

EXHIBIT C



City of Vero Beach

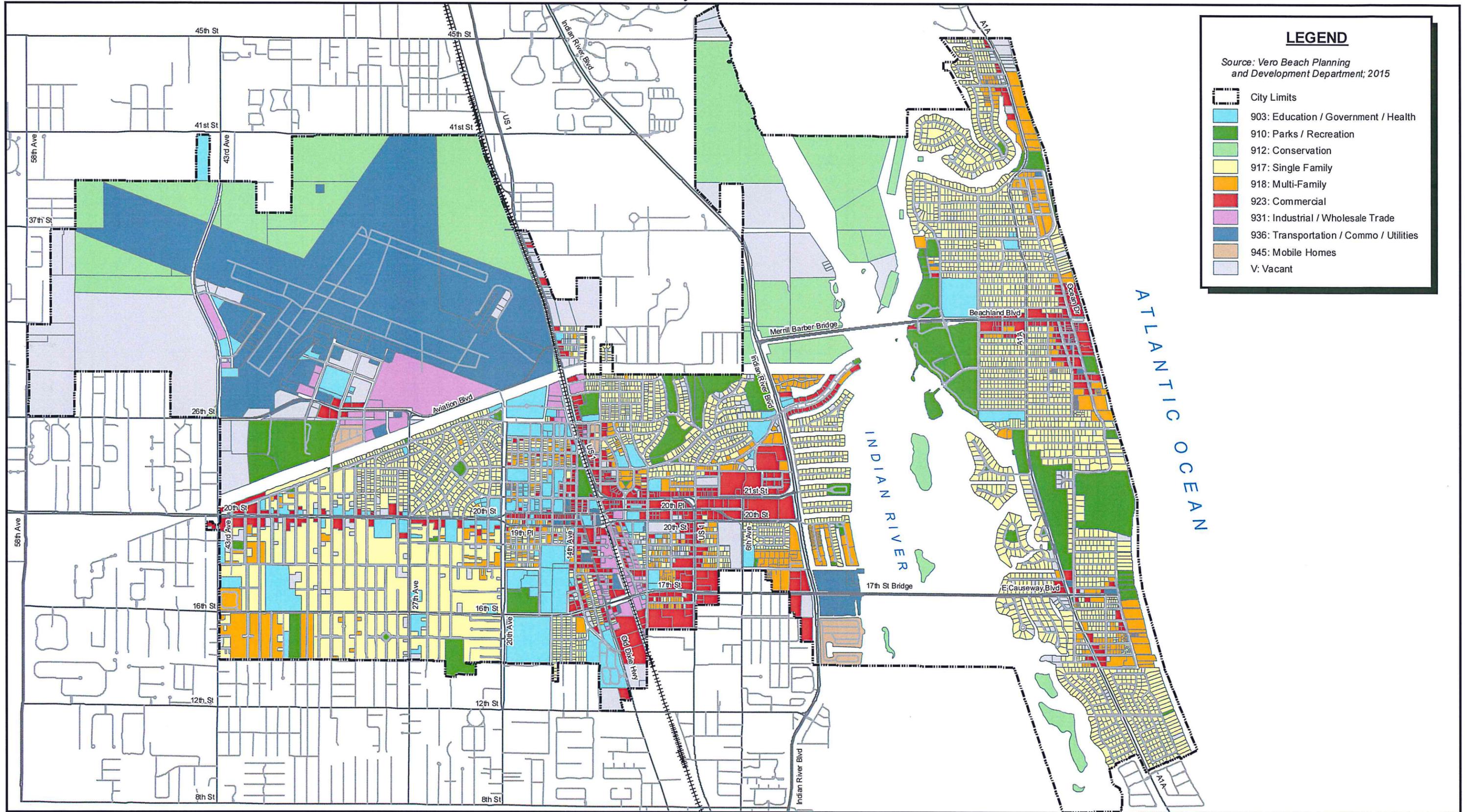


**Comprehensive Plan
Map Series**

Existing Land Use - 2015

City of Vero Beach

Figure 1



LEGEND

Source: Vero Beach Planning and Development Department; 2015

- City Limits
- 903: Education / Government / Health
- 910: Parks / Recreation
- 912: Conservation
- 917: Single Family
- 918: Multi-Family
- 923: Commercial
- 931: Industrial / Wholesale Trade
- 936: Transportation / Commo / Utilities
- 945: Mobile Homes
- V: Vacant

Created by Terry Bishop, GISP
 City of Vero Beach
 Department of Public Works / GIS Division
 January 30, 2017

Scale: 1" = 2500'

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Historic Sites and Zones

City of Vero Beach

Figure 2



LEGEND

Source: Vero Beach Planning and Development Department 2016

- City Limits
- National Register Only
- National & Local Register
- Local Register Only
- Local Historic Site/Archaeological Zone
- National Residential Historic District



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 Department of Public Works / GIS Division
 January 30, 2017

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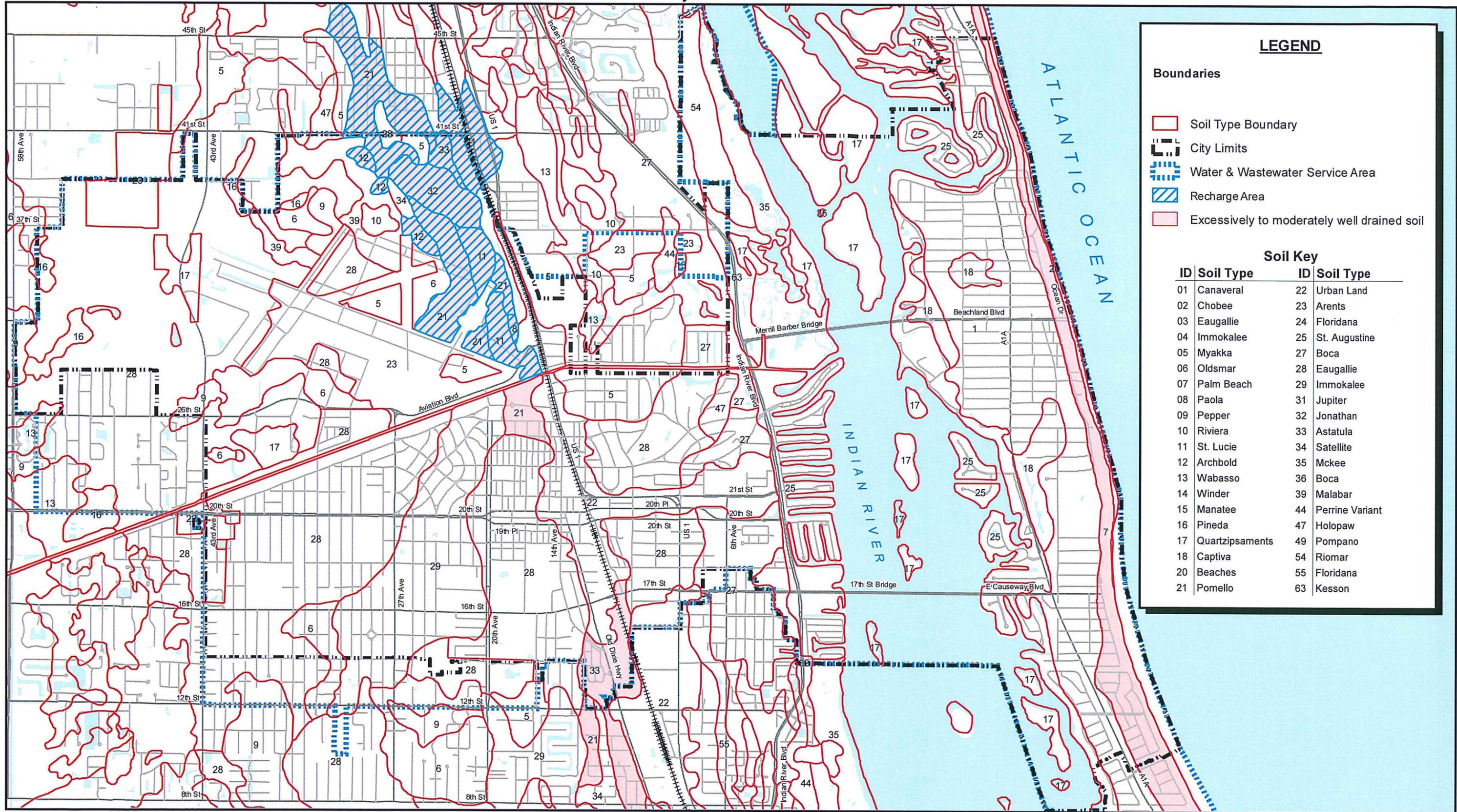
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Soils and Recharge Areas

City of Vero Beach

Figure 3



LEGEND

Boundaries

- Soil Type Boundary
- City Limits
- Water & Wastewater Service Area
- Recharge Area
- Excessively to moderately well drained soil

