

**STRIKE-THROUGH AND
UNDERLINED VERSION**

11/7/17



City of Vero Beach



**Comprehensive Plan
Policy Document**

**CITY OF VERO BEACH
COMPREHENSIVE PLAN
POLICY DOCUMENT**

Prepared by the City of Vero Beach
Planning and Development Staff

**ADOPTED BY THE CITY OF
VERO BEACH CITY COUNCIL**

_____, 2017

CHAPTER 1

OVERVIEW OF POLICY DOCUMENT

INTRODUCTION

This Policy Document contains the goals, objectives, and policies for each of the nine elements of the Comprehensive Plan and Five-Year Capital Improvements Schedule. The Five-Year Capital Improvements Schedule lists those capital projects to be funded that are needed to implement the goals, objectives, and policies of the comprehensive plan and to ensure that adopted level-of-service standards are achieved and maintained.

The Policy Document, which contains both the Future Land Use Map and 2035 Roadway Improvement Plan, requires adoption by the City Council pursuant to Chapter 163, Florida Statutes and the City's Land Development Regulations. The separate Technical and Map Series Documents for the Comprehensive Plan, don't require adoption by City Council.

DEFINITIONS OF GOALS, OBJECTIVES, AND POLICIES

The goals, objectives, and policies are the most critical components of each comprehensive plan element. These terms are defined as follows:

- *Goal:* A goal is the long-term outcome or end toward which programs, activities, and regulations are directed. Only one comprehensive goal is identified in each element in this comprehensive plan, except for sub-elements of the Infrastructure Element.
- *Objective:* An objective is a specific end that is achievable and marks progress in reaching a goal. Under each goal, multiple objectives are identified that are needed to be met to achieve the long-term outcome desired.
- *Policy:* A policy is a specific course of action or way in which programs and activities are conducted to achieve the identified goal and objective.

CONTENTS OF POLICY DOCUMENT

The Goals, Objectives, and Policies of the Comprehensive Plan are presented in the following chapters, exhibits, and appendices:

- Chapter 2: Land Use Element
* Exhibit A: Future Land Use Map
- Chapter 3: Transportation Element
* Exhibit B: 2035 Roadway Improvement Plan
- Chapter 4: Housing Element
- Chapter 5: Coastal Management

- Chapter 6: Infrastructure Element
 - * Stormwater Management Sub-Element
 - * Solid Waste Sub-Element
 - * Sanitary Sewer Sub-Element
 - * Natural Groundwater/Aquifer Recharge Sub-Element
- Chapter 7: Recreation and Open Space Element
- Chapter 8: Conservation Element
- Chapter 9: Intergovernmental Coordination Element
- Chapter 10: Capital Improvements Element
 - * Exhibit C: City Capital Improvements Schedule
 - * Exhibit D: Indian River County MPO TIP
 - * Exhibit E: Indian River County Capital Improvements Schedule (Solid Waste and Road Projects)
 - * Exhibit F: Indian River County School District Capital Improvements Program

RULES OF CONSTRUCTION

Throughout the Policy Document, policies may adopt by reference specific plans, standards, or documents prepared or adopted by other organizations. Unless otherwise stated in a policy, the adoption of these referenced plans, standards, or standards, include any future amendments or updates. All plans/standards/documents including amendment to be adopted by reference shall be subject to independent City Council review and approval if so deemed necessary by the City Council.

MONITORING AND EVALUATION

The continuous and dynamic nature of the comprehensive planning process makes it necessary to periodically review the plan. This assessment is important because it addresses changes in population, land use, databases and public opinion, which might significantly alter the goals, objectives and policies of the comprehensive plan.

The evaluation of the effectiveness of the plan is also an important part of a periodic review. The evaluation should determine whether the plan has successfully achieved its goals, whether the objectives and policies are appropriate for realization of the goals, and whether they are being used as a basis for local decisions. Where appropriate, it may be necessary to make recommendations to revise and update the plan in order to improve its effectiveness and quality.

The Planning and Development staff, in conjunction with the Planning and Zoning Board (Local Planning Agency pursuant to State law), shall be responsible for the continuous monitoring and evaluation of the Comprehensive Plan and recommending any amendments to City Council as necessary. At a minimum the Comprehensive Plan shall be evaluated every seven years or sooner to determine if a major update of the plan is needed pursuant to Chapter 163, Florida Statutes.

PLAN IMPLEMENTATION

The Five-Year Capital Improvements Schedule (CIS) of the Capital Improvements Element is the primary implementation mechanism for the Comprehensive Plan. Chapter 163, F.S. requires the CIS to be annually updated and adopted as simple non-text amendment by ordinance of the City Council or as a text amendment to the Comprehensive Plan that must follow the procedures of Chapter 163.3184, F.S.

The implementation of the Comprehensive Plan will involve numerous activities. Some of these activities are on-going with no defined time frame for implementation. Others have specific time frames for implementation or a specific time that an objective must be achieved. The implementation of many of the policies under the Land Use Element and other elements is tied to the annual work program of the Planning and Zoning Board.

The Planning and Development Department has primary responsibility for carrying out the on-going policies of the Land Use Element under the broad policy guidance of the City Council. It has a coordinating role with other City departments under the broad policy guidance of the City Council in implementing policies that fall under the individual Department's functions, such as water, sewer, solid waste and stormwater drainage facilities.

CHAPTER 2
LAND USE ELEMENT
GOAL, OBJECTIVES, AND POLICIES

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.~~

GOAL

Vero Beach's quality of life, individual identify, and small town character typified by low rise and low density scale of development will be maintained and continued in a manner that 1) provided a compatible and complementary mix of uses to meet the social and economic needs of the community; 2) respects the community character and the quality of life of the community; 3) preserves and enhances coastal, environmental, natural, historic and cultural resources; 4) maintains and enhances the City's distinct overall low density, residential character and diversity of residential neighborhoods; 5) creates diversity and sense of place for its commercial areas; 6) provides for reasonable public safety and security from hazardous conditions associated with the City's coastal location; and 7) provides for the efficient and cost effective use of services and facilities.

1.4.0.0 Land Uses

Objective 1. Future Land Use and Zoning Designations

The City ~~should shall regulate~~ manage future development and redevelopment to maintain and enhance the unique, small town 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 and provide for an efficient distribution and compatible pattern of land uses to protect the City's manmade and natural resources.~~

Policies:

1.1 The following future 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~~ containing or possessing 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 through conservation easements for conservation or wetlands mitigation purposes. Lands designated as Conservation (CV) shall remain undeveloped with the following exceptions: open space, environmental education and conservation, public utilities, and compatible, limited passive recreational uses subject to environmental review requirements for development approval in the Land Development Regulations. These CV lands are candidates for public acquisition.

1.3 The Environmentally Significant (ES) Land Use designation shall be applied to those areas ~~that~~ predominately containing or possessing lands that are environmentally sensitive and lands adjacent to environmentally sensitive lands 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~~ that 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-detached residential development. Educational facilities and supportive community services ancillary to the residential uses ~~may be located~~ may be allowed if listed as a as conditional uses ~~with restrictions within land areas designated RL in the applicable underlying zoning district.~~ These uses include parks 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.

- 1.5 The Residential Medium (RM) Land Use designation shall be applied to areas of the City ~~which that~~ are suitable for single family, duplex and multifamily residential uses with moderate densities, based on access to adequate public utilities, ~~good street access and collector and local streets~~ and areas ~~which that~~ are a transition between single family-~~detached~~ and more intensive uses. This land use category shall allow single family, duplex, and multifamily residential development. Education facilities and supportive community services ancillary to the residential uses and institutional uses shall be allowed if listed as a permitted use or may be allowed if listed as a conditional use in the applicable underlying zoning district. ~~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 that~~ are suitable for multifamily residential uses with high densities, ~~based on access to public utilities, adjacent to arterial or collector streets, and~~ ~~which that~~ are a transition between moderate density multifamily residential development and more intensive uses. This land use category shall allow single family, duplex and multifamily residential development. Educational facilities and supportive community services ancillary to residential uses and institutional uses shall be allowed if listed as a permitted use or may be allowed if listed as a conditional use in the applicable underlying zoning district. ~~park and recreation uses, public facilities, institutional uses, schools, cultural and civic uses, utilities, shall be allowed if a permitted use or may be allowed if a conditional use depending upon the list of allowable uses in the underlying zoning district. 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 ~~areas 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 family, duplex, and multifamily residential development. Educational facilities, supportive community services ancillary to residential uses, and institutional uses shall be allowed if listed as a permitted use or may be allowed if listed as a conditional use in the applicable underlying zoning district. ~~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 suitable for mobile home parks located adjacent to collector or arterial streets and near commercial uses or a transition area between multifamily and more intensive industrial and 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 medium to large urban scale development and intensities. Those areas shall be limited to lands near in proximity and with access to arterial or collector streets ~~with adequate public facilities, access to~~ and multi-modal transportation alternatives; ~~existing mixed-use central locations, including the central core of the city and the downtown area.~~ and shall be located within or immediately adjacent to the existing Downtown area or existing uses in the central core of the City radiating out from the intersection of the Florida East Coast Railway and SR 60. This land use category shall or may allow a broad mixture of residential, mixed residential/nonresidential, ~~and~~ commercial, educational, institutional, and nonresidential uses and supportive community services depending upon whether the use is listed as a permitted use or conditional use in the applicable underlying zoning district, ~~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 small to medium urban scale urban development and intensities. Those areas shall be limited to lands ~~that are~~ located near existing urban uses centers, or near the center of several neighborhoods, or areas in transition from residential uses to nonresidential uses offices, at high access points such as the intersection of arterial streets, or located adjacent to arterial or collector streets. These uses shall be further limited to high access locations such as the intersections of arterial and collector streets or adjacent to arterial or collector streets. This land use category shall or may allow a broad mixture of residential, mixed residential, marinas, institutional, and nonresidential uses and supportive community services depending upon whether the use is listed as a permitted use or conditional use in the applicable underlying zoning district. ~~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.~~
- 1.11 The Industrial (I) Land Use designation shall be applied to those areas that are suitable for small to medium 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.~~ This land use category shall or may allow a broad mixture of residential, mixed residential, light industrial, aviation oriented, education and nonresidential uses and supportive

community services depending upon whether the use is listed as a permitted use or conditional use in the applicable underlying zoning district.

- 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. This land use category shall allow government facilities, cultural facilities, operations and service facilities, educational facilities, hospitals, transportation terminals, and small-scale recreational facilities compatible with and subordinate to an existing governmental utility.
- 1.13 The Park (P) Land Use designation shall be applied to land used for active and passive public parks and recreation facilities, including clubs, and cultural and civic activities located in public parks. ~~Public p~~arks and recreation facilities are not limited to this land use designation.
- 1.14 The City of Vero Beach hereby adopts the Future Land Use Map as an integral component of the Comprehensive Plan, as presented in Exhibit A to this Policy Document.
- ~~1.14~~ 1.15 The City adopts the maximum density and intensity standards in Table ~~1-10-2-1~~ 2-1 for the land use categories, depicted on the Future Land Use Map.

Table 2-1. Land Use Densities and Intensities

| Land Use Category | Maximum Density (per acre) | Maximum Intensity (Floor Area Ratio – FAR) |
|--|---|--|
| Residential Low (RL) | 0 to Up to 6 dwelling units | 0.30 Up to 0.38 |
| Residential Medium (RM) | 6 to Up to 10 dwelling units <u>or rooms</u> | 0.30 Up to 0.50 |
| Residential High (RH) | 10 to Up to 15 dwelling units <u>or rooms</u> Up to 18 dwelling units or rooms ¹ | 0.40 to Up to 0.50 |
| Mixed Residential (MR) | 10 to Up to 12 dwelling units <u>or rooms</u> | 0.40 to Up to 0.50 |
| Commercial (C) | 8 to Up to 15 dwelling units ² Up to 30 rooms | 0.50 to Up to 1.00 |
| Industrial (I) | 8 to Up to 15 dwelling units ² Up to 30 rooms | 0.30 to Up to 1.00 |
| Mixed Use (MX) | Up to 17 dwelling units <u>or</u> 30 rooms Up to 21 dwelling units ³ | 0.30 to Up to 2.00 |
| Government/Institutional/ Public Use (GU) | 0 | Up to 0.50 |
| Mobile Home Park (MHP) | Up to 8 mobile home units | Up to 0.30 |

| | | |
|----------------------------------|--|---------------------------|
| Environmentally Significant (ES) | 0 to <u>Up to 0.2 dwelling units (islands)</u> | <u>Up to 0.30</u> |
| Park (P) | 0 to <u>Up to 0.5 dwelling units (mainland)</u> | <u>0.10 to Up to 0.40</u> |
| Conservation (CV) | 0 | <u>Up to 0.01</u> |

- Notes: 1. Congregate multifamily housing exclusively for the elderly ~~up to 18 dwelling units/rooms/acre may be allowed.~~
2. Efficiency units (500 square feet or less in floor area) ~~up to 18 dwelling units/acre may be allowed.~~
3. With a maximum transfer of 4 units of development rights.

1.16 The following principles shall apply related to the relationship between future land use and zoning designations:

- (a) A use is only allowable in a zoning district if it is listed as a use or within a group of uses in both the future land use and zoning designations for that property or it is determined by the Planning Director that the use can reasonably be interpreted to fit into a category of allowable uses.
- (b) Table 2-1 sets forth the maximum density and intensity for each land use designation; however, the specific maximum density and intensity is established by the underlying zoning district with the proviso that the limits set by the zoning district shall not be greater than those established by Table 2-1 for the specific land use designation.
- (c) Where no specific density or intensity is listed in a specific zoning district, the density or intensity listed in Table 2-1 shall prevail.

1.17 Applications requesting amendments to the Future Land Use Map shall be evaluated based on the following criteria:

- (a) Consistency with the goals, objectives and policies of the Comprehensive Plan including any location considerations for specific future land use designations pursuant to Policies 1.1 through 1.13;
- (b) Impact on public facilities and services;
- (c) Environmental impacts;
- (d) Compatibility with surrounding areas in terms of existing land use designations and uses; and
- (e) Other relevant issues.

~~1.15~~ 1.18 The City shall should rezone land consistent with Table 1-11 Table 2-2, Relationship between Future Land Use Designations and Zoning Districts, and the standards set forth in this policy and elsewhere in this element. The City recognizes that not every zoning district allowed within a future 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 the following standards:

~~Additionally, any proposed 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.~~

- (a) Consistency with the goals, objectives, and policies of the Comprehensive Plan;
- (b) Compatibility with zoning map designations abutting or in the immediate vicinity of the subject property;
- (c) Changed conditions to the subject property and the neighborhood or area in the vicinity in which the property is located that warrant an amendment;
- (d) Maintenance of adopted level of service on roadways, public school facilities, sanitary sewer, potable water, solid waste, storm drainage, and recreation;
- (e) Maintenance of an orderly and logical development pattern; and
- (f) Consistency with the public interest.

1.19 In addition to the standards of Policy 1.19, any proposed 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.~~

Table 2-2. Relationship Between Future Land Use Designations and Zoning Districts

| Zoning District | RL | RM | RH | MR | C | I | MX | GU | MHP | ES | P | CV |
|-----------------|----|----|----|----|---|---|----|----|-----|----|---|----|
| R-1AAA | | | | | | | | | | P | | |
| R-1AA | P | | | | | | | | | | | |
| R-1A | P | | | | | | | | | | | |
| R-1 | P | | | | | | | | | | | |
| MPZ | P | P | P | P | | | | | | | | |
| RM-8 | | P | | P | | | | | | | | |
| RM-10 | | P | P | P | | | | | | | | |
| RM-10/12 | | 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 | 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 |
| P-2 | | | | | | | P | | | | P | |
| ALI-1 | | | | | P | P | | | | | | |
| ALI-A1 | | | | | | P | | | | | | |
| ALI-A2 | | | | | | | | | | | | P |
| ALI-MC | | | | | P | P | | | | | | |
| Zoning District | RL | RM | RH | MR | C | I | MX | GU | MHP | ES | P | CV |
| AR-MHP | | | | | | | | | P | | | |

P=District Permitted

~~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 future land use designations at the Vero Beach Regional Airport including Industrial (I) and Conservation (CV) upon completion of the Airport Master Plan and a Habitat Conservation Plan for endangered and threatened species on airport property and proceed to consider amendments to the Future Land Use and Zoning Maps as appropriate.
- 1.21 The City shall explore land use options, preferably in tandem, for the decommissioned power plant and wastewater treatment plant (WWTP) should the City Council decide to move the WWTP to the airport. Should the City Council decide to not place the old Postal Annex (southwest corner of 17th Street and Indian River Boulevard) on the market, land use options for this property should also be explored.
- ~~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.~~
- 1.22 Within the Residential Low (RL) designation, limited non-residential uses that primarily serve residents of a planned development may be allowed under a Master Plan Zone (MPZ) zoning district. The minimum site size for a MPZ zone shall be 200 contiguous acres. The purpose of the MPZ is to provide modifications from lot size, setback, open space, housing types and densities to consolidate open space for recreational, aesthetic, and resource preservation purposes and to allow various styles of housing units on smaller than standard lots allowed under single family zoning districts. The rezoning process shall require both concurrent approval of an amendment to the Zoning Map and the master plan for the planned development.
- 1.23 Within the Residential Medium (RM) and Residential High (RH) designations, limited office, institutional, and financial uses shall be allowed under the Professional Office Institutional (POI) zoning district designation. The intent of this zoning district is to provide for a transition and/or buffer between medium to high density residential and more intensive non-residential uses or high volume traffic corridors to preserve the essentially residential character of existing residential areas impacted by high volume traffic corridors or undergoing transition to more office and business uses. Such areas may be no longer appropriate or attractive for low-medium density residential uses but

are not considered appropriate for a broad range of commercial uses as permitted in commercial zoning districts. This zoning district is to be located principally along arterials or abutting existing office, medical, and commercial uses. 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.

- 1.24 Within the Residential Medium (RM) and Residential High (RH) designations, a special purpose zoning district may be enacted to establish a "Vero Beach Cultural Arts Village District" pursuant to Policy 12.2 of this element. Within the special purpose zoning district one or more limited commercial and transient residential uses may be allowed that are not listed as allowable uses under the RM and RH designations.
- 1.25 Prior to enacting an ordinance to create a new zoning district or floating zone not listed on Table 2-1 or authorized pursuant to this element, a text amendment to the Comprehensive Plan shall be required to provide the proper policy basis and authorization for such zoning.
- 1.26 The City should review the future land use and zoning map designations for existing mobile home parks and consider the necessity to enact appropriate amendments to the Future Land Use and Zoning Maps and/or Land Development Regulations to address significant conflicts and omissions.
- 1.27 The City should investigate the desirability of creating one or more new, pedestrian-oriented, multi-use zoning districts under the Mixed Use (MX) and Commercial (C) future land use designations that allow a mixture of permanent and transient residential uses and compatible office and commercial uses with specific development and location standards.
- 1.28 Building height and density shall be restricted pursuant to the City of Vero Beach Charter.
- 1.29 Any special development incentive or bonus, such as increased density, flexibility in setbacks, increased floor area ration, or any other development incentive or bonus cited in this element, shall require review and approval by the City Council.

1.4.0.1 Growth Management/Urban Sprawl

Objective 2. Growth Management/Urban Sprawl

The City shall should regulate and guide future development and redevelopment in an orderly and efficient manner consistent with the adopted level of service standards for public facilities and services and urban sprawl shall be discouraged by the provision of services necessary for development of unserved parcels within the designated urban service area. in a manner that

discourages urban sprawl. This objective should be accomplished through the efficient and cost-effective provision or extension of public infrastructure and services to serve development within the designated urban service area by promoting compact and mixed use development; providing for walkable and connected communities with a range of housing choices and access to a multimodal transportation system; and providing for public open space and recreation needs and preservation of natural lands.

Policies:

2.1 The City should ensure through its Land Development Regulations and pertinent elements of the Comprehensive Plan maintenance of adopted level of service standards for potable water, sanitary sewer, solid waste disposal, stormwater management, roads, and schools pursuant to the concurrency management system policies of the Capital Improvements Element.

2.1-2.2 The City shall ~~should~~ continue to coordinate with ~~the~~ Indian River County and Town of Indian River Shores for the provision of water supply and/or sewage collection utility systems commensurate with existing and programmed delivery and treatment capacities in the provision and extension of water and sewer utilities to promote the efficient and cost-effective provision of these services to citizens of Vero Beach and Indian River County.

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 The City should restrict its annexation of adjacent unincorporated lands to only those areas included within the Indian River County's designated 2030 Urban Service Area depicted on the County's adopted Future Land Use Map and shall pursue the following policies in the annexation of and provision or extension of services to those areas:

(a) The City will not negotiate annexation agreements with property owners to secure higher intensity or density zoning for the property owner as a quid pro quo for annexation of their property.

(b) The City will not annex any area that will have a negative short-term financial impact on the City's general or enterprise funds unless it is determined by the City Council to be in the City's best interests; and

(c) The City will not annex an area unless it is currently served or will be served by the extension of water and sewer facilities, except where extenuating circumstances and costs make connection to the available County utilities a more practical solution for both the property owner and the City.

2.32.4 Land use designations and regulations shall be used to limit future strip commercial development along roadway thoroughfares.

2.5 The City should establish specific regulatory incentives and building and site design standards to promote compact and mixed use infill development along arterials and collectors; said incentives and standards shall follow the pertinent policies under Objectives 3, 4, and 11 of this element.

2.6 The City should establish specific incentives and regulations as appropriate to encourage and promote infill and redevelopment in its older residential neighborhoods; said incentives and regulations shall be based upon pertinent policies under Objectives 3, 4, and 13 of this element.

2.7 For purposes of this Comprehensive Plan “mixed-use” development shall mean a pedestrian friendly development that blends two or more residential, commercial, and hotel uses. The specific intensity or density of such development shall be governed by underlying zoning and surrounding land uses and zoning. Any development order related to mixed use, whether it be a rezoning or site plan would have to take into consideration of residential neighborhoods and other development in the vicinity.

~~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. Land Development Regulations and Administration

~~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.~~

The City should administer and maintain its Land Development Regulations in a manner consistent with the goals, objectives, and policies of this and other elements of the Comprehensive Plan and should revise these regulations as needed and appropriate to: 1) improve their readability, clarity, conciseness, and ease of administration; 2) create incentives and standards promoting mixed use, infill, and pedestrian/bicycle connected development in older residential neighborhoods and commercial areas; 3) reduce incompatibility between adjacent uses and maintain community character; and 4) promote diverse and distinctive commercial and neighborhood areas with a sense of place.

Policies:

3.1 The City’s adopted Land Development Regulations should meet and exceed the requirements of Section 163.3202 (2)(a) through (h) F.S. and shall constitute the City’s minimum requirements for land development. Additionally, the Land Development Regulations should contain or be amended, as appropriate, to include standards, procedures, and requirements for:

(a) Governing the type, character and density of land use; bulk, height and

placement of buildings; open space; conservation and protection of natural resources; landscaping and tree protection; stormwater management; protection of historic resources; mitigation of off-site impacts of development; variances and waivers; and the elimination or reduction in frequency of non-conforming uses and structures;

- (b) Ensuring compliance with level of service standards for amendments to the Future Land Use Map and Zoning Map and the approval of development permits;
- (c) Processing and reviewing applications for development approval including specific review thresholds, and for major projects requiring a quasi-judicial hearing by the Planning and Zoning Board, requirements for the posting of property, and notification to property owners in proximity to a proposed project;
- (d) Processing and reviewing development applications that may impact historic and archaeological resources and environmentally sensitive areas; and
- (e) Permitting development within special flood hazard zones pursuant to the City's flood regulations and the National Flood Insurance Program.

3.2. The City should regulate the use and development of land through its Land Development Regulations in a reasonable and transparent manner, that respects private property rights, serves the public interest, and provides for due process and adequate public involvement in the development permitting process.

3.3 In addition to other actions and strategies called for by policies in this element, the City should maintain and update its adopted Land Development Regulations pursuant to this Comprehensive Plan to accomplish the following:

- (a) Ensure that development complies with the Future Land Use Map, associated density and intensity limits and other objectives and policies of this Comprehensive Plan;
- (b) Reduce existing land uses inconsistent with the Future Land Use Map and other relevant policies of this Comprehensive Plan;
- (c) Ensure compatibility of uses and buffering where appropriate to protect residential and less intense uses from commercial and other higher intensity uses; and
- (d) Reduce the number of nonconforming uses and structures through various incentives and regulatory measures.

- ~~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.~~
- ~~3.6 — Existing codes shall be enforced by the City to eliminate substandard structures and to encourage upkeep of standard structures.~~
- 3.4 The City shall enforce its codes governing housing standards, property maintenance, removal of unsafe buildings, and abatement of nuisances to prevent the spread of blighting influences and protect life and property values.
- 3.5 In response to a request or petition to the City Council from a neighborhood or business association or property owners for the City to draft and enact zoning regulations that only affect a specific geographic area or neighborhood, such as a overlay, special purpose, or historic zoning district, the staff shall prepare a report on the request if directed by City Council. The staff shall prepare the report for Planning and Zoning Board review and recommendation to the City Council for its consideration. The report shall address the following factors to be considered by the City Council in making its decision on whether or not to direct staff to proceed with the preparation of necessary amendments to the Land Development Regulations and Zoning Map:
- (a) Public interest and purpose to be served;
 - (b) Level of property owner support in relation to the potential impact of the regulations on individual property owners;
 - (c) Recommendations of the Planning and Zoning Board, City staff, and, if appropriate, the Historic Preservation Commission or other City advisory board or commission; and
 - (d) Sufficiency of available financial and staff resources to prepare and administer district regulations.

3.6 The City through its Planning and Zoning Board should conduct a multi-year comprehensive evaluation and updating of its existing Land Development Regulations and prepare appropriate amendments to address needed improvements to the current regulations and changes need to implement the policies and strategies of this element. This comprehensive evaluation and updating may consider, but not be necessarily limited to the following, which are not listed in any priority order:

- (a) Reduce the number of zoning districts that are either redundant or no longer relevant (e.g., Hospital-Institutional District or Residential, Congregate Living and Limited Office District) or consolidation of districts where a majority of uses are duplicated;
- (b) Prepare purpose statements for all zoning districts to clearly establish the legislative intent for the uses allowed in each district;
- (c) Consolidate city-wide regulations for accessory structures and setback modifications into one chapter or article similar to what was enacted for off-street parking and loading regulations;
- (d) Incorporate a matrix graphic that allows users to view and compare allowable uses and development standards for all zoning districts in one location in the code supplemented by illustrative graphics;
- (e) Prepare specific procedures and process for TDRs;
- (f) Review and revise conditional use criteria and standards to improve their clarity and to ensure the proposed conditional use is compatible or in harmony with the immediate neighborhood, protects public health and safety, and is appropriate for the specific location proposed;
- (g) Review and revise the City's sign regulations to bring the regulations in compliance with recent U.S. Supreme Court decisions and case law;
- (h) Review and revise regulations governing non-conforming uses and buildings to eliminate ambiguities and lack of clarity in the existing language and to ensure these regulations are consistent with policies of the Comprehensive Plan to encourage infill and redevelopment while providing some flexibility for "benign" conformities;
- (i) Review and revise definitions, especially use definitions, to eliminate vagueness, inconsistencies, and omissions;
- (j) Revise City's stormwater regulations to incorporate wetlands policies of the Conservation Element;

- (k) Review and revise regulations to address “sober houses” and other drug rehabilitation residences and facilities;
- (l) Review and revise regulations for the Mixed Use zoning district to address issues and deficiencies raised in the technical document to the Comprehensive Plan;
- (m) Amend the zoning regulations to implement mixed use and infill and redevelopment strategies of this element; and
- (n) Complete the effort to codify the Land Development Regulations as has been previously accomplished for Part II of the City’s Code of Ordinances.

~~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.~~

~~3.7 The City's Planning and Zoning Board should prepare an annual work program for implementation of the tasks outlined in Policy 3.7 and other tasks and priorities that may be assigned to it by City Council. This annual work program should be prepared in conjunction with the Planning Director and set priorities and time frames for completion of various tasks consistent with available staff and financial resources. The annual work program shall be submitted to the City Council for approval.~~

~~3.9 The City should protect and preserve wetlands and other environmentally sensitive areas and resources through its Land Development Regulations and the policies of this element and the Conservation and Coastal Management Elements by requiring an environmental analysis or assessment of development potentially impacting environmentally sensitive lands through its development review and approval process.~~

~~3.10 Density and intensity calculations for a development site containing wetlands shall be based on the entire area of the property. All development shall be located on the upland portion of the property provided that all other requirements of the Comprehensive Plan and Land Development Regulations are met.~~

~~3.11 The City should protect and preserve the historic and archeological resources within the city through its Land Development Regulations and policies in Objective 5 of this element and the Coastal Management Element.~~

~~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.~~

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.~~

~~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.~~
- ~~• 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 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.~~
- ~~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:~~

Objective 4. Redevelopment and Infill Principles and Strategies

The City shall should encourage and facilitate urban infill and redevelopment using through its land development regulations Land Development Regulations, infrastructure improvement programs, and economic tax incentives. The City should work in cooperation with business and

neighborhood organizations and to implement a long-range strategy strategies for attracting private investment in the revitalizing revitalization and enhancement of its Downtown commercial core and older residential areas its Downtown, commercial districts, special purpose districts, older, established multi-family zoned residential areas, and potential mixed-use redevelopment areas. Any of the redevelopment or infill incentives and bonuses under this element of the Plan shall require thorough vetting and approval by City Council.

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.~~

4.1 The development incentives identified in this element should be considered for application through the following implementation techniques:

- (a) Overlay zones;
- (b) Floating zones;
- (c) Special purpose zones;
- (d) Planned development projects; and
- (e) Other appropriate techniques.

4.2 The City should consider adopting redevelopment and infill incentive strategies specifically tailored to help achieve the objectives and comply with supporting policies for the Downtown, commercial districts, residential areas and other potential infill and redevelopment areas identified in this element.

4.3 In considering the appropriate infill and redevelopment incentives requiring revisions to the Land Development Regulations for specific commercial and residential neighborhood areas, the City staff should first consult with realtors, builders, representative business

and neighborhood organizations, property and business owners, residents, and other stakeholders to determine the specific incentives that may be appropriate to meet identified market demand and needs in that specific neighborhood within the City.

- 4.4 The City should make developers aware of potential redevelopment and infill projects the availability of the tax abatement program for improvements to historic structures and tax abatement incentives for job creation projects authorized in the City Code.
- 4.5 Wherever feasible and appropriate, the City should consider implementation of redevelopment and infill regulatory incentive techniques in conjunction with supporting public infrastructure, streetscape, and other public common area improvements.
- 4.6 Funding constraints on the level of public funds available for specific capital improvement projects to facilitate the implementation of infill and redevelopment objectives and policies of this Plan shall likely require that such projects be funded partially or fully through public/private initiatives, grants, private donations, special assessments or special taxing districts, except where such projects can be implemented through cash contributions or the installation of improvements by developers in return for receiving a development bonus incentive.
- 4.7 Any of the development incentives or other redevelopment and infill incentives under this Objective shall require vetting and approval by the City Council

1.4.0.7 Historic and Archeological Resources

Objective 8:

Objective 5. Historic and Archeological Resources

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

Policies:

- 5.1 The City should administer and enforce the provisions of its Historic Preservation Ordinance to protect historic and archaeological resources on the Vero Beach Register of Historic Places.
- 5.2 The City should maintain its designation under Florida's Certified Local Government Program to make the City eligible for historic preservation grants and to raise the public awareness of the efforts to preserve historic resources.
- 5.3 As a condition of development approval, the City should require that all development permit applications, including those for infrastructure, shall be reviewed for the potential impacts upon designated and undesignated historic and/archeological resources.

- 5.4 The City shall require a 30-day “cooling off” period prior to the issuance of a demolition permit for a building on the Florida Master Site File to provide an opportunity for the property owner to be aware of the historic character of the building, potential benefits from historic designation, photographic documentation of the building, and possible assistance and guidance in the rehabilitation or re-adaptive use of the building.
- 5.5 The City shall require a certificate to dig for any construction activity or land alteration that may reveal or disturb an interred archaeological site in a designated or potential archaeological site.
- 5.6 The City should initiate the updating of its historic survey in late 2017, to identify and evaluate the City’s historic resources and update the Florida Master Site File. This File shall be maintained in the City’s Planning and Development Department.
- 5.7 The City’s Historic Preservation Commission should encourage and assist in the preservation of the historic character of its older, established historic residential neighborhoods through the following actions:
- (a) Educating and encouraging 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.
 - (b) Providing assistance through the City staff, historic preservation officials and volunteers to neighborhood contact organizations and property owners interested in pursuing historic neighborhood designation on the National Register of Historic Places for the area similar to what was accomplished for the historic Osceola Park neighborhood.
- 5.8 The Historic Preservation Commission should advise the City Council in coordination with the Planning and Zoning Board on any overlay or historic districts and regulations to be considered for a specific neighborhood.
- 5.9 Historic and/or archeological resources and their environments should be considered in any public acquisition programs for recreation, open space and conservation areas.
- ~~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.~~

~~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.~~

~~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.~~

Objective 6. Downtown

The City should reinforce the Downtown as a mixed-use office, employment, and government center, as well as a unique cultural, arts, entertainment, and residential enclave, with shopping and dining opportunities that support the district and its surrounding historic residential neighborhoods and the Vero Beach Cultural Arts Village.

Policies:

6.1 The Downtown is defined by this Plan as that area of the City designated DTW on the City's Zoning Map.

6.2 The primary policy focus for enactment and application of infill and development incentives and strategies for the Downtown should be those that will attract investment in residential and transient residential development and specific commercial uses to serve nearby existing residential neighborhoods such as a grocery and food stores. Additional residential and transient residential development is needed to provide customers both day and night for existing restaurants, retail establishments, and art galleries, to enhance the long-term viability as a regional destination with an active downtown scene, and to support the critical mass of development that further spurs public and private investment in the Downtown. The development of nonresidential uses to serve adjacent neighborhood residents in walking distance of the Downtown is intended to attract needed investment and to increase the population in these older, established neighborhoods, which in turn will benefit businesses in the Downtown.

