



# Indian River County

Comprehensive Plan

Evaluation & Appraisal Report (EAR)

Appendix A. Summary Recommendation Matrices

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# Contents

Appendix A. Summary Recommendation Matrices.....	1
Future Land Use Element.....	1
Sanitary Sewer Sub-Element.....	35
Potable Water Sub-Element .....	41
Solid Waste Sub-Element.....	48
Natural Groundwater Sub-Element .....	51
Stormwater Sub-Element.....	55
Transportation Element.....	61
Economic Development Element.....	70
Capital Improvements Element .....	77
Housing Element.....	85
Conservation Element.....	92
Coastal Management Element.....	108
Recreation and Open Space Element .....	123
Intergovernmental Coordination Element.....	128
Public School Facilities Element.....	132
Property Rights Element.....	136

# Appendix A. Summary Recommendation Matrices

## Future Land Use Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Vision	To maintain and promote the “Small Town Character” of Indian River County as a low density, low rise and “green” county, while providing for a variety of housing and transportation choices.	No Change	This is the consistent Vision per County and community input.
Goal	Land development in Indian River County will occur in an orderly and controlled manner which ensures balanced growth that optimizes the potential for economic development, provides for the efficient use of facilities and services, and ensures the protection of the county's rich and varied environmental resources.	No Change	
Objective 1:	Indian River County will have a compact and energy efficient land use pattern; an overall low-density character; and adequate land for utility facilities necessary to support development. By 2030, the overall residential density of the unincorporated portions of Indian River County, within the Urban Service Area, will be 1.75 units/acre.	Revise	Indian River County will have a compact and energy efficient land use pattern; an overall low-density character; and adequate land for utility facilities necessary to support development. (remove density standard recommended)
Policy 1.1:	Indian River County hereby adopts the Future Land Use goal, objectives, policies as well as Figures 2.9, 2.18, 2.20, 2.23, 2.24, 2.25, 2.26, 2.27, 2.29, and 2.33; and The Official Future Land Use Map.	Remove	The Map series is typically adopted as part of the comprehensive plan regardless of a policy of this nature. Policy does not further objective. Okay to keep generally but not required.
Policy 1.2:	<p>Indian River County hereby adopts the following land use designations to be depicted on the Future Land Use Map (Figure 2.34):</p> <ul style="list-style-type: none"> <li>C-1, Conservation-1 (zero density)</li> <li>C-2, Conservation-2 (up to 1 unit/40 acres)</li> <li>C-3, Conservation-3 (up to 1 unit/2.5 acres)</li> <li>AG-1, Agriculture-1 (up to 1 unit/5 acres)</li> <li>AG-2, Agriculture-2 (up to 1 unit/10 acres)</li> <li>AG-3, Agriculture-3 (up to 1 unit/20 acres)</li> <li>R, Rural Residential (up to 1 unit/acre)</li> <li>T, Transitional Residential (up to 1 unit/acre; or up to 3 units/acre for Planned Development Projects)</li> <li>L-1, Low-Density Residential-1 (up to 3 units/acre)</li> <li>L-2, Low-Density Residential-2 (up to 6 units/acre)</li> <li>M-1, Medium-Density Residential-1 (up to 8 units/acre)</li> <li>M-2, Medium-Density Residential-2 (up to 10 unit/acre)</li> <li>MHRP, Mobile Home Rental Park (up to 8 units/acre)</li> <li>BCID, Blue Cypress Improvement District (up to 10 unit/acre)</li> <li>C/I, Commercial/Industrial</li> <li>RC, Regional Commercial</li> <li>PUB, Public Facilities</li> <li>REC, Recreation</li> <li>Mixed Use (floating land use designation; not depicted on the future land use map)</li> </ul>	<p>Consider possible updates and revisions; No Change</p>	<p>No Change per County input</p>

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Policy 1.3:	<p>Indian River County shall maintain, periodically review, and revise if necessary, its various zoning districts (including special districts) and overlay districts as may be warranted to ensure the implementation of the comprehensive plan. The zoning districts shall be based on the comprehensive plan and shall directly govern specific land uses, lot area, building type, and size and dimension criteria.</p> <p>Additionally, Indian River County shall maintain, periodically review, revise if necessary, and enforce land development regulations. Those land development regulations shall be the primary mechanism through which the county shall implement the Comprehensive Plan. The criteria and standards established in the various elements of the comprehensive plan shall be the basis for the land development regulations. Those regulations shall include, but not be limited to, provisions for:</p> <ul style="list-style-type: none"> <li>• The use of land and water consistent with the Future Land Use Map and the Comprehensive Plan;</li> <li>• The subdivision of land;</li> <li>• The use of areas subject to periodic flooding and the provision of adequate drainage and stormwater protection;</li> <li>• The protection of potable water wellfields;</li> <li>• The protection of environmentally sensitive lands;</li> <li>• The regulation of signage, landscaping and other aesthetic controls;</li> <li>• The provision of safe on-site and off-site traffic circulation and adequate parking; and</li> <li>• The review of all development applications and modifications to ensure that all provisions of the Comprehensive Plan are enforced.</li> </ul>	No Change	
Policy 1.4:	<p>Indian River County's land development regulations shall, through various means, ensure that adjacent land uses are compatible. Those means shall include, but not be limited to, use of the following:</p> <ul style="list-style-type: none"> <li>• vegetative buffers;</li> <li>• setbacks;</li> <li>• open space;</li> <li>• physical separation;</li> <li>• regulation of lighting;</li> <li>• regulation of hours of operation; and</li> <li>• regulation of access.</li> </ul>	No Change	
Policy 1.5:	<p>The Conservation Land Use designations shall be applied to those areas which contain or possess lands with qualities and features which play a vital or essential role in the normal functioning of the county's ecosystems and have been so identified in the conservation element or merit preservation as vestiges of once common county ecosystems.</p>	Revise	Cross reference to Conservation Element. Policy could end just before "and have been so identified....". Assuming "vital or essential roles in the ... ecosystems" is defined in Conservation element.
Policy 1.6:	<p><u>C-1, Conservation-1 (Publicly owned or controlled conservation areas)</u>  Conservation Uses  Passive Recreational Uses</p> <ul style="list-style-type: none"> <li>• including, but not limited to, nature centers and trails, hiking trails, canoe launches, observation towers, scenic areas, wildlife sanctuaries, wildlife feeding stations, hunter education centers (including shooting ranges), picnic areas, bathrooms, and parking areas</li> <li>• up to 0.25 FAR</li> </ul> <p>C-1 designated parcels shall be specifically depicted on the future land use map. C-1 designated parcels include but are not limited to land owned by the St. Johns River Water Management District for its Upper Basin Project, publicly owned</p>	No Change	Language throughout this Policy is good and reinforces vision.



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	<p>spoil islands in the Indian River Lagoon, and other environmentally important land owned or controlled by public entities for conservation purposes.</p> <p><u>C-2, Conservation-2 (Privately owned estuarine wetland and undeveloped lagoon island conservation areas)</u>  Conservation Uses  Passive Recreational Uses  • including, but not limited to, nature centers and trails, hiking trails, canoe launches, observation towers, scenic areas, wildlife sanctuaries, wildlife feeding stations, picnic areas, bathrooms, and parking areas  • up to 0.25 FAR  Residential Uses  • up to 1 unit/40 acres (on-site)  • up to 1 unit/acre (Transfer of Development Rights)</p> <p><u>C-3, Conservation-3 (Privately owned xeric scrub conservation areas)</u>  Conservation Uses  Passive Recreational Uses  • including, but not limited to, nature centers and trails, hiking trails, canoe launches, observation towers, scenic areas, wildlife sanctuaries, wildlife feeding stations, picnic areas, bathrooms, and parking areas  • up to 0.25 FAR  Planned Development  • residential uses up to 1 unit/2.5 acres (on-site internal transfer of development rights)  • residential uses up to 1 unit/acre (external transfer of development rights)  • places of worship, up to 0.25 FAR</p> <p>C-2 and C-3 designated areas shall be generally depicted on the future land use map; specific boundaries shall be established pursuant to Policy 1.7 of the Future Land Use Element.</p> <p>Residential development in C-2 designated areas and in C-3 designated areas shall be limited to approved Planned Developments (PDs). The county shall require cluster development and density transfers to limit the impact of development on conservation lands. The PD and clustering requirements shall not apply to single-family lots along the east side of the St. Sebastian River that were legally created prior to February 13, 1990.</p> <p>The following criteria shall apply to PDs in C-2 and C-3 designated areas:  • The density of the project shall not exceed the maximum density of the C-2 (for wetlands) or C-3 (for xeric scrub uplands) designated areas, as applicable; no density transfers from off-site lands and no density bonuses shall be permitted within PD projects on C-2 or C-3 designated lands;  • Lots created through the PD process shall not exceed one acre in size and shall be clustered, with the remainder of the area designated as open space;  • Open space areas shall be retained as natural areas; however, up to ten percent of the open space in C-3 designated areas may be used for passive recreation (including nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, and picnic areas), and historical sites, as appropriate.</p>		

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	<ul style="list-style-type: none"> <li>• Within C-3 designated areas, the total area of xeric scrub disturbed by a PD project shall not exceed 20% of the total xeric scrub area occurring on site.</li> </ul>		
Policy 1.7:	<p>Conservation land use designations shall be depicted on the future land use map. The exact boundaries of the C-2 and C-3 Conservation designated areas shall be determined by environmental survey. With one exception, any area which is depicted as a C-2 (wetlands) area or C-3 (upland xeric scrub) area on the Future Land Use Map, but which is determined by environmental survey not to be wetlands (as defined in the Conservation Element) or xeric uplands (as defined by the presence of xeric scrub vegetation and Orsino fine sand, 0 to 5 percent slopes, or Electra sand, 0 to 5 percent slopes) will have the same land use designation as the contiguous adjacent property.</p> <p>The exception applies to land located east of the St. Sebastian River and depicted as C-3 on the future land use map. If determined by environmental survey not to be xeric uplands, then that land shall be designated R, Rural Residential (up to 1 unit/acre).</p> <p>All areas depicted as C-3 on the Future Land Use Map which have xeric scrub vegetation and Orsino fine or Electra sands will be deemed environmentally important, notwithstanding whether or not such areas meet the 5-acre minimum threshold for environmental importance established in Conservation Element Policy 6.11 for other districts in the county.</p> <p>The determination of the exact outer boundaries of C-2 or C-3 areas will be made by the county environmental planning staff based on verification of the vegetation and soils criteria referenced above, as applied to the environmental boundary survey conducted by the landowner/applicant or his agent at the time of application for any development permit (other than a comprehensive plan amendment or rezoning).</p> <p>The county environmental planning staff shall not make its determination of importance or sensitivity until after consultation with all appropriate local, state and federal agencies. Such consultation shall be ongoing, as required.</p>	Revise	Recommend adding "initial": "shall not make its determination of importance or sensitivity until after initial consultation with..." because "consultation shall be ongoing" equates to the determination never being made.
Policy 1.8:	C-2 and C-3 designated lands shall be considered for public acquisition.	Revise	Cross reference to Conservation element, ensure consistency.
Policy 1.9:	The Agricultural Land Use designations shall be applied to those areas of the county that have been traditionally used for agricultural purposes and are sufficiently removed from urban areas. The Agricultural Land Use categories will ensure the continuation of the agriculture industry, protect agricultural lands from urban encroachment, and provide valuable green and open space.	No Change	Vision document identified alternative forms of development and practices within the Ag land use; should further discuss and consider inclusion in the following policies; can also reference the Vision document as an appendix if so desired (not required unless the County wants to rely upon that for / as part of the DIA)
Policy 1.10:	<p>Development of agriculturally designated lands shall be limited to the following:</p> <p>Agricultural Uses such as Farming, Groves, Range and Livestock Activities and Forestry Excavation Activities</p> <p>Agricultural Planned Developments consistent with Future Land Use Element Policy 5.9</p> <p>Single-Family Residential Uses:</p> <ul style="list-style-type: none"> <li>• Up to 1 unit/lot or parcel on legally established non-conforming lots or parcels of record, existing on October 1, 1990</li> <li>• Up to 1 unit/5 acres in AG-1 designated areas</li> <li>• Up to 1 unit/10 acres in AG-2 designated areas</li> <li>• Up to 1 unit/20 acres in AG-3 designated areas</li> </ul> <p>Agricultural Research Uses</p>	No Change	See previous comment and rationale.

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	<p>Agriculturally Related Businesses  Recreational Uses  Public Facilities  Institutional Uses  Recycling Facilities  Public Schools:  <ul style="list-style-type: none"> <li>(Public schools shall be permitted on agriculturally designated lands only within mixed use projects and traditional neighborhood design projects, or on sites located outside of, but contiguous to, the urban service area boundary.)</li> </ul> New Towns:  <ul style="list-style-type: none"> <li>As permitted by Future Land Use Element Policies 1.37 and 1.38</li> </ul> Public and Private Utilities, Limited and Heavy</p>		
Policy 1.11:	<p>The Low-Density Residential Land Use designations shall be applied to those areas which are suitable for urban and suburban scale development. Except for two areas that are adjacent to the City of Fellsmere, Low-Density Residential designated areas shall be limited to lands that are located within the urban service area and near existing urban centers.</p> <p>The two exceptions are the L-1 designated Homewood Subdivision generally located along the City of Fellsmere’s south boundary, and the L-2 designated Tropical Village Estates and Morningside Subdivisions located at the southeast corner of CR 512 and 130th Avenue.</p>	No Change	<p>Supports County’s vision.</p> <p>General Comment: Land Use designations and related standards in this and subsequent policies maintain and implement the community’s expectations and vision.</p>
Policy 1.12:	<p>Development in low-density residential areas shall be limited to the following:</p> <p>Single-Family Residential Uses</p> <ul style="list-style-type: none"> <li>up to 1 unit/acre in R designated areas</li> <li>up to 3 units/acre in L-1 designated areas</li> <li>up to 6 units/acre in L-2 designated areas</li> </ul> <p>Multiple-Family Residential Uses</p> <ul style="list-style-type: none"> <li>up to 3 units/acre in L-1 designated areas</li> <li>up to 6 units/acre in L-2 designated areas</li> </ul> <p>Recreational Uses</p> <ul style="list-style-type: none"> <li>up to 0.35 FAR</li> </ul> <p>Public Facilities</p> <ul style="list-style-type: none"> <li>up to 0.35 FAR</li> </ul> <p>Institutional Uses</p> <ul style="list-style-type: none"> <li>up to 0.35 FAR</li> </ul> <p>Schools (not including business and vocational schools)</p> <ul style="list-style-type: none"> <li>up to 0.35 FAR</li> </ul> <p>Excavation Activities (in R designated areas only)</p> <p>Agricultural Uses (as permitted in Future Land Use Element Policy 6.3)</p> <p>Professional Office Uses</p> <ul style="list-style-type: none"> <li>as permitted by Future Land Use Element Policy 1.34</li> <li>up to 0.35 FAR</li> </ul> <p>Mixed Use Development Projects</p>	No Change	Consistent with Community Expectations and Vision

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	<ul style="list-style-type: none"> <li>As permitted by Future Land Use Element Policy 5.6</li> </ul> Public and Private Utilities, Limited  The FAR of mixed use projects shall be calculated by assigning a portion of the total development area to each use. The sum of the portions assigned to each use must equal the total development area. An exception shall be allowed for accessory residential uses within primarily non-residential projects. That exception shall allow the entire development area to be used to calculate the number of units allowed, without restricting the amount of development area available for calculating the maximum FAR for primary uses.		
Policy 1.13:	The Medium-Density Residential Land Use designations shall be applied to those areas which are suitable for urban scale development and intensities. Those areas shall be limited to lands that are located within the urban service area and near existing urban centers.	No Change	Although this designation has not been mapped, retains options for long-term growth/expectations.
Policy 1.14:	Development in medium-density residential areas shall be limited to the following:  Single-Family, Multiple-Family, and Mobile Home Residential Uses (excluding Mobile Home Rental Parks 15 acres or larger) <ul style="list-style-type: none"> <li>up to 10 units/acre in M-2 designated areas</li> <li>up to 8 units/acre in M-1 designated areas</li> </ul> Recreation Uses <ul style="list-style-type: none"> <li>up to 0.35 FAR</li> </ul> Public Facilities <ul style="list-style-type: none"> <li>up to 0.35 FAR</li> </ul> Institutional Uses <ul style="list-style-type: none"> <li>up to 0.35 FAR</li> </ul> Schools (not including business and vocational schools) <ul style="list-style-type: none"> <li>up to 0.35 FAR</li> </ul> Professional Office Uses <ul style="list-style-type: none"> <li>as permitted by Future Land Use Element Policies 1.34 &amp; 1.40</li> <li>up to 0.35 FAR</li> </ul> Mixed Use Development Projects <ul style="list-style-type: none"> <li>As permitted by Future Land Use Element Policy 5.6</li> </ul> Public and Private Utilities, Limited  The FAR of mixed-use projects shall be calculated by assigning a portion of the total development area to each use. The sum of the portions assigned to each use must equal the total development area. An exception shall be allowed for accessory residential uses within primarily non-residential projects. That exception shall allow the entire development area to be used to calculate the number of units allowed, without restricting the amount of development area available for calculating the maximum FAR for primary uses.	No Change	
Policy 1.15:	The Mobile Home Rental Park Land Use designation will be applied only to those properties that contain mobile home rental parks fifteen (15) acres or more in size within the unincorporated portions of the county and limited to lands that are located within the urban service area.	No Change	Although also addressed in other sections, keep language as existing.
Policy 1.16:	Development in a Mobile Home Rental Park Land Use designation shall be limited to the following:	No Change	



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	Mobile Home Residential Uses <ul style="list-style-type: none"> <li>• up to 8 units/acre</li> </ul> Recreational Vehicle Uses (up to 25% of allowed units, within parks of less than 20 acres) <ul style="list-style-type: none"> <li>• up to 8 units/acre</li> </ul> Recreation Uses <ul style="list-style-type: none"> <li>• up to 0.35 FAR</li> </ul> Public Facilities <ul style="list-style-type: none"> <li>• up to 0.35 FAR</li> </ul> Institutional Uses <ul style="list-style-type: none"> <li>• up to 0.35 FAR</li> </ul>																										
Policy 1.17:	The Commercial/Industrial Land Use designation shall be applied to those areas which are suitable for urban scale development and intensities. Those areas shall be limited to lands that are located within the urban service area and near existing urban centers.	No Change																									
Policy 1.18:	<p>Development in Commercial/Industrial designated areas shall be limited to the following:</p> <table border="0" data-bbox="320 828 1246 1276"> <thead> <tr> <th data-bbox="320 828 895 862">Use</th> <th data-bbox="895 828 1246 862">Maximum Intensity/Density</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 868 895 903">Retail Trade</td> <td data-bbox="895 868 1246 903">0.23 FAR</td> </tr> <tr> <td data-bbox="320 909 895 943">Offices</td> <td data-bbox="895 909 1246 943">0.35 FAR</td> </tr> <tr> <td data-bbox="320 949 895 983">Business &amp; Professional Services</td> <td data-bbox="895 949 1246 983">0.35 FAR</td> </tr> <tr> <td data-bbox="320 989 895 1024">Residential</td> <td data-bbox="895 989 1246 1024">8 units/acre</td> </tr> <tr> <td data-bbox="320 1030 895 1064">Manufacturing</td> <td data-bbox="895 1030 1246 1064">0.50 FAR</td> </tr> <tr> <td data-bbox="320 1070 895 1104">Storage/Warehousing</td> <td data-bbox="895 1070 1246 1104">0.50 FAR</td> </tr> <tr> <td data-bbox="320 1110 895 1145">Public Facilities</td> <td data-bbox="895 1110 1246 1145">0.35 FAR</td> </tr> <tr> <td data-bbox="320 1151 895 1185">Recreational</td> <td data-bbox="895 1151 1246 1185">0.35 FAR</td> </tr> <tr> <td data-bbox="320 1191 895 1225">Schools</td> <td data-bbox="895 1191 1246 1225">0.35 FAR</td> </tr> <tr> <td data-bbox="320 1231 895 1266">Institutional</td> <td data-bbox="895 1231 1246 1266">0.35 FAR</td> </tr> <tr> <td data-bbox="320 1272 895 1276">Public or Private Utilities, Limited or Heavy</td> <td data-bbox="895 1272 1246 1276">0.50 FAR</td> </tr> </tbody> </table> <p>The Floor Area Ratio (FAR) in Commercial/Industrial designated areas shall not exceed the above cited limits. The FAR is determined by dividing the gross floor area of all floors of all buildings on a development site by the area of that development site. If there is a question concerning which FAR category applies to a particular use, then the applicable FAR category shall be the same category that applies to the use having the most similar characteristics to the use in question. County staff shall determine which use has the most similar characteristics to the original use in question. Factors used to make that determination shall include the type and volume of traffic generated, parking requirements, and the Standard Industrial Classification Code.</p> <p>The FAR of mixed use projects shall be calculated by assigning a portion of the total development area to each use. The sum of the portions assigned to each use must equal the total development area. An exception shall be allowed for accessory residential in Commercial/ Industrial designated areas. That exception shall allow the entire development area to be used to calculate the number of units allowed, without restricting the amount of development area available for calculating the maximum FAR for primary uses.</p>	Use	Maximum Intensity/Density	Retail Trade	0.23 FAR	Offices	0.35 FAR	Business & Professional Services	0.35 FAR	Residential	8 units/acre	Manufacturing	0.50 FAR	Storage/Warehousing	0.50 FAR	Public Facilities	0.35 FAR	Recreational	0.35 FAR	Schools	0.35 FAR	Institutional	0.35 FAR	Public or Private Utilities, Limited or Heavy	0.50 FAR	No Change	Note: language as previously revised is appropriate for the community
Use	Maximum Intensity/Density																										
Retail Trade	0.23 FAR																										
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Policy 1.19:	<p>Land development regulations shall provide performance standards for commercial/industrial development which at a minimum address, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Land use compatibility, buffering and landscaping</li> <li>• Access points, traffic controls, and parking</li> <li>• Signage</li> <li>• Gross floor area, impervious surface ratios</li> <li>• Open space</li> <li>• Character of an area</li> <li>• Environmental impact</li> </ul>	No Change	
Policy 1.20:	<p>Commercial/Industrial designated areas shall be structured as nodes. These nodes shall be located along roads with functional classifications appropriate to the level of activity.</p>	No Change	
Policy 1.21:	<p>Indian River County recognizes that, because of the scale of the Future Land Use Map, the exact boundaries of Commercial/Industrial nodes delineated on the map may require interpretation in order to determine the exact land use designation of various parcels, lots, and tracts. Therefore, when necessary, the following criteria shall be used to establish the location of a specific node boundary line on large-scale node boundary maps and on the county's zoning atlas:</p> <p>a. A node boundary line is subject to interpretation only when an inspection of the Future Land Use Map reveals that a boundary line does not obviously correspond to a major roadway right-of-way, canal, water body, section line, or corporate limit delineated on the Map.</p> <p>b. If the location of a node boundary line is subject to interpretation because it does not obviously correspond to a natural or man-made feature listed above, then the location of the boundary line shall be determined by the following criteria:</p> <ol style="list-style-type: none"> <li>1. If inspection of the Future Land Use Map and maps depicting lot, parcel or tract lines reveals that a node boundary line splits a lot, parcel or tract, and if the portion of the split lot, parcel or tract within the node is precluded from development, as permitted by the Future Land Use Map designation, because of such split, then the node boundary line shall be located to exclude the entire lot, parcel or tract from the node; or</li> <li>2. If inspection of the Future Land Use Map and maps depicting lot, parcel or tract lines reveals that a node boundary line splits a lot, parcel or tract, and if the portion of the split lot, parcel or tract outside the node is precluded from development, as permitted by the Future Land Use Map designation, because of such split, then the node boundary line may be extended up to 500 feet to incorporate the entire split lot, parcel or tract provided that no more than five additional acres are added to the node. An extension of a node boundary line to include within the node an entire lot, parcel or tract that would otherwise be precluded from development if the boundary line were not extended shall be approved by the Board of County Commissioners upon recommendation by the Planning and Zoning Commission in conjunction with a rezoning of the affected property. To prevent repetitive extension of the boundary line, a node boundary line may be extended one time only and shall be permanently fixed and final unless changed by an approved plan amendment.</li> </ol> <p>c. Reference in this policy to the terms "parcel, lot or tract" shall not include any alterations to the property's tax parcel legal description that are made after February 13, 1990.</p>	No Change	<p>Note, information is tracked and analyzed; no (limited) changes have been undertaken per this Policy</p>
Policy 1.22:	<p>Node size shall be based on the intended use, service area population, existing land use pattern, and other demand characteristics.</p>	Revise	<p>Specify additional considerations such as available services including transportation</p>

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Policy 1.23:	Node configuration shall provide for the most efficient use of land, and of transportation and other public facilities and services, while eliminating sprawl and strip development.	Remove (Consolidate)	Consolidate with 1.22 due to similar language
Policy 1.24:	<p>No node shall be expanded unless 70% of the subject node’s land area (less rights-of-way) is developed with non-residential and non-agricultural uses, or approved for non-residential and non-agricultural development, or otherwise warranted by the proposed development.</p> <p>Otherwise warranted may include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>• Developed percentage of a node is between 60% and 70% and the node expansion meets one of the following criteria: <ul style="list-style-type: none"> <li>• expansion of the node is necessary to accommodate the expansion of an existing use where there is not suitable vacant land adjacent to the use within the node, the land proposed for inclusion is owned or controlled by the owner of the site containing the use proposed for expansion, and a finding is made by the Board of County Commissioners that no other land in the node can feasibly accommodate the expansion of the referenced use, or</li> <li>• expansion of an existing node is necessary to adjust a node boundary that splits a small parcel of land and a finding is made by the Board of County Commissioners that development of the parcel is not feasible with the split land use designation and that inclusion of the parcel in the node is more appropriate than exclusion of the parcel from the node.</li> </ul> </li> <li>• Expansion of a node is necessary to accommodate a use (such as a regional mall or a large-scale research/technology/industrial park) which has a substantial land area requirement and no alternative suitable sites are available in existing nodes.</li> <li>• Expansion of a node is necessary to correct an oversight or a mistake in the plan affecting property that meets the following criteria: <ul style="list-style-type: none"> <li>• the property is residentially designated;</li> <li>• the property was given a residential designation as a result of an oversight or a mistake;</li> <li>• the property is unsuitable for residential use;</li> <li>• the property is adjacent to a node; and</li> <li>• the property is no more than 10 acres in size.</li> </ul> </li> </ul>	No Change per County staff guidance and review	
Policy 1.25:	Commercial/industrial nodes shall not be created or expanded to within 1 ½ miles of an existing commercial/industrial node. This policy shall apply only to commercial/ industrial nodes that conformed to the 1½ miles requirement on December 31, 1997.	No Change	Policy is still desired by County and provides guidance.
Policy 1.26:	Given the existing concentration of commercial uses in the SR 60/58th Avenue commercial/industrial node and the volume of traffic that traverses the SR 60/58th Avenue intersection, the county hereby caps the SR 60/58th Avenue commercial/industrial node at its present size, which is 329.91 acres.	No Change	
Policy 1.27:	Consistent with the Historic Roseland Neighborhood Plan, the county hereby caps the Roseland/US Highway 1 commercial/industrial node at its present size, which is 135.04 acres. That plan determined that there is sufficient land within that node to accommodate needed commercial and industrial uses for area residents. This limitation on node expansion shall not prohibit the expansion of the node for medical uses.	No Change	
Policy 1.28:	<p>The Board of County Commissioners may initiate a land use designation amendment to change C/I designated land to residential, provided that all of the following conditions exist:</p> <ul style="list-style-type: none"> <li>• The parcel has been redesignated to C/I, Commercial/Industrial, since comprehensive plan adoption on February 13, 1990;</li> </ul>	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<ul style="list-style-type: none"> <li>The parcel is currently designated C/I;</li> <li>More than two years have passed since approval of the ordinance redesignating the parcel to C/I; and</li> <li>No construction activity has commenced on the parcel since approval of the ordinance redesignating the parcel to C/I.</li> </ul> <p>Such action will not conflict with current property rights laws, because all comprehensive plan amendments since 1990 designating property to C/I have been subject to this reverter condition.</p>		
Policy 1.29:	Node locations and estimated sizes shall be listed in Table 2.5.	No Change	Maintain table and information as provided.
Policy 1.30:	The Regional Commercial land use designation shall be applied to regional malls and associated retail shopping centers designed to accommodate the needs of the retail market areas that extend beyond the boundaries of the county. These developments will include one or more "magnet" retail stores that are branches of statewide, multiple-state, or national organizations and satellite stores integrated through a common plan of development approved through the Chapter 380, F.S., Development of Regional Impact process. Sites will typically range in size from 90 to 150 acres to accommodate 750,000 to 1,500,000 gross square feet of leasable area (mall plus peripheral commercial) with a minimum open space ratio of 0.25, a maximum building coverage ratio of 0.40 and maximum impervious surface ratio of 0.75. All Regional Commercial designated land shall be located within the urban service area.	Revise	Need to update FS reference including reference to DRIs unless existing DRIs are still in place. Also, standards are more appropriate in Code versus this policy; can include generalized standards that are planned to be addressed within Code otherwise "variances" for specific projects would also require comprehensive plan text amendment.
Policy 1.31:	The Public Facilities land use designation shall be applied to land used for public facilities and services including, but not limited, to government offices, service centers, public utilities and transportation facilities, schools, parks, libraries, police and fire stations, dredged spoil disposal, and landfills and related uses such as recycling equipment operations, composting facilities and operations, incineration of solid waste, borrow pit operations for fill material, industrial waste and leachate treatment and management, equipment storage and maintenance, and water and wastewater treatment facilities. Not all public land uses are shown on the Future Land Use Map. Public facilities are not limited to the Public Facilities Land Use designation. The maximum intensity standards established by Future Land Use Element Policy 1.18 (commercial/industrial intensity standards) shall also apply to uses within the Public Facilities land use designation.	No Change	
Policy 1.32:	The Recreation land use designation shall be applied to land used for active and passive public parks and recreation facilities, including but not limited to ball fields, swimming pools, tennis courts, racquetball courts, handball courts, shuffleboard courts, basketball courts, volleyball courts, children's playgrounds, golf courses, fairgrounds, community/activity centers, walking/jogging/fitness trails, canoe launches, picnic areas, scenic areas, nature centers, bathrooms, and parking areas. Not all recreation sites are shown on the Future Land Use Map. Public parks and recreation facilities are not limited to this land use designation. The maximum Floor Area Ratio (FAR) for development within the Recreation land use designation shall not exceed 0.25.	No Change	
Policy 1.33:	<p>The Blue Cypress Improvement District (BCID) is a special land use designation that shall be applied to the existing Blue Cypress Fish Camp on the western shore of Blue Cypress Lake.</p> <p>Development within this district shall be limited to single-family and mobile home residential uses and conditioned on the provisions outlined in Ordinance 85-55. The BCID is not intended for expansion to adjacent or otherwise undeveloped property. Densities in the BCID shall not exceed 10 units/acre.</p>	No Change	
Policy 1.34:	The county zoning code shall contain provisions for a Professional Office District. That district shall be limited to land that is within the medium and low-density residential land use designations and is located along arterial roadways. The purpose of this zoning district shall be to encourage infill development and the redevelopment of areas needing redevelopment or revitalization or declining residential areas which are no longer appropriate for strictly single-family	Revise	Keep first portion to assist in developing standards; remaining portion is LDR unless the terms zoning district and "use" are swapped out.

GOP Number	GOP Language	Recommended Action	Comments/Rationale						
	use but are not considered appropriate for a broad range of commercial uses, as permitted in other commercial zoning districts.								
Policy 1.35:	Indian River County shall regulate the use of land in proximity to large scale public facilities such as airports and landfills in order to protect the facilities from encroachment by non-compatible uses and protect the public from any potentially hazardous impacts.	No Change							
Policy 1.36:	The county shall maintain a concurrency database which identifies areas with facility surpluses and deficiencies. Development shall be directed to areas with adequate facility capacity through publication of this information and through implementation of the county's concurrency management system.	No Change	County maintains database and information per this Policy.						
Policy 1.37:	<p>The new town land use designation shall be a floating zone which may be overlaid on any property with an agricultural land use designation (AG-1, AG-2, and AG-3). Each new town designation shall be approved as a Planned Development (PD) and shall meet the requirements of Policy 1.38.</p> <p>The size, density, and design of a new town shall allow for a sustainable new town population with an adequate level of commercial activity, as well as a sufficient greenbelt area. The new town shall be designed to accommodate a build-out population of at least 5,000 persons (approximately 2,500 residential units).</p> <p>No new town designation shall be approved except as an amendment to the Future Land Use Map of the Comprehensive Plan. Such amendments shall identify the location of the new town on the future land use map and shall update the plan's data and analysis section to reflect the population impacts of the new town. A new town amendment shall meet the following criteria:</p> <p>a. No new town shall be established unless it meets the following minimum size requirements:</p> <table border="0" data-bbox="323 983 1100 1128"> <tr> <td data-bbox="323 983 655 1014">LOCATION OF NEW TOWN</td> <td data-bbox="882 983 1100 1014">MINIMUM SIZE (CONTIGUOUS ACRES)</td> </tr> <tr> <td data-bbox="323 1056 655 1086">• East of Interstate 95</td> <td data-bbox="913 1056 994 1086">1,500</td> </tr> <tr> <td data-bbox="323 1092 655 1122">• West of Interstate 95</td> <td data-bbox="913 1092 994 1122">4,000</td> </tr> </table> <p>b. No new town shall be established unless it is located on or has access to an arterial road.</p> <p>c. The number of new town projects shall be limited as follows:</p> <ul style="list-style-type: none"> <li>• East of Interstate 95: 2</li> <li>• West of Interstate 95: 2</li> </ul> <p>d. No new town shall be approved unless it is consistent with the Concurrency Management System.</p> <p>e. No new town shall be approved without a finding that the new town, as approved, will have no adverse impact on natural resources.</p> <p>f. No new town shall be approved unless the amendment application is supported by sufficient data and analysis to justify the need for the new town. The need justification can be met by data and analysis which shows that the project's projected population together with the projected population of any other approved new town projects will not significantly increase the county's residential allocation factor for the time horizon of the comprehensive plan.</p>	LOCATION OF NEW TOWN	MINIMUM SIZE (CONTIGUOUS ACRES)	• East of Interstate 95	1,500	• West of Interstate 95	4,000	No Change	Vision related and supports community expectations.
LOCATION OF NEW TOWN	MINIMUM SIZE (CONTIGUOUS ACRES)								
• East of Interstate 95	1,500								
• West of Interstate 95	4,000								
Policy 1.38:	<p>The new town land use designation shall be established through the Planned Development (PD) process. For any land to receive the new town land use designation, a PD project must be approved which clusters residential and non-residential uses in a manner which protects agricultural and open space areas, protects natural resources, creates a self-sufficient community, minimizes off-site traffic, and does not increase urban sprawl.</p> <p>All new town projects shall require submittal and approval of a PD project having the following characteristics:</p>	Revise	Revise and correct typos; no substantiative changes. Remove building height requirements and indicate that they will be identified in the LDRs.						



GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>a. A proper mix of land uses that results in a sustainable small town rather than merely an amenitized residential community. The mix of land uses shall satisfy the following criteria:</p> <ol style="list-style-type: none"> <li>1. Residential areas; these are areas that provide for single-family and multiple-family residential units, including residential units behind or over businesses.</li> <li>2. Shopping areas; these are areas that provide for the sale of goods and services to accommodate the residents of the new town. Allowed uses are retail commercial and personal services.</li> <li>3. Work areas; these are areas that provide employment opportunities for the residents of the new town. Allowed uses are office, educational, light industrial, resource management and tourism, and agricultural uses and related industries.</li> <li>4. Public facilities and institutional uses, including schools, fire/police stations, cultural and community facilities, and places of worship.</li> <li>5. Recreational uses; these are areas which provide for active and passive recreational facilities.</li> <li>6. Natural open spaces and agricultural areas; these are areas which will be preserved due to their environmental importance or will be used for active agricultural production.</li> </ol> <p>b. Activity or town centers shall mixed use centers containing both nonresidential and residential uses, while residential uses not located within town centers shall be in compact neighborhoods.</p> <p>c. The gross residential density of a new town may exceed the underlying agricultural maximum densities; however, the new town density shall not exceed 1.5 units per acre of gross project area unless development rights are transferred to new towns from off-site properties. In such cases, the overall gross density of the new town shall not exceed 2 units per acre. Consistent with that allowance, new towns may be receiver sites for development rights sent from conservation or agricultural preservation areas that are located outside the urban service area and are not adjacent to the project. Sending areas shall be stripped of development rights as part of the new town approval. Density credits eligible for transfer shall not exceed 1 unit per acre for AG-1 sending areas, 1 unit per 2 acres for AG-2 sending areas, and 1 unit per 4 acres for AG-3 sending areas. Additional density allowances up to 1 unit per 2 acres may be allowed for environmentally significant portions of AG-3 sending areas.</p> <p>d. Uses within a new town shall be identified in the new town PD project application and shall comply with the following criteria.</p> <ol style="list-style-type: none"> <li>1. Commercial, personal services, and office areas shall be provided at ratio of three (3) to ten (10) acres per 1,000 residential units.</li> <li>2. Public facilities, including but not limited to water plants, sewer plants, schools (excluding university campuses or similar uses), fire stations, and police stations, and public institutional use areas, should not exceed five (5) percent of the entire PD area.</li> <li>3. Residential use areas shall constitute at least fifteen (15) percent but not more than thirty-five (35) percent of the entire PD area.</li> <li>4. Employment areas, including industrial, business, and office uses, shall comprise at least two (2) percent of the entire PD area.</li> </ol>		

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>e. The following additional standards shall be met by any new town PD project application.</p> <ol style="list-style-type: none"> <li>1. Affordable/Workforce Housing: Affordable and/or workforce housing units shall be provided to ensure that there is housing available within the project area for workers employed within the project area. Therefore, at least ten (10) percent of the total housing units shall be affordable and/or workforce housing units, as defined in the county’s land development regulations. The applicant shall provide sufficient data and analysis to justify the number and percentage of affordable housing units needed by his proposed project. This amount of affordable housing shall then be provided within the project; however, the total amount of affordable housing shall in no case be less than ten (10) percent of the total number of housing units in the project.</li> <li>2. Open Space: At least fifty (50) percent of the entire PD area shall be preserved or provided as open space. Open space areas shall be retained as natural areas or used for agriculture, recreation, stormwater management, water supply, or similar uses that complement the rural nature of the area. <ol style="list-style-type: none"> <li>(a) At least seventy (70) percent of the minimum required common open space area shall be located along main project boundaries and shall function as perimeter greenbelts or shall be in the form of a large contiguous block of land. If a proposed new town shares a boundary with land identified as conservation either through easement or by comprehensive land use designation, then the required greenbelt perimeter/open space block shall have a contiguous boundary with the conservation area. If a new town shares a boundary with multiple existing conservation areas, the project design shall provide greenway connections between conservation areas.</li> <li>(b) For purposes of the fifty (50) percent common open space requirement, such green space shall not include conventional, individual private yard areas and shall not include any areas already in conservation. Common open space areas may include agricultural areas (e.g. crop lands, pastures, and equestrian areas), parks and recreation areas, conservation and natural areas (e.g. uplands, wetlands, and re-created natural areas), and water bodies (not to exceed thirty percent of the open space requirement).</li> <li>(c) Active recreational uses shall be limited to a maximum of twenty-four (24) percent of the designated open space or twelve (12) percent of the entire PD area, whichever is less.</li> </ol> </li> <li>4. Form: The project shall meet the Traditional Neighborhood Design standards of the Future Land Use Element Policy 18.1. In so doing, the new town shall have a perimeter edge and a center. Along the perimeter edge, a significant greenbelt shall be provided, and that greenbelt shall consist of natural areas, agricultural areas, and/or “no-build” areas designated on large acreage parcels. A project center shall be established for the concentration of residential and commercial uses. Major roadways shall run through or near the project center. The project design shall reflect the following: <ol style="list-style-type: none"> <li>(a) A network of ungated and open to the public interconnected streets in a grid or modified grid pattern.</li> <li>(b) An interconnected pedestrian sidewalk/path system that serves and integrates residential and non-residential uses.</li> </ol> </li> </ol>		

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>(c) Appropriately sized blocks and pedestrian improvements that provide a layout that maximizes residential development in clusters around town centers. Town centers shall include but not be limited to public squares or parks, as well as commercial and residential uses.</p> <p>(d) Wide sidewalks, street trees, and on-street parking in the town center.</p> <p>5. Integration into Major Street Grid: Each new town project shall have multiple connections to major roads, and extend major roads planned to traverse the rural area in which the project is located.</p> <p>6. Building Height: Residential structures shall be limited to a maximum height of 35 feet, while nonresidential and mixed-use structures shall be limited to a maximum height of 50 feet. For all structures, architectural embellishments may exceed the maximum height limitation by no more than 15 feet.</p>		
Policy 1.39:	<p>The county shall limit the use of the 301.95 acres of C/I designated property located north of SR 60 and west of 98th Avenue to research/technology/industrial uses only. Those uses include research/technology/industrial parks, light manufacturing and assembly facilities, distribution centers, and accessory commercial uses. For that portion of the 665 acre property that lies west of 102nd Avenue, the Floor Area Ratio shall be limited to .30 and development shall be limited to no more than 2% accessory commercial uses and no more than 49% research/technology uses. This policy shall be implemented through Planned Development (PD) zoning and/or Planned Development Plan requirements. In addition, each preliminary PD plan (site plan) for development of the portion of the 665 acre property that lies west of 102nd Avenue shall:</p> <ul style="list-style-type: none"> <li>• incorporate a stormwater management and flood protection design that mitigates potential adverse impacts of a flood associated with the failure of federal and privately owned levees within the Upper St. Johns River Basin Project; and</li> <li>• include upland edge buffers between industrial development and any adjacent wetland mitigation bank area; and</li> <li>• provide mass transit infrastructure (bus waiting area shelters, benches, accommodations for pedestrians, bicyclists and accessibility by persons with disabilities); and</li> <li>• incorporate a traffic circulation design that meets FDOT S.R. 60 access management requirements and provides shared access and interconnections between facilities.</li> </ul> <p>On that portion of the 665 acre property lying west of 102nd Avenue, development will be limited to 4.2 million square feet of research, technology, industrial, and accessory commercial uses until I-95 north of S.R. 60 is widened.</p>	No Change	
Policy 1.40:	<p>The county shall permit Planned Development zoned projects located on residentially designated land between 41st Street and 45th Street, and between US 1 and Indian River Boulevard to consist of a mix of office and residential uses. No more than 20% of the project area shall be devoted to office uses.</p>	No Change	
Policy 1.41:	<p>The county shall encourage the school board to locate schools near urban residential areas. The county will do this by allowing schools within all residential zoning districts; by coordinating with the school board to establish a process for preliminary county review of school sites before the school board acquires or leases property for a new school; and by limiting school sites within agriculturally designated areas to mixed use projects, traditional neighborhood design projects, and sites that are contiguous to the urban service area boundary.</p>	No Change	
Policy 1.42:	<p>To the extent feasible, the county shall collocate public facilities, such as parks, libraries, and community centers, with schools.</p>	Revise	Add cross reference to Public School Facilities Element.
Policy 1.43:	<p>The Board of County Commissioners shall rezone land only in a manner that is consistent with Future Land Use Element Table 2.14. Furthermore, the Board recognizes that not every zoning district allowed in a land use designation is</p>	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>appropriate for every site within that land use designation. For any parcel, the Board of County Commissioners may deny a rezoning request (even when the requested zoning district is consistent with the parcel’s land use designation) if the denial serves a legitimate public purpose. A Board of County Commissioners’ determination that the requested zoning district is not appropriate for the parcel may also be based upon the absence of the following locational criteria:</p> <ol style="list-style-type: none"> <li>1. For the OCR, Office, Commercial, Residential zoning district: <ul style="list-style-type: none"> <li>• adjacent to existing office uses</li> <li>• as a buffer between residential zoning districts and arterial roads or other commercial zoning districts.</li> <li>• at node perimeters</li> </ul> </li> <li>2. For the MED, Medical zoning district: <ul style="list-style-type: none"> <li>• within commercial/industrial nodes containing hospitals and major medical facilities</li> <li>• separated from industrial areas</li> </ul> </li> <li>3. For the CL, Limited Commercial zoning district: <ul style="list-style-type: none"> <li>• areas that are easily accessed from residential areas</li> <li>• between residential areas and general commercial areas or major roadways</li> <li>• separated from industrial areas</li> <li>• at node perimeters.</li> </ul> </li> <li>4. For the CG, General Commercial zoning district: <ul style="list-style-type: none"> <li>• along arterial roads and major intersections</li> <li>• separated from residential development</li> <li>• separated from industrial areas</li> <li>• near retail and office areas</li> </ul> </li> <li>5. For the CH, Heavy Commercial zoning district: <ul style="list-style-type: none"> <li>• along arterial roads</li> <li>• along railroad tracks</li> <li>• between general commercial and industrial areas</li> <li>• separated from residential development</li> </ul> </li> <li>6. For the IL, Light Industrial zoning district: <ul style="list-style-type: none"> <li>• along arterial roads</li> <li>• along railroad tracks</li> <li>• near industrial areas</li> <li>• separated from residential development</li> <li>• separated from retail and office areas</li> </ul> </li> <li>7. For the IG, General Industrial zoning district: <ul style="list-style-type: none"> <li>• along arterial roads and major intersections</li> <li>• along railroad tracks</li> <li>• near industrial areas</li> <li>• separated from residential development by a major roadway or intervening property</li> <li>• separated from retail and office areas</li> </ul> </li> <li>8. For single-family zoning districts: <ul style="list-style-type: none"> <li>• adjacent to other single-family areas</li> <li>• separated from major commercial areas and industrial areas</li> </ul> </li> </ol>		

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>9. For multiple-family zoning districts:</p> <ul style="list-style-type: none"> <li>• adjacent to other multiple-family areas</li> <li>• adjacent to employment centers</li> <li>• along arterial and collector roads, particularly to buffer single-family areas</li> <li>• adjacent to commercial uses, particularly to buffer single-family areas</li> <li>• not abutting single-family areas on all sides</li> </ul> <p>Additionally, the Board hereby adopts the following general criteria regarding the location of residential zoning districts:</p> <p>10. Where medium density residential lands abut low density residential land, the medium density land may be zoned an intermediate density.</p> <p>11. Residentially designated land that is located between higher density and lower density zoned areas may be zoned an intermediate density even when the intermediate zoned area has a land use designation that allows a higher density.</p>		
Policy 1.44:	<p>The county will evaluate requests to rezone CH and/or IL-zoned areas to CL or CG to ensure that sufficient CH and IL zoned land will remain if the rezoning is approved. In so doing, the county will favorably consider those types of rezonings where the subject property is located along high-volume roadways or adjacent to residential areas. The county shall maintain existing CH or IL zoning areas that are not located along high-volume roadways or not located near residential areas.</p>	No Change	
Policy 1.45:	<p>The Transitional Residential Land Use designation may be applied to those areas which serve as a transition area between urban and agriculturally designated land and are suitable for urban and suburban scale development. Additionally, Transitional Residential designated land must meet all of the following criteria:</p> <ul style="list-style-type: none"> <li>• it must abut an arterial road that contains county water and sewer lines within its (the road's) right-of-way;</li> <li>• it must abut a commercial/industrial node where at least 70% of the subject node's land area (less rights-of-way) is developed with non-residential and non-agricultural uses, or approved for non-residential and non-agricultural development; and</li> <li>• it must be at least 20 acres in size.</li> </ul> <p>Land that meets all of the above criteria may be included in the urban service area and may be redesignated to T, Transitional Residential.</p>	No Change	
Policy 1.46:	<p>Development in transitional residential areas shall be limited to the following:</p> <p>Single Family Residential Uses</p> <ul style="list-style-type: none"> <li>• up to 1 unit/acre; or up to 3 units/acre for Planned Development Projects</li> </ul> <p>Recreational Uses</p> <ul style="list-style-type: none"> <li>• up to 0.35 FAR</li> </ul> <p>Public Facilities</p> <ul style="list-style-type: none"> <li>• up to 0.35 FAR</li> </ul> <p>Institutional Uses</p> <ul style="list-style-type: none"> <li>• up to 0.35 FAR</li> </ul> <p>Schools (not including business and vocational schools)</p> <ul style="list-style-type: none"> <li>• up to 0.35 FAR</li> </ul>	Revise (minimal)	Inconsistent capitalization of category names.



GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>Excavation Activities Agricultural Uses (as permitted in Future Land Use Element Policy 6.3)</p> <p>The FAR of mixed use projects shall be calculated by assigning a portion of the total development area to each use. The sum of the portions assigned to each use must equal the total development area. An exception shall be allowed for accessory residential uses within primarily non-residential projects. That exception shall allow the entire development area to be used to calculate the number of units allowed, without restricting the amount of development area available for calculating the maximum FAR for primary uses.</p>		
Policy 1.47:	<p>To mitigate and reduce potential impacts between residential and agricultural uses, the following special regulations apply within areas designated as Transitional Residential:</p> <ul style="list-style-type: none"> <li>• Caribbean Fruit Fly host plants shall be prohibited on T designated lands.</li> <li>• When platting lots in residential projects on T designated land, the landowner shall place an informational note on the plat and on the deed of each lot informing interested parties of the Florida Right to Farm Act, Section 823.14, Florida Statutes as amended, and stating that active farm operations occur nearby.</li> </ul>	No Change	
Policy 1.48:	The county shall consider the impact of proposed amendments to the Future Land Use Map upon the county's jobs/housing balance in a manner consistent with Policy 4.8.	Revise (minimal)	Revise and correct language; no substantive changes.
Policy 1.49:	The county hereby designates the entire urban service area as an Energy Conservation Area. The county shall maintain its urban service area boundary in a manner consistent with Policies 2.1, 2.2, and 2.3.	Remove	Upon review, the County decided to remove this policy.
Policy 1.50:	Within Energy Conservation Areas, the county shall regulate all new development and redevelopment in a manner that promotes energy conservation.	Revise/Remove	Remove due to repetitive policy.
Policy 1.51:	The county shall encourage Traditional Neighborhood Design (TND) projects that are consistent with Policies 18.1, 18.2, and 18.3. Consistent with Policy 18.4, the county shall permit TND developments as conditional uses in the county's conventional zoning districts.	No Change	
Policy 1.52:	Within the urban service area, the county shall permit mixed use developments that are consistent with Policy 5.6.	Consolidate	Consolidate with / move to Objective 2.
Policy 1.53:	In areas located outside the urban service area, the county shall promote clustered development, such as new towns and agricultural planned developments. New towns shall be consistent with Policies 1.37 and 1.38, while agricultural planned developments shall be consistent with Policy 5.9.	Consolidate	Same comment as previous.
Policy 1.54:	In reviewing new development proposals, the county shall require vehicular and pedestrian connections as specified in Policy 4.5.	Remove	Remove due to repetition with other policies.
Objective 2	In unincorporated Indian River County, all residential development greater than 0.2 units/acre, and all non-agriculture related commercial/industrial uses will be located within the urban service area, which contains the infrastructure and services needed to accommodate such development.	Revise	Could delete "which contains the infrastructure...." as it's repeated in Policy 2.1.
Policy 2.1:	<p>Indian River County hereby adopts the 2030 Urban Service Area depicted on the County's Official Future Land Use Map. The Urban Service Area includes land where services necessary to support urban development are available at levels identified in this and other elements of the Comprehensive Plan.</p> <p>At a minimum, those services shall include centralized utilities service, improved roadways, solid waste disposal, stormwater management, police protection, fire protection, educational facilities, and park and recreational facilities.</p>	No Change	
Policy 2.2:	Indian River County shall encourage and direct growth into the 2030 Urban Service Area through zoning, subdivision, and land development regulations. Such regulations shall promote efficient development by requiring utilization of the existing street system, extension of public facilities where necessary, connection to the centralized potable water and sanitary sewer systems where available, and incentives for mixed use projects.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 2.3:	Indian River County shall require all development except agricultural uses, residential uses with less than 0.2 units/acre, recreation/open space uses, Mixed Use Overlay Projects, and Traditional Neighborhood Design Overlay Projects to be located within the Urban Service Area.	No Change per County review and guidance	
Policy 2.4:	The county may expand the urban service area if the expansion is warranted based on the need to accommodate additional projected population. Any expansion area shall be based on that area's environmental suitability for urbanization, existing and future land uses, and the availability of services and facilities.	No Change	
Objective 3	Through 2030, the provision of public services and infrastructure in Indian River County will be at a level consistent with this plan.	No Change	
Policy 3.1:	For all facilities and services, the minimum levels of service established in this and other elements of the comprehensive plan will be maintained.	Revise (minimal)	Revise and correct language; no substantiative changes
Policy 3.2:	Regardless of land use designation or zoning district, 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.	Remove/Consolidate	Some redundancy with above policies.
Policy 3.3:	Using the County's established concurrency management system, the County shall review proposed developments, assess their impact on services and facilities, and make determinations of adequacy or inadequacy of public facilities and services.	No Change	
Policy 3.4:	Consistent with the Capital Improvements, Infrastructure, Transportation, and Recreation and Open Space Elements of this plan, county land development regulations shall ensure that level of service standards for potable water service, sanitary sewer service, solid waste disposal service, stormwater management, traffic circulation, and parks and recreation are maintained. Those standards must be met by all proposed development prior to building permit.	No Change	
Policy 3.5:	The county will design and construct public facilities with capacities sufficient to meet the levels of service established in this plan, support the needs of the projected population, and accommodate the intensity of development as identified on the Future Land Use Map.	No Change	Policy language provides guidance and also links to policies in Transportation Element with additional supporting language regarding roadways and impacts generated by development.
Policy 3.6:	Indian River County shall define the needed right-of-way for proposed roadway improvements, roadway extensions, and new roadway corridors, and shall acquire and protect needed future right-of-way as identified in the Transportation Element of this plan.	No Change	Although somewhat similar to other policies, language is acceptable as provided.
Policy 3.7:	Indian River County shall maintain a right-of-way/land acquisition program to locate and acquire property for the services and facilities identified in the Transportation, Infrastructure, Recreation and Open Space and other elements of this plan. This action is intended to provide for the needs of future development while minimizing disturbance to existing development.	No Change	
Policy 3.8:	<p>The county hereby adopts level-of-service standards for selected public facilities as follows:</p> <p>a. Correctional Facilities: The county adopts the following correctional facilities level-of-service standard:</p> <ul style="list-style-type: none"> <li>• County wide level-of-service standard of 4.5 beds/1,000 permanent plus weighted peak seasonal population</li> </ul> <p>b. Fire/EMS: The county adopts the following Fire/EMS level-of-service standard:</p> <ul style="list-style-type: none"> <li>• County wide (excluding Indian River Shores) level-of-service standard of .089 Stations per 1,000 permanent plus weighted peak seasonal population</li> </ul> <p>c. Law Enforcement: The county adopts the following Law Enforcement level-of-service standard:</p> <ul style="list-style-type: none"> <li>• Unincorporated County level-of-service standard of 2.09 officers per 1,000 permanent plus weighted peak seasonal</li> </ul>	No Change	Provides links to other elements including Capital Improvements and Transportation

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>population</p> <p>d. Libraries: The county adopts the following Libraries level-of-service standards:</p> <ul style="list-style-type: none"> <li>• County wide level-of-service standard of 580 building square feet per 1,000 permanent plus weighted peak seasonal population</li> <li>• County wide level-of-service standard of 3,200 library material items per 1,000 permanent plus weighted peak seasonal population</li> <li>• County wide level-of-service standard of 0.7 computers per 1,000 permanent plus weighted peak seasonal population</li> <li>• County wide level-of-service standard of 0.2 other library equipment items per 1,000 permanent plus weighted peak seasonal population</li> </ul> <p>e. Public Buildings: The county adopts the following Public Buildings level-of-service standard:</p> <ul style="list-style-type: none"> <li>• County wide level-of-service standard of 1.99 building square feet per capita for permanent plus weighted peak seasonal population.</li> </ul> <p>f. Schools: The county adopts the following Schools level-of-service standards:</p> <ul style="list-style-type: none"> <li>• County wide level-of-service standard for Elementary Schools of 144.71 building square feet per student station</li> <li>• County wide level-of-service standard for Middle Schools of 117.26 building square feet per student station</li> <li>• County wide level-of-service standard for High Schools of 147.57 building square feet per student station</li> <li>• County wide weighted average level-of-service standard for all schools of 139.07 building square feet per student station</li> </ul> <p>g. Transit: The county adopts the following transit level-of-service standard:</p> <ul style="list-style-type: none"> <li>• One-hour headways shall be maintained on all fixed transit routes.</li> </ul>		
Policy 3.9:	Indian River County shall coordinate with private utility providers, including electric, gas, telephone, and cable TV, to ensure that utility services are delivered efficiently.	No Change	Good policy and provides basis for other, non-County provided services to support development.
Policy 3.10:	The county shall provide infrastructure improvements to existing subdivisions with inadequate infrastructure, such as Vero Lake Estates, Paradise Park, Oslo Park, and Pine Tree Park, through the petition paving program and the utility assessment process.	No Change	Policy supports efforts that are still ongoing.
Objective 4	By 2030, Indian River County will have a land use pattern that maintains the number of daily automobile trips per capita and the length of trips on county roadways at or within 10% of 2005 levels. Those levels were 4.53 daily automobile trips per capita and 18.94 minutes per trip.	No Change	County is on track to effectuate changes consistent with this Objective
Policy 4.1:	Land use districts shall be located in a manner which concentrates urban uses, thereby discouraging urban sprawl.	Revise	Redundant to urban service area objective and policies under Objective 1. Seems out of sequence with the previous objective where this is establishing how districts should generally be established and defined (sprawl language is recommended either here or in Objective 1)
Policy 4.2:	By January 2018, Indian River County shall identify and map target areas for redevelopment and infill development.	Revise	Revise and update target date to 2025; ongoing need (initiative)
Policy 4.3:	For the areas targeted for redevelopment and infill development in Future Land Use Element Policy 4.2, Indian River County shall, by 2019, assess the potential for future development, review infrastructure capabilities and needs, and develop special overlay or use districts and regulations, if warranted.	Remove	Redundant with policy 4.2

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 4.4:	By January 2020, Indian River County shall work with property owners, developers, and the public to develop and implement a plan to promote development of the areas targeted for redevelopment and infill development. That plan shall examine the feasibility of reduced development fees, streamlined application processing, mixed uses, density bonuses, Traditional Neighborhood Design, home/work linkages and other innovative techniques to promote development in those areas.	Remove	Policy completed.
Policy 4.5:	Where proposed development projects abut undeveloped or developed property, the county shall require that such development be designed and constructed or guaranteed to accommodate both vehicular and bicycle/ pedestrian interconnections. Interconnections may include shared roadways or driveways that provide local traffic circulation. Exemptions shall be granted where interconnections would create a “funneling effect” through an existing neighborhood or have no potential for providing interconnectivity or through-street benefits (e.g. segments that dead-end into water bodies, built facilities, or environmentally sensitive areas).	Revise	Revise minimal language to encourage (may) to allow for case-by-case reviews and other considerations
Policy 4.6:	By 2011, the county shall adopt traffic-calming standards and designs to address concerns about the speed of “cut-through” traffic. Traffic calming improvements shall be constructed with project interconnections where necessary	Revise/Remove	Update and move to Transportation Element
Policy 4.7:	The county shall require that developers construct sidewalks on both sides of internal project streets in higher density residential developments and mixed-use projects.	Revise	The county shall require that developers construct sidewalks on both sides of internal project streets in residential developments and mixed-use projects.
Policy 4.8:	When reviewing amendments to the Future Land Use Map, the county shall consider the impact of the proposed amendment upon the jobs/housing balance of the following subareas: north county, central county, and south county. In so doing, the county will not approve amendments where the effect will be to lower the jobs/housing balance in the north county, central county, and south county subareas from their 2005 baseline values.	Remove	Not required by statute and also generally addressed under Economic Development.
Objective 5	Indian River County will have a diverse mix of land uses, development patterns, housing densities, and housing types. By 2030, 25% of the County’s housing units will be in multiple-family, mixed use, or traditional neighborhood design projects.	Revise	Revise to this: Indian River County will have a diverse mix of land uses, development patterns, housing densities, and housing types.
Policy 5.1:	The county’s adopted Land Development Regulations (LDRs), including zoning, shall constitute the county’s minimum requirement for land development. All LDRs shall be consistent with the provisions of the comprehensive plan.	No Change	
Policy 5.2:	The residential densities depicted on the future land use plan map shall be the maximum densities permitted. Where density bonuses are applicable, density maximums may be exceeded.	Revise	Language is unnecessary and incorrectly located in this portion of the Element; better suited with housing or Policy on density(s).
Policy 5.3:	Indian River County zoning districts shall permit a variety of residential building and development styles.	Remove	Unnecessary language and assumed per Statutes and County Code.
Policy 5.4:	To prevent the emergence of strip development along US Highway 1, the county shall allow residential uses within commercial areas through mixed-use development. Such accessory residential uses shall be allowed by right in commercial zoning districts.	Revise	Language should reflect (clarify) that use is/should be truly accessory.
Policy 5.5:	Indian River County LDRs shall contain a special Planned Development (PD) zoning district. That district shall be designated as an overlay on the county’s zoning atlas. The PD zoning district is intended to provide for the development of projects which require flexibility in order to maximize open space and conserve natural features, provide alternative and energy-efficient/sustainable designs, incorporate recreational facilities, incorporate a mix of uses, and provide a variety of housing choices.	No Change	
Policy 5.6:	By 2011, Indian River County shall adopt development regulations allowing mixed use PDs in residentially-designated areas. All mixed use PDs in residentially designated areas shall meet all of the following criteria:  <u>Development Parameters</u> 1. The maximum project area for a mixed use PD in a residential area shall be 40 acres unless the property is located within the SR 60/IRSC preferred location area. The SR 60/IRSC preferred location area is an area adjacent to the SR	No Change	Except for date, Policy is good and provides guidance for Codes.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>60/58th Avenue Commercial/Industrial Node, the SR 60/66th Avenue intersection, and the Indian River State College campus. In the SR 60/IRSC preferred location area, the maximum mixed use PD project area shall be 80 acres. Mixed use projects not located in the SR 60/IRSC preferred location area exceeding 40 acres shall be designed as Traditional Neighborhood Design (TND) developments and shall comply with Future Land Use Element Policies 18.1, 18.2, and 18.3.</p> <p>2. Mixed use PDs shall be limited to areas designated L-1, L-2, M-1, and M-2 and shall be located along SR 60, US 1, Indian River Blvd., 58th Avenue, CR 510 (west of the Indian River Lagoon), CR 512, or Oslo Road. Alternatively, mixed use PDs in M-1 and M-2 designated areas may be located on sites that are adjacent to C/I nodes.</p> <p><u>Mix of Uses</u></p> <p>3. To ensure that mixed use PDs contain an appropriate mix of residential and commercial uses, commercial uses shall be allowed to constitute no more than 25% (up to 50% in the SR 60/IRSC preferred location area, not to exceed a total of 30 acres of commercial area) of a project's land area.</p> <p>4. The vertical mixing of uses is allowed and strongly encouraged. Where residential and/or office uses are designed and located above commercial uses, the amount of commercial area may constitute up to 30% (up to 60% in the SR 60/IRSC preferred location area, not to exceed a total of 30 acres of commercial area) of the project's land area.</p> <p>5. For purposes of these mixed use regulations, commercial area shall include buildings, parking areas, and adjacent improvements that serve commercial uses. Open space areas and common areas/improvements that are shared with residential uses, however, shall not be treated as commercial area.</p> <p>6. Commercial uses allowed in mixed-use PDs shall be limited to lodging, institutional, office, retail (including fuel sales), personal service, restaurant uses, and live/work/commercial flex space.</p> <p>7. Within mixed use PDs, the Floor Area Ratio (FAR) for commercial uses shall be applied to the commercial area. For the commercial area, the maximum FAR shall be 0.35.</p> <p>8. Within mixed use PDs, the maximum number of allowable residential units shall be derived by applying the applicable comprehensive plan land use designation density allowance to the entire area of the project and, in addition, may include any applicable density bonuses.</p> <p>9. Within mixed use PDs, commercial areas may be internal to the project or may be located along a project's boundary, where such boundary abuts a thoroughfare road or is adjacent to C/I-designated property. Where such commercial uses would face residential uses located outside the project, buffering and compatibility improvements shall be required to mitigate any adverse impacts.</p> <p>10. On-street parking shall be allowed within mixed use projects.</p> <p>11. All mixed use PDs shall be designed to include a transit stop within the project.</p>		



GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p><u>Building Design and Setbacks</u></p> <p>12. Within mixed use PDs, common architectural themes, common hardscape and signage themes, and multiple pedestrian connections shall be required to integrate nonresidential uses with residential uses. Common architectural themes shall apply to both commercial and residential areas of the project.</p> <p>13. Within mixed use PDs, no individual commercial building shall exceed 25,000 sq. ft. (up to 60,000 sq. ft. in the SR 60/IRSC preferred location area) in commercial floor area. Lodging uses shall be exempt from these limitations.</p> <p>14. Where a nonresidential building in a mixed use PD is adjacent to residential buildings located outside the project, the nonresidential buildings shall be compatible with nearby residential buildings. The scale of such nonresidential buildings may be minimized by articulating the building’s mass, using sloped roofs instead flat roofs screened by parapets, and/or by planting canopy trees around the building’s foundation. For residential buildings adjacent to a mixed use PD, an existing buffer may be used to satisfy the compatibility requirement.</p> <p><u>Street Network</u></p> <p>15. Each mixed use PD shall offer alternative routes and connections between destinations within the project and to appropriate uses on adjacent sites by designing and constructing a street network that consists of a grid or modified grid pattern that accommodates connections to appropriate uses on adjacent sites. 16. The project shall contain a network of interconnected streets, sidewalks, and pathways. Streets shall be designed to balance pedestrian and automobile needs, to discourage high automobile speeds, to effectively and efficiently accommodate transit systems, and to distribute and diffuse traffic rather than concentrate it.</p> <p>17. Street trees shall be provided so as to shade sidewalk areas and buffer sidewalk areas from automobile traffic.</p> <p>18. For a mixed use project located in the SR 60/IRSC preferred location area, the project shall provide the following:</p> <p>a. SR60 access to the IRSC campus in coordination with Indian River State College and County Public Works.  b. Access from the IRSC campus to 66th Avenue at 18th Street, including a bridge over the Lateral A Canal, and including 66th Avenue/18th Street signalization, in coordination with Indian River State College and County Public Works.</p> <p><u>Timing of Construction</u></p> <p>19. In each mixed use PD not located in the SR 60/IRSC preferred location area, no more than 3 acres or 50% of the total commercial area allowed, whichever is greater, shall be constructed until at least 25% of the proposed residential development has been constructed, and no certificate of occupancy shall be issued for commercial area exceeding 3 acres or 50% of the total commercial area allowed, whichever is greater, unless at least 25% of the total residential development has received certificates of occupancy.</p> <p>20. For a mixed use PD project located in the SR 60/IRSC preferred location area, no more than 15 acres not to exceed 50% of the total commercial area allowed shall be constructed until:</p> <p>a) the infrastructure items in Section 18 above have been constructed or designed and committed to via an</p>		

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>enforceable developer’s agreement, and</p> <p>b) a conceptual or final development plan for the residential development has been approved, and</p> <p>c) the infrastructure that serves the residential portion of the project has been constructed or designed and committed to via an enforceable developer’s agreement.</p>		
Policy 5.7:	<p>PDs shall be permitted throughout the county, without amendment of the future land use map, provided the proposed development is shown to be consistent with the goals, objectives and policies of the Comprehensive Plan. PDs shall be consistent with the maximum density permitted by the future land use map unless density bonuses are permitted consistent with Future Land Use Element Policy 5.8.</p>	No Change	
Policy 5.8:	<p>Within the urban service area, Indian River County’s Land Development Regulations shall encourage the use of Planned Developments (PDs) with diverse development by allowing density bonuses and development rights transfers in PDs that:</p> <ul style="list-style-type: none"> <li>• include housing units that are affordable to very low- and low-income households, in accordance with the housing element; and/or</li> <li>• include development rights transferred from conservation designated areas.</li> </ul> <p>Density bonuses for PDs shall not increase the project’s density to more than 25% over the maximum allowed by the project’s underlying land use designation.</p>	No Change	
Policy 5.9:	<p>All Planned Development (PD) projects approved in any agriculturally designated area shall meet the following criteria:</p> <ul style="list-style-type: none"> <li>• The density of the project shall not exceed the maximum density of the underlying land use designation; no density transfers from off-site lands, and no density bonuses shall be permitted within PD projects in agriculturally designated areas;</li> <li>• At least 80% of each Agricultural PD’s overall project area shall be open space;</li> <li>• Residential lots created through the PD process shall not be less than 1 acre with the remainder of the area designated as open space;</li> <li>• The open space shall be in contiguous areas;</li> <li>• Common open space, if provided, shall be under the control of an appropriate entity and maintained in perpetuity, through an open space, recreation, conservation and/or agricultural preservation easement(s), to be created through Deed Restrictions, with infill prohibited;</li> <li>• Agricultural PDs shall implement Best Management Practices submitted to and approved by staff; and</li> <li>• All recreational amenities shall be depicted on the PD plan; no recreational uses that could constitute a nuisance to adjacent properties shall be permitted.</li> </ul>	No Change	
Objective 6	<p>In recognition of the Indian River County’s desire to protect agriculture despite the challenges and changes facing the citrus industry, the county’s objective is to retain, through 2017, at least 125,000 acres of land in the unincorporated county that is used for active agricultural operations.</p> <p>According to the United States Department of Agriculture’s 2007 Census of Agriculture, there were 157,196 acres of land that were used for active agricultural operations that year. Of this land, approximately 139,000 acres are located within the unincorporated area of the county.</p> <p>This objective, by itself, does not justify or suggest a need for Future Land Use Amendments from Agricultural Designations.</p>	Revise	<p>Change to this: In recognition of the Indian River County’s desire to protect agriculture despite the challenges and changes facing the citrus industry, the County’s objective is to retain at least 125,000 acres of land in the unincorporated county that is used for active agricultural operations.</p>

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 6.1:	<p>Indian River County shall not provide public services or facilities which would induce or encourage the development of agriculturally designated lands. As such, the county shall not provide water and sewer service outside the urban service area except in the following instances:</p> <ul style="list-style-type: none"> <li>• To provide for the health and safety of existing residents in a manner consistent with Sanitary Sewer Sub-Element Policy 2.4 and Potable Water Sub-Element 2.4;</li> <li>• To provide utility services under limited circumstances consistent with Potable Water Sub-Element Policy 5.7 and Sanitary Sewer Sub-Element Policy 5.8 as amended.</li> </ul>	No Change	
Policy 6.2:	To protect and conserve agriculturally designated lands, Indian River County shall maintain its development regulations which control the division and development of agriculturally designated lands.	No Change	
Policy 6.3:	Indian River County shall permit the continuation of agricultural uses within the urban service area where those uses serve as or enhance open space and greenbelt areas of the county.	No Change based on County review	
Policy 6.4:	<p>The county shall require that residential subdivision projects, site plan projects, and planned development projects located inside the urban service area where new residential lots or units are proposed adjacent to the urban service area boundary include provisions for a special buffer along that boundary. This buffer shall protect adjacent agricultural lands from conflicts with new residential uses.</p> <p>Within the urban service area, the county shall require subdivision and planned development projects that propose new residential lots adjacent to active agricultural operations to provide special buffers.</p>	No Change	Policy also supports the Vision Plan.
Policy 6.5:	<p>Indian River County land development regulations shall require the following special conditions for Affidavit of Exemption, Administrative Permit, Special Exception and/or Planned Development approval of projects on agriculturally designated land; and for Administrative Permit, Special Exception and/or Planned Development approval of projects within the urban service area that are located near active citrus groves:</p> <ul style="list-style-type: none"> <li>• Caribbean Fruit Fly host plants and Asian Citrus Psyllid host plants shall be prohibited on the subject site. That prohibition shall be enforceable through the county code enforcement board; and</li> <li>• A legal document, acceptable to the county attorney's office, shall be established on the subject site. That legal document shall prohibit the occurrence of host plants for either the Caribbean Fruit Fly or the Asian Citrus Psyllid on the subject site. The legal document may be structured to sunset the prohibition if circumstances change such that the prohibition is no longer necessary.</li> </ul>	No Change per County staff review	
Policy 6.6:	Residential projects created via the affidavit of exemption process shall be limited to nineteen or fewer lots.	No Change	
Policy 6.7:	The county shall maintain its land development regulations requiring additional public notification of mining applications in agricultural areas.	No Change	
Policy 6.8:	<p>To facilitate the preservation of agricultural land, the county shall allow the transfer of development rights from agriculture property to eligible receiving sites. Density credits eligible for transfer shall not exceed 1 unit per acre for AG-1 sending areas, 1 unit per 2 acres for AG-2 sending areas, and 1 unit per 4 acres for AG-3 sending areas. Additional density allowances up to 1 unit per 2 acres may be allowed for environmentally significant portions of AG-3 designated land.</p> <p>Eligible receiving sites are new town projects, Traditional Neighborhood Design (TND) projects, and projects within the urban service area which are located on land suited for high density. Receiving sites within the urban service area shall be within or adjacent to a commercial/industrial node; shall be designated L-2, M-1, or M-2; and shall not be located within the Coastal High Hazard Area.</p>	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	Individual sending and receiving sites shall be approved through the PD rezoning process. With the exception of new towns, transferred density shall not increase a receiving site's density by more than 20% of its base density. In cases where transferred density is being used in conjunction with other density bonuses (e.g. TND, affordable housing), the combined density bonus may exceed 20% of the base density.		
Policy 6.9:	By 2011, the county shall adopt development regulations allowing small-scale biofuel processing plants as accessory agricultural uses in areas designated AG-2 and AG-3. The equipment, processing areas, and transport facilities of accessory biofuel-processing plants shall occupy no more than 20 acres or 10% of a site, whichever is less. Such facilities shall be subject to staff-level site plan approval and shall be located at least 300' away from nearby residential uses. Larger scale biofuel processing plants shall be allowed in areas designated AG-1, AG-2, and AG-3 if approved through the special exception process.	Revise	Revise/update/remove "year", otherwise Policy supports AG designated areas.
Objective 7	By 2015, there will be at least 108,500 acres of environmentally important land under federal, state, or county ownership or control within the unincorporated portion of Indian River County. In 2007, there were 105,186 acres of conservation land in public ownership.	Revise	Review to update year; County is still pursuing; remove last sentence specificity and refer to "internally set targets" and a goal to increased protected land acreage by 10% by 2035.
Policy 7.1:	Indian River County 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.	No Change	Also supports other Elements and respective Policies addressing floodplain development and regulations.
Policy 7.2:	The County shall continue to provide for the transfer of development rights (TDR) from estuarine wetlands to approved uplands. All projects involving TDRs must be Planned Development projects. No density can be transferred to agriculturally designated land. Deed restrictions and/or easements shall be used to ensure that land from which density has been transferred is preserved and protected. The development rights transferred shall be up to 1 unit per acre of estuarine wetlands; provided, however, that the maximum density permitted on the upland project area receiving the density transfer shall not increase by more than: <ul style="list-style-type: none"> <li>• twenty percent of the maximum density allowed by the receiving site's underlying comprehensive plan land use designation(s) where the receiving site is not adjacent to the area from which density is transferred; or</li> <li>• fifty percent of the maximum density allowed by the receiving site's underlying comprehensive plan land use designation(s) where the receiving site is adjacent to the area from which density is transferred.</li> </ul>	No Change	
Policy 7.3:	The County 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, and promote the use of conservation easements, dedications, and public acquisition.	No Change	
Policy 7.4:	Any development activity in areas designated as environmentally sensitive or important, as defined in policies 5.4 and 6.11 of the Conservation Element, shall require an environmental survey 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.	No Change	
Policy 7.5:	The county shall review and evaluate proposed development projects to ensure that stormwater runoff from the new development will not negatively impact adjacent properties or receiving surface waterbody quality.	No Change	
Policy 7.6:	Indian River County shall maintain and enforce regulations to protect wetlands from the negative impacts of development. These regulations 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.	No Change	Also supports Conservation Element policies.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 7.7:	Indian River County acknowledges the environmental importance of the prime aquifer recharge areas shown on Figure 2.29. The county shall regulate the development of these areas. Regulations include an overlay district which restricts land uses, implements special siting requirements for septic systems to mitigate soil drainage characteristics, and regulates other factors which impact the recharge capability of the land.	No Change	
Policy 7.8:	The county shall protect public water supply wells by prohibiting the placement of septic systems; stormwater retention/detention areas; wastewater treatment plant effluent discharges, including but not limited to percolation ponds, surface water discharge, spray irrigation, and drainfields; sanitary landfills, feed lots and other concentrated animal facilities; mining and excavation activities; and the handling, production, and storage of regulated substances within wellfield cones of influence.	No Change	Good Policy and supports Chapter 3 Sub-Elements (groundwater, etc).
Policy 7.9:	Consistent with the Potable Water Sub-Element, the county shall continue to extend the county water system, 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.	No Change	
Policy 7.10:	Through the use of fee simple purchase, transfer of development rights, and conservation easements, Indian River County shall coordinate with other state, federal and local agencies to identify and protect vegetative communities identified in Conservation Element policies 6.1 through 6.7.	No Change	
Policy 7.11:	The county, in cooperation with the local DOH-Indian River, shall continue to regulate the siting of septic systems including siting requirements to mitigate soil characteristics.	No Change	
Objective 8	Through 2015, at least 95% of unincorporated Indian River County's historic properties (as identified in "Historic Properties Survey of Indian River County, Florida", prepared by Historic Property Associates, Inc., April 1989) will continue to be preserved in fair, good, or excellent condition.	Revise/Update	Update date as program is ongoing
Policy 8.1:	The county historian and, as needed, outside consultants and experts shall provide guidance and advice to the Board of County Commissioners on matters concerning historic and archaeological preservation. The county historian shall be consulted for recommendations concerning: <ul style="list-style-type: none"> <li>• proposed changes to county regulations protecting historic and archaeological resources; and</li> <li>• projects which may impact historical and archaeological sites identified on the Florida Master Site File or designated as significant by the Board of County Commissioners.</li> </ul>	No Change	
Policy 8.2:	Indian River County shall use incentives such as transfer of development rights, tax relief, mitigation, and public acquisitions; and penalties such as fines and imprisonment, to protect and preserve historically and archaeologically important resources. The following criteria are used to determine the historical significance of a resource: <ul style="list-style-type: none"> <li>• whether or not the resource is at least 50 years old;</li> <li>• whether or not the resource contains significant character, interest or value as part of the historical, cultural, aesthetic and architectural heritage of the county;</li> <li>• whether or not the resource displays historical, political, cultural, economic, or social trends of community history;</li> <li>• whether or not the resource displays unique and/or distinguishing characteristics of an architectural style, design period, construction method, detail, craftsmanship, or material; and</li> <li>• whether or not the resource is a work by a prominent architect, designer, engineer, builder or landscape architect.</li> </ul>	No Change	
Policy 8.3:	All public and private development or redevelopment proposals shall be reviewed for their impact upon designated historic resources.	No Change	
Policy 8.4:	Public and private development and redevelopment activities shall cease, at least temporarily, if historic or archaeological artifacts are discovered, in order to allow for evaluation of historic significance.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 8.5:	Indian River County land development regulations shall include provisions for land use management techniques such as Transfer of Development Rights, Tax Relief, Mitigation or Public Acquisition to ensure compliance with the provisions of these policies and to minimize the impact on property owners.	No Change	Generally consistent with other policies. Provides sufficient guidance to remain as is.
Policy 8.6:	The county shall periodically update its historic properties survey. In addition to providing a more accurate assessment of the condition of historic properties, such updates will also allow the inclusion of newly eligible properties.	No Change	
Objective 9	Through the implementation of land development regulations, Indian River County will have aesthetically pleasing buildings, signs, landscaping, parking areas, and roads.	No Change	
Policy 9.1:	By January 2019, Indian River County shall establish guidelines to ensure that all new county buildings and facilities will be compatible with the architectural character of the surrounding neighborhood.	Remove	Remove Policy as it is unnecessary
Policy 9.2:	Indian River County will enhance and maintain landscaping and aesthetic hardscape improvements within county owned rights-of-way along roads that serve as entranceways to the county and along major arterials running through the county.	No Change	
Policy 9.3:	Indian River County shall maintain corridor plans and special corridor regulations for development located along roads that serve as entranceways to the county and along other major roads, as determined by the county. The county shall continue to implement the recommendations of the Wabasso, SR 60, north barrier island, and Roseland corridor plans.	No Change	Also supports Transportation Element policies.
Policy 9.4:	Indian River County shall coordinate with the State Department of Transportation to install landscaping within existing road rights-of-way of roads that serve as entrances to the county. That landscaping will be installed when the appropriate portions of the road are being improved.	No Change	
Policy 9.5:	Indian River County land development regulations shall require the use of natural and manmade buffers between incompatible land uses.	No Change	
Policy 9.6:	Indian River County shall enforce sign code regulation standards, including standards contained in corridor plans, for the type, location, size, number, and maintenance of signs.	No Change	Guides Code provisions and creates standards (support) for corresponding and / or subsequent corridor plans and other special planning studies.
Policy 9.7:	Indian River County shall encourage, through its land development regulations, the use of native vegetation in meeting landscaping requirements.	No Change	
Policy 9.8:	Indian River County land development regulations shall include minimum landscape and maintenance requirements for all development requiring site plan approval.	No Change	
Policy 9.9:	Indian River County shall provide guidelines for use of landscaping and other buffers to shield parking, driveways and loading areas from surrounding development, and public rights-of-way.	No Change	
Policy 9.10:	Indian River County shall support the cultural enrichment of the county by evaluating community cultural facilities and, where appropriate, the design of county buildings shall incorporate artistic and cultural amenities.	No Change	
Policy 9.11:	Indian River County Land Development Regulations shall address aesthetic concerns regarding telecommunication towers and antennas by several means including: providing incentives for co-location of antennas on existing structures, limiting the possible location of future towers, setbacks, landscaping, camouflaging, and requiring unobtrusive lighting (day/night lighting).	No Change	
Policy 9.12:	The county shall implement certain corridor standards on a countywide basis. Those corridor standards to be applied countywide will include standards for foundation landscaping, building color, pitched roof, signage, screening, and lighting. As is done within designated corridors, exemptions will be allowed for multi-family developments as well as industrial/warehouse projects.	No Change	



