planning area. However, private bus carriers such as Greyhound service, the City of Vero Beach. Private groups and public agencies provide transportation service on a semi-demand response basis to senior citizens, handicapped citizens, and others unable to find transportation through other means.

The planning area is currently served by the Florida East Coast Railroad which handles railway freight through spur lines in the central sector of the City.

The fourth type of facility is airports. The City of Vero Beach maintains and operates a general aviation airport in the northwestern portion of the City. U.S. Air operates as a commuter line which serves the city.

The last system worthy of mention is the Intracoastal Waterway which is used for both recreational and industrial transport purposes.

1.1.2.10 Recreation and Open Space

Recreation in Vero Beach is provided by both the public and private sectors. The City has a Parks and Public Works Department and a Recreation Department which provide public recreational opportunities through parks and public facilities. Private recreation opportunities are offered by private facilities such as golf courses, tennis clubs, marinas and swimming pools. The recreation and open space element provides a complete listing of City owned and operated facilities.

The City maintains four public beaches and 11 beach accesses which provide access to the Atlantic Ocean, one of Vero Beach's most valuable natural resources. There are a number of excellent 18-hole private golf courses which are available to the public on a fee basis. Golf and tennis facilities are distributed fairly widely within the City limits. Public tennis courts are mainly concentrated at a centrally located complex at Riverside Park. A number of municipal boat launch ramps are maintained by the City on the Indian River. The City maintains and operates a number of neighborhood recreation areas which provide both passive and active outdoor activities. The City also provides a number of indoor recreational facilities.

A partially completed bikeway system is available, which when completed, will provide bikeway linkages between neighborhoods and major activity centers including work, shopping, churches, schools and parks.

Winter training facilities for the Los Angeles Dodgers are located in Dodgertown. This complex provides a source of community pride, entertainment and economic benefit.

1.1.3 Natural Resources

Figure 1.3 identifies the following natural resources: beaches and shores; rivers and wetlands. Soils are shown on Figure 1.4; 100-year flood zone on Figure 6.1; pine scrub on Figure 6.2; and seagrass meadows on Figure 5.3. Figure 1.3 locates the existing and planned waterwells and cones of influence. The following narrative briefly discusses the natural environment within the City of Vero Beach.

1.1.3.0 Climate

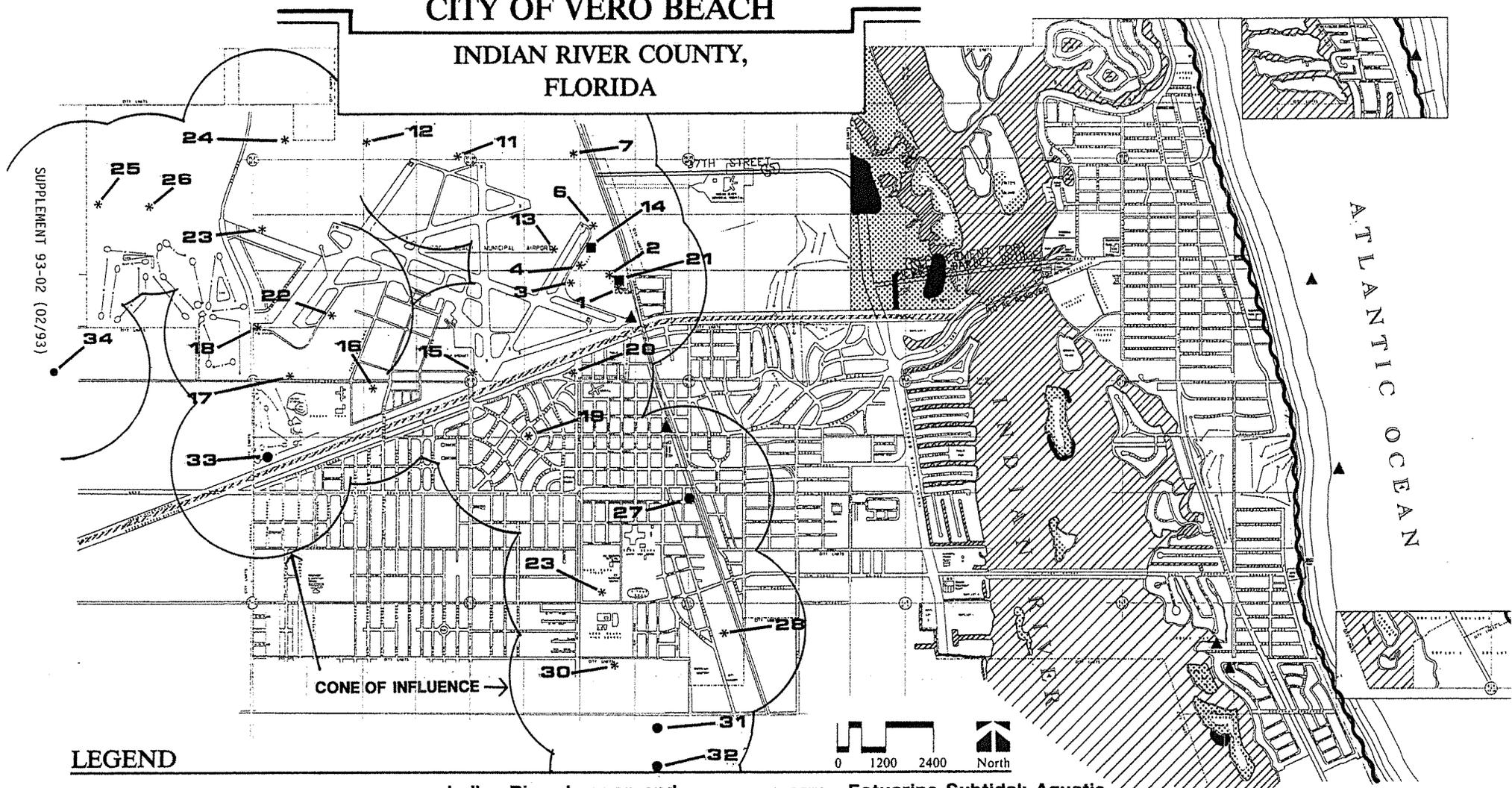
Vero Beach has warm temperatures, abundant light rainfall and light persistent winds. Temperatures are moderated by the proximity of the ocean and the Gulf Stream, producing a warming effect in the winter and cooling in summer. Annual average temperature is 72.6 degrees fahrenheit. There is relatively small temperature variation both monthly and daily. The climate is considered sub-tropical. Damaging frosts do occur infrequently.

1.1.3.1 Air Quality

The air quality in the Vero Beach and Indian River County area can be described as good as substantiated by air quality monitoring for the daily Pollutants Standard Index. This desirable situation is primarily due to meteorological conditions and lack of heavy industry. The winds and the frequent rainfall provide favorable conditions for good air quality.

CITY OF VERO BEACH

INDIAN RIVER COUNTY, FLORIDA



LEGEND

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> * Production Well • Proposed P.W. ■ Deep Well - Floridan Aquifer | <ul style="list-style-type: none"> Indian River Lagoon and Manmade Tributaries Beach and Dune System Estuarine Intertidal Scrub Shrub of Broad Leaved Evergreen (Usually Mangrove) | <ul style="list-style-type: none"> Estuarine Subtidal; Aquatic Bed of Rooted Vascular Vegetation ▲ Historic Resource |
|--|--|---|

**WATER WELL LOCATIONS,
CONES OF INFLUENCE, AND
NATURAL AND HISTORIC RESOURCES**

Figure 1.3

Source: Vero Beach Planning Department

RS&H / PLANTEC

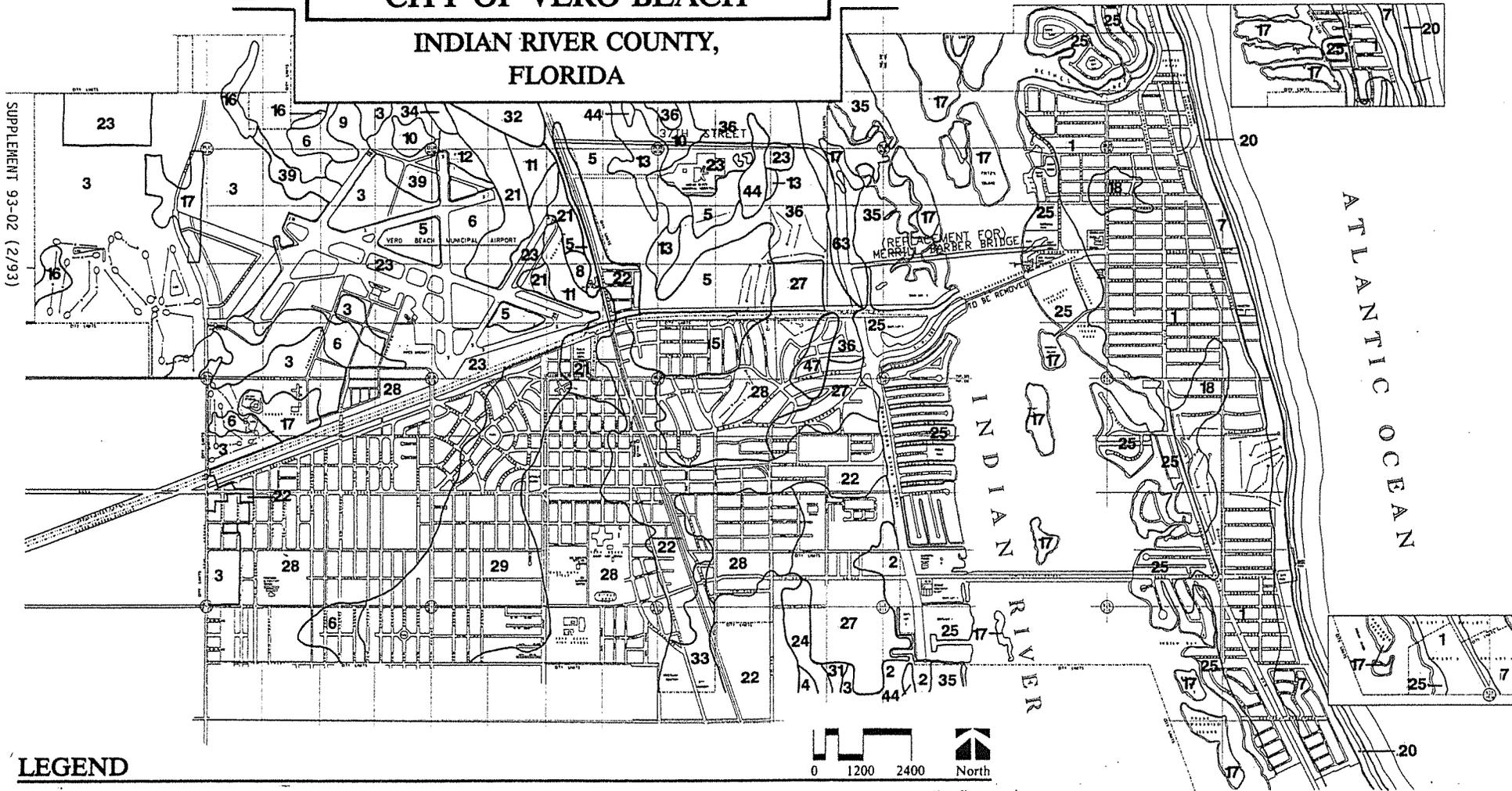
SEPTEMBER 1989

SUPPLEMENT 93-02 (02/93)

07/92

CITY OF VERO BEACH

INDIAN RIVER COUNTY, FLORIDA



1.1.3.2 Noise Quality

Noise sources in the planning area include the following:

- o Traffic noise from motor vehicles.
- o Traffic noise from railroad, horns, trains in transit and unloading operations.
- o Aircraft noise.
- o Industrial noise from manufacturing facilities.
- o Occupational and construction noise such as that generated by construction equipment.
- o Miscellaneous noise including stereos, animal noises, air conditioners, power equipment, etc.