Soil Key

ID	Soil Type	ID	Soil Type
01	Canaveral	22	Urban Land
02	Chobee	23	Arents
03	Eaugallie	24	Floridana
04	Immokalee	25	St. Augustine
05	Myakka	27	Boca
06	Oldsmar	28	Eaugallie
07	Palm Beach	29	Immokalee
08	Paola	31	Jupiter
09	Pepper	32	Jonathan
10	Riviera	33	Astatula
11	St. Lucie	34	Satellite
12	Archbold	35	Mckee
13	Wabasso	36	Boca
14	Winder	39	Malabar
15	Manatee	44	Perrine Variant
16	Pineda	47	Holopaw
17	Quartzipsaments	49	Pompano
18	Captiva	54	Riomar
20	Beaches	55	Floridana
21	Pomello	63	Kesson

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 January 30, 2017

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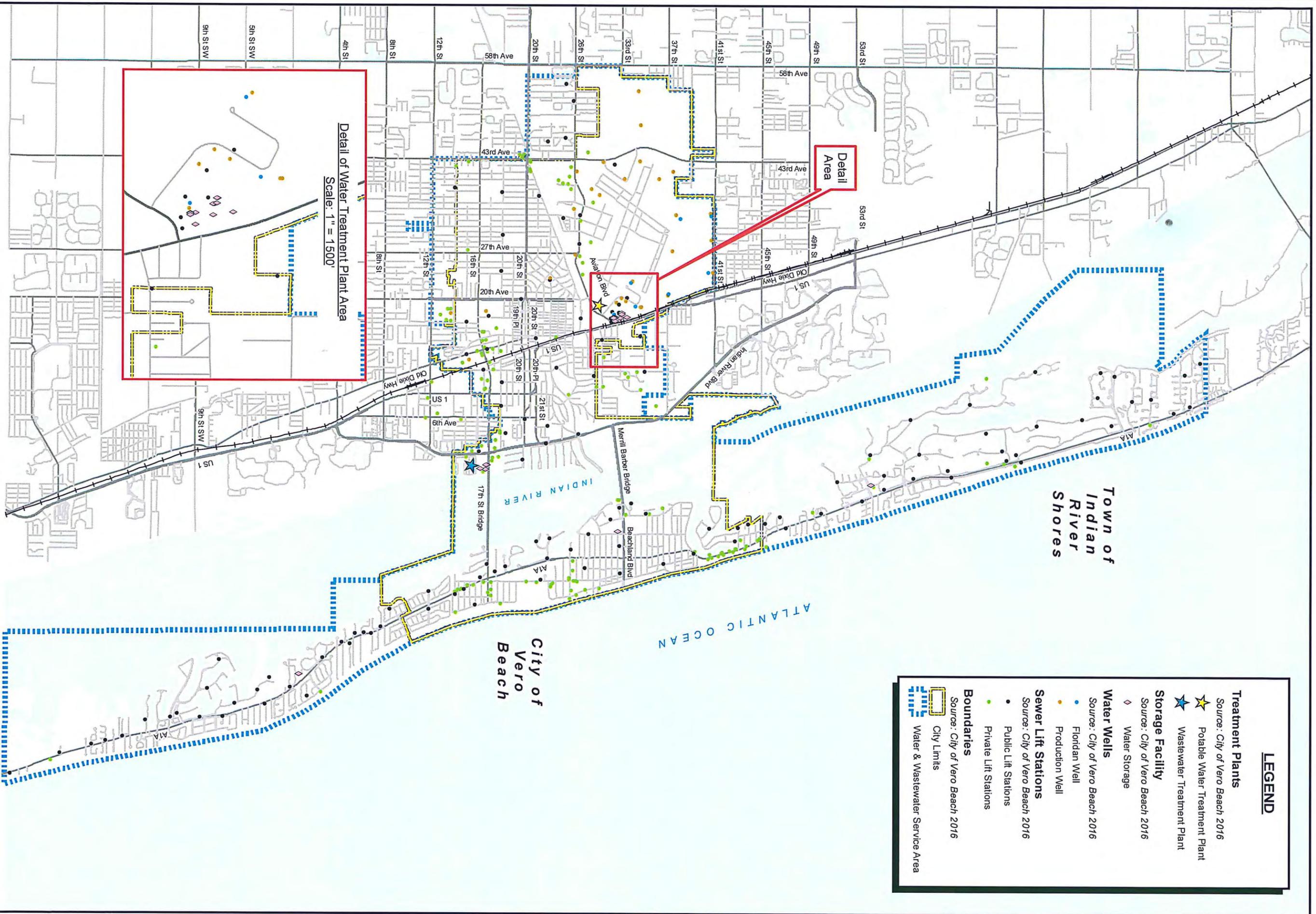
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Water and Wastewater Facilities

City of Vero Beach

Figure 4



LEGEND

Treatment Plants
 Source: City of Vero Beach 2016
 ★ Potable Water Treatment Plant
 ★ Wastewater Treatment Plant

Storage Facility
 Source: City of Vero Beach 2016
 ◇ Water Storage

Water Wells
 Source: City of Vero Beach 2016
 ● Floridan Well
 ● Production Well

Sewer Lift Stations
 Source: City of Vero Beach 2016
 ● Public Lift Stations
 ● Private Lift Stations

Boundaries
 Source: City of Vero Beach 2016
 City Limits
 Water & Wastewater Service Area



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 Department of Public Works / GIS Division
 January 30, 2017

Scale: 1" = 5000'

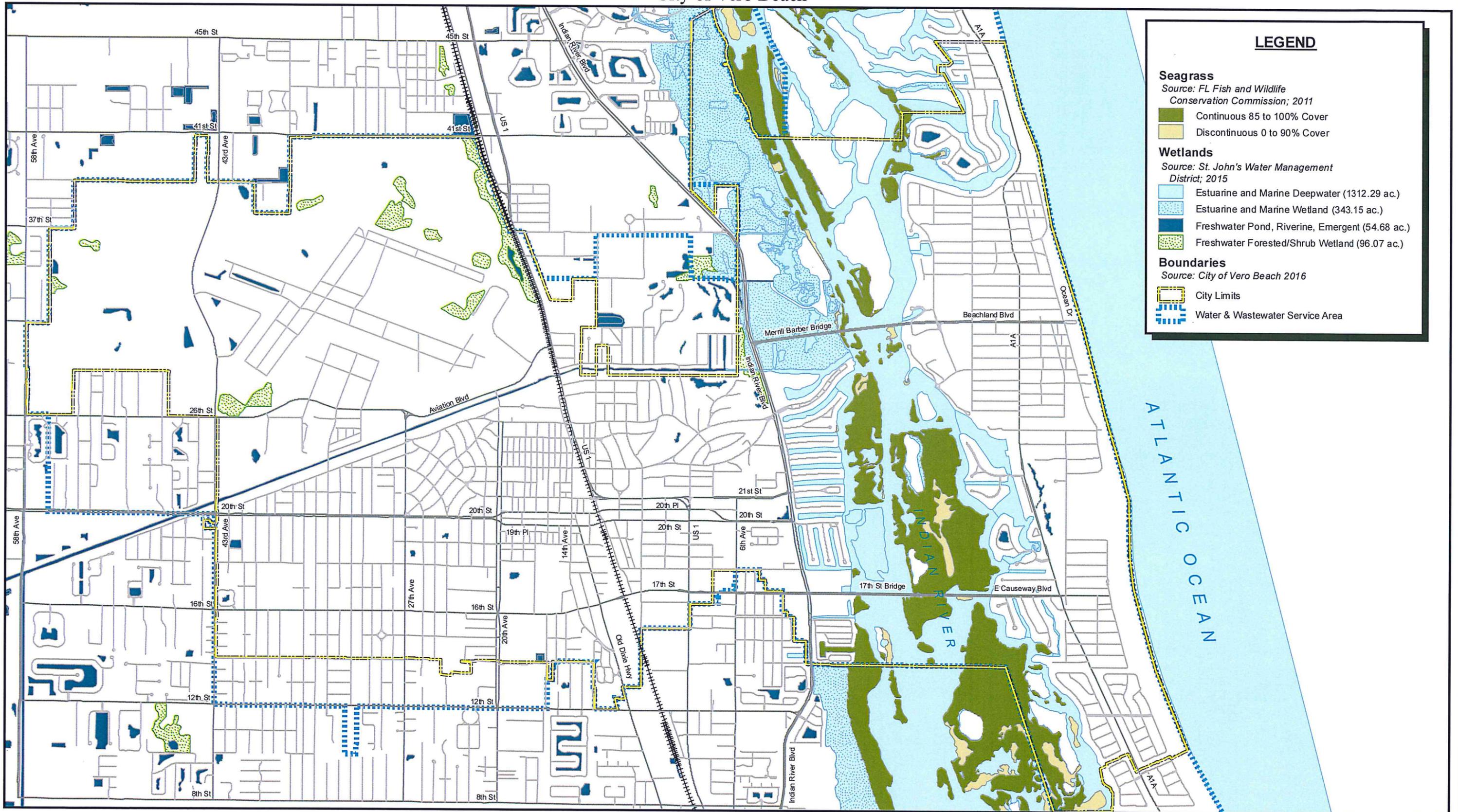
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Wetlands and Seagrass

City of Vero Beach

Figure 5



LEGEND

Seagrass
 Source: FL Fish and Wildlife Conservation Commission; 2011

- Continuous 85 to 100% Cover
- Discontinuous 0 to 90% Cover

Wetlands
 Source: St. John's Water Management District; 2015

- Estuarine and Marine Deepwater (1312.29 ac.)
- Estuarine and Marine Wetland (343.15 ac.)
- Freshwater Pond, Riverine, Emergent (54.68 ac.)
- Freshwater Forested/Shrub Wetland (96.07 ac.)