Additionally, development bonus incentives should be considered for a development that limits first floor uses to retail businesses, restaurants, arts and cultural activities and other uses that promote active store front and pedestrian traffic with office, residential, and transient residential uses restricted to the 2nd floor and above.

- 6.3 In cooperation with Downtown non-governmental advocacy organizations, such as Main Street Vero Beach, the City should support programs, actions, and other activities to promote and enhance the Downtown, including special events, signage, artistic banners, historic street signs, public art and other techniques to specifically identify the area as separate and unique from other commercial districts in the city and region.
- 6.4 Through its Historic Downtown Vero Beach Economic Advisory Committee in coordination with Main Street Vero Beach, other business owners and tenants, and property owners, the City should identify, as needed, specific issues and needs facing the Downtown and potential programs and changes in regulations to address these issues and needs.
- 6.5 At a minimum, the Historic Downtown Vero Beach Economic Advisory Committee shall annually update and submit for approval to the City Council its Economic Development Plan in March prior to start of the City annual operating and capital budgeting process. The Economic Development Plan should be updated in coordination with Main Street Vero Beach, Cultural Council of Indian River County's Leadership Team for the Cultural Arts Village and other Downtown business, civic and public interest groups. It should identify specific public and private capital improvement projects for implementation and the funding sources, both public and private, and proposed implementation schedule for these capital projects that are intended to attract private investment to enhance the Downtown as a vibrant mixed-use destination.
- 6.6 In its annual capital budgeting process, the City Council shall consider the recommendations presented in the Historic Downtown Vero Beach Economic Advisory Committee's Economic Development Plan in appropriating funds from the Tax Increment Trust Fund and other City funds for capital improvement projects.
- 6.7 The City should emphasize in its capital improvements programs for the Downtown that amenities to be provided by developers in return for development bonuses shall be such projects as the widening of sidewalks, provision of benches and art in public spaces, installation of landscaping and on-street parking spaces, installation of period street lighting and way finding signs, and other appropriate improvements proposed for public and common areas recommended by the Historic Downtown Vero Beach Economic Advisory Committee in its annual Economic Development Plan.
- 6.8 The City should encourage and support the use of public right-of-way, where appropriate, for outdoor dining venues and cafes, to provide more opportunities for open air dining experiences and to increase social interaction and activity in the Downtown.

- 6.9 Where appropriate, the City should maintain and add to the number of on-street parking spaces not only to expand the available parking supply, but to create a more pedestrian friendly and walkable environment by placing parked vehicles between pedestrians and the through traffic and by having a calming effect on through traffic created by the installation of on-street parking.
- 6.10 In consultation with the Indian River County MPO and FDOT, the City shall pursue as an the reduction in the speed limits on these segments and changes in traffic signal time at the intersection of 14th Avenue and SR 60 east-bound to allow for safer pedestrian crossing of this street.
- 6.11 With input from the Historic Downtown Vero Beach Economic Advisory Committee and Main Street Vero Beach, the City should support the future expansion of GoLine's transit services in the Downtown at an appropriate time after completion of the new Go-Line main transit hub on 16th Street, including a possible circulator route for special events and to improve linkage between business establishments and public parking areas in the Downtown.

Objective 7. Royal Palm Pointe

The City should endeavor to make Royal Palm Pointe as a regional active, mixed-use residential, commercial, and entertainment district that is primarily based on restaurants, recreation and boutique retail venues that are enhanced by the waterfront location.

Policies:

- 7.1 The general boundaries of Royal Palm Pointe are shown in Figure 10 of the Map Series to this Plan.
- 7.2 With input from property and business owners, stakeholders, and interested public, the City should explore the need and desirability to replace the C-1M (Marina) and C-1A and C-1B (Commercial) zoning districts with a single purpose district or revisions to existing underlying zoning districts through overlay zoning. The intent of the special purpose district is to assure creation of an active mixed-use area by requiring ground floor retail, commercial, restaurants, recreational, and entertainment uses in all new buildings as recommended in the 2005 Vision Plan and to promote increased boating and marina facilities and activities available to the public. Development standards either voluntary and/or mandatory should be considered, requiring preparation and adoption of design guidelines and standards. Any development bonus incentives shall be consistent with Policy 3.6 of this element.
- 7.3 The City should continue to work with property and business owners regarding parking, landscaping, signage, lighting, and streetscape improvements in the right-of-way.

Objective 8: Cardinal Drive/Ocean Drive Commercial District

The City shall maintain Cardinal Drive/Ocean Drive Commercial District as a pedestrian-oriented, mixed use destination and quality-oriented boutique retail center for both visitors and residents that is characterized by small-scale specialty retail and services, restaurants, entertainment venues, and quality residential and transient (hotel) residential development along with offices and supporting uses.

Policies:

8.1 The Cardinal Drive/Ocean Drive Commercial Overlay District as shown on the City's Zoning Map shall serve as the boundaries of the Cardinal Drive/Ocean Drive Commercial District for the purposes of this Plan.

8.2 In cooperation with district business groups, the City should support programs, actions, and other activities to promote and enhance the Cardinal Drive/Ocean Drive Commercial District, including special events, signage, artistic banners, historic street signs, public art and other techniques to specifically identify the area as a separate and unique from other commercial districts in the city and region.

8.3 The City should work with district business groups, owners and tenants, and property owners to identify specific issues and needs facing the Cardinal Drive/Ocean Drive Commercial Overlay District and potential programs and changes in regulations to address these issues and needs.

8.4 The City should continue to work with district business groups and property and business owners to address, landscaping, signage, lighting, and streetscape improvements in the right-of-way.

8.5 The should work to resolve parking and zoning issues that contribute to parking problems. Any resolution will require many more parking spaces to be made available to the public through a mixture of the following:

(a) Zoning such that a business is responsible to provide for the parking of its employees and hotel for all their guests;

(b) Shared parking between businesses to fully utilize private parking behind buildings;

(c) Potential remote parking an shuttles, particularly for employees;

(d) Increased in the number of public parking spaces, whether by realigning current parking from curb to center street or other strategies;

(e) Potential use of center street parking on the eastern two blocks of Beachland Boulevard;

(f) Construction of additional parking, whether surface or structured parking;

- (g) More modern police monitoring and enforcement such as electronic tagging; and
- (h) Secure public and private funding to address problem including the use of the “bed tax.”

8.6 The City should continue to monitor and evaluate the value and effectiveness of the Cardinal Drive/Ocean Drive Commercial Overlay District regulations, including the development incentives and standards of these regulations, to determine the need for any amendments to the regulations to better achieve the following specific purposes of the overlay district:

- (a) Promotion of small-scale specialty retail services, restaurants, and supporting services on the ground floor with office, residential, and hotel uses above the ground floor;
- (b) Retention and promotion of small to medium scale quality hotel development and redevelopment compatible with the commercial uses and overall pedestrian-oriented character of the district;
- (c) Provision of development that exhibits the physical design characteristics of pedestrian-oriented storefront shopping districts; and
- (d) Promotion of the health and well being of residents by encouraging outdoor physical activity and social interaction.

Objective 9. Beachland Boulevard Corridor

The City should maintain Beachland Boulevard Corridor from Mockingbird Drive to Eagle Drive as a premier office corridor particularly for professional services and banking and financial activities.

Policies:

9.1 The general boundaries of the Beachland Boulevard Corridor are as shown in Figure 10 of the Map Series to this Plan.

9.2 The City should encourage development and redevelopment through its development review process that achieves the following outcomes:

- (a) Maintenance of common landscape setbacks with adjoining properties;
- (b) Building setbacks consistent with adjoining properties;
- (c) Main entrances and orientation of new buildings to face Beachland Boulevard;

- (d) Major parking areas located behind buildings with cross-access between parking lots;
- (e) Maintenance of significant canopy trees; and
- (f) Installation of monument signage rather than pole signage.

9.3 The City should continue to monitor any changes in development and businesses in the Beachland Boulevard Corridor in cooperation with property and business owners to ascertain any future need for enacting development standards through application of an overlay zoning district to achieve the outcomes envisioned in Policy 9.2.

9.4 The City should cooperate with property and business owners related to maintaining and improving landscaping in the public right-of-way including such elements as vegetation, signage, public lighting, and street furniture.

9.5 The City should consider the creation of an signage overlay district for the Beachland Boulevard Corridor compatible with the low-speed traffic character and the tree canopy of the corridor as part of the City's effort to comprehensively amend its sign regulations pursuant to Policy 3.7 of this element.

Objective 10. Miracle Mile Corridor

The City should endeavor to enhance the existing character, marketability, and long-range sustainability of the Miracle Mile corridor and to facilitate its on-going evolution into a more mixed-used pedestrian oriented commercial district.

Policies:

10.1 For purposes of this element, the general boundaries of the Miracle Mile Corridor are those properties centered on 21st Street between U.S. Highway 1 and Indian River Boulevard, as shown in Figure 10 of the Map Series to this Plan.

10.2 The City should investigate the need and support for a new mixed-use zoning district or a special purpose zoning district to be enacted and applied to some or all of the Miracle Mile Corridor under the Commercial (C) future land use designation. Any new zoning district should consider providing development incentives for eligible properties that meet specific mixed use development standards to be established for the district. In considering such regulations, some attention should also be given to retrofitting existing parking lots to improve safety, stormwater retention, and pedestrian movements and connectivity between parking areas; consolidating landscaping areas into larger more contiguous planting areas that have greater visual impact; and retrofitting and improving on-site storm drainage.

10.3 The City should cooperate with property and business owners in maintaining and improving landscaping in the public right-of-way including such elements as vegetation signage, public lighting, and street furniture with the understanding any landscaping and streetscape improvements.

Objective 11. U.S. Highway 1 Corridor

The City should endeavor to improve the overall appearance, character, mix of uses, property maintenance, and development quality in the U.S. Highway 1 Corridor.

Policies:

11.1 The primary focus of any infill and development incentives and strategies the U.S. Highway 1 Corridor should be, but is not necessarily limited to, those that create well designed mixed use projects and more cross-connections for both vehicles, pedestrian, and bicycle traffic between adjacent properties, and provide enhanced landscaping along ROW frontage and buffers between residential and commercial areas. These strategies are intended to provide a more attractive travel corridor and entrance to the City with breaks in the overwhelming linear, highway oriented commercial development located on both sides of U.S. Highway 1.

11.2 The City should review existing regulations for planned developments to better implement Policy 11.1 and to proceed to enact such amendments if it is determined that such amendments are needed and desirable.

11.3 Through its Historic Vero Beach Economic Advisory Committee in coordination with other business owners and tenants, and property owners, the City shall identify, as needed, specific issues and needs facing the U.S. Highway 1 Corridor and potential programs and changes in regulations to address these issues and needs, including the development and enactment of any infill and redevelopment incentives.

11.4 The City should continue to enforce its property maintenance and nuisance code provisions and the site plan maintenance requirements of its Land Development Regulations to eliminate blighting influences, protect and enhance property values, and to improve the overall appearance of the U.S. Highway 1 Corridor.

11.5 The City should further investigate and consider alternatives for the redevelopment of the MR future land use designated area in the U.S. Highway 1 Corridor north of the Main Relief Canal in conjunction with transportation alternatives for connecting with 37th Street and providing access to vacant properties to the north of the neighborhood.

Objective 12. Vero Beach Cultural Arts Village

The City shall support the creation of a “Vero Beach Cultural Arts Village” centered on the Edgewood Subdivision that builds upon the historic residential character of that neighborhood, produces a viable residential and limited commercial neighborhood with complementary creative

environments for living, working, selling, dining, and entertainment, and results in a destination for the gathering and interaction of diverse groups of residents and visitors.

Policies:

12.1 The City should support the creation of the Vero Beach Cultural Arts Village (“Village”) by providing staff assistance in the implementation of the recommendations of the Cultural Arts Village Report consistent with the constraints on the City’s financial and staffing resources and project priorities.

12.2 The City should prepare amendments to its Land Development Regulations and Zoning Map to create a special purpose district for the Village with input from the appropriate representatives of the Cultural Council of Indian River County’s (Cultural Council) Leadership Team. In preparing the draft ordinances, the following guidelines should be considered:

- (a) The boundaries of the special purpose zoning district shall generally follow those identified in the Cultural Arts Village Report, dated March 3, 2016, excluding any properties zoned Downtown (DTW).
- (b) For purposes of this special purpose zoning district, the term “arts” shall apply to all forms of creative and imaginative expression, such as, but not limited to the fine arts, music, creative writing and poetry, music, film, and the performing arts.
- (c) The allowable uses to be considered for the special purpose district may include, but are not necessarily limited to the following:
 - Single family, duplex, and multi-family dwellings including multiple dwellings on one site.
 - Parks, including amenities facilities associated with parks, except for active sports and recreation fields or facilities.
 - Art studios, offices, and display areas or galleries either separately or in combination with the artist’s home with specific limitations on the amount of floor area occupied by the non-residential functions.
 - Bed and breakfast lodging establishments with limitations on the number of rooms available for occupancy and a requirement that the manager or owner live on site.
 - Limited retail uses related or directly involved with the arts, such as book stores, art galleries, and graphic arts supply stores, with limitations on the amount of floor area.

- Cafes and restaurants with limitations on the amount of floor area with the possible exclusion of establishments that derive more than 50 percent of their revenue from the sale of alcoholic beverages.
 - Limited personal service uses related or directly involved with the arts, such as art, music and dance studios, with limitations on the amount of floor area.
- (d) Existing lawfully established uses in the RM 10/12 or POI zoning districts that would no longer be allowable in the new special purpose district should be considered for special vesting provisions, if warranted.
- (e) Limitations on the number of stories to be allowed in the district regulations consistent with the specific design and site standards of (g) below should be considered.
- (f) All uses that are to be allowed either by right or by conditional use should be specifically identified to the maximum extent practicable to eliminate problems in administering the regulations of the special purpose district.
- (g) Specific design standards and guidelines to be applied to new development or substantial improvements to existing development should be included in the regulations for the special purpose district, including requirements for design approval by the City's Architectural Review Commission or other designated body, as part of the development permitting approval process.

12.3 The City should work with the Cultural Council's Leadership Team and any successor organization representing the Cultural Arts Village in implementing the recommendations of the *Cultural Arts Village Report*.

Objective 13. General Neighborhood Principles and Strategies

The City should endeavor to reinforce Vero Beach as a "community of neighborhoods" through strategies that promote neighborhood conservation/preservation and neighborhood revitalization and stabilization.

Policies:

13.1 Pursuant to the requirements of Policy 3.6 of this element, the City should consider on a neighborhood-by-neighborhood basis the need, desirability, and level of support for enacting specific neighborhood conservation, preservation, revitalization, and stabilization strategies that would involve the enactment of specific regulations for that neighborhood such as, but not limited to an overlay district, historic district, or other special purpose district that only affects properties within that specific neighborhood.

- 13.2 Any infill and redevelopment incentives or regulations to be considered for application in the City's multi-family zoned residential districts or mixed residential districts should provide for a variety of housing types in scale and architectural styles by allowing development of small lots, clustering of dwelling units, accessory housing, apartments, townhouses, and bungalow courts consistent with specific site and building design guidelines consistent with the existing community character. These incentives should be structured to bring benefits to the community and neighborhood as a whole, not just to builders and newcomers.
- 13.3 The City should consider amendments to the Land Development Regulations to create provisions for planned residential group projects providing incentives with specific design standards for infill and redevelopment in residential neighborhoods. Such projects could be approved through a conditional use process and would modify and/or allow for waivers from underlying development standards to facilitate residential infill development.
- 13.4 Any redevelopment and infill strategies to be implemented in the City's older, established residential neighborhoods should consider measures to protect and enhance the City's historic structures in those neighborhoods.
- 13.5 In the City's older, established residential neighborhoods, the City should 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 unless the City Council deems that the right-of-way is no longer needed and that its abandonment will not adversely impact the connectivity of existing streets or alleyways.
- 13.6 Neighborhood, homeowners, and civic and business associations may request to be identified and recognized as a neighborhood contact organization for a specific neighborhood upon written request to the City. As a neighborhood contact organization, the organization shall be notified by the City Planning and Development Department 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 should 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.
- 13.7 In conjunction with the recognized neighborhood contact organization, property owners, residents, and businesses, the City should promote the stabilization and enhancement of the neighborhood through the following actions consistent with the constraints on the City's financial and staff resources:
- (a) Provide Police Department support for a Neighborhood Watch Program and increased community policing in the neighborhood in response to the

needs of residents and businesses;

- (b) Support neighborhood efforts to improve traffic and pedestrian safety through the City's traffic calming program;
- (c) Work to identify, and prioritize needed public infrastructure improvements such as additional street and alley lighting, drainage facilities, sidewalks, and road improvements with input from recognized neighborhood association and other stakeholders for consideration by the City Council in the annual budget process.
- (d) 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;
- (e) 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;
- (f) 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;
- (g) Provide outreach support by the City's professional staff to property owners, residents, and businesses in addressing planning, historic preservation, code enforcement, police, and public service issues that affect the neighborhood; and
- (h) 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.

13.8 The City should promote and encourage through its Historic Preservation Commission the preservation of individual historic homes and neighborhoods pursuant to Objective 5 and supporting policies of this element.

1.4.20 Residential Neighborhood Strategies

Objective 12 14. Original Town Neighborhood

~~The City, with~~ With the active support of Original Town property owners, residents, businesses, and civic/business associations, ~~the City shall~~ should 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~~14.1 ~~The City recognizes the boundaries of the Original Town neighborhood for planning purposes by adopting the map in Figure 2.2. 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. The perimeter boundaries of the Original Town Neighborhood for application of specific comprehensive plan policies under this objective and Plan are described as follows:~~

- East: 15th Avenue
- North: 24th Street
- West: 20th Avenue
- South: 20th Street

~~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~~14.2 ~~The Notwithstanding the provisions of Policy 13.5, 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~~ 14.3 ~~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 demonstrate that, in addition to meeting the criteria for a rezoning in the Land Development Regulations, such a change:~~

- (a) ~~Is warranted based on a substantial change in circumstances to the subject property or adjacent properties; and~~

- (b) 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~~14.4 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:

- (a) Historic building – any building identified as, eligible for historic designation on the national or local historic registers.
- (b) 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.~~
- ~~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.~~

~~12.9 14.5 In conjunction with the neighborhood contact organization, property owners, residents, and businesses, the City shall should promote the stabilization and enhancement of the neighborhood through the following actions consistent with the constraints on the City’s financial and staff resources: pursuant to the actions in Policy 13.7 of this element.~~

- ~~• 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.~~

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

Objective ~~11:~~ 15. Land Use Compatibility with Airport Operations

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

Policies:

~~11.1~~ 15.1 The City Planning and Development Department ~~shall~~ should coordinate with the Vero Beach ~~Municipal~~ Regional Airport and the airport master plan to review amendments to the ~~future land use map or zoning map~~ 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~~15.2The City Planning and Development Department ~~shall~~should coordinate with the Vero Beach ~~Municipal~~Regional 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~~15.3In accordance with Federal Aviation Administration advisories and Chapter 333, Florida Statutes, Airport Zoning, the City ~~shall~~should 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~~15.4The 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~~15.5The 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~~15.6The 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~~15.7The Vero Beach ~~Municipal~~Regional Airport ~~shall~~should 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.

~~11.9~~15.8The 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 aviation 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.~~

15.10 The City should maintain its intergovernmental agreement with Indian River County to concurrently develop, administer, and enforce updated airport protect zoning regulations governing the use of land on, adjacent to, or in the immediate vicinity of the Vero Beach Regional Airport in compliance with Chapter 333, Florida Statutes.

~~1.4.0.8 School Siting Policies~~

Objective 9:16. School Siting, Level of Service, and Co-Location Policies

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

In coordination with the Indian River County School District, Indian River County, and other local governments, the City should accommodate sites for public schools to meet future needs; ensure adequate capacity exists to meet level of service standards; and encourage the co-location of public schools with other public facilities including parks, libraries, and community centers.

Policies:

16.1 The City hereby adopts by reference the latest adopted Public School Facilities Element of the Indian River County Comprehensive Plan, except as may be amended by this Plan.

16.2 The City shall ensure adequate capacity in the public school system pursuant to the concurrency management system requirements of the Capital Improvements Element and the provisions of the “Interlocal Agreement for Coordinated Planning and School Concurrency,” as may be amended from time to time.

16.3 The City hereby adopts as the level of service standard for schools the following:

- ❖ 100 percent of the Florida Inventory of School Houses (FISH) capacity for each public school type (elementary, middle, and high).

16.4 The City shall accommodate the siting and site location of new public schools and shall promote the co-location of public schools with other public facilities pursuant to Policy 16.1, pertinent policies of the Land Use Element, and the provisions of the “Interlocal Agreement for Coordinated Planning and School Concurrency,” as may be amended from time to time.

~~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.~~

CHAPTER 3
TRANSPORTATION ELEMENT
GOAL, OBJECTIVES, AND POLICIES

~~2.6 — GOALS, OBJECTIVES AND POLICIES~~

~~2.6.0 — Goal:~~

GOAL

~~To maintain and promote a~~ A safe, efficient, accessible, financially feasible, and attractive transportation system will be provided in Vero Beach in a manner which that provides for mobility of all residents and visitors, encourages freedom of choice among alternative modes of travel, while maintaining the historic, residential, cultural and environmental quality and characteristics unique to the City.

~~2.6.0.0 Adequate Roadway Transportation System~~

Objective 1. Adequate Highway System

~~The traffic circulation system, and improvements thereto, shall be coordinated with new development as depicted on the Future Land Use Map in order to retain the appropriate level of service or otherwise provide for adequate and safe access concurrent with such new development or redevelopment~~

The City shall maintain a transportation circulation system that is coordinated with new development as depicted on the Future Land Use Map and continues to operate at or above the minimum Level of Service (LOS) standards as specified in this element.

Policies:

- 1.1 The operating level of service standards for roadways within the City shall be Level of Service LOS “D” (Peak Hour/Peak Season/Peak Direction) or better on all arterial and collector roadways, and Level of Service “E” (Peak Hour/Peak Season/Peak Direction) or better for all other roadways, except for the following:
- 27th Avenue from South City Limits to State Route 60 – “E” plus 20%
 - State Route A1A from State Route 60 to North City Limits – “D” plus 30%
 - State Route A1A from 17th Street to South City Limits – “D” plus 30%
- 1.2 ~~The City shall investigate the feasibility of designating a transportation concurrency exception area in the comprehensive plan for the downtown central business district for the purpose of promoting urban infill, redevelopment, and downtown revitalization, as outlined in Chapter 163.3180, Florida Statutes.~~

~~1.3~~ 1.2 The City ~~shall~~— should explore transportation system management strategies for improving local City roads, intersections, and other related facilities to make the existing road system ~~transportation system~~ operate more efficiently and to achieve and maintain level of service LOS standards.

1.3 The City should participate in the preparation and maintenance of the Indian River County Metropolitan Transportation Organization’s (MPO) Congestion Management Process Plan (CMP). The CMP identifies recommended projects that may include signalization improvements, channelization measures, turn lane restrictions, transit improvements, and other strategies to make the existing and future transportation system operate more efficiently and to achieve and maintain level of service standards. If the City Council deems it necessary, the MPO Congestion Management Process Plan shall be reviewed by City Council prior to consideration by the MPO governing board.

1.4 The City hereby adopts the 2035 Roadway Improvement Plan as presented in Exhibit B of this policy document. The following are the specific highway improvements in the Plan depicted in Exhibit A:

- Aviation Boulevard – Widening to 4 lanes
- Fifth Ave. Extension – New 2 lane facility and ROW acquisition
- 17th Street/SR AIA Intersection – Add additional left turn lane and extend right turn lane.

The City shall actively pursue securing necessary funding and permits to complete the highway improvements identified above in the 2035 Roadway Improvement Plan.

~~1.4~~ The City ~~shall review the existing roadway network to determine whether to consider restricting the widening of roadways that have specific physical and or environmental constraints. SR A1A on the Barrier Island is an example of such a facility. Criteria to consider as part of the analysis to determine whether a roadway should be considered “constrained” shall include, but not be limited to, the following: historic, cultural or scenic character, right-of-way limitations, high land values and cost of right-of-way acquisition, and environmental or socio-economic impacts on surrounding properties.~~ [

1.5 The City should consider the entire length of SR AIA on the barrier island as a constrained facility due to right-of-way limitations, cost of right-of-way acquisition, and concerns about environmental impacts on adjacent residential properties. Therefore, the City should not support any future widening of the facility to add through lanes, except specific congestion management measures such as, but not limited to additional through and/or turn lanes at major intersections, where appropriate.

~~1.5~~ 1.6 The City shall include transportation capital improvement projects As part of in the required annual update of Capital Improvements Element (CIE) and the five-year Capital Improvements Schedule (CIS) that is updated and adopted annually, the City shall include transportation capital improvement projects. The CIS shall be a list of scheduled

~~capital transportation projects programmed to address public facility needs identified in this Comprehensive Plan and to ensure that the adopted level-of-service (LOS) standards are achieved and maintained. The annual update of the CIE and CIS shall be done in conjunction with the City's annual operating and capital budgeting process to ensure that the CIS is financially feasible. These transportation projects shall include City-sponsored projects, projects in the MPO's annual Five-year Transportation Improvements Program and, the projects in Indian River County's five year Capital Improvements Schedule of its Comprehensive Plan that have an effect on the City's road network and LOS standards.~~

~~1.6 The City shall adopt transportation capital improvement projects that are coordinated with the Indian River County Metropolitan Planning Organization's transportation plans and programs. The projects shall be reviewed and updated on an annual basis as part of the annual update of the Capital Improvement Element and the Capital Improvement Schedule referenced in Policy 1.5 above. 1.7~~

1.7 No development project shall be approved if the projected impacts of the project would serve to reduce service levels of any roadway on the traffic circulation system below the standards identified in Policy 1.1. Conditions applicable to this policy are as follows:

- (a) Development project shall be defined as any activity which requires issuance of a development order. This includes: zoning approval, site plan approval, subdivision plat approval, building permit approval, and any other official action of the City having the effect of permitting the development of land.
- (b) Projected project traffic shall be based on the application of ITE trip rates (Trip Generation, 7th 9th Edition or subsequent editions), Indian River County trip rates, or applicant derived/county/city approved trip rates for the proposed use(s) to the project.
- (c) Existing level-of-service LOS shall be derived by using the peak hour/peak season/peak direction traffic volume ranges. Volume shall be the sum of existing demand plus committed demand. ~~This is described in the concurrency management system component of the Capital Improvements Element.~~
- (d) Capacity shall be calculated as specified in the road category of the appropriate table in the most current version of *Florida Department of Transportation Quality/Level of Service Handbook*, using peak hour/peak season/peak direction default table assumptions. As an alternative, capacity may be determined by ART-PLAN analysis, Highway Capacity Manual analysis, or speed delay studies. ~~If, based on the above analysis, the proposed development does not meet approval requirements, the developer may choose to conduct a more detailed traffic impact analysis as described in Policy 1.8.~~

- 1.8 ~~The City, through its land development regulations~~ Land Development Regulations, shall require submission of a traffic impact study for all projects projected to generate/attract 100 or more additional average daily trips pursuant to the procedures and standards of the Indian River County Land Development Regulations, Chapter 952, Traffic, as may be amended from time to time. The traffic impact study will be the basis for identifying site-related improvements required by a project as well as for assessing consistency with adopted level of service standards. ~~Specific requirements for the traffic impact study shall be pursuant to the procedures and standards of the Indian River County Land Development Regulations, Chapter 910, Concurrency Management System.~~
- 1.9 ~~The City, through this policy statement, endorses and subscribes to the Indian River County “Traffic Impact Fee” program. The City shall continue to participate in the Interlocal Agreement with Indian River County governing the collection and disbursement of Transportation Impact Fees generated by development.~~
- 1.10 The City ~~shall~~ should review the transportation system based on the county’s annual traffic count data and evaluation report on an annual basis of major thoroughfare roads. ~~Traffic count data shall be collected on all thoroughfare roads on an annual basis. This data shall be utilized to develop an annual report by the county on the Level of Service provided on major area roads. These findings~~ The findings of this report shall then be used by the City to identify improvement needs and associated costs required to maintain the Levels of Service LOS identified in Policy 1.1.
- ~~1.11 The City shall review and update by December 2009, the data and analysis within the Transportation Element as part of the Comprehensive Plan’s next Evaluation and Appraisal Report.~~
- ~~1.12~~ 1.11 The City ~~shall~~ should promote a transportation grid system which that does not disrupt established neighborhoods and allows for multiple connectivity between destinations.
- ~~1.13 The City, in cooperation with the MPO, shall review by December 2009 level of service deficiencies over capacity roadway segments as part of the data and analysis within the Transportation Element of the Comprehensive Plan’s next Evaluation and Appraisal Report. The analysis shall include, but not be limited to, the following: level of service standards and capacities, system and demand management strategies, intersection analysis, congestion management strategies, constrained facility policies and others.~~
- 1.12 Through its Land Development Regulations, the City shall should require that, as a condition of development approval, any non-single family detached development on an unimproved public road or alley shall improve the access road or alley to City road and alley standards. Such condition shall ensure that the requirement for the road or alley improvement demonstrates a rational nexus between the need for the improvement and the benefits accruing to the development.

Objective 2. Safety

The City transportation system shall continue to emphasize safety with special attention to decreasing pedestrian, bicycle and vehicular accidents.

Policies:

- 2.1 All facilities will be designed to high standards of visual quality including, but not limited to, strict sign control, buffering, landscaping and lighting. The City shall review all proposed development projects to ensure that all access driveways, new roadway connections, and on-site parking and traffic flow will be provided in a safe manner.
- 2.2 The City shall review all development permit and site plan applications to ensure that on-site signage, landscaping, and lighting will not create safety hazards for all vehicle, pedestrian, and bicycle traffic movements.
- 2.42.3 The City shall promote safe movement of bicycle and pedestrian traffic as part of the development approval process outlined in the Land Development Regulations. The City shall review all site plan applications as part of its development review and approval process of the Land Development Regulations to ensure that site design and layout of improvements provide for safe movement of pedestrian and bicycle traffic.
- 2.22.4 The City shall review, in conjunction with the Indian River County Metropolitan Planning Organization (MPO) and City Police Department, crash records on an annual basis to determine if intersection improvements are necessary to enhance safety and shall program the necessary improvements subject to available funds identify specific intersection, signage, or other improvements needed to address safety issues and shall program the necessary improvements subject to availability of funds.
- 2.5 The installation of all traffic control devices shall be consistent with the standards contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). The MUTCD shall be the standard used by the City's Public Works Department to determine the need for traffic control improvements, including signalization.
- 2.6 The City should coordinate with developers, state agencies, Indian River County, and affected neighborhoods to implement roadway design projects consistent with bicycle and pedestrian safety features and guidance as outlined in the Indian River County Bicycle and Pedestrian Master Plan.
- 2.7 The City should continue to implement its adopted Residential Neighborhood Traffic Management Program for Speed and Traffic Control, as may be amended from time to time, to promote the safety and livability of residential neighborhoods.
- 2.8 Where appropriate and financially feasible, the City should consider applying "complete street" techniques in the design and operation of streets and use of right-of-way to provide for safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

2.9 The City should consider working with appropriate federal and state agencies and the Indian River County MPO to ensure appropriate improvements are made to rail crossings to reduce safety risks and disruption due to the future increase in passenger and freight train rail service through the City of Vero Beach.

2.6.0.2 Multi-modal Transportation System

Objective 3. Adequate Multi-modal Transportation System

The City shall provide Provisions shall be made for a safe, convenient and efficient multi-modal transportation system in a manner consistent with existing and future land uses.

Policies:

- 3.1 The City shall ~~should~~ support implementation of the Indian River County Metropolitan Planning Organization (MPO)'s Bicycle/ and Pedestrian Master Plan and Greenways Plan. Priority will be given to those bikeways/sidewalks/greenways for which heavy recreational and/or commuter usage is projected and which can be implemented concurrently with other roadway improvements. Any proposed MPO bikeways/sidewalk/greenway project within Vero Beach city limits shall require review by the Planning and Zoning Board and review and approval by City Council.
- 3.2 ~~The City shall, through~~ Through its Land Development Regulations, the City shall require that all developments projects fronting on thoroughfare plan roadways meeting a specified threshold on the number of required off-street parking spaces be required to provide construction of bicycle parking facilities on site. and pedestrian improvements as identified in the MPO Bicycle/Pedestrian Plan.
- 3.3 ~~The City shall, through its~~ Through amendments to its Land Development Regulations, the City should consider ~~require~~ requiring sidewalks along all non-residential and multiple-family development projects that fronting roadways arterial and collector roadways, where practical and appropriate. and that internal sidewalks are provided in residential subdivisions with densities of three units per acre or higher where pedestrian activity can be expected. Such a requirement must ensure that the requirement for sidewalk improvements demonstrates a rational nexus between the need for the improvements and the benefits accruing to the development.
- 3.4 Through its subdivision regulations, the City should consider requiring internal sidewalks and bicycle lanes or paths in residential neighborhoods with densities of two units per acre or higher where pedestrian and bicycle activity can be expected and encouraged.
- 3.5 The City should endeavor to expand and connect its system of pedestrian sidewalks in existing subdivisions and residential neighborhoods with densities of two units per acre of more.
- 3.43.6 The City shall ~~should~~ consider bicycle and pedestrian ways modes in the planning of

transportation facilities.