Of these sources the most noticed noise problem is generated by transportation vehicles; therefore the major noise generation corridors in Vero Beach are: SR A1A, US 1, 16th Street, Indian River Boulevard, SR 60, Florida East Coast Railway and the Vero Beach Airport.

1.1.3.3 Water Quality

The City of Vero Beach has a variety of surface water bodies including the Atlantic Ocean, the Indian River and numerous canals. Vero Beach has approximately 3.9 miles of shoreline on the Atlantic Ocean. The City limits include a section of the Intracoastal Waterway, a protected passageway, which runs from New York to the Florida Keys. This waterway is used for commercial and recreational activity. The U.S. Army Corps of Engineers is responsible for maintenance of the navigable waterway. In addition, the Florida Inland Navigation District has been designated by the Corps of Engineers as a local sponsor for the Jacksonville to Miami section of the Intracoastal Waterway. They are required by the Corps to provide areas for maintenance and improvement of the waterway. For example, a number of spoil islands are located in Vero Beach. The Indian River Lagoon has Class Three waters which are suitable for recreation and protection and management of wildlife. The remaining surface water bodies in Vero Beach are canals. The Indian River Farms Drainage District has jurisdiction over management of the major drainage canals within the planning area. Surface waters in Florida are classified according to the Florida Administrative Code.

1.1.3.4 Flood Zones

Short-term flooding of the planning area may result from hurricanes. The hurricane season is from June to November. The flood areas are defined by the 100-year flood zone. This is the area subject to flooding by hurricanes on a statistical probability that this flood will occur at least once in every 100 years. The 100-year flood zone (see Figure 6.1) in the planning area has been determined by the Federal Emergency Management Agency and displayed for the City of Vero Beach on the Flood Insurance Rate Maps (FIRM).

Local government action has been taken to insure that new development minimizes the destruction potential of hurricanes within the flood zones. Vero Beach participates in the national flood insurance program. All new construction in the 100-year flood zone (Zones A and V) must have special design features. A second action aimed at minimizing hurricane destruction involves building setback restrictions along the shoreline. The State of Florida discourages buildings and excavations east of the Coastal Construction Control Line (CCCL). The most restrictive setback line is the State CCCL which is based on

the position of the primary dune along the coastline. Another action is Vero Beach's height restriction for most zoning districts which limits the height of structures to 35 feet. A fourth action is Vero Beach's emergency preparedness plan which establishes procedures for evacuation to emergency shelters and rescue in the event of an emergency such as a hurricane.

A maximum seven hour hurricane evacuation time is considered desirable by the City. Within the City limits there are two bridges connecting the barrier island to the mainland. Based on data in the Treasure Coast Regional Planning Council Hurricane Evacuation Study, these bridges are capable of evacuating a combined total of 1,305 vehicles per hour. Given a seven hour evacuation period, 9,135 vehicles could be evacuated. An additional 3,045 vehicles can be evacuated in seven hours over the SR 510 bridge. The total of 12,180 vehicles at one vehicle per unit represents 12,180 dwelling units. At 2.07 persons per unit, which is the projected household size, a total of 25,212 barrier island residents could be evacuated in a seven hour time period.

1.1.3.5 Topography

The physiographic features in the Vero Beach area consist of a coastal ridge and sandy flat lands. The coastal ridge parallels the Atlantic Ocean and extends inland. Elevations range from sea level to about 30 feet above mean sea level within the coastal ridge. These features are typical of coastal areas in south Florida.

1.1.3.6 Soils

Soil classifications have been determined for Vero Beach by the Soil Conservation Service (SCS) of the U.S. Department of Agriculture. Figure 1.4 identifies the specific soils in the planning area.

1.1.3.7 Vegetation

Vegetation in Vero Beach is influenced by a subtropical climate with seasonal alternation of precipitation and drought, high humidity, and low monthly variations in temperature. Other influences include elevation changes in the relatively flat terrain, and a high water table. There is a transition zone between the temperate and tropical climate which results in a varied vegetation pattern. There is a strong north-south linear alignment of natural vegetation along the coastal areas with plant associations occurring in a more scattered pattern inland. The linear pattern of vegetation along the coastal primary dune and coastal ridge is due to the result of salt and moving sand from the Atlantic Ocean. Plant communities found in Vero Beach are discussed in both the Conservation Element and the Coastal Management Element.

1.1.3.8 Wildlife

A wide variation of fish, amphibians, birds, reptiles and mammals live and move through Vero Beach. These species are discussed and identified in the Conservation Element and Coastal Management Element.

1.1.3.9 Estuary System

An estuary system is a body of water which is semi-enclosed and has a free connection with the Atlantic Ocean. The Indian River is an estuary system. Within this area are numerous natural and artificially created islands. Approximately 80% of the shoreline of these islands is of a natural or slightly modified natural state. A wetlands classification is appropriate for the transition zone between land and water on many of these islands. The estuary system plays an important role in the Vero Beach ecosystem. This water body acts as a spawning area for many saltwater fish and shellfish. It supplies a nursery area for immature fish and shellfish species.

1.1.3.10 Wetlands

In Vero Beach, wetlands primarily occur along the Indian River. In these areas, mangroves are generally the dominant plant species. Mangrove trees and other wetlands vegetation form a protective barrier which nurtures and protects immature wildlife species. This barrier serves to trap sediments and nutrients from runoff occurring from uplands.

1.1.3.11. Marine Grass Beds

Marine grass beds occur in the Indian River area. These are shallow submerged areas which are predominate in estuary systems. These areas are critically important in the estuary system by providing feeding grounds and protective cover for immature shellfish and fish. The marine grass beds are identified in Figure 5.3.

1.1.3.12 Spoil Islands

Eight islands exist within the City limits. Several of these are spoil islands and were created artificially by dredging material from the inland waterway. Some of the islands have developed wetlands vegetation in the form of mangrove and exotic species. Some of these islands have become important rookeries for birdlife and have been reserved for wildlife use only.

1.1.3.13 Historical and Archaeological Sites

Seven significant historical and archaeological sites exist within the City limits or in close proximity of the City limits. These are identified in Table 1.4. Locations are shown in Figure 1.3.

Table 1.4. Historic and Archaeological Sites

Site #	Cat	Site Name	Culture	Type/Comments
---	A	Vero Beach Train Station	---	National Register Property
81R9	A*	Vero Locality	---	Scattered Artifacts Area, 800 B.C. to 700 A.D.
81R16	A	Beach Land	St. Johns II	Prehistoric Midden(s) Prehistoric Mound(s)
81R25A	A	Nunn	---	Redeposited Material from Earlier Shipwreck
81R27	A	Riomar Wreck	Spanish	Historic Shipwreck, Area 1715
81R29	A	Breckonshire	British	Historic Shipwreck, Area 1800s
81R52	A	Castaways	Glades, Glades I Glades IIA Glades IIB	Prehistoric Shell Midden House

*Archaeological site with full file and completed site form

Source: Division of Historical Resources,
Florida Master, Site File, 10/21/87.

1.2 LAND USE ANALYSIS

1.2.0 Population Growth

Projections presented in Table 1.5 below show modest growth of the permanent population between 1987 and 2000, with a leveling off thereafter as the City reaches residential saturation. A population increase of 1,250 is projected, representing an estimated 674 new households. Seasonal population will continue to grow after the year 2000 with increases in the hotel/motel inventory. Residential seasonal units are not expected to increase on a net basis, as new units will be offset by conversions of others to permanent residences. Derivation of these projections are presented in the Housing Element.

Table 1.5. Permanent and Seasonal Population Projections, 1987-2010

	1987	1990	1995	Change		2010	1987-2010
				2000	2005		
Permanent Residents	17,418	17,900	18,284	18,668	18,668	18,668	1,250
Households	8,349	8,565	8,794	9,023	9,023	9,023	674
Seasonal Population	2,717	2,812	2,901	3,126	3,382	3,670	953
Seasonal Units	2,121	2,195	2,265	2,440	2,640	2,865	744

Source: RS&H, 1990.

1.2.1 Facilities Description and Availability

1.2.1.0 Potable Water

Potable water is provided in the City entirely by the Vero Beach Utilities Department. The public water system consists of water withdrawal, treatment and distribution. Much of this system is located within the City limits, however, the city does supply water to some outlying areas. Water is supplied by 33 wells that draw from the Surficial and Florida Aquifers (see Figure 1.3). The allowable maximum withdrawal of these combined wells is 13.6 million gallons per day. This wellfield is primarily located at the airport. The cones of influence for these wells are also identified in Figure 1.3.

The City has a wellfield management program to prevent saltwater intrusion into the potable aquifers. Water treatment facilities in Vero Beach utilize a lime softening process. The water treatment plant has a permitted capacity for an average daily flow of 7.5 million gallons per day and a peak hour flow of 16.6 mgd. Water storage is provided by elevated tanks and groundlevel storage tanks. Water distribution facilities extend throughout the City limits and in the outlying areas. The Vero Beach water system presently serves a population of 28,227. In the year 1995, the service population average daily water demand will increase to 10.15 mgd. This would result in a capacity surplus of 3.65 mgd in 1995. For 2000, the total service population will be 37,572, which creates an average water demand of 10.82 mgd. Section 4.1.1.0 discusses how these average demands can be reduced by implementing an effluent re-use system which would decrease the amount of potable water used for irrigation.

1.2.1.1 Wastewater Treatment Facilities

The facilities for collection, treatment and disposal of wastewater are provided by the Vero Beach Sanitary Sewer System. The Vero Beach Wastewater Treatment Plant consists of a 4.5 million gallon per day plant designed to provide secondary plus treatment. The demand on the system is currently averaging 3.05 million gallons per day. The increase in service population for 1995 will result in a demand of 3.3 million gallons per day. This system load will be well under the current capacity of the existing plant. By the year 2000, the average demand will be 3.6 mgd, which will leave a capacity surplus of 0.9 mgd.

1.2.1.2 Drainage

Drainage in the City of Vero Beach is presently handled by a series of swales, culverts, ditches and canals which deliver surface water runoff into drainage canals and the Indian River. Drainage system improvements are currently being undertaken with the consensus of adjoining homeowners in areas where sewer or roadway improvements are being made. Many of the City's existing drainage problems have occurred primarily due to the City's flat terrain, hydrological conditions and a failure of early development to prevent potential drainage problems. Drainage systems in new developments are regulated by the Florida Department of Environmental Regulation, the St. Johns River Water Management District and the City of Vero Beach. The Department of Environmental Regulation review focuses on water quality. Generally the DER defers to other review agencies unless the proposed development involves the Intracoastal Waterway, wetlands, or major road projects. The St. Johns River Water Management District is responsible for permitting construction of surface water management systems within its jurisdictional boundaries. The district's rules establish maximum limits for off-site discharge rates. Usually on-site water retention or detention systems are required for new development. The City of Vero Beach has established drainage requirements in the City's subdivision regulations and in the Flood Damage Protection Ordinance. The City's requirements parallel the St. Johns River Water Management District regulations. The additional growth of population and households in the Vero Beach area will result in a certain amount of densification in addition to some new development of vacant land. The implications of this development are that previously pervious surfaces will now be made impervious and retention of stormwater runoff will be required. This retention can be adequately handled through adherence to the regulations cited above.

1.2.1.3 Solid Waste Facilities

The City of Vero Beach does not currently have any solid waste disposal facilities. Solid waste, which is collected by the City, is hauled directly to the County landfill. The County landfill is located in southwest Indian River County. The site currently has the capacity to handle solid waste throughout the County to the year 2020. The City of Vero Beach's population in the year 2000 will generate 26,259 tons of solid waste per year. In accordance with Florida State Senate Bill 1192, "Solid Waste Management," the City of Vero Beach will be in close coordination with Indian River to ensure a 30-percent reduction of solid waste disposal by the year 1994. The methods of cost accounting shall be fully responsible to the County's need to determine the full cost of solid waste management for the County's residents.