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 9.13:	By 2011, the county shall control the visual clutter created by temporary signs by adopting development regulations that establish limits on where temporary signs are to be allowed, on the number of temporary signs allowed, and on the duration that temporary signs may be posted.	Revise (minimal)	Revise year only; program (policy) is still ongoing
Policy 9.14:	<p>To combat monotony in single-family residential developments, the county shall adopt development regulations requiring that applicants submit design guidelines for all new residential planned developments. Such guidelines shall be project-specific and require approval by the Planning and Zoning Commission prior to release of development plans for construction. PD design guidelines shall address all of the following criteria:</p> <ul style="list-style-type: none"> <li>• garage placement and scale;</li> <li>• variations in building placement;</li> <li>• frequency of use for a model within the same subdivision;</li> <li>• building materials (façade and roof);</li> <li>• building massing and architectural details that relate to articulation;</li> <li>• the project’s appearance from adjacent public streets;</li> <li>• internal streetscape;</li> <li>• enforcement mechanisms; and</li> <li>• any additional requirements deemed necessary by the Planning and Zoning Commission to limit residential monotony within the project.</li> </ul>	No Change	
Policy 9.15:	The county shall not require buffers between similar residential uses.	Remove	Code-oriented language (not supported by FS)
Objective 10	With the exception of legally established non-conformities, all new development in Indian River County will be consistent with the future land use map.	No Change	
Policy 10.1:	Indian River County land development regulations shall allow legally established non-conforming uses to continue until ceased. When a non-conforming use has ceased, it can be replaced only with a conforming use. All new development, even development associated with non-conforming structures, must meet current regulations.	No Change	
Policy 10.2:	To allow for the reasonable use of such properties, Indian River County shall permit the development of nonconforming lots of record legally established under regulations in effect at the time that the lot was created. Provisions of this policy shall not apply to plats of reclamation, except when non-conforming parcels have been transferred by deed prior to February 13, 1990.	No Change	
Policy 10.3:	The county shall provide courtesy notification to adjacent property owners regarding staff determinations involving existing nonconforming non-residential uses.	No Change	
Policy 10.4:	Multi-family residential sections of The Moorings that were zoned RM-10 prior to February 13, 1990, shall be allowed to maintain their RM-10 zoning and shall be considered conforming uses within the L-1 designation. These phases include Windward, Southwinds, Harbour Side, The Pointes, River Mews, and South Passage.	No Change	Keep as site/project specific Policy guidance.
Objective 11	By 2016, Indian River County will have taken action to encourage redevelopment or revitalization in at least three areas.	Revise; Potentially consolidate	Indian River County will continue to take action to encourage revitalization and redevelopment in the Unincorporated County.
Policy 11.1:	By 2019, Indian River County shall develop guidelines and regulations to designate areas in need of redevelopment or revitalization.	Revise	Indian River County will continue to develop guidelines and regulations to designate areas in need of redevelopment or revitalization.
Policy 11.2:	Within one year of designating a redevelopment or revitalization area, Indian River County shall determine the needs and deficiencies as well as remedies and solutions for that area.	Remove	Policy complete/ not needed
Policy 11.3:	Indian River County shall enforce the provisions of the PRO, Professional Office zoning district. The purpose of this zoning district shall be to encourage infill development and the redevelopment or revitalization of residential areas	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	which are no longer appropriate for strictly single-family use but are not considered appropriate for a broad range of commercial uses, as permitted in other commercial zoning districts.		
Policy 11.4:	Indian River County shall encourage the development, redevelopment, revitalization and upgrading of undeveloped and underdeveloped subdivisions through mechanisms such as Block Grant Programs, Municipal Service Tax Units, creative finance and development proposals, zoning, and simplified replatting procedures.	No Change	
Policy 11.5:	Indian River County shall maintain a vigorous code enforcement program operating in all areas of the unincorporated county.	No Change	
Objective 12	All development in Indian River County will be consistent with the resource planning and management activities of the state, and with approved management plans including the Hutchinson Island Management Plan.	No Change	
Policy 12.1:	The county acknowledges the application of the Hutchinson Island Resource Planning and Management Plan (HIRPMP) to Indian River County. Past county actions have resulted in development regulations consistent with the HIRPMP. All new development on the unincorporated barrier island will be consistent with the HIRPMP by implementing the policies of this comprehensive plan.	No Change	
Policy 12.2:	As part of the county's periodic Capital Improvements Element evaluation and update process, the impact of new development on hurricane evacuation times and the need for improvements and the timing of improvements to evacuation routes in order to maintain or reduce evacuation times shall be assessed.	No Change	
Policy 12.3:	Indian River County shall include within its land development regulations a mechanism to assess the impact of new development on emergency evacuation.	No Change	
Objective 13	By 2015, the County will have a formal coordination mechanism with other federal, state, regional, and local governments and agencies for land use planning activities, provision of facilities and services, and funding and implementation of programs.	Revise (minimal)	Update Year only; program/policy is still ongoing
Policy 13.1:	Indian River County shall ensure that land development activities, development orders and permits, rezonings, and comprehensive plan amendments are coordinated, as may be appropriate, with the municipalities of the county, adjacent counties, regional and special districts, and state and federal agencies.	No Change	
Policy 13.2:	Indian River County, through coordination with municipalities within the county, shall ensure that future annexation will not create enclave areas.	No Change	
Policy 13.3:	By 2018, the county shall encourage municipalities to identify potential areas for annexation, develop criteria for annexation decisions, and execute interlocal agreements with the county to formalize these criteria.	Revise (Minimal)	Revise Year; program/policy still ongoing. Specify agreement types (Interlocal Service Boundary Agreement or Joint Planning Area Agreement).
Policy 13.4:	Indian River County shall coordinate with municipalities within the county to amend the proposed interlocal service boundary agreement between the county and municipalities to address annexation issues, maintenance of established level of service standards, extra-jurisdictional developmental impacts, upfront coordination on land use amendments and rezonings, and establishment of a dispute resolution process.	No Change	
Objective 14	Indian River County will have a mechanism for review and amendment of the comprehensive plan.	No Change	
Policy 14.1:	Indian River County shall provide for the amendment of the Comprehensive Plan in accordance with the provisions of Chapter 163, FS. Applications to amend the future land use plan map may be submitted by the owner or the agent for the owner of property proposed for redesignation, by the county planning staff, or by the Board of County Commissioners. Where an individual application is submitted, land development regulations shall provide for payment of an appropriate fee and disclosure of all individuals having an equitable interest in the proposed change. Applications to amend other portions of the comprehensive plan may be submitted by any interested party, the planning staff, or the Board of County Commissioners. Applications to amend the comprehensive plan will be accepted	No Change	Note, dates identified remain unchanged.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	only during the months January, April, July, and October with the exception of DRI-related amendments and small-scale amendments.		
Policy 14.2:	Applications requesting amendments to the Comprehensive Plan or Future Land Use Map shall be evaluated to consider the following: <ul style="list-style-type: none"> <li>• consistency with the Goals, Objectives and Policies of the comprehensive plan;</li> <li>• impacts on public facilities and services;</li> <li>• environmental impacts;</li> <li>• compatibility with surrounding areas; and</li> <li>• other timely issues.</li> </ul>	No Change	
Policy 14.3:	Indian River County shall approve plan amendments only upon a showing that one of the following criteria has been met: <ul style="list-style-type: none"> <li>• The proposed amendment will correct an oversight in the approved plan.</li> <li>• The proposed amendment will correct a mistake in the approved plan.</li> <li>• The proposed amendment is warranted based on a substantial change in circumstances. For Future Land Use Map amendments, the change in circumstances must affect the subject property.</li> <li>• For Future Land Use Map amendments, the proposed amendment involves a swap or reconfiguration of land use designations at separate sites and, that that swap or reconfiguration will not increase the overall land use density or intensity depicted on the Future Land Use Map.</li> </ul>	No Change	
Policy 14.4:	The county shall require applications to amend the comprehensive plan to include a written statement discussing the following: <ul style="list-style-type: none"> <li>• The proposed amendment’s consistency with all the goals, objectives, and policies of the comprehensive plan;</li> <li>• The proposed amendment’s impact on public facilities and services;</li> <li>• The proposed amendment’s environmental impacts; and</li> <li>• For Future Land Use Map amendments, the proposed amendment’s compatibility with surrounding areas.</li> </ul>	No Change	
Policy 14.5:	The county may utilize the small-scale development amendment process, as described in section 163.3187(1)(c)2., FS, only for Future Land Use Designation Amendment requests that meet all of the following criteria: <ol style="list-style-type: none"> <li>1. the applicant requests in writing that the proposed amendment be processed as a small-scale development amendment;</li> <li>2. the requirements of 163.3187(1)(c)2., FS, as amended, are satisfied;</li> <li>3. the subject property does not contain any environmentally sensitive land as defined in Conservation Element Policy 5.4, or any environmentally important land as defined in Conservation Element Policy 6.11;</li> <li>4. the subject property is located within the existing urban service area;</li> <li>5. the proposed amendment does not expand the existing urban service area;</li> <li>6. the proposed amendment does not expand the SR 60/58th Avenue commercial/industrial node; and</li> <li>7. the proposed amendment does not create a new commercial/industrial node.</li> </ol>	Revise	Represents FS Standards for small scale amendments; not necessary but good guiding and informing policy; can just cite specific FS as opposed to listing out all criteria.
Objective 15	Indian River County will have land development regulations that are consistent with the protection of private property rights.	No Change	
Policy 15.1:	Consistent with Chapters 125 and 163, Florida Statutes, Indian River County shall give adequate public notice to landowners of any application to change the land use designation or zoning of their land.	No Change	
Policy 15.2:	Indian River County will regulate the use of land only for valid public purposes in a reasonable manner, in accordance with due process.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Objective 16	Through 2030, the portion of the Indian River Lagoon within unincorporated Indian River County will have a class II state water quality rating.	No Change	
Policy 16.1:	Indian River County land development regulations shall require an environmental impact analysis of development within conservation districts or lands abutting the Indian River or St. Sebastian River.	No Change	
Policy 16.2:	Indian River County shall prohibit land use activity 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 of such resources include floodplain protection, natural habitat for threatened and endangered plants and animals, natural aquifer groundwater recharge, aquaculture, and recreation.	No Change	
Policy 16.3:	Indian River County shall continue to provide technical, monetary and political support to conservation programs aimed at land acquisition on the barrier island and in other coastal conservation areas.	No Change	
Policy 16.4:	Indian River County shall review all proposed land use changes for consistency with policies set forth in the Conservation and Coastal Management Elements.	No Change	
Policy 16.5:	To improve the Indian River Lagoon's water quality, the county shall develop additional stormwater projects that reduce the amount of stormwater that flows into the lagoon and/or improve the quality of stormwater flowing into the lagoon. In recent years, successful stormwater treatment projects have included the Sebastian Stormwater Park, the Main Relief Canal filtration system, and the Egret Marsh project.	No Change	Per County, program is still ongoing and Policy as noted supports efforts
Objective 17	Through 2030, the county will have no increase in land use designation density or intensity within the Coastal High Hazard Area.	Revise/Update	...in a manner consistent with the policies set forth in the Conservation and Coastal Elements. Change year to 2040.
Policy 17.1:	The county shall not approve plan amendments that increase the residential density or land use intensity within the Coastal High Hazard Area.	No Change	
Policy 17.2:	The county shall support programs of land acquisition on the barrier island for natural resource preservation, recreation or both.	No Change	
Policy 17.3:	The county shall limit densities in the coastal high hazard area to ensure timely evacuation of the barrier island.	No Change	
Policy 17.4:	The county shall prohibit new development of adult congregate living facilities, nursing homes, homes for the aged, total care facilities, and similar developments within the Coastal High Hazard Area.	No Change	
Policy 17.5:	The county hereby adopts the Coastal High Hazard Area boundary depicted on the county's Future Land Use Map. As set forth in Coastal Management Element Policy 15.5, the Coastal High Hazard Area is designated as an adaptation Action Area (AAA) as defined in the Coastal Management Element, subject to the policies of this Objective 17 and of Coastal Management Element Objective 15 which include density and land use restrictions.	No Change	
Objective 18	Between January 1, 1998 and January 1, 2020, ten percent of new residential development (dwelling units) occurring in unincorporated Indian River County will be located in Traditional Neighborhood Design projects.	Revise	Revise and update dates and percent provided from ten (10) to five (5) percent.
Policy 18.1:	<p>By January 2011, the county shall adopt land development regulations that establish the TND, Traditional Neighborhood Design zoning district. The TND district shall be limited to planned developments. To qualify as a TND development, projects must meet the following criteria:</p> <p><u>Development Parameters</u></p> <ol style="list-style-type: none"> <li>1. The minimum contiguous project land area shall be 40 acres.</li> <li>2. Land shall be under unified control, planned and developed as a whole in a single development or as an approved series of developments or neighborhoods. The project shall be approved under the Planned Development (PD) rezoning process.</li> </ol>	Revise	Remove target year; development parameters support code provisions and should remain.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p><u>Street Network</u></p> <p>3. In order to disperse traffic by offering many alternative routes and connections between destinations within the project and to appropriate uses on adjacent sites, the street network shall consist of a grid or modified grid pattern and shall accommodate connections to appropriate uses on adjacent sites.</p> <p>4. Not more than 10% of blocks shall have a block with a perimeter measuring more than 1,800 feet. Within commercial and mixed use areas, no block face dimension should exceed 400 feet.</p> <p>5. The project shall contain a network of interconnected streets, sidewalks, and pathways.</p> <p>6. Streets shall be designed to balance pedestrian and automobile needs, to discourage high automobile speeds, to effectively and efficiently accommodate transit systems, and to distribute and diffuse traffic rather than concentrate it.</p> <p>7. Street trees shall be provided so as to shade sidewalk areas and buffer sidewalk areas from automobile traffic.</p> <p>8. Streets and adjacent buildings shall be sited and designed to encourage interactions between the street and buildings through the use of amenities such as reduced building setbacks, “build-to” lines, front porches, stoops, rear and side yard parking lot locations, and other means.</p> <p>9. Projects shall decrease the prominence of front yard driveways, garages, and parking lots through one or more of the following: mid-block alleys, garages located toward the rear of lots, rear and side loaded garages, garages which are not the predominant architectural feature of the front elevation of buildings off-street parking at the rear of buildings, restricted driveway connections to streets, and traffic calming techniques.</p> <p><u>Mixing of Uses</u></p> <p>10. The project shall be designed as a compact or clustered development. Projects may include the following mix of uses occurring together in close proximity:</p> <ul style="list-style-type: none"> <li>• single-family residential,</li> <li>• accessory dwelling units,</li> <li>• multiple-family residential,</li> <li>• commercial and work place,</li> <li>• civic and cultural, and</li> <li>• open space.</li> </ul> <p>11. The following ratios shall apply to land uses within the project:</p> <p>a. Community open spaces open to the public, such as squares, plazas, or parks, shall comprise a minimum of 5% of the total project area.</p> <p>b. Civic uses, such as post offices, churches, community centers, meeting halls, schools, day care centers and cultural facilities shall comprise a minimum of 1% of the total project area.</p> <p>c. Residential uses shall comprise a minimum of 50% and a maximum of 80% of the total non-conservation and non-agricultural project area.</p> <p>d. Commercial and office uses located on residentially or agriculturally designated land shall not exceed 10% of the total land area designated on the land use plan as residential and agricultural.</p> <p>12. The vertical mixing of uses is allowed and strongly encouraged around designated town centers, main streets, mixed-use centers, and central squares and greens.</p> <p><u>Centers (Locus of Community Activity)</u></p> <p>13. Each project must have at least one public square, town center, or mixed use area within a ¼ mile walking distance</p>		

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>from 50% of the project’s residential units and within ½ mile walking distance from 75% of the project’s residential units.</p> <p>14. To accommodate increased pedestrian use, 50% of sidewalks in public squares, town centers, or mixed use areas shall have a minimum unobstructed width (clear and passable for pedestrians) of at least seven feet.</p> <p>15. On-street parking shall be allowed within public squares, town centers, or mixed use areas.</p> <p>16. Off-street parking lots within public squares, town centers, or mixed use areas shall be provided only at the rear of buildings.</p> <p>17. The center shall accommodate space for a transit stop and a civic building.</p> <p><u>Edges (Perimeter of the Community)</u></p> <p>18. Project edges located outside the Urban Service Area shall be established and designed for environmental, agricultural, recreational, or other open space uses.</p> <p><u>Public Buildings</u></p> <p>19. Public buildings, such as schools, churches, post offices, and community centers, shall be provided in prominent, accessible locations within the project. Such locations generally are at the termination of streets, the perimeter of the neighborhood center, or the frontage along a designated main street of a neighborhood or adjacent thoroughfare plan road.</p>		
Policy 18.2:	<p>The county shall provide incentives to develop Traditional Neighborhood Design projects within the urban service area. Those incentives shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>• 10% density bonus for TND projects located entirely within the urban service area;</li> <li>• reduced building setback requirements;</li> <li>• reduced lot size requirements;</li> <li>• increased maximum impervious surface limits for individual lots;</li> <li>• reduced right-of-way and travel lane widths;</li> <li>• reduced corner radii requirements; and</li> <li>• reduced off-street parking requirements.</li> </ul>	No Change	
Policy 18.3:	<p>To facilitate TND projects east of I-95 that are partially outside but adjacent to the urban service area, and to continue to preserve the agricultural and natural character and function of the area, the county shall allow portions of TND projects to be located outside of the urban service area. A minimum of 60% of the total project density shall be derived from the portion of the project located within the urban service area. Density shall be calculated and allowed based upon:</p> <ul style="list-style-type: none"> <li>• the land use designation underlying the portion of the project within the urban service area; and</li> <li>• 1 unit/acre for project property located outside of the urban service area.</li> </ul>	No Change	Good policy and encourages compact urban forms of development; also supported by the Vision Plan.
Policy 18.4:	<p>By January 2011, the county shall amend its land development regulations to permit TND development, on multi-family zoned project sites that are less than 40 acres in size, as an administrative permit use in the county’s conventional zoning districts. As is the case for administrative permit uses, the land development regulations shall specify criteria addressing design aspects such as project scale, lot widths, setbacks, mix of uses, street layout, rear alleys, building design, and compatibility with adjacent uses.</p>	No Change	
Objective 19	<p>Within one year of the issuance of a Hazard Mitigation Report by Indian River County or the Treasure Coast Regional Planning Council, any recommendations that identify land use conflicts or inconsistencies will have been implemented.</p>	No Change	



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 19.1:	Indian River County shall issue Hazard Mitigation Reports following natural or manmade hazardous incidents. Such incidents may include, but not be limited to, hurricanes and tropical storms, tornadoes, flooding, hazardous material accidents, nuclear power plant accidents, armed violence (civil disturbance, terrorism, or military conflict), mass immigration, coastal oil spill, freezes, fires, and drought.	No Change	
Policy 19.2:	Following the issuance of any Hazard Mitigation Reports, Indian River County shall review its comprehensive plan for consistency with that Hazard Mitigation Report. Appropriate Hazard Mitigation Report based plan amendments shall be processed at that time.	No Change	
Objective 20	In the county, sufficient land will be available for material dredged by the Florida Inland Navigation District (FIND). By 2011, all dredged material management areas shall designated as PUB, Public Facilities, on the county's Future Land Use Map.	Revise	Revise to: In the County, sufficient land will be available for material dredged by the Florida Inland Navigation District (FIND). All dredged material management areas shall designated as PUB, Public Facilities, on the County's Future Land Use Map.
Policy 20.1:	<p>The county hereby adopts the following dredged spoil disposal site selection criteria:</p> <ul style="list-style-type: none"> <li>• sites should be located close to the Indian River Lagoon;</li> <li>• sites should be altered, non-native upland vegetation areas;</li> <li>• sites should not abut residential land unless sites are sufficiently large to accommodate adequate buffers;</li> <li>• sites should not support endangered species; and</li> <li>• sites should not be wetlands, unless wetlands are degraded/non-functional.</li> </ul> <p>Where they abut residential land, sites shall provide adequate buffers. Where sites impact degraded/non-functional wetlands, wetland impacts shall be mitigated.</p>	No Change	
Policy 20.2:	The county shall redesignate land that FIND has acquired for dredged spoil disposal to the PUB, Public Facilities, land use designation.	No Change	

## Sanitary Sewer Sub-Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	Indian River County shall have an efficient system of sanitary sewer disposal that prevents degradation of existing resources, promotes orderly growth and development, and meets existing and projected demands.	Revise	Update word choice to emphasize optimizing operation and maintenance versus efficiency.
Objective 1	Through the time horizon of the plan, there will be sufficient capacity in the regional sanitary sewer system to accommodate all new development within the urban service area.	Revise	Revise to sound more like an objective in support of the goal, currently written as fact. Also expand "urban service area" to clarify it includes those municipalities the County serves (Sebastian and Orchid Island).
Policy 1.1:	New development within the unincorporated portion of Indian River County shall be approved only when capacity is available, either on-site or off-site, to provide needed sanitary sewer service.	Revise	Change "the unincorporated portion of" to "municipalities located in"
Policy 1.2:	The DEP, on an annual basis, shall inspect all private wastewater treatment plants in Indian River County.	Remove	Not IRC's responsibility to regulate.
Policy 1.3:	The county hereby adopts a sanitary sewer level of service standard of 250 gallons per day per equivalent residential unit with a peak monthly flow factor of 1.25. That standard shall be utilized for determining the availability of facility capacity and the demand generated by a development.	No Change	
Policy 1.4:	Through its computerized permit tracking and its concurrency management system, the county shall continue to implement procedures to update facility demand and capacity information as development orders and permits are issued.	No Change	
Policy 1.5:	The Planning Division, on an as needed basis, shall provide summary reports containing capacity and demand information for each public wastewater treatment plant within the county service area.	Revise	Recommended language: The County will provide summary reports for each public wastewater treatment plant within the County service area as well as Daily Monitoring Reports as required by FDEP.
Policy 1.6:	Consistent with the county's water and wastewater connection matrix, the county shall continue to allow the use of septic tank systems in rural areas for single-family units and for domestic waste disposal by small retail establishments. The use of septic systems must be approved by the Health Department and be consistent with Rule 64E-6, FAC.	Revise/Remove	Similar to Policy 2.4. Replace policy with mandatory sanitary sewer connections where central sewer available. Septic tanks should be approved on a case-by-case basis. New (since 2010) health department rule is mandatory connection, where available, if septic fails.
Objective 2	By 2025, at least 60% of all existing units in the county's service area will be connected to the county's regional sanitary sewer system. This will be an increase from 52.7% in 2017.	Revise	Recommended language: Steadily increase number of existing units connected to the County's regional sewer system with a long-range goal for 60% of all users to be connected.
Policy 2.1:	The county shall continue to offer the utility assessment program to areas with septic systems within the County Utilities Department service area.	No Change	
Policy 2.2:	The county shall continue to offer up to 10 year financing for all utility assessments.	No Change	
Policy 2.3:	The county shall give priority for the provision of public sanitary sewer services to the subdivisions on the list of subdivisions as identified in Table 3.A.3 designated as requiring sanitary sewer service due to public health threats by DOH.	Revise	Update table reference and revise sentence following reference to refer to an F.A.C. or DOH policy.
Policy 2.4:	The county shall provide public sanitary sewer service to areas where the lack of such service is determined to be a public health threat and shall initiate sewer projects where feasible to serve subdivisions served by septic systems and identified in Table 3.A.3.1 as posing a disproportionately high potential negative impact on Indian River Lagoon water quality. The county shall recover costs through those connecting to the system and directly benefitting from the improvement.	Revise	Recommended language: The County shall provide public sanitary sewer service to areas where the lack of such service is determined to be a public health threat and shall initiate sewer projects where feasible to serve subdivisions served by septic systems. The County shall recover costs through those connecting to the system and directly benefitting from the improvement.
Policy 2.5:	Consistent with its interlocal agreements with the City of Sebastian and the Town of Orchid, the county shall provide sanitary sewer services to those municipalities.	No Change	Remove year. Recommend updating policy to be in accordance with other county planning documents or to set a target date for implementation of recommendations from study.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 2.6:	By 2018, the county shall perform a financial analysis for septic to sewer conversion projects. Based on that analysis and available funding a specific list of subdivisions to be connected to public sanitary sewer system by certain dates will be identified.	Revise (Minimal)	Revise/remove year
Policy 2.7:	By 2028, the county shall provide sanitary sewer service to at least five (5) subdivisions identified in Table 3.A.3.1 as posing a disproportionately high potential negative impact on Indian River Lagoon water quality. The county shall recover costs through those connecting to the system and directly benefitting from the improvement.	Revise	Recommended wording: The County shall prioritize providing sanitary sewer service to subdivisions posing critical water quality impacts to the Indian River Lagoon, as identified in Table 3.A.3.1. County will recover costs for improvements from those connecting to the system and directly benefitting from the improvement.
Objective 3	Through the time horizon of the plan, the county will have no instances of sanitary sewer facilities contaminating surface water or groundwater resources.	Revise	Shift focus to mitigating/eliminating/preventing contamination.
Policy 3.1:	The DOH-Indian River shall conduct annual inspections of septic systems that are associated with heavy commercial, industrial, and manufacturing or equivalent uses. The results of these inspections may be used in conjunction with other items in prioritizing sanitary sewer service expansion.	No Change	
Policy 3.2:	The county shall regularly monitor all centralized sanitary sewer facilities to ensure that they do not contaminate surface water or groundwater resources.	Revise	Keep original policy. It would be good to tie-in initiatives at the County level beyond routine O&M, not necessarily monitoring software.
Policy 3.3:	To ensure that hazardous waste is not discharged into ground or surface water, the DOH-Indian River shall require samplings of onsite sewage systems for businesses which have been identified as hazardous waste generators suspected of illegal discharges. Violators shall be prosecuted according to federal, state and/or local regulations.	No Change	
Objective 4	Through the time horizon of the plan, 100% of the wastewater effluent produced by the county centralized sanitary sewer facilities will be reused.	Revise	Remove reference to time horizon. Rephrase so initiative reads more like an objective. Objective is rooted in limiting groundwater withdrawal, or disposing all treated effluent? For all policies under this objective - consistently refer to treated effluent as reuse. Revise to be in compliance with 62-600.520 FAC, regarding restrictions to surface water discharges established in 2022.
Policy 4.1:	The county shall continue to reuse wastewater by spray irrigation, with percolation ponds and wetlands as back-up.	Revise	Recommend revising policy to the following: The County's primary means of reuse water disposal shall be to the users identified in the County's Domestic Wastewater Facility Permit (FLA010431). Secondary disposal of reuse water shall be through percolation ponds and wetlands as necessary.
Policy 4.2:	The county shall encourage large volume irrigation users, such as developments with golf courses, to use reuse water for spray irrigation.	No Change	
Policy 4.3:	The county shall continue to enforce Land Development Regulations that require developments that use treated wastewater for spray irrigation to construct and dedicate to the county the effluent transmission lines needed to transport the effluent to the development.	Revise	Recommend revising policy to the following: The County shall continue to enforce Land Development Regulations in regard to construction and conveyance of reuse transmission and distribution lines. Aforementioned infrastructure will be dedicated to the County upon completion and acceptance of the reuse system within limits identified and agreed to by the developer and County.
Policy 4.4:	The county shall require all new subdivisions or residential projects of 25 or more lots/units within one-quarter of a mile of an existing re-use line to connect to the re-use line when capacity exists.	No Change	
Objective 5	By 2022, the county will have completed the sanitary sewer improvements listed in the county's 5-year Capital Improvements Program in order to maximize the use of existing facilities and discourage urban sprawl (current Five Year Capital Improvements Plan is in the Capital Improvements Element of the comprehensive plan).	Revise	Recommend the following: The County shall maintain a 5-year Capital Improvements Program identifying sanitary sewer improvements to maximize the use of existing facilities and discourage urban sprawl.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 5.1:	In conformance with the review process for the Capital Improvements Element, the county shall maintain a five-year schedule of capital improvement needs for public facilities.	Remove	Addressed in separate Element.
Policy 5.2:	<p>Proposed capital improvement projects shall be evaluated and ranked according to the following three priority level guidelines:</p> <ul style="list-style-type: none"> <li>• Level One - whether the project is needed to protect public health and safety, to fulfill the county’s legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.</li> <li>• Level Two - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.</li> <li>• Level Three - whether the project represents a logical extension of facilities and services within the urban service area.</li> </ul>	No Change; if desired, can revise	Keep policy as-is. Otherwise, revise/simplify policy to say the CIP projects will be evaluated and ranked according to the County's risk matrix.
Policy 5.3	<p>In order to guarantee provision of more than the minimum level of service, the county shall take the following steps:</p> <ul style="list-style-type: none"> <li>• begin planning and preliminary design for expansion when a plant’s Average Daily Demand is projected to equal or exceed its capacity within 5 years;</li> <li>• prepare plans and specifications for expansion when a plant’s Average Daily Demand is projected to equal or exceed its capacity within 4 years;</li> <li>• submit a complete construction permit application to the Florida Department of Environmental Protection for expansion when a plant’s Average Daily Demand is projected to equal or exceed its capacity within 3 years; and</li> <li>• submit an application for an operation permit for the expanded facility to DEP when a plant’s Average Daily Demand is projected to equal or exceed its capacity within 6 months.</li> </ul>	Revise	Recommend: The County will comply with FDEP requirements for evaluating capacity and planning for future improvements as needed to provide sanitary sewer service at the committed Level of Service.
Policy 5.4:	The county shall treat sanitary sewer provision as an enterprise system which is financially self-supporting.	No Change	
Policy 5.5:	The County Utilities Department shall fund sanitary sewer capital improvements and expansions through user fees, capacity charges, developer’s agreements, assessments and other appropriate fees and funding mechanisms.	No Change	
Policy 5.6:	The county shall identify and pursue opportunities for state and federal funding for the improvement and expansion of utility services including septic to sewer conversion projects and sewer connections.	No Change	
Policy 5.7:	All improvements, replacement, expansion, or increase in capacity of county facilities shall be consistent with adopted level of service standards for facilities.	No Change	
Policy 5.8:	<p>Consistent with the policies of the Future Land Use Element of this plan, provision of centralized sanitary sewer service shall be limited to the following areas:</p> <ul style="list-style-type: none"> <li>• Areas within the Urban Service Area;</li> <li>• Areas where the county has legal commitments to provide facilities and services as of the date of adoption of this plan;</li> <li>• Areas outside of the Urban Service Area where at least a portion of the site is contiguous to an Urban Service Area boundary as depicted on the Official Future Land Use Map or where located no more than 500 feet from an existing sanitary sewer line that is part of the county sanitary sewer system, or where an approved place of worship or camp/retreat use existed on January 1, 2016 and is approved for water and/or sewer service by Utility Services in conjunction with a utility construction/connection permit filed with Utility Services on or before June 30, 2016. These areas are subject to the following provisions: <ul style="list-style-type: none"> <li>o The maximum density of such land shall be as shown on the Future Land Use Map, and the provision of centralized sanitary sewer service shall not be justification for an increase in maximum density; and</li> <li>o Any and all costs associated with connecting a property to the sanitary sewer system, including costs associated</li> </ul> </li> </ul>	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>with survey, design, permitting, line extensions, construction, pumps and lift stations, restoration, inspections, and certification, shall be borne by the owner of the property.</p> <ul style="list-style-type: none"> <li>• Development projects located outside of the Urban Service Area that meet the criteria of the policies of the Future Land Use Element for: <ul style="list-style-type: none"> <li>o clustering of residential development within agricultural;</li> <li>o clustering of residential development within privately owned upland conservation areas;</li> <li>o clustered development within mixed use districts;</li> </ul> </li> </ul> <p>Community Development Department <span style="float: right;">Indian River County 43</span>  o traditional neighborhood design communities;  o public facilities such as public schools; and  o agricultural businesses and industries (including biofuel facilities)</p> <ul style="list-style-type: none"> <li>• Areas where, consistent with Sanitary Sewer Sub-Element Policy 2.4, the lack of centralized sanitary sewer service is determined to be a public health threat.</li> </ul>		
Policy 5.9:	The county shall install automatic air release valves in all new sewer lines.	Revise	Recommend revising to say: County shall require installation of automatic air and vacuum valves on all new sewer lines where County deems necessary and appropriate. This could also be grouped with the pre-treatment policy (currently 6.7) under a new objective for collections system infrastructure requirements.
Objective 6	Through the time horizon of the plan, there shall be no instances of package treatment plant failures, or illegal or unsafe package treatment plant discharges.	No Change	
Policy 6.1:	<p>The county shall limit the use of package wastewater treatment systems to areas that meet the following criteria governing connection to the county sanitary sewer system:</p> <ul style="list-style-type: none"> <li>• Development served by existing package treatment plants may continue to treat their sewage in that manner until centralized service becomes available. At that time, all development within ¼ mile of a county sewer line shall be connected to the county system. Development whose sewage treatment systems causes a public health problem must connect to the regional system regardless of the distance to sewer lines.</li> <li>• Package treatment plants shall be allowed in areas of development outside of the Urban Service Area when such development meets the criteria of policies of the Future Land Use Element for: <ul style="list-style-type: none"> <li>o clustering of residential development within agricultural areas;</li> <li>o clustering of residential development within privately owned upland conservation areas;</li> <li>o clustering development within mixed use districts;</li> <li>o tradition neighborhood design communities; or</li> <li>o agricultural businesses and industries (including biofuel facilities)</li> </ul> </li> </ul>	No Change	
Policy 6.2:	The county shall ensure that, prior to the issuance of development orders or permits, the applicant has demonstrated that the project complies with applicable federal, state, and local permit requirements for package treatment plants.	No Change; could consider more actionable, clear language if warranted	Recommend revising to say: County shall require applicants to demonstrate that the project complies with applicable federal, state, and local permit requirements for package treatment plants, prior to issuance of development orders and County permit approval.
Policy 6.3:	The county shall require that issuance of permits for replacement or expansion of existing package treatment plants be conditioned upon compliance with the most updated version of DEP regulatory requirements and Federal and State water quality standards as identified in the “Regulatory Framework” section of the sub-element.	No Change	
Policy 6.4:	To ensure proper maintenance and operation, the DEP shall inspect all package treatment plants on an annual basis.	Remove	Unnecessary

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 6.5:	The county shall require all new package wastewater treatment plants to be built according to current federal, state, and county requirements. In addition to obtaining a county permit demonstrating compliance with county regulations, any developer building and operating a package wastewater treatment plant must obtain a state permit demonstrating compliance with state and federal regulations. Those regulations include but are not limited to the Federal Water Pollution Control Act of 1972 (PL 92-500) and its amendments through the Clean Water Acts of 1977 (PL 95-217) and 1981 (PL 97-117), Chapters 381 and 403 of the Florida Statutes, and Rules 17-3 and 17-6 of the Florida Administrative Code. Both state and county permits are required for the construction of a plant, and for any future expansion or modification of a plant.	Revise	Keep first two sentences. Incorporate the rest of the policy in the LDR or other engineering planning document.
Policy 6.6:	At the time the county approves any new package treatment plants, the county will require, that at the time deemed appropriate by the county, the package treatment plant and associated sewer collection system shall be dedicated to the county for operation and maintenance without compensation.	Revise	SUGGEST REWORDING TO: At the time the County approves any new package treatment plants, absent a Developer's Agreement, the County will require, that at the time deemed appropriate by the County, the package treatment plant and associated sewer collection system shall be dedicated to the County for operation and maintenance without compensation. Otherwise, the specific language delineated in the Developer's Agreement shall be enforced.
Policy 6.7:	The county shall continue to enforce ordinances requiring pre-treatment of commercial and industrial waste before discharge into the county system.	Revise	Move to separate section. Not specific to package plants. Develop an additional objective governing pretreatment requirements/collections system infrastructure objectives. Refer to IRC Ordinance 90-23.
Policy 6.8:	The county shall require all future connections to the regional sanitary sewer system to be consistent with the attached water and wastewater connection matrix.	No Change	
Objective 7	By 2020, the number of new septic systems permitted annually will not exceed 200.	Revised	The county shall limit the number of new septic systems permitted annually.
Policy 7.1:	<p>The county shall limit the use of septic systems to areas that meet the following criteria governing connection to the county sanitary sewer system:</p> <ul style="list-style-type: none"> <li>• Commercial/industrial uses and residential subdivisions identified in Table 3.A.3 may continue to treat their sewage with existing septic systems until centralized sewer service lines are extended to within ¼ mile of the site. At that time, all residential units in those subdivisions and all commercial/industrial uses shall be connected to the county system. Developments whose sewage treatment systems cause a public health problem must connect to the regional system regardless of the distance to sewer lines.</li> <li>• Use of septic systems for new development shall be prohibited unless: <ul style="list-style-type: none"> <li>o such development meets the criteria set on the water and wastewater connection matrix; or</li> <li>o such development consists of clustered residential development within privately owned upland conservation (C-3) areas. Even under those circumstances, no individual septic systems may be associated with individual residential units. If located outside of any conservation designated areas or areas that are environmentally sensitive or significant, however, centralized community septic systems may be provided to each pod of clustered residential development.</li> <li>o Septic systems shall be allowed in areas of development outside of the Urban Service Area when such development meets the criteria of policies of the Future Land Use Element for: <ul style="list-style-type: none"> <li>- clustered residential development within agricultural planned development projects;</li> <li>- clustered development within new town projects;</li> <li>- traditional neighborhood design communities; and</li> <li>- agricultural businesses and industries (including biofuel facilities)</li> </ul> </li> </ul> </li> </ul>	Revise/Remove	Recommend removing altogether and implementing, as needed, into the LDR.



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 7.2:	The county shall ensure that, prior to the issuance of development orders or permits for projects to be served by septic systems, the applicant has demonstrated that the project complies with Florida Department of Health (DOH) regulations Section 381.0065 FS and Chapter 64E-6, FAC, permit requirements for septic systems.	Consolidate	Combine Policies 7.2 and 7.3
Policy 7.3:	The county in coordination with and through the DOH-Indian River, shall require that issuance of permits for repair or replacement of existing septic systems be conditioned upon compliance with DOH regulations Section 381.0065 FS and Chapter 64E-6, FAC, permit requirements for septic systems.	Consolidate	See previous comment
Policy 7.4:	The county, in coordination with and through the DOH-Indian River, shall establish public education programs on the proper use, inspection requirements, maintenance, and abandonment of septic systems. The septic system abandonment process shall be based on current state and local regulations.	No Change	
Policy 7.5:	Consistent with Section 381.00651 FS and in coordination with and through the DOH-Indian River, the County shall encourage a voluntary opt-in provision for septic system maintenance and encourage contractors that provide septic maintenance to document information.	No Change	
Policy 7.6:	The County, in coordination with and through the DOH-Indian River, shall encourage all septic systems including repairs and modifications to meet a 24-inch separation between the bottom of the drain field and the wet season water table and meet 75 foot setbacks from surface waterbodies and wells.	Remove	Address in Code

## Potable Water Sub-Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	Indian River County shall have an efficient potable water system that prevents degradation of existing resources, promotes orderly growth and development, and meets existing and projected demands.	Revise	Planning horizon is 20 years; recommend adding language to the end of the last sentence to reference interlocal service agreements.
Objective 1	Through the time horizon of the plan, there will be sufficient capacity in the regional potable water system to accommodate all new development within the urban service area.	No Change	
Policy 1.1:	New development within the unincorporated portion of Indian River County shall be approved only when sufficient water supply capacity and potable water facility capacity are available, either on-site or off-site, to provide needed potable water service.	No Change	
Policy 1.2:	The County Utilities Department, on an annual basis, shall inspect all private potable water plants in Indian River County.	Revise	Recommended language: Private potable water plants will not be allowed within Indian River County, unless capacity is not available at the County's facilities.
Policy 1.3:	The county hereby adopts a potable water level of service standard of 250 gallons per day per equivalent residential unit of treatment capacity, a minimum design flow of 500 gallons per minute, a minimum storage capacity of 13.5 million gallons, and a minimum pressure of 40 PSI for potable water facilities.	Revise	Move specific standards including items like pressure to the code or engineering standards
Policy 1.4:	Through its computerized permit tracking system and its concurrency management system, the county shall continue to implement procedures to update facility demand and capacity information as development orders and permits are issued.	Revise	Recommended language: County shall maintain its concurrency management system, including records for historic and projected demands, and provide monthly capacity reports for potable water facilities.
Policy 1.5:	The Utilities Department, on an as needed basis, shall provide summary reports containing capacity and demand information for each public potable water plant within the county service area.	No Change	
Policy 1.6:	The county shall continue to allow the use of private wells in rural areas for single-family units and for small retail establishments. The use of private wells must be approved by the appropriate regulatory agencies and be consistent with the attached water and wastewater connection matrix.	Revise	Recommended language: The County shall continue to allow the use of private wells in rural areas for single-family units and for small retail establishments provided they will not impact Existing Legal Users (ELUs), including the County. Use of private wells must be permitted through the appropriate regulatory agencies and must be consistent with the SJRWMD water and wastewater connection matrix.
Policy 1.7:	No development permit shall be issued by the county for projects to be served by the City of Vero Beach Utilities Department until the city notifies the county that adequate water supplies and potable water facility capacity are available to accommodate the project.	No Change	
Objective 2	By 2030, at least 75% of all existing residential units in the county will be connected to a regional potable water system.	Revise	Verify against County planning documents and Regional Water Supply Plan goals. Recommended language: The County shall continue to promote connecting new and existing residential units to the regional potable water system and reduce number of private well users.
Policy 2.1:	The county shall continue to offer its utility line assessment program to areas with private wells within the County Utilities Department service area.	No Change	Consolidate language with 2.2 below but retain current language
Policy 2.2:	The county shall continue to offer up to 10-year financing for all utility assessments.	Remove	Consolidate with 2.1
Policy 2.3:	Within the County Utilities Department service area, the subdivisions having undersized lots and designated as requiring potable water service due to public health threats shall be given priority for the provision of public water service.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 2.4:	The county shall provide potable water service to areas where the risk of private well contamination is determined by the Indian River County Environmental Health Department to be unacceptably high. The county shall recover costs through assessment of those landowners directly benefitting from the improvement.	No Change	
Policy 2.5:	The County Utilities Department shall implement the potable water system programs and capital improvements identified in Appendix A of this element of the comprehensive plan.	No Change	
Policy 2.6:	Prior to 2011, the County will coordinate with the City of Vero Beach and the Town of Indian River Shores to prepare a financial analysis of options related to the possibility of consolidation of utility services. This analysis may consist of but is not limited to: the possibility of the County serving utilities to the Town of Indian River Shores, currently served by the City of Vero Beach and the Unincorporated area of the South Barrier Island, currently served by the City of Vero Beach, full consolidation of the City of Vero Beach Utility with the Indian River County Utility or making no changes in the existing utility service areas. Based on the results of a financial analysis of the various service options, the Board of County Commissioners will consider implementing the results that show the best financial and operational benefits.	Revise	Recommended language: The County will continue to coordinate with other potable water service providers within the County limits for consolidation of utility services where feasible and where financially and operationally beneficial.
<i>NEW</i>			Relocated policy from Intergovernmental Element: The county utilities department shall approve potable water concurrency for new projects only when adequate water supplies and potable water facility capacity are available to accommodate new development project demand.
Objective 3	Through the time horizon of the plan, the county potable water system will continue to meet the standards of the Federal Safe Drinking Water Act, Public Law 93-523; the Florida Safe Drinking Water Act, Section 403.850 - 403.864, FS; Chapter 381, FS; and Rules 62-550, 40C-2, 40C-3, 17-22, and 64E-8, FAC.	No Change; can update if desired to remove specific citations here and move to Policies	
Policy 3.1:	The County shall continue to use the Upper Floridan aquifer as the primary source of potable water and use reverse osmosis as the principal raw water treatment method for its regional potable water system. With that water source and treatment method, the county will provide its customers with good quality water that meets the requirements of the Federal Safe Drinking Water Act, Public Law 93-523; the Florida Safe Drinking Water Act, Section 403.850 - 403.864, FS; Chapter 381, FS; and Rules 62-550, 40C-2, 40C-3, 17-22, and 64E-8, FAC.	Revise	Recommended language: The County shall continue to use the Upper Floridan Aquifer as its primary water supply source and employ nanofiltration as its preferred method for water treatment.
Policy 3.2:	The county, through the Environmental Health Department, shall monitor and evaluate all private water treatment plants. The results of this evaluation shall be considered during the prioritization of potable water service expansion.	Consolidate/Remove	Consolidate with policy 1.2; also confirm language to include “no private water treatment plants are located within the County service area. Also can add language referring to County’s latest WSP/work plan
Objective 4	By 2020, the county’s per capita water use will be less than the 2006 level of 104 gallons/day.	Revise	Recommended language: The County shall deliver potable water to its customers at a level of service of 104 gallons per capita per day.
Policy 4.1:	The county shall require the use of irrigation quality (I.Q.) effluent meeting FDEP standards for irrigation in parks and facilities having significant open space areas (golf courses, medians, etc.) when those areas are located within the County Utilities Department service area and are within 1 mile of the nearest effluent reuse line. Reuse must be authorized by the appropriate regulatory agencies. When a project meets the above criteria, the developer shall be required to construct an effluent reuse line for treated wastewater to be used for spray irrigation.	No Change	
Policy 4.2:	The county shall continue to apply the requirements of Chapter 926 of its land development regulations, which require the use of drought tolerant vegetation, the use of efficient irrigation systems, and the preservation of existing native vegetation.	Revise	Recommended language: County shall continue to require the use of drought-tolerant vegetation, use of efficient irrigation systems, and preservation of existing native vegetation in accordance with County land development regulations.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 4.3:	In order to eliminate irrigating during rain or when ground is saturated, irrigation systems at county facilities shall be either manually operated or utilize automatic systems with sensors.	No Change	
Policy 4.4:	The county shall renew its annual contract with the SJRWMD to identify and require property owners to plug or valve free flowing artesian wells.	No Change	
Policy 4.5:	The county shall encourage home builders to participate in the SJRWMD's Florida Water Star Program by expediting review of their permits.	No Change	
Policy 4.6:	The county's water pricing system shall continue to be equitable, but shall continue to charge an exponentially increasing unit rate for high volume residential users (those using more than three times the Level of Service standard established in policy 1.3).	Revise	Remove reference to policy and address in code language instead.
Policy 4.7:	To quickly and efficiently respond to any leakage, the county shall continue to implement its leak detection program.	No Change	
Policy 4.8:	The county shall require all new subdivisions and projects of 25 or more lots/units that are within a ¼ mile of an effluent reuse line to connect to the effluent reuse line. When a project meets above criteria, developer shall be required to construct an effluent reuse line.	Revise/Consolidate	Reorder so this is policy 4.2; can also consolidate with policy 4.1
Policy 4.9:	By 2013, the Utilities Department shall review its current pricing plans to further discourage excessive water use and to provide incentives to customers for saving water.	Revise	Recommended language: The Utilities Department will regularly review rate structures and adjust rates as necessary to further discourage water use and to provide incentives for water savings.
Policy 4.10:	The county shall require new developments to use water from retention ponds, instead of water from wells, for irrigation.	No Change	
<b>New</b>	<u><b>Policy 4.11:</b> The County shall continue to implement the Water Conservation Plan associated with its consumptive use permit.</u>		Recommended by SJRWMD
Objective 5	Thorough the time horizon of the plan, the county will have completed all programmed capital improvements shown in Appendix "A" of the Potable Water Sub-Element in order to maximize the use of existing facilities and discourage urban sprawl.	Revise	Recommended language: The County will continue to address the programmed capital improvements shown in Appendix "A" of the Potable Water Sub-Element in order to maximize the use of existing facilities.
Policy 5.1:	In conformance with the review process for the Capital Improvements Element of this plan, the county shall maintain a five-year schedule of capital improvement needs for public facilities.	Revise	Recommended language: The county shall maintain a five-year schedule of capital improvements needs for public facilities
Policy 5.2:	Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines: <ul style="list-style-type: none"> <li>• Level One - whether the project is needed to protect public health and safety, to fulfill the county's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.</li> <li>• Level Two - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.</li> <li>• Level Three - whether the project represents a logical extension of facilities and services within a designated service area</li> </ul>	Remove	Language can be addressed in other County documents/standards.
Policy 5.3:	In order to guarantee provision of more than the minimum level of service, the county shall take the following steps: <ul style="list-style-type: none"> <li>• begin planning and preliminary design for expansion when a plant's Average Daily Demand is projected to equal or exceed its capacity within 5 years;</li> <li>• prepare plans and specifications for expansion when a plant's Average Daily Demand is projected to equal or exceed its capacity within 4 years;</li> <li>• submit a complete construction permit application to the Florida Department of Environmental Protection for expansion when a plant's Average Daily Demand is projected to equal or exceed its capacity within 3 years; and</li> </ul>	Revise	Recommended language: The County shall continue to monitor and evaluate average daily demands at water treatment facilities and plan for necessary improvements and expansions to deliver water at the committed Level of Service in accordance with FDEP requirements.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<ul style="list-style-type: none"> <li>submit an application for an operation permit for the expanded facility to DEP when a plant's Average Daily Demand is projected to equal or exceed its capacity within 6 months.</li> </ul>		
Policy 5.4:	The county potable water system shall continue to operate as an enterprise system which is financially self-supporting.	No Change	
Policy 5.5:	The county shall fund potable water capital improvements and expansions through user fees, impact fees, developer's agreements, assessments and other appropriate fees and funding mechanisms.	No Change	
Policy 5.6:	The county shall pursue state and federal sources of funding available for the improvement and expansion of utility services.	No Change	
Policy 5.7:	<p>Consistent with the policies of the Future Land Use Element of this plan, centralized water service shall be limited to the following areas:</p> <ul style="list-style-type: none"> <li>Areas within the Urban Service Area;</li> <li>Areas where the county has legal commitments to provide facilities and services as of the date of adoption of this plan;</li> <li>Areas outside of the Urban Service Area where at least a portion of the site is contiguous to an Urban Service Area boundary as depicted on the Official Future Land Use Map or, where located no more than 500 feet from an existing centralized potable water main distribution line that is part of a looped system, or where an approved place of worship or camp/retreat use existed on January 1, 2016 and is approved for water and/or sewer service by Utility Services in conjunction with a utility construction/connection permit filed with Utility Services on or before June 30, 2016. These areas are subject to the following provisions: <ul style="list-style-type: none"> <li>The maximum density of such land shall be as shown on the Official Future Land Use Map, and the provision of centralized potable water service shall not be justification for an increase in maximum density; and</li> <li>Any and all costs associated with connecting a property to the potable water system, and providing for adequate fire protection, including costs associated with survey, design, permitting, line extensions, construction, restoration, inspections, and certifications, shall be borne by the owner of the property.</li> </ul> </li> <li>Development projects located outside of the Urban Service Area that meet the criteria of the policies of the Future Land Use Element for: <ul style="list-style-type: none"> <li>clustering of residential development within agricultural areas;</li> <li>clustering of residential development within privately owned upland conservation areas;</li> <li>clustering development within mixed use districts; or</li> <li>traditional neighborhood design communities.</li> <li>public facilities such as public schools.</li> <li>agricultural businesses and industries (including biofuel plants)</li> </ul> </li> <li>Areas where, consistent with Potable Water Sub-Element Policy 2.4, the risk of private well contamination is determined to be unacceptably high.</li> </ul>	No Change	Note, similar policy is provided in Sanitary Sewer sub element and is remaining unchanged.
Objective 6	Through the time horizon of the plan, there shall be no instances of Privately Owned Public Water Plant failures or breakdowns.	Revise	Recommend revising language to the following: Privately-owned water treatment plants and systems shall operate within County, state, and federal regulatory requirements.
Policy 6.1:	<p>The county shall limit the use of Privately Owned Public Water Plants to areas that meet the following criteria governing connection to the county potable water system:</p> <ul style="list-style-type: none"> <li>Development served by existing Privately Owned Public Water Plants may continue to receive potable water in that manner until centralized service becomes available. At that time, all development within ¼ mile of a county water line shall connect to the county system. Developments whose potable water system causes a public health problem must connect to the regional system regardless of the distance to water lines.</li> </ul>	Revise	Recommended language: Development served by existing Privately Owned Water Plants may continue to receive potable water in that manner until centralized service becomes available. At that time, all development within ¼ mile of a County water line shall connect to the public potable water system. The County may consider applications for construction and operation of privately-owned water plants where the