~~3.5~~3.7 The City ~~shall~~ should continue to support Indian River County in its ~~authorization and~~ provision of public transit services by GoLine throughout the urban area. Such support shall include the ~~enforcement~~ implementation of the adopted one-hour headways level of service standard for fixed transit routes, roadway design standards, and effective transportation mode options that enhance efficient person-trip and vehicular movements and reduces accident potential. Support shall also include ~~participation in the intergovernmental coordination activities of the Indian River County Metropolitan Planning Organization (MPO), Florida Department of Transportation, and the Transportation Planning Technical Advisory Committee of Indian River County in the formulation of transportation policy and efforts to maintain adopted level of service standards.~~ The City should participate in the intergovernmental coordination activities of the Indian River County MPO in the formulation of transit development plans and policies and efforts to maintain adopted level of service standards while increasing transit coverage.

~~3.6~~ The City shall support the county's transit level of service standard of one-hour headways on all fixed transit routes.

~~3.7~~ 3.8 The City ~~shall on~~ On an annual basis the City should coordinate with the MPO, through its ~~that~~ body's technical advisory committee, to assess whether transit improvements should be included in the project priorities submitted to the Florida Department of Transportation (FDOT) for state and federal funding in the MPO's Transportation Improvements Plan.

~~3.8~~3.9 The City ~~shall~~ should support the MPO in its role as the designated official planning agency for coordinated door-to-door transportation disadvantaged services.

~~3.9~~3.10 The City ~~shall~~ should investigate ~~support efforts to locate an Amtrak passenger rail station bringing passenger rail service in downtown to Vero Beach and its Downtown in conjunction with resumed passenger rail service in the Florida East Coast Corridor to increase mobility, provide for transportation choice, and enhance opportunities for transit oriented development~~ mixed-use development. Any such effort shall evaluate the pros and cons of the proposed rail service including identifying specific costs and benefits to property owners, businesses and residents of the City of Vero Beach.

3.11 The City should regulate the use of land adjacent to the Vero Beach Regional Airport pursuant to policies under Objective 14 of the Land Use Element.

3.12 The City should ensure the airport master plan for the Vero Beach Regional Airport is consistent with the pertinent objectives and policies of this Comprehensive Plan.

~~8.2~~3.13 ~~The City shall~~ Through review of airport, transit, and intermodal facilities plans, the land use and transportation planning process, and City's Land Development Regulations, the City should ensure adequate multi-modal access to the Vero Beach Regional Airport

~~one public use airport, any future passenger rail station, transit transfer points, and other intermodal facilities by supporting the roadway and transit improvements identified in this element.~~

2.6.0.3 Traffic Management

Objective 4. Traffic Management

~~All development projects approved by the City shall~~ should provide for adequate traffic control, management of traffic in a manner that maximizes and protects the capacity of the existing roadway system, reduces traffic congestion, and results in safe access to major thoroughfares.

Policies:

- 4.1 ~~The City shall~~ should maximize utilization of existing roadway capacity and reduce peak period congestion by implementing, to the maximum extent feasible, traffic operation improvements and transportation systems management alternatives including, but not limited to, the following: improved signal timing, intersection signing, markings, channelization, turn lane restrictions, and other strategies.
- 4.2 ~~Through the development review and approval process of the City's Land Development Regulations~~ Accessibility to major thoroughfares shall ~~be limited to adequate, properly designed and safe systems through the City's Land Development Regulations that include design standards and procedures, which at a minimum address:~~ that comply with industry accepted traffic engineering standards and practices to ensure that development projects have adequate storage and turning lanes bays; spacing and design of median openings and curb cuts; provision and maintenance of service roads; and driveway access and spacing; and traffic operations. Notwithstanding the foregoing review policy, any development project that accesses a thoroughfare under the jurisdictional responsibility of FDOT or Indian River County should comply with the design standards of those organizations.
- 4.3 ~~The City shall review all proposed land developments in order to ensure consistency with the goals, objectives and policies of this plan, and the City shall require coordination of traffic circulation plans and improvements with land use and infrastructure plans before development approval.~~
- 4.4 ~~The City shall review all access driveways and new roadway connections associated with redevelopment or new development to ensure safety, preserve roadway capacity, and ensure compatibility with future transportation plans.~~
- 4.5 ~~The City shall review on-site traffic flow for all proposed development projects to ensure that circulation for motorized and non-motorized vehicles and pedestrians can be accommodated safely.~~
- 4.3 ~~The City shall coordinate the review of site plan applications with, as appropriate, FDOT, Indian River County Community Development Department, Indian River County Traffic~~

Engineering Division, and Indian River County Fire Protection and Life Safety Division through the development review and approval process of its Land Development Regulations.

- 4.6 ~~4.4~~The City shall, through its land development regulations, provide for the use of shared driveway facilities and interconnected parking facilities. The City should require, where appropriate, the use of shared driveway facilities and interconnected parking facilities through the development review and approval process of its Land Development Regulations.

2.6.0.4 Right-of-Way and Transportation Corridor Needs

Objective 5. Right-of-Way Needs and Protection

~~Rights of Way and transportation corridor needs for existing and future transportation facilities needs shall be designated and reserved. Right-of-way standards for existing and future roadways should be maintained to accommodate travel, roadside recovery areas, bicycle and pedestrian facilities, drainage facilities, and utilities.~~

Policies:

- 5.1 ~~The City shall~~ should continue to maintain and conform, with the minimum right-of-way requirements as ~~established by appropriate agencies as adopted in Policy 5.4 with consideration of the historic, aesthetic, cultural, and residential character of the City, and as balanced against the historic, aesthetic, cultural and residential character of the city.~~
- 5.2 ~~The City shall require the dedication of the appropriate share of the necessary right-of-way from all development at the time of development. The City should require the dedication of right-of-way as a condition of development approval if there is an essential nexus between the required condition imposed and the need for public right-of-way and a “rough proportionality” between the benefit derived from the dedication and the project’s impact on the road system.~~
- 5.3 ~~Advanced~~ The need for future rights-of-way shall should be reviewed identified or and acquired, where necessary, for future transportation improvements identified in the adopted comprehensive plan.
- 5.4 ~~The City recognizes that road right-of-way must accommodate the travel way, roadside recovery areas, bicycle and pedestrian facilities, drainage facilities, and utility lines. The City adopts the minimum right-of-way standards for roadways under the City’s jurisdiction to accommodate roadside recovery areas, bicycle and pedestrian facilities, drainage facilities, utility lines, and travel lanes:~~
- Principal arterial roadways---120 foot right-of-way;
 - Minor arterial roadways---100 foot right-of-way;
 - Collector roadways---80 foot right-of-way; and

- Local roads---60 foot right-of-way.

5.5 Notwithstanding Policy 5.4, the minimum right-of-way standards for local roads may be modified by the City Engineer based on site conditions and requirements for drainage facilities, utilities, sidewalks, recovery areas, bicycle lanes/paths, and travel lanes. [New]

~~5.5 Minimum right of way requirements for state and county facilities shall be set by those entities. The City shall adopt minimum right of way requirements for city roadways as defined below:~~

- ~~○ Principal arterial roadways—120 foot right of way;~~
- ~~○ Minor arterial roadways—100 foot right of way;~~
- ~~○ Collector roadways—80 foot right of way; and~~
- ~~○ Local roads—60 foot right of way.~~

~~5.6 By 2010, the City shall prepare, update and adopt right of way reservation maps (ref. Section 336.02, F.S.) for all City arterial and collector roads.~~

~~2.6.0.5 Land Use Compatibility~~

Objective 6. Land Use Compatibility

The transportation system ~~shall~~ should be compatible and complement adjacent land uses with the Land Use Element and other elements of the Comprehensive Plan.

Policies:

6.1 Major roadways (i.e. minor and principal arterials) and intersections ~~shall~~ should, to the extent possible, be located and designed such as to not adversely affect existing neighborhoods nor produce excessive traffic on local roads through residential areas. The following are some of the characteristics by which the City ~~will~~ should determine whether neighborhoods are adversely impacted: roadways severing existing neighborhoods; or producing more traffic other than local traffic using roadways; and widening of roadways which results in roadways constructed closer to residential homes; and other similar characteristics.

6.2 In areas where minor and principal arterial roadways and their intersections adversely affect existing neighborhoods, the City may provide landscaped buffers, berms, and other similar buffers alongside the roadway(s). The City ~~shall~~ should also review the feasibility of relocating roadways and intersections and limit the number of roadway connections and accesses. Where appropriate and financially feasible, the City ~~will~~ shall implement traffic calming improvements.

6.3 The City ~~shall~~ should locate and design roadways to minimize adverse environmental

impacts. Where sensitive environmental areas will be impacted by roadway construction, the city ~~City~~ shall mitigate those impacts by taking action as provided for in the Conservation Element ~~of the plan~~.

6.4 The City shall ~~should~~ only fund transportation improvements within coastal high hazard areas Coastal High Hazard Areas consistent with ~~Policies 2.1, 2.2 and 2.3 of the Capital Improvements Element~~ pertinent policies in the Coastal Management Element.

6.5 The City shall ~~should~~ investigate the possibility of designating applicable historic and /or scenic roadways based on established federal or state criteria.

~~6.6 The City shall establish land use guidelines for development in exclusive public transit corridors to assure accessibility to public transit in the event such corridors are established.~~

~~6.7 The City shall coordinate the mitigation of adverse structural and non-structural impacts from airports, and related facilities, upon natural resources and land uses with the expansion of and development of those facilities consistent with the future land use, coastal management and conservation elements.~~

~~6.86.6 The City should shall encourage the implementation of Land Use Element policies that restrict urban sprawl, limit strip commercial development, promote infill and mixed use projects, encourage traditional neighborhood development projects, protect historic resources and grid street network in historic neighborhoods, promote public transportation, and encourage higher intensity uses in major travel corridors.~~

~~6.9 For properties near the Vero Beach Municipal Airport the City shall enforce land use guidelines and development regulations that ensure compatibility with airport operations in terms of noise, accidents, and other potentially adverse impacts.~~

2.6.0.6 Coordination

Objective 7. Transportation Planning and Programming Coordination

The City shall ~~should~~ ensure that transportation system plans and programs are coordinated with applicable federal, state and local governmental entities.

Policies:

7.1 The City shall ~~should~~ review for compatibility with this element, the transportation plans and programs of ~~for~~ the unincorporated county and neighboring municipalities as they are amended in the future.

7.2 The City shall ~~should~~ coordinate its transportation system with the Indian River County Metropolitan Planning Organization (MPO) plans and programs, ~~including, but not limited to, the MPO Long Range Transportation Plan~~. This coordination will include staff and council member representation on MPO committees.

- 7.3 The City ~~shall~~ should coordinate with the Florida Department of Transportation (FDOT) to review its standards for sidewalk placement, access control, median cuts, signage, drainage, and other related physical roadway development activities. The City's Planning and Public Works Departments will schedule, as needed, ~~regular~~ meetings with appropriate FDOT officials to review and discuss these issues and develop written standards agreeable to both entities.
- 7.4 The City's ~~staff~~ shall should actively participate on the MPO Technical Advisory Committee to promote intergovernmental coordination with the municipalities in the county.
- 7.5 The City, through the MPO, ~~shall~~ should ~~establish a mechanism to~~ share information with the municipalities in the county and with adjacent counties regarding proposed projects and their potential transportation system impacts on other jurisdictions.
- 7.6 The City, through the MPO, ~~shall~~ should continue to coordinate its plans with the plans and programs of all transportation facility providers, especially FDOT transportation plans.

~~2.6.0.7 Adequate Intermodal Facilities~~

Objective 8:

~~Through 2020, City aviation and intermodal facility demand will be met in a manner consistent with existing and future land use.~~

Policies:

- 8.1 ~~The City shall continue to implement and enforce its airport zoning regulations that address height, noise, emergency, clear zone and land requirements.~~
- 8.2 ~~The City shall ensure adequate access to the one public use airport, passenger rail station, transit transfer points, and other intermodal facilities by supporting the roadway and transit improvements identified in this element.~~
- 8.3 ~~The City shall review airport master plans, transit development plans, and intermodal facility plans to ensure adequate bicycle, pedestrian, transit, and auto access and circulation within airports and related facilities.~~

~~2.6.0.8 Protect Community/Neighborhood Integrity~~

Objective 9:8. Protection of Community/Neighborhood Integrity

~~The City should manage the traffic circulation system in the City shall protect community and neighborhood integrity. within Vero Beach to protect community and neighborhood integrity.~~

Policies:

9-18.1 The City ~~shall~~ should strive to conserve and protect the character of neighborhoods by preventing the undue intrusion of through vehicles on local and collector streets.

9-28.2 Major thoroughfares and intersections should be located and designed in a manner which do not sever or fragment well established neighborhoods and land which is or could otherwise be developed as well defined neighborhoods.

9-38.3 The City ~~shall~~ should discourage through traffic in neighborhoods by use of traffic management techniques, including signage, landscape design, traffic calming and roadway design.

8.4 The City should work with neighborhood organizations and residents in addressing needed traffic calming measures pursuant to Policy 2.7 of this element. [New]

2.6.0.9 Qualitative Factors Surrounding Transportation Planning

Objective 9. Energy Conservation and Environmental Protection

The City should provide for a transportation system ~~shall~~ that preserves environmentally sensitive areas, conserves energy and natural resources, and maintains and enhances community aesthetic values.

Policies:

~~10-19.1~~The ~~Where physically and financially feasible, the~~ City ~~shall~~ should endeavor to provide landscaping and trees along roadways to serve as visual and sound buffers and to maintain the quality of the environment within the City.

~~10-29.2~~The City ~~shall~~ should avoid transportation improvements that encourage or subsidize development in environmentally sensitive areas or the Coastal High Hazard Area identified in the Conservation and Coastal Management Elements.

~~10-39.3~~New roads ~~shall~~ should be designed to prevent and control soil erosion, minimize destructive secondary impacts of clearing and grubbing operations, minimize storm runoff, and avoid unnecessary changes in drainage patterns.

~~10-49.4~~The City ~~shall~~ should pursue and support transportation programs that ~~will~~ help to maintain or improve air quality and ~~help~~ conserve energy by working with the Indian River County MPO and member organizations to implement strategies and programs to reduce vehicle miles travelled, and increase transit ridership, the modal split of non-automobile work trips, and the occupancy of automobile work trips.

~~10-59.5~~Design of roadways ~~shall~~ should be undertaken so as to make them compatible with the surrounding environment, complement adjacent development and provide an

aesthetically pleasing visual experience to the user and to the adjacent area.

CHAPTER 4
HOUSING ELEMENT
GOAL, OBJECTIVES, AND POLICIES

3.3 GOALS, OBJECTIVES, AND POLICIES

GOAL

3.3.0 Goal 1:

A ~~supply of housing supply which~~ that permits most households to enjoy safe and healthful living accommodations ~~which and meets~~ meet accepted standards of affordability and ~~which are~~ housing that is located in pleasant environments where a sense of civic pride and personal well-being can be achieved.

Objective 1:

~~The City shall encourage the creation and/or preservation of affordable housing for existing and future residents.~~

Objective 1. Neighborhood Preservation, Rehabilitation, and Identity

The City should encourage the provision of housing through the preservation of existing stable neighborhoods, rehabilitation of neighborhoods in varying degrees of decline, and provision of opportunities for new residential infill development that promote strong neighborhood identity.

Policies:

1.1 The City should support neighborhood enhancement projects for the maintenance and improvement of sidewalks, street lighting, and streetscapes that contribute to the preservation and stabilization of neighborhoods and their identity.

1.2 The City should support residential compatibility for new infill development and redevelopment through requiring context-sensitive building and site design including the preparation of pattern books for individual neighborhoods, if appropriate.

1.3 The City should protect neighborhoods from incompatible uses through the relevant policies of the Land Use Element and its Land Development Regulations.

~~1.7~~1.4 The City shall should encourage the stabilization and redevelopment of older, established neighborhoods by creating, where appropriate, special zoning districts which recognize the limitations of older subdivisions.

1.5 The City should support historic preservation and neighborhood conservation through its

Historic Preservation Commission, Land Development Regulations and policies under Objective 5 of the Land Use Element.

~~1.2-1.6~~ The City should continue to protect existing housing stock through its zoning regulations and historic preservation regulations. The City shall thoroughly examine during the preparation of the Evaluation and Appraisal Report due by September 1, 2010, appropriate regulatory, policy, and administrative measures to further streamline the permitting process for affordable housing projects, modify any standards or regulations that unnecessarily increase the cost of housing, and strategies for encouraging and promoting new affordable housing and preservation of the existing affordable housing stock.

~~1.3-1.7~~ The City shall should encourage infill development, removal of blighting influences and stabilization of neighborhoods through educational means such as meetings, research, and information exchanges, as well as coordinated and joint programs and activities by public and private sectors.

~~1.41.8.~~ The City should explore ways to increase the viability of existing neighborhoods through development incentives as identified in pertinent policies of the Land Use Element. The City shall make a formal request to be included as a member of an advisory committee appointed by the Board of County Commissioners to provide additional guidance on County and City housing policies. Comprised of representatives of the housing industry, financial institutions, Housing Authority and citizens, the committee shall be advisory and terminated upon acceptance of its final report. This committee shall submit a final report to the Board of County Commissioners and City Council by 1993 containing the following:

- ~~o~~ Recommend strategies for housing and neighborhood conservation alternatives and feasibility;
- ~~o~~ Public/private joint sponsorship of activities and funding programs;
- ~~o~~ Approaches to reduce housing costs and upgrade neighborhoods;
- ~~o~~ Policies concerning the formation of non-profit housing sponsors; and
- ~~o~~ Principles and criteria to guide residential density planning, special housing facility locations, and effective means of integrating housing planning with general community planning.

Objective 2. Adequate Housing Sites for a Range of Housing Choices

The City shall have adequate sites to should endeavor to accommodate current and anticipated housing demand for all income groups and groups with special housing needs by having sites. The sites shall have an with appropriate future land use and zoning designations which that allow for a balanced housing market with a mixture of housing types, including ~~mobile and~~ manufactured ("mobile homes") homes.

Policies:

2.1 The City of Vero Beach shall continue to enforce and monitor compliance with its Fair Housing Ordinance to ensure equal housing opportunities consistent with Title VIII of the Civil Rights Act of 1968 and the Florida Fair Housing Act.

2.2 The City of Vero Beach, through its Future Land Use plan Map, hereby designates land for residential land uses and support services for a wide variety of housing types (including mobile homes), densities, and physical environments to facilitate an equally wide variety of housing costs for present and future residents with special consideration given to the following:

- Lot sizes, setbacks and land use mixes;
- Proximity to public transportation, recreational facilities, and community services, such as shopping, personal services, and health care; and
- Compatibility of land use relationships and neighborhood character;
- Reduction of automobile travel to meet normal daily needs for access to employment, services, recreation and other local activities;
- Infill and redevelopment; and
- Mixed-Use opportunities (especially in the downtown, appropriate commercial districts, and older, established neighborhoods needing revitalization).

2.3 Subject to available finding, staff availability, and City Council approval, The the City shall provide technical assistance to existing and any future community development corporations, housing trust funds, community land trusts or similar non-governmental agencies for stabilizing and redeveloping residential neighborhoods and providing affordable housing.

~~2.4 The City shall inventory all surplus City owned land and foreclosed properties that could be used for affordable housing and will coordinate the identification of such lands with the County, the School Board, the SJRWMD and other public land owners in the City. The City will cooperate with the State Department of Community Affairs in its annual inventory of State owned land available for affordable housing development.~~

~~The City shall make these lands available for affordable housing development using a competitive Request for Proposal process, seeking proposals from the private sector. To ensure that these units will meet affordable housing needs, the RFP process shall require units produced average less than 85% of City median home price and 90% of all units be less than median price.~~

~~2.5 By 1992, the City will identify private sector participants agreeable to participate in a low cost housing demonstration program. The City's role will involve technical assistance and permitting.~~

2.4 The City should promote a range of housing choices and opportunities by providing a regulatory framework that includes incentives for residential infill and redevelopment and mixed commercial-residential development pursuant to pertinent policies of the Land Use Element and subject to approval by the City Council.

2.5 The City shall prepare an inventory list of all real property within its jurisdiction to which it holds fee simple title and that is appropriate for use as affordable housing every three years per Section 166.0451 Florida Statutes, as amended from time to time. The inventory list shall include the address and legal description of each such property and specify whether the property is vacant or improved. The City Council shall review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. Following the public hearing, the City Council shall adopt a resolution that includes the inventory list of such property.

Objective 3. Sustainable and Energy Efficient Housing Standards

~~The City of Vero Beach shall reduce the number of dwelling units with housing code violations through increased code enforcement programs. By 1995, the number of code violations shall be reduced from approximately 1.5 % of total housing to 0.5%.---~~

The City should strive to fulfill the City's housing needs while promoting sustainable and energy efficient standards.

Policies:

3.1 The City should promote conservation programs and energy efficient practices that reduce housing operation costs for energy, sewer and water usage within the structure and for landscaping, in new residential developments and redevelopment housing areas.

3.2 The City should consider offering development incentives to encourage developers to use green building standards and energy efficient technologies.

3.3 The City should ensure a compatible relationship between new housing and vehicle circulation patterns and encourage pedestrian and bicycle interconnectivity and accessibility to transit in order to minimize traffic impacts and promote healthy lifestyles in new residential development and redevelopment projects.

3.4 The City should promote transit supportive mixed-use residential development in close proximity to services to reduce dependence on automobile use in new residential developments and redevelopment areas.

3.5. The City should encourage all housing structures be constructed with cost effective efficiency construction standards, and whenever economically feasible, housing should meet or exceed standards set forth by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, or

other national or state recognized high-performance conservation building rating system as approved by the Florida Department of Management Services.

3.6 The City should consider providing development incentives for projects that meet or exceed the USGBC and LEED standards.

Objective 14. Affordable and Workforce Housing

The City shall encourage the creation and/or preservation of affordable and workforce housing for existing and future residents to meet the future needs assessment identified in Technical Document of the Comprehensive Plan for very-low, low and moderate low income households in the City based on the Florida Housing Data Clearinghouse prepared by the Shimberg Center for Housing Studies.

Policies:

4.1. The following definitions for affordable and workforce housing shall be used by the City in this Comprehensive Plan and the City's programs and policies:

"Affordable Housing" means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of annual median income (AMI) as measured by the U.S. Bureau of the Census and updated annually by the Department of Housing and Urban Development.

"Workforce Housing" is defined as housing affordable to natural persons or families whose total annual household income does not exceed 140% of the annual median income, adjusted for household size.

"Extremely Low Income" means one or more natural persons or a family whose total annual household income does not exceed 30% of median annual adjusted gross income.

"Very Low Income" means one or more natural persons or a family whose total annual household income does not exceed 50% of median annual adjusted gross income.

"Low Income" means one or more natural persons or a family whose total annual household income does not exceed 80% of median annual adjusted gross income.

"Moderate Income" means one or more natural persons or a family whose total annual household income does not exceed 120% of median annual adjusted gross income.

"Essential Services Personnel" means personnel whose household incomes do not exceed 140% of the annual median income as determined annually by the Florida Housing Finance Corporation and adjusted for family size, who are employed in areas in which they are considered essential service personnel, including but not limited to teachers and educators, police and fire personnel, skilled construction trades personnel and health care personnel, and other job categories defined as essential by Indian River

County.

- ~~1.14.2~~ In adopting any amendments to the City's Land Development Regulations, the City ~~shall~~ should ensure that any proposed revisions in development standards and review procedures do not create unnecessary delays in project approval or other barriers to affordable and workforce housing.
- ~~1.54.3~~ The City Planning staff ~~shall~~ should prepare an update of housing needs every seven years or so in conjunction with the update of the Comprehensive Plan. ~~by 1992, present to the City Council an update of the housing needs of the City based on new data from the 1990 U.S. Census (particularly with regard to very low and low income households). The update shall include a review of the effectiveness of coordination activities, and resulting impacts of City initiatives described in this Element for implementation following adoption of the Comprehensive Plan.~~
- ~~1.64.4~~ The City of Vero Beach ~~shall~~ should identify Federal, ~~State~~ federal, state and other sources of funding and tax credits earmarked for low and moderate income housing and, where appropriate, actively ~~pursue these funds for local use~~ support private or not-for-profit organizations to secure these funds for local use.
- ~~1.8~~ — The City shall assess the percentage of affordable housing available to City households in the very low, low, and moderate income groups as part of the 2010 Evaluation and Appraisal Report (EAR) and establish specific objectives and measures for increasing this percentage in EAR amendments to the Comprehensive Plan.
- ~~1.9~~ — The City shall update the data and analysis of the Housing Element by July 2009 as part of the 2010 Evaluation and Appraisal Report (EAR).
- ~~1.7~~ 4.5 The City should facilitate the provision of housing affordable for extremely low, low, very low, and moderate income groups, and essential service personnel by promoting infill development, redevelopment of the existing housing stock, and flexible zoning regulations.
- ~~1.84.6~~ The City should designate adequate sites with appropriate land uses and densities on the Future Land Use Map, to ensure that adequate supply of land exists in the City for the private sector to provide for the housing needs of the extremely low, very low, low and moderate income families, essential service personnel, the elderly, and special need residents.
- ~~1.8~~ 4.7 The City should consider a density bonus program for planned residential and mixed use projects that sets aside a certain percentage or number of dwelling units for extremely low, very low, low, and moderate income families, essential service personnel, and employer assisted housing, if compliance with the income requirements of future tenants is administered by a federal or state agency or independent non-governmental entity.

Objective 3-5. Substandard Housing and Property Maintenance

The City of Vero Beach shall continue to reduce the number of substandard dwelling units with housing code violations and the number of poorly maintained residential properties in the City's older, established neighborhoods, through active ~~increased~~ code enforcement programs with the cooperation and support of neighborhood homeowners and civic associations whenever possible. ~~By 1995 the number of code violations shall be reduced from approximately 1.5% of total housing to 0.5%.~~

Policies:

- ~~3-15.1~~ The Standard Housing Code shall continue to be the City's standard for public health, safety, and welfare with regard to occupancy limits based on unit size, provision of adequate plumbing facilities and prevention of exterior physical deterioration. The City should protect public health, safety, and welfare by enforcing the adopted Vero Beach Code standards for housing, property maintenance, elimination of unsafe buildings, and nuisances. This code will be enforced by the Building Department and Code Enforcement Officer.
- ~~5.2~~ The City should replace the Southern Housing Code, Standard Unsafe Building Abatement Code and existing property maintenance provisions of the Land Development Regulations and City Code by enacting the International Property Maintenance Code with local amendments as appropriate.
- ~~3-25.3~~ An inventory of housing conditions based on Code Enforcement data shall should be undertaken prior to 1993 on a neighborhood by neighborhood basis to determine units suitable for concentrated code enforcement, rehabilitation, demolition, and, if appropriate, relocation or other actions to achieve a suitable residential environment included as part of community baseline data to be collected for each neighborhood consistent with available staffing and financial resources.
- ~~3-35.4~~ The City shall should encourage improved housing maintenance by property owners, neighborhood associations, and tenants by providing consumer information and technical assistance, and if requested by the neighborhood or civic association, instituting a comprehensive code enforcement sweep that may also include the active support of volunteer residents assisting City Solid Waste personnel in removing debris, trash, abandoned appliances and other items adversely impacting the neighborhood.
- ~~3-4 5.5~~ The City shall should consider the feasibility and interest in the encourage improved neighborhood appearance by establishing the establishment of a neighborhood awareness programs and providing annual merit recognition awards for neighborhood improvement programs.
- ~~3-55.6~~ The City shall should support neighborhood conservation and stabilization efforts of local neighborhood and civic associations, where feasible and consistent with staff and financial resources, by using the comprehensive framework and methodology for

identifying, prioritizing, and addressing ~~neighborhood needs in neighborhood~~ infrastructure, public facilities and public service improvements needs.

~~5.1~~ 5.7 ~~Spot #~~ Removal and abatement of blighted structures and blighting influences, ~~as well as groups of structures, shall~~ should be ~~achieved~~ actively pursued, where feasible both financially and legally, in conjunction with code enforcement programs.

~~5.2~~ 5.8 Residents displaced by City government initiated housing rehabilitation, and redevelopment or ~~other publicly initiated activities~~ code enforcement activities, shall be provided technical assistance to ~~expedite~~ facilitate their relocation.

Objective 4-6. Coordination with Indian River County Housing Programs

The City shall ~~should~~ continue to provide affordable housing assistance to coordinate with Indian River County in provision of its housing assistance programs to facilitate access to affordable and workforce housing. ~~qualified applicants by assisting them in securing help from private and non-profit organizations in lieu of public assistance for at least 20 previously unassisted households annually beginning in 1992.~~

Policies:

~~4.1~~ 6.1 The City ~~should~~ continue to provide assistance and information regarding public-private partnerships or private non-profit organizations for the purposes of implementing the Community Development Block Grant, Home Investment Partnerships Program, State Housing Initiative Partnership (SHIP), and other grant funds or programs to secure funding for affordable and workforce housing. ~~The City Council shall request the Housing Authority to identify by July 1, 1992 its agency objectives regarding the number and types of recipients the Authority is able to serve annually, based on data in its possession and presented in this Element, and its staff capabilities as well as additional assistance required for each program administered by it and the extent to which such efforts will meet the demonstrated need by the year 1995~~

~~4.2~~ 6.2 The City ~~should~~ support the Indian River Affordable Housing Advisory Committee as the entity for promoting affordable housing and recommending incentives for the development of new affordable units.

~~4.3~~ 6.3 The City ~~should~~ continue to provide a representative to the Indian River Affordable Housing Advisory Committee. The City Council will evaluate the report of the Housing Authority and take appropriate initiatives to support, augment, and facilitate assistance to families and individuals who are unable to provide housing within acceptable cost limits of 30% of gross household income, or who require rehabilitation, financial, and/or technical assistance to assure safe, healthful, and affordable housing.

~~4.3~~ The City ~~shall sign interlocal agreements with the County to participate in the Housing Trust Fund which will be created pursuant to the County's housing policies established in the Comprehensive Land Use Plan.~~

Objective 5:

~~The City of Vero Beach will reduce the estimated 304 substandard housing units by 50% by 1995.~~

Policies:

- ~~5.1 Spot removal of blighted structures and blighting influences, as well as groups of structures, shall be achieved.~~
- ~~5.2 Residents displaced by housing rehabilitation and redevelopment or other publicly initiated activities, shall be provided technical assistance to expedite their relocation.~~
- ~~5.3 The City and the Housing Authority shall jointly develop appropriate principles to guide activities and priorities in housing conservation, rehabilitation and redevelopment.~~
- ~~5.4 The City of Vero Beach will continue to utilize the adopted Standard Housing Code for housing and neighborhood quality standards.~~

Objective 67. Elderly and Special Needs Housing

~~The City of Vero Beach will should continue to ensure that sites are available for group homes and care facilities in residential areas to accommodate housing for the elderly and special need residents consistent with the requirements of the Civil Rights Act of 1968, Florida Fair Housing Act, and Americans with a Disability Act (ADA) and case law. ~~an additional 100 residents by 1995.~~~~

Policies:

- ~~6.1-7.1~~ The City of Vero Beach shall should coordinate its efforts in meeting the needs for special housing with efforts those of the State Department of Health and Rehabilitative Services Florida Agency for Health Care Administration, Florida Department of Children and Families, and Florida Agency for Persons with Disabilities that license such housing and facilities to ensure the provision of these homes and other special housing types in residential neighborhoods of compatible density.
- ~~6.2-7.2~~ The City of Vero Beach shall encourage-should consider private and non-profit sponsors to initiate projects and assist in obtaining financial assistance for those sponsors from all available sources to ensure that an adequate supply of group and foster care special needs housing and facilities is are provided for City residents.
- ~~7.3~~ As applied by the City, special needs housing shall mean all protected groups or individuals under the Civil Rights Act of 1968 and the ADA.
- ~~6.3~~ The City of Vero Beach shall enact regulations requiring that all foster and group home

developments include barrier-free design features.

~~6.4-7.4~~ The City's Land Development Regulations shall contain provisions to permit the development of group homes and foster care facilities in residential districts in densities, which correspond with the prevailing development pattern, consistent with Chapter 419, Florida Statutes, as amended from time to time.

7.5 The City should continue to evaluate the need to provide additional development incentives to encourage the production of housing for the elderly and persons with special housing needs.

7.6 The City should encourage housing and supportive services for the elderly and special needs residents.

Objective 7-8. Conservation and Preservation of Historic Housing Structures

~~The City of Vero Beach will inventory significant older housing and enforce regulations which require the housing be maintained in good condition.~~ should maintain and update an inventory of all residential buildings that are 50 years or older and establish incentives and programs, as appropriate, to provide for conservation, maintenance, and rehabilitation of historic homes eligible for inclusion on the Vero Beach Register of Historic Places.

Policies:

~~7.1 Technical assistance shall be provided by the City staff to individuals and organizations having individual or collective interests in conserving historic or architecturally significant structures, neighborhoods and areas. Assistance will, at a minimum, include preparation of applications for the Historic Preservation Grants in Aid program administered by the Division of Archives, History and Records Management Bureau of the Florida Department of State.~~

~~7.2 The City shall adopt a Historic Preservation Ordinance not later than July 2008.~~

8.1 The City should explore with Indian River County the possibility of the County enacting a historic preservation ad valorem tax exemption ordinance that combined with the City's ordinance will increase the incentive for the rehabilitation, restoration, or renovation of historic properties.

8.2 The City should update the 1992 and other subsequent surveys of historic buildings for the Florida Master File and City records to provide current and up-to-date data on historic buildings to be used by the Historic Preservation Commission and City staff in the development of incentives and provision of outreach and technical assistance programs to owners of historic buildings to promote the conservation, maintenance, and rehabilitation of these historic buildings.

8.3 The City should protect its historic housing structures through the provisions of its

historic preservation regulations, Objective 1 and supporting policies of this element, and Objective 5 and supporting policies of the Land Use Element.