Boundaries
 Source: City of Vero Beach 2016

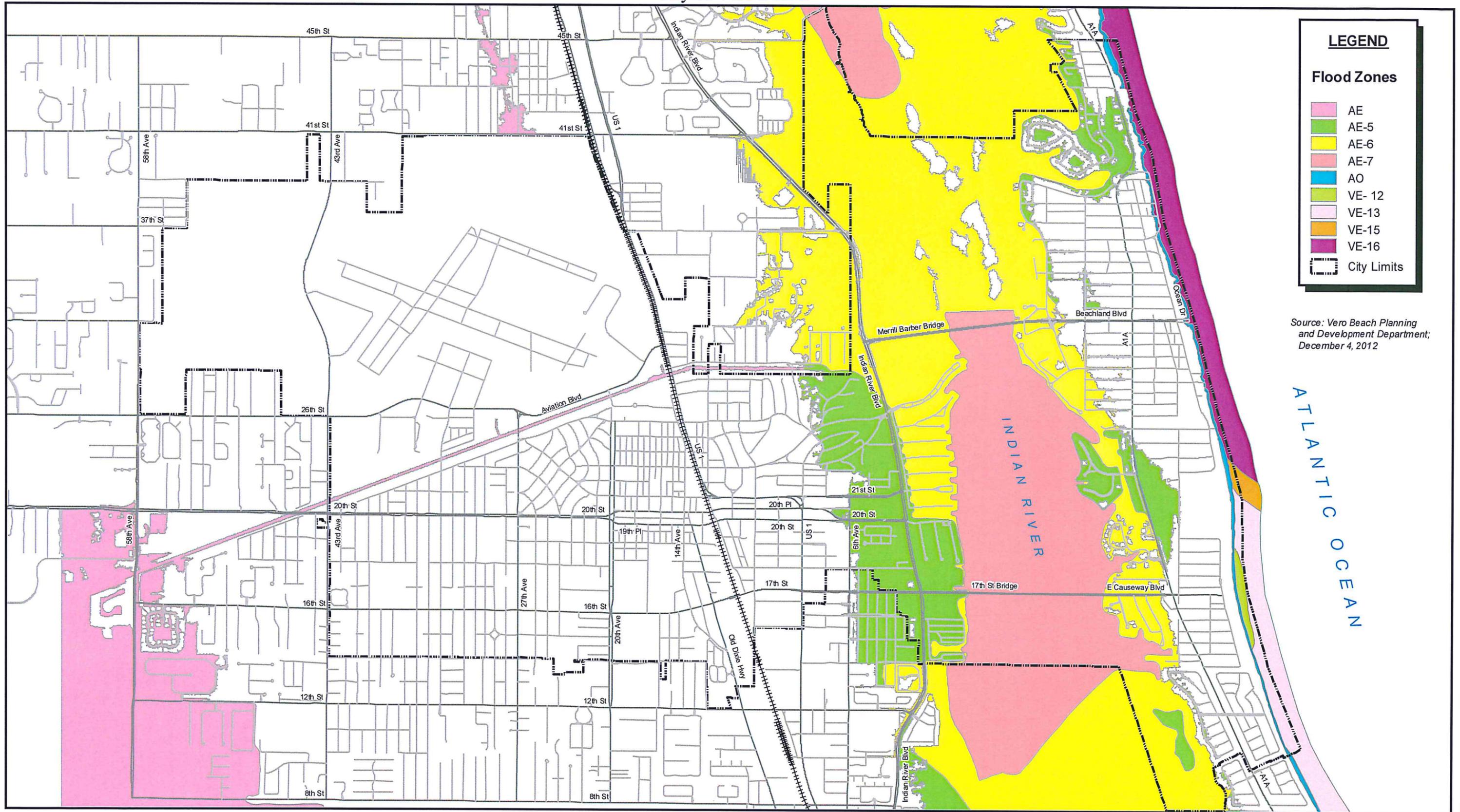
- City Limits
- Water & Wastewater Service Area



Special Flood Hazard Zones

City of Vero Beach

Figure 6

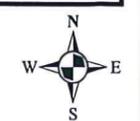


LEGEND

Flood Zones

- AE
- AE-5
- AE-6
- AE-7
- AO
- VE- 12
- VE-13
- VE-15
- VE-16
- City Limits

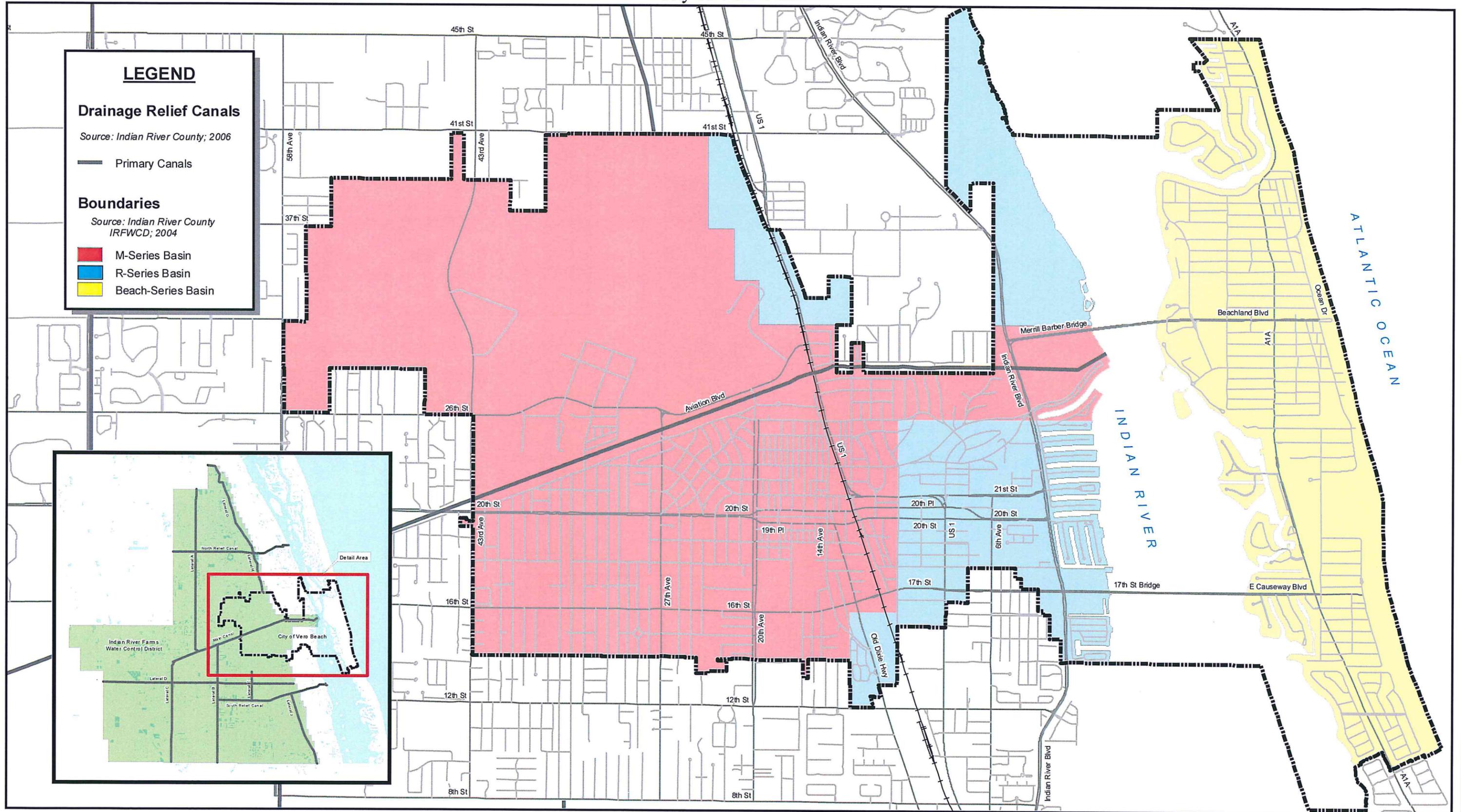
Source: Vero Beach Planning and Development Department; December 4, 2012