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<ul style="list-style-type: none"> <li>Privately owned public water treatment plants shall be allowed in areas of development outside of the Urban Service Area when such development meets the criteria of policies of the Future Land Use Element for:</li> </ul>		development is outside the Urban Service Area and if development conforms to policies in the Future Land Use Element. Developments whose potable water system causes a public health problem must connect to the regional system regardless of proximity to existing water lines.
Policy 6.2:	The county shall ensure that, prior to the issuance of development orders or permits for privately owned public water treatment plants, the applicant has demonstrated that the project complies with the Federal Safe Drinking Water Act, Public Law 93-523; the Florida Safe Drinking Water Act, Section 403.850 - 403.864, FS; Chapter 381, FS; and Rules 62-550, 40C-2, 40C-3, 17-22, and 64E-8, FAC.	Remove	Addressed in Policy 6.3
Policy 6.3:	The county shall require that issuance of permits for replacement or expansion of existing privately owned public water treatment plants be conditioned upon compliance with the most updated version of DEP regulatory requirements and Federal and State water quality standards as identified in the "Regulatory Framework" section of this sub-element.	No Change	
Policy 6.4:	To ensure proper maintenance and operation, the Utilities Department shall inspect all privately owned public water treatment plants on an annual basis.	Consolidate	Addressed in other policies
Policy 6.5:	The county shall require all new privately owned public water treatment plants to be built according to the current federal, state, and county requirements. In addition to a county permit demonstrating compliance with county regulations, any developer building and operating a privately owned public water treatment plant must obtain a state permit demonstrating compliance with state and federal regulations. Those regulations include but are not limited to the Federal Safe Drinking Water Act, Public Law 93-523; the Florida Safe Drinking Water Act, Section 403.850 - 403.864, FS; Chapter 381, FS; and Rules 62-550, 40C-2, 40C-3, 17-22, and 64E-8, FAC. Both state and county permits are required for the construction of a plant, and for any future expansion or modification of a plant.	No Change	
Policy 6.6:	At the time the county approves privately owned public water treatment plants, the county will require that, at the time deemed appropriate by the county, the water treatment plant and associated water distribution system shall be dedicated to the county for operation and maintenance without compensation.	No Change	
Policy 6.7:	The county shall require all future connections to the regional potable water system to be consistent with the attached water and wastewater connection matrix.	Revise	Unable to locate "matrix"; Verify that this matrix exists - if so, no need to provide link or copy as long as it's within County's database somewhere. also referred to in Sanitary Sewer Element, policy 6.8. A change should also be applied to the Sewer Element.
Objective 7	By 2020, the number of new private wells permitted annually will not exceed 300.	Revise	Recommend revising to be more in line with subsequent policies. Recommended language: Limit number of permits issued for new private wells.
Policy 7.1:	<p>The county shall limit the use of new private wells to the following:</p> <ul style="list-style-type: none"> <li>Single-family residences located more than 200 feet from any county water line;</li> <li>Residential projects that consist of less than 25 units and are located more than ¼ mile from any county water line;</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>Non-residential projects that consume less than 2,000 gallons per day and are located more than ¼ mile from any county water line.</li> </ul> <p>The county shall require all developments whose potable water system causes a public health problem to connect to the regional system regardless of the distance to water lines. All new developments utilizing private well systems shall be required to construct a dry line.</p>	No Change	



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 7.2:	The county shall ensure that, prior to the issuance of development orders or permits for projects served by private wells, the applicant has received a Florida Department of Health permit demonstrating that the project complies with the provisions of Rule 64E-8, FAC.	No Change	
Policy 7.3:	The county shall require that issuance of permits for replacement of existing private wells be conditioned upon compliance with the most updated version of DEP regulatory requirements and Federal and State water quality standards as identified in the "Regulatory Framework" section of the sub-element.	No Change	
Policy 7.4:	The county, in coordination with Environmental Health Department, shall establish public education programs on the proper use, inspection requirements, maintenance, and abandonment of private wells.	No Change	
Objective 8	By 2026, the county will utilize alternative water supply sources for at least 18 mgd of demand. The alternative water source will supplement water obtained from the Upper Floridan aquifer (UFA).	Revise	Recommended language: The County will develop alternative water supply sources in addition to the Upper Floridan Aquifer system.
Policy 8.1:	By 2015, the county shall study and identify a viable alternative water source.	Revise	Recommended language: The County will conduct feasibility studies and assessments of potential alternative water supply sources. The County will continue to evaluate their source water aquifer to mitigate impacts to ELUs through expansion
Policy 8.2:	By 2020, the county shall obtain all necessary permits to construct the associated infrastructure related to the alternative water support facilities.	Revise/Consolidate	Update/remove year
Policy 8.3:	By 2023, the county shall complete all construction plans and specifications associated with the alternative water supply facilities.	Revise	Update/remove year; ongoing policy
Policy 8.4:	By 2025, the county shall complete the construction of all infrastructure associated with the alternative water supply facilities.	Revise/Consolidate	Recommended language: The County shall incorporate potential alternative water supply projects in the 5-year Capital Improvements Plan. Consolidate with Policy 8.2.
Objective 9	By 2015, all reverse osmosis water treatment plan direct brine discharges into the Indian River lagoon will be eliminated.	Revise	Recommended language: County shall eliminate brine discharge from the nanofiltration water treatment process to the Indian River Lagoon; update year (ongoing policy)
Policy 9.1:	By 2010, the county shall identify a viable alternative brine discharge method for the South County RO Plant.	Revise	Remove /update year
Policy 9.2:	By 2012, the county shall obtain all necessary permits to construct the associated infrastructure related to the brine disposal facilities.	Revise	Remove /update year
Policy 9.3:	By 2013, the county shall complete all construction plans and specifications associated with the brine disposal facilities.	Revise	Remove /update year
Policy 9.4:	By 2015, the county shall complete the construction of all infrastructure associated with the brine disposal facility for the south county RO plant, and the facility shall be operational.	Revise	Remove /update year

GOP Number	GOP Language	Recommended Action	Comments/Rationale
NEW	<p><b>Objective 10:</b> Water Supply Planning  <u>The County shall plan for its water needs and maintain a Water Supply Facilities Work Plan, as required by Florida Statutes.</u></p> <p><b>Policy 10.1:</b> <u>The County shall maintain a Water Supply Facilities Work Plan (Work Plan) that is coordinated with SJRWMD’s Central Springs / East Coast Regional Water Supply Plan (CSEC RWSP). The Work Plan and related comprehensive plan policies shall be updated, as necessary, within 18 months of an update of the CSEC RWSP that affects the County.</u></p> <p><b>Policy 10.2:</b> <u>The County’s Water Supply Facilities Work Plan (2024-2033) is incorporated into the comprehensive plan as Appendix A of the Potable Water Sub-Element.</u></p> <p><b>Policy 10.3:</b> <u>The Water Supply Facilities Work Plan shall identify the traditional and alternative water supply projects, along with the water conservation and reuse practices, necessary to meet the County’s existing and future water demands.</u></p> <p><b>Policy 10.4:</b> <u>The Water Supply Facilities Work Plan shall address those projects identified in the SJRWMD CSEC RWSP for Indian River County, and selected by the county for implementation, and any associated implementation schedule.</u></p> <p><b>Policy 10.5:</b> <u>The County will monitor and participate, as necessary, in the City of Vero Beach’s water supply planning process to ensure that the City’s utility accounts for and meets the current and future water needs for the respective unincorporated area within the City’s service area.</u></p>		Recommended by SJRWMD

## Solid Waste Sub-Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	Indian River County shall have an efficient and environmentally sound solid and hazardous waste management system to prevent spread of disease, to promote orderly growth within the County, and to meet existing and projected demands for the management and disposal of waste.	No Change	
Objective 1	Through the time horizon of the plan, the active segment of the landfill will always have sufficient capacity to accommodate demand.	Revise	Remove "always" as the County may pursue other agreements including regional solid waste facilities which may or may not include the use of the landfill.
Policy 1.1:	Design for additional disposal segments of the landfill shall be completed before the active segment of the landfill is at 70% of its capacity, and construction of additional segments shall begin when the active segment is at 75% of its capacity in order to ensure that the established level of service will be maintained.	Revise	Design for additional disposal cells of the landfill shall be completed before the active cell of the landfill is at 50% of its capacity, and construction of additional cells shall begin when the active segment is at 60% of its capacity in order to ensure that the established level of service will be maintained. The current projected capacity and/or lifespan of Segment 3 Cells 1-8 is through the year 2074. This lifespan is contingent upon rigorous recycling and recycling education as well as the unknown factors of population growth and economics.
Policy 1.2:	New development within the Indian River County SWDD service area shall continue to be approved only when capacity is available at the active segment of the landfill. If the active segment of the landfill is at 90% of its capacity and a new segment is not ready, additional development shall not be permitted.	Revise	New development within the Indian River County SWDD service area shall continue to be approved only when capacity is available at the active cell of the landfill. If the active cell of the landfill is at 80% of its capacity and a new cell is not ready, additional development shall not be permitted.
Policy 1.3:	The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by new development:  2.4 tons per capita for permanent population plus weighted seasonal population per year or 4 cubic yards per permanent population plus weighted seasonal population per year	Revise	Per recent Waste Generation Study, 1.4 tons per single family home is the recommended LOS.
Policy 1.4:	The County shall maintain its concurrency management system to update its solid waste facility demand and capacity information as development orders or permits are issued.	No Change	
Policy 1.5:	The SWDD shall maintain a comprehensive solid waste management master plan and shall prepare annual summaries of demand and capacity information for the active segment of the landfill.	No Change	
Policy 1.6:	The SWDD shall maintain at least 3 years of disposal capacity available at all times.	Remove	Covered by 1.1
Policy 1.7:	The County shall continue to provide countywide solid waste services to all of the County's municipalities and the unincorporated portion of the County by providing landfill capacity for solid waste disposal, by administering a countywide recycling program, and by studying and implementing new technologies. On-going studies shall identify the following: <ul style="list-style-type: none"> <li>• New technologies for recycling;</li> <li>• New methods for safe solid waste disposal;</li> <li>• Assessment of the feasibility of implementing these new technologies in Indian River County; and</li> <li>• Cost/benefit analyses for promising technologies.</li> </ul>	Revise	<p><b>Add to first bullet:</b>  <b><u>New technologies for recycling; to include Materials Recovery Facility (MRF), balers, compactors, sorting machines, and education center with classroom for recycling education.</u></b></p>
Objective 2	Through the time horizon of the plan, there will be no cases of improper management or illegal disposal of hazardous waste in the County.	Revise	SUGGEST: Improper management or illegal disposal of hazardous waste in the County shall be discouraged and penalized.
Policy 2.1:	The County shall dispose of stabilized sludge from wastewater treatment plants at the County landfill.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 2.2:	The County shall dispose of the screenings and grit accumulated at the wastewater treatment plants at the County landfill.	No Change	
Policy 2.3:	The County will continue to require all septage haulers operating in the County to dispose of septage at the Gifford Wastewater Treatment Plant or other sites approved by FDEP until the proposed new Biosolids Facility at the County Landfill is open.	Remove	Policy completed. New landfill opened in 2010.
Policy 2.4:	The SWDD shall provide convenient locations at which residents can drop off household hazardous materials free of charge.	No Change	
Policy 2.5:	The County shall continue to maintain a contract with a licensed hazardous waste transporter for providing disposal services to the small quantity generators of household hazardous waste within the County.	No Change	
Policy 2.6:	The County shall perform water quality tests in accordance with the landfill permit requirements to ensure that the Class I landfill is not contaminating the surrounding groundwater and surface water bodies.	No Change	
Policy 2.7:	The County shall close its existing C&D debris landfill cell and switch to co-disposal operation whereby C&D debris is disposed of in a lined Class I landfill commingled with MSW.	Remove	County has switched to lined Class I landfill, but it has not closed existing C&D debris landfill cell, as it is utilized for storage of Clean Concrete on the top.
Policy 2.8:	The County shall encourage the County Environmental Health Department to continue to perform regular inspections of small quantity hazardous waste generators.	No Change	
Policy 2.9:	The County shall cooperate with the FDEP and USEPA to continue to perform regular inspections of private licensed waste handlers to ensure that bio-hazardous waste, generated by medical establishments and handled by private firms, is properly managed. When improper management of bio-hazardous waste is found during an inspection, the FDEP and USEPA will take enforcement action. The County shall continue to inspect for the bio-hazardous waste from the solid waste that enters the landfill.	Revise	If possible, revise the word "will take" to "may take" (understanding even providing for an effective clean up and removal is an enforcement action).
Objective 3	Through the time horizon of the plan, the County will have maximized the use of existing facilities and discouraged urban sprawl by having completed all needed solid waste capital improvements as outlined in the Capital Improvements Element of the County Comprehensive Plan.	No Change	
Policy 3.1:	The County shall maintain a five year schedule of capital improvements for the landfill and shall update this schedule annually in conformance with the review process for the Capital Improvements Element of this plan.	No Change	
Policy 3.2:	Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines: <ul style="list-style-type: none"> <li>• Level One - whether the project is needed to protect public health and safety, to fulfill the County's legal commitment to provide solid waste facilities and services, or to preserve or achieve full use of existing facilities; and</li> <li>• Level Two - whether the project increases efficiency of use of existing facilities or prevents or reduces future improvement costs.</li> <li>• Level Three – whether the project increases the amount of solid waste being recycled.</li> </ul>	No Change	
Policy 3.3:	The County shall structure solid waste fees, rates, and assessments to support the solid waste system as a financially self-supporting enterprise system.	No Change	
Policy 3.4:	The County shall continue its current non-advalorem assessment program to fund the orderly expansion of its solid waste facilities.	No Change	
Policy 3.5:	The County shall apply for state and federal sources of funding for the improvement and expansion of solid waste services as well as for expansion of its recycling program.	No Change	
Policy 3.6:	All future expansion of the landfill and the SWDD facilities shall be consistent with the adopted solid waste level of service standards.	Consolidate	Consolidate with Policy 1.5

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 3.7:	The County shall maintain its charge mechanism for the collection and management of special wastes such as C&D debris, bio-hazardous waste, and other wastes needing special collection, handling, and disposal.	Consolidate	Consolidate with policy 2.4
Objective 4	By 2020, the County will have increased the portion of solid waste recycled to 30% of its waste stream.	Revise	The year is no longer valid, the percentage is inaccurate as all recycled material from IRC is shipped to St. Lucie County and comingled with 5 other municipalities. Therefore, an accurate percentage is unavailable.
Policy 4.1:	The County shall expand its recycling program by accepting more materials, such as food waste, to be recycled to reduce the volume of waste disposed of in the landfill.	No Change	
Policy 4.2:	By 2022, the SWDD shall re-evaluate establishing a mandatory solid waste collection system that serves properties within the County's Urban Service Area. Upon the establishment of mandatory door-to-door garbage collection, the SWDD shall evaluate the need for and the level of service required from the customer convenience centers.	Revise	By 2025 <del>2022</del> , the SWDD shall re-evaluate establishing a <del>mandatory</del> Universal solid waste collection system that serves properties within the County's Urban Service Area. Upon the establishment of <del>mandatory door-to-door</del> Universal garbage collection system, the SWDD shall evaluate the need for and the level of service required from the customer convenience centers.
Policy 4.3:	The SWDD shall continue to assist the School Board to develop and maintain a course which informs students of the impact of mismanaged solid and hazardous waste as well as the importance and benefits of a recycling program.	No Change	
Policy 4.4:	The County as part of its recycling program shall eliminate open burning in urban areas by maintaining its facility for the recycling of organic waste, including land clearing debris, grass clippings, etc. into compost and mulch.	No Change	
Policy 4.5:	The SWDD, through radio and newspaper advertisements, informational brochures, or through special events, shall provide general public education on the importance and benefit of the recycling program.	Revise	The SWDD, through radio and newspaper advertisements, informational brochures, the County's website and other (similar) media, or through special events, shall provide general public education on the importance and benefit of the recycling program.
Policy 4.6:	By 2020, the SWDD shall evaluate the feasibility of the maximum recovery of recyclables from the County garbage stream and their conversion to useful products.	Revise	Remove Year
Policy 4.7:	By 2020, the SWDD shall evaluate the feasibility of transferring the County's solid waste to another regional facility for disposal of solid waste.	Revise	Remove Year

# Natural Groundwater Sub-Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	To protect the function of natural groundwater aquifer recharge areas, to prevent the contamination of groundwater and to extend the life span of the county's aquifers through water conservation.	Revise	Revise to: To protect the function of natural groundwater recharge areas, to prevent the contamination of groundwater, and to promote sustainability of the County's aquifers.
Objective 1	Through 2020, there will be no instances of contamination of groundwater aquifers or public supply wells within the county. For the purpose of this objective, water quality will be based on primary and secondary maximum contaminant levels (MCLs), as defined by the FDEP in Chapter 17-550, F.A.C.	Revise	The County will take measures to protect its sources of drinking water within the Upper Floridan aquifer and public supply wells within the county against regulated contaminants, such that treated drinking water can meet primary and secondary maximum contaminant levels (MCLs), as defined by the FDEP in Chapter 62-550, F.A.C.
Policy 1.1:	By 2010, the county shall update the Surficial Primary Recharge Overlay District (SAPROD) map using a geographic information systems (GIS) format.	Revise	The County shall update as needed the Surficial Primary Recharge Overlay District (SAPROD) map using a geographic information systems (GIS) format.
Policy 1.2:	<p>By 2012, the county will assist the SJR WMD and FDEP in developing a Wellhead Protection Area (WHP A) map for Indian River County by providing the following information:</p> <ul style="list-style-type: none"> <li>~ the location of existing public wellheads;</li> <li>~ the proposed location of future public wellheads; and,</li> <li>~ potential conflicts between existing and future land uses and public wellhead protection areas.</li> </ul> <p>The WPHA map will be compatible with the county's G.L.S. database.</p>	Remove	Addressed in LDR section 931.04
Policy 1.3:	The county shall continue to prohibit the location of septic systems within two hundred feet of a public water supply well, unless otherwise approved by the FDEP or HRS.	Revise	Confirm with County Attorney regarding authority to regulate; update accordingly
Policy 1.4:	The county, through its stormwater permitting processes, shall ensure that storm water management structures, except those located within the SAPROD, are designed to function as aquifer recharge areas.	Remove	This is asking a SWM structure to do something that may be physically impossible in a given area. Check legality re, County's ability to permit stormwater management.
Policy 1.5:	<p>The county shall continue to protect existing and future public water supply wells from contamination by continuing to implement Chapter 931 of the County's land development regulations and by prohibiting any non-residential land use which stores, handles, or produces a toxic degradation or petroleum-based product, or any substance regulated under 40 CFR 302,40 CFR 122.21, and/or Chapter 487, F.S. from locating within 1,000 feet of a public water supply well. The minimum radial separation distances for land uses and structures from public wellhead regulated areas are as follows:</p> <ul style="list-style-type: none"> <li>~ 200 feet for on-site disposal systems, unless approved by the FDEP or DHRS;</li> <li>~ 300 feet for wet retention/detention areas, unless approved by the SJRWMD;</li> <li>~ 500 feet for landfill and/or transfer stations, above ground or underground storage</li> <li>~ tanks, feed lots and animal facilities, and WWTP effluent discharges, unless approved by the FDEP;</li> <li>~ 1,000 for any mining and/or excavation of waterways or drainage facilities which intersect the water table.</li> </ul>	Revise	<p>The County shall continue to protect existing and future public water supply wells, as defined under Chapter 62-550, F.A.C., from contamination by continuing to implement Chapter 931 of the County's LDRs and by prohibiting any non-residential land use which stores, handles, or produces a toxic degradation or petroleum-based product, or any substance regulated under 40 CFR 302,40 CFR 122.21, and/or Chapter 487, F.S. from locating within 1,000 feet of a public water supply well. The minimum radial separation distances for land uses and structures from public wellhead regulated areas are as follows, unless superseded by more stringent setback requirements per Chapter 62-532, F.A.C. or Chapter 62-521, F.A.C.:</p> <ul style="list-style-type: none"> <li>~ 200 feet for on-site disposal systems, unless approved by the FDEP;</li> <li>~ 300 feet for wet retention/detention areas, unless approved by the SJRWMD;</li> <li>~ 500 feet for landfill and/or transfer stations, above ground or underground storage tanks, feed lots and animal facilities, and WWTP effluent discharges, unless approved by the FDEP;</li> </ul>



GOP Number	GOP Language	Recommended Action	Comments/Rationale
			~ 1,000 for any mining and/or excavation of waterways which intersect the water table.
Policy 1.6:	The county shall prohibit new developments or changes of uses that produce hazardous materials from locating on the Atlantic Coastal Sand Ridge or the Ten Mile Ridge areas of Indian River County.	No Change	
Policy 1.7:	The county shall continue to prohibit injection wells for the disposal of wastewater.	Revise	The County will promote beneficial reuse of treated wastewater to the maximum extent feasible to minimize or avoid the need for disposal via injection wells.
Policy 1.8:	The county, in cooperation with the Indian River Soil and Water Conservation District (IRSWCD), shall discourage the use of flood irrigation with water from the Floridan aquifer by providing incentives for low volume irrigation systems.	No Change	
Objective 2	Through 2025, there will be no reduction in the availability of groundwater from the surficial aquifer. For the purpose of this objective, water quantity will be based on SJRWMD's most recent regional groundwater model.	Revise	The County will work with the SJRWMD to achieve no net reduction in the availability of groundwater from the surficial aquifer. For the purpose of this objective, water quantity will be based on SJRWMD's most recent regional groundwater model.
Policy 2.1:	The county shall implement water conservation measures, as designated in the policies under Objective 4 of the Potable Water Sub-Element and Objective 4 of the Sanitary Sewer Sub-Element, to protect the surficial aquifer from depletion.	No Change	
Policy 2.2:	The county shall use natural groundwater aquifer recharge areas for passive parks and open space.	Revise	Consider: Parks and open space shall be developed in such a manner to allow the passive recharge of the surficial aquifer.
Policy 2.3:	<p>To ensure preservation of the surficial aquifer, the county shall continue to issue permits for all proposed excavation/mining projects in the unincorporated county that are exempt from SJRWMD permitting requirements. For proposed excavation/mining projects that are located along the Atlantic Coastal Sand Ridge and are exempt from SJRWMD permitting requirements, the county shall prohibit the following:</p> <ul style="list-style-type: none"> <li>~ excavation within 1,000 feet of a public supply wellfield;</li> <li>~ excavation within 1,000 feet of any platted subdivision not serviced by potable water; and,</li> <li>~ excavation that results in an average elevation less than 25 feet above mean sea level.</li> </ul>	Revise	<p>Consider: To promote protection of the surficial aquifer, the County shall continue to issue applicable permits for all proposed excavation/mining projects in the unincorporated County that are exempt from SJRWMD and/or FDEP permitting requirements. For proposed excavation/mining projects that are located along the Atlantic Coastal Sand Ridge and are exempt from SJRWMD and/or FDEP permitting requirements, the county shall prohibit the following:</p> <ul style="list-style-type: none"> <li>~ excavation within 1,000 feet of a public supply wellfield;</li> <li>~ excavation within 1,000 feet of any platted subdivision not serviced by potable water; and,</li> <li>~ excavation that results in adverse impacts to surficial aquifer recharge potential, the potential for saline water intrusion or impacts to natural systems.</li> </ul>
Policy 2.4:	The county shall preserve the aquifer recharge function of palustrine wetlands by adopting the Comprehensive Wetlands Management Program, as described in the Conservation Element.	Revise	Consider: The County shall preserve the hydrologic function of palustrine wetlands by adopting the Comprehensive Wetlands Management Program, as described in the Conservation Element.
Policy 2.5:	The county will require all wet detention/retention ponds with a surface area greater than one (1) acre be designed to utilize stormwater runoff for irrigation.	Revise	Consider: The County will promote the use of wet detention/retention ponds for irrigation to maximize the beneficial use of stormwater runoff.
Policy 2.6:	By 2011, the county shall contact the U.S. Geological Survey and request an updated county-wide geohydrologic survey.	Revise/remove	Outdated policy
Objective 3	Through 2025, there will be no reduction in the availability of groundwater from the Floridan aquifer. For the purpose of this objective, Floridan aquifer quantity will be based on SJRWMD's most recent regional groundwater model.	Revise	Remove or suggest similar to Surficial aquifer policy language: The County will work with the SJRWMD to achieve no adverse impacts to the availability of groundwater from the Upper Floridan aquifer. For the

GOP Number	GOP Language	Recommended Action	Comments/Rationale
			purpose of this objective, assessment will be based on SJRWMD's most recent regional groundwater model.
Policy 3.1:	The county shall protect and preserve open space in the west portion of the county, which has been identified as a natural groundwater aquifer recharge area for the Floridan aquifer, by designating those areas for agricultural use with a very low residential density, as depicted on the future land use map.	Revise	Consider: The County shall protect and preserve open space in the west portion of the county, which has been identified as a natural groundwater aquifer recharge area for the Upper Floridan aquifer, by prioritizing this area for preservation land acquisition and conservation easements. The County will promote anti-urban sprawl land use practices, such as clustered development and agrihoods, consistent with other Goals, Objectives and Policies.
Policy 3.2:	The county shall coordinate with the SJR WMD and the IRFWCD to encourage the use of low volume irrigation systems to prevent over pumping from the Floridan aquifer.	Revise (minimal)	Consider: The County shall coordinate with the SJRWMD and the IRFWCD to encourage the use of low volume irrigation systems to prevent over pumping from the Floridan aquifer.
Policy 3.3:	The county shall continue to require that new developments install a minimum of 50% water-conserving xeriscape plant material, as specified in the Landscape ordinance.	Revise	Consider: The County shall continue to require that new developments install a minimum of 50% water-conserving Native Florida Landscape material, as specified in the Landscape ordinance.
Policy 3.4:	The county shall reuse 100% of treated wastewater effluent for irrigation to prevent over pumping of the Floridan aquifer.	No Change	If update or modification in county policy, consider: The County shall evaluate and implement all means feasible to reuse 100% of its treated wastewater to prevent over pumping of the Upper Floridan Aquifer.
Policy 3.5:	The county shall, depending on funding availability, renew its annual contract with the SJR WMD to identify and plug or repair abandoned free flowing artesian wells.	No Change	
Policy 3.6:	The county shall implement the policies of Potable Water Sub-Element Objective 8.	Revise	Confirm/update new policy numbers
Objective 4	By 2012, Indian River County will have written intergovernmental coordination agreements with local governments and state agencies to ensure protection of the natural groundwater aquifer system.	Revise	Revise/update date; ongoing policy
Policy 4.1:	The county shall cooperate with agencies, such as the SJR WMD and the FDEP, in performing assessments of groundwater resources, and shall review any recommendations for incorporation into the land development regulations. County support shall include, but not be limited to, providing information, providing staff assistance, and implementing recommendations.	No Change	
Policy 4.2:	The county shall assist the SJRWMD with updating SJRWMD's water supply assessments by providing water use data relating to agricultural irrigation, recreational irrigation, and public supply.	No Change	
Policy 4.3:	The county will assist the SJR WMD in coordinating with the other counties to the west and northwest of Indian River County to protect the natural groundwater aquifer recharge areas of the Floridan aquifer by maintaining a very low land use density in these areas, compatible with densities identified in the Indian River County future land use map.	No Change	
Policy 4.4:	The county shall continue to utilize existing interlocal agreements with other local governments, as identified in table 11.3 of the Intergovernmental Coordination Element, to ensure maximum efficiency of water management, by combining resources and eliminating duplication.	No Change	
Objective 5	By 2015, the County shall protect a minimum of 1000 additional acres of aquifer recharge areas for the surficial aquifer through conservation easements and fee simple acquisition compared to 2009 baseline data.	Revise (Minimal)	Consider: By 2035, the County shall protect a minimum of 1000 additional acres of aquifer recharge areas for the surficial aquifer through conservation easements and fee simple acquisition compared to 2009 baseline data.
Policy 5.1:	The county will maintain a 5 year schedule of capital improvement needs for public facilities, to be updated annually in conformance with the review process for the Capital Improvements Element of this plan.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 5.2:	The county shall pursue state and federal sources of funding available for the preservation and protection of environmentally sensitive areas, such as natural groundwater aquifer recharge areas.	No Change	
Policy 5.3:	<p>The county shall evaluate and rank proposed capital improvement projects for the acquisition and preservation of the natural groundwater aquifer recharge areas according to the following guidelines:</p> <ul style="list-style-type: none"> <li>~ Level One - Whether the acquisition is needed to protect public health, to protect the function of aquifer recharge, and to fulfill the county's legal commitment to provide water services.</li> <li>~ Level Two - Whether the acquisition will improve the existing condition and prevent or reduce future capital costs.</li> </ul>	No Change	
Policy 5.4:	The county shall continue to monitor water quality at county water treatment and wastewater treatment plants.	No Change	If desired; The County will continue to provide high quality drinking water and effective wastewater treatment by ensuring compliance with all regulatory requirements and taking all feasible measures to optimize the treatment at each of the plants.

## Stormwater Sub-Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	Indian River County shall provide and maintain a drainage system which reduces the risk of property damage and inconvenience from long term flooding, promotes stormwater recharge of the shallow aquifer, reduces stormwater pollutant loading of the Indian River Lagoon and receiving waters and provides proper floodplain management.	Revise	Recommend: Indian River County shall provide and maintain an efficient and effective stormwater management system which, to the maximum extent practical, provides proper floodplain management; reduces risk of property damage and promotes personal safety; promotes stormwater recharge of the shallow aquifer; minimizes erosion and water quality degradation; and reduces stormwater pollutant loading of the Indian River Lagoon and receiving waters.
Objective 1	By 2030, all existing and new development in the unincorporated section of Indian River County will be protected from flooding from a 25 year/24-hour storm event.	Revise	Recommend: To the maximum extent practical where attainable, by 2030, the County shall actively manage a floodplain program to minimize flood risk for existing development within the unincorporated section of Indian River County. New developments will continue to meet current or more stringent regulations as may be passed from time to time.
Policy 1.1:	The county hereby adopts the following level-of-service standard for all new drainage systems within the unincorporated county: New development requiring major site plan approval or subdivision platting shall construct a drainage system capable of mitigating the impacts of a 25 year/24 hour design rainfall event using the Natural Resource Conservation Service (NRCS) Type 2 modified rainfall curves. Post development runoff shall not exceed pre-development runoff unless a maximum discharge rate has been adopted for the applicable drainage basin and the discharge does not exceed that rate. If a maximum discharge rate has not been adopted for the applicable basin, post development discharge may not exceed pre-development discharge.	Revise	New development requiring major site plan approval or subdivision platting where impervious area exceeds 5,000 square feet, shall construct a drainage system capable of mitigating the impacts caused by discharge of a 25 year/24 hour design rainfall event as determined by SJRWMD published rainfall quantities using the Natural Resource Conservation Service Type 2 Florida modified rainfall curves (FLMOD). In cases where downstream flooding has occurred the 100 year/24 hour design rainfall event shall be considered.
Policy 1.15:	The county hereby adopts the following level-of-service standard for all new drainage systems within the unincorporated county: New development requiring major site plan approval or subdivision platting shall construct a drainage system capable of mitigating the impacts of a 25 year/24 hour design rainfall event using the Natural Resource Conservation Service (NRCS) Type 2 modified rainfall curves. Post development runoff shall not exceed pre-development runoff unless a maximum discharge rate has been adopted for the applicable drainage basin and the discharge does not exceed that rate. If a maximum discharge rate has not been adopted for the applicable basin, post development discharge may not exceed pre-development discharge.	No Change	
Policy 1.2:	The finished floor elevation of any new building constructed within a SFHA}, as designated on the most current Flood Insurance Rate Maps (FIRMs) of the National Flood Insurance Program (NFIP), shall be subject to the following requirements: ~ "AE" zone - structures must be elevated a minimum of six ( 6) inches above the base flood level; "A" zone - structures must be elevated a minimum of 18 inches above the crown of the road or at the elevation required by the DHRS, whichever is higher; if no base flood data are available, the structure must be elevated at least three (3) feet above the highest natural elevation or the ground surface prior to construction next to the proposed walls of the structure; ~ "VE" zone- structures must be elevated so that the bottom of the lowest horizontal structural member of the lowest floor is elevated one-half (1/2) foot or more above the base flood level.	Revise	Consider: All new buildings shall be above the 100 Year storm event along with any required appropriate freeboard protection. Elevations shall be as defined by Flood Insurance Rate Maps, National Flood Insurance Program requirements, engineering studies and as defined in the County Stormwater Management and Flood Protection ordinance and codes.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 1.3:	The county shall ensure that adequate storm water management facilities are constructed and maintained to prevent major flooding of the road network of Indian River County during storm events.	Revise	Consider: The County shall ensure that adequate storm water management facilities are constructed and maintained to prevent major flooding of the road network of Indian River County during storm events.
Policy 1.4:	All new storm sewers discharging into any canal or receiving water body shall be designed to convey the permitted discharge after tailwater conditions are considered.	Keep	Could possibly revise based on language in code.
Policy 1.5:	All major bridges shall be designed to withstand a 100 year/3-day storm event.	Revise	Consider: At a minimum, all bridges either being replaced or requiring structural designs for repairs shall be placed above the 100 year flood elevation / FIRM / FIS elevation when located on an arterial roadway or thoroughfare plan road as defined in LDR 952.08 to allow for safe emergency passing. All other bridges shall be placed above the storm frequency and duration in accordance with FDOT Drainage Manual. All bridges shall be designed for hydraulics / scour / structurally in accordance with FDOT design manuals, index and specifications.
Policy 1.6:	Prior to the issuance of a Land Development Permit, the county shall require all culverts within all F.S. Section 298 Drainage Districts' rights-of-way or easements be sized and approved by the appropriate district.	No Change	
Policy 1.7:	Within all new subdivisions, wide backlot and front yard drainage easements, as well as side lot swales to provide for localized runoff routing, will be required where centralized retention/detention facilities are not provided.	Revise	Note, also currently in Code; possible language includes: Within all new subdivisions, appropriately sized backlot and front yard drainage easements, as well as side lot swales to provide for localized runoff routing, will be required where centralized retention/detention facilities are not provided.
Policy 1.8:	The county shall require all new storm water management facilities that outfall to a F. S. Section 29 8 Drainage District canal be completed prior to the issuance of a certificate of completion.	No Change	
Objective 2	By 2020, all drainage basins in Indian River County shall, at a minimum, meet the Flood Protection Level of Service (FPLOS) for a 10 year/24-hour storm event.	Revise	Consider: Stormwater Management Facilities shall meet current or more stringent regulations as may be passed from time to time.
Policy 2.1:	In existing developments, the county shall reconstruct existing drainage systems and restore design capacity when road paving is programmed under the county's Petition Paving Program.	Revise	Consider: Under the County's Petition Paving Program, Stormwater Management Systems associated with the road shall be repaired, reconstructed, or rehabilitated to meet LDR stormwater management facility design criteria.
Policy 2.2:	By 2020, all existing roadways in the county shall be improved to meet the following level-of-service standard: 1. Minimum road crown elevation for existing roads shall be raised during resurfacing/rebuilding to the flood elevation resulting from the 2 year/24 hour storm event on local streets. 2. The center two lanes of rebuilt roads shall be at or above flood levels resulting from a 10 year/24-hour storm event on Arterial and Collector roads.	Revise	Consider: "By 2040, to the maximum extent practical, all reconstructed roadways in the County shall be improved to meet the following level-of-service standard: 1. Minimum road crown elevation for roads shall be raised during resurfacing/rebuilding to the flood elevation resulting from the 10 year/24 hour storm event on local streets. 2. The center two lanes of rebuilt roads shall be at or above flood levels resulting from a 10 year/24-hour storm event on Arterial, Collector and Thoroughfare Plan roads as defined in Land Development Regulations Chapter 952 - Traffic."
Policy 2.3:	By 2012, all drainage basins within the county shall meet a 10 year /24-hour storm event level-of-service standard.	Revise	Consider: By 2040, all drainage basins within the County shall meet a 10 year /24-hour storm event level-of-service standard.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 2.4:	The county shall require all new development sites to be designed with retention systems capable of accommodating 1.25 times the impervious surface area, or 0.5 inches times the project area.	Revise	Similar to Policy 7.10 - Policy 7.10 is identified for removal.  If retaining, consider requiring all new development sites to be designed with stormwater management systems capable of water quality treatment equal to 1.5 inches time the project area or greater as may be required by SJRWMD.
Policy 2.5:	By 2012, the county will adopt a Stormwater Master Plan. In developing the Stormwater Master Plan, the county will analyze each basin in the unincorporated county, identify existing conditions and problems in each basin, and identify projected growth in each basin. As a result of that analysis, the county will identify a design storm parameter, discharge rate, land use allowance, and structural improvement plan for each basin. The county will coordinate with the City of Sebastian and will prioritize analysis of the areas within and adjacent to the St. Sebastian River basin.	Remove	See Policy 3.1
Policy 2.6:	To ensure stormwater management facilities function properly, the county will establish defined levels of maintenance for public and private stormwater management facilities and will conduct inspections on a routine basis.	Revise	Consider: To ensure stormwater management facilities function properly, the County will continuously evaluate and adjust established maintenance practices for public and private stormwater management facilities, and will conduct inspections on a routine basis.
Policy 2.7:	The county will, through its land development regulations, require existing uses undergoing redevelopment to meet the most current development requirements for stormwater management.	No Change	
Policy 2.8:	The county will continue its activities to retrofit the Vero Lakes Estates drainage system.	Keep	Keep unless all improvements completed
Policy 2.9:	By 2012, the county will conduct a comprehensive inventory of all stormwater management facilities in all of the drainage sub-basins under the county's jurisdiction.	Revise	Revise date to 2027 or other – Consider: By 2027, the County will conduct a comprehensive inventory of all stormwater management facilities in all of the drainage sub-basins under the county's jurisdiction. <i>(Significant undertaking - suggest extending timeline unless the process is already initiated.)</i>
Policy 2.10:	By 2012, the county shall establish a Geographic Information System (G.I.S.)-based inventory of all stormwater management facilities under the county's jurisdiction.	Revise	Revise date to 2030 or other – Consider: By 2030, the county shall establish a Geographic Information System (G.I.S.)-based inventory of all stormwater management facilities under the county's jurisdiction. <i>(Significant undertaking - suggest extending timeline unless the process is already initiated.)</i>
Objective 3	By 2012, Indian River County will have an adopted Stormwater Master Plan, which will guide all improvements to stormwater management facilities in Indian River County over a 20-year time frame.	Revise	Revise/update date. Consider: Indian River County will incorporate all improvements to publicly maintained stormwater management facilities identified over a 20-year time frame in the Capital Improvement Plan.
Policy 3.1:	Storm water Management Facility Improvements shall be included within the Indian River County Infrastructure CIP. A 20 Year Improvement Program for storm water management facilities will be included as part of the Indian River County Stormwater Master Plan, once adopted.	Consolidate/revise	Consistent information and language with previous Policies. Consider: By 2030, Indian River County will complete the Stormwater Master Plan, which will guide all improvements to stormwater management facilities in Indian River County over a 20-year time frame. <i>(Consistent time frame with Policy 2.9 and 2.10 - GIS database will facilitate the development of the Stormwater Master Plan)</i>
Policy 3.2:	In all major transportation improvement projects, the county shall include stormwater management facilities to serve the discharge needs of developments existing at the time of the improvement project within the upstream watershed area. Funding shall be included in the Transportation CIP.	No Change	
Policy 3.3:	Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines:	No Change	



GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>~ Level One- whether the project is needed to protect public health and safety, to fulfill the county's legal commitment to provide drainage facilities and services, or to preserve or achieve full use of existing facilities.</p> <p>~ Level Two - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.</p> <p>~ Level Three- whether the project represents a logical extension of facilities within a designated drainage basin.</p>		
Policy 3.4:	By 2012, the county shall consider establishing a stormwater utility to fund maintenance and improvements of existing stormwater management facilities.	Revise	With the Stormwater Master Plan, the County shall evaluate establishing a stormwater utility to fund maintenance and improvements of existing stormwater management facilities. Suggest evaluating the need for a dedicated funding source for stormwater infrastructure as part of the Stormwater Master Plan - once you have a comprehensive list of projects, developing a funding plan may lead to the need for a stormwater utility.
Objective 4	By 2011, Indian River County will have established formal cooperative relationships with the incorporated municipalities and F.S. 298 Special Drainage Districts having jurisdiction in Indian River County.	Revise	Update dates/refine language; reflect "ongoing"
Policy 4.1:	County staff will attend meetings of federal, state, regional, and local agencies which have stormwater jurisdiction within the county.	No Change	
Policy 4.2:	By 2010, the county, in cooperation with the SJRWMD, shall request a formal meeting with representatives from all of the F.S. 298 Special Drainage Districts in the county to discuss the following issues: conducting comprehensive basin inventories, adopting maximum discharge limitations, and setting level-of-service standards for water quality and flood protection.	Remove	Staff agree 4.2 can be deleted since 4.3 remains.
Policy 4.3:	The county will continue to include representatives from F.S. 298 Drainage Districts on its Technical Review Committee.	No Change	
Policy 4.4:	The county will coordinate with applicable local governments and F.S. 298 Drainage Districts to provide notification to appropriate entities of development having potential impacts on another jurisdiction.	No Change	
Policy 4.5:	The county shall coordinate with the SJRWMD and encourage the municipalities within the county to adopt stormwater master plans.	No Change	
Objective 5	The county shall maintain its Comprehensive Emergency Management Plan (CEMP) to serve as a comprehensive floodplain management plan approved by the Federal Emergency Management Agency (FEMA).	No Change	
Policy 5.1:	Within regulatory floodways designated on the most current Flood Insurance Rate Maps (FIRMs), the county shall prohibit encroachments, including fill, new construction, substantial improvements, and other development that would result in any increase in flood levels during the occurrence of a flood discharge, unless specifically approved by the Administrator of the Federal Insurance Administration under the provisions of 44 CFR 65.12, as amended.	No Change	
Policy 5.2:	Contingent upon available funding in the county's environmental lands program, the county shall continue to acquire property in the 1 00-year floodplain for conservation.	No Change	
Policy 5.3:	<p>For any structures or fill placed within the 100 year floodplain, an equal volume of storage capacity must be created for any volume of the base flood that would be displaced by fill or structures, except for the following instances as more specifically described in LDR Chapter 930:</p> <p>~ development projects within the floodplain along the Indian River Lagoon granted a waiver by the county upon showing the development will not create material adverse impact on flood protection;</p> <p>~ subdivided lots less than one (1) acre in size existing prior to July 1, 1990;</p> <p>~ development projects located in the St. Johns Marsh, when granted a cut and fill waiver by the county based on lack of material adverse impact; or</p>	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	~ development within the Vero Lake Estates Municipal Services Taxing Unit (MSTU) for which a cut and fill waiver has been granted by the county.		
Policy 5.4:	The county will preserve the natural functions and values of wetlands by implementing the policies listed under Objective 5 of the Conservation Element.	No Change	
Objective 6	Consistent with Objective 2 of the Natural Groundwater Aquifer Recharge Sub-element, there will be no reduction in the availability of groundwater from the surficial aquifer through 2030.	No Change	
Policy 6.1:	The county will continue to require on-site retention/detention in accordance with SJRWMD and FDEP performance standards, as outlined in the Storm water Management and Flood Protection ordinance.	Revise	Consider: The County will continue to require on-site retention/detention in accordance with SJRWMD and FDEP performance standards, as outlined in the Stormwater Management and Flood Protection ordinance.
Policy 6.2:	The county will continue to require reuse of storm water runoff for irrigation of golf courses and other developments with wet detention/retention ponds with a surface area greater than one acre.	Revise	Consider: The County will continue to request that the lowest quality of water available be used for irrigation purposes in accordance with SJRWMD program requirements.
Policy 6.3:	By 2012, the county shall explore the feasibility of developing storm water parks in the unincorporated county to recharge the surficial aquifer.	Remove	Outdated policy
Objective 7	Consistent with DCA Rule 9J-5.011(2)( c )(5), the county shall maintain Water Quality Level of Service (WQLOS) based on Pollutant Load Reduction Goals (PLRGs) established by the SJRWMD for the Indian River Lagoon and, when available, based on Total Maximum Daily Load (TMDL) standards established for the Lagoon.	Revise	Consider: Consistent with the Central Indian River Lagoon Basin Management Action Plan, the County shall endeavor to maintain Water Quality Level of Service (WQLOS) based on Total Maximum Daily Load (TMDL) standards established for the Lagoon.
Policy 7.1:	The county shall cooperate with the IRLNEP, SJR WMD, FDEP, DHRS, Marine Resources Council (MRC), and other organizations in conducting an inventory pollutant loadings to the Indian River Lagoon (IRL).	Revise	Consider: The County shall cooperate with the IRLNEP, SJRWMD, FDEP, FDOH, and other organizations in conducting an inventory pollutant loadings to the Indian River Lagoon (IRL).
Policy 7.2:	The county will reduce the loading of suspended solids within storm water runoff by paving unpaved county roads within developed areas where the roads' drainage systems discharge into the IRL.	Revise	Consider: Where practical, the County will reduce the loading of suspended solids within storm water runoff by paving unpaved county roads within developed areas where the roads' drainage systems discharged into the IRL either directly or indirectly.
Policy 7.3:	The county will continue to require applicants for land clearing permits to submit erosion control plans.	No Change	
Policy 7.4:	The County will continue to operate a street sweeping program for county roads.	No Change	
Policy 7.5:	Indian River County will continue to require sodding or grassing of steep slopes constructed in conjunction with all Transportation Improvement Projects.	Revise	Consider: Indian River County will require sodding or stabilization for all disturbed soils as required in LDRs or through the FDEP NPDES permitting program.
Policy 7.6:	In accordance with Program Goal I of the Indian River Lagoon Comprehensive Conservation and Management Plan and Goal I of the Surface Water Improvement Management (SWIM) Plan, the county shall reduce the amount of non-point source pollution entering the Indian River Lagoon by applying for SWIM funds and Section 319 Grants to improve the pollutant removal of efficiency of existing stormwater management facilities and, where feasible, to construct new regional stormwater management facilities.	Revise	Consider: The County shall continue to pursue the reduction of non-point source pollution entering the Indian River Lagoon by applying for funding assistance through available sources to improve the pollutant removal of efficiency of existing stormwater management facilities and, where feasible, to construct new regional stormwater management facilities.
Policy 7.7:	The county shall eliminate all point sources of pollution from private sewer plants and septic tanks contributing to water quality problems and nutrient enrichment of the Indian River Lagoon and the Upper St. Johns River Basin (as indicated in the Sanitary Sewer Sub-Element policies) by: ~ Continuing to expand sanitary sewer service within the Urban Service Area; ~ Requiring annual evaluation of private sewer plants;	Revise	Consider: "The County shall work towards the elimination of all point sources of pollution from private sewer plants and septic tanks contributing to water quality problems and nutrient enrichment of the Indian River Lagoon and the Upper St. Johns River Basin (as indicated in the Sanitary Sewer Sub-Element policies) by:

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<ul style="list-style-type: none"> <li>~ Requiring monitoring of septic tanks;</li> <li>~ Reusing irrigation quality wastewater for spray irrigation;</li> <li>~ Requiring new developments to connect to a regional wastewater treatment facility; and</li> <li>~ Other policies contained the Sanitary Sewer Sub-Element.</li> </ul>		<ul style="list-style-type: none"> <li>~ Where practical, continuing to expand sanitary sewer service within the Urban Service Area;</li> <li>~ Reusing irrigation quality wastewater for irrigation;</li> <li>~ Requiring qualifying new developments to connect to a regional wastewater treatment facility; and</li> <li>~ Other policies contained the Sanitary Sewer Sub-Element. "</li> </ul>
Policy 7.8:	In compliance with the Indian River Lagoon Act of 1990, the county shall continue to prohibit the discharge of effluent from domestic wastewater treatment plants into the Indian River Lagoon.	Keep but can update	Consider: In compliance with the Indian River Lagoon Act of 1990, the county shall comply with existing regulations prohibiting the discharge of effluent from domestic wastewater treatment plants into the Indian River Lagoon.
Policy 7.9:	The county, in cooperation with the Indian River Soil and Water Conservation District (IRSWCD), shall require all new groves and replanted groves to implement conservation plans, and non-structural best management practices (BMPs). Non-structural BMPs, as defined by the Natural Resource Conservation Service (NRCS), include land use planning, preservation of wetlands and floodplains, education, and erosion control.	Revise	Consider: The County, in cooperation with the Indian River Soil and Water Conservation District (IRSWCD), shall advise all existing and newly Agricultural Exempt properties to implement conservation plans, and non-structural best management practices (BMPs) as required by State of Florida Statutes. BMPs shall be in accordance with FDACS, NRCS, SJRWMD or other applicable BMP manuals as allowed by FDACs. Indian River County Property Appraiser shall provide this material to all Agricultural Exempt properties at time of application or renewal. The County shall create a single web page providing education directly to Agriculturally Exempt properties. Web page shall be referenced by all County permitting departments.
Policy 7.10:	Until Total Maximum Daily Load (TMDL) standards are established for the Indian River Lagoon by the DEP, the county will continue to require, as a minimum, retention of the first one ( 1) inch of rainfall prior to off-site discharge. Consistent with Chapter 17-25.025(9), F.A.C., an additional 50 percent treatment (1.5 inches) is required for all direct discharge into the Indian River Lagoon due to its designation as an Outstanding Florida Water (OFW).	Remove	Per County Staff, remove.
Policy 7.11:	All existing uses shall meet the adopted WQLOS at time of redevelopment, including TMDL standards once established by the DEP.	No Change	
Policy 7.12:	The county shall require littoral zone vegetation plantings for all new artificially created ponds on project sites exceeding ten (10) acres in area.	No Change	
Policy 7.13:	The county shall pursue grant funding to establish storm water filtration systems on the North and South Main Relief Canals.	Remove	
Objective 8	Through 2030, all land uses and land use densities within Indian River County will be in compliance with the Future Land Use Plan map.	No Change	
Policy 8.1:	The county will allow only low density land uses in areas designated as flood prone (within the 100 year floodplain) as depicted on the Future Land Use Map. The only exception is where platted subdivisions were developed prior to existing regulations.	No Change	
Policy 8.2:	The county will assess the drainage capability of all lands proposed for a change in land use designation and not approve land use changes where drainage service levels will not be met.	No Change	
Policy 8.3:	The county shall promote infill development by improving and maintaining the existing drainage facilities in the developed areas of the county.	Revise	Consider: The County shall promote infill development by improving and maintaining the existing public stormwater management facilities in the developed areas of the county.

# Transportation Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	Indian River County shall have a safe, efficient, and accessible transportation system which provides for mobility of all residents and visitors, encourages freedom of choice among alternative modes of travel, respects the natural and built environment, meets the stated needs of local jurisdictions, and is determined to be financially feasible.	No Change	
Objective 1	The county acknowledges that there are no existing roadway capacity deficiencies within the County. Through 2040, the county traffic circulation system will continue to operate at or above the minimum service levels specified in policy 1.1.	Update	Update to Planning Horizon (20 years)
Policy 1.1:	<p>The county hereby adopts traffic circulation level of service standards as follows:</p> <ul style="list-style-type: none"> <li>• Level of service "D" or better shall be maintained on all TRIP grant funded roads as well as all freeway, arterial and collector roadways with the exception of the following two, which will operate at 20% in excess of level of service "E":               <ul style="list-style-type: none"> <li>o 27th Ave – South County Line to SR 60</li> <li>o 43rd Ave – Oslo Road to 16th Street</li> </ul> </li> <li>• Level-of-Service "D" plus 20% during peak hour, peak season, peak direction conditions on the following roads until such time that a major capacity improvement, as specified below, is constructed. At such time that the major capacity improvement is constructed, the level of service for that improved road shall be "D" during peak hour, peak season, peak direction conditions,               <ul style="list-style-type: none"> <li>o CR510 – 66th Avenue to US Highway 1 (scheduled for widening)</li> <li>o 37th Street – US Highway 1 to Indian River Boulevard (scheduled for widening or alternately mitigated by extension of Aviation Boulevard from US 1 to 37th Street)</li> </ul> </li> </ul> <p>During the time period before major capacity improvements are provided for these two roads, proposed major development projects approved by the planning and zoning commission or board of county commissioners that will impact either or both of the roads may, based on a traffic study approved by the Public Works Director, be approved with conditions related to provisions for interim roadway improvements that mitigate project impacts on one or both roads.</p> <p>For SIS/Florida Intrastate Highway System roadways, level of service "B" is adopted for rural areas, and level of service "C" is adopted for urban areas.</p>	Revise	<p>Review and revise thresholds; E+20% establishes a threshold for widening, and will be revisited based on the new FDOT Context Class LOS.</p> <p>Also note: Update references for SIS facilities; also reference Policy (Topic 000-525-006-c). Target is LOS D for urbanized areas and C for rural.</p>
Policy 1.2:	<p>Proposed roadway projects shall be evaluated and ranked in order of priority according to the following guidelines:</p> <ol style="list-style-type: none"> <li>a. Whether the project is needed to protect public health and safety, to fulfill the county's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;</li> <li>b. Whether the project increases efficiency of use of existing facilities, protects interregional and intrastate functions of the Florida Intrastate Highway System, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-fill development;</li> <li>c. Whether the project represents a logical extension of facilities and services within a designated urban service area;</li> <li>d. Whether the project is the most cost effective alternative; and</li> <li>e. Whether the project provides the least adverse impact to the environment of the options.</li> </ol>	No Change	
Policy 1.3:	The county hereby adopts the transportation capital improvements program (TCIP) incorporated as Table 4.9.4 within this element. This TCIP shall be reviewed and updated on an annual basis.	No Change	
Policy 1.4:	<p>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:</p> <ul style="list-style-type: none"> <li>° Development project shall be defined as any activity, which requires issuance of a development order. This includes:</li> </ul>	Revise	Revise to add policy regarding Proportionate Share and also update references to software names/website

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>comprehensive plan amendment, rezonings, site plan approval, preliminary plat approval, preliminary PD approval, DRI development order approval, preliminary PD approval, and DRI development order approval.</p> <ul style="list-style-type: none"> <li>° Projected project traffic shall be based on the application of ITE trip rates (Trip Generation, 7th Edition or subsequent editions), Indian River County trip rates, or applicant derived/county approved trip rates for the proposed use(s) to the project.</li> <li>° Existing service level will 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.</li> <li>° Capacity shall be calculated as specified in the state road category of the appropriate table in the most current version of Florida's Level of Service Handbook, using peak hour/peak season/peak direction default table assumptions and appropriate adjustment factors. As an alternative, capacity may be determined by ART-PLAN analysis, HCM analysis, speed delay studies, or other generally accepted capacity determination methodology approved by the Public Works Director. For capacity determination purposes, a roadway improvement may be considered to be in place and the capacity to be provided by the improvement may be counted as available if the referenced improvement is listed in the first three years of the county's adopted five Year Schedule of Capital Improvements (appendix A of the Capital Improvements Element) or in the first three years of the adopted Florida Department of Transportation five year work program, is scheduled to be under construction not more than three years after issuance of the project's first building permit, and where the county issues a development order for the project needing the improvement approving this allowance.</li> </ul> <p>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 1.5.</p>		
Policy 1.5:	<p>The county, through its land development regulations, shall require submission of a traffic impact study for all projects projected to generate/attract 400 or more average daily trips.</p> <p>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.</p> <p>Minimum requirements for traffic impact studies are described below:</p> <ul style="list-style-type: none"> <li>- All traffic impact studies shall be performed by registered professional engineers who specialize in transportation engineering and/or by qualified professionals in the field of transportation planning who specialize in traffic impact studies.</li> <li>- The study area boundary shall include all intersections within 8 miles of the project where the project generated peak hour traffic meets or exceeds 8 trips on a 2-lane road or 15 trips on a 4 or more lane road.</li> </ul> <p>Projected project traffic shall be based on the application of ITE trip rates (Trip Generation, Current Edition), Indian River County trip rates, or applicant derived/county approved trip rates for the proposed use(s) in the project.</p> <ul style="list-style-type: none"> <li>- Trip distribution and assignment shall be based on one of the following techniques: <ul style="list-style-type: none"> <li>a) Trip distributions based on studies of existing similar developments in proximity to the proposed site.</li> <li>b) Experienced judgment and knowledge of local condition. This method requires approval and concurrence from the county.</li> <li>c) A combination of "a" and "b".</li> </ul> </li> </ul>	Revise	Revise to reference Ordinance; additional information can be removed



GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>d) Special zip code analysis for a representative land use in proximity to the proposed site.  e) FSUTMS travel model results including trip tables by trip purpose.  f) Gravity model.</p> <p>- Existing levels of service shall be calculated for all signalized and major unsignalized intersections within the study area for afternoon peak hours during the peak season. Existing peak hours will be identified from traffic counts between 7:00 and 9:00 a.m., 11:30 a.m. and 1:30 p.m., and 4:00 and 6:00 p.m., using 15-minute intervals. Counts not taken during the peak season shall be factored, based on county traffic counts in the project area, to represent peak season conditions. Level of service calculations shall be based on the Operational Analysis methodology described in the latest edition of the Highway Capacity Manual.</p> <p>- Future levels of service shall be calculated for the buildout date of the proposed project, as well as for any intermediate development phases. Conditions with and without the proposed development shall be evaluated and documented. Conditions with the development shall be based on a combined traffic volume of the projected peak hour/peak season traffic generated by the site and the projected peak hour/peak season background traffic. The background traffic shall be calculated based on one of the following methods:</p> <p>a) Increase the existing peak season traffic to the buildout date based on historical growth trends over a minimum of 5 years and a maximum of 10 years. Traffic generated by committed developments, which would impact the study area, shall also be included subject to appeal to reviewing agencies.</p> <p>b) Increase the existing peak season traffic to the buildout date based on an interpolation using traffic volumes projected by the county. The county reserves the right to require method "a" to be used if it feels traffic projections may be inaccurate due to recent changes in land use or roadway improvements.</p> <p>- Roadway improvements which are committed and scheduled to be complete at or before the project buildout, or development phase date, may be included when calculating future levels of service.</p> <p>- Roadway improvements, which are necessary to maintain projected peak hour-peak season peak direction conditions at a level of service consistent with Policy 1.1, shall be identified.</p>		
Policy 1.6:	The county shall maintain its traffic impact fee process and shall update the fee schedule at least once every five years.	No Change	
Policy 1.7:	By 2023, the county shall consider imposing part or all of the ELMS one to five cent local option gas tax.	Revise	Update date(s) and retain/ keep language in case revenues change or the desire changes in the future.
Policy 1.8:	The county hereby adopts the MPO's Congestion Management Process Plan. In so doing, the county recognizes that the MPO is responsible for conducting an annual congestion management system analysis, and the county commits to programming those safety improvements identified as necessary in the CMP analysis. Such recommended improvements may include signalization improvements, channelization measures, turn lane restrictions, and other strategies.	No Change	
Policy 1.9:	The county will collect traffic count data on all thoroughfare roads on an annual basis. These data will be utilized to develop an annual report on the Level of Service provided on major area roads. These findings will then be used to identify improvement needs and associated costs required to maintain the Levels of Service identified in Policy 1.1.	No Change	
Policy 1.10:	<p>The county will, through its land development regulations, establish design standards providing, at minimum, for the following:</p> <ul style="list-style-type: none"> <li>° Adequate storage and turning bays;</li> <li>° Spacing and design of median openings and curb cuts;</li> <li>° Provision of service roads or other means of shared access and interconnections;</li> <li>° Driveway access and spacing; and</li> <li>° Traffic operations.</li> </ul>	No Change	



GOP Number	GOP Language	Recommended Action	Comments/Rationale						
Policy 1.11:	The county will, through its land development regulations, continue to require that all development projects provide a sufficient number of parking spaces for both motorized and non-motorized vehicles. Sufficient parking will be based upon information from ITE (Institute of Traffic Engineers) parking data and parking studies regarding demand by use category. The county will periodically review its off-street parking requirements, identifying minimum spaces per land use category, delineating space size, providing for shared parking, setting internal circulation standards, and addressing other parking characteristics.	No Change							
<b>New Policy</b>	By 2030, the County will study and consider a mobility planning approach in lieu of transportation concurrency.								
Policy 1.12:	The county hereby adopts the 2040 Cost Feasible Plan projects list (Table 4.9.3) and, in so doing, acknowledges the MPO Long Range Transportation Plan as the means of maintaining level of service and mobility in the county.	Revise	Remove policy reference to specific plan. Current plan is 2045, but the 2050 plan is under development and is anticipated to be adopted by the end of 2025.						
Objective 2	For the period from 2009 to 2030, crash and fatality rates per vehicle mile traveled will be reduced at least by 1% each year.	Revise	Revise to reference 5-year rolling average instead of annual; also include reference to FDOT's "Target Zero" for fatalities and serious injuries.						
Policy 2.1:	The county will maintain an accurate crash database.	Remove	County no longer has database. Signal4 Analytics, which IRC does not maintain but is considered the gold standard for crash data in Florida, will be used instead.						
Policy 2.2:	The county will on an ongoing basis review crash records to determine if intersection, operational, or other improvements, including bike/ped improvements, are necessary to enhance safety and will program necessary improvements.	No Change							
Policy 2.3:	In conjunction with the Indian River County School District, the MPO, and municipalities in Indian River County, the county will assess pedestrian access conditions at schools and participate in the Safe Routes to Schools (SRTS) grant program.	No Change							
Policy 2.4:	The county will develop its ITS (Intelligent Transportation System) infrastructure in a manner consistent with FDOT and national ITS architectural standards and will participate with FDOT in deploying emerging ITS technologies.	No Change							
Policy 2.5:	The county shall review all proposed development projects to ensure that all shared or private access driveways, new roadway connections, and on-site traffic flow will be provided in a safe manner and that frontage/marginal access roads or other means of shared access and interconnections will be provided along arterials.	No Change							
Policy 2.6:	The county will ensure that the installation of all traffic control devices is consistent with the standards contained in the Manual on Uniform Traffic Control Devices (MUTCD). The MUTCD will be the standard used by the county to determine the need for traffic control improvements, including signalization.	No Change							
Policy 2.7:	The county will 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.	No Change							
Objective 3	By 2035, the county will have acquired the right-of-way needed for all county collector and arterial roads and all mass transit corridors within the urban area where improvements are identified in the 2040 Cost Feasible Long Range Transportation Plan.	Revise	Update planning/target horizon date. Additional consideration: The County will seek to acquire right of way needed for all county collector and arterial roads and mass transit corridors within the urban area where improvements continue to be identified.						
Policy 3.1:	<p>The county recognizes that road right-of-way must accommodate the travel way, roadside recovery areas, bicycle and pedestrian facilities, drainage facilities, and utility lines. Accordingly, the county hereby adopts minimum right-of-way standards as defined below.</p> <table border="0" data-bbox="292 1733 1243 1808"> <tr> <td>Type Of Facility:</td> <td>Urban</td> <td>Rural</td> </tr> <tr> <td>U.S. 1 Corridor - 8LD</td> <td>200</td> <td>---</td> </tr> </table>	Type Of Facility:	Urban	Rural	U.S. 1 Corridor - 8LD	200	---	No Change	
Type Of Facility:	Urban	Rural							
U.S. 1 Corridor - 8LD	200	---							

GOP Number	GOP Language	Recommended Action	Comments/Rationale																																	
	<table border="0"> <tr> <td>U.S. 1 Corridor - 6LD</td> <td>140</td> <td>240</td> </tr> <tr> <td>U.S. 1 Corridor - 4LD w/frontage roads</td> <td>200</td> <td>280</td> </tr> <tr> <td>6LD Principal Arterial</td> <td>140</td> <td>240</td> </tr> <tr> <td>4LD Principal Arterial</td> <td>120</td> <td>200</td> </tr> <tr> <td>4LD Minor Arterial</td> <td>120</td> <td>200</td> </tr> <tr> <td>2LD Minor Arterial</td> <td>100</td> <td>100</td> </tr> <tr> <td>Collector</td> <td>90</td> <td>90</td> </tr> <tr> <td>Subdivision Collector Roads</td> <td>60</td> <td>60</td> </tr> <tr> <td>Local, Minor or Residential</td> <td>60</td> <td>60</td> </tr> <tr> <td>Local, Minor or Residential (with closed drainage as well as curb and gutter)</td> <td>50</td> <td></td> </tr> <tr> <td>Marginal Access Roads</td> <td>40*</td> <td>40*</td> </tr> </table> <p>* Easement or ROW</p> <p>These minimum standards may be reduced based upon a roadway design, approved or used by the public works director, or by FDOT, that adequately handles drainage within a narrower right-of-way corridor.</p>	U.S. 1 Corridor - 6LD	140	240	U.S. 1 Corridor - 4LD w/frontage roads	200	280	6LD Principal Arterial	140	240	4LD Principal Arterial	120	200	4LD Minor Arterial	120	200	2LD Minor Arterial	100	100	Collector	90	90	Subdivision Collector Roads	60	60	Local, Minor or Residential	60	60	Local, Minor or Residential (with closed drainage as well as curb and gutter)	50		Marginal Access Roads	40*	40*		
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Policy 3.2:	The county shall continue to eliminate existing right-of-way deficiencies, preserve existing right-of-way, and acquire future right-of-way for all collector and arterial roadways as necessary to meet the right-of-way requirements for programmed improvements. These standards will be met by requiring appropriate land dedication through the plat and site plan review and approval processes. Dedication for right-of-way exceeding local road standards shall be compensated through traffic impact fee credits, density transfers, or purchase.	No Change																																		
Policy 3.3:	The county shall acquire additional right-of-way at intersections to provide for the construction or expansion of turning lanes as needed to improve safety and traffic flow, and reduce congestion.	No Change																																		
Policy 3.4:	The county shall acquire right-of-way, consistent with the standards identified in Policy 3.1, to allow for landscaped open space adjacent to all rural arterial roadways and applicable urban arterial roadways. Where substantial amounts of right-of-way are required to accommodate landscaping, the county shall evaluate the need for that landscaping and/or seek lower cost alternatives such as providing landscaping incentives for adjacent property owners.	No Change																																		
Policy 3.5:	The county shall use available funds, such as one cent local option sales tax revenue, to pursue advance right-of-way acquisition.	No Change																																		
Policy 3.6:	The county shall continue to enforce the existing Subdivision Collector Map, Figure 4.9.1 to ensure that proposed development provides for the extension of subdivision collector roadways to parcels which are presently landlocked.																																			
Policy 3.7:	To the extent allowed by law, the county shall charge fees to utility companies and other entities for use of road right-of-ways.	No Change																																		
Policy 3.8:	The county hereby adopts and shall enforce the Extended Roadway Grid Network Map (Figure 4.10.) In so doing, the County shall protect right-of-way beyond the urban service area boundary by requiring appropriate land dedication through the plat and site plan review and approval process.	No Change																																		
Policy 3.9:	With respect to right-of-way purchases, the county shall deliver a Notice To Owner of the county's intent to complete a voluntary purchase, along with a written purchase offer, and attempt to negotiate a voluntary purchase for 120 days prior to assigning the matter to outside eminent domain counsel.	No Change																																		
Objective 4	Through 2030, 80% percent of roadways in Indian River County will operate at Bike/Ped LOS "D" or above.	Revise	Update with new study/year and title																																	
Policy 4.1:	The county hereby adopts the MPO Bicycle/Pedestrian Plan. Implementation of the plan in the unincorporated county will occur through the incorporation of improvements identified in that plan in its TCIP. The plan will be used as a basis for applying for and programming federal enhancement project funds. Funds will be used to program improvements	Revise	See previous comment. Consider revising policy to require future updates.																																	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	such as the construction of new bicycle and pedestrian lanes and paths, and the retrofit of existing lanes and paths. The implementation schedule will be determined by the priority ranking of each roadway segment as contained in the MPO Bicycle/Pedestrian Plan. The following programs shall also be implemented by the county according to the plan: an off-road facilities program, a safety improvement program, and a mode shift program. These programs will be implemented as the funding, right-of-way, or other necessary resources become available.		
Policy 4.2:	By 2020, the county shall evaluate utility easements, railroad rights-of-way and drainage canal rights-of-way as locations for off road trails. This evaluation will be based upon safety and cost considerations as well as negotiations with appropriate agencies which control these easements and rights-of-way.	Revise	Revise date.
Policy 4.3:	Periodically, the county will assess all thoroughfare plan roadways to identify hazards to bicyclists. Where hazards are identified, improvements to correct them will be programmed.	No Change	
Policy 4.4:	The county will use at least \$200,000 per year of 1 cent local option sales tax revenue for bike/pedestrian system improvements.	No Change	
Policy 4.5:	The county will continue to apply for federal non-motorized transportation funds to construct bike/ped improvements.	No Change	
Policy 4.6:	The county will, through its land development regulations, require that all developments fronting on thoroughfare plan roadways provide for construction of bicycle and pedestrian improvements as identified in the MPO Bicycle/Pedestrian Plan and MPO Greenways Plan.	No Change	
Policy 4.7:	The county will, through its land development regulations, require that internal sidewalks are provided in all residential subdivisions with densities higher than 1 unit per four acres.	No Change	
Policy 4.8:	The county will install bike-ped signals at all new signalized intersections and will install bike racks on its buses.	Revise	Remove reference to buses. Per MPO, all buses have bike racks.
Policy 4.9:	The county will annually consider funding a program for construction of sidewalks in residential areas.	No Change	
Policy 4.10:	Where practical and to the extent possible, and where such design is in compliance with the Florida Green Book and County Typical Design Standards, the County will implement “complete streets” principles such as the inclusion of bike lanes and sidewalks for new roadways, widening projects, and roadway redesigns to address the needs of public transportation vehicles and patrons, bicyclists, and pedestrians of all ages and abilities in planning, programming, design, construction and maintenance of County roadways. These principles will be applied to reconstruction and maintenance projects to the extent state or federal statute, economic and environmental considerations, and existing development will allow. The County will view all transportation improvements as opportunities to improve safety, access and mobility for all travelers and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system.	No Change	
Objective 5	Throughout the time horizon of this plan, traffic circulation system will be compatible and compliment adjacent land uses.	No Change	
Policy 5.1:	The county shall design and locate to the extent possible major roadways (i.e. minor and principal arterials) and intersections 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 county will determine whether neighborhoods are adversely impacted: severs existing neighborhoods, more traffic other than local traffic using roadways, widening of roadways which results in roadways constructed closer to residential homes, and other similar characteristics. In areas where minor and principal arterial roadways and their intersections adversely affect existing neighborhoods, the county may provide buffers as stated in the above Policy 7.1. The county will also review the feasibility of relocating roadways and intersections and limit the number of roadway connections and accesses. Where appropriate, the county will implement traffic calming improvements.	No Change	
Policy 5.2:	The county shall locate and design roadways to minimize adverse environmental impacts. Where sensitive environmental areas will be impacted by roadway construction, the county will mitigate those impacts by taking action as provided for in the Conservation Element of the plan.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 5.3:	The county shall not fund transportation improvements which will allow increased development in coastal high-hazard areas.	No Change	
Policy 5.4:	<p>The county hereby designates as historic and scenic roads the following:</p> <ul style="list-style-type: none"> <li>° Jungle Trail</li> <li>° Old Winter Beach Road</li> <li>° Fellsmere Grade</li> <li>° Quay Dock Road</li> <li>° Gifford Dock Road</li> </ul> <p>The county will prepare, adopt, and implement management plans for each of these roads in order to protect and enhance their scenic/historic character.</p>	No Change	
Policy 5.5:	The county will 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.	No Change	
Policy 5.6:	The county will, within allowable budget constraints, allocate a minimum of 2% of total construction expenditures for all roadway projects to landscaping improvements.	No Change	
Policy 5.7:	The county will develop beautification plans at all interstate interchanges and will seek private participation in the implementation of landscaping improvements.	No Change	
Objective 6	By 2015, the county will have a system which ensures that all transportation requirements, procedures, and improvements are coordinated with all applicable governmental entities and will have entered into two new formal coordination agreements with adjacent local governments.	Revise	Rewrite to maintain coordination efforts through time horizon of this plan.
Policy 6.1:	The county will coordinate with the Indian River County MPO, FDOT, Local Municipalities, and Adjacent Counties in its transportation planning activities. This coordination will involve serving as staff to the MPO, having staff and commissioners serve on MPO committees, sharing information, reviewing plans and programs, and assessing the impacts of development projects across jurisdictions.	No Change	
Policy 6.2:	The county will coordinate with FDOT to review its standards for sidewalk placement, access control, median cuts, signage, drainage, and other related physical roadway development activities. The county's Planning and Public Works Departments will schedule meetings as needed with appropriate FDOT officials to review and discuss these issues and develop written standards agreeable to both entities.	No Change	
Policy 6.3:	The county acknowledges that it is in compliance and will continue to comply with the level of service standards for roadways as identified in the 1983 "Hutchinson Island Resource Planning & Management Plan", Policy C.1, page 33. This policy states that roadways on the barrier island and connecting roadways that link the island to the mainland will maintain a minimum level of service of "C" on an average annual basis and level of service "D" for peak season traffic.	No Change; possible revision based on updates to Plan	
Policy 6.4:	The county will coordinate with CareerSource Research Coast, the Sebastian and Vero Beach Chambers of Commerce, local businesses, other MPOs and FDOT to develop regional TDM programs.	Revise/Consolidate	Suggest revision and combine 4-6 here: The County will coordinate with local career source, chambers of commerce, local businesses, Metropolitan Planning Organizations and the Florida Department of Transportation to develop regional TDM programs... etc
Policy 6.5:	The county will participate in Regional Transit Authority activities with other Treasure Coast T/MPOs and the Brevard MPO.	Consolidate	Combine with 6.4 above and also update TPO names
Policy 6.6:	The county will coordinate with FDOT and the Florida East Coast Railroad (FEC) on future passenger rail service.	No Change	Could consolidate with Policy 6.4.
Objective 7	Through 2030, the county's transit system will continue to operate at or above the minimum service level specified in policy 1.1.	Revise	Remove/update date; ongoing policy

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 7.1:	The county hereby adopts transit quality and level of service (TQLOS): “B” for Service Coverage in Indian River County.	No Change	
Policy 7.2:	The county will continue to maintain its fixed route transit system.	No Change	
Policy 7.3:	The county hereby adopts the MPO’s Transit Development Plan.	Revise	Revise to be self-amending.
Policy 7.4:	The county will continue to apply for state and federal mass transit grant funds and use those funds to provide transit service in the county.	No Change	
Policy 7.5:	The county will on an annual basis coordinate with the MPO to assess whether transit improvements should be included in the project priorities submitted to FDOT for state and federal funding.	No Change	
Policy 7.6:	The county will continue to provide funding for transit services. Currently, that funding is provided to the Indian River County Senior Resource Association.	No Change	
Policy 7.7:	Through the County’s CTC, the County will ensure that transportation disadvantaged trips are provided through the coordinated system, whereby all providers and purchasers have contracts and fully allocated cost amounts. In so doing, the County will ensure that the CTC: ° Compiles information on routes, schedules, facilities and vehicles for each provider; ° Assesses this information and schedules trips to avoid duplication; and ° Regularly coordinates with providers to serve as a forum for discussing paratransit service	No Change	
Objective 8	By 2030, all three geographic sub-areas of Indian River County will have a jobs-housing balance between .8 and 1.2	Revise	Revise date only; keep all other language
Policy 8.1:	The county will implement Future Land Use Element policies which restrict urban sprawl, limit strip commercial development, promote infill, encourage TND projects, promote public transportation, and encourage higher intensity uses in major corridors.	No Change	
Policy 8.2:	The county shall review all proposed land development projects in order to ensure consistency between those projects and with the goals, objectives and policies of this plan, and the county shall require coordination of traffic circulation plans and improvements with land use and infrastructure plans before development approval.	No Change	
Policy 8.3:	The county will, as much as possible, protect the character of existing neighborhoods from the intrusion of major thoroughfares (i.e. minor and principal arterials). The criteria used to determine whether major thoroughfares will be allowed to intrude in existing neighborhoods are whether there are problems maintaining level of service standards on the applicable roadways, whether there are safety problems, whether there is right-of-way availability, and whether there are viable alternatives to intruding into an existing neighborhood. In areas where minor and principal arterial roadways intrude into existing neighborhoods, the county may provide buffers such as concrete walls, landscaped buffers, berms, and other similar buffers alongside the roadway(s). The county will also review the feasibility of relocating roadways when intrusion is proposed.	No Change	
Policy 8.4:	The county shall establish land use guidelines for development in exclusive public transit corridors to ensure accessibility to public transit, in the event such corridors are established.	No Change	
Policy 8.5:	The county shall encourage connectivity between all new residential and commercial developments except where such connectivity strategies are impeded by physical or safety constraints. Where there are concerns for nuisance impacts such as cut-through traffic, the county may provide buffering, traffic calming, or other appropriate treatments.	No Change	May want to identify via vehicular, pedestrian, bike or similar multi-use
Objective 9	Through 2030, all future county aviation and intermodal facility expansion will be developed in a manner consistent with existing and future land use.	Revise	Revise/update horizon
Policy 9.1:	The county will continue to implement and enforce its airport zoning regulations. These regulations address height, noise, emergency, clear zone and land requirements.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 9.2:	The county will ensure adequate access to the three public use airports, passenger rail station, transit transfer points, and other intermodal facilities by making the roadway and transit improvements identified in this element.	No Change	
Policy 9.3:	County staff will support the City of Vero Beach in its effort to establish scheduled commuter airline or air taxi service.	No Change	
Policy 9.4:	The county will 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.	No Change	
Objective 10	Between 2009 and 2030, the total number of vehicle miles traveled in Indian River County will increase by no more than the rate of growth of the overall population of Indian River County.	Remove	No longer required by FS
Policy 10.1:	The County will implement the transportation improvements identified in the 2040 Cost Feasible Plan.	Remove	See previous comment
Objective 11	Through 2030, the County will ensure that all bridges on major roads have a structurally safe rating and at least 80% of major roads have a pavement maintenance rating of 3.0 on the 5-point Federal Highway Administration scale.	Revise	Revise date/horizon
Policy 11.1:	The County will continuously evaluate both pavement condition and the structural integrity of bridges on the major road network and will implement improvements as warranted.	No Change	