Objective 8:

~~By 1992 the City of Vero Beach will have interlocal agreements with Indian River County to establish housing assistance and housing programs for affordable housing for the local percentage of the population which is in need of housing assistance.~~

Policies:

~~8.1 The City of Vero Beach will, through the Housing Authority and other means, coordinate with Indian River County to develop housing assistance programs.~~

Objective 9:

~~To allow the continuance of existing mobile home sites pursuant to the needs and desires of the mobile home residents, as well as the City as a whole.~~

Policies:

~~9.1 Amend the Land Development Regulations, to be adopted by September 1, 1990 and zoning map to allow for the continuance of existing mobile homes and for the replacement of existing mobile homes when removal occurs for any reason.~~

Objective 10: 9. Mobile Homes

~~Establish Continue a land use classification which provides for a mixture of housing types. This designation shall provide adequate sites for mobile homes and the criteria guiding the location of sites for mobile homes. the Future Land Use designation of MHP (Mobile Home Park) to allow for adequate sites for the continuation of mobile homes on existing sites.~~

Policies:

~~10.1 The City will permit the placement of mobile homes in a variety of residential zoning districts in the City in conformity with Section 320.8285(5), FL Stat., as well as all other state and federal laws; provided that such placement is in conformity with all City architectural, aesthetic, landscaping and similar regulations. While it is the intent of this policy to ensure locational choices in a variety of residential areas of the City for the siting of mobile homes, nothing in the applicable laws requires the City to allow mobile homes in all residential districts.~~

~~9.1 The City should review the existing mobile home parks and prepare amendments to the Land Development Regulations to bring the zoning for existing mobile home parks outside the Vero Beach Regional Airport property into full compliance with the MHP~~

(Mobile Home Park) designation as called for in Policy 1.27 of the Land Use Element.

9.2 The City should allow the continuance of existing mobile home parks subject to these parks complying with City Codes.

CHAPTER 5
COASTAL MANAGEMENT
GOAL, OBJECTIVES AND POLICIES

5.8 — GOALS, OBJECTIVES AND POLICIES

GOAL

5.8.0 — Goal: ~~To establish growth management strategies that will allow growth in the coastal zone which does not damage or destroy the natural resources, protects human life and limits public expenditures in those areas subject to destruction by natural disaster.~~

Growth management strategies and infrastructure will be in place that will allow growth within the coastal zone, which does not damage or destroy natural resources, protects human life and property, and limits public expenditures in those areas subject to destruction by natural disaster.

5.8.0.0 Estuarine Quality

Objective 1:

Objective 1. Estuarine Quality

~~The City shall cooperate with other governments in the basin to develop a surface water management program for the Indian River Lagoon which will maintain or improve the existing water quality levels. The management plan shall include recommendations to reduce or mitigate development impacts on water quality.~~

The City should strive to improve the water quality levels for those segments of the Indian River Lagoon within the City of Vero Beach through its infrastructure capital improvements programs, administration of its Land Development Regulations and through cooperation with other public and private dischargers to the Indian River Lagoon.

Policies:

- 1.1 The City should actively cooperate with federal, state, regional, local governments, and other dischargers in meeting the requirements of Section 403.067, Florida Statutes (F.S.), to implement the Central Indian River Lagoon Basin Management Action Plan (BMAP).
- 1.2 The City should pursue obtaining equitable allocations for Total Maximum Daily Loads (TDML) for non-point and point sources to the lagoon in cooperation with state, regional, local governments, and other dischargers to the Indian River Lagoon.
- 1.3 The City should strongly support the development of appropriate water quality models and installation of water quality monitoring equipment by FDEP, dischargers and other participants in implementation of the Central Indian River Lagoon BMAP. Such water

quality modeling and monitoring are essential to more accurately document changes in water quality of the Indian River Lagoon and the effectiveness on water quality of various stormwater management improvements, the elimination of septic systems, and other measures that will be needed to prepare a functional TDML budget for the Central Indian River Lagoon.

- 1.4 The City should strive to meet its fair share of reductions in nitrogen and phosphorus indicated in the adopted 2013 BMAP for the Central Indian River Lagoon or as subsequently amended, once specific target reductions for individual dischargers are established.
- 1.5 The City should participate in the Indian River Lagoon National Estuary Program along with state environmental regulatory agencies, county governments, participating cities, and other stakeholders and work with these entities to secure federal/state grants for funding of water quality projects and to coordinate multi-governmental programs and projects in addressing water quality issues in the lagoon.
- 1.6 The City should participate with other cities and municipalities as part of a “regional compact” sponsored by the Treasure Coast and Space Coast League of Cities to work on intergovernmental approaches to restore the Indian River Lagoon addressing such issues as removing muck, septic tank waste, and other containments degrading this water body.
- 1.7 The City should implement policies under Objective 3 of the Stormwater Management Sub-Element and Objectives 2 and 4 of the Conservation Element to improve water quality in the Indian River Lagoon and connecting surface waters.
- ~~1.1. No structures will be allowed in the Indian River which impair water circulation to an extent which would threaten the water quality.~~
- 1.8 All structures to be constructed in, adjacent to, or indirectly affecting the Indian River Lagoon and connecting surface waters shall be located and designed in order to allow for maximum water circulation, to minimize impacts to submerged aquatic vegetation, and other marine resources, and to prevent reductions in water quality.
- 1.9 The City shall prohibit the discharge of any waste and/or pollutant material into surface waters and the City’s municipal separate storm sewer system (MS4).
- 1.10 The City shall prohibit all new point-source discharges into the Indian River Lagoon and connected surface waters.
- ~~1.2 The City shall establish a Water Quality Board by 1993 with representatives from other governments in the basin to modify their stormwater management ordinances to achieve a decrease in the nonpoint source pollutant loadings generated outside of Vero Beach which discharge to the Indian River Lagoon.~~
- ~~1.31.11 The City shall establish a program for the periodic inspection of Vero Beach stormwater control structures to ensure their proper functioning and maintenance in conjunction with~~

~~the Land Development Regulations to be adopted by September 1, 1990. The City shall rehabilitate, replace, and upgrade stormwater control structures in accordance with its stormwater management improvement program and pursuant to policies under Objectives 2 and 4 of the Stormwater Management Sub-Element to ensure the proper functioning and maintenance of these structures and to further reduce pollutant loadings to the Indian River Lagoon.~~

~~1.4 By 1993, the City shall establish a review process for dredge and fill applications from the Florida Department of Natural Resources, Florida Department of Environmental Regulations U.S. Army Corps of Engineers or other agency with jurisdiction in Vero Beach.~~

~~1.12 All dredge and fill operations shall be required to utilize proper mitigation techniques and devices in addition to obtaining and complying with all applicable federal, state, and local permits.~~

~~1.13 The City shall apply the following site selection criteria for dredged spoil disposal:~~

- ~~• sites shall be located close to the Indian River Lagoon;~~
- ~~• sites shall be located in altered, non-native upland vegetated 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 and these impacted wetlands are mitigated.~~

~~1.5 By 1991, the City shall participate on the Marine Resources Council to develop estuarine studies, as required by this plan, to be used for the surface water management program.~~

~~1.6 The City shall cooperate with other local governments to incorporate applicable portions of existing studies (such as The Sebastian Inlet Fort Pierce Inlet Barrier Island: A Profile of Natural Communities, Development Trends, and Resource Management Guidelines; Water Quality and Urban Development: Vero Beach Study) into the surface water management plan by 1995. The plan shall provide regulatory or management techniques for addressing, at a minimum, the following issues: ensuring adequate sites for water dependent uses; preventing estuarine pollution; controlling surface water runoff; protecting living marine resources; reducing exposure to natural hazards and ensuring public access.~~

5.8.0.1 Water-Dependent Uses

Objective 2:

Objective 2. Boat Facilities and Boat Ramp Siting and Construction

~~To develop and adopt guidelines which direct the location and management of water enhanced, water related and water dependent facilities with the highest priority given to the water dependent uses along the Indian River Lagoon. Through its Land Development Regulations and the policies of the Comprehensive Plan, the City shall manage the location and design of boating facilities and boat ramps to prevent the loss of estuarine wetlands, mangrove fringe, sea grass beds, and adverse impacts on manatees, and to protect the rights of riparian property owners.~~

Policies:

2.1 For the purposes of this objective and policies, a marina is defined as “ a principal use located adjacent to a public navigable waterway that provides some or all of the following: docks, slips, moorings used for the docking, securing, storage, and servicing or repairing of watercraft; indoor and outdoor storage of watercraft and trailers; minor repairs and servicing of vessels; leasing/rental of vessels; sale of marine fuel and lubricants; wastewater pump-out facilities; and the docking of charter fishing and commercial sightseeing vessels, but excluding industrial and commercial fishing craft.” This definition does not include facilities that include only the docking or mooring of vessels.

2.12.2 The Vero Beach Land Development Regulations, to be adopted by September 1, 1990, shall provide for the development and implementation of performance standards for marinas and marina related facilities which address, but are not limited to, issues such as: setbacks, maintenance and containment of stormwater runoff and wash down water for dry storage areas, and height limitations. The City should enforce the performance standards for marinas and marina related facilities pursuant to the Land Development Regulations and the policies of this Comprehensive Plan in conjunction with the permitting requirements of applicable federal and state agencies.

Criteria:

- ~~A. If existing marinas meet the City's operational standards, then they should be allowed to continue operations.~~
- ~~B. Expansion of existing facilities is preferred over development of new marinas. Where existing facilities fail to meet operational and environmental standards, new facilities offer a viable alternative.~~
- ~~C. New marina facilities shall retain all work area runoff in a separate retention area. Stormwater runoff retention areas shall retain the runoff from a ten year, 24 hour storm.~~
- ~~D. A fuel management/spill contingency plan will be developed and provided to the City of Vero Beach for review prior to operation of any new or expanded marina or within one year of comprehensive plan adoption for any existing marina. The plan shall describe methods for dispensing fuel and all procedures and materials to be used in the case of a fuel spill. The plan shall meet the Vero Beach Fire~~

~~Prevention Codes and Rules of the State Fire Marshall's Office. The plan shall also reflect methods used by the Department of Natural Resources in containing and mitigating fuel spills to reduce environmental impacts.~~

~~2.3 Marinas shall only be permitted in the C-1M and C-2M zoning districts subject to any specific design and location standards in the City's Land Development Regulations, this objective and supporting policies, and applicable federal and state permitting requirements.~~

~~2.4 As a condition for the development approval of any expansion or substantial modifications to an existing marina, the marina should be required to provide pump-out wastewater facilities and to comply with the policies of this element, and the performance standards in the City's Land Development Regulations and FDEP permitting requirements.~~

~~2.22.5 The City shall continue to implement regulations governing live-aboards. The regulations shall include, but not be limited to: definitions, mooring locations, pump out/sewage requirements, fee assessments for community services. The City should enforce existing regulations governing live-aboards, requiring that such use of vessels shall be confined solely to permitted marinas with pump-out facilities.~~

~~2.6 Structures for non-water dependent uses shall not be constructed, placed, installed, or maintained over or upon the Indian River Lagoon and connecting surface waters. A water-dependent use shall mean any activity that can only be located on, in, over, or adjacent to the Indian River Lagoon and connecting surface waters in order to conduct its primary purpose and, therefore, cannot be located inland.~~

~~2.3 When existing marina facilities seek a permit for expansion or modification, then they shall be required to retrofit or modify existing marina facilities to include, but not be limited to, consideration of stormwater retention, work area runoff retention, pump out facilities and thresholds for their use, fuel management plans, and spill contingency plans.~~

~~2.7 The City shall regulate the construction, expansion or modification of new or existing piers, docks, boating slips, and mooring fields through its Land Development Regulations. These regulations shall include standards for setbacks from property and riparian lines and limits on the extension of dock facilities and moored vessels into the waterway. In unusual shoreline configurations, the FDEP guidelines for determining riparian lines shall be applied.~~

~~2.8 No roofed structures shall be constructed or installed over surface waters, except as may be permitted within the C-1M zoning district.~~

~~2.4 The Vero Beach Land Development Regulations, to be adopted by September 1, 1990, shall develop and adopt standards for new marina siting which shall address the following criteria.~~

Criteria:

- A. ~~Marina development is permissible within any area designated for a commercial use on the Future Land Use Map, if it is consistent with the performance standards developed by the City.~~
- B. ~~At the beginning of the zoning process, all marina development proposals must submit a conceptual plan to be reviewed by the Planning Department.~~
- C. ~~Commercial/industrial marina development shall be located within the C-1M Marina District. Residential/recreational and commercial/recreational marinas shall be a permitted uses in these zoning categories.~~
- D. ~~Residential/recreational marinas will be considered with a Binding Site Plan.~~
E. ~~No fueling or repair facilities are permitted within residential zoning classifications.~~
- E. ~~When locating new marinas or expanding existing marinas, environmentally sensitive habitats as listed in the Conservation Element, Section 6.11.0.7, shall not be degraded.~~
- F. ~~Marina facilities shall be located where maximum physical advantage for flushing and circulation exists, where the least dredging and maintenance are required, and where marine and estuarine resources will not be degraded.~~
- G. ~~Marina basins shall be sited where there is an existing basin and access channel with an average water depth of three (3) feet below mean low water, except along the shoreline.~~
- H. ~~Marinas and docking facilities should be approved which require minimal or no dredging or filling to provide access by canal, channel or road. Preference shall be given to marina sites with existing channels. In the event that dredging is required, the mooring areas and the navigation access channels shall only be dredged to minimum depths required for access at mean low water. Any required dredging operations shall utilize appropriate construction techniques and materials to comply with state water quality standards, such as turbidity screens, hydraulic dredges, properly sized and isolated spoil deposition area to control spoil dewatering.~~
- I. ~~New marina or substantially expanded facilities shall be designed to take advantage of existing water circulation and shall not adversely affect existing circulation patterns. Improvement of circulation shall be a consideration when expanding or upgrading existing facilities. However, any buffer zone established by the Florida Department of Natural Resources Shellfish Environmental Assessment Section (FDNR-SEAS) shall be maintained.~~

- J. ~~Marinas shall demonstrate that they have sufficient upland areas to accommodate all needed support facilities. These standards include, but are not limited to, adequate parking, work areas and retention areas for stormwater and work area runoff.~~
- K. ~~Marina facilities shall not degrade water quality below existing Florida Department of Environmental Regulation water classification standards.~~
- L. ~~Commercial/recreational and commercial/industrial marinas shall not be located in Aquatic Preserves, or Outstanding Florida Waters, or other environmental areas designated by the City so as to adversely affect these waters.~~
- M. ~~Construction of multislip docking facilities and boat ramps shall be directed to locations where there is quick access to deep, open water, where the associated increase in boat traffic will be outside the areas of high manatee concentration, and where wetlands and seagrass beds supporting manatee habitat will not be degraded.~~
- N. ~~All applicants proposing marina development activities shall demonstrate compliance with all applicable federal, state and local laws which establish any type of additional protective status to adjacent waters beyond the existing Class III status.~~
- O. ~~All applicants will provide hurricane contingency plans that are in compliance with the City and County plans.~~
- P. ~~Applicants for marina development shall demonstrate whether the facility will be in public or private ownership. Facilities classified as public shall demonstrate this availability for public use, the economic need for the project and the feasibility of such a development within the local environmental, economic, social and recreational context.~~

2.5 ~~The Vero Beach Marina Director, the Florida Marine Patrol and Indian River County Health Department shall inspect all marinas located in the City. Items to be inspected and reviewed may including the following.~~

~~Criteria:~~

- A. ~~Pump-out facilities/marine sanitation devices.~~
- B. ~~Compliance with power/sailboat mix, if required.~~
- C. ~~Spill prevention, control, containment and cleanup plans.~~
- D. ~~Waste collection and disposal methods.~~

~~E. Required fire fighting equipment.~~

~~2.9 The City should cooperate with the Florida Fish and Wildlife Conservation Commission (FF&WCC) in that agency's periodic inspections of marinas and other boating facilities.~~

~~2.6 The City shall review shoreline development in order to maximize opportunities for water dependent land uses. The following criteria, at a minimum, shall be utilized.~~

~~Criteria:~~

~~A. Water related uses shall be built on uplands.~~

~~B. Development which is feasible only through creation of land by dredging and filling of areas below the mean high water line shall not be approved.~~

~~C. Water dependent commercial and industrial uses which require siting adjacent to the Indian River Lagoon will be evaluated based on guidelines specified in the Vero Beach Land Development Regulations, to be adopted by September 1, 1990.~~

~~D. Water related commercial and industrial uses may be considered for siting only adjacent to Class III waters of the Indian River Lagoon.~~

~~2.10 The City should support the FDEP's Clean Marina programs to bring awareness to marina operators and boaters regarding environmentally friendly practices intended to protect and preserve water quality and the environment.~~

~~2.7 The Land Development Regulations which are to be adopted by September 1, 1990 shall develop policies for shoreline uses which adhere to the following priorities:~~

~~A. Primary priority:~~

~~1) Nonstructural shoreline protection uses such as native shoreline revegetation and beach nourishment programs which restore degraded natural systems and provide recreational and storm protection benefits to the City; and~~

~~2) Approved water dependent estuarine shoreline uses such as: pervious accessways, small dock facilities and residential multislip dock facilities without commercial fuel tanks or other commercial facilities. These facilities shall demonstrate, during site plan review, compliance with the applicable performance standards stipulated in Policy 2.4 in order to prevent adverse impacts to natural features.~~

~~B. Second priority shall be directed toward water related uses such as:~~

~~1) parking facilities for shoreline access;~~

- ~~2) residential structures which comply with the coastal construction code for structures within the coastal building zone; and~~
- ~~3) recreational facilities which comply with applicable codes.~~

~~C. Tertiary priority shall be directed toward: commercial uses which comply with applicable codes.~~

5.8.0.2 ~~Beaches and Dunes~~

Objective 3:

Objective 3. Beaches and Dunes

The City ~~shall~~ should continue to ~~implement~~ a its beach and dune management program in coordination with FDEP and Indian River County, which that protects, enhances and restores the naturally functioning beach system.

Policies:

3.1 The City shall enforce Land Development Regulations to be adopted by September 1, 1990 shall include regulations in coordination with FDEP governing the location, construction and maintenance of development adjacent to the Atlantic shoreline within the Coastal Construction Control Line (CCCL). New development seaward of the CCCL shall be governed by the following conditions, at a minimum.

Criteria:

- ~~A. To maintain the existing vegetation on the dune line or replace it with vegetation approved by the Vero Beach Planning Department.~~
- ~~B. No new shore hardening structures shall be permitted.~~
- ~~C. Setbacks or other non-structural methods of shoreline protection shall be given the highest priority.~~
- ~~D. "Soft" shoreline protection devices such as sand filled geotextile containers may be permitted, when it can be demonstrated, through competent engineering studies, that they will exert minimum adverse effects upon shoreline functions or dynamics, as well as adjacent properties. Further, these devices shall not impede public access to or along the shore.~~
- ~~E. All structures constructed seaward of the CCCL shall be constructed to meet existing state statutes.~~
- ~~F. Reconstruction of existing hard erosion control structures shall be permitted subject to meeting current standards.~~

G. ~~Storage tanks shall be located as far westward of this dune line as possible but not less than 50 feet from the dune line.~~

H. ~~Septic tanks shall be located landward of the most seaward portion of the habitable structure.~~

3.2 Construction seaward of the CCCL shall be in accordance with the FDEP permitting requirements of Chapter 62B-33, F.A.C. and City CCCL construction and Land Development Regulations.

3.23.3 ~~The City shall should continue to implement maintain~~ maintain programs for re-establishment and maintenance of the primary dune area and for regulation of excavation and construction in accordance with FDEP regulations, the City's Code and Land Development Regulations and. ~~These standards shall include, at a minimum, the following provisions:~~ policies:

Criteria:

~~A.(a)~~ A.(a) ~~Excavations will shall~~ be prohibited unless it is ~~shown~~ demonstrated that they are necessary to mitigate natural disaster occurrences or are ~~FDNR~~ FDEP permitted and monitored projects.

~~B.(b)~~ B.(b) Native dune vegetation shall be maintained on site unless removal or alteration is permitted by both the City and the FDEP Florida Department of Natural Resources, or other appropriate regulatory agency.

~~C.(c)~~ C.(c) New access shall be allowed only at designated cross-overs approved by the City.

~~D.(d)~~ D.(d) Control strategies ~~will shall~~ be utilized at existing non-designated cross-overs, until these can be acquired, improved or alternate access provided.

~~E.(e)~~ E.(e) Dune cross-overs, boardwalks, walkways and other permissible structures seaward of the CCCL shall be elevated above dune vegetation and shall be designed to allow adequate light penetration.

~~F.(f)~~ F.(f) Subject to FDEP approval, Mmajor parallel boardwalks shall be permitted seaward of the CCCL if they are constructed so as not to impact the dune line.

~~G.(g)~~ G.(g) Publicly owned dunes which have been denuded shall be re-vegetated with ~~approved~~ approved native vegetation approved pursuant to a permit issued by FDEP.

~~H.(h)~~ H.(h) To encourage private property owners to re-establish dune vegetation which has been destroyed by undesignated access activities, the City shall

permit, the following subject to a FDEP permit for re-establishment of dune vegetation, the following:

- Use of City property for equipment access to beach for dune restoration work.
- Temporary use of non-hardening protection methods (such as geo-textile bags) to protect restored dunes.
- Cooperative effort with State Department of Forestry to sponsor annual seedling sales of salt-tolerant dune restoration plant species for nominal cost to public.

~~I. Through the site plan review process, the City shall require dune restoration for new development or redevelopment.~~

~~3.3 The City may participate in beach stabilization and restoration programs, where necessary, that include local, state and/or federal agencies. The City shall encourage continued study of beach and shore to determine characteristics and causes of beach erosion and buildup.~~

3.4 The City should cooperate with Indian River County and FDEP in the maintenance and updating of the Indian River County Beach Preservation Plan, that provides the basis for identifying and programming beach stabilization and nourishment efforts.

3.5 The City establishes, as its highest priority for stabilization and re-nourishment, the beaches at Jaycee Park, Sexton Plaza, and Humiston Park.

3-4.3.6 The City shall prohibit through its Code of Ordinances and in accordance with Section 161.58, F.S., unauthorized vehicular traffic on or over the dunes and on the beaches except for beach cleaning, police vehicles, emergencies and the turtle patrol. Access will be at designated locations.

3.7 Access to the beach over dunes for authorized vehicles shall be allowed only at designated access points.

3-5.3.8 The City should attempt should promote and support the to provide provision, enhancement and preserve preservation of scenic views of the water through such measures as site design reviews. Priority will be to minimize environmental impacts the development permitting process and the use of development bonus incentives to encourage preservation of scenic views where appropriate and feasible.

3-6.3.9 As appropriate, The the City shall should develop an continue to implement enter into interlocal agreements by September 1, 1992 with adjacent municipalities and the State of Florida, Indian River County and other governmental agencies for funding of beach maintenance and restoration programs and shall actively seek funding from "Tourist Tax" dollars for such programs.

5.8.0.3 Coastal High Hazard Area

Objective 4:

Objective 4. Coastal High Hazard Area (CHHA) and Flood Hazard Areas

The City should limit development and Limit future public expenditures for infrastructure and service facilities which that subsidize growth within the coastal high hazard Coastal High Hazard Area and regulate development in high risk vulnerability zones vulnerable flood hazard areas of Vero Beach to limit property damage and loss of life, except for expenditures for public land acquisition or enhancement of natural resources.

Policies:

- ~~4.1~~ In accordance with Rule 9J 5.003(17), F.A.C., tThe City designates the “Coastal High Hazard Area” (CHHA) as the evacuation zone for a Category 1 hurricane as established in the local government’s regional hurricane evacuation study (Treasure Coast Regional Planning Council Hurricane Evacuation Study, 1994.
- ~~4.1~~ The City hereby designates the “Coastal High Hazard Area” (CHHA) as the areas shown in Figure 9 of the Map Series to the Comprehensive Plan.
- 4.2 The City shall should not fund public facilities built in the coastal high hazard area CHHA unless the facility is for public access, resource restoration or property protection.
- 4.3 The City shall should not accept improved roadways for operation and maintenance responsibilities within the CHHA coastal high hazard zone.
- 4.4 If City utility lines are relocated for any purpose, they should be located outside of the CHHA coastal high hazard zone, except where there is no cost-feasible alternative.
- ~~4.5~~ The City should only expend public funds or construct capital improvements within the CHHA in compliance with the pertinent policies of this element and the Capital Improvements Element to limit further development in these vulnerable areas.
- ~~4.6~~ Public infrastructure capital improvements in the CHHA should not be planned or designed to create any capacity beyond that necessary to accommodate the existing overall intensity and density of development.
- ~~4.7~~ The City should not approve any development that would permit the construction of any infrastructure improvements supporting an increase in the overall intensity and density of development within the CHHA.

- 4.8 The City should limit future development within the CHHA by maintaining or reducing land use densities and intensities in accordance with the policies of the Land Use Element.
- 4.9 The City should not adopt any amendment to the Comprehensive Plan affecting land within the CHHA that would increase out-of-county hurricane evacuation time, except pursuant to the provisions of Section 163.3178(8), F.S.
- 4.10 As appropriate, the City should acquire CHHA and flood prone risk areas for open space, recreation, and conservation purposes identified and programmed in the Capital Improvements Schedule, subject to available financial resources and funding priorities.
- 4.11 The City shall maintain its participation in the National Flood Insurance Program Community Rating System (CRS) and shall strive to improve its current CRS rating of 7 to achieve higher flood insurance premium discounts for property owners and to further reduce the risks to property and threat to human life.
- 4.12 The City shall administer and enforce the provisions of its floodplain regulations. Such regulations shall be at least as stringent as the flood-resistant construction requirements in the Florida Building Code and the regulations set forth in 44 C.F.R. part 60.
- 4.13 The City should investigate improving the resiliency of new and substantially improved structures to potential flooding from storm events and sea level rise by requiring a one-to two-foot "freeboard" for all residential development in special flood hazard zones.
- 4.14 The City should coordinate and ensure consistency of its policies and regulations related to CHHA and special flood hazard areas with the pertinent supporting policies to Objective 10 of this element.

Objective 5:

Objective 5. Density on the CHHA Area

~~Limit densities within the coastal high hazard zone and direct future development outside of this area.~~

Policies:

- ~~5.1 The City shall continue to limit future development on the CHHA area the barrier island through the use of, but not limited to, the following:~~
- ~~1. Building height limitations to 35 feet.~~
 - ~~2. Density limitations.~~
 - ~~3. Open space requirements.~~

4. — Parking restrictions.

5.2 — The City shall continue its program of land acquisition and management for recreation and preservation based on the expenditures designated in the Capital Improvements Element of this plan.

5.3 — The City shall continue to regulate development and manage natural resources within the Coastal High Hazard Area (CHHA) by maintaining or reducing land use densities and intensities in accordance with the Land Use Element and Objective 8 of this element.

5.8.0.4 Hurricane Evacuation

Objective 6:

Objective 5. Hurricane Evacuation

Maintain hurricane evacuation times for the Coastal High Hazard Area (CHHA) 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.

The City should maintain an in-county estimated evacuation clearance time of 14.0 hours or less for a Category 3 or above hurricane.

Policies:

6.15.1 The City shall should use support the use of public service announcements, and the local cable-access stations, social media, and websites to promote awareness of the County and City Comprehensive Emergency Management Plan and hurricane evacuation procedures.

6.25.2 The City shall coordinate with other municipalities and appropriate agencies to develop Evacuation Zone Management Plans designed to maintain evacuation times. The following shall be considered at a minimum: The City should participate with the Treasure Coast Regional Planning Council, Indian River County Department of Emergency Management Services, other localities, governmental agencies, and other appropriate governmental and nongovernmental agencies in preparing up-to-date hurricane evacuation plans as an element of the County Comprehensive Emergency Management Plan.

Criteria:

A. — Roadway and other infrastructure improvements and funding mechanisms.

B. — Programs designed to improve the behavioral response to hurricane evacuation orders.

C. — Land use strategies.

~~6.35.3~~ The City shall utilize hurricane evacuation times, as well as volume to capacity ratios, in determining the timing and priority of roadway improvements as contained within the Traffic Circulation Element of this Plan. The City shall should support on-going public education efforts of Indian River County Department of Emergency Services to educate public about hurricane evacuation procedures and to improve behavioral response to evacuation orders.

~~6.45.4~~ The City's Comprehensive Emergency Management Plan shall be consistent with the ~~local regional Indian River County and state Florida~~ emergency management and evacuation plans.

~~6.6.5.5~~ The City shall should coordinate with Indian River County's Department of Emergency Services to ensure that the operations of the Florida East Coast Railroad, and other agencies as necessary, to stop train flow during hurricane evacuations. do not interfere with hurricane evacuations.

~~5.6~~ The City should continue to coordinate with the State of Florida, the Treasure Coast Regional Planning Council (TCRPC), Brevard, Broward, Indian River, Martin, Palm Beach and St. Lucie Counties concerning evacuation routes and populations involved to assess the impact of regional growth on local evacuation times.

~~5.8.0.5 Post-Disaster Recovery and Redevelopment~~

Objective 8:

Objective 6. Pre-Disaster Contingency Planning and Post-Disaster Recovery and Redevelopment

~~Projected post disaster recovery in Vero Beach shall be reduced to eliminate or lessen the future risk to human life, and public and private property from natural hazards via recovery and redevelopment strategies.~~

The City should maintain and update its on-going programs for emergency preparedness for various disaster events and for post-disaster recovery and redevelopment.

Policies:

~~6.1~~ The City should participate with Indian River County and other localities in the maintenance and periodic updating of the Indian River County Comprehensive Emergency Management Plan (CEMP) that outlines the concept of operations, direction and control, and responsibilities of all agencies and resources in preparing for and recovering from a disaster.

~~8.16.2~~ The City ~~should~~ shall create maintain for ready deployment a Recovery Task Force in accordance with Part II, Disaster Recovery Plan (2006) of the City Comprehensive Emergency Management Plan, as amended from time to time, by 1992 to hear receive

preliminary damage assessments and direct post-disaster recovery and redevelopment efforts activities. ~~The Recovery Task Force shall consist of the following:~~

~~Criteria:~~

~~A. City Members of the Recovery Task Force may include the City Manager, Planning Director, City Engineer, Public Works Director, Utilities Director, City Attorney and other members as appointed by the City Council. Staff of the member departments may also serve on the Recovery Task Force as necessary.~~

~~8.2 6.3 Consistent with the Indian River County CEMP and the City Comprehensive Emergency Management Plan, the City with support from the Indian River County Building Division shall perform an initial damage assessment, immediately following a disaster event, in order to determine the extent of damage, and prioritize allocation of recovery resources, and prepare necessary groundwork for state and federal inspectors.~~

~~8.3 The Comprehensive Emergency Management Plan, Disaster Recovery Plan, shall specify procedures for implementing programs for immediate repair, replacement, and cleanup. Long-term rebuilding and redevelopment shall be addressed in a City mitigation plan as specified in the City Comprehensive Emergency Management Plan, Disaster Recovery Plan. Factors to be considered for short-term work include, but shall not be limited to:~~

~~A. Repairs to potable water, wastewater and power facilities;~~

~~B. Removal of debris;~~

~~C. Stabilization or removal of structures in a perilous condition;~~

~~D. Repairs required to make structures habitable; and~~

~~E. Roadway repairs required for vehicular access to emergency facilities or predesignated support facilities.~~

~~These considerations shall receive first priority in determining emergency building permits and distribution of City crews and equipment.~~

~~6.4 The City Recovery Task Force shall follow the procedures and priorities for immediate repair, replacement, and clean up as specified in the City's Disaster Recovery Plan unless it is determined that compelling unforeseen circumstances require a change in priorities or procedures.~~

~~8.46.5 The City shall review all non-emergency and long-term redevelopment proposals utilizing development permit applications for redevelopment of all structures substantially damaged in a storm event located within the CCCL in accordance with the Land Development Regulations and the following criteria:~~

- (a) For purposes of this policy, substantial damage shall mean buildings or structures damaged in a storm event by more than 50 percent of their assessed value according to most recent Indian River County Property Appraiser's records plus 15 percent or an independent appraisal approved by the Building Official.
- (b) All reconstruction of substantially damaged structures shall comply with all current FDEP coastal zone construction requirements, the Florida Building Code, and City Land Development Regulations, except as stated otherwise in this policy. Where there is a conflict among these regulations, the more strict regulation shall apply.
- (c) Except for structures containing a nonconforming use, substantially damaged structures located seaward of the CCCL shall be permitted to be reconstructed contingent upon meeting the following conditions:
1. The reconstructed structure shall be relocated landward (west) of the CCCL unless no economically feasible alternative location exists on the property.
 2. The reconstruction on the subject property shall result in no increase in the amount of floor area, no increase in residential or transient density, no decrease in the amount of open space, no increase in height, and no increase in the amount of lot coverage over pre-storm existing conditions for the property.
 3. Any structure relocated in accordance with (c)(1) above shall meet all setback requirements to the maximum extent practical with the approval of the Planning and Zoning Board.
 4. Any substantially damaged utility lines, including but not limited to sewer, water, gas, electric and telecommunications shall be relocated landward (west) of the CCCL, whenever practical.
 5. Any substantially damaged underground storage tanks located seaward of the CCCL shall be relocated as far landward (west) of the dune line as possible, but not less than a minimum of 50 feet from the dune line.
 6. Any substantially damaged non-habitable structure shall be relocated landward (west) of the CCCL in accordance with criteria 2 above.