Existing Drainage Systems

City of Vero Beach

Figure 7



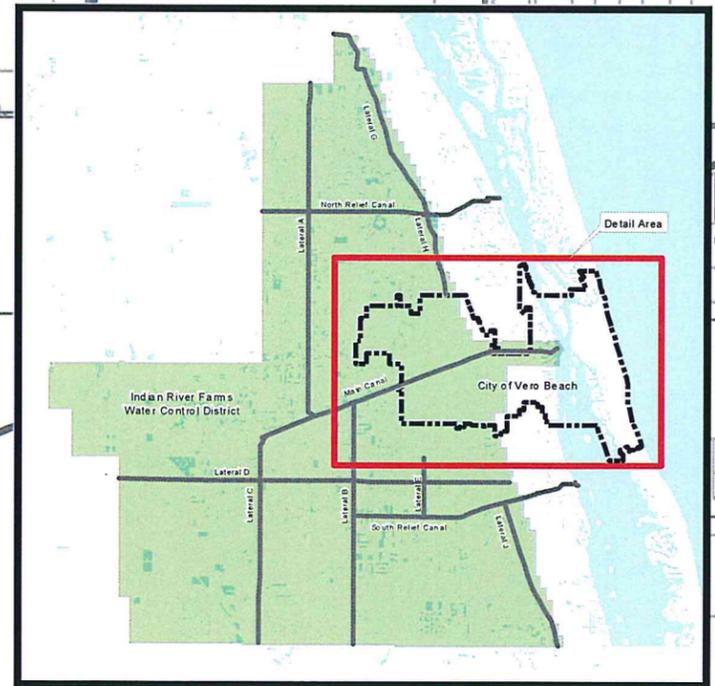
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Drainage Relief Canals
 Source: Indian River County; 2006

— Primary Canals

Boundaries
 Source: Indian River County IRFWCD; 2004

- M-Series Basin
- R-Series Basin
- Beach-Series Basin



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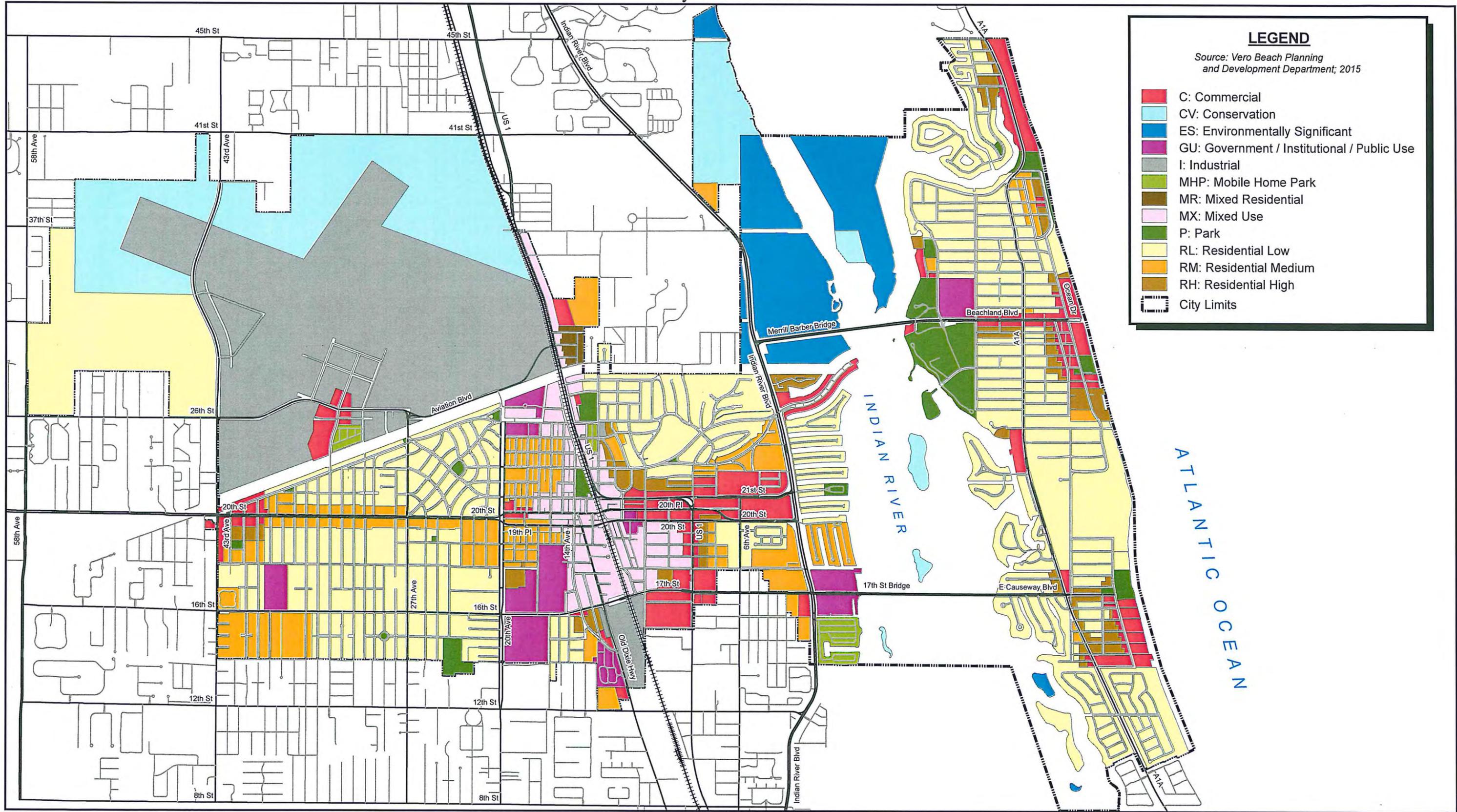
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 City of Vero Beach
 Department of Public Works / GIS Division
 January 30, 2017



Future Land Use - 2015

City of Vero Beach

Figure 8



Created by Terry Bishop, GISP
 City of Vero Beach
 Department of Public Works / GIS Division
 August 9, 2017

Scale: 1" = 2500'

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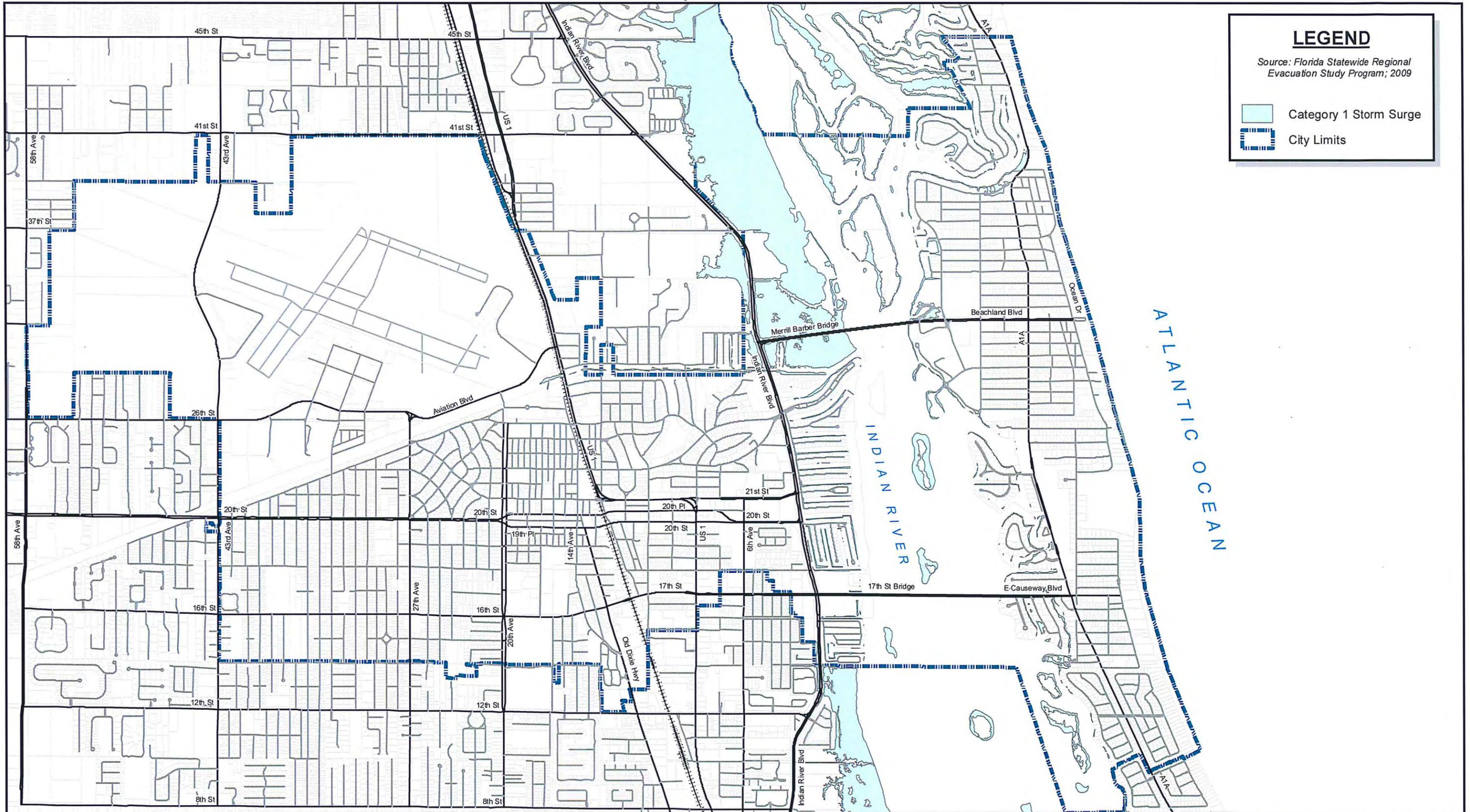
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Coastal High Hazard Area

City of Vero Beach

Figure 9



LEGEND

Source: Florida Statewide Regional Evacuation Study Program; 2009

- Category 1 Storm Surge
- City Limits



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City of Vero Beach
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April 6, 2017