## Economic Development Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	It is the goal of Indian River County to have balanced and orderly economic growth.	No Change	
Objective 1: Low Unemployment Rate	Through the plan time horizon, the county's average annual unemployment rate will be no more than one percentage point higher than the State of Florida's average annual unemployment rate as reported by the Florida Agency for Workforce Innovation, Labor Market Statistics Center, Local Area Unemployment Statistics Program, in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics (2007 average annual unemployment rate: Florida = 4.0% and Indian River County = 5.8%).	Revise	Change from unemployment rate to poverty rate. Remove specifics.
Policy 1.1:	The Economic Development Division of the Indian River County Chamber of Commerce and other economic development groups designated by the Board of County Commissioners shall promote the growth of those industries on the county's target industries list (Policy 2.5). The Economic Development Division shall determine the methods to be used to promote the growth of those industries and identify these methods in its annual marketing plan. The results will be presented to the Economic Development Council on a quarterly basis.	No Change	
Policy 1.2:	On an annual basis, the Economic Development Division of the Indian River County Chamber of Commerce and other economic development groups designated by the Board of County Commissioners shall survey local businesses that are included in the county's targeted industries list and have more than ten employees. The purpose of the survey is to identify opportunities and problems associated with local businesses, the type of job training and assistance needed by businesses, businesses willing to expand, businesses considering relocation, and linked businesses. The Economic Development Division and other economic development groups shall report survey results to the Economic Development Council at the first meeting of each calendar year.	No Change	
Policy 1.3:	The Economic Development Division of the Indian River County Chamber of Commerce shall continue to contact businesses, as identified in its marketing plan, to encourage those businesses to consider Indian River County as a possible location. The county's list of targeted industries shall be the Economic Development Division's guide for the type of businesses to contact. On a quarterly basis, the Economic Development Director of the Chamber of Commerce shall report to the Economic Development Council the number of businesses that were contacted, the type of businesses that were contacted, the number of persons employed by each of the businesses, and the result or actions taken from those contacts.	No Change	
Policy 1.4:	The county, the Indian River County Chamber of Commerce, other economic development groups designated by the Board of County Commissioners, and CareerSource Research Coast shall continue to inform existing and relocating businesses of training programs that are offered by Indian River State College, local high schools, and other training providers. Representatives from these institutions shall be invited to provide an annual report to the Economic Development Council summarizing what type of training assistance was provided to local businesses.	No Change	
Policy 1.5:	As an employer, the County shall advertise job opportunities on the county website.	Remove	Per County Staff, Remove Policy.
Policy 1.6:	The county shall post request for proposals on DemandStar ( <a href="http://www.demandstar.com/">http://www.demandstar.com/</a> ) or similar websites. DemandStar is a website where governments list requests for proposals, bids, and quotes for needed government services.	No Change	
Policy 1.7:	The county shall maintain its existing process of addressing complaints or concerns by business owners. This involves designating the County Planning Director and the Director of Economic Development of the Indian River County Chamber of Commerce to act as facilitators. Both the county and the Chamber of Commerce shall present a report of business complaints and concerns as well as proposed solutions to the Indian River County Economic Development Council.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 1.8:	On an ongoing basis, the county, through the Indian River County Chamber of Commerce and other economic development groups designated by the Board of County Commissioners, shall emphasize Indian River County's advantages over other regions as part of marketing efforts. This will include highlighting the County's low crime rate compared to areas like South Florida.	No Change	
Policy 1.9:	By March of every year, the Economic Development Division of the Indian River County Chamber of Commerce shall develop a marketing plan that specifies actions that will be taken during the next fiscal year to market the county's economic development potential. The marketing plan shall provide detailed budget information pertaining to any funds that the Chamber of Commerce is requesting from the Board of County Commissioners for the upcoming fiscal year. Before the marketing plan and request for funds is submitted to the Board, the plan shall be presented to and approved by the Economic Development Council.	No Change	
Policy 1.10:	The Indian River County Chamber of Commerce and other economic development groups designated by the Board of County Commissioners shall promote services provided by the Vero Beach Regional Airport, the Sebastian Municipal Airport, and the Melbourne International Airport in their economic development and tourism marketing efforts.	No Change	
Objective 2: Diversified Economic Growth	Between 2010 and 2020, Indian River County will increase the number of jobs in the county's new high wage target industries by 1,000.	Revise	Update targets and Time frames
Policy 2.1:	The County shall focus its industrial/business/technology/research expansion efforts on attracting and expanding clean, small-scale light manufacturing and assembly industries and those industries identified in County target industry studies, as applicable.	No Change	
Policy 2.2:	<p>The county shall encourage the expansion of existing industries and attraction of new industries that are within the target industries list (Policy 2.5) by offering the following county adopted economic development incentives and assistance: "The county shall encourage the expansion of existing industries and attraction of new industries that are within the target industries list (Policy 2.5) by offering the following county adopted economic development incentives and assistance:</p> <ul style="list-style-type: none"> <li>• Local Jobs Grant Program;</li> <li>• Traffic, Water, and Sewer Impact Fee Financing;</li> <li>• Utility Deposit Waivers;</li> <li>• Expedited permitting;</li> <li>• Maintenance of sufficient infrastructure capacity (roads, water, sewer);</li> <li>• Provision of Industrial Revenue Bonds;</li> <li>• Provision of job training through Indian River State College;</li> <li>• Provision of workforce training incentives from CareerSource Research Coast;</li> <li>• Assistance with federal or state grant applications (such as Community Development Block Grants);</li> <li>• State Qualified Target Industry Tax Refund Program; and</li> </ul>	Revise	Remove "and" from last statement (incomplete)
Policy 2.3:	The county planning division shall track the number of jobs in target industries annually and provide a report to the EDC. The report shall include, but not be limited to, the total number of jobs by NAICS target industry category, the average wage by each NAICS target industry category, the percent and numeric change from the prior year for both the total jobs and their average annual wages. Annual data shall be provided for multiple years.	No Change	Note: EDC is not spelled out prior to this policy. Only spelled out in DIA.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 2.4:	The Indian River County Chamber of Commerce and other economic development groups designated by the Board of County Commissioners shall provide assistance, as needed, to companies during the relocation process and report any actions taken to the Economic Development Council at their regular meetings.	No Change	
Policy 2.5:	<p>The county, in coordination with the Indian River County Chamber of Commerce, shall establish a list of target industries and evaluate this list periodically in order to reflect the current economic needs of the county as well as the actual marketing results. Below, is the list of the county’s target industry clusters. For marketing purposes, the County, Indian River County Chamber of Commerce, and other economic development agencies representing the County may use their resources to market to a much smaller list based on the results of target industry studies, market research, and expert advice.</p> <p>Clean Energy industry including but not limited to:</p> <ul style="list-style-type: none"> <li>• Solar Energy</li> <li>• Biomass Energy/Biofuels</li> <li>• Fuel Cells and Hydrogen</li> <li>• Ocean Energy</li> </ul> <p>Life Sciences industry including but not limited to:</p> <ul style="list-style-type: none"> <li>• Biotechnology</li> <li>• Medical Device Manufacturing</li> <li>• Pharmaceuticals</li> <li>• Health Care</li> </ul> <p>Information Technology industry including but not limited to:</p> <ul style="list-style-type: none"> <li>• IT Products/Services</li> <li>• Software Development</li> <li>• Modeling/Simulation/Training</li> <li>• Photonics/Lasers/Optics</li> <li>• Microelectronics</li> <li>• Telecommunications</li> </ul> <p>Aviation/Aerospace industry including but not limited to:</p> <ul style="list-style-type: none"> <li>• Aviation</li> <li>• Avionics</li> <li>• Flight Schools</li> </ul> <p>Financial / Professional Services including but not limited to:</p> <ul style="list-style-type: none"> <li>• Corporate/Regional Headquarters</li> <li>• Research and Development</li> </ul> <p>Manufacturing/Warehouse/Distribution</p> <p>Emerging Technologies including but not limited to:</p> <ul style="list-style-type: none"> <li>• Materials Science</li> <li>• Nanotechnology</li> <li>• Marine Science</li> </ul> <p>Arts, Entertainment, Recreation including but not limited to:</p> <ul style="list-style-type: none"> <li>• Sports Facilities</li> <li>• Film Locations</li> </ul>	No Change	Per Staff, no change.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>Post Secondary Public and Private Educational Institutions</p> <p>Other clean light industries that have average annual wages that support an innovation economy.</p> <p>To be eligible for local economic incentives, an industry must meet the target industry criteria established by the state with a focus on those industries that export the majority of products and services outside of Indian River County (as opposed to strictly areas outside of Florida). Currently, the target industry criteria are listed in Section 288.106(1)(o), Florida Statutes.</p>		
Policy 2.6:	The County shall provide for the issuance of Industrial Development Bonds for new industries.	No Change	
Policy 2.7:	The Economic Development Division of the Indian River County Chamber of Commerce and other economic development groups designated by the Board of County Commissioners shall assist in providing entrepreneurial and management expertise and a well-trained, skilled, and educated workforce to industries that are within the target industries list (Policy 2.5).	No Change	Language as written is more based on Objective than Policy.
Policy 2.8:	The County, in cooperation with the Vero Beach Regional Airport, the Sebastian Municipal Airport, the Indian River County Chamber of Commerce and its Economic Development Division, shall actively market airport industrial lots and space and coordinate its marketing plans with the airport's marketing plans.	No Change	
Policy 2.9:	The County, through the Indian River County Chamber of Commerce and its Economic Development Division, shall identify and increase investments needed to enhance a competitive advantage.	Possible revision	Language as written is more based on Objective than Policy.
Policy 2.10:	The County, through the Indian River County Chamber of Commerce and its Economic Development Division, shall facilitate interactions between venture capitalists, lawyers, scientists, entrepreneurs, and financiers for new product development and new target industries within the county.	No Change	
Policy 2.11:	The County shall request Federal and State agencies to expedite permit processing for target industries and to eliminate duplication and streamline permit processing. This shall include submission of letters and e-mails and phone calls to appropriate Federal and State agencies requesting expedited permitting and follow-up communications with these agencies.	No Change	
Policy 2.12:	The County building division shall provide weekend inspection services at cost, based on employee availability and the commercial/industrial tenant's need.	No Change	
Policy 2.13:	The County shall periodically re-evaluate its economic development incentives by comparing its incentives with incentives offered by other jurisdictions.	No Change	
Policy 2.14:	The County shall periodically compare its impact fees to other counties in the state to determine if County impact fees are competitive for new commercial/industrial development.	No Change	
Policy 2.15:	The Indian River County Chamber of Commerce and other economic development groups designated by the Board of County Commissioners shall develop and provide a community information package for new employees and employers relocating to Indian River County.	No Change	
Policy 2.16:	The County, through its Local Housing Assistance Program, Low Income Housing Tax Credit Program, and other housing programs, shall continue to provide workforce housing in the county.	No Change	Can consider moving to Objective 1
Policy 2.17:	The County will initiate and support voter referendums to establish and maintain an Indian River County economic development tax abatement program.	No Change	
Objective 3: Maintain Trained Labor Force	Through the plan time horizon, there will be sufficient post-secondary (college and technical schools) training programs that meet the needs of the county's target industries.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 3.1:	The County, in conjunction with CareerSource Research Coast and the Indian River County Chamber of Commerce, will survey target industries to determine if educational needs are being met (see policy 1.2).	No Change	
Policy 3.2:	The County shall contact four-year colleges, universities, and other training providers to determine the probability of a branch campus or research facility being established in Indian River County. In so doing, the County shall note that it has the ability to offset impact fees for target industries, including these institutions.	No Change	
Policy 3.3:	The County shall support the expansion of the local branch of Indian River State College (IRSC) by providing assistance during the permitting process.	No Change	
Policy 3.4:	The County, through the school district, shall continue to offer adult education classes and occupational training for county residents.	No Change	
Policy 3.5:	The County, through the Indian River County Chamber of Commerce and other economic development groups, shall promote expansion of occupational education programs in the county by demonstrating to the educational institutions a definitive local demand for expanded programs.	No Change	Language as written is more based on Objective than Policy. Per County Staff, keep as is.
Policy 3.6:	The County, through the school district, charter schools, and private schools, shall focus on enhancing science, technology, engineering, and mathematics curriculum in K-12 schools.	No Change per County guidance	Consider STEAM (incorporating Art into STEM focus)
Objective 4: Facilitate Economic Development	By 2025, the county and municipalities within the County shall have at least two additional established industrial/business/technology/research parks (for a total of 4 parks) with sufficient land and adequate infrastructure to accommodate new or expanding businesses. At least one of these parks should be developed for Biotech/research/technology industries.	Revise	Revise target year to 2030; add “and as may be needed to support the local economy”
Policy 4.1:	<p>The County shall maintain an Indian River County Consortium for Life Science Research and Technology Advancement with appropriate local governments, employment agencies, institutions of higher education and other applicable entities, whose mission shall be to:</p> <ol style="list-style-type: none"> <li>1. Promote and support the growth of existing key and emerging economic sectors; and</li> <li>2. Provide legislative and governmental policies to support economic development; and</li> <li>3. Make available physical infrastructure to support development, manufacturing, and commercialization of products; and</li> <li>4. Provide and support emerging technologies; and</li> <li>5. Leverage the county’s current K-12 schools with a focus on enhancing the Science, Technology, Engineering, and Mathematics related foundation for education; and</li> <li>6. Create a profusion of higher education opportunities within the targeted sectors to enhance our competitive opportunities; and</li> <li>7. Provide entrepreneurial, management expertise, a well trained, skilled, educated workforce; and</li> <li>8. Foster a synergy and interaction of venture capital, legal, scientists, entrepreneurs, and financiers to create product development; and</li> <li>9. Identify and increase investments needed to enhance a competitive advantage; and</li> <li>10. Provide the awareness, advocacy, and expressed will of stakeholders to support economic development.</li> </ol>	No Change	
Policy 4.2:	The County shall maintain its policies, regulations, information, and application forms on the county website.	No Change	
Policy 4.3:	The County shall continue to maintain its database of capacity and demand information for all concurrency related services and facilities. The county will use this database to program capital improvements to ensure that all services and facilities have adequate capacity to accommodate projected growth and development.	No Change	Possible Cross-reference with appropriate Infrastructure Element
Policy 4.4:	The County, through its Planned Development process and PD zoning, shall allow industrial/business/technology/research park developers and the county to designate the type of uses appropriate for applicable new industrial/business/technology/research parks.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 4.5:	Through the time horizon of the plan, the county shall designate sufficient land on its Comprehensive Plan Future Land Use Map for future commercial/industrial uses and shall provide infrastructure (potable water and roads, and to the extent feasible sanitary sewer) for these lands to facilitate development of industrial/business/technology/research parks within the county.	No Change	
Policy 4.6:	The County shall assist private industrial/business/technology/research park developers to establish industrial/business/research/technology parks at the SR 60/I-95, CR 512/I-95, and Oslo Road/74th Ave. commercial/industrial nodes, and at other appropriate locations within the county. Assistance will include providing pre-application meetings to determine needs and requirements of potential industrial/business/technology/research park developers, expediting the permitting process, assisting with appropriate grant applications, and providing information pertaining to available incentives.	No Change	Ongoing Policy and programs
Policy 4.7:	The County shall, as needed or as part of the Evaluation and Appraisal Report, re-evaluate the size and location of its commercial/industrial nodes. The Commercial/Industrial Data Source document shall be posted on the County's website. This document consists of planning, zoning, and land use information helpful to businesses desiring to relocate.	No Change	Not required as part of the formal EAR process; can retain as a benchmark on when to reassess if desired.
Policy 4.8:	The County shall be pro-active in assisting commercial and industrial developers through pre-application meetings and Technical Review Committee meetings, by reviewing procedures, identifying needed permits, and providing information and providing feedback to applicants to expedite the permitting process. The county shall also assist applicants by providing information on non-county required permits or reviews and provide contact information.	No Change	
Objective 5: Intergovernmental Coordination	By 2011, there will be an adopted Interlocal agreement between the County and the municipalities that provides for coordinated economic development funding and economic development activities.	Revise	Update target year
Policy 5.1:	The County shall involve all necessary stakeholders needed to approve or assist any economic development project wishing to expand or re-locate within the County so the approval process happens expeditiously.	No Change	
Policy 5.2:	The County, through the Indian River County Chamber of Commerce and its Economic Development Division, shall request that all local governments within the county provide information pertaining to possible site locations for economic development prospects.	No Change	
Objective 6: Tourism Development	Through the plan time horizon, tourism will increase within the County to the point that by FY 2014/15 the County's annual local option tourist tax revenue will be at least \$1,600,000 (FY 2007/08 tourist tax revenue = \$1,496,835.35).	Revise	Remove specificity.
Policy 6.1:	The County shall provide revenue from the bed tax to the Tourism Division of the Indian River County Chamber of Commerce and other tourism groups designated by the Board of County Commissioners to market eco-tourism and cultural tourism in relation to the county's environmental amenities and cultural offerings. The Tourism Division shall publish advertisements, which market the county's environmental amenities and cultural offerings. A representative of the Chamber of Commerce shall present those advertisements and any results to the Tourist Development Council.	No Change	
Policy 6.2:	The County shall provide Tourist bed tax to the Tourism Division of the Indian River County Chamber of Commerce and other tourism groups designated by the Board of County Commissioners, to partner with local resorts, hotels, and attractions to market the county as a destination. Marketing activities shall include various methods of advertising, promotion, travel shows, personal contacts and building relationships at a regional, national, and an international level. A representative of the Chamber of Commerce shall report to the Tourist Development Council on their marketing actions.	No Change	



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 6.3:	The County shall provide Tourist bed tax to the Tourism Division of the Indian River County Chamber of Commerce to collaborate with other tourism groups, environmental, cultural, sports organizations, attractions and event organizers to promote area events, attractions, and Indian River County as a destination resulting in overnight stays in county hotels.	No Change	
Policy 6.4:	The County, through its Comprehensive Plan and Land Development Regulations, shall maintain and/or improve the County's environmental, cultural, and aesthetic characteristics to attract tourists and businesses to Indian River County.	No Change	
Objective 7: Economic Development Community Acceptance	Through the plan time horizon, a majority of the County's population will recognize the importance of and support County economic development activities by supporting the County's economic development initiatives, such as tax abatement program referendums, needing voter approval.	No Change	General comment; difficult to measure and make assumption
Policy 7.1:	The county, through the Indian River County Chamber of Commerce, Economic Development Council, and other economic development groups designated by the Board of County Commissioners, shall provide speakers to educate private citizens, service organizations, and special interest groups about the county's economic development positions and strategies.	No Change	
Policy 7.2:	The Indian River County Chamber of Commerce and its Economic Development Division shall continue its efforts to maintain and increase the level of public and private funding support for economic development to be competitive with comparable communities.	No Change	

# Capital Improvements Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	It is the goal of Indian River County to provide needed capital improvements through the use of sound fiscal decision making.	No Change	
Objective 1	By 2028, the county will have completed those capital improvements schedule projects that replace obsolete or worn-out facilities, eliminate existing deficiencies or accommodate desired future growth.	No Change	Updated recently during annual 2023 Element update.
Policy 1.1:	The county shall maintain a five-year capital improvement program and pursuant to Section 163.3177(3)(b) F.S. evaluate and update that program every year to reflect existing and future public facility needs of the county. This capital improvement program will ensure that the plan is financially feasible and that the adopted level-of-service standards are achieved and maintained.	No Change	
Policy 1.2:	The county and the School District shall undertake only those capital improvements included within this element’s adopted capital improvements program. Pursuant to Section 163.3177(3)(b) F.S., the Capital Improvements Element will be reviewed every year. If any facility identified in the Schedule of Capital Improvements is delayed or deferred in construction, or is eliminated from the capital improvements program, and this delay, deferral, or elimination will cause the level-of-service to deteriorate below the adopted minimum level of service standard for the facility, a comprehensive plan amendment will be required to adjust the Schedule of Capital Improvements. The annual update of the capital improvement element shall be done with a single public hearing before the Board of County Commissioners and a copy of the ordinance amending the Capital Improvements Element shall be transmitted to DEO.	Revise (minimal)	Update reference from DEO to “state land planning agency”
Policy 1.3:	<p>The county shall evaluate and prioritize its capital improvement projects based on following criteria. These criteria are ranked in order of importance.</p> <ul style="list-style-type: none"> <li>• Preservation of the health and safety of the public by eliminating public hazards;</li> <li>• Compliance with all mandates and prior commitments;</li> <li>• Elimination of existing deficiencies;</li> <li>• Maintenance of adopted level-of-service standards;</li> <li>• Provision of infrastructure concurrent with the impact of new development;</li> <li>• Protection of prior infrastructure investments;</li> <li>• Consistency with the county plan and plans of other agencies;</li> <li>• Accommodation of new development and redevelopment facility demands;</li> <li>• Consistency with plans of state agencies and water management districts that provide public facilities within the local government's jurisdiction;</li> <li>• Promotion of compact development by discouraging growth outside of urban service areas;</li> <li>• Demonstration of linkages between projected growth and facility location;</li> <li>• Utilization of the economies of scale and timing of other improvements;</li> <li>• Reduction of operating costs;</li> <li>• Adjustment for unseen opportunities, situations, and disasters.</li> </ul>	No Change	
Policy 1.4:	The county shall implement the policies of the Potable Water, Sanitary Sewer, and Solid Waste sub-elements of the Comprehensive Plan. Since these are enterprise account funded elements, capital expenditures identified in these elements shall be funded principally from revenues derived from the applicable systems.	No Change	
Policy 1.5:	The county shall prioritize and implement the programs identified in the Transportation, Recreation and Open Space, Stormwater Management, Conservation, and Future Land Use Elements of the Comprehensive Plan.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 1.6:	The county shall not eliminate or reallocate budgeted appropriations for road improvement projects required to meet the adopted level-of-service standards unless the applicable projects will be constructed by other means and remain concurrent with the county's Schedule of Capital Improvements.	No Change	
Policy 1.7:	The county shall continue to allocate funds for the replacement and the renewal of infrastructure in an amount which will minimize the operating costs of the infrastructure and maximize the life of the infrastructure.	No Change	
Policy 1.8:	The county shall manage its long-term general obligation debt in such a manner that the ratio of the debt service millage to the countywide operating millage does not exceed 20%.	No Change	
Policy 1.9:	The county hereby defines a capital improvement as an improvement with a cost that exceeds \$100,000.	No Change	
Policy 1.10:	The Schedule of Capital Improvements shall contain a mix of capital expenditures, including projects to eliminate existing deficiencies, to upgrade and replace existing facilities, and to construct new facilities.	No Change	
Policy 1.11:	The county shall maintain a procedure in its annual budget review requiring each county department to include in its annual budget request applicable expenditures as identified in the capital improvements program of the appropriate Comprehensive Plan Element as well as department's capital improvements.	No Change	
Policy 1.12:	The county hereby adopts the 2023-2024 through 2027-2028 Indian River County School District Five-Year Facilities Work Plan. The Indian River County School District Five-Year Facilities Work Plan will be evaluated and updated annually to reflect existing and future public-school facility needs of the county. This will ensure that the Indian River County School District Five-Year Facilities Work Plan is financially feasible and that the adopted level-of-service standard for public schools is achieved and maintained.	No Change	Updated recently in annual 2023 Element update.
Objective 2	Through 2030, development in coastal high hazard areas will not increase beyond the density or intensity levels indicated on the current Future Land Use Map.	Revise	Update target year; also consider using Peril of Flood reference/terminology from FS
Policy 2.1:	The coastal high hazard area is defined as the area of the county designated as evacuation zones for a category one hurricane.	Revise	Note, these policies are also contained in other Elements and are generally duplicative; can retain here for ease of reference ; can also provide FS reference to CHHA and provisions
Policy 2.2:	The county shall not increase land use density and intensity, in the coastal high hazard area, beyond that reflected in the county's current Future Land Use Map.	No Change	
Policy 2.3:	The county shall make appropriations for infrastructure in coastal high hazard areas only to maintain the adopted level-of-service standards.	No Change	
Policy 2.4:	The county shall ensure that the replacement of infrastructure in the coastal high hazard area will be limited to maintaining the adopted level-of-service standards.	No Change	
Policy 2.5:	The county shall require that all developments and all single-family units in coastal high hazard areas fully pay the cost for required infrastructure improvements through impact fees, capacity charges, developer dedications, assessments, and contributions.	No Change	
Policy 2.6:	The county shall not use public funds to subsidize increased density or intensity of urban development in coastal high hazard areas; however, public beach, shoreline access, resource restoration, or similar projects may be constructed.	No Change	
Objective 3	Through 2030, adopted levels-of-service will be maintained for all concurrency facilities.	Revise	Update horizon year
Policy 3.1:	The county hereby adopts the concurrency management system as described within this element. The county shall maintain Land Development Regulation (LDR) Chapter 910, Concurrency Management System, which implements the plan's concurrency management system. In accordance with the concurrency management system of this plan and LDR Ch. 910, the county will not approve any development project where the impacts of such a project would lower the existing level-of-service on any facility below that facility's adopted minimum level-of-service standard.	No Change	
Policy 3.2:	The county shall approve development only in accordance with the utility connection matrix identified in the Sanitary Sewer and Potable Water Sub-Elements.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 3.3:	The county shall, concurrent with the impact of new development, provide the infrastructure necessary to maintain the levels-of-service identified in the various elements of the Comprehensive Plan. Where development is proposed and is consistent with all applicable regulations but one or more public facilities is/are operating at an inadequate service level, the applicant may at his expense make facility improvements to increase facility capacity when such improvements are consistent with county plans and receive county approval.	No Change	Generally also addressed in FLU Element; however, okay to retain here as well for consistency
Policy 3.4:	The county shall make land use decisions based on the planned availability of facilities to maintain adopted level-of-service standards.	No Change	
Policy 3.5:	<p>The county hereby adopts Concurrency Management level-of-service standards for public facilities that are established in the other Comprehensive Plan Elements and which are stated below:</p> <p><u>Stormwater Management:</u> The county hereby adopts the following level-of-service standard for all new drainage systems within the unincorporated county:</p> <ul style="list-style-type: none"> <li>• New development requiring major site plan approval or subdivision platting shall construct a complete drainage system to mitigate the impacts of a 25 year/24 hour design rainfall event using the soil conservation service type 2 modified rainfall curves.</li> <li>• Post development runoff for any drainage basin shall not exceed pre-development runoff unless a maximum discharge rate has been adopted and the discharge does not exceed that rate. If a maximum discharge rate has not been adopted for a basin, post development discharge may not exceed pre-development discharge.</li> </ul> <p>By 2027, all existing roadways in the county shall be improved to meet the following level-of-service standards:</p> <ul style="list-style-type: none"> <li>• Minimum road crown elevation for existing roads shall be raised during resurfacing/rebuilding to the flood elevation resulting from the 2 year/24 hour storm event on local streets.</li> <li>• The center two lanes of rebuilt roads must be at or above flood levels resulting from a 10 year 24 hour storm event on Arterial and Collector roads.</li> <li>• All drainage basins will meet the following level of service standard: 10-Year/24 Hour Storm Event</li> </ul> <p>The county hereby adopts the following water quality level-of-service standard:</p> <ul style="list-style-type: none"> <li>• As a minimum, retention of the first one inch of rainfall is required prior to offsite discharge. An additional 50% treatment is required for all direct discharge into the Sebastian River and into the Indian River Lagoon due to its designation as an outstanding Florida water, as required by state law.</li> </ul> <p><u>Potable Water</u> The following level-of-service standard is adopted for the county's potable water facilities, and shall be utilized for determining the availability of facility capacity and demand generated by a development:</p> <ul style="list-style-type: none"> <li>• Countywide level-of-service standard of 250 gallons per day per equivalent residential unit.</li> </ul> <p><u>Solid Waste</u> The following level-of-service standard is adopted for solid waste facilities in the county, and shall be used as the basis for determining the availability of facility capacity and demand generated by a development:</p>	No Change	Updated (minimally) recently in annual 2023 Element update. Could consider having Levels of Service in only one place, whether all contained here or each LOS contained within its specific Element.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>Countywide level-of-service standard of 2.2 tons or 3.67 cubic yards per capita for permanent plus weighted peak seasonal population per year.</p> <p><u>Sanitary Sewer</u> The following level-of-service standard is adopted for the county's sanitary sewer facilities, and shall be utilized for determining the availability of facility capacity and demand generated by a development:</p> <ul style="list-style-type: none"> <li>Countywide level-of-service standard of 250 gallons per day per equivalent residential unit with a peak monthly flow factor of 1.25.</li> </ul> <p><u>Recreation &amp; Open Space</u> The county adopts the following recreation level-of-service standard:</p> <ul style="list-style-type: none"> <li>County wide level-of-service standard of 6.61 recreation acres/1,000 permanent plus weighted peak seasonal population.</li> </ul> <p><u>Transportation</u> The county adopts traffic circulation level-of-service standards as follows:</p> <ul style="list-style-type: none"> <li>Level-of-Service "D" during peak hour, peak season, peak direction conditions, on all TRIP grant funded roads as well as all freeway, arterial, and collector roadways, with the exception of the following two, which will operate at level of service "E" plus 20%. <ul style="list-style-type: none"> <li>27th Ave – South County Line to SR 60</li> <li>43rd Ave – Oslo Road to 16th Street</li> </ul> </li> <li>Level-of-Service "D" plus 20% during peak hour, peak season, peak direction conditions on the following roads until such time that a major capacity improvement, as specified below, is constructed. At such time that the major capacity improvement is constructed, the level of service for that road shall be "D" during peak hour, peak season, peak direction conditions. <ul style="list-style-type: none"> <li>CR 510 – 66th Avenue to US Highway 1 (scheduled for widening)</li> <li>37th Street – US Highway 1 to Indian River Boulevard (scheduled for widening or alternatively mitigated by extension of Aviation Boulevard from US 1 to 37th Street)</li> </ul> </li> </ul> <p>During the time period before major capacity improvements are provided for these two roads, proposed major development projects approved by the planning and zoning commission or board of county commissioners that will impact either or both of the roads may, based on a traffic study approved by the Public Works Director, be approved with conditions related to provisions for interim roadway improvements that mitigate project impacts on one or both roads.</p> <p>For SIS/Florida Intrastate Highway System roadways, level of service "B" is adopted for rural areas, and level of service "C" is adopted for urban areas.</p>		
Policy 3.6:	The county hereby adopts level-of-service standards for selected public facilities as follows:	No Change	Certain standards are not required by FS and could be removed if desired by the County

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p><u>Correctional Facilities</u> The county adopts the following correctional facilities level-of-service standard:</p> <ul style="list-style-type: none"> <li>County wide level-of-service standard of 4.5 beds/1,000 permanent plus weighted peak seasonal population</li> </ul> <p><u>Fire/EMS</u> The county adopts the following Fire/EMS level-of-service standard:</p> <ul style="list-style-type: none"> <li>County wide (excluding Indian River Shores) level-of-service standard of .089 Stations per 1,000 permanent plus weighted peak seasonal population</li> </ul> <p><u>Law Enforcement</u> The county adopts the following Law Enforcement level-of-service standard:</p> <ul style="list-style-type: none"> <li>Unincorporated County level-of-service standard of 2.09 officers per 1,000 permanent plus weighted peak seasonal population</li> </ul> <p><u>Libraries</u> The county adopts the following Libraries level-of-service standards:</p> <ul style="list-style-type: none"> <li>County wide level-of-service standard of 580 building square feet per 1,000 permanent plus weighted peak seasonal population</li> <li>County wide level-of-service standard of 3,200 library material items per 1,000 permanent plus weighted peak seasonal population</li> <li>County wide level-of-service standard of 0.7 computers per 1,000 permanent plus weighted peak seasonal population</li> <li>County wide level-of-service standard of 0.2 other library equipment items per 1,000 permanent plus weighted peak seasonal population</li> </ul> <p><u>Public Buildings</u> The county adopts the following Public Buildings level-of-service standard:</p> <ul style="list-style-type: none"> <li>County wide level-of-service standard of 1.99 building square feet per capita for permanent plus weighted peak seasonal population.</li> </ul> <p><u>Schools</u> The county adopts the following Schools level-of-service standard: Schools (School Service Areas):</p> <ul style="list-style-type: none"> <li>100 percent of Florida Inventory of School Houses (FISH) capacity for each public school type (elementary, middle, and high).</li> </ul> <p><u>Transit</u> The County adopts the following transit level-of-service standard:</p> <ul style="list-style-type: none"> <li>One-hour headways shall be maintained on all fixed transit routes.</li> </ul>		
Objective 4	Through 2030, new developments will bear a proportionate share of the cost required to maintain adopted level-of-service standards.	Revise	Revise target year consistent with Planning Horizon



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 4.1:	The county shall use impact fees, capacity charges, assessments, developer dedications and contributions, to pay for infrastructure improvements and services needed to satisfy future needs while maintaining adopted level-of-service standards.	No Change	
Policy 4.2:	The county shall conduct research to identify new sources of revenue for funding capital improvement projects.	No Change	
Objective 5	Through 2030, the county will ensure that it is able to fund and provide required services and facilities.	Revise	Revise target year consistent with Planning Horizon
Policy 5.1:	The county shall not approve land use amendment requests unless those requests are consistent with the concurrency management system requirements of this element.	No Change	Can retain but also generally duplicative with other Elements
Policy 5.2:	<p>In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the county shall schedule capital improvements to serve developments in the following order of priority:</p> <ul style="list-style-type: none"> <li>• Single-family units in existing platted subdivisions or on existing legal, buildable parcels</li> <li>• Affordable housing projects</li> <li>• New development orders permitting redevelopment</li> <li>• New development orders permitting new developments where the applicant funds the infrastructure expansion in exchange for future reimbursement</li> <li>• New development orders permitting new developments without developer participation</li> </ul>	No Change	
Policy 5.3:	The county shall extend facilities and services to serve areas only within the existing Urban Service Area or as allowed by Policy 5.7 of the Potable Water Sub-Element and Policy 5.8 of the Sanitary Sewer Sub-Element of the Comprehensive Plan.	No Change	Revise and update cross references
Policy 5.4:	<p>The county shall coordinate with other local, state, and federal agencies as well as private entities to create an efficient capital improvements schedule that provides the following general benefits while minimizing the financial burden of providing facilities and services:</p> <ul style="list-style-type: none"> <li>• Reduction of overall capital and operating expenditures by the development of multi-use facilities;</li> <li>• More efficient land use patterns and phasing;</li> <li>• Reduction of overlapping, duplicating, and administrative procedures;</li> <li>• Implementation of adopted physical, social, and economic goals and policies in a least-cost manner;</li> <li>• Better coordination of public capital investment with private capital expenditures.</li> </ul>	No Change	
Policy 5.5:	The county shall continue utilizing enterprise funds for the provision of Sanitary Sewer, Potable Water, and Solid Waste facilities. The debt for enterprise funds is to be paid by user fees, capacity charges, and other appropriate sources.	No Change	
Policy 5.6:	The county shall finance the capital cost of non-enterprise fund supported public facilities (e.g., roads, stormwater management, and parks) from current revenue, bond issues, impact fees, capacity charges, assessments, and other appropriate sources.	No Change	
Policy 5.7:	The county shall use general obligation bonds and other sources to raise the funding required to provide those public facilities that cannot be constructed with user fees, revenue bonds, impact fees, capacity charges, or other dedicated revenue sources.	No Change	
Policy 5.8:	Developments, which require public facility infrastructure improvements that will be financed by county debt, shall have their development orders conditioned on the issuance of the county debt or the substitution of a comparable amount of non-debt revenue.	No Change	
Policy 5.9:	Pursuant to state law, the Schedule of Capital Improvements may be adjusted by ordinance and not deemed to be an amendment to the Comprehensive Plan when the amendment relates to corrections, updates, or modifications concerning costs, revenue sources, acceptance of facilities pursuant to dedications which are consistent with the Comprehensive Plan, or the date of construction of any facility except transportation facilities enumerated in the Schedule of Capital Improvements. For transportation facilities, a delay in construction of a facility which causes the	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	level-of-service of that facility to deteriorate below the adopted minimum level-of-service standard for the roadway will require a comprehensive plan amendment.		
Policy 5.10:	<p>The county shall ensure that all capital improvements identified in the various elements of the Comprehensive Plan are completed according to schedule. The only acceptable delays will be those which are subject to one of the following:</p> <p>∅ Projects providing capacity equal to, or greater than, the delayed project are accelerated within or added to the Schedule of Capital Improvements;</p> <p>∅ Modification of development orders issued conditionally or subject to the concurrent availability of public facility capacity provided by the delayed project. Such modification shall restrict the allowable amount and schedule of development to that which can be served by the capacity of public facilities according to the revised schedule; or</p> <p>∅ Amendment of the plan to reduce the adopted standard for the level-of-service for public facilities until the fiscal year in which the delayed project is scheduled to be completed.</p>	No Change	
Objective 4	Through 2030, new developments will bear a proportionate share of the cost required to maintain adopted level-of-service standards.	Revise	Revise target year consistent with Planning Horizon
Policy 4.1:	The county shall use impact fees, capacity charges, assessments, developer dedications and contributions, to pay for infrastructure improvements and services needed to satisfy future needs while maintaining adopted level-of-service standards.	No Change	
Policy 4.2:	The county shall conduct research to identify new sources of revenue for funding capital improvement projects.	No Change	
Objective 5	Through 2030, the county will ensure that it is able to fund and provide required services and facilities.	Revise	Revise target year consistent with Planning Horizon
Policy 5.1:	The county shall not approve land use amendment requests unless those requests are consistent with the concurrency management system requirements of this element.	No Change	
Policy 5.2:	<p>In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the county shall schedule capital improvements to serve developments in the following order of priority:</p> <ul style="list-style-type: none"> <li>• Single-family units in existing platted subdivisions or on existing legal, buildable parcels</li> <li>• Affordable housing projects</li> <li>• New development orders permitting redevelopment</li> <li>• New development orders permitting new developments where the applicant funds the infrastructure expansion in exchange for future reimbursement</li> <li>• New development orders permitting new developments without developer participation</li> </ul>	No Change	
Policy 5.3:	The county shall extend facilities and services to serve areas only within the existing Urban Service Area or as allowed by Policy 5.7 of the Potable Water Sub-Element and Policy 5.8 of the Sanitary Sewer Sub-Element of the Comprehensive Plan.	No Change	
Policy 5.4:	<p>The county shall coordinate with other local, state, and federal agencies as well as private entities to create an efficient capital improvements schedule that provides the following general benefits while minimizing the financial burden of providing facilities and services:</p> <ul style="list-style-type: none"> <li>• Reduction of overall capital and operating expenditures by the development of multi-use facilities;</li> <li>• More efficient land use patterns and phasing;</li> <li>• Reduction of overlapping, duplicating, and administrative procedures;</li> <li>• Implementation of adopted physical, social, and economic goals and policies in a least-cost manner;</li> <li>• Better coordination of public capital investment with private capital expenditures.</li> </ul>	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 5.5:	The county shall continue utilizing enterprise funds for the provision of Sanitary Sewer, Potable Water, and Solid Waste facilities. The debt for enterprise funds is to be paid by user fees, capacity charges, and other appropriate sources.	No Change	
Policy 5.6:	The county shall finance the capital cost of non-enterprise fund supported public facilities (e.g., roads, stormwater management, and parks) from current revenue, bond issues, impact fees, capacity charges, assessments, and other appropriate sources.	No Change	
Policy 5.7:	The county shall use general obligation bonds and other sources to raise the funding required to provide those public facilities that cannot be constructed with user fees, revenue bonds, impact fees, capacity charges, or other dedicated revenue sources.	No Change	
Policy 5.8:	Developments, which require public facility infrastructure improvements that will be financed by county debt, shall have their development orders conditioned on the issuance of the county debt or the substitution of a comparable amount of non-debt revenue.	No Change	
Policy 5.9:	Pursuant to state law, the Schedule of Capital Improvements may be adjusted by ordinance and not deemed to be an amendment to the Comprehensive Plan when the amendment relates to corrections, updates, or modifications concerning costs, revenue sources, acceptance of facilities pursuant to dedications which are consistent with the Comprehensive Plan, or the date of construction of any facility except transportation facilities enumerated in the Schedule of Capital Improvements. For transportation facilities, a delay in construction of a facility which causes the level-of-service of that facility to deteriorate below the adopted minimum level-of-service standard for the roadway will require a comprehensive plan amendment.	No Change	
Policy 5.10:	<p>The county shall ensure that all capital improvements identified in the various elements of the Comprehensive Plan are completed according to schedule. The only acceptable delays will be those which are subject to one of the following:</p> <ul style="list-style-type: none"> <li>• Projects providing capacity equal to, or greater than, the delayed project are accelerated within or added to the Schedule of Capital Improvements;</li> <li>• Modification of development orders issued conditionally or subject to the concurrent availability of public facility capacity provided by the delayed project. Such modification shall restrict the allowable amount and schedule of development to that which can be served by the capacity of public facilities according to the revised schedule; or</li> <li>• Amendment of the plan to reduce the adopted standard for the level-of-service for public facilities until the fiscal year in which the delayed project is scheduled to be completed.</li> </ul>	No Change	

# Housing Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Vision	Goals, objectives, and policies considered appropriate for assuring an adequate and affordable supply of housing in the county, conservation of the housing stock, prevention of blight and removal of blight-housing, and identification of roles and responsibilities for achieving stable housing conditions in the county are set forth in the following section.	Revise	Include reference to coordination with adjacent cities and counties.
Goal	A housing supply which permits all households to enjoy safe, healthful, and affordable living accommodations which meet accepted standards of affordability and which are located in pleasant environments where a sense of civic pride and personal well-being can be achieved.	Revise	Consider rewording for consistency between Goals in the Plan (awkward as written); also “sense of civic pride” is aspirational
Objective 1	By 2020, the number of owner-occupied households paying more than 30% of their income for housing will be less than the 19% of owner-occupied households paying more than 30% of their income for housing in 2000, while the number of renter-occupied households paying more than 30% of their income for rent will be less than the 39% of renter-occupied households who paid more than 30% of their income for rent in 2000.	Revise	Remove target year and specific percentage baselines/targets. Rewrite to maintain intent but be more general.
Policy 1.1:	By 2015, all codes, ordinances, regulations, policies and procedures regarding residential development review and construction shall be reviewed by the Community Development Department staff to determine their impact on housing development costs. Those components which unnecessarily increase the cost of housing without impairing the health, sanitation, fire safety, structural integrity and maintenance requirements shall be eliminated.	Revise	Adjust Year. Revise Policy language to reflect Live Local Act.
Policy 1.2:	The county shall encourage infill development by providing infrastructure to infill areas, removing blighting influences, stabilizing neighborhoods, and providing private developers with information regarding available funding.	Remove	Remove, per County Staff.
Policy 1.3:	The County shall coordinate with the Florida Housing Finance Agency (FHFA) to identify federal, state and other sources of funding, such as Community Development Block Grant (CDBG) funds and Low Income Housing Tax Credit Program funds, earmarked for very low, low, and moderate income housing and actively pursue those funds for local use by applying for funds when appropriate. The county shall also assist and support private applicants applying for these funds.	Revise (Minimal)	Change to Florida Housing Finance Corporation.
Policy 1.4:	The county shall continue to participate in housing bond programs (such as the Escambia County bond program) in order to provide below market rate loans to very low, low, and moderate income households for home purchases. The county shall inform financial institutions of the availability of the bond programs.	Revise	Remove reference to Escambia County. Use “County” reference.
Policy 1.5:	By 2012, the county shall, establish a web based permitting process.	Revise	Remove year. Not statutorily required, but could revise to indicate the County will regularly request and review user feedback to determine what changes are necessary to ease or better the online permitting process.
Policy 1.6:	<p>The county shall take all necessary steps to eliminate delays in the review of affordable housing development projects. In order to define delay, the county hereby establishes the following maximum timeframes for approval of projects when an applicant provides needed information in a timely manner:</p> <ul style="list-style-type: none"> <li>• Administrative approval - 5 days;</li> <li>• Minor site plan - 5 weeks;</li> <li>• Major site plan - 6 weeks;</li> <li>• Special exception approval - 13 weeks.</li> </ul> <p>Whenever these review times increase by 150% or more due to the work load of the review staff, the county will begin prioritizing the review of affordable housing development project applications. In prioritizing affordable housing development project applications, staff will schedule affordable housing project applications for review before other</p>	Consolidate and Remove	<p>Affordable Housing is defined in the DIA. Assuming this definition applies here.</p> <p>County Staff experience challenges with the identified timeframes. Explore increasing the flexibility while staying compliant with Florida Statutes and still committing to faster reviews of affordable housing developments.</p> <p>Policies 1.6, 1.8, and 1.9 all discuss expedited reviews. As part of revising this policy, it should be consolidated with 1.8 and 1.9.</p> <p>Specific approval timeframes should be included in LDRs.</p>

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	types of project applications to ensure that maximum review timeframes are not exceeded for affordable housing projects.		
Policy 1.7:	As part of the adoption process for any county regulation which could affect housing development, county planning staff shall prepare a Financial Impact Statement to assess the anticipated impact of the proposed regulation on the cost of housing. When proposed regulatory activities are anticipated to increase the estimated cost per unit for the development of housing, the Financial Impact Statement shall include an estimated increased cost per unit projection. The financial impact statement then will be reviewed by the Professional Services Advisory Committee, the Planning and Zoning Commission, and, if possible, the Affordable Housing Advisory Committee. Those groups shall consider the regulation's effect on housing cost in making their recommendation to the Board of County Commissioners. The Board of County Commissioners will consider the financial impact statement in making its final decision on the adoption of any proposed regulations.	Revise	Remove references to PSAC from Plan.
Policy 1.8:	The county shall expedite permits for housing projects utilizing new construction technologies, including green building programs and Energy STAR® Program.	Revise	No longer required by FS but encouraged; may want to add "and or other technologies to support alternatives beyond Green and EnergyStar"  Policies 1.6, 1.8, and 1.9 all discuss expedited reviews. As part of revising this policy, it should be consolidated with 1.6 and 1.9.
Policy 1.9:	The county shall support housing developments near transportation hubs, major employment centers, and mixed use development by expediting the permit process for these types of housing projects.	Consolidate and Remove	Policies 1.6, 1.8, and 1.9 all discuss expedited reviews. As part of revising this policy, it should be consolidated with 1.6 and 1.8.
Objective 2	Within its residential areas, Indian River County will have adequate sites to accommodate current and anticipated housing demand for all income groups and groups with special housing needs. These sites shall have an appropriate land use and zoning designation which allows for a balanced housing market with a mixture of housing types, including mobile and manufactured homes.	No Change	General comment, this is and or should be referenced in FLU. This was also identified in the Vision study
Policy 2.1:	The county shall maintain and enforce its adopted local fair housing ordinance to ensure equal housing opportunity in accordance with Title VIII of the Civil Rights Act of 1968 and the Florida Fair Housing Act, Chapter 760.020, F.S.	No Change	
Policy 2.2:	Indian River County shall continue to designate on its future land use plan map sufficient land area with adequate density to accommodate the projected 2020 population. Accordingly, the county's Future Land Use Map residential designations vary in density from 1 unit per acre to 10 units per acre. All of this residentially designated land is located within the Urban Service Area where adequate infrastructure is available to accommodate a wide variety of housing types, including mobile homes, farmworker housing, housing for very low-, low-, and moderate-income households, and group homes and foster care facilities. As structured, the county's land use designations accommodate housing units with a wide range of costs and physical characteristics (lot sizes, setbacks, and land use mixes). These future land use map designations are situated to allow for residential development that has:  1. Proximity to public transportation, employment centers, recreational facilities, and community services such as shopping, personal services, schools, daycare facilities, and health care facilities; and  2. Compatibility with adjacent land uses and existing neighborhoods.  <u>The County's Residential Land Use Districts</u>	Revise/ Remove	Remove target year. Review updated population projections. Consider: "Indian River County shall continue to designate on its future land use map sufficient land area with adequate density to accommodate the projected 2030 population of XXXXXXXX."  Generally, good policy. Could delete everything before ""The County's Future Land Use Map residential designations vary in density from 1 unit per ...."" and keep policy as is.  Recommend removing/eliminating this language here and instead cross-reference to the FLU Policy to minimize future text amendments if either a new designation and or revisions to the densities are proposed by the County.