~~A. Structures seaward of the CCCL shall be permitted for reconstruction as long as current coastal zone construction requirements are met.~~

- B. ~~If utility lines, including but not limited to sewer, water, gas, electric and cable TV, must be relocated after a storm event, they should be permanently located landward (west) of the CCCL where the City Engineering Department determines that locational and engineering criteria are met.~~
- C. ~~Underground storage tanks located seaward of the CCCL shall be relocated as far landward (west) of the dune line as possible but not less than 50 feet from the dune line.~~
- D. ~~Biohazardous incinerators or businesses which utilize or generate large quantities of hazardous materials (as defined within the Solid Waste and Hazardous Materials Element) shall be relocated landward (west) of the CCCL.~~
- E. ~~Water dependent commercial uses seaward of the CCCL which are damaged by more than 50 percent of their assessed value shall be permitted for reconstruction seaward (east) of the CCCL only if consistent with the coastal zone construction requirements.~~
- F. ~~Water related commercial uses seaward (east) of the CCCL which are damaged by more than 50 percent of their assessed value should be relocated landward (west) of the CCCL unless the project has no alternative location.~~
- G. ~~Water enhanced commercial uses seaward (east) of the CCCL which are damaged by more than 50 percent of their assessed value should be relocated landward (west) of the CCCL if in compliance with existing building and zoning codes and adequate land is available.~~
- H. ~~If non-habitable minor structures, which are damaged by more than 50 percent of their assessed value, are reconstructed, they shall be relocated and constructed in compliance with the coastal zone construction requirements.~~

~~8.5 6.6 In the event of a disaster, all infrastructure and other City owned improvements, shall be analyzed to determine the cost effectiveness of relocation versus repair. The City shall evaluate all damage to City infrastructure and improvements subsequent to a disaster to determine the appropriate course to take, either repair in place or relocate based on an evaluation of cost-effectiveness and future risk factors.~~

~~8.6 6.7 The City shall should evaluate and identify areas susceptible to repeated damage by hurricane storm erosion and flooding.~~

~~8.76.8 The City should continue to monitor the erosion to beaches in Vero Beach and address any erosion issues that may arise as a result of storm events. The City shall request the Florida Department of Environmental Protection to forward information on the projected 30-year erosion line to determine erosion rates for Vero Beach, with special emphasis on areas with high erosion rates.~~

~~8.8 6.9~~ The City should ~~City's post-disaster redevelopment and mitigation plan shall be coordinated~~ its post-disaster redevelopment and mitigation plan with other local, regional and state entities; ~~and shall review and incorporate any appropriate~~ As additional interagency hazard mitigation reports are received, they shall be reviewed and incorporated into this plan, as they are received appropriate.

~~8.9~~ Consistent with the Capital Improvements Element, the City shall only expend public funds for capital improvements in coastal high hazard areas that:

- ~~1. —~~ Maintain adopted level of service standards;
- ~~2. —~~ Replace existing capacity and upgrade the level of wastewater treatment required for reduction of pollutant loadings;
- ~~3. —~~ Do not support or encourage a net increase in the overall density and intensity of development beyond that indicated on the Future Land Use Map;
- ~~4. —~~ Support public beach and shoreline access, natural resources protection and enhancement, parks and recreation uses, or similar projects;
- ~~5. —~~ Provide for public safety or protection of public property including the relocation of vulnerable public facilities; and
- ~~6. —~~ Do not adversely impact hurricane evacuation times.

~~8.10~~ Capital improvements in the coastal high hazard areas shall not be planned or designed to create any capacity beyond that necessary to accommodate the existing overall intensity and density of development of these areas as indicated on the Future Land Use Map.

~~8.11~~ The City shall not approve or enter into any development or other similar contractual agreements with developers or property owners that would permit the construction of any infrastructure improvements supporting an increase in the overall intensity and density of development within the coastal high hazard areas as indicated on the Future Land Use Map.

~~8.12 6.10~~ Consistent with the Land Use Element, 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 emergencies. The City's Comprehensive Emergency Management Plan should be periodically updated to ensure consistency with the Land Use Element and Indian River County CEMP.

~~8.13 6.11~~ The City should enforce ~~S~~siting standards and requirements shall be enforced to permit safe and insurable development and reconstruction in coastal high hazard areas CHHA consistent with applicable rules and regulations of state and federal governments.

~~8.146.12~~ The City ~~shall~~ should review its this Comprehensive Plan upon the issuance of any hazard mitigation reports ~~to~~ and prepare and adopt appropriate amendments to the plan resulting from the report.

~~8.156.13~~ The City ~~shall~~ should ~~maintain, in cooperation~~ participate with Indian River County and other local governments, in maintaining an up-to-date a Local Mitigation Strategy ~~to~~ that identifies and sets priorities for the funding of mitigation projects.

~~8.166.14~~ The City ~~shall~~ should ~~enforce federal, state and local setback and elevation~~ the requirements of the Land Development Regulations and the policies herein to promote the protection and safety of life and property within the ~~coastal high hazard area~~ coastal zone.

~~8.17~~ ~~6.15~~ The City ~~shall~~ should regulate development and redevelopment and manage natural resources within the ~~coastal high hazard area~~ coastal zone, as defined in Policy 8.1 of this element, by continuing to develop and enforce Land Development Regulations which address vesting provisions, floodplain management, land use densities, beach and dune disturbance and emergency seawall permit applications.

~~5.8.0.6 Coastal Access~~

Objective 9:

Objective 7. Coastal Access

The City ~~shall~~ should maintain existing public access facilities to the beach, estuarine and river shorelines and work to acquire additional public access where appropriate and cost-feasible. ~~and by September 1, 1995, develop an alternative program for the acquisition of public access facilities consistent with the financing ability of the City.~~

Policies:

~~9.17.1~~ Where appropriate and cost-feasible, The the City shall continue to acquire, improve or provide alternative access to beaches, including but not necessarily limited to cross-over structures, parking facilities, and walkways. Access shall be consistent with the standards and pertinent policies in the Conservation and Recreation and Open Space Elements. ~~This plan shall include the following:~~

Criteria:

A. ~~Cross-over structures.~~

B. ~~Parking facilities.~~

C. ~~Access shall be consistent with the standards included in the Recreation and Open Space Element.~~

~~9.27.2~~ The City shall ~~continue to~~ pursue state grant funds for dune re-vegetation as needed to be used when constructing in the construction of dune cross-overs as replacement of unimproved dune access.

~~9.37.3~~ As appropriate and desirable, ~~The the~~ City shall ~~continue discussions~~ negotiate lease agreements with the Florida Department of Transportation to ~~provide~~ secure public waterfront access on or under ~~causeways and bridges~~ the Barber Bridge and Alma Lee Loy Bridge.

~~9.4~~ ~~The City shall ensure public access to beaches which are renourished with public funds through a site plan review procedure as outlined in the Land Development Regulations to be adopted by September 1, 1990. These regulations shall address the following criteria:~~

~~A. Require private property owners and single family residential or commercial/retail to provide access to beaches.~~

~~B. Allow for the use of publicly owned access points on easements.~~

~~C. Allow the developer/owner to improve, consolidate or relocate public access provided it is consistent with this plan.~~

~~9.5~~ ~~The City Land Development Regulations, to be adopted by September 1, 1990, shall provide for enforcement of the public access requirements of the 1985 Coastal Zone Protection Act.~~

~~5.8.0.7~~ Infrastructure

Objective 10:

Objective 8. Infrastructure

~~The City should~~ Establish ~~establish~~ levels of service, service areas and phasing of improvements for the coastal zone consistent with ~~the infrastructure elements~~ the pertinent objectives and policies of this ~~plan~~ Comprehensive Plan, and the unique character of the coastal zone.

Policies:

~~10.1~~ 8.1 The levels of service, service areas and phasing of improvements for roadways and other transportation modes within the coastal zone shall be ~~those contained within pursuant to the Traffic Circulation~~ Transportation and Capital Improvements Elements.

~~10.28.2~~ The levels of service, service areas and phasing of improvements for potable water ~~within the coastal zone shall be those contained within pursuant to the Potable Water Sub-Element and Capital Improvements Element~~ Potable Water Element for the Vero Beach water system.

~~10.3~~ 8.3 The levels of service, service areas and phasing of improvements for sanitary sewer facilities ~~within the coastal zone shall be those contained within~~ pursuant to the Sanitary Sewer Sanitary Sewer Sub-Element and Capital Improvements Elements for the City sanitary sewer system.

8.4 The levels of service, service areas, and phasing of improvements for storm drainage facilities shall be pursuant to the Stormwater Management Sub-Element and Capital Improvement Element.

~~10.48.5~~ Public facilities shall be in place to meet the demand imposed by development or redevelopment as outlined ~~within the Future Land Use Element, Traffic Circulation Transportation Element and Capital Improvements Elements of this plan.~~

~~5.8.0.8 Living Marine Resources and Habitat~~

~~Objective 11:~~

~~To protect, appropriately use and conserve marine habitat and living marine resources.~~

Objective 9. Resource Conservation and Management

The City should act to protect and preserve significant terrestrial and marine resources, historic and archaeological resources, and critical terrestrial and marine habitats for endangered and threatened species and species of special concern in the coastal zone through the policies of this Plan and the administration and enforcement of its Land Development Regulations.

Policies:

9.1 The City should preserve and protect critical terrestrial habitats for endangered and threatened species and species of special concern pursuant to the pertinent objectives and policies of the Land Use and Conservation Elements and through the administration and enforcement of its Land Development Regulations.

9.2 The City should preserve and protect wetlands through a no-net loss policy and regulations that preserve and enhance the natural functions and values of wetlands pursuant to the pertinent objectives and policies of the Land Use and Conservation Elements.

9.3 The City should preserve and protect historic and archaeological resources pursuant to the policies under Objective 5 of the Land Use Element and its Land Development Regulations.

~~11.19.4~~ The City should shall maintain its program for sea turtle protection which includes relocation of eggs to an approved hatchery and assistance of hatchlings to the water participate with Indian River County and other localities in the implementation of the Marine Turtle Habitat Conservation Plan.

~~10.29.5~~ The City should enforce provisions of its Marine Turtle Protection Ordinance through pro-active code enforcement, public education, and the development review and permitting process.

~~11.29.6~~ The City shall not permit restoration, alteration or maintenance projects east of the existing dune vegetation line during sea turtle nesting season, from ~~May 1~~ March 1 to October 31 of each year, except for projects necessary to mitigate natural disaster occurrences or ~~FDNR~~ FDEP permitted and monitored projects.

~~12.39.7~~ The City shall continue to protect manatees and their habitat by implementing the applicable policies in this element Section 6.11.0.4 of and policies under Objectives 4, 5, and 6 of the Conservation Element and through its development review and permitting process.

9.8 The City should protect the habitat of the Florida Scrub Jay through the future land use designation of Conservation for lands on Vero Beach Regional Airport property containing this endangered species' habitat and through implementation of a Habitat Conservation Plan.

~~11.49.9~~ The City ~~shall~~ should protect the water quality of the Indian River Lagoon by implementing the ~~objective and pertinent~~ policies in ~~Section 6.11.0.1 of the~~ this element and policies under Objective 3 of the Stormwater Management Sub-Element and Objectives 2 and 4 of the Conservation Element.

~~11.5~~ By 1993, the City shall establish a program between the Vero Beach Planning Department, Indian River County and DNR to monitor the condition of existing submerged aquatic vegetation (SAV) within the Indian River Lagoon and to determine if additional measures are required to protect and conserve the vegetation.

~~11.69.10~~ Beach nourishment projects for the City which ~~require~~ requiring off-shore dredging shall be monitored by the City ~~Planning Department~~ and Indian River County in conjunction with FDEP to prevent damage to the near shore reef.

~~11.79.11~~ The City ~~shall~~ should protect and appropriately use manage the beaches and shoreline by implementing the pursuant to policies under Objective 3 and policies of this element in Section 5.8.0.2 of the Coastal Element.

~~11.89.12~~ The publicly owned spoil islands in the Indian River Lagoon shall be maintained as conservation areas or designated as Conservation by the City as shown on the Future Land Use Map in Exhibit A to this policy document (Figure 1-5).

~~5.8.0.109~~ **Coordination with Existing Resource Protection Plans**

Objective 12:

~~To establish an intergovernmental coordination mechanism in order to coordinate with existing resource protection plans within the jurisdiction of more than one local government.~~

Policies:

- ~~12.1 The City shall implement the policies found in the Intergovernmental Coordination Element of this plan.~~
- ~~12.2 The City shall identify by 1993, those resource management plans which require intergovernmental coordination. The 1983 Hutchinson Island Resource Planning and Management plan shall be included.~~

Objective 10. Sea Level Rise

The City should investigate and adopt and implement appropriate and cost-effective strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of sea level rise, changes in rainfall patterns, and extreme weather events.

Policies:

- 10.1 The City should utilize best practices and identify and evaluate adaption strategies to reduce the risk of flooding and property damage in coastal areas that may result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.
- 10.2 The City should collaborate with Indian River County to increase regional resilience by sharing technical expertise, participating in annual summits, assessing local vulnerabilities, advancing agreed-upon mitigation and adaptation strategies, and developing joint state and federal legislation policies and programs.
- 10.3. The City should coordinate with Indian River County, other local governments, federal, state and regional agencies and private property owners to develop initiatives and goals to address sea level rise.
- 10.4 The City should pursue implementation of Policy 4.13 of this element to require a one- to two-foot “freeboard” for all residential development.
- 10.5 The City should continue the use of beach re-nourishment protection for the commercial and public beach areas of the barrier pursuant to pertinent policies under Objective 3 of this element.

CHAPTER 6
INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

4.4 — GOALS, OBJECTIVES AND POLICIES

STORMWATER MANAGEMENT SUB-ELEMENT

4.4.2. — Drainage

~~4.4.2.0. — Goal 6: Provide a stormwater management system which protects real and personal properties and promotes and protects surface and groundwater water quality.~~

GOAL

A storm drainage system will be provided and maintained in a manner that reduces the risk of property damage, inconvenience from long term flooding, and stormwater pollutants entering the Indian River Lagoon and receiving waters.

Objective 15-1. Flood Protection

The City should ~~Ensure~~ ensure that existing and future development is protected from undue flooding with a level-of-service design standard for its drainage systems that accommodates at a minimum, a ten-year/24-hour design storm event.

Policies:

~~15.1 1.1 Maintain the~~ The City shall maintain and enforce the requirements of Chapter 73 its of the City Code Land Development Regulations which addresses flood prevention and drainage.

~~15.2 Maintain the drainage improvements program based on the 1982 Engineering Drainage Study as incorporated into Section 73.20 of the City Code to meet existing and future needs.~~

~~15.3 By 1993, the City shall develop an interlocal agreement with the Indian River Farms Water control District to coordinate improvements within Vero Beach that are also within the jurisdiction of the IRFWCD.~~

1.2 The City should coordinate its storm drainage system improvements with the Indian River Farms Water Control District (IRFWCD), Florida Department of Transportation, and Indian River County, that have storm drainage systems within the City of Vero Beach.

~~15.41.3 The City shall maintain level-of-service standards for drainage facilities consistent with the Comprehensive Plan through the concurrency management system of its land~~

~~development regulations. The level of service standard for drainage facilities shall require these facilities meet at a minimum a ten year/24 hour design rainfall event. At a minimum, City storm drainage facilities shall meet a 10 year /24 hour design storm event to reduce undue flooding. This standard shall be maintained through the concurrency requirements of the Capital Improvements Element.~~

1.4 Post-development runoff shall not exceed the predevelopment runoff in terms of discharge rate or volume.

1.5 The City shall protect property from undue risk to flood damage through administration and enforcement of its floodplain management regulations and pursuant to policies under Objective 4 of the Coastal Management Element.

1.6 The City should investigate strategies and measures to address stormwater management needs of infill and redevelopment projects, where traditional on-site stormwater management options are cost-prohibitive or impracticable.

Objective 16 2. Improvements or Modifications to Existing Drainage Systems

The City ~~will~~ should improve or modify existing drainage systems to reduce flooding, maximize the use of existing drainage facilities, and to protect and enhance water quality.

Policies:

~~16.12.1. The City shall continue to require development to utilize existing City or City approved drainage facilities and to meet the stormwater management design standards requirements of the City in its land development regulations.~~ in its Land Development Regulations.

~~16.32.2~~ The City shall operate and maintain its municipal separate storm sewer drainage system (MS4) pursuant to the requirements of its National Pollution Discharge Elimination System (NPDES) permit.

2.3 The City Public Works Department should administer a program for inspecting, cleaning, and rehabilitating or improving existing drainage facilities to maintain and improve the capacity of the system to reduce flooding in low lying areas and neighborhoods and to reduce pollutants entering the Indian River Lagoon and connecting surface waters.

Objective 18:

~~By 1995, the City shall reduce the discharge of stormwater to the Indian River Lagoon.~~

Policies:

~~18.1 The City will develop a plan to use stormwater from the drainage canals for irrigation supply to reduce the amount discharged into the Lagoon.~~

~~18.2 The Land Development Regulations to be adopted by the City by September 1, 1990, will include criteria to require best management practices for on-site detention/retention facilities.~~

~~18.3 The City shall develop a plan which determines how much stormwater can be removed from the canals.~~

Objective 20: 3. Surface and Groundwater Protection

The City should ~~Protect~~ protect and improve surface and groundwater water quality from the impacts of stormwater runoff with enhancements to the existing public drainage system and the application of level of service design standards for on-site stormwater detention and/or-retention.

Policies:

3.1 The City adopts the following level of service standard for new development or substantial improvements to existing development:

(a) A minimum on-site retention/detention of the first one inch of rainfall with no direct discharge into the Indian River Lagoon or connected surface waters for single family and duplex dwellings.

(b) A minimum on-site retention/detention of the first one and one half inches of rainfall with no direct discharge to the Indian River Lagoon or connected surface waters for multi-family and nonresidential development.

(c) A minimum 25-year/24 hour storm event for drainage facilities for multi-family and nonresidential development.

3.2. The City shall establish specific development thresholds for meeting the above level of service standards and other design criteria in the stormwater regulations of the its Land Development Regulations to facilitate the cost-effective reduction in the amount of stormwater and nutrients entering the City's drainage system and Indian River Lagoon.

3.3 The City should implement the designated policies under Objectives 2 and 3 of the Conservation Element and Objective 1 of the Coastal Management Element to protect and improve water quality of the Indian River Lagoon and to coordinate its efforts with other dischargers to implement the Central Indian River Lagoon Best Management Action Plan.

3.4. The City shall maintain the level of service standards for this sub-element through the concurrency management policies of the Capital Improvements Element and its Land Development Regulations.

- ~~20.1 Where wet retention must be a part of the stormwater management plan, incorporate stormwater retention ponds into on-site irrigation systems and fire fighting systems whenever practical, as a means of conserving potable water supplies.~~
- 3.5 Where wet retention is used, the stormwater retention ponds should be incorporated into the on-site irrigation and fire fighting systems, whenever practical, as a means to conserve potable water supplies.
- ~~20.23.6 Continue to promote The City should promote stormwater nonstructural detention and structural retention best management practices through infrastructure projects, land use planning, public education on stormwater quality and uses, and the development review and approval process.~~
- ~~20.33.7The City shall should continue to implement its stormwater capital improvements plan to retrofit its existing stormwater drainage system outfalls, catch basins, and inlets to incorporate sediment boxes and other appropriate mechanisms to improve quality of stormwater discharges to the Indian River Lagoon by increasing the treated portion of the urban watershed from 1,600 acres in 2015 to 3,000 acres by 2035. A specific improvements plan and schedule for these improvements shall be incorporated in any updates to the Infrastructure and Capital Improvements Elements and the annual Capital Improvements Schedule.~~
- 3.8 The City should use a street sweeping program to eliminate particulates and debris entering the City's stormwater system.
- 3.9 The City should investigate incorporating in its stormwater regulations cost-effective best management practices to reduce nutrients and particulate matter from non-point sources directly discharging into the Indian River Lagoon, wetlands and connected surface waters.
- ~~20.43.10All stormwater projects shall be so designed that any stormwater run-off does not degrade the receiving waters and meets State Water Quality Standards as set forth in Chapter 17-302, F.A.C. incorporated herein by reference~~
- ~~20.5 The City establishes a stormwater design level of service for water quality protection that all new development and substantial redevelopment projects shall be required to retain/detain, as a minimum, the first one inch of rainfall prior to off site discharge, except that in the case of stormwater run-off with direct discharges to the Indian River Lagoon and any of its connecting water bodies, the retention/detention requirement shall be the first 1.5 inches.~~
- ~~20.6 The City shall amend its land development regulations by July 2008 to incorporate Policy 20.5 for single family and other development exempt from SJRWMD regulations.~~
- ~~20.73.11No construction site plan or other development approval shall be issued for construction shall be initiated on of a project prior to the City receiving a copy of the Florida~~

Department of Environmental Protection (FDEP) Notice of Intent for a generic permit for stormwater discharge and/or St. John's River Water Management District (SJRWMD) stormwater management permit if applicable.

~~20.83.12~~ Any site plan or other development approval shall be compliant with applicable FDEP and SJRWMD permits and subject to any conditions of these permits.

Objective 4. Capital Improvements

The City shall complete the stormwater management improvements listed in the annual five-year Capital Improvements Schedule of this Comprehensive Plan to maintain and maximize use of existing facilities to reduce flood potential and improve the water quality of the Indian River Lagoon.

Policies:

~~16.24.1~~ The City's Public Works Department shall should maintain its existing an improvements program for drainage facilities as outlined in the Capital Improvements Element and the annual five year Capital Improvements Schedule for replacing or modifying different drainage facilities including the retrofitting of existing stormwater outfalls, catch basins, and inlets to improve and protect the water quality of the Indian River Lagoon as called for in pursuant to Policy 20.3 Policies 3.2 and 3.3 of this sub-element.

4.2 The Public Works Department should develop a priority system for ranking and programming of stormwater improvement projects to be included in the annual five Year Capital Improvements Schedule that shall supplement or modify the policies for ranking and evaluating projects in the Capital Improvements Element.

4.3 The City should seek federal, state, Indian River Lagoon National Estuary Program and other governmental and non-governmental grants as appropriate to help fund stormwater system improvements.

4.4 The City should explore the use of development bonus incentives pursuant to pertinent policies in the Land Use Element to be awarded to developers in return for providing stormwater improvements that supersede the minimum standards of the City's stormwater regulations or where the developer provides financial support for needed City off-site stormwater improvement projects.

4.5 The City should continue to consider options to finance capital improvements and repairs needed for the City's stormwater drainage system.

Objective 19:

~~Ensure that at the time a building permit is issued adequate stormwater management facilities are or shall be available at the adopted level of service standards concurrent with development.~~

Policies:

- ~~19.1 Drainage plans will continue to include a hydrological survey of the site showing natural and manmade drainage systems, a survey of drainage systems on adjacent properties and the calculations used to estimate stormwater runoff.~~
- ~~19.2 Drainage plans shall incorporate stormwater detention and/or retention pursuant to Policy 20.5.~~
- ~~19.3 Post development runoff shall not exceed the predevelopment runoff in terms of discharge rate or volume.~~
- ~~19.4 No stormwater runoff should be discharged into common waters unless it has been detained on the site and conveyed to the receiving water in an approved manner consistent with the level of service design standards of Policy 20.5.~~
- ~~19.5 The City shall maintain level of service standards for stormwater design consistent with the Comprehensive Plan and Capital Improvements Element through the concurrency management system of its land development regulations.~~

SOLID WASTE SUB-ELEMENT

4.4.1. Solid Waste

~~4.4.1.0. Goal 4: Provide a safe and sanitary method of solid waste collection and disposal, consistent with maintaining public health.~~

GOAL

Solid and hazardous waste will be collected, managed, and disposed of in an efficient and environmentally sound manner to prevent disease and to meet existing and projected demands for the management and disposal of waste.

Objective 11.1. Adequate Solid Waste Collection Services

~~Continue to provide timely and efficient solid waste collection service.~~
The City should provide timely and efficient solid waste collection service and disposal.

Policies:

- ~~11.1 Maintain sufficient equipment to provide collection a minimum of two times each week for residential areas and as needed for commercial areas.~~
- 1.1 The City should maintain sufficient equipment to provide for a minimum residential collection of once-a-week and as needed for commercial uses.

~~11.2 Implement an equipment replacement and expansion plan based on equipment usage and service records and plan for future expansions.~~

~~11.3 Regulate the responsibilities and procedures for disposal of industrial wastes in accordance with state and federal regulations.~~

~~11.4 The City hereby establishes an LOS of 6.3 pped for solid waste.~~

1.2 The City hereby establishes the following levels of service standard for solid waste (Class I and Construction and Demolition Waste) that shall be used as a basis for determining the availability of landfill facility capacity and the demand generated by new development:

- 1.43 tons per capita for permanent and seasonal population per year, or
- 1.54 cubic yards per capita for permanent and seasonal population per year.

1.3 The City shall maintain its concurrency management system pursuant to the pertinent policies in the Capital Improvements Element and through Land Development Regulations. Significant landfill improvement projects from Solid Waste Disposal District's (SWDD's) five-year capital improvements plan shall be included in the City's annual five-year Capital Improvements Schedule of this Comprehensive Plan.

1.4 The City Planning and Development Department shall review the annual reports provided by the SWDD on waste demand, waste composition, and landfill capacity information.

1.5 No development order or permit shall be issued for development if insufficient capacity exists at the Indian River County Solid Waste Disposal District's (SWDD) landfill pursuant to Policy 1.2 of the Solid Waste Sub-Element of the 2030 Indian River County Comprehensive Plan, as may be amended from time to time.

1.6 The City shall structure solid waste fees, rates, and assessments to support the solid waste services as a financially self-supporting enterprise system that provides a return on investment to the General Fund.

1.7 The City should continue its non-ad valorem assessment programs to fund its solid waste services as well as apply for state and federal grants where appropriate to improve and expand services.

1.8 The City shall include major capital improvements to maintain its solid waste services in the annual five-year Capital Improvements Schedule of this Comprehensive Plan.

Objective 12 2. Special Waste and Hazardous Waste

~~Continue to prohibit the improper storage and disposal of solid waste.~~

The City shall prohibit the improper storage, management and disposal of solid and hazardous waste.

Policies:

~~12.1 Continue to regulate the proper storage of solid waste and storage standards for collection. Specify the containers required, access for collection and other details.~~

2.1 The City shall establish standards and regulate the temporary storage of solid waste for collection through its Land Development Regulations and the solid waste regulations of the City Code.

2.2 The City shall regulate the collection, transportation, and disposal of solid waste through the solid waste regulations of the City Code.

~~12.2 Continue to prohibit all burying and/or burning of solid waste except where special approval has been granted by the City.~~

2.3 The City shall prohibit the outdoor burning of trash, yard refuse, or other refuse without governmental approval pursuant to the solid waste regulations of the City Code.

2.4 The City shall through its solid waste regulations prohibit specific acts related to the improper management and disposal of refuse and waste of all kinds that may cause a public health, safety, or environmental problem or place an undue financial burden on city taxpayers.

~~12.3 Continue to prohibit the collection, transportation, and/or disposal of solid waste by any agent not so designated by the City.~~

2.5 The City shall dispose of stabilized sludge from its wastewater treatment plant at the Okeechobee County landfill, but should continue to explore alternatives to land fill disposal pursuant to Policy 3.4 of this sub-element.

2.6 The City should cooperate with Indian River County and SWDD regarding residential programs for collection and disposal of household hazardous waste.

2.7 The City should coordinate with Indian River County regarding the use of licensed hazardous waste transporters for providing disposal services to the small quantity generators of household hazardous waste.

~~4.4.1.1. Goal 5: Cooperate with the County to promote recycling and resource recovery to reduce solid waste volumes.~~

Objective 13:

~~By 1995, determine how recycling, resource recovery and conservation programs in the City can be used to decrease the amount of solid waste, conserve resources and provide additional revenue.~~

Policies:

~~13.1 By 1994, establish the feasibility of recycling programs which require household refuse to be segregated into recyclable refuse and non-recyclable refuse.~~

~~13.2 Require recycling programs in school, civic and business organization programs by 2000.~~

~~13.3 Meet the County time frame for coordinating with the Quad County Council of Governments to study the formation of a Quad County Recovery Unit/Electrical Generator Facility.~~

~~4.4.1.1. Goal 5: Cooperate with the County to promote recycling and resource recovery to reduce solid waste volumes.~~

Objective 14:

~~By 1994, reduce the City's solid waste volume buried in the landfill by 30 percent.~~

Policies:

~~14.1 Prepare a solid waste reduction plan based on regional, County and local solid waste objectives to be implemented by 1995.~~

Objective 3. Recycling and Waste Volume Reduction

In cooperation with the SWDD, and Indian River County, the City should strive in cooperation with the SWDD and Indian River County to increase the portion of solid waste recycled to 75 percent of its waste stream by 2020.

3.1 The City should participate in the county-wide single-stream recycling program to reduce the amount of solid waste entering the SWDD's landfill.

3.2 The City should cooperate with SWDD and Indian River County in exploring feasible methods and new technologies to further waste reduction, including recovery of recyclables from the garbage stream and their conversion into useful products.

3.3 The City should explore the feasibility with the SWDD in expanding recycling efforts to more commercial and industrial uses.

3.4 The City should actively explore cost-effective and environmentally friendly alternatives to land fill disposal of stabilized sludge to reduce the amount of waste being landfilled.

SANITARY SEWER SUB-ELEMENT

~~4.4.0 — Sanitary Sewer and Potable Water~~

~~4.4.0.0. — Goal 1: Provide efficient wastewater and potable water service compatible with conservation of natural resources.~~

GOAL

An efficient system of sanitary sewer disposal will be provided that prevents degradation of existing resources, promotes orderly growth and development, and meeting existing and projected demand.

Objective 1. Wastewater Service Concurrent with Development

~~Develop and implement a comprehensive utilities facilities plan to meet future growth needs. The plan will include projections of the capacity needed for future population growth within the service area and when expansion will need to take place.~~

The City shall provide sufficient capacity in its sanitary sewer system to accommodate all development within its service area and promote orderly growth and development within the existing city limits and future annexation areas.

Policies:

- 1.1 The City adopts a sanitary sewer level of service standard of 250 gallons per day per equivalent residential unit. This standard shall be utilized for determining the availability of wastewater treatment facility capacity and demand generated by a development. The level of service standard shall be maintained through the concurrency management system of the Capital Improvements Element and the City's Land Development Regulations.
- 1.2 New or expanded development within the City limits of Vero Beach shall be approved only when capacity is available in the City's wastewater treatment plant, or, if central sewer service is unavailable, an on-site treatment and disposal system approved by the Health Department pursuant to pertinent provisions of the Florida Administrative Code.
- 1.3 The City Water and Sewer Department shall approve connections to its sanitary sewer system for new development within its service area in unincorporated Indian River County and the Town of Indian River Shores only if capacity is available in the City's wastewater treatment plant.
- 1.4 The City Water and Sewer Department should provide, on as needed basis, updated information on wastewater facility capacity and demand to the Planning and Development Department.
- 1.5 The City should continue to provide sanitary sewer within its existing service area

through 2035, not precluding the consideration of other options that may be of more benefit to the city's interests and rate payers.

1.6 The City shall prohibit the use of new package treatment plants within the City of Vero Beach.

1.7 The City should coordinate the provision of its sanitary sewer services to areas outside the city limits within unincorporated Indian River County and Town of Indian River Shores through its intergovernmental service agreements.

1.8 The City should continue to expand the sanitary sewer services within the existing city limits of Vero Beach and future annexation areas in accordance with the pertinent policies of the Land Use Element to promote orderly growth and development.

1.9 The City shall provide for wastewater treatment that meets federal and state laws and regulatory requirements of the FDEP.

1.10 The City shall continue to dispose through deep well injection treated effluent from its wastewater treatment plant that is unsuitable for the reuse system or when storage capacity is unavailable in the reuse system.

~~1.1 The City will maintain and update annually an inventory of existing facilities and their capacities. A life expectancy schedule of each facility will be maintained to help schedule maintenance, repairs and replacement. For each facility, the schedule will identify the demands upon it and will update this list continually as development occurs. The plan will include projections of the capacity needed for future population growth within the service area and project when expansion will need to take place.~~

~~1.2 The facilities plan will be updated annually to be in coordination with the future land use plan so that development will occur where facilities exist or are planned for in the future. Future facility sites and rights of way will be identified in the future land use plan. These sites will be acquired and preserved by means of new developments, donations, or easements.~~

~~1.3 The facilities plan will continue to be coordinated with the capital improvements plan. The facility plan should be updated at least annually so that plans for expansion or new facilities can be accounted for in the annual update of the capital improvements plan. Additions to the capital improvements plan will be ranked in order of importance with public health considerations given the most importance and improvements to existing service areas second.~~

~~1.4 The City shall establish and maintain the following level of service standards for sanitary sewer and potable water:~~

| | | |
|----------------------------|-------------------------|---------------------|
| Sanitary Sewer: | Average Flow | 99 gped |
| | Maximum Flow | 259 gped |

| | | |
|----------------|------------------|----------|
| Potable Water: | Average Pressure | 60 psi |
| | Minimum Pressure | 40 psi |
| | Average Flow | 181 gpcd |
| | Maximum Flow | 223 gpcd |
| | Storage Capacity | 5.75 MG |

~~1.5 The level of service standards for sanitary sewer and potable water shall be reconsidered during the preparation of the Evaluation and Appraisal Report due by September 1, 2010, to replace the “gallons per capita per day” with an “equivalent residential/dwelling unit” gallons per day or similar standard to more appropriately address non-residential demand for services.~~

~~1.6 The City shall maintain level of service standards for sanitary sewer and potable water consistent with the Comprehensive Plan through the concurrency management system of its land development regulations.~~

Objective 2. Wastewater Reuse System

~~On an ongoing basis, required the use of new technology and management practices, to increase water use efficiency and promote conservation of natural resources.~~

The City should endeavor to utilize 100 percent of the wastewater effluent produced by its wastewater treatment for reuse to reduce consumption of potable water and conserve groundwater resources.

Policies:

2.1 The City should continue to reuse treated wastewater effluent by spray/drip irrigation and provide reuse services within its wastewater service area.

2.2 The City should continue to plan and work to improve its reuse irrigation system, where appropriate and feasible, within its wastewater service area using as a guide the recommendations of the *Water and Reuse System Operational and Financial Optimization Study* (2011).

2.3 The City should withdraw stormwater from the Main Drainage Canal to supplement its reuse water system as feasible during periods of low rainfall when the supply of reclaimed (reuse) water is insufficient to meet increased customer demands.