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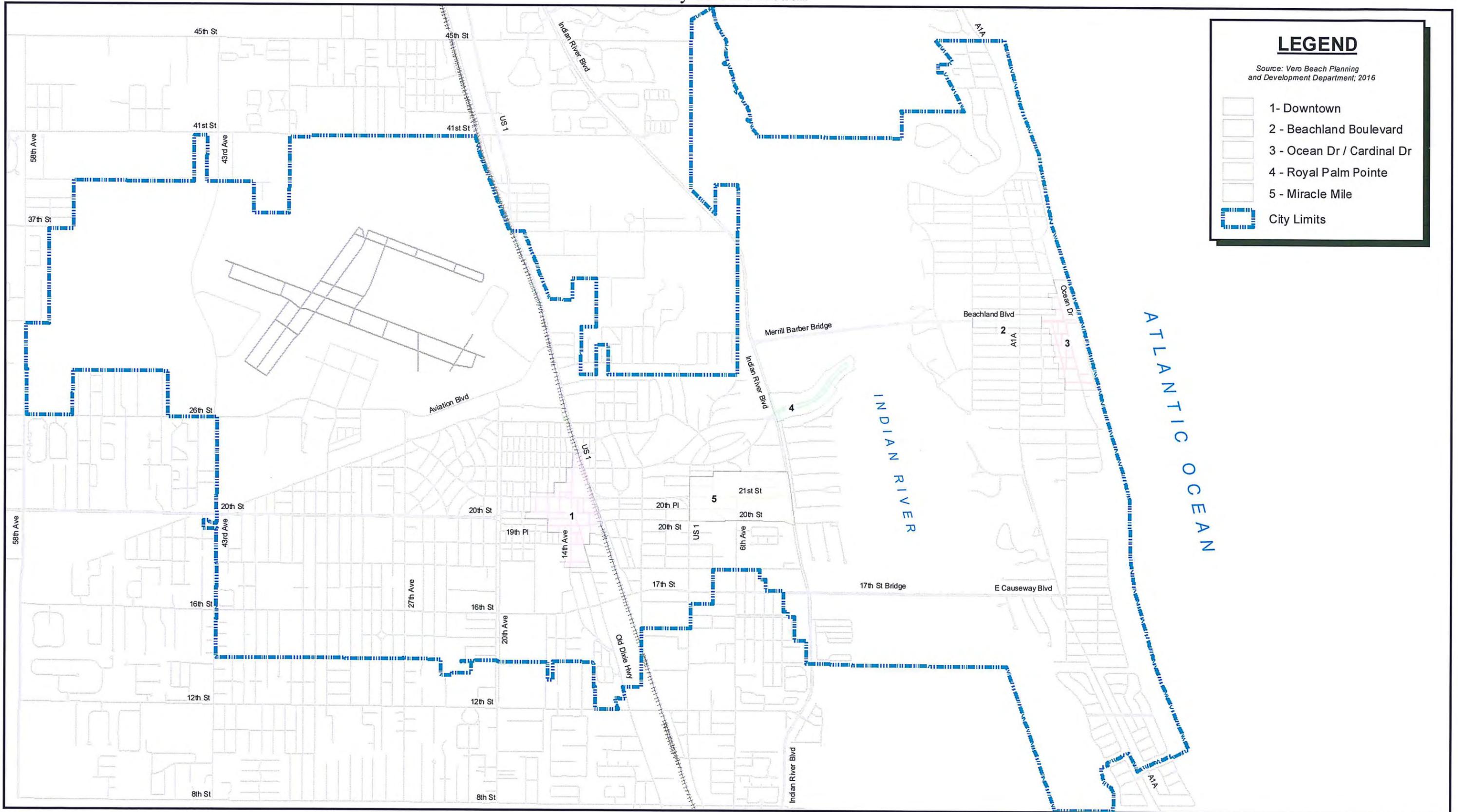
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Commercial Districts

City of Vero Beach

Figure 10



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Source: Vero Beach Planning and Development Department, 2016

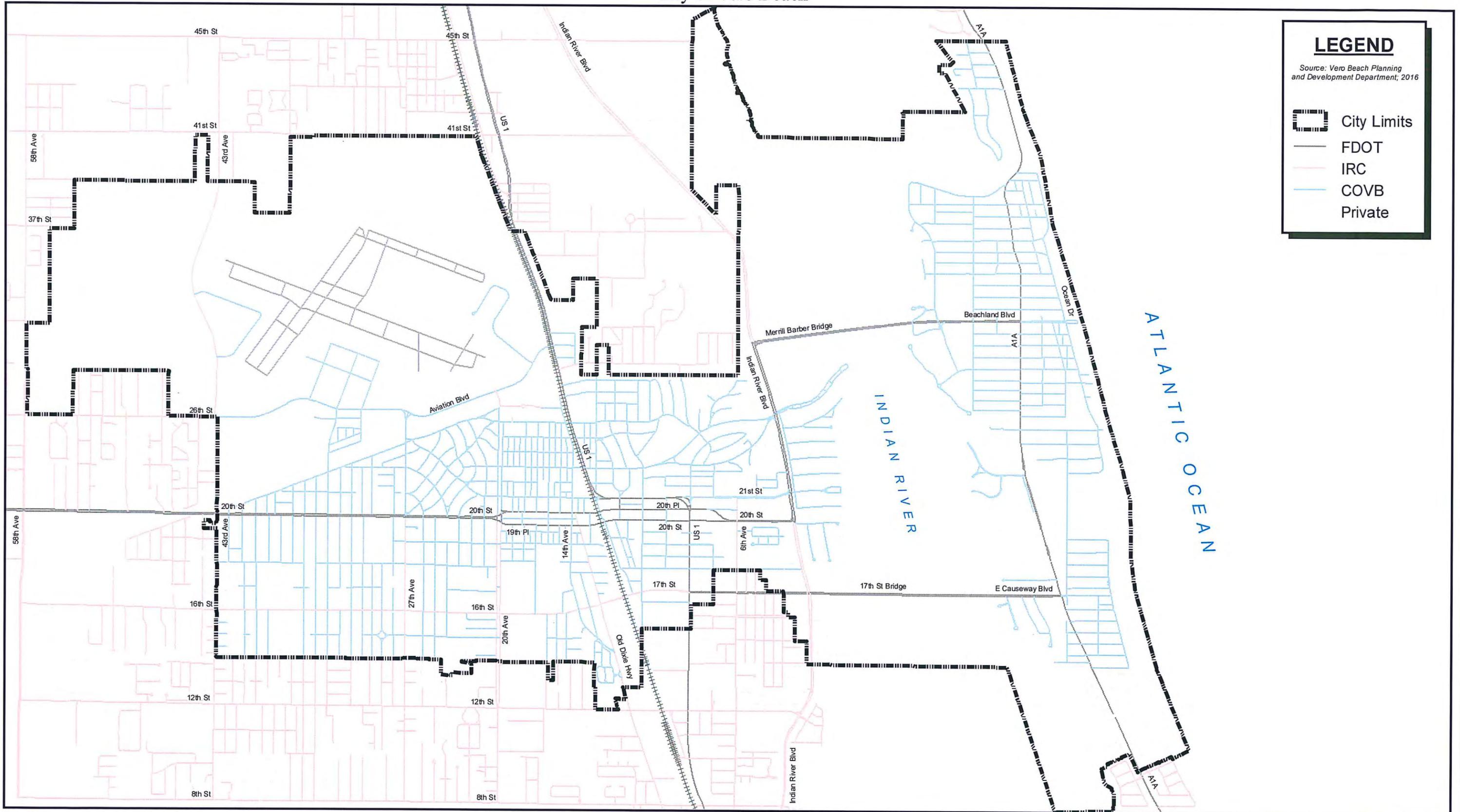
- 1- Downtown
- 2 - Beachland Boulevard
- 3 - Ocean Dr / Cardinal Dr
- 4 - Royal Palm Pointe
- 5 - Miracle Mile
- City Limits