GOP Number	GOP Language				Recommended Action	Comments/Rationale														
	District	Net Acres	Max Density	Type of Residential Development  M-2 1071 10 MF, SF, Mobile Home, Farmworker housing, Group homes M-1 5158 8 MF, SF, Mobile Home, Farmworker housing, Group homes L-2 13532 6 MF, SF, Farmworker housing, group homes L-1 12574 3 MF, SF, Farmworker housing, group homes R 956 1 SF, Farmworker housing, group homes																
Policy 2.3:	The county shall provide technical assistance to existing and future community development corporations.				No Change															
Policy 2.4:	The county's general services department shall, pursuant to section 125.379 F.S., maintain an inventory of all surplus county-owned land and foreclosed properties that are appropriate for affordable housing and dispose of those properties consistent with section 125.379 F.S. requirements.				No Change															
Policy 2.5:	<p>The county shall maintain its affordable housing density bonus provision for planned development projects, allowing eligible affordable housing projects with a market value of affordable housing units not to exceed 2 ½ times the county's median household income, to receive up to a 20% density bonus based on the following table.</p> <table border="1" data-bbox="326 836 1678 1290"> <thead> <tr> <th data-bbox="326 836 543 1290" rowspan="3">Very Low Income (VLI) and Low Income (LI) Affordable Units as Percentage of Project's Total Units</th> <th data-bbox="550 836 761 1290" rowspan="3">Density Bonus (Percent increase in allowable units)</th> <th colspan="2" data-bbox="767 836 1336 967">Additional Density Bonus for Providing Additional Buffer and Landscaping based on one of the following options (percent increase in allowable units)</th> <th data-bbox="1342 836 1678 1290" rowspan="3">Range of Possible Density Bonus Percentage (Percent increase in allowable units)</th> </tr> <tr> <th data-bbox="767 971 1041 1018">Option I</th> <th data-bbox="1047 971 1336 1018">Option II</th> </tr> <tr> <td data-bbox="767 1022 1041 1290">Material equal to a 20' wide Type C buffer with 6' opaque feature along residential district boundaries and 4' opaque feature along roadways</td> <td data-bbox="1047 1022 1336 1290">Material equal to a 25' wide Type B buffer with 6' opaque feature along residential district boundaries and 4' opaque feature along roadways</td> </tr> </thead> <tbody> <tr> <td data-bbox="326 1239 543 1290">More than 30%</td> <td data-bbox="550 1239 761 1290">10%</td> <td data-bbox="767 1239 1041 1290">5% or</td> <td data-bbox="1047 1239 1336 1290">10%</td> <td data-bbox="1342 1239 1678 1290">10% - 20%</td> </tr> </tbody> </table>				Very Low Income (VLI) and Low Income (LI) Affordable Units as Percentage of Project's Total Units	Density Bonus (Percent increase in allowable units)	Additional Density Bonus for Providing Additional Buffer and Landscaping based on one of the following options (percent increase in allowable units)		Range of Possible Density Bonus Percentage (Percent increase in allowable units)	Option I	Option II	Material equal to a 20' wide Type C buffer with 6' opaque feature along residential district boundaries and 4' opaque feature along roadways	Material equal to a 25' wide Type B buffer with 6' opaque feature along residential district boundaries and 4' opaque feature along roadways	More than 30%	10%	5% or	10%	10% - 20%	Revise	Suggest revising language from "up to 20%" to "between 10%-20%" UNLESS the density bonus is going to be increased.
Very Low Income (VLI) and Low Income (LI) Affordable Units as Percentage of Project's Total Units	Density Bonus (Percent increase in allowable units)	Additional Density Bonus for Providing Additional Buffer and Landscaping based on one of the following options (percent increase in allowable units)		Range of Possible Density Bonus Percentage (Percent increase in allowable units)																
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More than 30%	10%	5% or	10%	10% - 20%																
Policy 2.6:	The county shall maintain its current transfer of density provisions through the planned development process.				No Change															
Policy 2.7:	The county shall provide for the creation and preservation of affordable housing for all current and anticipated future residents and households with special housing needs including rural residents and farmworkers by allowing affordable housing in all residential areas, rehabilitating existing units with SHIP funds, utilizing CDBG funds for housing rehabilitation and neighborhood revitalization, and undertaking other measures to minimize the need for additional local services and avoid a concentration of affordable housing units in specific areas.				No Change															
Objective 3	By 2015, the number of sub-standard housing units (units lacking complete plumbing and units with no heating facilities) will be 10% less than the number of sub-standard units identified in 2010 census.				Revise	Remove years and make this more of a goal.  <b>Note:</b> Recommended striving to keep the number of substandard units beneath 5%, but Staff may wish to set a different percentage based on experience.														



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 3.1:	The Indian River County Property Maintenance Code shall continue to be the county'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. This code will be enforced by the building division and code enforcement section staffs.	Revise	IRC has adopted a modified version of the Maintenance Code (with some language duplicated in the LDRs). Suggest making language more generalized and in keeping with that already in the LDRs.
Policy 3.2:	The county shall do a periodic inventory of housing conditions, as permitted by funding and staffing, on a neighborhood by neighborhood basis to identify units suitable for concentrated code enforcement, rehabilitation, demolition, or other actions to achieve a suitable residential environment.	No Change	
Policy 3.3:	In areas with a high percentage of substandard housing units, the county shall provide property owners with consumer information and technical assistance on new housing products and their applications in order to encourage improved housing maintenance.	No Change	
Policy 3.4:	The county shall improve the appearance of housing units within low-income neighborhoods by participating in the World Changers Program.	Remove	Could remove if County does not do this any longer. County Staff agreed to removal.
Policy 3.5:	The county shall offer rehabilitation loan assistance through its local housing assistance program, cooperative ventures with non-profit groups, or Community Development Block Grant (CDBG) type programs to effect spot removal of blighted structures and blighting influences.	No Change	
Policy 3.6:	The County shall continue to apply its SHIP program "Minimum Standards for Rehabilitation of Residential Properties" to all SHIP rehabilitation work activities.	No Change	
Policy 3.7:	The county shall work with community-based organizations to inform and encourage people to rehabilitate their home by utilizing the county's local housing assistance program.	No Change	
Objective 4	Annually, at least 40 income eligible households will receive assistance through county's local housing assistance program.	Revise	Consider replacing specific target with "as many as feasible" or similar language.
Policy 4.1:	The Board of County Commissioners shall request the Housing Authority to provide an annual report of its activities to the Board of County Commissioners by July 1 of each year. The report shall also identify the agency's objectives regarding the number and types of recipients the Authority is able to serve annually.	No Change	
Policy 4.2:	The Board of County Commissioners shall evaluate the annual activity report prepared by the Housing Authority and take appropriate actions through funding, policy revisions, and program initiatives to assist the authority to support, augment, and facilitate assistance to households 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.	No Change	
Policy 4.3:	The county shall maintain its current policy of financing water and sewer capacity charges for newly constructed housing units.	Remove	Not strictly required and unclear if the County still adheres to this Policy.
Policy 4.4:	The county shall maintain its Housing Trust Fund which provides below-market interest rate financing, for downpayment/closing cost loans, impact fee/capacity charge loans, rehabilitation loans, land acquisition loans, emergency/disaster loans, and Low Income Housing Tax Credit (LIHTC) program matching grants for affordable housing units in the county. Disbursements from the Housing Trust Fund will be revolving loans, with borrowers paying back principal and applicable interest into the trust, therefore ensuring a permanent source of financing.	No Change	Presuming the fund still exists
Policy 4.5:	The county shall enter into interlocal agreements with any county municipality which, because of unusually high property values or coastal high hazard area constraints, cannot meet its affordable housing needs within its jurisdiction, and desires to contribute to the Housing Trust Fund. The amount and method of payment will be established prior to execution.	Consolidate	Consider consolidating with Objective 9 and its respective Policies

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 4.6:	The county shall maintain its affordable housing partnership with financial institutions for leveraging State Housing Initiatives Partnership Program (SHIP) funds.	Keep / Consolidate	Determine the extent of relationship(s) and how it impacts SHIP fund leveraging. Consider consolidating or removing policy if relevance has decreased.
Policy 4.7:	The county shall encourage increased home ownership by providing downpayment/closing cost loan assistance to eligible very low income, low income, and moderate-income households through the county's local housing assistance program.	No Change	
Policy 4.8:	The county shall utilize all appropriate federal, and state subsidy programs for provision of affordable housing within the county by supporting private developers who are applying for funding from programs such as the Low-Income Housing Tax Credit Program.	No Change	
Policy 4.9:	<p>The county shall require all applicants for downpayment/closing cost loan assistance from the Indian River County Local Housing Assistance Program to attend a homebuyers' educational program workshop as a prerequisite for getting a loan. The homebuyers' educational program provides useful information to people wanting to buy their own home. Typical subjects presented are as follows:</p> <ul style="list-style-type: none"> <li>• Preparing for homeownership (including budgeting, saving, etc.)</li> <li>• Shopping for a home</li> <li>• Obtaining a mortgage (qualifying, processing, etc.)</li> <li>• Understanding mortgages and the closing process</li> <li>• Life as a homeowner (includes maintenance and responsibilities)</li> <li>• Credit and credit reports</li> </ul>	No Change	
Policy 4.10:	The county shall assist non-profit housing organizations in establishing Community Land Trusts (CLT) by providing technical support to those organizations.	Consolidate	Consolidate 4.10 and 4.11 into one policy
Policy 4.11:	The county shall assist non-profit organizations in establishing Community Development Corporations (CDC) by providing technical support to those organizations.	Consolidate	Consolidate 4.10 and 4.11 into one policy
Policy 4.12:	The county shall assist employers with establishing employer assisted housing projects by providing technical support to those employers.	Keep or Remove	Not strictly required by statute. The County should determine whether this effort is ongoing. Remove policy if not.
Policy 4.13:	The county shall create a new private/public housing trust fund.	Remove	Upon review, County Staff suggest removal of this policy.
Objective 5	By 2020, the county, through assessment process or grants, will have provided paved roads, drainage facilities, and/or centralized water systems to at least 5 additional existing subdivisions currently without sufficient infrastructure.	Revise	Remove year and reference to five (5) subdivisions. Make language more general.
Policy 5.1:	The county shall apply for federal and state funding such as the Small Cities Community Development Block Grant (CDBG) funds to provide necessary improvements to neighborhoods with existing infrastructure deficiencies.	No Change	
Policy 5.2:	The county shall send a memorandum to property owners of subdivisions lacking infrastructure to inform them of opportunities for obtaining infrastructure improvements to existing neighborhoods.	Remove	Difficult to implement and not ongoing.
Policy 5.3:	The county shall offer more flexible petition paving requirements for neighborhoods where at least 50 percent of residents are very low- and low-income households.	Keep or Remove	Good policy supporting lower income neighborhoods without burdensome standards. Confirm with Engineering if this is ongoing. Remove policy if it is not.
Objective 6	By 2020, The County will have sufficient lands in residential areas to accommodate group homes and care facilities and will have at least 1,215 beds in group homes and care facilities.	Revise	Remove target year and make language more generalized to remove specificity of exact number of beds.
Policy 6.1:	Indian River County shall require group homes and care facilities applicants to obtain appropriate permits from the State Department of Children and Families.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 6.2:	The county shall provide demographic and technical information to private and non-profit sponsors willing to develop group and foster care facilities for county residents.	No Change	
Policy 6.3:	The county shall enact regulations requiring that all foster and group home developments include barrier-free design features.	Revise	Revise language from “barrier-free design features” to “universal design”
Policy 6.4:	The county shall maintain its land development regulations that allow group homes and foster care facilities in all residential districts. Group homes must obtain a valid license from the Department of Children and Families and meet all the requirements of Ch. 419, F.S.	Revise	Partially redundant to Policy 6.1. Suggest deleting second sentence.
Policy 6.5:	The county shall provide supporting infrastructure and public facilities needed for development of group homes, foster care facilities, and residential care facilities.	Revise	Add geographic limitation (Urban Service Area). Staff should consider any additional specifications that should govern this policy.
Objective 7	Through 2015, Indian River County will preserve the existing farmworker housing stock and ensure that there will be no net loss in the number of farmworker housing units within the county (in 2009, farmworker camps in the county had a 414 person capacity).	Revise	Suggest revising to: "Indian River County will preserve the existing farmworker housing stock to the greatest extent possible."
Policy 7.1:	The county shall provide assistance to private agricultural businesses to secure funding for construction and/or rehabilitation of farmworker housing. The county’s assistance will include, but not be limited to, providing information regarding rural and farmworker housing needs, ensuring the availability of lands with sufficient density and adequate infrastructure to support farmworker housing developments, and providing funding assistance for farmworker housing development.	Revise	Include within FLU as well as a cross-reference. This was also discussed in the Visioning study and should be referenced as a source of data and provide the basis for the updated Policy language here and in FLU.
Policy 7.2:	The county shall require permanent housing for farmworker households be located in areas which contain infrastructure necessary for safe and sanitary habitation and in proximity of other public services and facilities.	No Change	Also, should cross reference with FLU
Policy 7.3:	The county shall permit seasonal farmworker housing as an accessory on-site use in agricultural areas. This housing shall be required to have on-site infrastructure, as required by county land development regulations.	No Change	
Policy 7.4:	The county shall provide an outreach program for farmworkers and shall target State Housing Initiatives Partnership Program (SHIP) funds to provide housing assistance for farmworkers.	No Change	
Objective 8	By 2020, at least 200 of Indian River County’s historic properties will be in excellent or good condition.	Revise	Use language of: "The County shall preserve housing resources identified as historically significant and, where possible, maintain these resources for residential uses or adaptive reuse."
<i>Potential Policy</i>	<i>The County shall encourage the continued identification, analysis, and preservation of the County's historical resources. Such efforts may include determination of their significance and vulnerability, as well as implementation of historic preservation management policies.</i>	Add New Policy	
<i>Potential Policy</i>	<i>The County shall assist the rehabilitation and adaptive reuse of historically significant housing through available technical and economic assistance programs. These efforts shall be coordinated with the State Division of Historical Resources (DHR).</i>	Add New Policy	
Policy 8.1:	Technical assistance shall be provided by the County 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.	Revise	Use language of: "The County shall assist property owners of historically significant housing in applying for and using available state and federal assistance programs."
Policy 8.2:	The county shall maintain and implement its Historic and archeological resource protection Ordinance (Ch. 933, LDRs).	Revise (Minimal)	Remove LDR reference.
Objective 9	By 2012, Indian River County will have interlocal agreements with the municipalities within the county to provide housing assistance to very low-, low-, and moderate-income households.	Revise	Consolidate policy 4.5 into Objective 9 and its policies. Remove year. Suggest using this language: "Indian River County will continue to engage in interlocal agreements with the municipalities"

GOP Number	GOP Language	Recommended Action	Comments/Rationale
			within, and adjacent to, the County in order to provide housing assistance to very low-, low-, and moderate-income households."
Policy 9.1:	The county shall maintain its local housing assistance programs. As part of this coordination process, the county will accept funds, land, in-kind services, or other types of payments for housing assistance purposes from local municipalities which are unable to provide sites for low-cost housing within their jurisdictions.	No Change	
Policy 9.2:	The county will inform the municipalities within the county of the existence of the county's housing trust fund and of the opportunity for the municipalities to contribute to the fund in order to meet their share of county housing needs.	Remove/Revise	Replaced with policy 4.5.
Policy 9.3:	The county shall, as an economic solution to affordable housing, provide incentives as listed in the Economic Development Element of the plan for job creation and shall coordinate with the jobs and education partnership program council and Indian River State College for job training for county residents.	No Change	
Objective 10	Through the time horizon of the plan, Indian River County will maintain a relocation housing policy for persons displaced by public action or public activities.	No Change	
Policy 10.1:	Residents displaced by housing rehabilitation and redevelopment or other publicly-initiated activities shall be provided with a list of possible housing opportunities and financial assistance to expedite their relocation.	No Change	
Policy 10.2:	The Board of County Commissioners shall provide funding to the Housing Authority on an emergency basis to ensure that households displaced by public action or public activity are guaranteed adequate housing.	No Change	

## Conservation Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	It is the goal of Indian River County to protect, conserve, enhance, or appropriately use the County's natural resources in a manner which maximizes their natural functions and values.	No Change	
Objective 1	Through 2020, air quality within Indian River County will continue to exceed state and federal minimum ambient air quality standards.	Revise	Revise: Through 2045, air quality within Indian River County will continue to exceed state and federal minimum ambient air quality standards.
Policy 1.1:	The county shall require that a burn permit be issued by the Fire Division prior to allowing burning of land clearing debris associated with development within the Urban Service Area. Issuance of a burn permit will be contingent upon the use of an air curtain incinerator, minimum separation distance from residential developments, wind direction, and/or any other conditions imposed by the Fire Division.	Revise	Revise to the following: County shall regulate land clearing debris burning through the Land Development Regulations.
Policy 1.2:	In coordination with the Office of Radiation Control and the Indian River County Health Department, the county shall make available information on the detection and control of radon gas.	Revise	Revise Office of Radiation Control to Bureau of Radiation Control
Policy 1.3:	The county shall coordinate with the State Division of Forestry to ensure that appropriate fire prevention methods are implemented for the burning of land clearing debris outside the Urban Service Area.	Remove	Regulated by Chapter 925; can retain if desired as it supports the code provisions
Policy 1.4:	To reduce air-borne pollution, the county will ensure that land clearing and tree removal associated with urban development meets the criteria contained in county land development regulations. These criteria include, but are not limited to: phased clearing, minimizing cleared areas, and stabilizing cleared areas with ground cover. Bona fide agricultural operations will remain exempt from permitting requirements.	See previous comment	Regulated by Chapter 927 (LDRs).
Policy 1.5:	The county shall regulate excavation and mining activities to reduce air-borne particulates by requiring dust control measures, by limiting hours of operation, by requiring reclamation that includes soil stabilization, and by requiring Stormwater Pollution Prevention Plans (SWPPs).	No Change	
Policy 1.6:	The county shall promote the reduction of vehicular travel and associated emissions by encouraging planned residential developments, by promoting the establishment of bicycle and walking paths, and by planning for limited retail land uses closely accessible to residential areas.	No Change	
Objective 2	By 2020, water quality throughout the Indian River Lagoon and the St. Sebastian River shall, at a minimum, meet State Class III water quality standards, and State Class II standards, where practicable.	Revise	Revise: By 2045, water quality throughout the Indian River Lagoon and the St. Sebastian River shall, at a minimum, meet State Class III water quality standards, and State Class II standards, where practicable.
Policy 2.1:	Consistent with Policy 2.1 of the Coastal Management Element, the county hereby adopts the State designation of Class II- "shellfish propagation or harvesting," as defined in the FDEP's 2008 Surface Water Quality Standards report, as the minimum water quality standard for the following portions of the IRL located within Indian River County: from the north county line south to the CR 510 causeway east of the Intracoastal Waterway (ICW); south of the CR 510 causeway to the North Relief Canal, and from the northern tip of Round Island to the south county line.	Revise	Revise: Consistent with Policy 2.1 of the Coastal Management Element, the county hereby adopts the State designation of Class II- "shellfish propagation or harvesting," as defined in the FDEP's 2022 Surface Water Quality Standards report, as the minimum water quality standard for the following portions of the IRL located within Indian River County: from the north county line south to the CR 510 causeway east of the Intracoastal Waterway (ICW); south of the CR 510 causeway to the North Relief Canal, and from the SR 60 to the south county line.
Policy 2.2:	Consistent with Policy 2.2 of the Coastal Management Element, the county hereby adopts the State designation of Class III- "Recreation, propagation, and maintenance of a healthy, well-balanced population offish and wildlife," as defined in the FDEP's 2008 Surface Water Quality Standards report, as the minimum water quality standard for the following portions of the IRL located within Indian River County: from the north county line to the CR 510 causeway west of the ICW, and from the North Relief canal south to the northern tip of Round Island. The county will strive to improve the surface water quality within the aforementioned sections of the IRL to State Class II water quality standards.	No Change	



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 2.3:	The county shall minimize the amount of non-point source storm water runoff draining to the Indian River Lagoon by requiring stormwater management systems associated with new development, as described in the policies under Objective 7 of the Stormwater Management Sub-Element.	No Change	
Policy 2.4:	The county shall require Storm water Pollution Prevention Plans (SWPPs) for all new development projects that are subject to site plan or plat approval.	Remove	Can consider removing due to Ch 930 and NPDES permitting requirements; can retain to support the code and standards if desired
Policy 2.5:	Consistent with SJRWMD Rule 40C-2, F.A.C. - Consumptive Use Permit requirements, the county shall prohibit the use of Floridan aquifer artesian flow wells to recharge new artificially created surface waterbodies in conjunction with urban development, except for four inch or less diameter wells with working valves.	Remove	Rule 40C-2 no longer contains this.
Policy 2.6:	The county shall continue to assist the SJRWMD, FDEP, U.S. Army Corps of Engineers (ACOE), and the County Environmental Health Department by undertaking code enforcement actions, as necessary, to ensure the protection of wetlands and surface water quality.	No Change	
Policy 2.7:	The county shall prohibit the creation of new navigable canals or waterways connected to the Indian River Lagoon or St. Sebastian River. Excavation of any existing canal shall not be for the purpose of obtaining fill. Maintenance dredging of existing artificial navigable canals shall be the minimum necessary to accomplish the dredging purpose and shall be permitted in accordance with FDEP Rule 40C-4.051(11)(b), F.A.C., and under Section 10 of the Rivers and Harbors Act of 1899, as administered by the U.S. Army Corps of Engineers.	Revise	Revise: The County shall prohibit the creation of new navigable canals or waterways connected to the Indian River Lagoon or St. Sebastian River. Excavation of any existing canal shall not be for the purpose of obtaining fill. Maintenance dredging of existing artificial navigable canals shall be the minimum necessary to accomplish the dredging purpose and shall be permitted with FDEP and the USACE.
Policy 2.8:	<p>The county, in its land development regulations, shall require littoral zone vegetation plantings for artificially created ponds on project sites exceeding ten (10) acres in area. When littoral zones are required, the following minimum requirements shall apply:</p> <ul style="list-style-type: none"> <li>~ A minimum of 30 percent of the waterbody surface area or 21 square feet per lineal foot of shoreline, whichever is less, shall be planted with native littoral vegetation, and shall be maintained permanently as part of the waterbody;</li> <li>~ A minimum of one (1) tree, consisting of a native freshwater wetland species, shall be planted for every 500 square feet of littoral zone coverage;</li> <li>~ The water management system shall be designed to prevent siltation and eutrophication;</li> <li>~ A design and management plan, specifying remedial methods for correcting potential siltation, eutrophication, and/or infestation by nuisance species, shall be required;</li> <li>~ Consistent with Florida Administrative Code (FAC) Section 40C-42.026(4)(d), the planted littoral zone area shall consist of a 6:1 or flatter slope.</li> </ul>	Revise or Remove	Revise and consolidate; possibly remove if in LDRs
Policy 2.9:	Consistent with Policy 4.2 of the Stormwater Management Sub-Element, the county shall, by 2012, request a formal meeting with representatives from all of the F.S. 298 Special Drainage Districts in the county to discuss the following issues: conducting comprehensive basin inventories, adopting maximum discharge limitations and pollutant load reduction goals (PLRGs), and setting level-of-service standards for water quality and flood protection.	Revise	Revise: The County shall meet with representatives from all of the Special Drainage Districts in the county to discuss the following issues: conducting comprehensive basin inventories, adopting maximum discharge limitations and pollutant load reduction goals (PLRGs), and setting level-of-service standards for water quality and flood protection.
Policy 2.10:	Consistent with Policy 2.5 of the Coastal Management Element and Objective 7 of the Stormwater Management Sub-Element, the county will establish water quality level-of-service (WQLOS) standards for each drainage basin identified in the Stormwater Management Sub-Element. The county's WQLOS standards will be based on the Pollutant Load Reduction Goals (PLRGs) being developed by the SJRWMD.	No Change	
Policy 2.11:	Consistent with Policy 7.6 of the Stormwater Management Sub-Element, Program Goal I of the Indian River Lagoon Comprehensive Conservation and Management Plan and Goal I of the Surface Water Improvement Management (SWIM) Plan, the county shall reduce the amount of non-point source pollution entering the Indian River Lagoon by	Revise	Revise: the County shall reduce the amount of non-point source pollution entering the Indian River Lagoon by applying for SWIM funds and Section 319 Grants to improve the pollutant removal efficiency



GOP Number	GOP Language	Recommended Action	Comments/Rationale
	applying for SWIM funds and Section 319 Grants to improve the pollutant removal of efficiency of existing storm water management facilities and~ where feasible, to construct new regional stormwater management facilities.		of existing storm water management facilities and, where feasible, to construct new regional stormwater management facilities.
Policy 2.12:	By 2010, the county will expand sanitary sewer service to all areas identified throughout the county by the SJRWMD as being "high" and "medium" priority areas of pollutant loading from on-site (septic) disposal systems.	Remove	
Policy 2.13:	The county shall require the retention of native vegetation adjacent to drainage canals or drainage ditches, where removal may otherwise result surface water sedimentation, except when such vegetation interferes with canal or ditch maintenance.	No Change	
Policy 2.14:	The county shall prohibit all new point sources of discharge not meeting state Class I water quality standards into the Blue Cypress Marsh Conservation Area.	No Change	
Policy 2.15:	The county shall monitor water quality data available from other agencies for the Indian River Lagoon and St. Sebastian River to determine the success or failure of water quality improvement projects, including the St. Sebastian River muck removal project, the Sebastian Stormwater Park, the Main Relief Canal Pollution Control Facility, and the Spoonbill Marsh project, and use the information to assess the need, design, and location of future water quality improvement projects.	Remove	Remove. Repeated in Policy 2.11 in Coastal Element.
Policy 2.16:	The county shall support federal and state funding for implementation of the Indian River Lagoon Comprehensive Everglades Restoration Plan.	Revise	Revise: The County shall seek federal and state funding for implementation of the Indian River Lagoon Master Plan and Management Plan.
Policy 2.17:	<p>For parcels created after June 18, 1991 along the St. Sebastian River, a 100-foot shoreline protection buffer shall be provided. The shoreline protection buffer shall be measured from the mean high-water mark of the river or 50 feet from the landward boundary of jurisdictional wetlands along the river or any tributary, whichever is greater, to any construction. For parcels of record which existed prior to June 18, 1991, a 50-foot shoreline protection buffer for unplatted parcels, and a 25-foot buffer for existing platted lots is required on land parcels bordering the St. Sebastian River or an Indian River Lagoon aquatic preserve, measured from the mean high-water line to any construction. In no case, however, with reference to parcels or lots of record which existed prior to June 18, 1991, shall the buffer(s) exceed twenty percent (20%) of the parcel or lot depth perpendicular to the applicable waterway. Shoreline protection buffers shall not apply to platted lots with existing seawalls.</p> <ul style="list-style-type: none"> <li>o Within the shoreline protection buffer, no development shall be permitted with the exception of docks, boat ramps, pervious walkways and elevated walkways which provide the property owner with reasonable access to the waterway.</li> <li>o No more than twenty percent (20%) or 25 feet, whichever is greater, of any shoreline may be altered for reasonable access. Native vegetation in the remainder of the shoreline protection buffer shall remain unaltered, except as may be allowed through county trimming regulations.</li> <li>o Shoreline alteration shall be prohibited, unless it is in the public interest or prevents or repairs erosion damage, or provides reasonable access to the water, does not adversely impact water quality, natural habitat or adjacent shoreline uses, and is permitted by all applicable jurisdictional regulatory agencies.</li> </ul>	Revise	Exact specifics/language is already provided in LDR 929.07 – St. Sebastian River and Indian River Lagoon Aquatic Preserve Shoreline Protection Buffer Zone. Shorten and/or generalize this policy.
Policy 2.18:	The county shall take actions recommended in the 2008 update to the Indian River Lagoon Comprehensive Conservation and Management Plan (CCMP), including actions to eradicate invasive flora and fauna, reduce sedimentation and assess potential climate change impacts to lagoon resources.	Revise	Revise: The County shall take actions recommended in the 2019 update to the Indian River Lagoon Master Plan and Management Plan, including actions to eradicate invasive flora and fauna, reduce sedimentation and assess potential climate change impacts to lagoon resources.
Policy 2.19:	The county shall coordinate with the Health Department to educate homeowners on the proper maintenance of on-site disposal system (OSDS), with particular focus on OSDS maintenance on lots proximate to the Indian River Lagoon. The	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	coordination will involve the county providing technical assistance to the Health Department and assisting with distribution of education material.		
Objective 3	Through 2025, there will be no reduction in the quality or quantity of water in either the surficial aquifer or the Floridan aquifer in Indian River County. For the purpose of this objective, water quality will be based on SJRWMD's most current regional groundwater model.	Revise	Revise: The County shall strive for no reduction in the quality or quantity of water in either the surficial aquifer or the Floridan aquifer in Indian River County. For the purpose of this objective, water quality will be based on SJRWMD's most current regional groundwater model.
Policy 3.1:	Consistent with Policy 1.5 of the Natural Groundwater Aquifer Recharge Sub-element, the county shall continue to enforce existing land development regulations that protect existing and future public water supply wells from contamination by prohibiting any non-residential land use which stores, handles, or produces a toxic or petroleum-based product, or any substance regulated under 40 CFR 3 02, 40 CFR 122.21, and! or Chapter 487, F.S., from locating within 1,000 feet of a public water supply well. The following minimum radial separation distances shall apply to the previously mentioned land uses: ~ 200 feet for on-site disposal systems, unless approved by the FDEP or DHRS; ~ 300 feet for wet retention/detention areas, unless approved by the SJRWMD; ~ 500 feet for landfill and/or transfer stations, above ground or underground storage tanks, feed lots and animal facilities, and WWTP effluent discharges, unless approved by the FDEP; ~ 1 ,000 feet from surficial aquifer public supply wells for any nnmng and/or excavation of waterways or drainage facilities which intersect the water table.	Revise	Revise: Consistent with Policy 1.5 of the Natural Groundwater Aquifer Recharge Sub-element, the county shall continue to enforce existing land development regulations that protect existing and future public water supply wells from contamination by prohibiting any non-residential land use which stores, handles, or produces a toxic or petroleum-based product, or any substance regulated under 40 CFR 3 02, 40 CFR 122.21, and or Chapter 487, F.S., from locating within 1,000 feet of a public water supply well.
Policy 3.2:	The county shall use water conservation measures, as described under Objective 4 of the Potable Water Sub-Element and Objective 4 of the Sanitary Sewer Sub-Element, to protect the surficial aquifer and Floridan aquifer from groundwater quantity depletion.	No Change	
Policy 3.3:	By 2010, the county will update the Surficial Aquifer Primary Recharge Overlay District (SAPROD) map into a Geographic Information System (G.I.S.) format.	Remove	Map is updated; ongoing maintenance only
Policy 3.4:	The county will require landscaped areas for new developments to consist of a minimum of 50 percent drought-tolerant species, and to use treated wastewater effluent for irrigation, if available.	No Change	
Policy 3.5:	The county, in cooperation with the IRSWCD, shall provide technical assistance to agricultural operations and other large users of irrigation water relating to the design of low-volume irrigation systems.	No Change	
Policy 3.6:	By 2012, the county will establish an emergency water conservation plan consistent with the SJRWMD's District Water Shortage Plan, as specified in Chapter 40C-21, F.A.C. The county's emergency water conservation plan shall include the following criteria: ~ local enforcement procedures relating to the District Water Shortage Plan; ~ availability of public information on water conservation techniques; and ~ advertisement of water restriction requirements and water conservation techniques in the local press during drought conditions.	Revise	Revise :The county will continue to enforce an emergency water conservation plan consistent with the SJRWMD's District Water Shortage Plan, as specified in Chapter 40C-21, F.A.C. The county's emergency water conservation plan shall include the following criteria: ~ local enforcement procedures relating to the District Water Shortage Plan; ~ availability of public information on water conservation techniques; and and ~ advertisement of water restriction requirements and water conservation techniques in the local press during drought conditions.
Policy 3.7:	By 2012, the county will coordinate with the SJRWMD and the FDEP to delineate and establish scientifically-based wellhead protection areas (WHPAs) for all public water supply wells.		Revise: The county will coordinate with the SJRWMD and the FDEP to delineate and establish scientifically-based wellhead protection areas (WHPAs) for all public water supply wells.
Policy 3.8:	By 2015, the county shall obtain an updated countywide geohydrological study with seismic profiles, or comparable data.	Remove or update	Similar to Groundwater Policy 2.4

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Objective 4	Through 2020, there will be no reduction in flood storage capacity or the other natural functions and values of floodplains in Indian River County.	Revise	Revise: Through 2040, there will strive for no reduction in flood storage capacity or the other natural functions and values of floodplains in Indian River County.
Policy 4.1:	Consistent with Policy 5.1 of the Stormwater Management Sub-element, the county shall regulate development in areas designated as regulatory on FEMA' s most current Flood Insurance Rate Maps (FIRMs). Within designated regulatory floodways, all encroachment shall be prohibited, including: fill, new construction, substantial improvements, and other development within the adopted regulatory flood that would result in any increase in flood levels within the county during the occurrence of the base flood discharge.	No Change	
Policy 4.2:	The county shall continue to regulate development within flood prone areas to minimize flood storage capacity reduction and to afford protection to life and property within floodplains.	No Change	
Policy 4.3:	The county shall maintain its annual certification as a participating community in the National Flood Insurance Program (NFIP) Community Rating System (CRS).	No Change	
Objective 5	Through 2020, there will be no net loss of the natural functions and values of wetlands or deepwater habitats in Indian River County.	Revise	There will be no net loss of the natural functions and values of wetlands or deepwater habitats in Indian River County, to the greatest extent possible.
Policy 5.1:	The county shall continue to implement the Comprehensive Wetlands Management Program (CWMP) described in this Element.	No Change	
Policy 5.2:	Indian River County shall require the restoration and management of wetlands as mitigation for the limited filling of degraded wetlands, provided that the following criteria, as defined in LDR Chapter 928, are met: ~ The benefits of the restoration and management of natural functions shall offset the losses of wetland functions associated with the limited wetland filling; ~ A conservation easement shall be established to ensure protection; in addition, Indian River Mosquito Control District (IRMCD) will be granted access easements to allow for mosquito inspection, treatment, and management; and ~ The restoration and management plan shall be consistent the Uniform Mitigation Assessment Method (UMAM) utilized by FDEP and SJRWMD, and with U.S. Army Corps of Engineers regulations, as defined in Section 404 of the Clean Water Act.	Revise	Revise: Indian River County shall require the restoration and management of wetlands as mitigation for the limited filling of degraded wetlands, provided that the criteria, as defined in LDR Chapter 928, are met and FDEP and/or SJRWMD regulations are met.
Policy 5.3:	Indian River County shall require a buffer zone of native upland edge vegetation to be retained around wetland and open water habitats which are constructed or preserved on new development sites.	Revise	Revise: Indian River County shall require a buffer zone of native upland edge vegetation to be retained around wetland and open water habitats which are constructed or preserved on new development sites. Width and exceptions to this can be found in Land Development Regulations Section 928.07.
Policy 5.4:	In recognition of the many natural functions and values of estuarine wetlands, and in recognition of the need to protect these resources from incompatible land uses for the sake of the public interest, all estuarine wetlands habitats shall be deemed environmentally-sensitive and designated C-2, Estuarine Wetlands Conservation, on the comprehensive plan future land use map. Consistent with Future Land Use Policy 1.31, the specific boundaries of estuarine wetlands and the C-2 designation shall be determined on a site-by-site wetland survey basis.	Revise	Revise to the following: In recognition of the many natural functions and values of estuarine wetlands, and in recognition of the need to protect these resources from incompatible land uses for the sake of the public interest, the environmentally sensitive estuarine wetlands are designated C-2 within the Conservation District, on the comprehensive plan future land use map. The specific boundaries of C-2 district shall be determined on a site-by-site wetland survey basis.
Policy 5.5:	The county shall continue to accept fee-in-lieu payments as a last alternative for mitigation of wetlands alteration when on-site mitigation is not practicable, but only when consistent with the State's Uniform Mitigation Assessment Method (UMAM) and only in cases where the affected wetland is a small, isolated, disturbed wetland with minimal functional	Revise	Revise: The County shall continue to accept fee-in-lieu payments as a last alternative for mitigation of wetlands alteration when on-site mitigation is not practicable, but only when consistent with the State's Uniform Mitigation Assessment Method (UMAM) and only in cases

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	value. Funds obtained from fee-in-lieu payments will be earmarked for acquisition, restoration, or management of similar wetlands elsewhere in the county.		where the affected wetland is a small (less than 0.50-acre), isolated, disturbed wetland with minimal functional value. Funds obtained from fee-in-lieu payments will be earmarked for acquisition, restoration, or management of similar wetlands elsewhere in the county.
Policy 5.6:	The county shall continue to coordinate with jurisdictional regulatory agencies pertaining to wetlands by providing comments to such agencies in a timely fashion, regarding agency dredge and fill permit applications and other wetland alteration projects proposed in Indian River County.	Revise or Remove	Vague with respect to “in a timely manner”; otherwise Policy is good
Policy 5.7:	Development densities for environmentally sensitive wetlands and shallow water habitats shall be limited to a maximum density of one (1) unit per 40 gross acres, with a development density transfer credit of one (1) unit per gross acre.	No Change	
Policy 5.8:	Consistent with Policy 8.1 of the Coastal Management Element, Indian River County will participate in the Indian River Lagoon "Blueways" Acquisition and Restoration Council (ARC) project to acquire important undeveloped estuarine wetlands bordering the IRL by providing local funding assistance, and by providing "in-kind" services, such as identifying environmentally-sensitive parcels.	No Change	
Objective 6	Using 2008 conservation land acreage as a baseline, Indian River County shall, by 2020, preserve a minimum of 500 additional acres of upland native plant communities to sustain viable populations of native plant and animal species and protect representative stands of each habitat type in Indian River County. The additional acreage shall be preserved through the establishment of conservation easements and/or fee simple acquisition.	Revise	Outdated data; update and also confirm whether target was met or if still in process. If in process, denote ongoing; if completed, the County should clarify if additional acreages are desired.
Policy 6.1:	The county shall continue to assist regional, state and federal agencies in the establishment of regional preserves for sand pine/xeric scrub, tropical/coastal hammock, and coastal strand, pine flatwood, and dry prairie vegetative communities by identifying lands eligible for acquisition, and by providing local cost-share funding. These preserves shall be of a sufficient size to function as "wildlife corridors" in order to maintain viable populations of endemic plant and/or animal species.	No Change	
Policy 6.2:	Using 2008 conservation land acreage as a baseline, the county shall, by 2015, restore and manage, or assist in the restoration and management of, a minimum of 100 additional acres of xeric scrub vegetation in coordination with the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWC), to ensure that use and management of the property is compatible with the maintenance of viable populations of endemic plants and/or animal species. The following sites shall be included: the North Sebastian Conservation Area Addition; the Cypress Bend Community Preserve; and the Sand Lakes Conservation Area.	Revise	Revise: The County shall restore and manage, or assist in the restoration and management of, xeric scrub vegetation at the North Sebastian Conservation Area Addition, Cypress Bend Community Preserve and the Sand Lake Conservation Area, in coordination with the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWC), to ensure that use and management of the property is compatible with the maintenance of viable populations of endemic plants and/or animal species.
Policy 6.3:	The county shall, assist the FDEP and USFWS in the management of publicly owned coastal/tropical hammock and coastal strand conservation lands on the northern portion of Orchid island by providing "in-kind" services.	No Change	
Policy 6.4:	The county shall continue to review its environmental land acquisition guide on a regular basis, and shall update the guide as deemed appropriate. a. The land acquisition guide shall include factors to be considered to assess and prioritize acquisition proposals, such as: 1. resource values/physical features, such as proximity and value to other resources, recreational trail systems and greenways; 2. environmental values, such as lands verified or expected to support rare, endangered, or threatened species; 3. water quality protection, such as whether or not such lands buffer natural surface waters or preserve aquifer recharge areas;	Revise	Revise: The County shall continue to pursue their land acquisition process to obtain ecologically valuable parcels.  <b>Note:</b> A land acquisition process was recently created by Conservation Lands Staff following Resolution 2022-016 (environmental bond referendum).