~~2.1 Continue to explore, in conjunction with other local governments and agencies, new technologies and management practices which lower costs and/or better protect natural resources.~~

~~2.2 Promote effluent reuse in conjunction with the development of the reuse system. The City shall create public service announcements and work with the local paper to provide~~

~~informative articles. The Engineering Department shall develop an information brochure to be included in the utility bills of customers in the proposed effluent reuse service area at the time the system is operational.~~

- ~~2.3 — By 1991, require conservation programs for potable water. These programs should promote water conservation through public education and public involvement.~~
- ~~2.4 — By 1991, implement the effluent reuse program master plan and use all effluent generated in for irrigation, thereby, eliminating all discharge into the Indian River Lagoon and reducing potable water demands.~~
- ~~2.5 — By 1995, implement the recommendations listed in the "Evaluation of Existing and Future Water Supply Facilities."~~
- ~~2.6 — In an effort to further lower levels of service, continue to promote water conservation through the City Resource Conservation Program which provides educational materials relative to reduced water consumption and installation of low flow shower heads free of charge. It is anticipated that the program will reduce the level of service by up to five percent by the year 2000.~~
- ~~2.7 — Continue to require drought tolerant vegetation and mulch in landscape installations in order to reduce water consumption for irrigation purposes.~~

Objective 3. Septic Tanks

~~Continue to allow septic tanks for single family residences and for small retail establishments in areas where centralized service is not available. By 1992, the City in coordination with the County Public Health Unit, Division of Environmental Health as part of the permitting process, will have a set of adopted requirements governing the use of septic tanks to protect surface water and groundwater quality.~~

~~The City shall endeavor to eliminate all septic tanks with drainage systems within the City of Vero Beach by 2035.~~

Policies:

- ~~3.1 — Existing septic tank systems may remain in service until such time as centralized service is made available; at such time the City shall enforce City Code Section 33-23(e) *Connection with City System*. At such times as a public sewer becomes available to a property served by a private sewage disposal system, a direct connection shall be made to the public sewer in compliance with this article, and any septic tanks, cesspools and similar and private sewage disposal facilities shall be abandoned and sealed off by approved method.~~
- ~~3.2 — The use of septic tank systems for new development shall be permitted by the County Public Health Unit, Division of Environmental Health.~~

~~3.3 By 1991, designate a representative of the City to coordinate and assist Indian River County Public Health Unit, Division of Environmental Health in the development and adoption of regulations governing the use of septic tanks. The County Public Health Unit will also establish a program for continual monitoring of septic tanks reported to have problems.~~

3.1 Existing private septic tank systems with drainage systems may remain in service subject to the following conditions:

(a) The sewer line to the building shall be connected to the available central sanitary sewer system, if the Department of Health determines that such system has failed. The septic tank shall be abandoned and sealed pursuant to the Department of Health regulations and the City Code.

(b) The septic tank system shall be pumped out on a regular frequency not to exceed every five years and shall have a licensed septic tank contractor to perform an inspection of the septic tank disposal system. The licensed septic tank contractor shall complete a septic tank pumping inspection report that shall be provided the Water and Sewer Department.

(c) Where gravity sewer service is available, but the property owner does not wish to connect to the central sanitary sewer system, the property owner shall still be charged for sewer service.

3.2 The City shall require new development to connect to the public central sanitary sewer system unless service is unavailable.

3.3 The City should pursue implementation of its Septic Tank Effluent Pump (STEP) system in those areas identified in Figure 17 of the Map Series to this Comprehensive Plan through programming of capital improvements in the annual five-year Capital Improvements Schedule of this Comprehensive Plan and in coordination with septic tank contractors to provide information to property owners on the benefits of the STEP system.

3.4 The City should provide specific financial incentives to property owners to encourage and facilitate their participation in the STEP system.

3.5 The City should continue to monitor and evaluate the number and location of properties that remain on existing septic systems to determine the desirability and need to consider requiring mandatory connections to the central sanitary sewer system for such properties. If deemed desirable and in the public interest, the City should consider amending the regulation to implement a requirement for mandatory connection to the central sanitary sewer system should the City have difficulty getting existing septic systems connected to the central system.

Objective 4. Capital Improvements

The City shall complete the sanitary sewer improvements listed in the annual five-year Capital Improvements Schedule of this Comprehensive Plan to maintain and maximize use of existing facilities and to connect properties on existing septic systems to the central sanitary sewer system.

Policies:

- 4.1 The City shall maintain a schedule of capital improvements for the sanitary sewer system in the annual five-year Capital Improvements Schedule of this Comprehensive Plan.
- 4.2 The proposed capital improvement projects for consideration in the Capital Improvements Schedule shall be evaluated and ranked pursuant to the policies and guidelines in the Capital Improvements Element.
- 4.3 The City should treat the provisions of sanitary and reuse serviced provision as an enterprise system that is financially self-supporting and provides a return on investment to the General Fund.
- 4.4 New development connecting to the central sanitary sewer system shall pay impact and connections fees. Where extension of sewer lines are necessary to serve a new development, the developer shall pay the development's fair share of the costs to construct the line extension, if such extension is approved by the City.
- 4.5 All improvements, replacement, expansion, or increase in capacity of City wastewater treatment plan and system shall be consistent with the adopted level of service standard.
- 4.6 The City should seek federal and state grants and low-interest loans as appropriate to fund the sanitary sewer system improvements.

POTABLE WATER SUB-ELEMENT

GOAL

An efficient potable water system will be provided that prevents degradation of existing resources, promotes orderly growth and development, and meets existing and projected demand.

Objective 1. Potable Water Service Concurrent with Development

The City shall provide sufficient capacity in its sanitary sewer system to accommodate all development within its service area and promote orderly growth and development with the existing city limits and future annexed areas.

Policies:

- 1.1 The City adopts potable water level of service standards of 275 gallons per day per equivalent residential unit (ERU), a minimum design pressure of 40 psi (pounds per square inch), and a minimum storage capacity 5.75 million gallons. The ERU standard shall be utilized for determining the availability of water treatment facility capacity and demand generated by a development. The level of service standard shall be maintained through the concurrency management system of the Capital Improvements Element and the City's Land Development Regulations.
- 1.2 New or expanded development within the city limits of Vero Beach shall be approved only when capacity is available in its water treatment plants.
- 1.3 All development within the city limits of Vero Beach shall be connected to the City's potable water system.
- 1.4 The Water and Sewer Department shall approve connections to its potable water system for new development within its service area in unincorporated Indian River County and the Town of Indian River Shores only if capacity is available in the City's water treatment plants.
- 1.5 The Water and Sewer Department should provide, on as needed basis, updated information on water treatment facility capacity and demand to the Planning and Development Department.
- 1.6 The City shall continue to provide potable water within its service area through 2035.
- 1.7 The City should coordinate the provision of its potable water services to areas outside the city limits within unincorporated Indian River County and the Town of Indian River Shores through its intergovernmental service agreements.
- 1.8 The City should expand potable water services within the existing Vero Beach city limits and future annexation areas in accordance with the pertinent policies of the Land Use Element to promote orderly growth and development.
- 1.9 The City shall continue to provide a potable water system that meets the standards of applicable federal and state laws and the rules and regulations of the FDEP.
- 1.10 The City shall withdraw ground water from the Floridan and surficial aquifers in compliance with terms and conditions of its consumptive use permit issued by the SJRWMD.

Objective 2. Groundwater Quality and Water Conservation

The City should reduce reliance on the surficial aquifer as a potable water source and reduce its per capita water usage to less than the 2015 level of 146 gallons per capita.

Policies:

- 2.1 The City should continue to reduce withdrawals from the surficial aquifer and increase withdrawals from the Floridan aquifer so that the Floridan aquifer accounts for over 60 percent of the total groundwater withdrawn for potable water distribution by 2035.
- 2.2 The City should continue its water conservation efforts pursuant to Policy 3.11 of the Conservation Element to protect the quality and quantity of groundwater.
- 2.3 Through its Land Development Regulations, the City shall require that a minimum of 50 percent of plant materials required for landscaping in multi-family and nonresidential development shall be native, drought tolerant plant materials to reduce water consumption for irrigation.
- 2.4 The City should maintain its wastewater effluent reuse water system for irrigation of public and private properties pursuant to policies under Objective 2 of the Sanitary Sewer Sub-Element.
- 2.5 The City should cooperate with SJRWMD in locating and plugging any flowing artesian wells.
- 2.6 The City shall continue through deep well injection to dispose of brine from its reverse osmosis water treatment plant.

Objective 17:

~~By 1995, the City shall reduce its potable water consumption by reducing irrigation demands on potable water.~~

Policies:

- 17.1 ~~The City will develop a plan to use stormwater from the drainage canals for irrigation supply. This program will be developed to address the following at a minimum:~~
- ~~o Evaluate the possibility of using the wastewater effluent reuse distribution system.~~
 - ~~o Prioritize the system availability so that the areas of greatest demand are served first.~~

Objective 4:

~~Continue to promote potable water conservation and decrease per capita potable water consumption through the use of inverted rate structure and effluent reuse program.~~

Policies:

- ~~4.1 — Require the use of water conserving plumbing fixtures in the Land Development Regulations to be adopted by September 1, 1990.~~
- ~~4.2 — Through the implementation of the Effluent Reuse Master Plan by 1991, encourage the use of shallow wells and/or treated effluent for irrigation.~~
- ~~4.3 — Discourage wasteful potable water consumption by imposing penalties on excessively high water use as defined by the Water Management District. These penalties could include fines, mandatory water restrictions, and inverted rate structures.~~
- ~~4.4 — Reduce the potable water level of service by implementing the Effluent Reuse Master Plan by 1991 to reduce per capita potable water consumption.~~

Objective 3. Capital Improvements

The City shall complete all potable water improvements listed in the annual five-year Capital Improvements Schedule of this Comprehensive Plan to maintain and maximize use of existing facilities and to increase the capacity of the City's reverse osmosis water treatment plant to reduce reliance on the surficial aquifer as a source for potable water.

Policies:

- 3.1 The City shall maintain a schedule of capital improvements for the potable water system in the annual five-year Capital Improvements Schedule of this Comprehensive Plan.
- 3.2 The proposed capital improvement projects for consideration in the Capital Improvements Schedule shall be evaluated and ranked pursuant to the policies and guidelines in the Capital Improvements Element.
- 3.3 The City should treat the provision of potable water service as an enterprise system that is financially self-supporting and provides a return on investment to the General Fund.
- 3.4 New development connecting to the central sanitary sewer system shall pay impact and connections fees. Where extension of water lines are necessary to serve a new development, the developer shall pay the development's fair share of the costs to construct the line extension, if such extension is approved by the City.
- 3.5 All improvements, replacement, expansion, or increase in capacity of City potable water system and water treatment plants shall be consistent with the adopted level of service standard.
- 3.6 The City should seek federal and state grants and low-interest loans as appropriate to fund the potable water system improvements.

NATURAL GROUNDWATER/AQUIFER RECHARGE SUB-ELEMENT

4.4.3. Aquifer Recharge

4.4.3.0. Goal 7: Protect surficial aquifer recharge areas from degradation and depletion.

GOAL

The function of the natural groundwater aquifer recharge areas will be protected to prevent contamination of groundwater and to extend the life span of the surficial aquifer through water conservation.

Objective 21-1. Protection of Water Quality

The City should ensure that there will be no instances of contamination of the Floridan and surficial aquifers.

Establish specific policies and regulations by December 2008 to protect surficial aquifer recharge areas.

Policies:

- 1.1 The City shall protect City Floridan and production wells from contamination through its Land Development Regulations, development review process and the designation of wellhead protection areas pursuant to Chapter 62-521, F.A.C and Policies 3.1 through 3.3 of the Conservation Element.
- 1.2 The City shall protect and conserve groundwater resources pursuant to policies under Objective 3 of the Conservation Element.
- 1.3 The City shall continue to protect areas with significant recharge area potential as delineated in Figure 3 of the Map Series to this Plan through public ownership, its Land Development Regulations and development review process.
- 1.4 The City shall prohibit new development or changes of uses that produce hazardous materials from locating in the areas delineated with significant recharge potential.
- 1.5 The City shall implement the following policies to be applied through the development review process of the City's Land Development Regulations for any development on public lands within areas with a significant recharge potential: {
 - (a) Stormwater management facilities shall not be allowed to penetrate the water table.
 - (b) Septic tanks shall be prohibited.

- (c) Any non-residential land use or activity that may pollute the groundwater used as a potable water supply source for a public water production well shall comply with the provisions of Chapter 62-521, F.A.C.
- (d) The amount of impervious surface in any development shall be minimized to the maximum extent practicable with any development clustered onto less vulnerable areas.
- (e) No filling of wetlands shall be allowed and a 25 foot vegetated buffer shall be required between the wetlands and any disturbed lands and development on the site to prevent direct stormwater runoff to wetlands.
- (f) No excavation shall be allowed that results in an average elevation of less than 25 feet above mean sea level.

~~21.1 The City shall in cooperation with the SJRWMD and Indian River County delineate and map appropriate surficial aquifer recharge areas using a geographic information systems format that warrant special development standards and regulations to protect the quantity and quality of the groundwater resources by no later than September 2008. This map shall be incorporated into the Comprehensive Plan as part of the Evaluation and Appraisal Report update due by September 1, 2010.~~

~~21.2 The City shall continue to protect any areas with significant recharge potential whenever feasible through purchases, donations, and easements~~

~~21.3 The City shall adopt amendments by no later than December 2008 to the land development regulations to protect and enhance the quantity and quality of natural groundwater prime aquifer recharge areas. Such regulations may include the establishment of an overlay zoning district, and site design requirements that minimize impervious coverage, clusters development onto less vulnerable areas and, at a minimum, maintains the groundwater flow rates and volumes at predevelopment rates and regulates substances that may adversely impact the water quality.~~

~~21.4 The City designates an Area of Special Concern for Groundwater Protection all areas with moderately well drained to excessively well drained soils as depicted on Addendum Figure A 4.02 to this Comprehensive Plan until the surficial recharge area map is prepared pursuant to Policy 21.1.~~

~~21.5 As an interim measure until such time as regulations are enacted pursuant to Policy 21.3, the City institutes the following policies for development on public lands designated within the Area of Special Concern for Groundwater Protection:~~

- ~~• Stormwater management facilities shall not be allowed to penetrate the water table.~~
- ~~• Septic tanks shall be prohibited.~~
- ~~• Any non residential land use or activity that may pollute the~~

~~groundwater used as a potable water supply source for a public water production well shall comply with the provisions of Chapter 62-521, FAC.~~

- ~~• The amount of impervious surface in any development shall be minimized to the maximum extent practicable with any development clustered onto less vulnerable areas.~~
- ~~• No filling of wetlands shall be allowed and a 25 foot vegetated buffer shall be required between the wetlands and any disturbed lands and development on the site to prevent direct stormwater runoff to wetlands.~~
- ~~• Excavation that results in an average elevation of less than 25 feet above mean sea level.~~

Objective 2. Preserving the Quantity of the Surficial Aquifer

The quantity of available water from the surficial aquifer will not be reduced through 2035 based on information from the SJRWMD's most recent regional groundwater model.

Policies:

- 2.1 The City should implement water conservation measures as designated in policies under Objective 2 of the Sanitary Sewer Sub-Element, Objective 2 of the Potable Water Sub-Element, and Objective 3 of the Conservation Element.
- 2.2 The City should encourage the use of wet detention/retention ponds to be designed to utilize stormwater runoff for irrigation.
- 2.3 Where appropriate outside the areas with significant aquifer recharge potential, the City should utilize ex-filtration stormwater drainage structures and encourage the use of such stormwater drainage structures.
- 2.4 The City should continue to reduce withdrawals from the surficial aquifer pursuant to policies under Objective 2 of the Potable Water Sub-Element.
- 2.5 The City should participate along with other stakeholders in the preparation and maintenance of SJRWMD's Central Springs and East Coast Water Supply Plan and incorporate any revisions to the City's long range water supply planning as needed.

Objective 5:

~~Continue to prevent urban sprawl through the maximization of use of existing potable water and wastewater facilities~~

Policies:

~~5.1 — By 1995, develop and implement the comprehensive utilities facilities plan to ensure adequate facilities exist to serve the service population.~~

~~5.2 — Maintain and update interlocal agreements which set specific service standards and service boundaries to ensure that urban sprawl is not created.~~

~~4.4.0.1. — Goal 2: Promote coordination with other local governments and agencies to develop efficient regional plans for wastewater and water resource management.~~

Objective 6:

~~Participate in and coordinate through interlocal agreements with other governments on studies of new technologies which may be too expensive for one local government to consider on its own by 1995.~~

Policies:

~~6.1 — The Water quality Board discussed in Policy 1.2 (p. 5-107) of the Coastal Element shall also coordinate with regional resource groups to investigate, evaluate and promote resource conservation through new technologies, local policies and public awareness campaigns. These regional resource groups should include representatives from the local planning agencies in the area, the Public Works Department and citizens from various areas in the region.~~

Objective 7:

~~Develop with the County, a regional wastewater treatment strategy and a water resource management policy.~~

Policies:

~~7.1 — Establish an interlocal agreement with Indian River County to develop a regional wastewater treatment strategy and a water resource management plan. The water resource management plan should include protection of regional groundwater recharge areas and improvement of the water quality of common waters.~~

Objective 8:

~~Identify the agencies regulating natural resources in the area and support and implement regulations regarding effluent and sludge disposal and stormwater management.~~

Policies:

~~8.1 — Comply with the Water Management District, the Regional Planning Council, the Department of Environmental Regulation and the Environmental Protection Agency~~

~~regulations and policies during all phases of wastewater and potable water management planning.~~

~~8.2 Amend local ordinances as necessary to support future DER and SJRWMD regulations affecting wastewater and potable water management. These include policies on water quality and effluent and sludge disposal.~~

~~8.3 Coordinate with regional agencies in establishing regional goals for water quality improvement.~~

~~8.4 Identify in the Utilities Facilities Plan areas which may have groundwater recharge potential and where feasible protect such areas. Continue to monitor effluent discharge systems to ensure the quality of the groundwater is not degraded.~~

~~4.4.0.2. Goal 3: Continue to identify and develop stable sources of funding for wastewater and potable water facility improvements and expansions.~~

Objective 9:

~~Continue to require developers to cover costs incurred in expanding facilities to meet their needs.~~

Policies:

~~9.1 Continue to require developers to mitigate their impact on facilities by providing land or fees as specified in local impact ordinances. Impact fees are to be reviewed on a regular basis to ensure that the fees adequately cover the costs of expanding the system for new development.~~

Objective 10:

~~Identify and seek new and innovative methods of financing public facilities.~~

Policies:

~~10.1 Initiate development of innovative funding programs including intergovernmental coordination at the local, regional and state levels and coordination between the public and private sectors at the local level.~~

CHAPTER 7
RECREATION AND OPEN SPACE ELEMENT
GOAL, OBJECTIVES AND POLICIES

7.13 GOAL, OBJECTIVES AND POLICIES

GOAL

~~7.13.0 Goal:~~ To establish and maintain an open space and recreation system that provides a wide variety of indoor-outdoor leisure experience, which meets the physical and cultural needs of all population segments of the City and provides access to passive recreation resources and open space areas.

An open space and recreation system will be maintained that produces a wide variety of indoor-outdoor leisure experiences, meets the physical, social recreational and cultural needs of all population segments of the City and gives access to a variety of passive recreation resources and open space areas.

7.13.0.0 Access

Objective 1: Access

The City should provide for public access to active public recreation sites, including beaches, boat ramps and active public open spaces during the planning period.

Policies:

- 1.1 The City will should maintain existing pedestrian easements to the beach from A1A Ocean Drive.
- 1.2 The City will should ensure that appropriate vehicular, pedestrian and bicycle access is provided to all parks and shall work with GoLine to provide transit service to major parks and recreation sites.
- 1.3 The City should acquire and develop access easements or rights-of-way as required to provide adequate access ways which are compatible with the character and needs of the recreation facility or site.
- 1.4 At least every three years, the City should evaluate its recreational facilities for compliance with Title II of the Americans with Disabilities Act, and, if deficiencies are identified, the City shall endeavor to program capital improvements and other actions needed to remedy any deficiencies commensurate with available financial resources.

7.13.0.1 Public/Private Coordination

Objective 2: Public/Private Coordination

~~By 1991, the City will establish mechanisms~~ The City will ~~continue to~~ should coordinate public and private resources ~~on an ongoing basis~~ to meet the diverse recreational demands needs of its permanent, visitor, and seasonal population.

Policies:

- ~~2.1 The City will coordinate on an ongoing basis with Indian River County public and private groups in the area regarding the provision of recreational services and establish appropriate interlocal agreements.~~
- 2.1 The City should coordinate the provision of recreational services and facilities with public and private organizations and enter into appropriate inter-local and license agreements as appropriate.
- 2.2 The City ~~will not~~ should avoid duplicate duplicating recreation facilities and services which are provided by the private sector, that are available to the public and are adequate to serve the diverse needs of the population.
- 2.3 The City ~~shall~~ should encourage and support private groups not-for-profit organizations to provide recreation services and facilities to City residents in a manner that is efficient and economical. ~~Where private services and facilities are provided, the City will coordinate its recreation activities, services and facilities to ensure that recreation demands are met efficiently and economically.~~
- 2.4 The City should work with Indian River County and the Indian River County School District to co-locate recreation facilities and services at County school sites where appropriate.
- 2.5 The City should encourage and support efforts of private not-for-profit organizations to facilitate the funding of recreation capital improvements.
- 2.6 The City should encourage co-sponsorship of recreational and cultural events, such as races, greenmarkets, festivals, art shows and athletic events by allowing the use of City facilities parks and public lands as locations for these events.
- 2.7 The City should identify state and federal recreation grant opportunities, and if appropriate, the City shall apply for grants for funding of recreation facilities.
- 2.8 On a periodic basis the City should evaluate its recreational fee schedule for both residents and nonresidents to help ensure that user fees are equitable and have a reasonable relationship to the cost of the recreation service.
- 2.9 On a periodic basis, the City should evaluate the potential for new revenue opportunities such as, but not limited to facility naming rights and beach and park concessions.

7.13.0.2 Adequate Facilities

Objective 3. Provision of Adequate Facilities

The City ~~should~~ shall provide at all times preserve and maintain sufficient supply of open space and recreational lands and facilities to accommodate its permanent and seasonal residents and visitors, recognizing that the current level of parks and recreation facilities will be adequate through the 2035 planning horizon. at the accepted level of service

Policies:

3.1 The City ~~shall~~ should use the following standards based on the City's functional (permanent, visitor, and seasonal) population as a guide for evaluating and planning for park, recreation, and open space needs establish and maintain the following minimum level of service based on permanent population:

- ~~1. Public Open Space and Recreation: 15 acres/ 1,000~~
- ~~2. Community Parks: 1 park/ 25,000~~
- ~~3. Neighborhood Parks: 1 park/ 5,000~~

- Public Open Space and Recreation: 15 acres/ 1,000
- Community Parks: 1 park/ 25,000
- Neighborhood Parks: 1 park/ 5,000

3.2 The City ~~shall implement~~ should follow the ~~standards~~ guidelines for recreational facilities and activities as identified in Tables ~~7-3 7-3~~ and 7-4 of Chapter 7 of the Technical Document to this Comprehensive Plan ~~These standards shall be used as guidelines in development of recreation facilities and services. shall not be used for concurrency purposes.~~

~~3.3~~ The City ~~should~~ consider the criteria and standards for public parks and recreation facilities in Table 7-2 of Chapter 7 of the Technical Document to this Comprehensive Plan in the planning and development and evaluation of park and recreation facilities and needs.

~~3.3~~ The City ~~shall maintain~~ level of service standards for public open space and parks and recreational facilities consistent with the Comprehensive Plan and through the concurrency management system of its Land Development Regulations.

~~3.4~~ The City ~~shall review the need to consider seasonal population in its setting of level of service for recreational facilities in the Evaluation and Appraisal Report to be completed by September 1, 2010.~~

~~3.4~~ The City ~~should~~ consider the preparation of a master plan for Riverside Park and park lands north of Beachland Boulevard abutting the eastern shoreline of the Indian River

Lagoon. At a minimum, the master plan should identify by location and type of use, the preferred long-term development of these valuable recreation and open space lands.

3.5 The City should encourage the linkage of park and open spaces to bicycle and pedestrian trails in pursuant to the pertinent policies of the Transportation Element.

7.13.0.3 Public/Private Open Space

Objective 4: Public/Private Open Space

~~By September 1990, †The City should will establish standards enforce its standards~~ for the provision and preservation of open space as part of the development approval process to ensure that existing open space areas are conserved and that new development projects provides for sufficient open space and passive recreation opportunities in its plans.

Policies:

4.1 ~~The City shall establish standards and criteria for the dedication of land, or payment in lieu thereof, for all future private and public developments for open space and/or recreation use, consistent with the acquisition standards set forth in Section 7.7. [~~

4.2 ~~The City shall incorporate the open space definition and standards reflected in this element into its Land Development Regulations to be adopted September 1, 1990.~~

4.3.1 ~~The City should shall, through its Land Development Regulations, to be adopted by September 1, 1990, require that all environmentally sensitive areas from which density is transferred and other such areas as are appropriate, be maintained as open space in perpetuity and that this be accomplished through recordation of conservation easements.~~

4.2 The City should ensure through its Land Development Regulations that sufficient open space is provided in public and private development projects.

7.13.0.4 Arts and Cultural Programs

Objective 5: Arts and Cultural Programs

~~By 1991, the City will have a program to~~ The City should facilitate the provision of the arts and cultural activities in the City.

Policies:

5.1 ~~The City shall continue to~~ should support the provision of cultural activities by encouraging making public property available for private not-for-profit arts and cultural organizations' events and, if appropriate, space for construction of permanent facilities for art and cultural activities. by facilitating the provision of art in public places and by making meeting rooms and community centers available to arts and cultural organizations.

5.2 The City should identify foundation, state and federal arts and cultural grant programs, and if approved by City Council, the City shall apply for available grant funds for arts and cultural programs and activities.

5.3 The City should support and cooperate with the Cultural Council of Indian River County in carrying out its cultural and arts programs and activities.

5.4 The City should support and coordinate efforts with the Cultural Council of Indian River County in the creation of the Vero Beach Cultural Arts Village pursuant to policies in Objective 11 of the Land Use Element.

~~7.14 CONCURRENCY MANAGEMENT~~

~~The City of Vero Beach has identified no additional recreational needs necessary to meet projected population. It will therefore be unnecessary to prepare a system which will respond to additional demand for services.~~

CHAPTER 8
CONSERVATION ELEMENT
GOAL, OBJECTIVES, AND POLICIES

6.11—GOALS, OBJECTIVES AND POLICIES

6.11.0 Goal: ~~To conserve, protect and manage the natural resources of Vero Beach to ensure a high quality natural environment (balanced with the built environment).~~

GOAL

A balance of built environment and conservation will be accommodated in the City of Vero Beach without compromising the biodiversity and intrinsic value of the its natural resources through the conservation, protection, enhancement, and management of these resources to ensure a high quality natural environment.

6.11.0.0 Air Quality

Objective 1. Air Quality

~~Air quality within Vero Beach shall meet or exceed the minimum air quality standards as adopted by the Florida Department of Environmental Regulation.~~

The City should manage growth and development in a manner that air quality within Vero Beach shall meets or exceeds the minimum air quality standards in compliance with the National Ambient Air Standards.

Policies:

- 1.1 ~~Vero Beach~~ The City shall cooperate with the ~~FDER~~ Florida Department of Environmental Protection (FDEP) and U.S. Environmental Protection Agency (USEPA) to in the efforts of these agencies to enforce all standards and regulations pertaining to the maintenance of air quality standards.
- 1.2 Applicable FDEP and EPA permits for required pollution control devices shall be obtained prior to construction of any project receiving a building permit.
- 1.2 ~~As part of the Land Development Regulations, to be adopted September 1, 1990, the City shall set criteria based on type, location, design and density/intensity of development that will be used to determine whether the development will negatively impact City air quality standards.~~
- 1.3 ~~Vero Beach should~~ The City shall require all development projects land areas exposed during construction be treated with mulch, spray, grass or other appropriate methods to

~~minimize air pollution, which increase particulate matter disruptive to local populations to implement dust control techniques in accordance with regulatory standards.~~

1.4 The City ~~shall~~ should reduce the potential for ~~automobile~~ vehicular emissions pollution by the following means:

(a) Strongly enforce the provisions of the Tree Protection Ordinance to protect and enhance the tree canopy to filter, collect and absorb airborne pollutants;

(b) Promote mixed-use and infill development through incentives to reduce the number and length of trips and to provide more opportunities for alternative transportation modes;

(c) Require the installation of bicycle racks in all new nonresidential projects requiring, at a minimum, 20 or more parking spaces and the construction of pedestrian sidewalks in multi-family and commercial projects;

(d) Provide where feasible, bicycle racks in public parking facilities; and

(e) Support the expansion of transit service and promote the expansion of bicycle lanes, bicycle and pedestrian paths throughout the city.

~~1.4.1 The City shall continue to enforce regulations for setback of buildings and outdoor activity areas from major traffic corridors and require green space buffers along street and parking areas to help filter, collect and absorb air pollutants.~~

~~1.4.2 By September 1, 1990, the City shall adopt land development regulations such as new zoning designations for developments like multi-use centers that would reduce the need for automobiles.~~

~~1.4.3 Promote alternative methods of transportation such as carpooling, bicycle and pedestrian paths by organizing car pools, constructing bicycle and pedestrian paths and requiring developers to provide for bicycle and pedestrian improvements.~~

~~6.11.0.1 Surface Water~~

Objective 2. Surface Water

The City shall actively implement procedures and programs in cooperation with regulating agencies and other dischargers to ensure that the Ssurface water quality shall meets or exceeds the minimum applicable standards as adopted by the Florida Department of Environmental Regulation FDEP.

Policies:

- 2.1 ~~The City shall comply with EPA requirements for removal of wastewater treatment plant discharges into the Indian River Lagoon by Treated effluent from the wastewater treatment plant shall be discharged through a deep injection well or transmitted to implementing an the City's effluent reuse system for irrigation use by 1995 which will be used for irrigation needs in the City.~~
- 2.2 ~~The City shall adopt on or before September 1, 1990, land development regulations which would include performance standards for development which has the potential to negatively impact the surface waters within the City.~~
- 2.2 The City should mitigate the negative impact of development on surface waters within the City through its site plan permitting process, administration and enforcement of its Land Development Regulations, and implementation of its stormwater capital projects program.
- 2.3 The City shall protect surface water quality pursuant to policies under Objective 3 of the Stormwater Management Sub-element and Objective 1 of the Coastal Management Element.
- 2.3 ~~On or before September 1, 1990, land development regulations will be adopted that shall include, at a minimum, the following standards for development in and adjacent to Class III waters. These will be reviewed, and revised as necessary, upon adoption of the performance standards:~~

Criteria:

- A. ~~A shoreline protection buffer from the mean or ordinary high water line shall be established.~~
- B. ~~Within the shoreline protection buffer, no development shall be permitted~~
- C. ~~Shoreline alteration shall be prohibited unless necessary to prevent or repair erosion or provide access to the water. Such alteration shall not adversely impact water quality, natural habitat and adjacent shoreline uses.~~
- D. ~~No discharges below the ambient water quality shall be allowed.~~
- 2.4 ~~The City shall adopt Land Development Regulations by September 1, 1990, which will prohibit any new point source discharges into the Indian River system.~~
- 2.52.4 New artificial canals connected to the Indian River Lagoon system are not permitted prohibited.
- 2.62.5 Septic tanks and drain fields shall be subject to the Department of Health regulations which shall be applied during the site plan review and approval process and policies

~~under Objective 1 of the Sanitary Sewer Sub-Element, discouraged but in no case shall be closer than fifty (50) feet from the shorelines of the Indian River Lagoon for development that meets all locational criteria outlined in the Land Development Regulations (to be adopted September 1, 1990). In those cases where there is insufficient lot depth, the location of septic tank and drainfield shall be evaluated by the Planning Department during site plan review to determine if a variance will be granted.~~

~~2.7 The City shall adopt and implement a stormwater management program pursuant to the Drainage Subelement of this Plan.~~

~~2.82.6 Adopt Land Development Regulations on or before September 1, 1990, to regulate development of floodplains and stormwater management areas to prevent impairment of water storage and carrying functions. The City shall continue to enforce its floodplain regulations to prevent impairment of water storage and carrying functions and to protect life and property.~~

~~2.92.7 Adopt Land Development Regulations on or before September 1, 1990, to develop and implement site stabilization requirements for construction sites to reduce the amount of erosion from disturbed soils. The City shall enforce its sediment and erosion control regulations to reduce the amount of erosion from disturbed soils at construction sites.~~

~~2.8 The City shall enforce the provisions of its "Florida Friendly Fertilizer Ordinance" that prohibit the application of fertilizers containing nitrogen and/or phosphorous during the wet season and establishes fertilizer content, setback from surface waters and application standards for use of fertilizers.~~

~~2.9 The City should pursue policies under Objective 3 of the Stormwater Management Sub-Element and Objective 1 of the Coastal Management Element to implement the recommendations and requirements of the Central Indian River Lagoon Basin Management Plan.~~

~~2.10 The City shall should promote the preservation and protection of the estuary system through education and management programs in coordination with the Indian River Lagoon Council managing the Indian River Lagoon National Estuary Program.~~

~~2.11 The City shall adopt, on or before September 1, 1990, Land Development Regulations which preserve the values and functions of the estuary system and balance those with private property rights through enforcement of its stormwater regulations during the site plan review processes.~~

~~2.122.11 The City should shall implement a program by 1995 in use and treat stormwater discharge in the drainage canals for irrigation supply where appropriate and economically feasible pursuant to pertinent policies in the Infrastructure Element.~~

~~6.11.0.2 Groundwater~~

Objective 3. Groundwater

~~To conserve, appropriately use and protect the quality and quantity of groundwater in the City of Vero Beach for potable water supply uses and reduction of potential adverse impacts to the Indian River Lagoon.~~

The City should conserve, appropriately use, and protect the quality of groundwater in the City for potable water supply.