1.2.1.4 Traffic Circulation

At present, traffic circulation in the City of Vero Beach is handled through a system of arterial, collector and local roadways. Major roadway carriers and the level of service under which they currently operate are listed in Table 1.6. Overall, the capacity of this system to handle existing traffic is good.

Table 1.6. Traffic Levels of Service

Roadway	ADT (1988)	ADT (1995)	ADT (2000)
<u>Arterials</u>			
US 1	D-E-A-C-D	D-F	E-F
A1A	A	A	A-B
Indian River Boulevard	A	A	A
SR 60	A-C-E	B-F	A-B
16th/17th Street	A	A-B-F	A-B-E-F
27th Avenue	A	A	B
20th Avenue	A	A	A
6th Avenue	B	C	C
Dixie Highway	B	D	F
<u>Collectors</u>			
43rd Avenue	C	C	D
27th Avenue	C	D	D
20th Avenue	C	C	D
26th/27th Street/ Atlantic Blvd.	C	C	C
Royal Palm Boulevard	C	C	D
Royal Palm Place	C	D	D

Source: Traffic Circulation Element

The impact of additional development between now and the year 2000 will require the upgrading of certain carriers to maintain the LOS appropriate for the collector and arterial roadways in the City. These include A1A, Indian River Boulevard, SR 60, and Royal Palm Place. Details on these improvements are given in the Traffic Circulation Element.

1.2.1.5 Electric Utility

Vero Beach currently has the capability to generate its own electricity at the Municipal Power plant located at 17th Street, Vero Beach. This plant is a fossil fuel-fired system capable of generating 125 megawatts of electricity. The City also has contracts to purchase 11 megawatts of nuclear power from Florida Power and Light St. Lucie Number 2, 20 megawatts of coal-fired power from the Orlando Utility Commission, and five megawatts of firm power from Florida Power and Light.

1.2.1.6 Natural Ground Water Aquifer Recharge

Groundwater recharge protection in the City of Vero Beach is currently handled through enforcement of the St. Johns River Water Management District, and Department of Environmental Regulation and Environmental Protection Agency. City water wells, which operate in the northwest area of the City are surrounded by acreage which is currently held in open space. Open areas surrounding these water wells will be maintained so that there is a high percentage of pervious surface to insure that ground water recharge will occur at a maximum rate.

1.2.2 Projected Land Needs

1.2.2.0 Residential Land Needs

Section 1.2.0 of this element indicates that the permanent population is expected to "top out" by the year 2000 as the supply of residential land is depleted. Land will be needed to support the projected 709 new housing units required between 1987 and 2000. These units will accommodate the 674 projected new households plus a five-percent vacancy factor, as described in the Housing Element. Using the same mix of housing types found in 1987, residential land requirements are estimated in Table 1.7, below.

Table 1.7. Residential Land Needs, 1987-2010

Housing Type	Mix (%)	No. Units	Density (du/ac)	Acres Needed
Single-Family	57	404	4.0	101.0
Multifamily	40	283	10.0	28.3
Mobile Home	<u>3</u>	<u>22</u>	5.0	<u>4.4</u>
	100	709		133.7

Source: RS&H, 1990

1.2.2.1 Commercial Land Needs

It is reasonable to assume that commercial development will continue in at least the same proportion to residential development found in 1987. On this basis, 26 acres of new commercial land use can be anticipated by the year 2000. This is considered conservative, since 12 to 15 acres would be needed to accommodate projected seasonal population increases in new hotel/motel facilities by the year 2000. Forty (40) acres of new commercial development should be anticipated by the year 2000, with another 25 acres by the year 2010. Much of these increases, however, can be accommodated within the limits of existing commercial areas through redevelopment and infill.

1.2.2.2 Industrial Land Needs

Additional lands for industrial development are not a critical need in Vero Beach because of opportunities to reuse and infill lands in existing industrial areas. Using 1987 relationships to residential land use, industrial land needs would increase by approximately 1.5 acres per year to an additional 20 acres by the year 2000. Existing industrial areas adjacent to the airport and railroad can accommodate this extent of new demand with little or no expansion of total land area.

1.2.2.3 Public Facility Land Needs

Given the substantially built-out nature of Vero Beach, no major additional lands will be required for new public facilities, including recreation, education and other community facilities. This does not preclude modification or expansion within existing public properties or relatively minor acquisitions as may be needed to expand City and county facilities in downtown Vero Beach. The Recreation and Open Space Element describes further the City's current status and future needs relative to public outdoor recreation land.

Depending on the location and layout of new future development, additional street and highway right-of-way may be needed to serve development. A factor of 20 percent is applied to land needs in other categories to reflect additional right-of-way needs.

1.2.2.4 Summary of Land Needs

Future land needs to support projected additional development in the City are summarized below.

Additional Land Needed (Acres)

<u>Land Use</u>	<u>1987-2000</u>	<u>2000-2010</u>
Residential	134	0
Commercial	40	25
Industrial	20	20
Public Facilities	<u>38</u>	<u>8</u>
	232	48

The 280 acres of land needed to support additional urban development between 1987 and 2010 can be met in part through infill and redevelopment in existing developed areas. This will have to occur, inasmuch as there were only slightly more than 200 acres of developable vacant and agricultural land in tracts over one acre in area in the City in 1987 (See Section 1.2.3 of this Element.

1.2.3 Vacant Land Analysis

The availability and suitability of vacant land existing in 1987 is reviewed below along with an identification of potential uses. Undeveloped lands in the City presently used for agricultural purposes are included in this review.

1.2.3.0 Availability and Suitability

Vacant land in the City of Vero Beach totaled 1,138 bulk acres in 1987. This total consists of large parcels near the airport and along the Indian River and an assortment of smaller scattered parcels. In addition, there are a number of undeveloped platted lots around the community which are largely residential.

Vacant land immediately north of and adjacent to the airport totals approximately 688 acres. This area has uplands characteristics but contains a number of water supply wells and provides recharge for the surficial aquifer from which these wells draw. The City intends to restrict development in this area.

Vacant land in and adjacent to the Indian River lagoon consists of approximately 157 acres of mainland property north of the Main Canal and another 173 acres of spoil and natural islands. Another 54 acres of islands are designated as "Conservation" on Figure 1.1, recognizing their current public ownership. Access limitations and the presence of wetlands make most of the "Vacant" lands in this area unsuitable for development.

Only two undeveloped islands totaling approximately 27 acres in area are considered likely candidates for development because of their potential access from the south beach area of Vero Beach.

These islands are generally developable for very low density residential use except for some environmentally sensitive fringe portions, protection of which will be required through the City's land development regulations. A transfer of development rights (TDR) procedure will be established to facilitate limited development on these islands.

Even though the other vacant lands in this area are either undevelopable because of their wetlands character or are virtually inaccessible, the Future Land Use Plan will designate these areas for low-density residential use because of their private ownership. The City does not have nor does it plan to establish a program to acquire these lands as public open space, but will limit their development through land development regulations.

Other vacant parcels (see Figure 1.1), all of which are uplands in character and considered suitable for development, total approximately 107 acres. Parcels range in size from one acre to 39 acres. The majority of parcels are in areas already impacted by urban development.

1.2.3.1 Other Undeveloped Lands

Also shown on Figure 1.1 are two areas in the western part of the City designated for agricultural use. These two areas total an estimated 69 acres and will be available for future development after their current use becomes uneconomical to maintain in an urbanizing environment. Both areas have topographic and locational characteristics suitable for development without any significant environmental limitations.

1.2.3.2 Potential Uses

Potential uses for developable vacant and agricultural parcels shown on Figure 1.1 are summarized below.

<u>Land Use</u>	<u>No. Parcels</u>	<u>Suitable Undeveloped Acreage</u>	<u>Development Potential</u>
Low Density Residential	6	129*	325 d.u.**
Moderate-High Density Residential	5	17	155 d.u.***
Commercial/Industrial	4	<u>57****</u>	<u>N/A</u>
		203	480 d.u.

* Includes 27 acres of island property and 51 acres of agricultural land.

** Build-out at 2.5 units per gross acre.

*** Build-out at 9.0 units per gross acre.

**** Includes 18 acres of agricultural lands and 14 acres of oceanfront property, the latter of which could also be developed for multifamily residential.

The remaining 734 acres of vacant land north of the airport will remain undeveloped as conservation areas.

1.2.4 Redevelopment Needs and Opportunities

1.2.4.0 Redevelopment Area

The City currently administers a downtown redevelopment area as designated under Florida Statutes

Chapter 163. The boundaries are indicated on the Future Land Use Map (Figure 1.5). This area is considered attractive and suitable for a combination of residential, commercial and governmental uses under a mixed use designation.

Within this redevelopment area there are three subareas which merit particular attention:

1. A residential neighborhood immediately north of the Main Canal which contains a number of substandard housing units.
2. A residential area south of 20th Street east of the railroad which also contains substandard housing and is impacted by nonresidential development.
3. The downtown commercial/governmental core area.

It is the intent of the City to pursue the following actions with respect to the redevelopment area in general and these subareas in particular:

- o Organize and concentrate urban uses.
- o Improve housing conditions in older residential areas, particularly north of the Main Canal and east of the railroad.
- o Reduce incidences of land use incompatibility.

1.2.4.1 Underdeveloped Lands

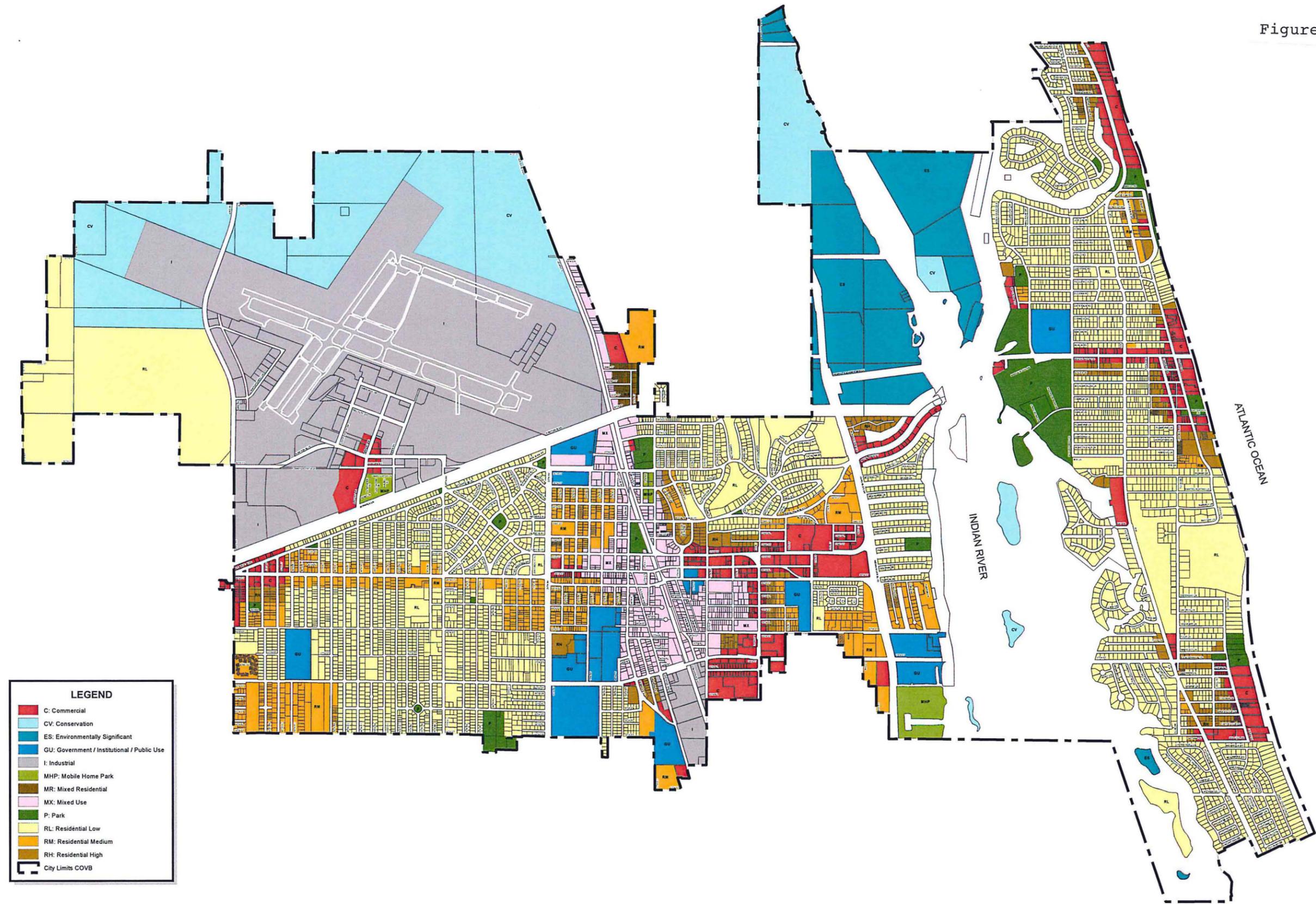
There are two older areas of the City totaling 122 acres which have been developed at densities and intensities which are well below their potentials and currently allowable levels. These underdeveloped sections of the City can accommodate additional development through infill and redevelopment. These two areas, primarily residential, are located as follows:

1. An area of approximately 70 acres bounded by 20th and 26th Streets on the north and south; and 20th Avenue and US 1 on the west and east, respectively.
2. An area of approximately 52 acres bounded generally by 20th Street, 18th Street, US 1 and the railroad.