Roadway Jurisdictional Responsibility

City of Vero Beach

Figure 11



LEGEND
Source: Vero Beach Planning and Development Department, 2016

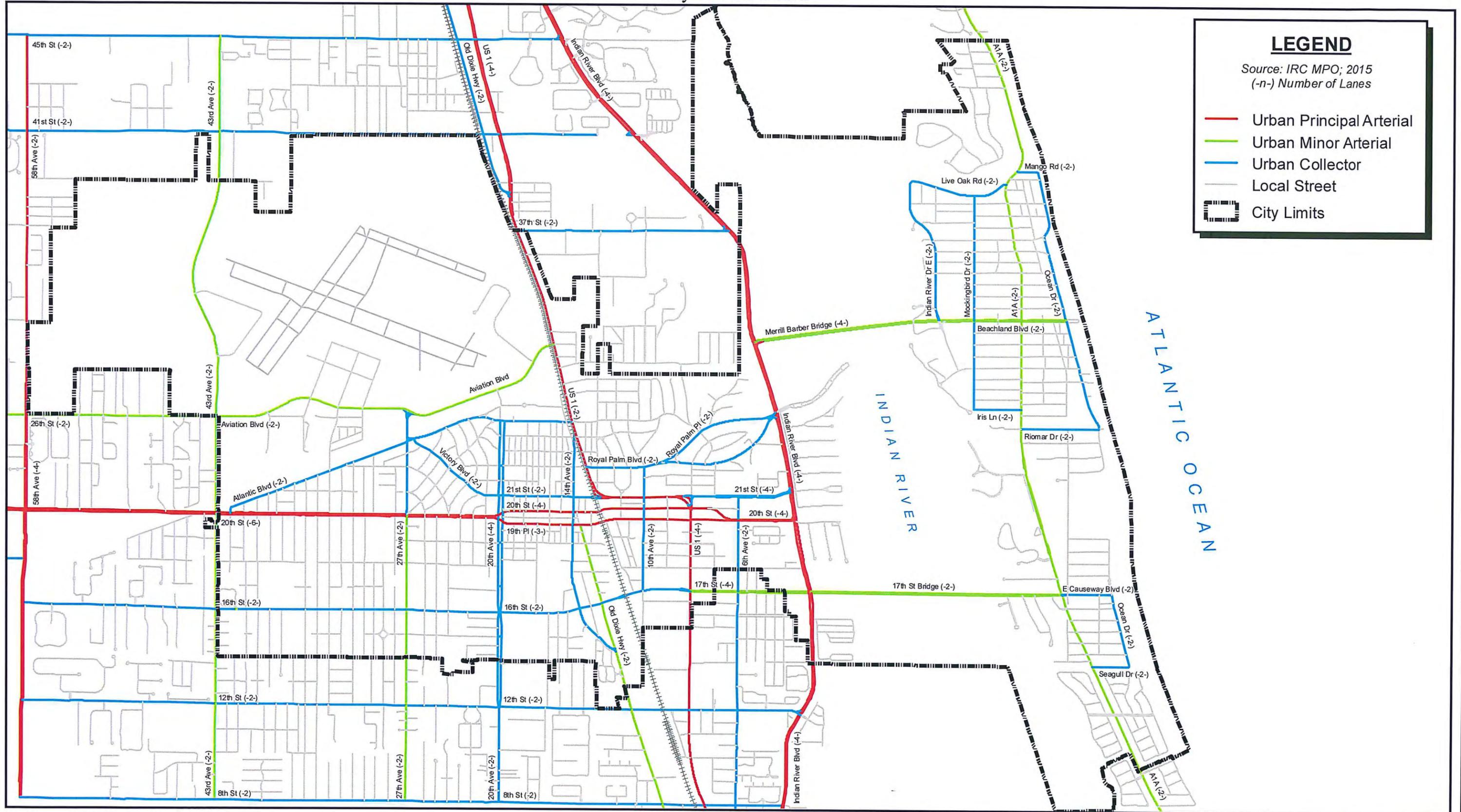
- City Limits
- FDOT
- IRC
- COVB
- Private



Roadway Laneage and Functional Classification

City of Vero Beach

Figure 12



LEGEND

Source: IRC MPO; 2015
(-n-) Number of Lanes

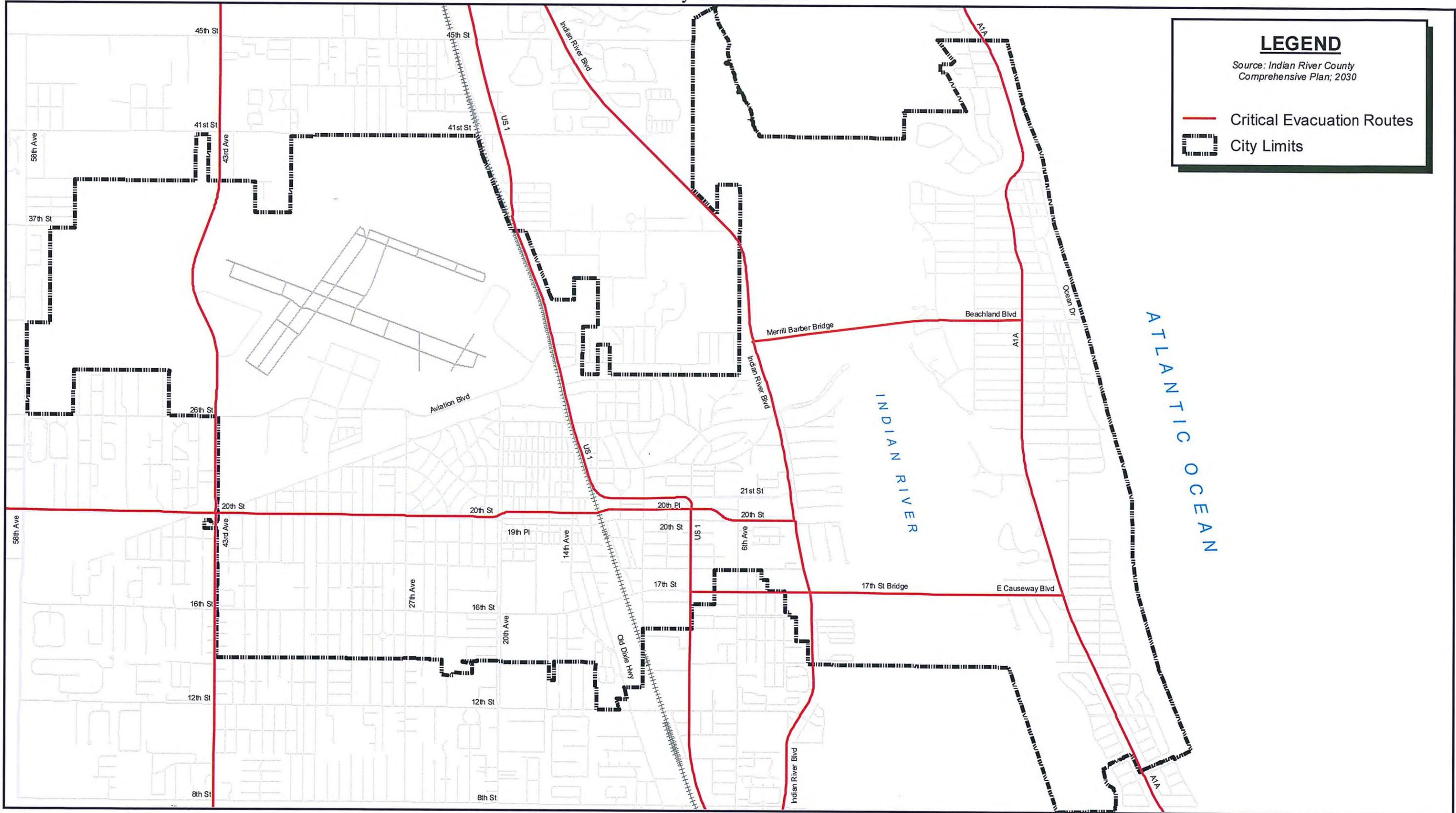
- Urban Principal Arterial
- Urban Minor Arterial
- Urban Collector
- Local Street
- City Limits



Critical Evacuation Routes

City of Vero Beach

Figure 13



LEGEND
Source: Indian River County
Comprehensive Plan; 2030

- Critical Evacuation Routes
- - - City Limits



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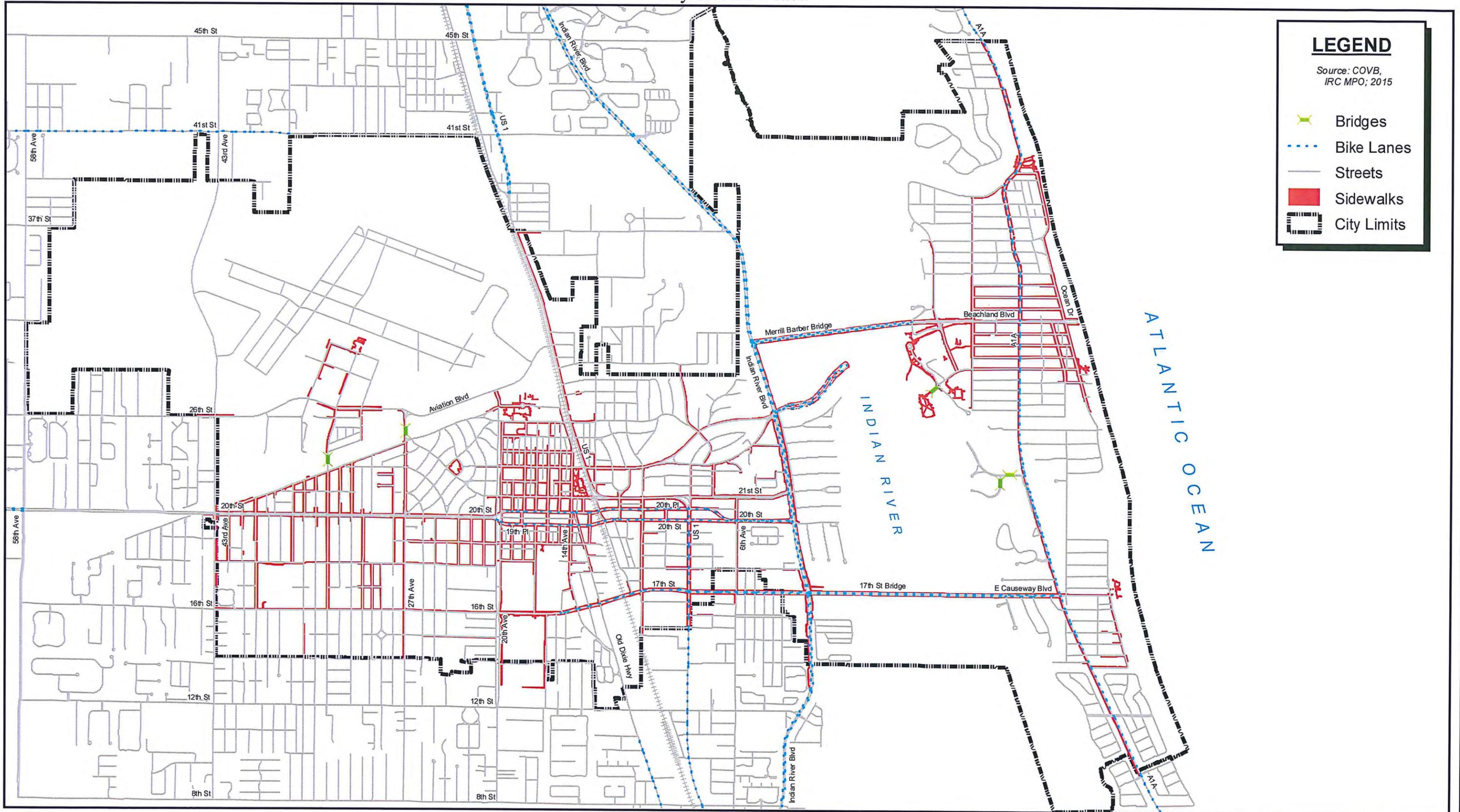
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Existing Bicycle and Pedestrian Facilities