Policies:

- 3.1 ~~The City shall designate wellhead protection areas consisting of a 500-foot radius from its public production wells and shall restrict new non-residential activities within the wellhead protection area pursuant to Chapter 62-521, F.A.C. to protect public wells from contamination. continue to coordinate with the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP) to provide for wellhead protection areas consisting of a 500-foot radius from every public potable water production well. To protect the existing and future public water supply wells from contamination, new non-residential uses and activities shall be restricted within that wellhead protection area pursuant to Chapter 62-521, F.A.C.~~
- 3.2 ~~The designated wellhead protection areas shall be those depicted in Figure 18 of the Technical Document to this Comprehensive Plan.~~
- 3.3 ~~All proposed development permit applications for approval of a new non-residential use, expansion of an existing non-residential use, or change of non-residential use to another non-residential use within wellhead protection areas shall include a report of the substances that may be stored, handled, produced, or discharged at the proposed facility and certification that the non-residential use will be in compliance with Chapter 62-521, F.A.C.~~
- 3.2 ~~The City shall ensure further protection of existing City-owned water production wells on private lands by acquiring by lease or easement a minimum of a 100-foot radius around each production well to protect public water supply wells from contamination~~
- 3.3 ~~By December 1, 2008, the City, shall adopt amendments to the Land Development Regulations to ensure that within the 500-foot radius of all wellhead protection areas of any existing or planned potable well that all non-residential applications for approval of new uses or change of use of properties be required to submit a detailed report of substances that may be stored, handled, produced or discharged at the proposed facility and certification that the non-residential use will be in compliance with this Plan and Chapter 62-521, F.A.C.~~
- 3.4 ~~The City should shall continue its programs for monitoring surficial aquifer quality and levels and, as necessary and pursuant to the requirements of its St. Johns Water Management District (SJRWMD) consumptive use permit and shall evaluate the need to~~

enact more stringent site development standards and controls for groundwater protection than provided for under Chapter 62-521, F.A.C.

- 3.5 The City ~~shall~~ should protect the surficial aquifer from ground water quantity depletion by maintaining the quantity of recharge, in so far as possible, for the potable water wells on City-owned land pursuant to its SJRWMD consumptive use permit and as designated in policies under Objective 2 of the Natural Groundwater/Aquifer Recharge Sub-Element. The City shall coordinate with the SJRWMD and FDEP before developing any public projects to assure that the aquifer recharge level is maintained if there are no alternatives to development.
- ~~3.6 The City shall adopt amendments to the Land Development Regulations to protect prime recharge areas for the surficial aquifer pursuant to Policy 21.3 of Chapter 4 of the Comprehensive Plan.~~
- 3.6 The City should promote through application of the pertinent policies of this element and the Infrastructure Element, the development permitting process and interdepartmental coordination to protect prime recharge areas for the surficial aquifer located on public lands.
- 3.7 The City ~~shall continue to~~ should cooperate with SJRWMD in locating and plugging any flowing artesian wells.
- 3.8 The City ~~shall continue to implement~~ should maintain its the wastewater effluent reuse system for irrigation of public and private properties.
- 3.9 The City shall include requirements for drought tolerant species as a requirement of its landscaping and tree protection regulations and shall continue to review these requirements to determine if appropriate revisions are warranted.
- 3.10 The City shall coordinate implementing emergency water conservation measures with SJRWMD and other consumptive use permit holders.
- 3.11 The City shall continue to apply water conservation efforts to protect the quality and quantity groundwater that include, but are not limited to:
- (a) Performing of annual system-wide audits and calibration of master meters to reduce unaccounted-for water loss;
 - (b) Conducting public outreach program to educate the public on water conservation;
 - (c) Replacing old water service lines;
 - (d) Maintaining the reclaimed water program to reduce potable water usage for irrigation purposes; and

- (e) Applying a tiered water conservation rate structure with inclining rates to encourage efficient water use.

3.12 The City's Water and Sewer Department should expand its reverse osmosis (RO) Water Treatment Plant to increase the amount of water withdrawn from the Floridan aquifer to reduce reliance on and withdrawals from the more vulnerable surficial aquifer.

6.11.0.3 Wetlands

Objective 4. Wetlands

The City should To preserve and enhance the natural functions and values of wetlands in Vero Beach, by instituting a no-net-loss of the natural functions and value of wetlands policy shall be is hereby instituted.

Policies:

4.1 Wetland policies of this pPlan and wetland regulations in the land development regulations Land Development Regulations shall include all wetlands, even those not specifically shown in Figure 5 of the Technical Document to this Comprehensive Plan, the Wetlands Map in the Technical Addendum to this plan. Wetlands shall be as defined in Section 373.019, Florida Statutes, and delineated through the use of the unified State delineated methodology pursuant to Chapter 62-340, F.A.C., as may be amended by the Florida Statutes. Where warranted to confirm presence of wetlands, the City should require an on-site survey and evaluation as requirement of the development permit application.

4.2 Wetlands shall be as defined in Section 373.019, Florida Statutes, and delineated through the use of the unified State delineated methodology pursuant to Chapter 62-340, F.A.C.

4.2.4.3 Wetlands in Vero Beach shall be classified as follows For purposes of this Comprehensive Plan and application in the City's Land Development Regulations, wetlands shall be classified as follows:

- (a) Category I wetlands shall include mangroves, salt marsh, and other estuarine wetlands that have a hydrological connection to the Indian River Lagoon or other surface waters, any isolated wetland of 10 acres or larger, and/or wetlands providing habitat for threatened, endangered and species of special concern as identified by the U.S. Fish and Wildlife Service (USF&WS) or the Florida Fish and Wildlife Conservation Commission (FF&WCC).

- (b) Category II wetlands shall include isolated wetlands that are less than 10 acres but larger than 5 acres in size and do not qualify as Category I.

- (c) Category III wetlands shall include isolated wetlands of 5 acres or less in

size that do not qualify as Category I or II.

~~4.34.4~~ A wetland buffer zone of native upland vegetation ~~up to 50 feet in width~~ shall be required and preserved adjacent to Category I and Category II wetlands and the Indian River Lagoon and connecting waterways to reduce sediment, phosphorus, nitrogen, and other pollutants that negatively limit negative impacts on wetlands resulting from new development. The following standards should apply to the required native upland buffers:

- (a) The minimum width of an upland buffer beyond the perimeter of the wetland shall be 20 feet for a Category I wetland and 10 feet for a Category II wetland.
- (b) The upland buffer for lands bordering the Indian River Lagoon and connecting waterways shall have a minimum width of 10 to 15 feet from the edge of the shorelines, uplands, or seawall.
- (c) The upland buffer may consist of preserved or planted vegetation, but shall include canopy, understory, and ground cover of native species only.
- (d) The upland buffer shall be preserved and no development shall be allowed within the buffer except those development activities allowed pursuant to Policy 4.5.

~~4.4~~ A wetland buffer zone of native upland vegetation up to 50 feet in width shall be required and preserved adjacent to the Indian River Lagoon or natural surface waters connected to that water body. ~~Parcels abutting man-made canals or developed parcels abutting the Indian River Lagoon are exempted from this policy, provided that any~~

- ~~• existing native upland vegetation adjacent to the mean high water line shall be maintained; and,~~
- ~~• Stormwater design standards of Policy 20.5 of Chapter 4 of this Plan shall apply.~~

4.5 Development in Category I and Category II wetlands or wetland buffers shall be prohibited except for the following:

- (a) Clearing and/or construction of walking trails.
- (b) Construction of elevated pile supported walkways, docks, piers and utility towers.
- (c) Clearing and construction of electric utility, storm water management, water or wastewater infrastructure, as needed, to provide public service and that does not permanently disrupt the natural functions of the wetland.
- (d) Bridges extending over wetlands that are required to provide automobile or pedestrian access to dwelling units located on upland areas of the same

property for which there is no alternative means of access. Such bridges shall be elevated on pilings such that the natural movement of water, volume, rate and direction, are not altered. Bridges shall not be permitted to provide access to islands in the Indian River Lagoon.

(e) No more than 1% of Category I and 15% of Category II wetlands may be impacted by permitted development unless it can be demonstrated that the project provides an overriding public benefit.

(f) Mitigation shall be required to replace the habitat and functions performed by the wetland areas destroyed in conformance with Policy 4.6.~~the no-net-loss policy of the city.~~

4.6 The City should require the restoration and management of wetlands as mitigation for the limited filling of wetlands approved by federal, state, or regional agency provided that:

(a) The restoration and management shall be consistent with the Uniform Mitigation Assessment Method utilized by FDEP and SJRWMD, and with U.S. Army Corps of Engineers regulations, as defined in Section 404 of the U.S. Clean Water Act; and

(b) A conservation easement shall be established to ensure protection on the wetlands and wetland buffer zone; where appropriate, the Indian River Mosquito Control District will be granted access easements to allow for mosquito inspection, treatment, and management.

4.6 4.7 Limited filling of Category III wetlands may be allowed, on a case by case basis, after review and approval by the City and ~~the other relevant~~ regulatory agencies; mitigation shall be required as a condition of approval to replace the wetland functions and provide habitat restoration unless it is determined by the governing federal or state regulatory agency that the subject wetlands have little functional value and do provide habitat for any threatened or endangered species.

4.7 4.8 All applications for development approval on properties containing wetlands shall be required to submit an environmental assessment, prepared by a environmental professional with expertise in the preparation of such assessments in the State of Florida, including a survey that identifies the distribution, classification and quality of the wetlands; a list of the native plants found in the survey; endangered or threatened species identified on site; a general description of the measures taken to minimize impacts to the wetlands; and a site plan showing the boundary of all wetlands and wetland buffers; the extent, location and justification of any impacts to wetland areas; and the location and extent of mitigation areas.

4.84.9 Any All development approvals and activities shall comply with the requirements of all federal, state and regional permitting agencies with jurisdiction over wetland alteration.

~~4.9~~ 4.10 The City shall ~~should~~ accept fee-in-lieu payments as an alternative of last resort for mitigation of wetlands alteration when on-site mitigation is not practicable only in cases where the affected wetland is small, isolated, or disturbed with minimal functional value of less than five acres in area. Fees paid shall be used for acquisition, ~~and restoration, or management of similar~~ wetlands in the City or in Indian River County.

~~4.10~~ Existing Comprehensive Land Use Map densities and intensities may be clustered out of the wetland areas of a development site onto the upland portion provided that all other requirements of this Plan and the Land Development Regulations are met.

~~4.11~~ Category I and II wetlands of greater than 5 acres in size on properties proposed for Future Land Use Map amendments shall be designated Environmentally Significant and the density accrued to that classification shall be clustered on the upland portion of the site, if appropriate.

~~4.12~~ Wetlands that have been identified for preservation, constructed wetlands used for mitigation, and buffer zones shall be placed under a conservation easement to ensure continuing protection and management.

~~4.144.11~~ 4.11 The City shall establish in its Land Development Regulations the following specific vesting provisions for legally existing platted residential lots existing on (effective date of EAR-based Comprehensive Plan amendments) that to allow for the development of at least one residential unit per platted plat, where the property owner may be deprived of all reasonable economic use by the application of the wetlands policies of the comprehensive plan. These vesting provisions shall:

(a) Allow the filling of up to 2 percent of wetlands or 5,000 square feet per lot, whichever is the lesser amount.

(b) Allow the clustering of units and placement of fill to limit impacts on wetlands where adjoining lots may be combined.

(c) Stipulate mitigation requirements for placement of fill as a condition of approval.

~~4.154.12~~ No platted lot shall be created that is unbuildable pursuant to the wetland policies of this comprehensive plan this element of the Comprehensive Plan.

~~4.134.13~~ 4.13 By December 1, 2008, the City shall adopt amendments to its Land Development Regulations to implement the above policies for Objective 4. The policies under this objective shall apply to all development permit applications involving wetlands submitted for approval after the effective date of this Comprehensive Plan. Within 12 months of the effective date of this Comprehensive Plan, the City shall adopt amendments to its Land Development Regulations to incorporate these policies.

6.11.0. 4 Native Vegetation

Objective 5. Native Vegetation

The City ~~should shall~~ To conserve, appropriately use, and protect native vegetative communities in Vero Beach by regulating land clearing and landscaping practices within the City.

Policies:

- 5.1 ~~The City shall continue to implement and improve a Landscaping and Land clearing Ordinance~~ enforce the provisions of its landscaping, tree protection, and land clearing regulations and continue to evaluate the effectiveness of these regulations in terms of their protection of native vegetative communities balanced with the rights of property owners.
- 5.2 ~~The City shall develop a program to evaluate and protect remaining upland sand pine/scrub areas within the City limits.~~
- 5.35.2 ~~The City should shall investigate development of a~~ ensure and promote the protection and preservation of sensitive environmental communities through the implementation of pertinent policies of the Land Use Element and this element, its development review process and public educational programs in conjunction with state, regional and local agencies to promote the protection and preservation of sensitive environmental communities.
- 5.4 ~~5.3~~ The City shall should promote the use of native vegetation through its Land Development Regulations and within six (6) months of the effective date of this Comprehensive Plan shall adopt regulations that will require in most instances the removal of exotic invasive species, listed as a Category I invasive plant by the Florida Exotic Pest Plant Council, as specified in its ordinances in for all new development applications necessitating the removal of any healthy, protected trees or palms to allow construction of on-site improvements. multifamily, commercial and industrial development.
- 5.4 ~~The City shall use monies from the Tree Replacement Fund to install native trees and to maintain trees and eliminate invasive species on public right-of-way and lands. Such funds may be used to purchase vacant property for the preservation of significant trees and palms.~~
- 5.5 ~~The City should shall investigate creating a procedure to coordinate with adjacent local governments for the conservation, appropriate use, and protection of unique vegetative communities located within more than one local jurisdiction.~~

6.11.0.5 Wildlife, Wildlife Habitat

Objective 6. Critical Terrestrial and Marine Habitats

The City should use its best efforts to To protect endangered and threatened wildlife from adverse impacts due to loss of critical terrestrial and marine habitat caused directly or indirectly by development or human activity.

Policies:

6.1 The City ~~shall~~ should utilize information from Florida Areas Natural Inventory maintained by the FF&WCC, Treasure Coast Regional Planning Council, USF&WS, SJRWMD, Indian River County, the Florida Fish and Wildlife Conservation Commission, and other appropriate sources to identify critical habitat areas for endangered and threatened species and species of special concern.

6.2 The City should coordinate with state, federal and local agencies to identify and protect vegetative communities that provide habitat for threatened and endangered species, species of special concern, and migrating birds and/or support unique plant and animal communities.

6.26.3 ~~By July 1, 2009, the City shall continue to require amend its Land Development Regulations to include a requirement that a~~ A critical habitat review should be required be conducted as part of any at the pre- application for site plan or subdivision approval stage of for all projects of greater than one (1) acre in area requiring site plan or subdivision approval having known or potential habitat for endangered and threatened species and species of special concern identified by the USF&WS and FF&WCC, this element of the Plan, and other scientific sources and studies. Said critical habitat review shall be in accordance with the following protocol:, pursuant to the following criteria:
Criteria:

A. ~~The Planning Department shall develop standards based on standards set by the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission resource maps showing potential areas for regarding critical wildlife habitat for threatened and endangered wildlife species.~~

B. ~~The Planning Department shall develop use standards for the use of critical habitat. The City shall consult, as appropriate, the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service in the development of these use standards.~~

C. ~~This review shall be for each project greater than one (1) acre in size.~~

~~D.~~(a) An environmental assessment prepared by an environmental professional with expertise in the preparation of such assessments in the State of Florida shall be provided by project owner in for areas identified as having potential as critical wildlife habitat for threatened and endangered species and species of special concern.

~~E.~~(b) If the endangered or threatened species is found on site or there is evidence that the species is on site, a management plan (including relocation, as appropriate) shall be developed by the project owner.

~~F.(c)~~ The management plan shall be approved by the Planning Department in consultation with the USF&WS or FF&WCC and shall be a condition of as part of the site plan or subdivision approval.

~~6.4~~ The City should implement the provisions of Habitat Conservation Plan for the Vero Beach Regional Airport that addresses the critical habitat of the Scrub Jay and any other endangered or threatened species on airport property. Once this document has been approved by the USF&WS, the City shall amend the Comprehensive Plan and Land Development Regulations as appropriate.

~~6.3~~ The City shall develop standards for the use of critical habitat areas.

~~6.46.5~~ By 1993, In cooperation with the USF&WS, FF&WCC, and FDEP, the City should shall develop a promote public education on educational program in conjunction with DNR and FFWCC to promote the protection and preservation of critical or sensitive environmental communities and threatened and endangered species of wildlife.

~~6.56.6~~ On or before September 1, 1990, Through its Land Development Regulations and Ddevelopment Rreview processes and consistent with the policies of this Comprehensive Plan, the City should shall adopt Land Development Regulations continue to restrict unmitigated development and human encroachment in and around areas known to be potential habitat for endangered and threatened species of and species of special concern.

~~6.66.7~~ The City shall should fulfill the intent of the Recreation and Open Space Element and protect existing natural preservation areas as follows: and, where appropriate, allow passive recreation uses that will not adversely impact the sensitive environmental features and critical habitat of the protected, endangered, or threatened species and species of special concern.

~~6.8~~ The City should work in conjunction with the FF&WCC and marinas to provide educational and information packets on protecting the manatees including signage and idle speed zones.

~~6.9~~ The City of Vero Beach shall work in cooperation with Indian River County in the administration and enforcement of the Sea Turtle Habitat Conservation Plan, including approval of any exterior lighting to ensure marine turtle compliance.

~~6.10~~ The City shall enforce the following regulations to protect sea turtles and their hatchlings on or seaward of the primary dune during the turtle nesting season:

(a) Prohibiting the operation of motor vehicles, except for emergency and other authorized persons and FDEP approved mechanical cleanings; and

(b) Compliance with lighting standards to prevent both interior and exterior artificial light emanating within direct line-of-sight of the beach to prevent hatchling disorientation.

~~6.6. The City shall fulfill the intent of the Recreation and Open Space Element and protect existing natural preservation areas as follows:~~

~~6.6.1 Vero Beach should continue to protect against development of conservation areas, as identified in the Recreation and Open Space Element.~~

~~6.6.2 The City of Vero Beach and the Vero Beach Power Squadron shall coordinate with the Marine Commission to develop a program, which shall address the following, at a minimum.~~

~~Criteria:~~

~~A. Each marina operator shall maintain a permanent manatee educational display at a prominent location at their marina. Vero Beach shall establish and maintain a display at public boat launch facilities.~~

~~B. Those involved in the sale of boats and motors should provide manatee information to the buyer at the time of delivery of boats or motors.~~

~~C. Each marina operator shall maintain well-marked speed limit signs and Vero Beach shall do the same for public boat ramps.~~

~~D. Vero Beach, the Florida Marine Patrol and the Marine Commission shall develop a standardized information packet containing information regarding manatees and regulations protecting manatees for distribution by the above mentioned parties. This will include information concerning the existing manatee slow speed or idle zones, and any additional zones which may be deemed necessary within areas frequented by manatees.~~

~~E. Idle speed zone regulations shall be enforced by the Florida Marine Patrol, the Indian River County Sheriff's Department, and the Vero Beach Marine Patrol.~~

~~6.11 The City should cooperate with the efforts of the FDEP, Indian River Lagoon National Marine Estuary Program, local governments, non-governmental environmental organizations and other stakeholders in monitoring the submerged aquatic vegetation in the Indian River Lagoon and shall identify and implement various measure required to further protect and conserve said vegetation.~~

~~6.6.36.12 By September 1, 1990, Vero Beach The City should shall adopt Land Development Regulations to enforce coordinate with all state and federal regulations agencies to mitigate conditions that negatively impact pertain to endangered or threatened species and or species of special concern.~~

~~6.6.46.13 The City shall should consult with the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service USF&WS and FF&WCC prior to the issuance of a development order that would has the potential to result in an adverse impact to any endangered or threatened species or species of special concern.~~

~~6.6.5 By 1993, the City shall develop an education program in conjunction with DNR and FFWCC to promote the preservation of endangered or threatened species and species of special concern.~~

~~6.11.0.6 Hazardous Waste~~

Objective 7. Hazardous Waste

The City ~~shall~~ should participate in development of a regional hazardous waste management program for the proper storage, recycling, collection and disposal of hazardous waste.

Policies:

- 7.1 The City ~~shall~~ should cooperate with the County in responding to and mitigating to develop an emergency response plan to handle accidents involving hazardous wastes.
- 7.2 The City ~~shall~~ should coordinate efforts with the Indian River Solid Waste Disposal District and other local governments to designate recycling and collection centers or businesses for the proper collection, handling, and storage/disposal of hazardous wastes.
- 7.3 The City ~~should~~ shall ~~promote~~ support and cooperate with the Indian River Solid Waste Disposal District and other local governments in providing educational programs for people working with hazardous wastes in order to properly inspect and identify wastes before they enter the landfill.

~~6.11.0.7 Soils~~

Objective 8. Soils

~~Eliminate inappropriate land use practices which result in soil erosion.~~

The City should monitor and regulate site alteration and grading and construction practices through administration of its Land Development Regulations to eliminate soil erosion and prevent soils from draining into the City's municipal separate sewer system and eventually the Indian River Lagoon and other surface water bodies.

Policies:

- 8.1 ~~Vero Beach's adopted land clearing and landscaping regulations shall address re-vegetation and premature land clearing. The City shall administer and enforce the provisions of its Land Development Regulations that require a development permit for any clearing of land including provisions for re-vegetation or other approved methods to prevent soil erosion due to wind or water resulting from construction activity or other disturbance to property.~~

Criteria:

- A. ~~Prior to any land clearing, the owner of the property proposed to be cleared, or the authorized agent, shall comply with all permitting requirements.~~
- B. ~~Phased projects shall be cleared only in conjunction with construction of each phase. Clearing shall not occur more than 14 days prior to the initiation of site development as approved in the Development Order.~~
- C. ~~Removal of trees or vegetation in conjunction with land surveying along property lines shall meet all permitting requirements.~~
- D. ~~Areas cleared of vegetation should be revegetated with vegetation species listed and approved by the City, to prevent wind or water erosion, within sixty (60) days of initial land clearing activity where no approved landscape plan exists or no active Development Order has been issued.~~
- E. ~~Single family residential lots of which are not on land designated environmentally significant of one acre or less in size, it shall be exempt from the requirement of written notification to clear land, after the issuance of a Certificate of Occupancy for the single family residential lot.~~
- F. ~~Land clearing in conjunction with agricultural purposes or normal silviculture utilizing best management practices, or activities on a site, parcel or plat that is defined as having an agricultural or silvicultural purpose, and for which an active Development Order is not sought, shall be exempt from the requirement of written notification to clear such land.~~

8.2 Excavation, placement of fill, foundation construction, grading, and altering of runoff patterns on vacant lands are prohibited, except as authorized by a valid development permit.

8.28.3 Where localized soil erosion is noted by the City Engineer, Code Enforcement or other City agency, the Indian River Soil and Water Conservation District. The Indian River Soil and Water Conservation District shall be contacted where localized soil erosion is noted by City staff.

8.4 The City shall require that proposed development complies with the provisions of its Erosion and Sediment Control Ordinance.

6.11.0.8 Environmentally Sensitive Lands

Objective 9. Environmentally Sensitive land

~~To~~ The City should designate and protect environmentally sensitive lands and natural resources for protection.

Policies:

~~9.1~~ By December 1, 2008, lands with environmentally significant natural resources within the City shall be inventoried and a map of these lands maintained within the City Planning and Development Department. The City's Land Development Regulations shall be amended by July 1, 2009, to 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, but are not necessarily limited to, the following:

9.1 The City should maintain an inventory and map of environmentally significant natural resources supplemented and supplemented by inventory maps maintained by the USF&WS and the FF&WC in the City's Geographic Information System, that shall include, but not limited to the following:

- Endangered or threatened wildlife or marine life habitats.
- Threatened or endangered vegetative species.
- Seagrass beds.
- Wetlands.
- Prime Aquifer recharge areas.
- Beach and sand dunes.
- Upland native vegetation.

9.2 The City should provide protection to environmentally sensitive lands through its Land Development Regulations and the policies of the Land Use Element. Said protection shall limit building densities, regulate types of uses; require mitigation for impacted areas, permit transfer of development rights; permit clustering of density on site; provide for setbacks and buffer zones; promote the use of conservation easements, dedications, and public acquisition; and require an environmental assessment by a qualified professional prior to development approval.

~~9.29.3~~ Properties annexed into the City with a Future Land Use Map designation of Conservation in Indian River County shall receive a Vero Beach Future Land Use Map designation of Environmentally Significant (ES) Lands or Conservation (CV).

~~9.3~~ 9.4 The Land Development Regulations shall be amended by December 1, 2008, to include the following development criteria for lands designated on the Future Land Use Map as Environmentally Significant lands: The City shall regulate development within the Environmentally Significant designation pursuant to its Land Development Regulations supplemented by the following standards:

- ~~• Site plan approval shall be required for any development proposal in the Environmentally Significant land use category.~~
- ~~• 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.~~

~~(a) No fill or re-grading of the property shall be allowed except to established required road elevations for driveways, unless the environmental assessment shows that the fill or re-grading will not adversely affect the environment.~~

- ~~• An environmental assessment shall be required to be prepared by a qualified professional. The assessment shall identify and address the extent, function and value of environmentally sensitive lands on the site proposed for development, including any rare, threatened or endangered plants and animals and their habitats. The environmental assessment shall be considered in the site plan review process.~~

~~(b) The importing of fill onto a site is only permitted as follows:~~

~~(1) The environmental assessment must demonstrate that importing fill will not adversely affect the environment.~~

~~(2) The site directly abuts and has direct access onto a roadway that is designated as an arterial in this Plan.~~

~~(3) Trucks used to transport imported fill to the site shall be required to use roadways designated as an arterial in this Plan to reach the site.~~

- ~~• A minimum of 80% of the identified environmentally sensitive areas 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; except that open space requirements for wetlands shall be based on the criteria in Objective 4, Wetlands.~~

~~(c) A minimum of 80 percent of the site shall be held in open space with the provision that all open space shall be landscaped with native and drought tolerant vegetation; except that open space for wetlands shall be in accordance with policies of Objective 4 of this element.~~

- ~~• 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 surface or groundwater resources, wetlands and rare, threatened or endangered plants or animals and their habitats.~~

- ~~• Existing Future Land Use Map densities and intensities for Environmentally Sensitive designated lands may be clustered on the portion of the proposed development site that does not contain the environmentally sensitive lands provided that each lot is no smaller than the minimum lot size described below, and all other requirements of this Plan and LDRs are achieved.~~

- ~~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 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 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.~~

(d) The minimum lot size shall be two-acres on the mainland. The minimum lot size may be reduced to one-acre with a transfer of development rights provided that the net density shall not be greater than 0.5 units per acre and the lot size reduction does not create environmental impacts.

(e) On the islands within the Indian River Lagoon, the minimum lot size shall be five acres. The minimum lot size may be reduced to 2.5 acres with a transfer of development rights provided that the net density shall be no greater than 0.2 units per acre and the lot does not create environmental impacts.

(f) Transfer of density from the mainland to an island in the Indian River Lagoon shall be prohibited.

(g) Development shall be clustered on the portion of the proposed development site that does not contain wetlands and other environmentally sensitive lands.

(h) A conservation easement shall be placed on those portions of the property used for transfer of development rights and those areas of the property containing wetlands and environmentally sensitive lands.

9.5 Within one-year of the effective date of this Comprehensive Plan update, the City shall endeavor to amend its Land Development Regulations to incorporate Policy 9.4 and specific procedures and regulations governing TDRs.

CHAPTER 9
INTERGOVERNMENTAL COORDINATION
GOAL, OBJECTIVES, AND POLICIES

8.4 — GOALS, OBJECTIVES AND POLICIES

~~8.4.0 **Goal:** To coordinate with federal, state, regional and local agencies as necessary to implement the comprehensive plan, promote quality development, and minimize impacts on other jurisdictions.~~

GOAL

~~To coordinate with federal, state, regional and local agencies as necessary to implement the comprehensive plan, promote quality development, and minimize impacts on other jurisdictions.~~

Objective 1. Coordination Among Local Plans

~~Upon adoption of this Comprehensive Plan, the City of Vero Beach will renew or establish practices by March 31, 1990, to coordinate with local public entities which provide services to the City or which may be affected by this Comprehensive Plan and its implementation.~~

~~The City shall continue to satisfactorily address any conflicts between the City's Comprehensive Plan and those of Indian River County and other municipalities within the county, the plans of the School Board of Indian River County, and plans of other units of government providing services but not having regulatory authority over use of land.~~

Policies:

- ~~1.1 — The City will transmit copies of its Comprehensive Plan and future amendments thereto to Indian River County, Indian River County School Board, Indian River County Housing Authority, Town of Indian River Shores and other relative local public entities determined by the City.~~
- ~~1.2 — City representatives will meet at least annually with Indian River County, the Indian River County Housing Authority and the Indian River County School Board for the purpose of discussing programmatic and facility needs and actions planned.~~
- ~~1.3 — City representatives will continue to take an active part in the Tri-County Council of Governments as an effective means of coordinating with other local governments on issues of local and regional concern.~~

- ~~1.4 The City will maintain active participation on committees and in meetings of the Treasure Coast Regional Planning Council for the purposes of coordinating plans, programs and policies relating to land use, housing, public facilities, environmental protection and other issues to be addressed under the Comprehensive Regional Policy Plan.~~
- ~~1.5 Interlocal conflicts which may arise regarding land use or service issues will be submitted to the Treasure Coast Regional Planning Council or nonbinding mediation assistance, provided that parties to the conflict agree to intervention by the Regional Planning Council.~~
- ~~1.6 The City will limit future annexations of unincorporated areas to those lands included within an urban service area to be designated by interlocal agreement with Indian River County, such agreement to be drafted by the City by March 31, 1990.~~
- ~~1.7 The City will prepare a brief annual report which outlines actions taken and progress made under the adopted Comprehensive Plan, including the extent and nature of coordination with the Treasure Coast Regional Planning Council, Indian River County and Town of Indian River Shores.~~
- ~~1.8 The City will coordinate with Indian River County toward development by 1993 of a water resource management plan, including an aquifer recharge area protection strategy and water conservation strategy.~~
- ~~1.9 The City will coordinate with Indian River County and the Town of Indian River Shores toward development by 1993 of a Joint Hurricane Emergency Management Plan, including provisions for evacuating and sheltering residents and restoring services.~~
- ~~1.10 The City will assist and coordinate with Indian River County and the Florida Department of Transportation, in establishment of a Metropolitan Organization at such time as the federal government determines that the Vero Beach urban area qualifies for funding to maintain same.~~
- ~~1.11 The City will be an active participant in the MPO process, once it has been established.~~
- ~~1.12 The City shall coordinate planning activities mandated by the various elements of its comprehensive plan with plans and activities of other governmental entities.~~
- 1.1 The City shall follow the Department of Economic Opportunity's review and comment process for comprehensive plan and plan amendment proposals of the City and other local governments to ensure consistency between the City Comprehensive Plan, those of Indian River County and other municipalities in the county, and regional and state agency plans.
- 1.2 The City should continue to participate in the Comprehensive Plan Technical Advisory Committee coordinated by the County to provide coordination between the planning

activities of the county and planning activities of other municipalities within the Indian River County and to identify ways to resolve inconsistencies and conflicts and to investigate the opportunities for the adoption of common regulations where appropriate.

1.3 If the City Council decides that mediation and dispute resolution is necessary to resolve a dispute with another governmental entity, the City should use a state certified mediator who conducts proceedings pursuant to Florida's Environmental and Land Use Dispute Resolution Act.

1.4 The City should review proposed comprehensive plan amendments submitted by Indian River County or another locality in the county to the Florida Department of Economic Opportunity for review that may impact the City of Vero Beach.

1.5 The City should coordinate planning activities mandated in the various elements of its Comprehensive Plan with the plans and activities of other governmental entities.

1.6 The City shall participate on Indian River County Metropolitan Planning Organization advisory committees and policy board and in the following major planning and implementation efforts of that organization:

- Congestion Management Process Plan
- Annual Transportation Improvements Program
- Bicycle and Pedestrian Master Plan
- Transit Development Plan
- Long Range Transportation Plan

1.7 The City should participate in the Indian River Lagoon National Estuary Program and cooperate with federal, state, and local stakeholders in implementing the Central Indian River Lagoon Basin Management Plan.

1.8 The City should participate with Indian River County and Florida Department of Environment Protection in the maintenance and implementation of the Indian River Beach Preservation Plan and lobby for additional allocation of "tourist tax" monies to fund City projects.

1.9 Technical issues related to annexation shall be coordinated with Indian River County and other public or private entities providing public services of mutual benefit to the City and County.

1.10 The City should participate with other stakeholders in the preparation and maintenance of the St. John Regional Water Management District's Central Springs and East Coast Water Supply Plan and in other water supply development related initiatives facilitated by District that affect the city.

1.11 The City should participate with the state, regional, and local governments in the preparation of up-to-date hurricane evacuation plans as an element of the Indian River County Comprehensive Emergency Management Plan.

Objective 2. Development Impacts on Other Jurisdictions

~~Upon adoption of this Comprehensive Plan, the City of Vero Beach will take action to renew or establish regulations, practices and agreements by March 31, 1990, to coordinate with adjacent jurisdictions and other levels of government where their interests may be impacted by development proposed under this Comprehensive Plan.~~

The City shall maintain a land development project approval and infrastructure planning process, that provides for timely coordination with county, regional, and state agencies where the interests of these governmental entities may be impacted by a proposed development or infrastructure project within the city limits.