Area 1 is designated "residential medium" on the Future Land Use Plan. This classification allows from five to 10 dwelling units per acre. Area 2 is designated "mixed use" on the Future Land Use Plan. Mixed use areas currently hold mixed residential densities interspersed with commercial and institutional uses. This mixed classification currently allows up to ten dwelling units/acre, however, Area 2 is developed only to an average of three to four dwelling units/acre.

OFFICIAL FUTURE LAND USE MAP OF THE CITY OF VERO BEACH, FLORIDA

Figure 1.5



SCALE: 1" = 2500'



DISCLAIMER

This material is being supplied pursuant to a public records request and was produced solely for a specific project of the City of Vero Beach, Florida, in connection with the transaction of official municipal business. The City of Vero Beach makes no warranties, express or implied and assumes no responsibility for the use of this material by agencies or individuals other than the City of Vero Beach. Any use of this material is strictly at the risk of the user.



It is anticipated that increased densities could easily be accommodated in these areas by allowing the development of quality multifamily and attached single-family housing. Additional residential development potentials in these two areas are as follows:

<u>Area</u>	<u>Size</u>	<u>Average Possible Density Increase</u>	<u>Units Increased</u>
1	70 acres	3 du/acre	210
2	52 acres	4 du/acre	<u>208</u>
Total			418

1.2.4.2 Inconsistent Land Uses

Inconsistent or incompatible land uses in Vero Beach is not a citywide problem, but is a factor in certain areas of the City. Those places in which the problem is greatest tend to be concentrated in the older central part of the City generally lying along or near the north-south railroad corridor. Inconsistencies and incompatibilities in this area are of two basic types:

- o Pockets of substandard housing which detract from the general character of the community as well as provide a poor quality of life for residents.
- o Unsightly or poorly planned commercial, industrial and other land uses which impact adjacent properties.

Since the most obvious examples of inconsistent or incompatible land uses are located in the designated redevelopment area, the City can and will work toward reducing this problem through code enforcement in and redevelopment of its older areas. The mixed use concept will help facilitate redevelopment by providing additional regulatory incentives and development review procedures in the redevelopment area.

The City will also act to prevent further "strip" commercial development along the City's major thoroughfares--SR 60, US 1 and SR A1A--by limiting new commercial development to strategic nodal locations. One example of the City's intent on this issue is SR 60 west of downtown, where the Future Land Use Map designates a significant section of the corridor for residential, not commercial, use.

1.2.5 Land Use in Flood Prone Areas

Flood areas within the Vero Beach City limits primarily consist of areas which might experience high water from major (100-year) storm surges. Flood prone areas of the City area mapped on Figure 6.1 contained in the Conservation Element. Susceptible areas include the following generalized locations:

- o Lands on the west side of the Indian River lagoon north of the Main Canal.
- o Portions of the east side of the Indian River lagoon.
- o Sections east and west of Indian River Boulevard south of the Main Canal.
- o The beachfront.

Most of the latter three areas are fully developed, as is much of the Florida coastline. The City of Vero Beach does not propose to eliminate or prohibit development in these areas, but will establish standards

and procedures in its land development regulations designed to minimize property damage and maximize public safety. A full analysis of measures which are proposed to minimize damage and loss of life associated with flooding of these areas is contained in the Coastal Management Element.

1.3 FUTURE LAND USE MAP

1.3.0 Land Use Classification

The Future Land Use Map (Figure 1.5) for the City of Vero Beach illustrates the location of eleven land use classifications which are described in Table 1.8.

Table 1.8. Land Use Classifications

<u>Land Use Classification</u>	<u>Appropriate Uses</u>	<u>Proper Location</u>
Residential Low	Single-family residential parks, 0-5 du/ac density	Areas with good visual quality with access to, but protected from, the potentially adverse influences of major streets, and intensive commercial and industrial activities, airports.
Residential Medium	Single and multiple family residential and compatible well-planned professional office uses; 5-10 du/ac density	Areas with good visual quality with access to adequate public utilities. Good street and highway access. Areas which are a transition between single-family and more intensive uses.
Residential High	Multiple family residential with well planned compatible professional office uses; 8-15 du/ac density	Areas with access to adequate public utilities, adjacent to arterial or collector streets
Commercial	Community business and shopping centers includes a wide range of retail and non-retail business activities	Near the center of several neighborhoods, at high access points such as the intersection of arterial streets or expressways.
	Office development with compatible mix of housing, non-retail business and accessory retail activities	Areas between residential and non-residential uses or areas in transition from single family residential to offices or multiple-family due to structural age or location; located adjacent to arterial or collector streets.
	Automobile oriented commercial reliant on visitor related shopping	Locations adjacent to arterial streets. These uses should be concentrated at major street intersections wherever possible.

Supplement 8; Adopted November 13, 2012; Ordinance #12-14

Table 1.8. Land Use Classifications (Continued)

<u>Land Use Classification</u>	<u>Appropriate Uses</u>	<u>Proper Location</u>
Industrial	Manufacturing, repair, storage, processing and related activities	Areas adjacent to major transportation-facilities such as arterial streets or railroads; buffered from residential neighborhoods; located with consideration to prevailing winds, set back from major wetlands and drainage corridors.
Government/ Institutional/ Public Use	Governmental facilities including administrative buildings, cultural facilities operations and service facilities, and correctional institutions. Also, public and private educational facilities, hospitals, and transportation terminals, including small-scale recreational activities compatible with and subordinate to an existing governmental utility.	Areas in locations where necessary for efficient public service and where potentially adverse effects on adjacent residential neighborhoods can be minimized.
Mixed Use	A compatible mixture of residential, supporting commercial and office uses.	Areas near arterial or collector streets with adequate public facilities, existing mixed use central locations.
Conservation	Open space, environmentally sensitive areas.	Park areas should be near appropriate service and access. Conservation areas will be on the coast and in water recharge areas.
Parks	Park and open spaces.	Central to neighborhoods. Near access corridors and service. Near appropriate resources.
Environmentally Significant	Single family residential 0.5 units/ac. on the mainland and 0.2 units/ac. on islands	Islands, riverfront, environmentally sensitive, and lands adjacent to environmentally sensitive.
Mobile Home Park	Mobile homes	Areas near commercial uses and adjacent to other types of residential uses.
Mixed Residential	Single and multiple family residential including mobile homes and modular homes, 5-12 du/ac density	Residential areas where a mixture of housing types, including mobile homes, would not create a detrimental impact on an established residential neighborhood. Areas which are deteriorating or which have a substantial amount of substandard housing. Adequate public utilities shall be available.

Source: RS&H, 1990.

Supplement 8; Adopted November 13, 2012; Ordinance #12-14

The boundary of the redevelopment area described in Section 1.2.4 is also shown on the Future Land Use Map (Figure 1.5). This area corresponds to the MX designation on the map.

1.3.1 Land Use Allocations

Allocations of land in Vero Beach among the nine future land use categories are summarized in Table 1.9 below. Land area estimates are shown as gross acreages, in that they are inclusive of adjacent transportation and utility rights-of-way. The right-of-way of the Main Canal is assigned to the conservation category.

Table 1.9. Future Land Use Map Allocations

Land Use Designation	Land Area (Acres)*	Percent of Total
RL-Residential Low	2,625	37.1
RM-Residential Medium	478	6.8
RH-Residential High	263	3.7
MR-Mixed Residential	15	.2
Subtotal	3,381	47.8
MX-Mixed Use	336	4.7
C-Commercial	495	7.0
I-Industrial	1,307	18.5
GN-Government/Institutional Public Use	286	4.0
P-Park	180	2.5
CV-Conservation**	820	11.6
ES-Environmentally Significant	270	3.9
	7,075	100.0

*Includes street, highway and railroad rights-of-way.

**Includes Main Canal.

Source: RS&H, 1990.

1.3.2 Description of Selected Areas

The Future Land Use Map as it relates to certain areas of Vero Beach is described further below.

1.3.2.0 Central Core

Downtown Vero Beach and areas north and south along the railroads are designated MX on the Future Land Use Map. This "mixed use" designation indicates the desirability and suitability of establishing and maintaining an upgraded mix of residential, service, retail and governmental uses and facilities in the older core area of the City. The objective of mixed use designation is to create an environment within which various types of infill and redevelopment can occur which will upgrade and concentrate growth in the area.

1.3.2.1 Route 60 Corridor

The Future Land Use Map reflects the intent of the City to maintain a residential character in this corridor west of downtown. Indeed, the City will seek to reverse commercialization which has been taking place in this corridor in recent years.

1.3.2.2 Environmentally Significant

"Environmentally significant" land shall be defined as property having one or more of the following characteristics: undeveloped islands, undeveloped waterfront; environmentally sensitive; immediately adjacent to environmentally sensitive land or undeveloped waterfront; flora and fauna typically associated with wetlands; or a habitat for rare, threatened or endangered species or species of special concern.

Environmentally sensitive lands shall include areas meeting one or more of the following criteria:

- a) Known and potential habitats for endangered, threatened and species of special concerns as listed by the U.S. Fish and Wildlife Service, Florida Game and Fresh Water Fish Commission, and Treasure Coast Regional Planning Council;
- b) Wetlands as defined by the most comprehensive definition used by the St. Johns River Water Management District, the Florida Department of Environmental Regulation and the U.S. Army Corps of Engineers;
- c) Beach and dunes;
- d) Waterbodies;
- e) Coastal and estuarine marshes;
- f) Undeveloped islands within the Indian River Lagoon;
- g) Potable water wellfields; and
- h) Floodplains and flood-prone areas as defined by FEMA.

In addition, a buffer area of 100 feet around the areas cited above shall be deemed as environmentally sensitive. However, the buffer area around a public potable water well shall be a minimum of 700 feet. Development shall be prohibited within 300 feet of a public potable water well. The development within the outer 400 feet of the buffer area surrounding a public potable water well shall be regulated to prevent development or activities which are known to have an adverse effect on water quality.

The following development criteria shall be applied to environmentally significant lands:

- Site plan approval shall be required for all development activity including importing fill.
- No fill or regrading of the property shall be allowed except to establish required road elevations and for driveways, unless the environmental assessment shows that fill or regrading will not adversely affect the environment and fill is available on site. Driveways shall not exceed road elevations.
- The importing of fill onto a site is permitted only as follows:

An environmental assessment or environmental impact statement as may be required by state or federal agency shall be provided that indicates that importing fill will not adversely affect the environment

Supplement 3; Adopted February 5, 2008; Ordinance #08-01.