City of Vero Beach

Figure 14



LEGEND

Source: COVB,
IRC MPO; 2015

- Bridges
- Bike Lanes
- Streets
- Sidewalks
- City Limits

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City of Vero Beach
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January 30, 2017

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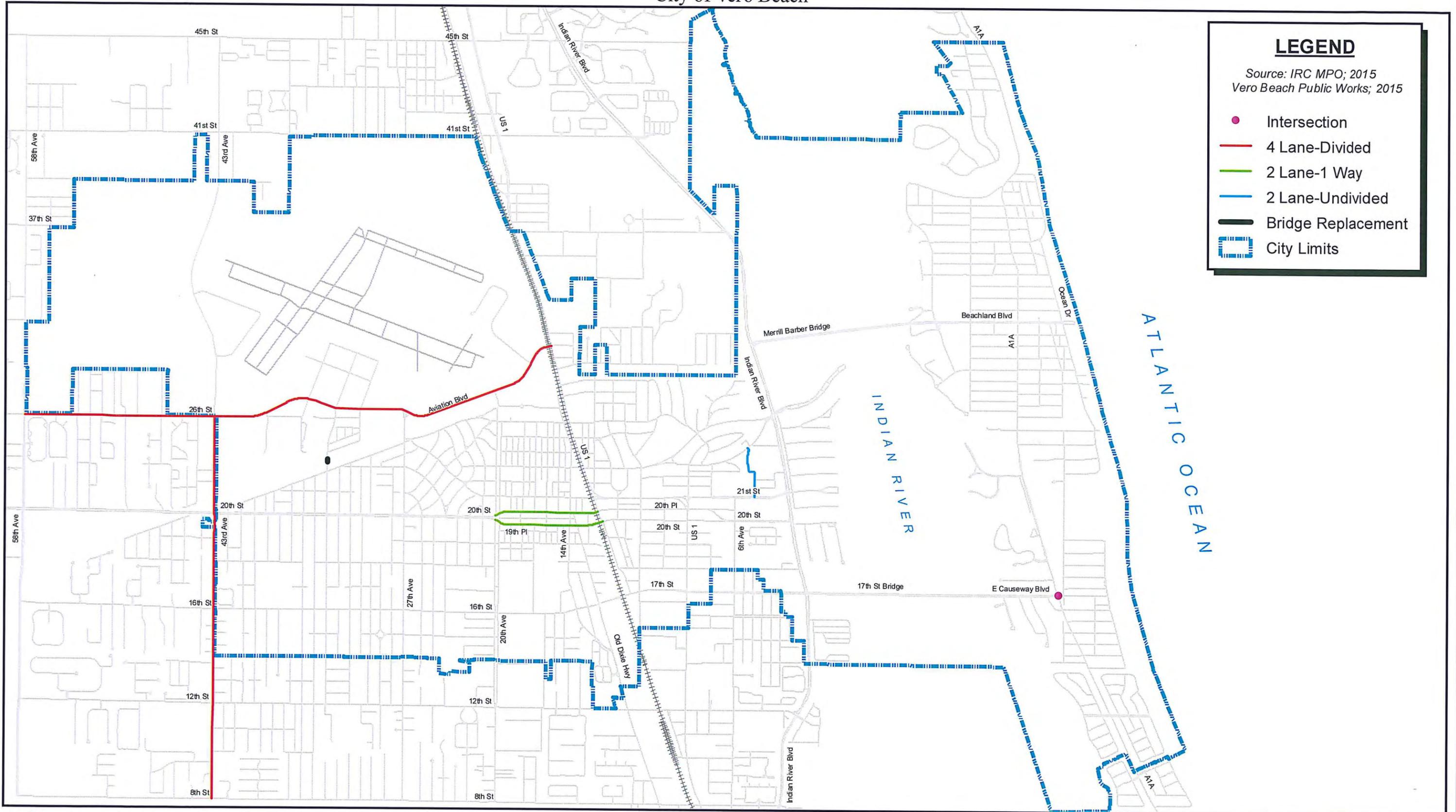
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2035 Roadway Improvement Plan

City of Vero Beach

Figure 15



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Source: IRC MPO; 2015
Vero Beach Public Works; 2015

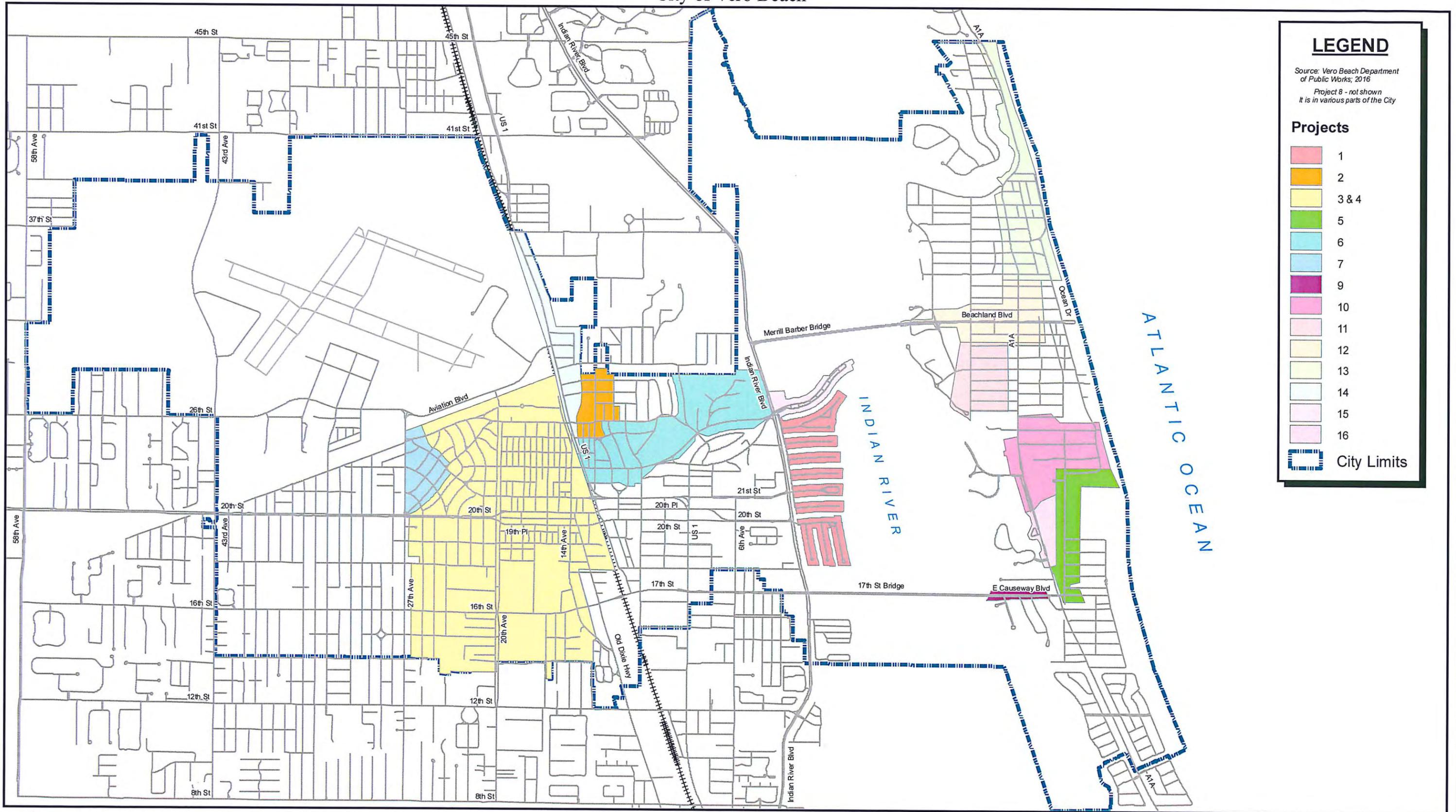
- Intersection
- 4 Lane-Divided
- 2 Lane-1 Way
- 2 Lane-Undivided
- Bridge Replacement
- City Limits