Policies:

~~2.1 In the Land Development Regulations to be adopted by September 1, 1990, specify the circumstances and procedures involving permits from or reviews by federal and state agencies on which local approvals are conditioned.~~

~~2.2 The City of Vero Beach will seek to establish by March 31, 1991, interlocal agreements with Indian River County and the Town of Indian River Shores procedures for review of certain defined applications for major development or land use amendment occurring within 500 feet of an adjacent jurisdiction or which may otherwise impact another jurisdiction.~~

~~2.3 The City will maintain active participation in the Marine Resources Council to identify and act on issues regarding management of the Indian River Lagoon~~

~~2.4 Where, in the judgement of the City, a proposed development may have significant adverse impact on an identified or reported environmentally sensitive area or historic or archeological resource or artifact, no permit or development order will be issued by the City until appropriate federal, state, regional and/or agencies have been notified and shall have an opportunity to review the matter, such procedures to be established in Land Development Regulations to be adopted by September 1, 1990.~~

~~2.5 The City shall continue to work with the school district and the municipalities in the county to establish county wide level of service standards for services that are not affected by local variations.~~

2.1 The City shall establish formal intergovernmental agreements with Indian River County and the Town of Indian River Shores requiring that applications for changes in future land use or zoning or proposed major development projects that may affect their respective jurisdictions the opportunity to review and comment.

- 2.2 The City shall require that as a condition of development approval all applicable federal or state permits be obtained prior to start of construction.
- 2.3 The City shall require site plan applicants, proposing projects that will generate more than 100 additional new vehicle traffic, to submit a traffic impact study to Indian River County for review to ensure concurrency is met pursuant to Chapter 952 of the Indian River County Land Development Regulations and potential impacts on Indian River County road system are identified.
- 2.4 The City should exchange information and coordinate the timing, location, and capacity of public facility improvements with Indian River County and Town of Indian River Shores to ensure that required services will be available when needed and economically feasible.
- 2.5 The City shall seek assistance where appropriate from the Florida Fish and Wildlife Conservation Commission, Florida Department of Environmental Protection, St. Johns Water Management District, and US Fish and Wildlife Service in reviewing development permit applications that affect wetlands and endangered, threatened, or species of special concern and their habitats as appropriate.

Objective 3. Adequate Public Facilities Coordination of Level of Service Standards

~~Upon adoption of this Comprehensive Plan, the City of Vero Beach will take action by March 31, 1991, to reach mutual agreement on responsibilities and levels of service for public facilities and other services provided to or by the City of Vero Beach.~~

The City shall maintain an adopted concurrency management system that coordinates adopted comprehensive plan level of service standards with other municipalities, the county, the region, the school board and the state.

Policies:

- ~~3.1 Level of service standards for arterial and collector roads under state and county jurisdiction and responsibilities for improvement and financing will be coordinated with these jurisdictions.~~
- ~~3.2 The City will seek to formalize by March 31, 1991, an interlocal agreement with Indian River County regarding provision, use and financing of recreation facilities in the City which benefit County residents.~~
- ~~3.3 The City will seek to revise, as necessary, interlocal agreements within Indian River County and the Town of Indian River Shores for water and/or sewer services provided to these jurisdictions by the City relative to levels of services provided, water conservation incentives and costs of service~~

- ~~3.4 The City shall coordinate with the county and the school board in maintaining an Interlocal Agreement for Coordinated Planning and School Concurrency.~~
- ~~3.5 The City shall assist in coordinating and participating in resolving issues surrounding maintaining and updating the level of service standards in the Public School Facility Element.~~
- 3.1 The City should continue to compare its adopted level of service standards with those adopted by Indian River County and work with the County in adopting a common service level of service standards were appropriate.
- 3.2 The City should utilize its existing review and permitting process and concurrency management system to coordinate level-of-service standards for public facilities and services with any state, regional and local entity having operational and maintenance responsibilities for such facilities and services within the city.
- 3.3 The City shall notify the Town of Indian River Shores and Indian River County should insufficient capacity be available for potable water or sanitary sewer to serve a proposed development in those jurisdictions by the City Water and Sewer Department.

Objective 4. Coordination with the School Board

The City shall, in participation with the county, other municipalities in the county, and the school board, maintain a formal agreement for sharing information, coordinating plans and projects, implementing school concurrency, for planning infrastructure improvements, siting school facilities, and co-locating facilities.

- 4.1 The City shall work with the signatories of the 2008 Interlocal Agreement for Coordinated Planning and School Concurrency to make appropriate amendments to the document, if necessary, to reflect the City's decision to adopted by reference the Public School Facilities Element of the Indian River County Comprehensive Plan, as may be amended from time to time pursuant to Policy 16.1 of the Land Use Element of this Plan.
- 4.2 The City shall review site plans for school development projects as to consistency with the development standards enumerated in State Law, the 2008 Local Agreement for Coordinated Planning and School Concurrency and the City's Land Development Regulations.
- 4.3 The City shall participate on the various technical, advisory, and policy committees established by the 2008 Local Agreement for Coordinated Planning and School Concurrency

CHAPTER 10
CAPITAL IMPROVEMENTS ELEMENT
GOAL, OBJECTIVES AND POLICIES

9.6 — GOAL, OBJECTIVES AND POLICIES

CAPITAL IMPROVEMENTS GOAL

GOAL

~~The City of Vero Beach shall provide and maintain adequate public facilities and services for both existing and future populations in a manner which protects public investment, maximizes the use of existing facilities, minimizes the fiscal and tax burden on existing residents and businesses, and accommodates growth and development consistent with available financial resources and all elements of the Comprehensive Plan.~~

Adequate public facilities and services will be provided and maintained in a manner that protects public investment, maximizes the efficient use of existing facilities, minimizes the financial burden on taxpayers, and accommodates existing and future growth and development consistent with available financial resources and in accordance with all elements of the Comprehensive Plan.

Objective 1. Construction of Public Facilities

~~The City shall provide or cause to be provided public facilities necessary to eliminate existing deficiencies and to accommodate future growth by 2012. The City shall complete those Capital Improvements Schedule projects needed to replace obsolete or worn-out facilities, eliminate existing deficiencies, accommodate desired future growth and development, or to achieve specific objectives and policies of the Comprehensive Plan.~~

Policies:

1.1 ~~The Capital Improvements Element (CIE) and Capital Improvements Schedule (CIS) shall be annually updated pursuant to Section 163.3177, Florida Statutes (F.S.). As an integral part of the CIE, the City shall maintain a five-year Capital Improvements Schedule (CIS). The CIS shall be a list of scheduled capital projects to address public facility needs identified in this Comprehensive Plan and to ensure that that adopted level-of-service (LOS) standards are achieved and maintained. The annual update of the CIE and CIS shall be done in conjunction with the City's annual operating and capital budgeting process to ensure that the CIS is financially feasible. The annual update to the CIS or revisions to the CIS shall be accomplished by ordinance not as an amendment to this Comprehensive Plan. Any other changes to the LOS standards and goal, objectives, and policies shall require an amendment to this Comprehensive Plan.~~

1.2 ~~Capital improvements are~~ shall be those projects involving the capital outlay or acquisition of assets or phased expenditures over multiple years costing \$100,000 or

more that are required to address existing and future public facility needs or specific objectives and policies identified in this Comprehensive Plan. These capital projects and shall be included in the annual CIS. Pursuant to Chapter 9J-5, Florida Administrative Code, any facility identified in the CIS that is delayed or deferred in construction or is eliminated from the CIS and any new public facility capital project added to the CIS requires an amendment to this Comprehensive Plan.

1.3 The annual five-year CIS is attached hereto as Exhibits C-F and contains the following components:

- Exhibit C: City of Vero Beach Capital Improvements Schedule.
- Exhibit D: Indian River County MPO Transportation Improvement Program
- Exhibit E: Indian River County Capital Improvements Schedule for Solid Waste and Road Projects
- Exhibit F: Indian River County School District Capital Improvement Program Summary

~~1.3 Capital improvements in the Indian River County School District's Five Year District Facilities Work Program shall be annually included in the CIS.~~

~~1.4 Transportation capital improvements in the Indian River County Metropolitan Transportation Planning Organization's Transportation Improvements Program and Indian River County's Transportation Improvement Program that affect transportation levels of service within the City shall be annually included in the CIS.~~

1.4 The City hereby adopts by reference the Indian River County School District's Five-Year Facilities Works Program as amended annually.

1.5 The City ~~shall~~ should evaluate and prioritize its local capital improvement projects required to meet public facilities needs identified in this Comprehensive Plan for inclusion in the CIS ~~in accordance~~ with consideration of the following criteria ranked in order of importance:

1. Elimination of hazards to public health, safety or property.
2. Compliance with mandates and prior commitments.
3. Elimination of existing capacity deficiencies in public facilities.
4. Maintenance of adopted level-of-service standards identified in this Comprehensive Plan and furtherance of the Plan's objectives and policies.
5. Consistency with relevant policies of this Comprehensive Plan.
6. Financial impact on the City's annual budget and Five-Year Capital Program.

- ~~7. Provision of infrastructure improvements to implement sector master plans identified in the Land Use Element of this Comprehensive Plan.~~
- ~~8.7. Accommodation of the demand on public facility capacity generated by new development and redevelopment. Provision of infrastructure concurrent with the impact of new development.~~
- ~~9 8. Consistency and impact on plans of state agencies, St. Johns Water Management District, Indian River Farms Water Management District, and Indian River County that affect and/or provide public facilities within the City.~~
- ~~10 9. Improvements to the efficiency and effectiveness of existing public facilities, including reductions in operations and maintenance costs.~~
- 1.6 A Public Facilities Capacity and Analysis Report shall be prepared annually by the Planning and Development Department and submitted to the City Council in conjunction with the preparation of the annual Capital Improvements Schedule and Five Year Capital Program. The report will compare the existing demand, demand from projects approved but not constructed, and additional planned demand on the Future Land Use Map with the existing capacity and Level of Service standards for facilities in Vero Beach. A projection of future development within the five and ten year planning horizon will be included, which will provide information to implement the Comprehensive Plan in a timely manner by allocating necessary financial resources. The report will list the facility improvements that are identified in other elements of the Comprehensive Plan and amendments that may be needed to other elements to achieve and maintain the adopted level of service standards.

Objective 2. Development in Coastal High Hazard Areas

~~The City shall limit public expenditures in coastal high hazard areas in accordance with the objectives and policies in the Coastal Management Element that limit the overall density or intensity to existing levels indicated for these areas on the Future Land Use Map.~~

The City should limit public expenditures in coastal high hazard areas pursuant to Objective 4 and supporting policies in the Coastal Management Element that limit overall density or intensity levels indicated for those areas on the current Future Land Use Map.

Policies:

- 2.1 The City ~~shall~~ should only expend public funds for capital improvements in coastal high hazard areas that:
1. Maintain adopted level of service standards;
 2. Replace existing capacity and upgrade the level of wastewater treatment required for reduction of pollutant loadings;

3. Do not support or encourage a net increase in the overall density and intensity of development beyond that indicated on the Future Land Use Map;
 4. Support public beach and shoreline access, natural resources protection and enhancement, parks and recreation uses, or similar projects;
 5. Provide for public safety or protection of public property including the relocation of vulnerable public facilities; and
 6. Do not adversely impact hurricane evacuation times.
- 2.2 Capital improvements in the coastal high hazard areas shall not be planned or designed to create any capacity beyond that necessary to accommodate the existing overall intensity and density of development of these areas as indicated on the Future Land Use Map.
- 2.3 The City ~~shall~~ should not approve or enter into any development or other similar contractual agreements with developers or property owners that would permit the construction of any infrastructure improvements supporting an increase in the overall intensity and density of development within coastal high hazard areas as indicated on the Future Land Use Map.

Objective 3. Proportionate Share of Costs Created by New Development

Future growth and development ~~shall~~ should bear its proportionate share of the cost to maintain adopted level of service (LOS) standards.

Policies:

- 3.1 The City ~~shall~~ should use impact fees, capacity charges, assessments, developer dedications and contributions to pay for infrastructure improvements and services needed to accommodate future needs while maintaining adopted LOS standards.
- 3.2 The City ~~shall~~ should not increase ad valorem millage rates and other fiscal burdens on existing residents and businesses without first examining other options for placing the financial burden of providing new facilities and services on the growth and development requiring such facilities and services.
- 3.3 The City ~~shall~~ should require new development to contribute its pro rata share of the cost to provide facilities necessary to maintain adopted LOS standards.
- 3.4 The City ~~shall~~ should continue to investigate and identify new sources of revenue and revenue generating mechanisms for funding capital improvement projects needed to maintain LOS standards or achieve specific objectives and policies of this Comprehensive Plan.

Objective 4. Funding of Capital Projects

The City ~~shall~~ should ensure that it is able to fund and provide required local capital facilities and services to accommodate existing and future development ~~and redevelopment~~ throughout the five-year ~~planning~~ capital programming period of the Capital Improvements Schedule (CIS).

Policies:

4.1 The City ~~shall~~ should anticipate and plan for fiscal requirements necessary to provide services and facilities at its adopted level of service standards through the annual updating of ~~this~~ the CIE and CIS, its operating and capital budgeting process, and other elements of this Comprehensive Plan.

4.2 The City ~~shall~~ should take into full account in the evaluation of the capacity of a public facility, the future demand of approved, but unbuilt development, that has been vested by the City pursuant to Florida laws and case law.

~~4.3~~ ~~The following principles shall guide the City in issuing or incurring any additional debt:~~

~~1. Revenue bonds shall be limited to 90 percent of the City's total outstanding indebtedness.~~

~~2. The debt coverage ratio (DCR) applicable to the debt service and retirement schedule for the City's total outstanding indebtedness as well as individual bond issues shall be at least 125 percent.~~

~~3. The maximum ratio of general and special obligation indebtedness shall be no more than five percent of the City's total nonexempt assessed property value.~~

4.44.3 The following principles ~~shall~~ should guide the City in the financing of capital improvements:

1. Enterprise funds shall continue to be used for the provision of sanitary sewer, potable water, and solid waste facilities with debt to be paid by user fees, capacity charges, assessments, grants, and other appropriate sources.

2. Non-enterprise funds supported by public facilities (roads, and stormwater management, ~~and parks~~) shall be financed from current revenue, bond issues, grants and revenue sharing funds, impact fees, capacity charges, special assessments, short-term loans, ~~and~~ other appropriate sources.

~~3. The City shall use general obligation funds and other sources to raise the funding to provide those public facilities that cannot be constructed with user fees, revenue bonds, impact fees, capacity charges, or other dedicated revenue sources.~~

4.54.4 The City ~~shall~~ should maintain a public facilities planning process in conjunction with the annual operating and capital budget process that identifies current and future (10 years) capital improvement needs to be addressed in the annual update of the ~~Capital Improvements Element~~ CIE and CIS.

Objective 5. Maintenance of Established Level-of-Service Standards

~~The City of Vero Beach shall coordinate land use decisions and fiscal resources with its Capital Improvements Element, Capital Improvements Schedule, and Concurrency Management System to maintain adopted level of service standards for required public facilities and to ensure these public facilities are provided at adopted levels of service necessary to accommodate future development concurrent with the needs of such development.~~

The City of Vero Beach shall maintain the adopted levels-of-service (LOS) for all concurrency facilities through the year 2035.

5.1 ~~The City hereby adopts the level of service (LOS) standards set forth in Table 9.1 of this element for the following required public facilities:~~

- ~~1. Potable Water;~~
- ~~2. Sanitary Sewer;~~
- ~~3. Solid Waste;~~
- ~~4. Drainage;~~
- ~~5. Parks and Recreation;~~
- ~~6. Roads; and~~
- ~~7. Schools.~~

5.25.1 The City shall maintain a Concurrency Management System (CMS) pursuant to Chapter 75 of the Land Development Regulations to ensure that public facilities needed to support development are available concurrent with the impact of development. Pursuant to its adopted CMS, the City shall issue no development order or permit which results in a reduction in the LOS below the adopted LOS standards referenced in Policy 5.1-5.2. Development approval may be phased to allow the provision of public facilities and services necessary to maintain adopted levels of service. The policy guidelines established for the CMS are presented in Policies 5.3 through 5.15-5.11.

5.3 ~~The City shall maintain the concurrency management system regulations of its Land Development Regulations (LDR), which implement the CMS of this Comprehensive Plan.~~

5.2 The City hereby adopts Concurrency Management LOS standards for public facilities that are established in other Comprehensive Plan Elements and which are stated as follows:

A. Roadways

❖ Arterials and collectors-LOS “D” (Peak Hour/Peak Season/Peak Direction), except for the following:

* 27th Ave. from South City Limits to SR 60 (Peak Hour/Peak Season/Peak Direction) “E” plus 20%

* A1A from SR 60 to North City Limits (Peak Hour/Peak Season/Peak Direction)- “D” plus 30%

* AIA from 17th Street to South City Limits (Peak Hour/Peak Season/Peak Direction) – “D” plus 30%

❖ All other roadways-LOS”E”

B. Sanitary Sewer

❖ 250 gallons per day per equivalent residential unit; this standard shall be utilized for determining the availability of facility capacity and demand generated by a development.

C. Potable Water

❖ 275 gallons per day per equivalent residential unit; this standard shall be utilized for determining the availability of facility capacity and demand generated by a development.

❖ Minimum pressure of 40 pounds per square inch (psi) and minimum storage capacity of 5.75 million gallons; this standard shall be applied to the entire potable water system.

D. Stormwater Management

❖ A minimum 25-year/24 hour storm event for drainage facilities for multi-family and nonresidential development and City’s drainage system.

❖ A minimum on-site retention/detention of the first one inch of rainfall with no direct discharge into the Indian River Lagoon or connected waters for single family and duplex dwellings.

❖ A minimum on-site retention/detention of the first one and one-half inches of rainfall with no direct discharge to the Indian River Lagoon or connected surface waters for multi-family and nonresidential development.

E. Solid Waste

- ❖ 1.43 tons per capita for permanent plus weighted seasonal population or 1.54 cubic yards per capita for permanent plus weighted seasonal population; this standard shall be utilized for determining the availability of facility capacity and demand generated by a development.

F. Schools

- ❖ 100 percent of the Florida Inventory of School Houses (FISH) capacity for each public school type (elementary, middle, and high)

~~5.45.3~~ Any proposed residential development requiring approval by the City that may increase demand for school facilities shall be subject to concurrency review and determination pursuant to the Indian River County Interlocal for Coordinated Planning and School Concurrency, ~~policies of the Public School Facilities Element~~ and the procedures and standards of Chapter 910, the Indian River County Land Development Regulations.

~~5.55.4~~ Any proposed development requiring approval by the City that may increase demand for non-transportation public facilities and services shall be subject to concurrency review and determination by the City Planning and Development Department in coordination with appropriate City and County departments. This concurrency determination shall be based on an evaluation of the capacity of existing public facilities with the projected demands on this capacity by the proposed development and the demand from projects approved but not yet constructed.

~~5.65.5~~ Any proposed development requiring approval by the City that may increase demand for use of capacity of a roadway functionally classified as a collector or above (~~reference Figure 2.2~~) shall be subject to concurrency review and determination by Indian River County in consultation with the City Planning and Development Department, pursuant to the procedures and requirements of Chapter 910, Indian River County Land Development Regulations.

~~5.75.6~~ Any proposed development requiring approval by the City that may increase demand for use of capacity of a City roadway that is not functionally classified as a collector or above shall be subject to concurrency review and determination by the City Planning and Development Department in coordination with the City Public Works Department. This concurrency determination shall be based on an evaluation of the capacity of the roadway with the projected demands on this capacity by the proposed development.

~~5.8~~ ~~No development application requiring a concurrency determination shall be approved or a development permit issued unless the application receives a determination that adequate levels of service for roads, potable water, sanitary sewer, solid waste, drainage, parks, and schools are available or will be available pursuant to Policies 5.9 through 5.14~~

~~5.9~~ 5.7 Development applications subject to Indian River County concurrency management system requirements for roads may be approved contingent upon receiving from Indian River County an exemption from concurrency, conditional concurrency or, a final

concurrency certificate consistent with meeting one or more of the conditions under Policy ~~5.12~~5.9.

~~5.10~~5.8The concurrency requirements for potable water, sanitary sewer, solid waste and stormwater drainage facilities shall be met if one or more of the following conditions are met:

1. The necessary facilities and services are in place at the time a development permit is issued; or
2. The development permit is issued subject to the condition that the necessary facilities and services will be in place to serve the development no later than the issuance by the City of a certificate of occupancy or its functional equivalent; or
3. A binding executable contract or enforceable development agreement guarantees that the necessary facilities and services will be in place to serve the development no later than the issuance by the City of a certificate of occupancy or its functional equivalent.

~~5.11~~—The concurrency requirements for parks and recreational facilities shall be met, if one or more of the following conditions are met:

- ~~1. The necessary facilities and services are in place at the time a development permit is issued; or~~
- ~~2. The development permit is issued subject to the condition that the necessary facilities and services will be in place to serve the development no later than the issuance by the City of a certificate of occupancy or its functional equivalent; or~~
- ~~3. The necessary facilities will be in place or under construction to serve the development no later than one year after the issuance by the City of a certificate of occupancy or its functional equivalent; or~~
- ~~4. A binding executed contract or enforceable development agreement guarantees that the necessary facilities and services will be in place to serve the development within one year of the issuance of a certificate of occupancy or its functional equivalent.~~

~~5.12~~5.9The concurrency requirements for roads shall be met if one or more of the following conditions are met:

1. The necessary facilities are in place or under construction at the time a development permit is issued; or
2. The development permit is issued subject to the condition that the necessary facilities to serve the development are included in the City's adopted Capital

Improvements Schedule and are scheduled to be in place or under construction within three years from permit issuance; or

3. A binding executed contract or enforceable development agreement guarantees that the necessary facilities and services will be in place to serve the development within three years of the issuance of the development permit; or
4. An executed proportionate fair share agreement consistent with the requirements of Section 163.3180 (16), Florida Statutes, that the necessary capacity on a deficient highway segment(s) is available to serve the development and project(s) to provide such capacity are included in the City's adopted Capital Improvements Schedule.

~~5.13 An enforceable development agreement may include, but not be limited to, development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.~~

~~5.145.10~~The concurrency requirements for schools shall be met only if the needed capacity for the particular service area is available in one or more contiguous service areas as defined in ~~Section 163.3180(13)(c), F.S~~ pursuant to policies in the Public School Facilities element of the 2030 Indian River County Comprehensive Plan, as may be amended from time to time, and concurrency regulations of Chapter 910 of the Indian River County Land Development Regulations.

~~5.155.11~~Certificates of occupancy or functional equivalent shall only be issued concurrent with the provision of facilities. The following principles shall be followed in determining concurrency for the issuance of certificates of occupancy:

1. For potable water, concurrency shall mean direct connection to a functioning city or county water system.
2. For sanitary sewer, concurrency shall mean direct connection to a functioning city or county central sanitary sewer system, or if consistent with the policies in other elements of this Comprehensive Plan, an on-site wastewater treatment and disposal system approved by the Indian River County Health Department.
3. For required on-site drainage facilities, concurrency shall mean the improvements are in place.
4. For required off-site drainage ~~and parks~~, concurrency shall mean:
 - a. The improvement is in place prior to the issuance of the permit; or
 - b. The improvement is bonded, as part of subdivision improvements agreement or similar instrument, and there is a schedule of completion in the bonding agreement within one year; or

- c. The improvement is a City sponsored project that is under construction and will be in place in one year.

~~5.16 The City shall determine the service demands and capacity usage of existing and vested development in its existing level of service calculations. The difference between the capacity usage of both existing and vested development and the capacity of the facility shall constitute reserve capacity that will be available for meeting future demand.~~

10.4 GOAL, OBJECTIVES, AND POLICIES

PUBLIC SCHOOL FACILITIES ELEMENT GOAL

The City of Vero Beach shall assist Indian River County and the School District in public school planning and enforcement of concurrency in order to achieve and maintain a public school system that offers a high quality educational environment, provides accessibility for all of its students, and ensures adequate school capacity to accommodate enrollment demand.

Objective 1: Adequate School Facilities

Throughout the planning period (2008—2030), there will be no deficiencies within the Indian River County public school system.

Policies:

- 1.1— The City hereby adopts the LOS standards for public schools at 100% of FISH permanent capacity.
- 1.2— The City hereby adopts the School Board's current public school attendance boundaries as the School Service Areas (SSA). The SSAs exclude magnet and charter schools.
- 1.3— The City shall assist the County and the School District by utilizing the following procedures for modifying SSAs:
 1. The School District will transmit a proposed SSA modification with data and analysis to support the change to the Cities, the County, and the Staff Working Group (SWG). Any proposed change to the SSAs shall require a demonstration that the change complies with the public school LOS standard, and that transportation costs, court approved desegregation plans, and other factors have been taken into account to ensure the maximum utilization of school capacity to the greatest extent possible.
 2. The SWG will review the proposed modification and send its comments to the School District within 45 days of receipt of the proposed change.
 3. The modification of the SSAs shall be effective upon adoption by the School Board.

Objective 2: School Concurrency Review

After 2010, there will be adequate school facility capacity within the Indian River County public school system to accommodate projected development at the adopted level of service.

Policies:

- 2.1— The City shall not approve any non-exempt residential development application for comprehensive plan amendments, rezonings, conceptual plans, preliminary plats, site

plans or its functional equivalents until the School District has issued a School Capacity Availability Determination Letter (SCADL) verifying available capacity.

~~2.2 The City shall consider the following residential uses exempt from the requirements of school concurrency:~~

- ~~1. Lots and parcels of record legally created prior to July 1, 2008.~~
- ~~2. Any new multi-family residential development that has a final site plan approval or its functional equivalent granted prior to July 1, 2008.~~
- ~~3. Any amendment to any previously approved residential development that does not increase the number of dwelling units or otherwise does not increase the estimated number of students generated by the development.~~
- ~~4. Age restricted communities with no permanent residents under the age of 18. Exemption of an age restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 18 years and older.~~

~~2.3 Except for the exclusions allowed under Policy 2.2, no development order shall be approved unless the appropriate SCADL verifying adequate capacity has been issued. The following table identifies the type of concurrency certificate required for each development order type.~~

- ~~• A Conditional SCADL is a determination that adequate school capacity is available at the time of evaluation but does not vest school capacity. If applicable, a Conditional SCADL may list feasible mitigation options that would be required of the developer to provide sufficient school capacity to vest the project.~~
- ~~• A Final SCADL vests school capacity. A Final SCADL shall not be required in conjunction with a building permit if the residential unit is already vested through a previously issued Final SCADL.~~

| | Development Order | SCADL Required | Vesting Allowed | Vesting Required |
|---|--|-----------------------|------------------------|-------------------------|
| 1 | Comprehensive Plan Land Use Amendments and Rezonings | Conditional | No | No |
| 2 | Conceptual Development Plans | Conditional | No ⁺ | No |
| 3 | Preliminary Plats | Conditional | No ⁺ | No |
| 4 | Final Site Plans and Land Development Permits for Roads, Drainage and Utilities | Conditional or Final | Yes | No |
| 5 | Building Permits | Final | Yes | Yes |

⁺ Vesting is allowed for projects with a proportionate share agreement or an approved developer's agreement for a major roadway improvement.

~~2.4 The City, through its land development regulations, shall establish a school concurrency review process for all non-exempt residential projects. The minimum process requirements are described below:~~

- ~~1. A School Impact Analysis is submitted to the City in conjunction with any residential development application (such as a land use map amendment, rezoning, site plan or preliminary plat). The School Impact Analysis indicates the location of the development, number of dwelling units and unit types (single family, multi family, apartments, etc.), and age restrictions for occupancy, if any.~~
- ~~2. The City determines if the application is sufficient for processing and, when sufficient, transmits the application to the School District for review.~~
- ~~3. The School District reviews the application for available capacity and issues either a Conditional SCADL or a Final SCADL as allowed in Policy 2.3:
 - ~~a. If capacity is available within the affected SSA, the School District issues a SCADL verifying available capacity. Issuance of a Conditional SCADL identifying that adequate capacity exists at the time of capacity evaluation does not guarantee that school facilities will be available at the time of any subsequent concurrency review.~~
 - ~~b. If capacity is not available within the affected SSA, contiguous SSAs are reviewed for available capacity.~~
 - ~~c. If capacity is available in the contiguous SSAs, the School District issues a SCADL verifying available capacity, noting the SSA with capacity.~~
 - ~~d. If capacity is not available in the contiguous SSAs, then the School District issues a SCADL indicating that the development is not in compliance with the adopted LOS and offers the developer a 90 day negotiation period for identification of mitigation options acceptable to the School District.~~~~
- ~~4. The City and the School District shall review mitigation options during the 90 day negotiation period.
 - ~~a. Mitigation options may include, but are not limited to:
 - ~~i. Contribution of land in conjunction with the provision of additional school capacity; or~~
 - ~~ii. Provision of additional permanent student stations through the donation of buildings for use as a primary or alternative learning facility; or~~~~~~

- ~~iii. Provision of additional permanent student stations through the renovation of existing buildings for use as learning facilities; or~~
 - ~~iv. Construction of permanent student stations or core capacity; or~~
 - ~~v. Construction of a school in advance of the time set forth in the School District Five Year Facilities Work Program; or~~
 - ~~vi. Construction of a charter school designed in accordance with School District standards, providing permanent school capacity to the District's inventory of student stations. Use of a charter school for mitigation must include provisions for its continued existence, including but not limited to the transfer of ownership of the charter school property and/or operation of the school to the School Board if requested and approved by the School Board.~~
- ~~b. For a Conditional SCADL, the School District shall identify the mitigation options that may be acceptable to it. The School District shall not enter into an enforceable and binding agreement with a developer as part of a Conditional SCADL. Such an agreement may be entered into only in conjunction with a Final SCADL.~~
 - ~~e. If all mitigation options are denied at the Conditional SCADL stage or if mitigation is denied at the Final SCADL stage, the City must deny the development application based upon no available school capacity.~~
- ~~5. The City shall not issue a building permit for a non-exempt residential unit unless the unit is vested for school concurrency purposes, and the City shall not vest approval of any proposed residential development for such purposes until:~~
- ~~a. Confirmation is received from the School District that there is sufficient Available School Capacity to accommodate the development; and~~
 - ~~b. Impact fees have been paid.~~
- ~~6. The City shall be responsible for notifying the School District when a proposed residential development has paid its impact fees and when the development order for the proposed residential development expires.~~
- ~~7. The School District shall update its school concurrency database to reflect the number of students that will be generated from the newly vested residential unit, decreasing the number of available student stations for each school type within the designated school service areas.~~

- ~~2.5 The City, in conjunction with the School District, shall review developer proposed applications for proportionate share mitigation projects to add the school capacity necessary to satisfy the impacts of a proposed residential development.~~
- ~~2.6 The City shall, upon acceptance of a mitigation option identified in Policy 2.4, enter into an enforceable binding agreement with the School District and the developer.~~
- ~~2.7 The City shall notify the School District within 10 working days of receiving payment of school impact fees and vesting school concurrency for any residential development.~~
- ~~2.8 The City shall notify the School District within 10 working days of issuance of a building permit for an exempt residential use and shall notify the School District of each residential certificate of occupancy issued.~~

Objective 3: Coordination

~~After 2008 all new public schools built within the County will be consistent with the appropriate jurisdiction's future land use map designation, will be co-located with other appropriate public facilities, will have needed supporting infrastructure, and when possible will serve as community focal points.~~

Policies:

- ~~3.1 The City shall participate in the Indian River County School Planning Technical Advisory Committee and School Working Group (SWG) designated by the County and work with the School District, to jointly determine the need for and timing of on-site and off-site improvements necessary to support a new school.~~
- ~~3.2 The City shall participate in the Indian River County School Planning Technical Advisory Committee and School Working Group (SWG) designated by the County and work with the School District to identify the timing, location, and the party or parties responsible for constructing, operating, and maintaining off-site improvements necessary to support a new school.~~
- ~~3.3 The City shall encourage the location of schools near residential areas by:~~
- ~~1. Assisting the School District in the identification of funding and/or construction opportunities (including developer participation) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements.~~
 - ~~2. Reviewing and providing comments on all new school sites.~~
 - ~~3. Allowing schools within all residential land use categories.~~

- ~~3.4 The City shall coordinate with the County and the School District, in planning for the co-location of public facilities with schools, such as parks, libraries, and community centers, as the need for these facilities is identified.~~
- ~~3.5 The City shall participate in the School Working Group (SWG) designated by the County, which shall be the monitoring group for coordinated planning and school concurrency in Indian River County.~~
- ~~3.6 The City shall participate in the County's public school facilities concurrency review and determination pursuant to the procedures and requirements of Chapter 910, Indian River County Land Development Regulations, unless otherwise provided for separately.~~
- ~~3.7 The City, in conjunction with the School District, the County and other municipalities within the County, shall identify issues relating to public school emergency preparedness, such as:~~
- ~~1. The determination of evacuation zones, evacuation routes, and shelter locations.~~
 - ~~2. The design and use of public schools as emergency shelters.~~
 - ~~3. The designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.~~
- ~~3.8 The City shall advise the School District whether or not proposed changes to the School District's Long Range Public School Facilities Map are consistent with the City's Comprehensive Plan and Future Land Use Map. Any changes to the School District's Long Range Public School Facilities Map will be consistent with the Comprehensive Plan Future Land Use Map of the County and its respective non-exempt municipalities.~~

Objective 4: Five Year Schedule of Capital Improvements

~~After 2008, the five year schedule of capital improvements will include those projects necessary to address existing deficiencies and future needs.~~

Policies:

- ~~4.1 The City shall, no later than December 1st of each year, incorporate into the Capital Improvements Element the "Summary of Capital Improvements Program" and "Summary of Estimated Revenue" tables from the School District's annually adopted Five Year Capital Facilities Plan prepared by the School Board and submitted to the County and each non-exempt municipality by December of the previous year.~~
- ~~4.2 The City, in conjunction with the School District and the County, shall annually review the Public School Facilities Element and maintain a long range public school facilities map series, including the planned general location of schools and ancillary facilities for the five year planning period and the long range planning period.~~