The site directly abuts and has direct access onto a roadway that is designated as an arterial in the Comprehensive Land Use Plan Traffic Circulation Element. In this instance, driveway elevations may not exceed required minimum first floor elevations.

Trucks used to import fill shall only use roadways designated as an arterial in the Comprehensive Land Use Plan Traffic Circulation Element.

Sites not directly abutting and having direct access onto a roadway that is designated as an arterial in the Comprehensive Land Use Plan Traffic Circulation Element may not use imported fill.

- An environmental assessment shall be required to be prepared by a qualified professional. The assessment shall address any rare, threatened or endangered plants and animals and their habitats. The environmental assessment shall be considered in the site plan review process.
- A minimum of 80% of the site shall be held in open space and landscaped with native and/or drought tolerant vegetation as outlined in the Landscape and Tree Protection Ordinance.
- Structures will be reviewed on a site-by-site basis. The location of any structure will be so as to minimize potential impacts on any rare, threatened or endangered plants or animals and their habitats that are identified in the environmental assessment.
- Minimum lot sizes will be two (2) acres with a reduction to one (1) acre on the mainland and five (5) acres with a reduction to one (1) unit per two and one-half (2.5) acres on islands using Transfer Development Rights, provided that the lot size reduction does not create adverse environmental impacts and provided that the net density shall not be greater than 0.5 units per acre on the mainland and 0.2 units per acre on the islands. Further, transfer of density from the mainland to an island shall not occur. All review criteria above will be applicable to sites where density is transferred.

1.3.2.3 Airport Area

Airport property and most adjacent lands north of the Main Canal west of the railroad are designated for industrial use on the Future Land Use Map, including the Dodgertown spring training complex. It is not the City's intent to encourage conversion of this facility to industrial use, but only to include it under one of the land use categories shown on the Future Land Use Map. Commercial designation is an alternative, but such designation suggests a greater than actual impact on roads and other local infrastructure due to its seasonal nature.

1.4 GOALS, OBJECTIVES AND POLICIES

1.4.0 Goal: To continue to accommodate a distribution of land uses which will perpetuate the type of growth and land development in Vero Beach which is responsive to the social and economic needs of the community, protects natural resources and environmental assets, is consistent with the support capabilities of natural and manmade systems, and maintains the desired quality of life, individual identity and character of the community. This desired quality of life is reflected in the low rise and low density development currently existing in the City of Vero Beach.

Supplement 3; Adopted February 5, 2008; Ordinance #08-01.

1.4.0.0 Land Uses

Objective 1:

The City shall regulate future development and redevelopment to maintain the character of the community and protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

Policies:

- 1.1 The following land use designations shall be depicted on the Future Land Use Map:
- CV, Conservation
 - ES, Environmentally Significant
 - RL, Residential Low
 - RM, Residential Medium
 - RH, Residential High
 - MR, Mixed Residential
 - MHP, Mobile Home Park
 - MX, Mixed Use
 - C, Commercial
 - I, Industrial
 - GU, Government/Institutional/Public Use
 - P, Park
- 1.2 The Conservation (CV) Land Use designation shall be applied to those areas which contain or possess lands with qualities and features that play an essential role in the normal functioning of the local, regional and Indian River Lagoon ecosystems or merit preservation as records of once common ecosystems. CV designated parcels include, but are not limited, to publicly owned land or land controlled by public entities for conservation purposes. Lands designated as Conservation (CV) shall remain undeveloped. This land use category shall allow open space, conservation and compatible limited passive recreational uses. These lands are candidates for public acquisition.
- 1.3 The Environmentally Significant (ES) Land Use designation shall be applied to those areas that contain or possess lands that are environmentally sensitive and lands adjacent to environmentally sensitive areas as identified in the Conservation Element. This land use category shall allow very low-density residential development, utilities, open space, conservation and compatible passive recreational uses. The City shall limit the impact of development on environmentally significant lands by encouraging appropriate cluster development and density transfers for residential development in Environmentally Significant (ES) designated land use areas.
- 1.4 The Residential Low (RL) Land Use designation shall be applied to areas of the City which are suitable for detached, low-density single family dwelling units on individual lots based on existing development patterns, infrastructure capacity, natural conditions and constraints. This land use category shall allow single-family residential development. Supportive community services ancillary to the residential uses may be located as conditional uses with restrictions within land areas designated RL. These uses include park and recreation uses, schools, cultural and civic uses, utilities, and institutional uses and non-residential uses within a master plan development pursuant to Policy 1.21.

Supplement 5; Adopted December 7, 2010; Ordinance #10-28.

- 1.5 The Residential Medium (RM) Land Use designation shall be applied to areas of the City which are suitable for single and multifamily residential uses with moderate densities, based on access to adequate public utilities, good street access and areas which are a transition between single family and more intensive uses. This land use category shall allow single and multifamily residential development, park and recreation uses, public facilities, institutional uses, schools, cultural and civic uses, utilities, professional offices (as permitted by Land Use Element Policy 1.16), and non-residential uses within a master plan development pursuant to Policy 1.21.
- 1.6 The Residential High (RH) Land Use designation shall be applied to areas of the City which are suitable for multifamily residential uses with high densities, based on access to public utilities, adjacent to arterial or collector streets, which are a transition between multifamily and more intensive uses. This land use category shall allow single and multifamily residential development, park and recreation uses, public facilities, institutional uses, schools, cultural and civic uses, utilities, professional offices (as permitted by Land Use Element Policy 1.16), and non-residential uses within a master plan development pursuant to Policy 1.21.
- 1.7 The Mixed Residential (MR) Land Use designation shall be applied to areas of the City that are suitable for all types of residential uses with medium densities. Locations shall be limited to land that has access to public utilities, where a mixture of housing types would not create a detrimental impact on an established residential neighborhood, and areas that are deteriorating or which have a substantial amount of substandard housing. This land use category shall allow single and multifamily residential development, park and recreation uses, public facilities, institutional uses, schools, cultural and civic uses, institutional uses, utilities, professional offices (as permitted by Land Use Element Policy 1.16), and non-residential uses within a master plan development pursuant to Policy 1.21.
- 1.8 The Mobile Home Park (MHP) land use designation shall be applied to land areas near commercial uses and/or areas which are suitable for high density residential uses, based on access to public utilities, adjacent to arterial or collector streets which are a transition between multifamily and more intensive uses. This land use category shall allow mobile homes in existing approved mobile home parks.
- 1.9 The Mixed Use (MX) land use designation shall be applied to those areas that are suitable for urban scale development and intensities. Those areas shall be limited to lands near arterial or collector streets with adequate public facilities, access to multi-modal transportation alternatives, existing mixed use central locations, including the central core of the city and the downtown area. This land use category shall allow a mixture of residential and commercial uses, which may be located in the same building. Additional allowed uses include park and recreation uses, public facilities, institutional uses, schools, cultural and civic uses, utilities, professional office uses, and tourist-oriented facilities.
- 1.10 The Commercial (C) Land Use Designation shall be applied to those areas that are suitable for urban scale development and intensities. Those areas shall be limited to lands that are located near existing urban centers, near the center of several neighborhoods, areas in transition from residential uses to offices, at high access points such as the intersection of arterial streets, located adjacent to arterial or collector streets. This land use category shall allow a mixture of highway-oriented commercial uses, such as retail trade, professional offices, business and personal services, residential, cultural and civic uses, public facilities, park and recreation uses, schools, institutional, utilities, tourist-oriented facilities, marinas, and aviation-oriented uses.

Supplement 7; Adopted August 16, 2011; Ordinance #11-09.

- 1.11 The Industrial (I) Land Use Designation shall be applied to those areas that are suitable for urban scale development and intensities. Those areas shall be limited to lands that are located adjacent to major transportation facilities such as airports, arterial streets or railroads, buffered from residential neighborhoods or located with consideration to environmental impacts and other performance standards provided for in the City Land Development Regulations. This land use category shall allow a mixture of highway-oriented commercial uses, such as retail trade, professional offices, business and personal services, residential, cultural and civic uses, public facilities, park and recreation uses, schools, institutional, utilities, light industrial and aviation-oriented uses.
- 1.12 The Government/Institutional/Public Use (GU) land use designation shall be applied to those areas where there is a need for the provision of efficient public service and where adverse effects on adjacent residential neighborhoods and/or environmentally sensitive areas can be avoided. Those areas shall be limited to lands that are located adjacent to major transportation facilities such as airports, arterial streets or railroads, buffered from residential neighborhoods, located with consideration to environmental impacts and other performance standards provided for in the City Land Development Regulations.
- 1.13 The Park (P) land use designation shall be applied to land used for active and passive public parks and recreation facilities. Public parks and recreation facilities are not limited to this land use designation.
- 1.14 The City adopts the maximum density and intensity standards in Table 1.10 for the land use categories, depicted on the Future Land Use Map.
- 1.15 The City shall rezone land consistent with Table 1.11, Relationship between Land Use Designation and Zoning Districts. The City recognizes that not every zoning district allowed within a land use designation is appropriate for every site within that designation. Therefore, the City may deny a rezoning request, even if the requested zoning district is consistent with a site's land use designation, if the request does not meet zoning map amendment standards of the land development regulations or other legitimate public purpose.

Additionally, any purposed rezoning of a parcel from R-1AA to R-1A or R-1, or R-1A to R-1 shall be appropriate only if the parcel is adjacent to a non-RL designated property or is adjacent to a residentially zoned single family district of the same or higher density as proposed for the subject parcel.

- 1.16 The land development regulations may contain provisions for an office, institutional and financial use zoning district(s), called a Professional Office Institutional (POI) District, that shall be limited to appropriate locations within medium and high residential, mixed use, and commercial land use designations. This zoning district(s) is intended to provide for a transition and/or buffer between medium to high density residential and more intensive non-residential uses and to preserve the essentially residential character of blighted or declining residential areas, which are no longer appropriate for residential use but are not considered appropriate for a broad range of commercial uses as permitted in commercial zoning districts. This zoning district(s) is to be located principally along arterial roadways. Development within this district may be subject to approval through the land development regulations' conditional use process based on specified design and performance standards to ensure compatibility with existing development and to ensure that off-site impacts of the development do not adversely impact on the community character of residential neighborhoods and properties in its immediate vicinity.

Supplement 7; Adopted August 16, 2011; Ordinance #11-09.

- 1.17 The City shall review its existing land development regulations for the Professional Office Institutional (POI) District and prepare and adopt revised land development regulations for that district consistent with policies in the Comprehensive Plan by July 2008.
- 1.18 The City shall review existing land development regulation standards to maintain and enhance the function and value of Environmentally Significant (ES) designated lands based on policies in the Comprehensive Plan and prepare and adopt revised land development regulations by July 2008.
- 1.19 As part of the Comprehensive Plan's 2010 Evaluation and Appraisal Report, the City shall review the Industrial (I) future land use designation located at the airport to determine its consistency and compatibility with existing and future development of land uses surrounding the airport.
- 1.20 The City shall review and update, by July 2009, the data and analysis within the Land Use Element as part of the Comprehensive Plan's 2010 Evaluation and Appraisal Report.
- 1.21 The City shall authorize through its land development regulations a master plan zone district that is a residential zoning district that includes limited non-residential uses to primarily serve residents of the planned development. Development guidelines for the district shall be flexible to allow development of various styles of housing units on smaller than standard individual development sites in order to consolidate open space for recreational, aesthetic and preservation purposes. The minimum site size for a master plan zone shall be 200 contiguous acres.