Future Drainage Projects

City of Vero Beach

Figure 16



LEGEND

Source: Vero Beach Department of Public Works, 2016
 Project 8 - not shown
 It is in various parts of the City

Projects

- 1 (Pink)
- 2 (Orange)
- 3 & 4 (Yellow)
- 5 (Green)
- 6 (Light Blue)
- 7 (Cyan)
- 9 (Purple)
- 10 (Magenta)
- 11 (Light Pink)
- 12 (Light Yellow)
- 13 (Light Green)
- 14 (Light Blue)
- 15 (Light Pink)
- 16 (Light Purple)

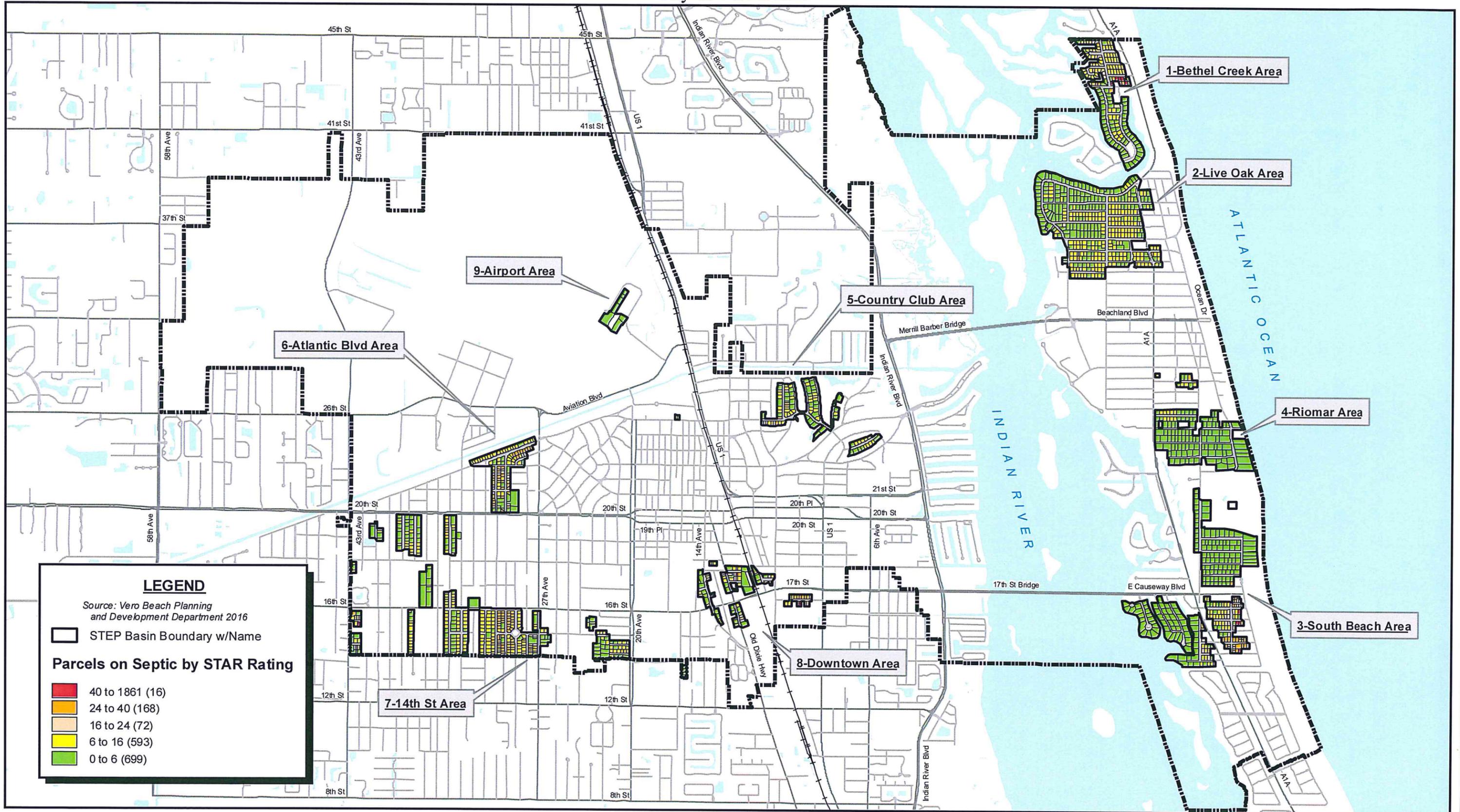
City Limits



STEP System Programs

City of Vero Beach

Figure 17



LEGEND

Source: Vero Beach Planning and Development Department 2016

▭ STEP Basin Boundary w/Name

Parcels on Septic by STAR Rating

Red	40 to 1861 (16)
Orange	24 to 40 (168)
Light Orange	16 to 24 (72)
Yellow	6 to 16 (593)
Green	0 to 6 (699)

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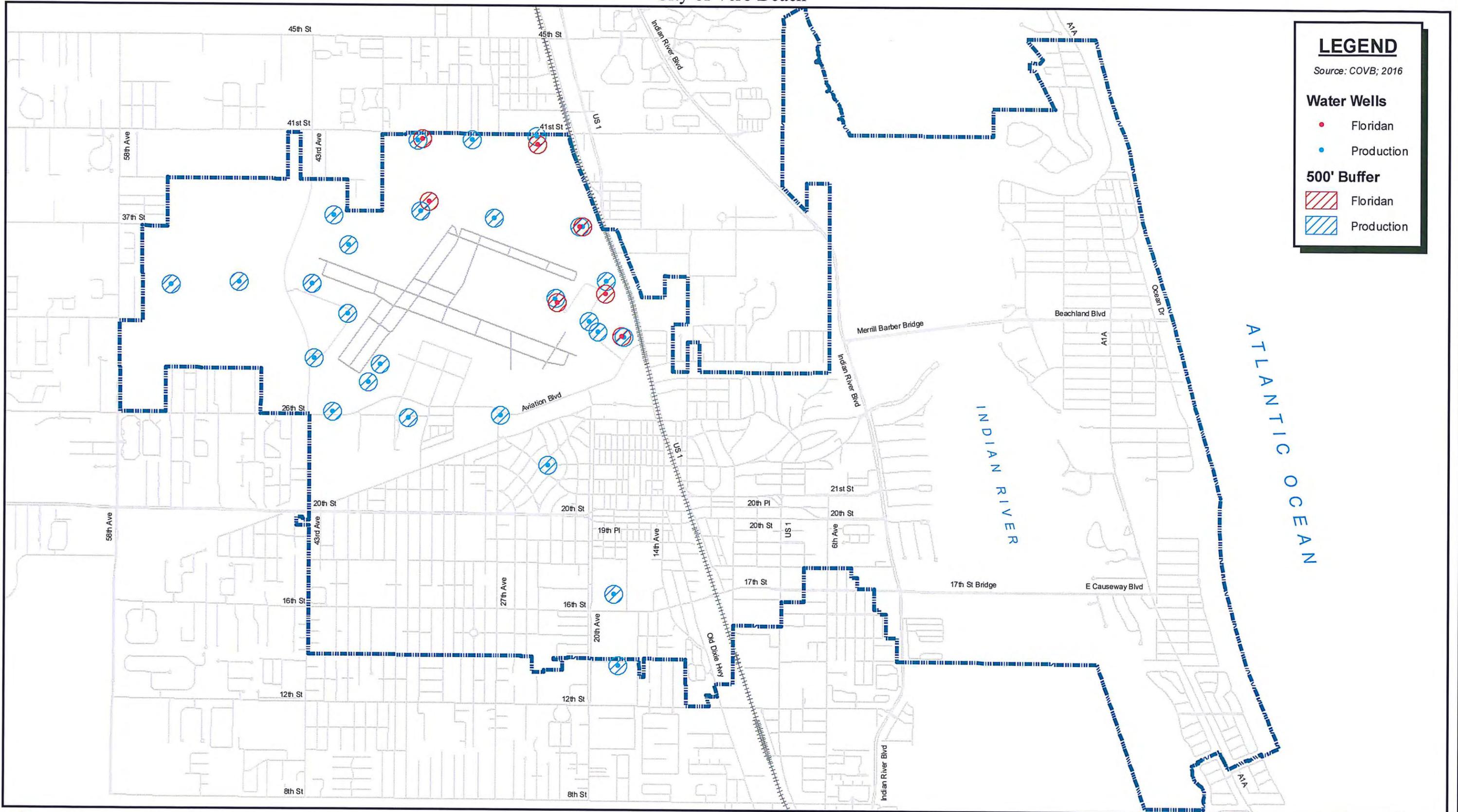
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Wellhead Protection Areas

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