Table 1.10 Land Use Densities and Intensities

Land Use Category	Maximum Density (per acre)	Maximum Intensity (floor area ratio)
Residential Low (RL)	0 to 6 dwelling units	0.30 to 0.38
Residential Medium (RM)	6 to 10 dwelling units	0.30 to 0.50
Residential High (RH)	10 to 15 dwelling units 18 dwelling units or rooms *	0.40 to 0.50
Mixed Residential (MR)	10 to 12 dwelling units	0.40 to 0.50
Commercial (C)	8 to 15 dwelling units ** 30 rooms	0.50 to 1.00
Industrial (I)	8 to 15 dwelling units ** 30 rooms	0.30 to 1.00
Mixed Use (MX)	17 dwelling units 30 rooms	0.30 to 2.00
Government/Institutional/ Public Use (GU)	0	0.50
Mobile Home Park (MHP)	8 mobile home units	0.30
Environmentally Significant (ES)	0 to 0.2 dwelling units (islands) 0 to 0.5 dwelling units (mainland)	0.30
Park (P)	0	0.10 to 0.40
Conservation (C)	0	0.01

Notes: * Congregate multifamily housing exclusively for the elderly up to 18 dwelling units/rooms/acre may be allowed.

** Efficiency units (500 square feet or less in floor area) up to 18 dwelling units/acre may be allowed.

Supplement 3; Adopted February 5, 2008; Ordinance #08-01.

Table 1.11 Relationship Between Land Use Designation and Zoning Districts

<i>Zoning Districts</i>	RL	RM	RH	MR	MHP	ES	MX	C	I	GU	CV	P
R-1AAA						P						
R-1AA	P											
R-1A	P											
R-1	P											
MPZ	P	P	P	P								
RM-8		P										
RM-10		P										
RM10/12		P	P	P			P					
RM-13			P									
RCLO		P	P	P								
MXD			P				P					
POI		P	P	P			P	P				
DTW							P					
H										P		
GU										P		
C-1							P	P				
C-1A								P				
C-1B							P	P				
B-1								P				
M							P		P	P		
C-1M								P				
C-2M								P				
P-1											P	P
P-2							P					P
ALI-1								P	P			
ALI-A1									P			
ALI-A2											P	
ALI-MC								P	P			
AR-MHP					P							

P = District permitted

Supplement 3; Adopted February 5, 2008; Ordinance #08-01.

1.4.0.1 Growth Management/Urban Sprawl

Objective 2:

The City shall regulate and guide future development and redevelopment in an orderly and efficient manner and urban sprawl shall be discouraged by the provision of services necessary for development of unserved parcels within the designated urban service area.

Policies:

- 2.1 The City shall continue to coordinate with the County for the provision of water supply and/or sewage collection utility systems commensurate with existing and programmed delivery and treatment capacities.
- 2.2 Future annexations of adjacent unincorporated lands shall be restricted to areas included in Indian River County's designated urban service area.
- 2.3 Land use designations and regulations shall be used to limit future strip commercial development along roadway thoroughfares.
- 2.4 Redevelopment programs and incentives shall be established to foster infill development and revitalization of older areas of the City.

1.4.0.2 Land Development Regulations

Objective 3:

The City shall establish and maintain land use/development regulations that will reduce and prevent land uses that are inconsistent with community character and incompatible with adjacent development.

Policies:

- 3.1 Residential neighborhoods shall be protected and/or buffered against encroachment from higher density residential uses and from commercial uses.
- 3.2 Commercial uses shall be "clustered" and located near arterial road intersections, in the central core area of the City, or in planned commercial areas along arterial roadways. Proliferation of strip commercial development shall be discouraged.
- 3.3 Higher density residential uses shall be located on sites highly accessible to arterial or collector streets and near employment centers and goods and services.
- 3.4 Industrial uses shall be located in areas where services and goods are readily available, transportation facilities are close by and noise, odor, glare and other impacts will not affect adjacent land uses.
- 3.5 Development shall be planned and regulated in such manner to provide for an orderly transition from low intensity/density uses to higher intensity/density uses.

Supplement 3; Adopted February 5, 2008; Ordinance #08-01.

- 3.6 Existing codes shall be enforced by the City to eliminate substandard structures and to encourage upkeep of standard structures.
- 3.7 Land development regulations shall include provisions for on-site stormwater retention/detention, safe and convenient access and traffic flow, and minimum open space and landscaping sufficient to avoid or minimize impacts on adjacent properties while adequately meeting on-site needs.
- 3.8 The following special provisions shall be incorporated in the land development regulations governing residential and/or nonresidential land uses:
- a. Transfer of development rights (TDR) provisions designed to minimize development in locations which are difficult to provide urban services and/or which are of environmental interest, including privately owned islands in the Indian River for which there are no public acquisition plans.
 - b. Density bonuses to encourage infill, redevelopment, and provide affordable housing in designated locations and districts.
 - c. Floor area ratios (FAR) to limit the bulk of commercial and industrial development to that which fits within the low density character of Vero Beach.
 - d. Minimum open space and landscaping standards and requirements to conserve native vegetation and buffer potentially incompatible land uses.
 - e. Site plan application requirements and review procedures for defined types of development which assess potential traffic, drainage and utility system impacts in relation to adopted levels of service.
 - f. Procedures to fully consider applications for development where environmentally sensitive areas and resources, including historic or archaeological features, may be involved and to permit adequate time to notify interested parties, determine historic or ecological significance, assess impacts, hear evidence, and define remedial actions where appropriate.
 - g. Siting standards and requirements to permit safe and insurable development in areas subject to periodic high water and hurricane threat.
- 3.9 The City's land development regulations shall include standards, procedures and requirements governing type, character and density of land use; bulk, height and placement of buildings; open space; conservation and protection of natural resources; and mitigation of off-site impacts of development, and the elimination or reduction in frequency of non-conforming uses and structures.

1.4.0.3 Disaster Contingency Planning

Objective 4:

The city shall continue its established and ongoing programs for emergency preparedness, emergency evacuation, disaster relief, and coastal construction practices and shall enhance those programs through periodic reviews.

Supplement 3; Adopted February 5, 2008; Ordinance #08-01.

Policies:

- 4.1 The City's Comprehensive Emergency Management Plan, which addresses disaster preparedness and recovery shall be periodically evaluated and used as a basis for notifying and evacuating residents, providing temporary shelter, and restoring services in the event of future hurricane emergencies.
- 4.2 The City shall maintain an estimated hurricane evacuation time for the Coastal High Hazard Area of seven hours or less for a Category I or above storm and for the entire City a maximum of 12 hours for a Category III or above storm.
- 4.3 Siting standards and requirements shall be enforced to permit safe and insurable development and reconstruction in coastal high hazard areas consistent with applicable rules and regulations of state and federal governments.
- 4.4 The City shall review its comprehensive plan upon the issuance of any Hazard Mitigation Reports to prepare and adopt appropriate amendments to the plan resulting from the report.
- 4.5 The City shall maintain in cooperation with Indian River County and other local governments a Local Mitigation Strategy to identify and prioritize disaster mitigation projects.

1.4.0.4 Adequate Public Facilities

Objective 5:

The City shall not permit land development and/or redevelopment which can not be supported by public facilities at adopted levels of service or which could adversely impact the minimum levels of service in other areas of the City.

Policies:

- 5.1 Sites and rights-of-way for public facilities needed to serve the community shall be identified in the Comprehensive Plan, reserved or dedicated through implementation of land development regulations and/or scheduled for acquisition by the City in its Capital Improvements Element.
- 5.2 A Concurrency Management System (CMS) shall be adopted and administered as provided for under the Capital Improvements Element and through land development regulations to ensure that public facilities needed to support development are available concurrent with the impact of development. The CMS will also provide for periodic monitoring of levels-of-service conditions by the City.
- 5.3 For all facilities and services, the minimum levels of service established in the Capital Improvements Element (CIE) and other elements of the Comprehensive Plan shall be maintained.
- 5.4.1 No development shall be approved unless it is consistent with the Concurrency Management System in the Capital Improvements Element, and the levels of service established in this element and other elements of the Comprehensive Plan.

Supplement 3; Adopted February 5, 2008; Ordinance #08-01.

- 5.5 The city shall review proposed developments, assess their impact on services and facilities, and make determinations of adequacy or inadequacy of public facilities and services using the established Concurrency Management System.

1.4.0.5 Resource Conservation and Management

Objective 6:

The City shall act to protect and preserve environmentally sensitive areas and resources in the community and promote responsible site development through new land development regulations and standards.

Policies:

- 6.1 By December 2008, environmentally sensitive areas and resources, both natural and historic, shall be defined and mapped in conjunction with Indian River County, state, regional, and federal agencies.
- 6.2 The City shall participate in the preparation and implementation of resource management plans prepared by other agencies, which affect land, water, and other resources in the City.
- 6.3 In the Environmentally Significant (ES) land use category, future development on undeveloped islands in the Indian River lagoon shall be limited to residential densities not exceeding 0.2 unit per acre, and a transfer of development rights (TDR) procedure shall be available to facilitate transfer of development to other locations in the City.
- 6.4 Development of lands north of the Vero Beach municipal airport shall be restricted through their designation as a conservation area in this plan and subsequent land development regulations to protect existing groundwater resources and recharge functions.
- 6.5 The City shall enforce and implement regulations, procedures and standards which recognize the need for sensitivity to and compatibility with topography, soils, vegetation and other on-site resources, and which recognize the need to avoid or mitigate off-site impacts to effect the location, type, density and design of future developments permitted in the City.
- 6.6 No property shall be used as a bridgehead property for an island that is undeveloped when said use shall have for its purpose the connection with any public right-of-way in the City of Vero Beach. Further, if said property is not within the City's jurisdiction but is immediately contiguous thereto, the City shall prohibit, by the erection of barriers, any connection with the City right-of-way.
- 6.7 By December 2008, environmentally sensitive lands within the City shall be inventoried and a map of these lands maintained within the City Planning and Development Department. The City Land Development Regulations shall include protection standards to maintain and enhance the function and value of identified environmentally sensitive lands. Environmentally sensitive lands shall include all lands identified by the City and those lands identified in the development review process herein. Review and evaluation of environmentally sensitive lands shall include at a minimum, the following:
- Endangered or threatened wildlife or marine life habitats.
 - Threatened or endangered vegetative species.
 - Tidal flow pattern.

Supplement 3; Adopted February 5, 2008; Ordinance #08-01.

- Hydric soils and wetlands.
 - 100-year flood zones.
 - Aquifer recharge potential.
 - Beach and dune conditions.
 - Unique habitat characteristics.
 - Upland native vegetation.
 - Wellhead protection areas.
- 6.8 By July 2008, the City shall review and revise as necessary its land development regulations to reflect environmental regulations and policies outlined in the Comprehensive Plan.
- 6.9 The City shall provide protection to environmentally sensitive lands through land development regulations that limit building densities, require mitigation for impacted areas, permit the transfer of development rights, permit clustering of density on site and provide for setbacks, and promote the use of conservation easements, dedications, and public acquisition.
- 6.10 Any development activity in areas designated as environmentally sensitive or important as defined in the Conservation Element shall require an environmental survey prepared by a professional biologist or environmental scientist as part of the approval of a development order. Based upon the results of the environmental survey, development projects shall be required to provide a site design, which minimizes impacts upon endangered and threatened plants and animals.
- 6.11 The City shall adopt a wetland no-net-loss policy and regulations that preserve and enhance the natural functions and values of wetlands. These regulations shall consider the types, functions, sizes, conditions and locations of wetlands and address building setbacks, protection from solid and liquid wastes including pesticides and herbicides, dredging or filling of wetlands, incorporation of wetlands into a site's development scheme, and mitigation of lost or destroyed wetlands.
- 6.12 The City shall direct future land uses, which are incompatible with the protection and conservation of wetlands and wetland functions, away from wetlands. The type, intensity or density, extent distribution and location of allowable land uses, and the types, sizes, values, functions, conditions, and location of wetlands, are land use factors, which shall be considered when directing incompatible uses away from wetlands.
- 6.13 Stormwater will be managed to control stormwater runoff, minimize impacts on existing city, county, and/or state drainage facilities and to protect and enhance surface water, ground water and other natural resources in the City.
- 6.14 The City shall protect and enhance the quantity and quality of natural groundwater prime aquifer recharge areas by requiring site design that minimizes impervious coverage, clusters development onto less vulnerable areas and at a minimum maintains the groundwater flow rates and volumes at predevelopment rates. The city shall regulate development of the prime aquifer recharge areas. Regulations may include an overlay district that restricts land uses, implements special siting requirements for septic tanks to mitigate soil drainage characteristics, and regulates other factors that impact the recharge capability of the land.
- 6.15 The City shall protect public water supplies through its land development regulations by designating appropriate wellhead protection areas, based upon policies in the Comprehensive Plan, Conservation

Supplement 3; Adopted February 5, 2008; Ordinance #08-01.

Element and Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element.

- 6.16 The City shall continue to extend the city water system, consistent with the “Potable Water Sub-Element” enabling the acquisition of small public water systems, thereby reducing the number of residents using the shallow aquifer, which is subject to groundwater pollution threats.
- 6.17 The City in cooperation with the Health Department, shall continue to regulate the siting of septic tanks including siting requirements to address soil characteristics that may impact septic system function and extend the City sewer system, consistent with the Sanitary Sewer Sub-Element, to connect existing development on septic systems.
- 6.18 The City shall coordinate with state, federal and local agencies to identify and protect vegetative communities that provide habitat for threatened and endangered species and migrating birds and/or support unique plant and animal communities identified in the “Conservation Element.”
- 6.19 The City adopts the following dredged spoil disposal site selection criteria:
- sites shall be located close to the Indian River Lagoon;
 - sites shall be altered, non-native upland vegetation areas;
 - sites shall not abut residential land unless sites are sufficiently large to accommodate adequate buffers;
 - sites shall not be habitat for endangered and threatened or protected species; and
 - sites shall not be wetlands, unless wetlands are degraded/non-functional, in such cases the wetland impacts shall be mitigated.
- 6.20 The City shall redesignate land that The Florida Inland Navigation District (FIND) has acquired for dredged spoil disposal to the GU, Government/Institutional/Public Use, land use designation.
- 6.21 The Land Development Regulations shall require an environmental impact analysis of development within environmentally sensitive districts or lands abutting the Indian River.
- 6.22 Land use activity shall be prohibited which results in the alteration, degradation or destruction of coastal and estuarine resources except when necessary to prevent a public hazard or provide public benefits which exceed those lost as a result of such activity. Public benefits include floodplain protection, natural habitat for threatened and endangered plants and animals, natural aquifer groundwater recharge and recreation.
- 6.23 The City shall continue to work with the county and provide technical, monetary and political support to conservation programs aimed at land acquisition on the barrier island and in other coastal conservation areas.
- 6.24 The City shall review all proposed land use changes for consistency with policies set forth in the Conservation and Coastal Management Elements.
- 6.25 The City shall regulate development of areas which are prone to flooding and areas within the 100 year floodplain in a manner that is consistent with the regulations established by the National Flood Insurance Program.

Supplement 3; Adopted February 5, 2008; Ordinance #08-01.

- 6.26 The City shall provide standards in the Conservation Element of the Comprehensive Plan and amend its land development regulations, by July 2008, to require, as conditions warrant, vegetative and other appropriate protection buffers of up to 50 feet for wetlands, unaltered and altered shorelines, manmade canals and the Indian River Lagoon.
- 6.27 The City shall encourage the preservation of mature trees on land development sites by providing landscape credit for the on-site preservation of mature trees and trees of special concern, and other appropriate incentives for the purpose of preserving existing mature trees on site.

1.4.0.6 Redevelopment

Objective 7:

The City shall facilitate urban infill and redevelopment using land development regulations and implement a long-range strategy for revitalizing its Downtown commercial core and older residential areas.

Policies:

- 7.1 The city shall adopt standards and regulations for the mixed-use "MX" land use district shown on the Future Land Use Map to encourage infill and redevelopment of the downtown and older central area of Vero Beach, such standards to include higher residential densities and commercial floor area ratios than found in other districts.
- 7.2 The City shall coordinate with applicable downtown agencies and organizations to assist in identifying and articulating local issues and needs.
- 7.3 The City shall reinforce downtown as a mixed-use office, employment and governmental center as well as a unique cultural, arts, entertainment and residential enclave, with shopping and dining opportunities that support the district and its surrounding neighborhoods.

1.4.0.7 Historic and Archeological Resources

Objective 8:

The City shall protect, preserve or where appropriate promote adaptive re-use of the historic and/or archeological resources in the City.

Policies:

- 8.1 The City shall update and maintain the historic resources survey and adopt, by July 2008, an historic preservation ordinance to provide appropriate protection for significant historic resources. Ordinance criteria shall include, but not be limited to, the following:
 - A. The ordinance shall provide protection for the resources listed on the National Register of Historic Places, the Florida Master Site File, the Local Register of Historic Places and those to be discovered in the future.
 - B. The ordinance should outline standards for the identification and evaluation of historic resources.

Supplement 3; Adopted February 5, 2008; Ordinance #08-01.

- C. The ordinance shall establish procedures for the review of all development and redevelopment proposals, including those for infrastructure for the impact upon designated historic resources.
 - D. If a determination is made that there will be a potentially negative impact to a historic resource, the City shall notify the Division of Historic Resources of the Department of State and City preservation agent.
 - E. Efforts shall be made to preserve the resource. Where preservation is not a feasible alternative, the resource shall either be relocated with information regarding the resource recorded, or elements of the resource shall be salvaged for further study.
- 8.2 By July 2008, the land development regulations shall require that all public and private development and redevelopment proposals, including those for infrastructure, shall be reviewed for the impact upon designated archeological and/or historic resources and establish requirements to preserve, reduce or mitigate impacts to these resources.
- 8.3 By July 2008, the land development regulations shall require that public and private development and redevelopment activities, including those for infrastructure, shall cease where historic or archaeological artifacts are discovered to allow for an evaluation of historical significance. The regulations shall include, but not limited to, the following criteria:
- A. Immediately upon discovery, notification shall be given to the Division of Historical Resources of the Department of State.
 - B. Ground disturbing activities shall be suspended within 20 feet of the discovery for up to 30 days from the date of notification to allow for an initial evaluation of significance. If the resource is found to be potentially significant, activities shall be further suspended for up to 30 days to allow for further evaluation. Ground disturbing activities shall be undertaken with caution in the surrounding area. Efforts shall be taken to evaluate the site in a timely and reasonable manner. The property owner should be allowed to hire a professional archaeologist to evaluate the site.
 - C. Where the discovery is determined to be historically significant, efforts shall be made to preserve the resource. Where preservation is not a feasible alternative, either the resource shall be relocated with information regarding the resource recorded, or elements of the resource shall be salvaged for further study, at the expense of the State of Florida.
- 8.4 By July 2009, the City shall evaluate the land development regulations to determine whether a transfer of development rights procedure would encourage the protection of historic resources from the potential impacts of development and redevelopment.
- 8.5 Historic and/or archeological resources and their environments shall be included in public acquisition programs for recreation, open space and conservation areas. The future use of these historic resource areas shall include, but not be limited to, the following:
- A. Any development, public access or activities planned for these sites shall be passive in nature and shall not endanger the integrity and character of the resource.

Supplement 3; Adopted February 5, 2008; Ordinance #08-01.

- B. Exact locations of known archaeological sites purchased shall not be publicized to protect these resources from vandalism.
- 8.6 The City shall explore, by July 2009, the feasibility of becoming a designated certified local government and participating in Florida's Certified Local Government historic preservation program.
- 8.7 The City shall map, by July 2009, locations of potential archaeological resources.

1.4.0.8 School Siting Policies

Objective 9:

Future needs for public schools sites will be accommodated on land that is proximate to urban residential areas.

Policies:

- 9.1 The development regulations shall permit schools to be located in all residential zoning districts, the mixed use district, the mixed residential district, and the industrial zoning district.
- 9.2 The land development regulations shall establish size and site location criteria for future school sites.
- 9.3 Prior to establishing a new public school site within the City of Vero Beach, the Indian River County School Board shall establish a need for the school site based on standard school siting criteria utilized throughout Indian River County.
- 9.4 In establishing new school sites, the City shall encourage the Indian River County School Board to select sites that are proximate to urban residential areas.

1.4.0.9 Co-location of Schools

Objective 10:

The co-location of schools with other public facilities including parks, libraries, and community centers shall be encouraged.

Policies:

- 10.1 Prior to location of any park, library or community center or park within Vero Beach, the City shall consider, to the greatest extent possible, co-locating the facility with a school site.
- 10.2 In selection of the location of new school sites, the City shall encourage, to the greatest extent possible, that the Indian River County School Board consider co-location with existing park, library and community center sites.
- 10.3 If Indian River County proposes construction of a library, community center or park within Vero Beach, the City shall encourage co-location with a school site to the greatest extent possible

Supplement 8; Adopted November 11, 2012; Ordinance #12-26.

1.4.1.0. Land Use Compatibility with operations of the Vero Beach Municipal Airport

Objective 11:

The City shall regulate the use of lands in order to ensure that future uses are compatible with Vero Beach Municipal Airport operations in order to promote public health, safety, and general welfare.

Policies:

- 11.1 The City Planning and Development Department shall coordinate with the Vero Beach Municipal Airport and the airport master plan to review amendments to the future land use map or zoning map that may be proposed within the airport noise impact zone as defined in Chapter 68, Airport Zoning, of the Vero Beach Code.
- 11.2 The City Planning and Development Department shall coordinate with the Vero Beach Municipal Airport by providing copies for review and comment of proposed development permit applications, including change of uses that are located within the airport noise impact zone as defined in Chapter 68, Airport Zoning, of the Vero Beach Code.
- 11.3 In accordance with Federal Aviation Administration advisories and Chapter 333, Florida Statutes, Airport Zoning, the City shall prohibit proposed incompatible land uses, activities, or construction within the airport runway protection zone as defined in Chapter 68, Airport Zoning, of the Vero Beach Code. Examples of incompatible land uses are uses that could lead to the congregation of people, the attraction of birds, the emission of light, glare, or smoke, or the construction of tall structures.
- 11.4 The City shall prohibit proposed residential uses and educational facilities, with the exception of aviation school facilities, that are inside the 65 decibel Day-Night Average Sound Level (DNL) noise contour, as adopted in the most recent Vero Beach Municipal Airport FAR Part 150 Noise Study, in accordance with Federal Aviation Administration guidance and Chapter 333, Florida Statutes, Airport Zoning.
- 11.5 The City shall prohibit proposed land uses such as sanitary landfills or other hazardous wildlife attractants at either end of a runway within five (5) statute miles between the farthest edge of the airport operations area and the hazardous wildlife attractant if the attractant could cause wildlife movement into or across the approach or departure airspace, in accordance with Federal Aviation Administration recommendations.
- 11.6 The City shall prohibit proposed construction of educational facilities of a public or private school at either end of an airport runway within an area which extends five (5) miles in a direct line along the centerline of the runway, and which has a width measuring one-half the length of the runway, in accordance with Chapter 333, Florida Statutes, Airport Zoning.
- 11.7 The City shall periodically review and update as necessary existing land development regulations in accordance with federal and state laws.
- 11.8 The Vero Beach Municipal Airport shall continue to use and improve upon its noise abatement approach and departure procedures as outlined in the most recent Part 150 Noise Study, Noise Compatibility Plan.

Supplement 10; Adopted January 6, 2015; Ordinance #15-01.

- 11.9 The City shall require prior to substantial improvements or new residential construction in the airport noise impact zone, as defined in Chapter 68, Airport Zoning, of the Vero Beach Code, that the property owner(s) shall either grant an avigation easement to the City of Vero Beach or provide soundproofing sufficient to achieve an outdoor to indoor noise level reduction of 25 decibels.
- 11.10 The City Planning and Development Department and Airport shall coordinate with Indian River County Community Development Department to review amendments to the future land use map, zoning map, or development that may be proposed within the airport noise impact zone as defined in Chapter 68, Airport Zoning, of the Vero Beach Code.

1.4.2.0 Residential Neighborhood Strategies

Objective 12:

The City, with the active support of Original Town property owners, residents, businesses, and civic/business associations, shall work to stabilize the underlying physical fabric of this historic inner city neighborhood and its remaining residential areas by encouraging quality residential infill and redevelopment along with appropriate public infrastructure investment, and regulatory programs that promote increased home ownership and housing opportunities and retain the historic residential character of the neighborhood while limiting further intrusion of incompatible nonresidential uses.

Policies:

- 12.1 The City recognizes the boundaries of the Original Town neighborhood for planning purposes by adopting the map in Figure 1-6. The adopted map shall be used to describe the geographic limits for application of specific comprehensive plan policies and implementation activities related to the Original Town neighborhood under Objective 12.
- 12.2 The City recognizes the Original Town Neighborhood Association as a neighborhood contact organization for City staff. Other civic and business associations may request to be identified as a neighborhood contact organization upon written request to the City and approval by City Council. As a neighborhood contact organization, the organization shall be notified by the City prior to any public hearing for proposed future land use and zoning changes, amendments to comprehensive plan policies, major site plans and project architectural review, and conditional uses that may affect the neighborhood. Any neighborhood contact organization shall be willing to assist the City staff in coordinating any City planning, code enforcement, community policing, and other public programs in the neighborhood and act as the liaison between the neighborhood and City staff.
- 12.3 The City shall preserve the historic gridiron pattern and connectivity of existing streets and alleyways by denying property-owner initiated petitions for abandonment of public right-of-way or license applications for permanent private use of public right-of-way.
- 12.4 To protect the integrity and viability of remaining predominately residential areas of the Original Town neighborhood, any request for a change in the zoning map designation from residential to nonresidential for properties north of 22nd Street, shall be required to

Supplement 10; Adopted January 6, 2015; Ordinance #15-01.

demonstrate that, in addition to meeting the criteria for a rezoning in the Land Development Regulations, such a change:

- Is warranted based on a substantial change in circumstances to the subject property or adjacent properties; and
- Will not adversely impact on the viability of existing residential uses and lead to further expansion of nonresidential uses along a predominately residential street.

12.5 To limit the further encroachment of disruptive conditional uses into the neighborhood that adversely impact the neighborhood's historic residential character and resources. any proposed new or expansion of an existing conditional use in the Original Town neighborhood shall be required to demonstrate that the proposed project will not adversely impact existing historic residential buildings in addition to meeting all conditional use criteria in the Land Development Regulations. For purposes of this policy the following definitions apply:

- Historic building – any building identified as, eligible for historic designation on the national or local historic registers.
- Adverse impact - The demolition or substantial alterations to the exterior of a historic building that negatively impact its historical authenticity.

12.6 The Planning and Development Department staff shall endeavor to investigate and prepare a draft report with recommendations for review by the Planning and Zoning Board by December 31, 2015, identifying specific regulatory changes that can be implemented through an overlay district and/or other amendments to other pertinent sections of the City's Land Development Regulations to encourage and facilitate compatible residential infill development and redevelopment in the Original Town neighborhood. The report will serve as a guide in preparing and implementing desired changes in the Land Development Regulations. Any changes in the Land Development Regulations shall have, as appropriate, performance standards to ensure or promote compatibility with existing historic buildings and neighborhood characteristics.

Such investigation may cover, but not be necessarily limited to the following concepts:

- Overlay District Amending RM 10/12 district regulations – amendments to the RM 10/12 zoning district regulations through enactment of an overlay district to facilitate residential infill development by modifying underlying development standards and requirements.
- Residential group projects – on a project-by-project basis, projects to be approved through the conditional use process; modifies and/or allows for waivers from underlying development standards to facilitate residential infill development.

Supplement 10; Adopted January 6, 2015; Ordinance #15-01.

- Residential infill overlay district – applies to all residential lots meeting certain eligibility requirements; modifies underlying development standards to provide more flexibility for residential infill development.
- Conservation or neighborhood stabilization overlay district – applies to all properties in the neighborhood; establishes specific development standards for new and existing development intended to facilitate infill development and additions/renovation to existing development.
- TDRs (“transfer of development rights”) – provides for the transfer of density from one property to another within the RM 10/12 zoning district in the neighborhood as an incentive to attract investment in residential infill projects.

12.7 Any decision regarding the preparation and enactment of overlay district regulations for the neighborhood should consider the following factors:

- Public interest to be served;
- Level of property owner support in relation to the impact of the regulations on property owners;
- Recommendations of the Planning and Zoning Board, Historic Preservation Commission, and City staff; and
- Sufficiency of available financial and staff resources to prepare and administer the overlay district regulations.

12.8 The City through its Historic Preservation Commission shall encourage and assist in the preservation of the historic character of the Original Town neighborhood and homes through the following actions:

- Educate, encourage and assist property owners in applying for designation on the Vero Beach’s local historic register and in renovating and restoring designated historic structures and obtaining property tax abatement for eligible renovations.
- Provide assistance to the neighborhood contact organization and property owners interested in pursuing neighborhood designation on the National Register of Historic Places for the area as recommended in the *Historic Resource Survey Update of the Original Town and Osceola Park Area Neighborhoods*.
- Participate in coordination with the Planning and Zoning Board in advising the City Council on any overlay districts and regulations to be considered specifically for the neighborhood.

Supplement 10; Adopted January 6, 2015; Ordinance #15-01.

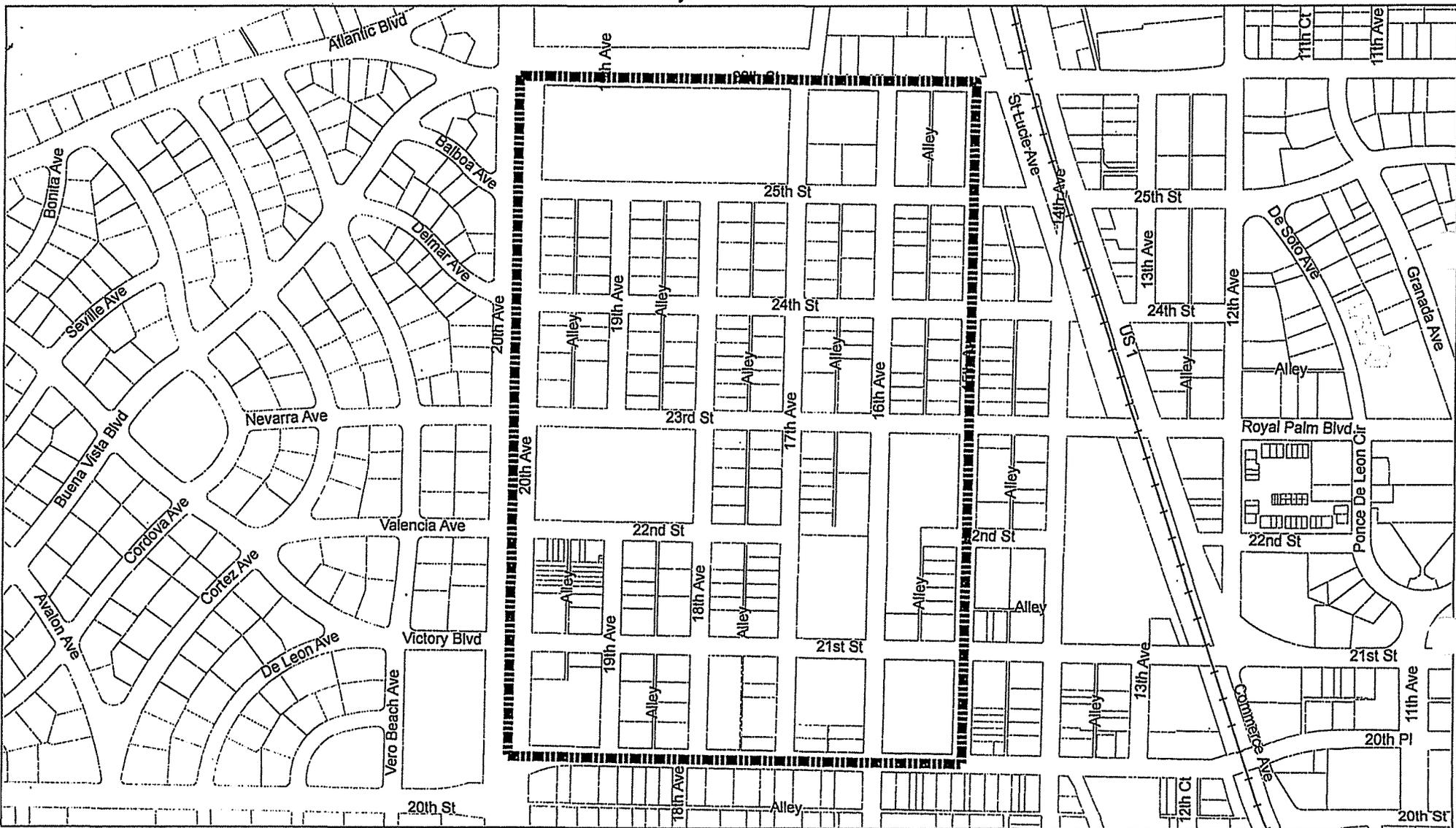
12.9 In conjunction with the neighborhood contact organization, property owners, residents, and businesses, the City shall promote the stabilization and enhancement of the neighborhood through the following actions consistent with the constraints on the City's financial and staff resources:

- Continue to provide Police Department support for Neighborhood Watch Program and increased community policing in the neighborhood in response to need of residents and businesses.
- Support neighborhood efforts to improve traffic and pedestrian safety through the City's traffic calming program.
- Work to identify, prioritize and budget needed neighborhood public infrastructure improvements with input from the Original Town Neighborhood Association and other stakeholders as part of the City's Five-Year Capital Program, such as additional street and alley lighting, drainage facilities, sidewalks, roadway improvements, and other public improvements.
- Identify appropriate federal and state grants programs to secure financial assistance for construction of infrastructure improvements identified in the City's Five-Year Capital Program.
- Support efforts to establish neighborhood identification signs at gateway entrances and specialized neighborhood street signage with the historical street names to help better create a sense of place and neighborhood identification.
- Support efforts to stabilize and improve the overall appearance of the neighborhood through comprehensive code enforcement of zoning, housing, and property maintenance regulations and through the active participation of property owners and residents with City code enforcement and solid waste personnel in comprehensive cleanup programs.
- Provide outreach support by the City's professional staff to property owners, residents, and businesses, if requested by the neighborhood contact organization in addressing planning, historic preservation, code enforcement, police, and public service issues that affect the neighborhood.
- Work with the Indian River County MPO, the GoLine transit service and neighborhood contact organization to coordinate the location of bus stops and routes in the neighborhood.

Original Town Neighborhood Boundary

City of Vero Beach

Figure 1.6



Scale: 1 in = 2500 ft



Created by Jim Kirkpatrick
 City of Vero Beach
 Department of Public Works
 GIS Division
 August 7, 2014

DISCLAIMER
 This material is being supplied pursuant to a public records request and was produced solely for a specific project of the City of Vero Beach, Florida in connection with the transaction of official municipal business. The City of Vero Beach makes no warranty, express or implied, and assumes no responsibility for the use of this material by agencies or individuals other than the City of Vero Beach. Any use of this material is strictly at the risk of the user.
 © 2007 City of Vero Beach



1.5 REFERENCES CITED

City of Vero Beach Planning Department. (September 1980) Comprehensive Plan: Data Inventory and Analysis

City of Vero Beach Planning Department. (September 1980) Goals, Objectives and Policies

City of Vero Beach Planning Department. Comprehensive Plan Update.