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>4. management considerations, such as feasible multiple public use of the property, compatible with resource conservation;</p> <p>5. financial considerations, such as funding availability;</p> <p>6. market considerations;</p> <p>7. social and economic values, such as historic preservation, environmental education, recreation, and scenic aspects;</p> <p>8. agriculture protection, such as preservation of active agricultural use lands through the acquisition of agriculture conservation easements; and</p> <p>9. the need for acquisition to protect the natural community where appropriate protection cannot be afforded by land development regulations.</p> <p>b. The land acquisition guide shall identify methods of land acquisition to be considered that may be appropriate, depending on any given proposal, including purchase, donation, exchange, installment sale, and use of intermediaries (e.g. Natural Conservancy).</p> <p>c. Land acquisition shall be considered only after all "non-acquisition" options for environmentally sensitive or environmentally important lands protection have been explored and rejected as inappropriate, including easements, rental (lease), withdrawal (public domain), zoning, acquisition by other entities, cooperative agreement, permit restrictions, administrative regulation, and "no action".</p>		
Policy 6.5:	The county shall require the preservation of native vegetative communities on county-owned land to the maximum extent feasible, unless otherwise in the public interest.	Revise	Revise: The County shall require the preservation of native vegetative communities on county-owned land to the maximum extent feasible, in accordance with LDR Section 929.05, unless otherwise in the public interest.
Policy 6.6:	The county shall continue to 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 by allowing a reduction in the amount of required parking for the purpose of preserving existing mature trees on site.	No Change	
Policy 6.7:	As specific conditions of the site plan approval process, the county shall require the removal of all nuisance exotic vegetation from new development sites, and require that new development sites remain free of nuisance exotic vegetation. Furthermore, the county shall continue to prohibit the planting and sale of nuisance exotic vegetation.	No Change	
Policy 6.8:	The county shall continue to require the removal of and restrict the planting of nuisance exotic vegetation identified on the Florida Exotic Pest Plant Council's (FLEPPC's) Category I list.	Revise	Revise: The County shall continue to require the removal of and restrict the planting of nuisance exotic vegetation identified on the Florida Exotic Pest Plant Council's (FLEPPC's) Category I list and the Florida Invasive Species Council Plant List.
Policy 6.9:	The county shall, continue to protect all significant groupings of the following vegetative communities: xeric scrub, coastal strand, and coastal/tropical hammock. These native upland vegetative communities shall be preserved and protected through fee simple acquisition, the establishment of conservation easements under LDR Chapter 929 - Upland Habitat Protection, and by enforcing LDR Chapter 927 -Tree Protection and Land Clearing.	No Change	
Policy 6.10:	The county shall utilize G.I.S. computer mapping data of vegetative communities, imperiled species, wetlands, cultural resources and other similar available environmental data in the evaluation and regulation of land development activities.	Revise	Revise: The county shall continue to utilize G.I.S. computer mapping data of vegetative communities, imperiled species, wetlands, cultural resources and other similar available environmental data in the evaluation and regulation of land development activities.
Policy 6.11:	Undeveloped tracts of xeric scrub and coastal/tropical hammocks 5 acres or larger shall be deemed environmentally important, in recognition of their scarcity and natural values, and in recognition of the public interest in encouraging the conservation of plants and animals associated with these vegetation communities. The county shall encourage the	No Change	



GOP Number	GOP Language	Recommended Action	Comments/Rationale
	conservation of xeric scrub and coastal/tropical vegetative communities by establishing density transfer and cluster development incentive land use regulations to apply to these environmentally important areas.		
Policy 6.12:	<p>In accordance with LDR Chapter 929, the county shall continue to require development projects five (5) acres or larger, excluding bona fide agricultural operations, to preserve a minimum of 15 percent of the total acreage of native upland area of the project site. The upland set-aside area shall be overlain with a conservation easement dedicated in perpetuity to Indian River County. The following upland ecological communities described in this element shall be subject to the native upland set-aside requirement:</p> <ul style="list-style-type: none"> <li>~ Coastal strand, including dune vegetation;</li> <li>~ Coastal tropical hammocks;</li> <li>~ South Florida flatwoods, including pine flatwoods and dry prairies;</li> <li>~ Xeric scrub, including sand pine scrub;</li> <li>~ Cabbage palm hammocks; and</li> <li>~ Upland hardwood hammocks.</li> </ul> <p>Where on-site preservation of the native upland communities is not feasible, the county shall, as a last alternative, accept a fee-in-lieu payment. The fee-in-lieu payment shall be based on the current "per-acre" fair market appraised value of the project site multiplied by the number acres that would have been preserved under the 15 percent set-aside requirement. Fee-in-lieu payments shall be paid prior to issuance of a land development permit, and shall be used to acquire comparable native habitat preserve areas or to manage such lands.</p>	No Change	
Policy 6.13:	The county shall continue to prohibit the disturbance of dune vegetation oceanward of the county dune stabilization setback line, with the exception of dune walkover construction and other similar minor structures that may be allowed subject to approval from the FDEP Bureau of Beaches and Coastal Systems.	Revise	Revise to the following: The County shall continue to prohibit the disturbance of dune vegetation oceanward of the county dune stabilization setback line, with the exception of dune walkover construction and other similar minor structures that may be allowed subject to approval from the FDEP permitting requirements.
Policy 6.14:	<p>The county shall prioritize the following pine flatwood/dry prairie communities for acquisition:</p> <ul style="list-style-type: none"> <li>~ Flatwoods/dry prairie communities associated with the St. Sebastian River Buffer Preserve;</li> <li>~ Flatwoods/dry prairie communities in southwest Indian River County, identified by the Florida Fish and Wildlife Conservation Commission (FWC) and Treasure Coast Regional Planning Council (TCRPC) as potentially contributing to a regional "wildlife corridor"; and</li> <li>~ Flatwood/dry prairie communities complementary to riverine wetlands and other natural systems which contribute to upland wildlife species diversity.</li> </ul>	No Change	
Policy 6.15:	The county shall protect the xeric scrub community abutting the St. Sebastian River by limiting densities in the area to a maximum of 1 unit per 2.5 acres, by encouraging cluster developments through density transfer, and by requiring residential developments to maintain a river buffer setback consisting of native vegetation in accordance with land development regulations. No off-site mitigation or fee-in-lieu payments will be accepted for developments proposing to locate in the area.	No Change	
Objective 7	Through 2025, there will be no reduction in the critical habitat of endangered or threatened aquatic and terrestrial species of flora and fauna occurring in Indian River County. For the purpose of this objective, "critical habitat" is defined as the minimum required sum of environmental conditions in a specific area necessary to sustain a given species. The protection of critical habitat shall be measured and evaluated on a site development basis.	Revise	Revise: Through 2040, there will be no reduction in the critical habitat of endangered or threatened aquatic and terrestrial species of flora and fauna occurring in Indian River County. For the purpose of this objective, "critical habitat" is defined by the USFWS for each protected species.



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 7.1:	As set forth in the policies of Objective 1 of the Coastal Management Element, the county shall conserve, appropriately use and protect non-threatened, non-endangered fisheries, wildlife, wildlife habitat and marine habitat (e.g. seagrass beds).	No Change	
Policy 7.2:	The protection of critical habitat shall be measured and evaluated on a site development basis. For developments on property known to support endangered or threatened species of plants or animals, or on property expected to significantly contribute to such species' habitat needs, the developer shall be required to notify the appropriate regional, state and federal agencies and provide proper protection to the maximum extent feasible.	No Change	
Policy 7.3:	The county shall take measures, as set forth in the policies of Objective 5 and Objective 6 of this element, to protect significant upland, wetland and deepwater communities that provide habitat for threatened or endangered species, as well as non-threatened, non-endangered species.	Revise	Revise to the following: The County shall continue to implement its adopted Wetlands and Deepwater Habitat Protection Ordinance to ensure maximum protection of wetlands and deepwater habitats by discouraging development activities adjacent to or in such areas that may adversely affect wetlands and deepwater habitats, and to encourage restoration of already degraded or destroyed systems. No alteration of wetlands or deepwater habitat shall be allowed unless a wetlands/deepwater habitat alteration permit has been issued by county environmental planning staff.
Policy 7.4:	The county shall regulate land development activities, as set forth in Objectives 1, 7 and 16 of the Future Land Use Element.	Remove	Not necessary to identify specific FLU policies to be regulated
Policy 7.5:	By 2011, the county, in cooperation with the FDEP Bureau of Protected Species and Florida Marine Patrol, shall evaluate the need to revise manatee protection and speed zones in certain areas of the St. Sebastian River and the IRL, to protect the Florida manatee and to promote boating safety.	Revise	Revise to the following: The County created a Manatee Protection and Boating Safety Comprehensive Management Plan in 2000, with revisions in 2025. The county shall use this MPP when reviewing proposals for new and expanded multi-slip docking. The County shall continue to enforce the Manatee protection rules that are established by FWC, encourage the regulation of designated manatee speed zones, and promote boating safety.
Policy 7.6:	The county shall support state and federal land acquisition proposals throughout Indian River County by adopting resolutions in support of such acquisitions, and by providing "in-kind" services, such as land management.	No Change	
Policy 7.7:	The county shall protect nesting sea turtles by: ~ conducting compliance inspections during sea turtle nesting season (March 1 -October 31 ); ~ providing information to beachfront residents regarding seasonal lighting regulations and alternative methods of artificial lighting; ~ prohibiting nighttime construction activity associated with rigid shoreline stabilization projects and new beachfront development during sea turtle nesting season; ~ prohibiting storage of construction materials on the beach/dune system during sea turtle nesting season; ~ requiring daily monitoring of sea turtle nesting activity to be conducted for all shoreline stabilization projects conducted during sea turtle nesting; and ~ not allowing native dune vegetation oceanward of the county's DSSL to be trimmed more than four ( 4) feet above the existing grade;	No Change	
Policy 7.8:	The county will apply the following criteria when reviewing the lighting plans for beachfront development proposals in the unincorporated county: ~ Outdoor lighting shall be held to the minimum necessary for security and convenience;	Revise	"The County will apply the following criteria when reviewing the lighting plans for any new development within view of the beach in the unincorporated county:

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<ul style="list-style-type: none"> <li>~ Floodlights shall be prohibited;</li> <li>~ Wall-mounted light fixtures shall be fitted with hoods and low wattage bulbs;</li> <li>~ Low profile luminaries or shields shall be required for pole-mounted lighting;</li> <li>~ Tinted or filmed glass shall be used in windows and glass doors fronting the ocean on single and multi-family structures; and,</li> <li>~ Shielding requirements for pole-mounted fixtures and security lighting may be reduced if low pressure sodium bulbs are installed as an alternative to mercury vapor and high pressure sodium bulbs.</li> </ul>		<ul style="list-style-type: none"> <li>~ No light illuminate any area of the beaches during the period of the year when sea turtles nest (March 1 to October 31). Outdoor lighting shall be held to the minimum necessary for security;</li> <li>~ Floodlights shall be prohibited;</li> <li>~ All exterior light fixtures and pole lights shall be fitted with shields and directed downward so that no light directly or indirectly illuminates the beach. Such lighting shall be lamped with a long wavelength (560 nm) light source such as amber or red light emitting diodes (LED), low pressure sodium, or true red neon as recommended by the Florida Fish and Wildlife Conservation Commission;</li> <li>~ Low-profile downward directed luminaries, with shields, shall be used in parking lots, balconies, and along dune crosswalks;</li> <li>~ Tinted or filmed glass shall be used in windows and glass doors within line-of-sight of an observer standing anywhere on the beach on single and multistory structures. "</li> </ul>
Policy 7.9:	By 2015, the county, in cooperation with the USFWS, the City of Sebastian, City of Fellsmere, Indian River County School Board, and other appropriate agencies, will adopt a county-wide Habitat Conservation Plan (HCP) for the endangered Florida scrub jay. Cost-share funding for the countywide HCP will be sought from participating municipalities and agencies, and county mitigation funds will be used to fund the County's share of costs.	Revise	Revise to the following: The County, in cooperation with the USFWS, the City of Sebastian, City of Fellsmere, Indian River County School Board, and other appropriate agencies, will adopt a county-wide Habitat Conservation Plan (HCP) for the federally threatened Florida scrub-jay. Cost-share funding for the countywide HCP will be sought from participating municipalities and agencies, and county mitigation funds will be used to fund the County's share of costs.
Policy 7.10:	By 2011, the county will establish one or more state certified recipient sites for relocation of displaced gopher tortoises to county-owned conservation land. In establishing gopher tortoise recipient site(s), the county will collect fees from developers relocating gopher tortoises to county lands, with the fees to be used to fund management of such sites for gopher tortoises. In establishing recipient site(s), the county will identify and reserve certain receiving areas for county government projects.	Revise	Revise to the following: The County will establish one or more state certified recipient sites for relocation of displaced gopher tortoises to county-owned conservation land. In establishing gopher tortoise recipient site(s), the county will collect fees from developers relocating gopher tortoises to county lands, with the fees to be used to fund management of such sites for gopher tortoises. In establishing recipient site(s), the county will identify and reserve certain receiving areas for county government projects.
Policy 7.11:	The county shall take actions recommended by the Committee for a Sustainable Treasure Coast to sustain quality natural systems in Indian River County, including use of land acquisition, development cluster requirements, conservation easements, transfer of development rights and mitigation banks to conserve natural systems.	Remove	Committee no longer exists to the best of Staff knowledge.
Objective 8	Using 2008 recreational and open space land acreage as a baseline, the county, by 2020, shall increase, by a minimum of 500 acres, the amount of recreational and open space land accessible to the public for resource-based passive recreation, compatible with natural resource conservation.	Revise	Revise to the following: The County, by 2045, shall increase the amount of recreational and open space land accessible to the public for resource-based passive recreation, compatible with natural resource conservation by 20%. All areas credited as meeting the minimum recreation space requirement shall be preserved and maintained as recreation space.
Policy 8.1:	As set forth in Objective 6 of the Recreation and Open Space Element, the county shall take measures to provide sufficient resource-based parks, access, and outdoor recreational opportunities for the residents of Indian River County.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	These measures shall include developing public access improvements on county-acquired beachfront and riverfront conservation lands.		
Policy 8.2:	The county shall preserve native vegetative communities on county-owned recreational and open space land in conjunction with development design, to the maximum extent feasible.	No Change	
Policy 8.3:	The county shall coordinate with the U.S. Fish and Wildlife Service, the Florida Fish and Wildlife Conservation Commission, and other appropriate agencies to ensure that rare, threatened, or endangered plant or animal species identified or expected to occur on county recreational and open space lands are protected from adverse development impacts. Protection measures shall include: conducting an environmental survey prior to site development, preserving native vegetative communities on county-owned land to the maximum extent feasible, and where feasible, relocating animals to undeveloped portion of the site.	No Change	
Policy 8.4:	The county will pursue grant funding from the Florida Inland Navigation District's Waterway Assistance Program, or other appropriate grant programs, to fund construction of restroom facilities on the Lost Tree Islands and Prange Island.	No Change	
Policy 8.5:	The county shall support the establishment of recreational access sites and improvements in the Upper St. Johns River Basin in Indian River County by providing construction funding assistance and, where feasible, construction materials.	No Change	
Objective 9	Through 2025, the county will provide opportunities for the commercial use of natural resources. Notwithstanding, there will be no adverse environmental impacts in Indian River County attributed to the commercial use of natural resources.	Revise	Revise to the following: The County shall continue to provide opportunities for the commercial use of natural resources to the extent their will be no adverse environmental impacts in Indian River County attributed to the commercial use of natural resources.
Policy 9.1:	The county, through LDR Chapter 934, shall regulate and issue permits for all proposed excavation/mining projects in the unincorporated county. County regulations for excavation/ mining projects shall include: ~ a requirement that pollution prevention plans addressing wind and water erosion be depicted on mining site plans and approved by County engineering staff prior to Planning and Zoning Commission review; ~ a requirement that baseline water quality data be collected at project outfall points; ~ a requirement that applicants monitor discharge at outfall points to ensure no increase in levels of turbidity at outfall points; and ~ a requirement of comprehensive dust control plans as part of mining site plans.	Revise	Revise to the following: The County, through the LDRs, shall regulate and issue permits for all proposed excavation/mining projects in the unincorporated county. County regulations for excavation/ mining projects shall include: ~ a requirement that a national pollutant discharge elimination system (NPDES) pollution prevention plan addressing wind and water erosion be depicted on mining site plans and approved by County engineering staff prior to Planning and Zoning Commission review; ~ a requirement that baseline water quality data be collected at project outfall points; ~ a requirement that applicants monitor discharge at outfall points to ensure no increase in levels of turbidity at outfall points and compliance with state and federal water quality standards; and ~ a requirement of comprehensive dust and spillage control plans as part of mining site plans.
Policy 9.2:	As set forth in the policies under Objective 2 of the Coastal Management Element, Objective 2 of the Conservation Element, and Objective 7 of the Stormwater Management Sub-element, the county shall undertake measures, such as establishing Water Quality Level of Service standards and prohibiting new point source discharges to increase the productivity of fishery habitat, to improve estuarine water quality, and to protect the estuarine ecological systems of the IRL, especially emergent and submergent aquatic vegetation.	No Change	
Policy 9.3:	The county shall support the City of Sebastian's efforts to preserve and reestablish working waterfronts in Sebastian by seeking grants to restore the Archie Smith Fish House to a demonstration working waterfront.	Remove	Structure has been removed based on available records.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 9.4:	The county shall continue to prohibit, by legal document, the planting of agricultural disease host plants in development projects that are subject to county site plan approval. The legal document will be structured to sunset the prohibition if circumstances change such that the prohibition is no longer necessary.	No Change	
Policy 9.5:	The county shall evaluate energy conservation actions identified under the Florida Green Building Coalition (FGBC) green building certification program and adopt such actions when economically feasible.	No Change	
Objective 10	Through 2025, there will be no adverse off-site soil erosion impacts associated with land development and agricultural activities and beach shoreline systems will be stabilized.	Revise	Remove date
Policy 10.1:	Consistent with Policy 7.9 of the Stormwater Management Sub-element, the county, in cooperation with the Indian River Soil and Water Conservation District (IRSWCD), shall provide technical assistance to agricultural operations in implementing conservation plans and non-structural best management practices (BMPs). Non-structural BMPs, as defined by the Natural Resource Conservation Service (NRCS), include: land use planning, preservation of wetlands and floodplains, education, and erosion control methods.	No Change	
Policy 10.2:	The county shall enforce its tree protection ordinance to ensure that wind and water erosion associated with urban land-clearing activities is minimized through the use of erosion control techniques such as temporary seeding and mulching, sodding, diversion berms, interceptor ditches, sediment barriers, sediment basins, and related appurtenances or devices. A Storm water Pollution Prevention Plan (SWPPP) addressing erosion control shall be required for all development projects.	No Change	
Policy 10.3:	<p>The county shall undertake beach shoreline stabilization activities including:</p> <ul style="list-style-type: none"> <li>~ monitoring of the experimental Pre-fabricated Erosion Protection ("PEP") reef to determine the need for supplemental beach stabilization, such as sand renourishment;</li> <li>~ determining a funding source for public beach stabilization projects, including consideration of establishing a beach taxing district;</li> <li>~ coordinating with the Sebastian Inlet Tax District and the City of Vero Beach on beach restoration projects; and</li> <li>~ continuing meetings of a beach preservation and restoration advisory committee concerning recommendations unrelated issues.</li> </ul>	Revise	<p>Revise to the following: The County shall continue to implement the Beach Preservation Plan (BPP) including beach shoreline stabilization and conduct updates at least every five years for the following activities:</p> <ul style="list-style-type: none"> <li>~ monitoring of the experimental Pre-fabricated Erosion Protection ("PEP") reef to determine the need for supplemental beach stabilization, such as sand renourishment;</li> <li>~ determining additional funding sources for public beach stabilization projects, including consideration of establishing a beach taxing district; The County should also continue to use the Tourist Development Tax and the Local Option Sales Tax to match State funds for financing future Indian River County beach projects,</li> <li>~ coordinating with the Sebastian Inlet Tax District and the City of Vero Beach on beach restoration projects; and</li> <li>~ continuing meetings of with the Beach and Shore Preservation Advisory Committee concerning recommendations on related issues.</li> </ul>
Policy 10.4:	To protect existing dune communities and reduce shoreline soil erosion, the county shall continue to prohibit development encroachment oceanward of the county dune stabilization setback line (DSSL), with the exception of dune walkovers and other similar minor structures subject to approval by the FDEP Bureau of Beaches and Coastal Systems. By 2012, the county will evaluate the location of the DS SL and will consider relocating the DSSL westward.	Revise	Revise to the following: To protect existing dune communities and reduce shoreline soil erosion, the County shall continue to prohibit development encroachment, excavation or manmade structure seaward of the county dune stabilization setback line (DSSL), with the exception of dune approved dune crossover structures or other similar minor structures as defined by the Florida Department of Environmental Protection (FDEP).

<p>Policy 10.5:</p>	<p>The county hereby adopts the following specific criteria pertaining to shoreline stabilization within the unincorporated portion of Indian River County and within the municipal limits of the City of Vero Beach:</p> <ul style="list-style-type: none"> <li>~ Only structures vulnerable to erosion from a 15 year or less storm event shall be permitted to construct rigid shoreline stabilization structures;</li> <li>~ All shoreline stabilization projects shall be approved by the Community Development Department, excluding those projects eligible for an emergency permit under Chapter 161, F .S., as authorized by the Public Works Director;</li> <li>~ Rigid shoreline stabilization structures shall not be permitted on vacant properties;</li> <li>~ The property owner( s) shall be required to assume responsibility for and agree to mitigate any adverse environmental impacts attributed to the stabilization project, including increased down-drift erosion to the adjacent property, throughout the life of the stabilization project;</li> <li>~ Construction activity oceanward of the County's Dune Stabilization Setback Line (D.S.S.L.) shall be avoided to maximum extent possible, and prohibited during sea turtle nesting season (March 1 to October 31) unless expressly approved by the Florida Department of Environmental Protection (FDEP).</li> <li>~ Daily monitoring of sea turtle nesting activity shall be conducted by an individual certified by the FDEP in conjunction with any construction activity oceanward of the D.S.S.L. during sea turtle nesting season. In the event a nest is discovered, the FDEP Bureau of Protected Species Management and the Environmental Planning Section shall be notified immediately. The individual responsible for sea turtle monitoring shall submit a nesting activity report to the Environmental Planning Section and FDEP Bureau of Protected Species Management on a weekly basis.</li> <li>~ All dune vegetation oceanward of the D.S.S.L. removed or damaged as a result of construction activity shall be replanted with native dune vegetation material capable of obtaining a minimum height of four (4) feet above the existing grade within two (2) years of planting;</li> <li>~ The contractor shall be required to meet on-site with the County's Coastal Engineer or a designee assigned by the Public Works Director prior to commencing construction;</li> <li>~ Prior to commencing construction, the applicant shall have received a Notice to Proceed from the FDEP's Bureau of Beaches and Coastal Systems;</li> <li>~ Nighttime construction activity associated with shoreline stabilization projects shall be prohibited during sea turtle nesting season; and,</li> <li>~ Storage of construction materials on the beach/dune system during sea turtle nesting season shall be prohibited.</li> </ul>	<p>Revise</p>	<p>The County hereby adopts the following specific criteria pertaining to shoreline stabilization within the unincorporated portion of Indian River County and all oceanfront properties lying within the municipal limits of the City of Vero Beach:</p> <ul style="list-style-type: none"> <li>~ Rigid permanent shoreline protection structures shall be permitted if: The bulkhead or seawall is necessary to protect real property improvements from a twenty-five-year or less intensity storm event, utilizing methods approved by the Division of Beaches as Shores of the Florida Department of Natural Resources;</li> <li>~ Rigid structures may be permitted if the county engineering department and the Division of Beaches and Shores of the Florida Department of Natural Resources recommendations include the utilization of a rigid structure over other alternatives;</li> <li>~ All shoreline stabilization projects shall be approved by the Community Development Department, excluding those projects eligible for an emergency permit under Chapter 161, F .S., as authorized by the Public Works Director;</li> <li>~ Rigid shoreline stabilization structures shall not be permitted on vacant properties;</li> <li>~ The subject property owner assumes responsibility and agrees to mitigation of any adverse environmental impacts, including increased downdrift erosion of adjacent property, throughout the life of the stabilization project;</li> <li>~ Construction activity oceanward of the County's Dune Stabilization Setback Line (D.S.S.L.) shall be avoided to maximum extent possible, and prohibited during sea turtle nesting season (March 1 to October 31) unless expressly approved by the Florida Department of Environmental Protection (FDEP).</li> <li>~ The County should continue to enforce its sea turtle protection ordinance in order to protect sea turtles along the County's beaches. Efforts shall be made to make beachfront lighting ordinances within the County uniform;</li> <li>~ It is the policy of the Indian River County board of county commissioners that no light illuminate any area of the beaches of unincorporated Indian River County, Florida, during the period of the year when sea turtles nest (March 1 to October 31). Lighting associated with such construction or development must be in compliance with FWC recommendations;</li> <li>~ It is the policy of the Indian River County board of county commissioners that no light illuminate any area of the beaches of unincorporated Indian River County, Florida, during the period of the year when sea turtles nest (March 1 to October 31). Lighting associated with such construction or development must be in compliance with FWC recommendations;</li> </ul>
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GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 10.6:	The county shall require the banks of properties bordering the St. Sebastian River and the Indian River Lagoon Aquatic Preserve to be stabilized in conjunction with construction of a single-family residence and single-family docks. The preservation of existing native vegetation shall be required along the shoreline. When excessive shoreline erosion is present, the planting of native vegetation, especially red mangroves, in conjunction with installation of rip-rap will be encouraged. The use of rigid structural alternatives will not be permitted unless non-structural methods have proven ineffective or are otherwise impractical. Where structural alternatives are deemed appropriate, they will be required to be located on the upland portion of the site.	Revise	The County shall require the banks of properties bordering the St. Sebastian River and the Indian River Lagoon Aquatic Preserve to be stabilized in conjunction with construction of a single-family residence and single-family docks, in accord with all requirements listed in Policy 10.5. When excessive shoreline erosion is present, the planting of native vegetation, especially red mangroves, in conjunction with installation of rip-rap will be encouraged.
Policy 10.7:	To reduce siltation loading to the IRL, the county shall promote petition road paving projects within the IRL watershed.	No Change	
Objective 11	Through 2025, there will be no new sites in Indian River County where domestic or industrial waste is improperly managed or illegally disposed.	Revise	Revise to the following: The County shall continue to implement programs and legislation that monitor and ensure proper waste disposal activities.
Policy 11.1:	To extend the life of the sanitary landfill, the county shall continue to expand recycling opportunities to the residents and business of Indian River County.	No Change	
Policy 11.2:	To maintain compliance with Title III (Emergency Planning and Community Right-to-Know Act) of the federal Superfund Amendments and Reauthorization Act (SARA), the county Emergency Services Department will maintain an update-to-date comprehensive inventory of the location, storage, manufacture, handling and/or transport of all hazardous materials in Indian River County.	Revise	Revise to the following: To maintain compliance with Title III (Emergency Planning and Community Right-to-Know Act) of the federal Superfund Amendments and Reauthorization Act (SARA), the county Emergency Services Department will maintain an update-to-date comprehensive inventory of the location, storage, manufacture, handling and/or transport of all hazardous materials in Indian River County. Regulated industries/facilities are required to submit annual reports to the State of Florida Emergency Response Commission and the local municipal fire department for hazardous and/or extremely hazardous substances stored, used or manufactured on site.
Policy 11.3:	To reduce improper management of hazardous and solid waste, the county will continue to investigate illegal waste disposal practices, evaluate current enforcement policies, and revise county enforcement policies if deemed appropriate.	No Change	
Policy 11.4:	Existing known hazardous waste contaminated sites shall be monitored and remediated, when feasible.	Keep	Okay as written; should reference some data source, map or similar as a means of identifying and tracking
Objective 12	By 2020, 80% of the county's conservation lands shall be restored to viable ecological condition and improved for compatible passive recreational public access.	Revise	Revise to the following: To the greatest extent possible, the County's conservation lands shall be restored to viable ecological condition and improved for compatible passive recreational public access.
Policy 12.1:	The county, in cooperation with the State Division of Forestry, U.S. Fish and Wildlife Service, and the Florida Fish and Wildlife Conservation Commission, will conduct prescribed burns on a rotational basis at the Wabasso Scrub Conservation Area, the North Sebastian Conservation Area, and other county-owned scrub habitat.	No Change	
Policy 12.2:	By 2010, the county shall adopt an interagency management agreement on implementation of the Sebastian Area-wide Florida Scrub-jay Habitat Conservation Plan.	Remove	Policy is out of date.
Policy 12.3:	By 2010, the county shall enter into a written inter local agreement with the City of Vero Beach regarding management of the Orange Islands Conservation Area.	Revise	Remove date.
Policy 12.4:	For land tracts acquired through the Environmental Lands Program, the county shall require a site specific management plan be adopted within one year of acquisition. Such management plans shall be subject to the review and recommendations of the County Conservation Lands Advisory Committee (CLAC). The County will, where feasible, construct public access improvements within two years of management plan adoption.	Revise	Revise to the following: For land tracts acquired through the Environmental Lands Program, the county shall require a site-specific management plan be adopted. Such management plans shall be subject to the review and recommendations of the County Conservation Lands

GOP Number	GOP Language	Recommended Action	Comments/Rationale
			Advisory Committee (CLAC). The County will, where feasible, construct public access improvements.
Policy 12.5:	<p>The county shall solicit grants from regional, state and federal agencies to supplement management funds for acquired lands. Funding will be used for the following purposes:</p> <ol style="list-style-type: none"> <li>1. restoration and enhancement of impacted wetland and upland areas;</li> <li>2. establishment and/or improvement of public access;</li> <li>3. promotion of environmental education/awareness;</li> <li>4. eradication of nuisance exotic vegetation;</li> <li>5. posting of signage and boundary markers; and</li> <li>6. prescribed burning on scrub lands.</li> </ol>	Revise	Revise to include "The County shall coordinate with federal, state and local agencies, as well as nonprofit organizations, in acquiring and managing natural areas and open space."
Policy 12.6:	County staff shall attend meetings concerning land acquisition and management issues for lands owned and managed by the SJRWMD, FDEP and the USFWS.	No Change	
Policy 12.7:	Suitable lands acquired under the Environmental Lands Program will be opened to the public for passive recreation. Passive recreation shall include the following: hiking, environmental education, fishing, and wildlife viewing.	No Change	
Policy 12.8:	<p>To achieve management objectives on conservation lands while minimizing costs, the county shall allow private development off-site mitigation projects, subject to county staff oversight, on county conservation lands. In allowing such private mitigation on county conservation lands, the following conditions shall apply:</p> <ul style="list-style-type: none"> <li>o the private developer shall be responsible for annual reporting to permitting agencies;</li> <li>o the private developer shall be responsible for follow-up treatments and plantings to satisfy permitting agencies' requirements, for a minimum of five years; and</li> <li>o opportunities for mitigation on conservation lands shall be reserved for county public works and utilities projects.</li> </ul>	No Change	
Policy 12.9:	By 2010, the county will establish a dedicated funding source for ongoing management of county-owned and managed environmental lands.	Revise	Revise/update date; has this been done? If so can remove
Policy 12.10:	By 2010, the county shall evaluate the need to hire additional conservation land management staff and establishment of a distinct Conservation Lands Management Section within the Parks Division or Planning Division.	Revise	Revise/update date; has this been done? If so can remove
Policy 12.11:	The county shall coordinate with federal, state and local agencies, as well as nonprofit organizations, in acquiring and managing natural areas and open space.	No Change	Generally similar to 12.5 and may consider consolidating

# Coastal Management Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	To protect, maintain and enhance coastal resources and provide for the enjoyment of the social, economic and natural benefits of these resources, while reducing the potential loss of life, and public and private expenditures in the coastal zone.	No Change	
Objective 1	Through 2020, there will be no reductions in the overall amount of terrestrial and marine resources within the coastal zone of Indian River County compared to 2009 baseline data.	Revise	Revise: Through 2040, there will be no reductions in the overall amount of terrestrial and marine resources within the coastal zone of Indian River County compared to 2009 baseline data.
Policy 1.1:	<p>"The county shall not permit development in areas deemed environmentally-sensitive and environmentally-important unless the criteria established in the following sections of the Comprehensive Plan are met:</p> <ul style="list-style-type: none"> <li>• Comprehensive Wetlands Management Program (CWMP), as outlined in the Conservation Element;</li> <li>• Policies 1.6 and 1.7 of the Future Land Use Element; and,</li> <li>• Policies of Objectives 5 and 6 of the Conservation Element." </li></ul>	No Change	Confirm cross references
Policy 1.2:	<p>"As set forth in the CWMP and Policy 1.6 of the Future Land Use Element, all estuarine wetlands and deepwater habitats in Indian River County shall be deemed environmentally-sensitive and designated as C-2 on the future land use map. The extent of estuarine wetlands on C-2 designated lands shall be based on a jurisdictional wetlands boundary determination, as verified by the Environmental Planning Section, U.S. Army Corps of Engineers and the Florida Department of Environmental Protection or the St. Johns River Water Management District. Land designated C-2 shall be afforded the following protective measures:</p> <ul style="list-style-type: none"> <li>• Development on C-2 designated wetlands shall be limited to one (1) unit per 40 acres, subject to approval of jurisdictional agency wetlands alteration permits;</li> <li>• For development projects having C-2 designated lands and contiguous uplands, the county shall allow a density transfer of one (1) unit per acre from the wetlands portion to the upland portion of the subject property, provided that the underlying zoning density of the receiving upland portion is not increased by more than 50 percent. Such density transfers shall be limited to planned residential developments (PDs).</li> <li>• No density transfers from off-site lands, and no density bonuses shall be permitted within PD projects on C-2 designated lands; and,</li> <li>• The county shall allow a density transfer of one (1) unit per acre from C-2 estuarine wetlands to non-contiguous uplands, provided that the receiving uplands are developed as a residential PD, and the underlying zoning density of the receiving uplands is not increased by more than 20 percent. " </li></ul>	No Change	Confirm cross references
Policy 1.3:	All significant tracts of xeric scrub and coastal/tropical hammock communities larger than five (5) acres shall be deemed environmentally-important, and shall be afforded protective measures, including transfer of density rights (TDRs), cluster development requirements, and native upland set-aside requirements, as set forth in Policy 6.12 of the Conservation Element.	No Change	
Policy 1.4:	Environmental surveys shall be required for developments proposed in environmentally-sensitive and environmentally-important areas. The focus of these surveys shall be: jurisdictional wetland boundaries, natural vegetative communities, the presence of existing or potential wildlife habitat and/or the presence of threatened or endangered species of flora or fauna.	No Change	
Policy 1.5:	As set forth in Policy 7.2 of the Conservation Element, the county shall coordinate field inspections, environmental survey reviews, and habitat preservation measures on a site development basis with federal and state agencies	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	concerning the protection of endangered species, threatened species, and species of special concern. Where appropriate, the county will require a habitat conservation plan.		
Policy 1.6:	The county shall protect sea turtles and their nesting habitats by implementing the protection measures listed under Policy 7.7 of the Conservation Element.	No Change	
Policy 1.7:	When the Manatee and Boating Safety Comprehensive Plan (MPP) undergoes its five-year evaluation, the county shall reassess the appropriateness of manatee protection speed zones.	Revise	Revise: With each Manatee and Boating Safety Comprehensive Plan (MPP) update, the County shall evaluate, as appropriate, manatee protection speed zones.
Policy 1.8:	As set forth in the policies and objectives of the Conservation Element, the county shall protect and preserve significant coastal vegetative communities, such as coastal (maritime) hammocks and coastal strand, through conservation easements and fee simple acquisition.	No Change	
Policy 1.9:	Consistent with Policy 6.1 of the Conservation Element, the county shall continue to assist the USFWS and the FDEP in acquiring undeveloped tracts of tropical/coastal hammock and coastal strand by identifying lands eligible for acquisition, evaluating local cost-share funding, and by providing “in-kind” services, such as land management.	No Change	
Policy 1.10:	Indian River County shall support the SJRWMD’s efforts to establish update-to-date and accurate maps of submerged aquatic vegetation (SAV) communities by providing in-kind mapping and surveying services.	No Change	
Policy 1.11:	Indian River County shall continue to promote both commercial and private fishing activities within the county through management of marine habitats and permitting of fishing resources.	Revise	Revise: Indian River County shall continue to monitor both commercial and private fishing activities within the County through management of marine habitats and permitting of fishing resources.
Policy 1.12:	"All non-water-related and non-water-dependent uses shall be subject to setbacks from the St. Sebastian River and the Indian River Lagoon Aquatic Preserves in order to afford a shoreline protection buffer as set forth in LDR Chapter 929. The shoreline protection buffer setbacks are as follows:	No Change	
Policy 1.13:	Indian River County shall apply for gopher tortoise receiver site certification from the Florida Fish and Wildlife Conservation Commission (FWC) for county-owned conservation lands.	No Change	
Policy 1.14	"The county shall use the following tools to preserve natural systems and wildlife corridors in the county:	No Change	
Objective 2: Estuarine Water Quality	Through 2020, there will be no reduction in the water quality of the Indian River Lagoon or the St. Sebastian River.	Revise	Revise: Through 2040, there will be no reduction in the water quality of the Indian River Lagoon or the St. Sebastian River.
Policy 2.1:	The county hereby adopts the State designation of Class II - “shellfish propagation or harvesting,” as defined in the 2008 Florida Department of Environmental Protection’s Surface Water Quality Standards report, as the water quality standard for the following portions of the IRL located within the unincorporated county: Sebastian Inlet extending south to C.R. 510, east of the Intracoastal Waterway (ICW); South of C.R. 510 extending to an east-west line transecting the North Relief Canal (both sides of the ICW); south of an east-west line transecting the north tip of Round Island and east of the ICW. (Ref. Figure 9.10)	Revise	Revise: The County hereby adopts the State designation of Class II - “shellfish propagation or harvesting,” as defined in the 2022 Florida Department of Environmental Protection’s Surface Water Quality Standards report, as the water quality standard for the portions of the IRL located within the unincorporated county, as noted in 62-302 F.A.C.
Policy 2.2:	The county hereby adopts the State designation of Class III suitable for “Recreation, propagation, and maintenance of a healthy, well-balanced population of fish and wildlife,” as defined in the 2008 Florida Department of Environmental Protection’s Surface Water Quality Standards report , as the minimum water quality standard for the following portions of the IRL located within Indian River County: Sebastian Inlet extending south to C.R. 510, west of the ICW; south of an east-west line transecting the North Relief Canal extending to an east-west line transecting the north tip of Round Island (both sides of the ICW); south of an east-west line transecting the north tip of Round Island east of the ICW(Ref. Figure 9.10).	Revise	Revise: The County hereby adopts the State designation of Class III suitable for “Recreation, propagation, and maintenance of a healthy, well-balanced population of fish and wildlife,” as defined in the 2022 Florida Department of Environmental Protection’s Surface Water Quality Standards report, as the minimum water quality standard for portions of the IRL, as defined in 62-302 F.A.C.
Policy 2.3:	In accordance with the Indian River Lagoon Act, the county shall prohibit all new point-source discharges into the Indian River Lagoon.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 2.4:	The county shall implement the recommendations to reduce non-point source pollution entering the Indian River Lagoon contained in the Indian River Lagoon National Estuary Program's (IRLNEP) 2008 Indian River Lagoon Comprehensive Conservation and Management Plan (CCMP), and the SRJWMD's Surface Water Improvement and Management (SWIM) Plan.	Revise	Revise: The County shall implement the recommendations to reduce non-point source pollution entering the Indian River Lagoon contained in the Indian River Lagoon National Estuary Program's (IRLNEP) 2019 Indian River Lagoon Comprehensive Conservation and Management Plan (CCMP), and the SRJWMD's Surface Water Improvement and Management (SWIM) Plan.
Policy 2.5:	By 2010, the county will establish Total Maximum Daily Loads (TMDLs) established by FDEP and EPA for each drainage basin within the county.	Revise	Revise: By 2040, the county will establish Total Maximum Daily Loads (TMDLs) established by FDEP and EPA for each drainage basin within the County.
Policy 2.6:	<p>"Indian River County shall improve the quality of and reduce the overall amount of freshwater inflow to the Indian River Lagoon by:</p> <ul style="list-style-type: none"> <li>• requiring all new development in the coastal zone to utilize on-site retention or detention methods consistent with the provisions of the Stormwater Management Sub-Element prior to being discharged to the IRL;</li> <li>• requiring new development to utilize natural drainage features, such as impounded and unimpounded wetlands and swales, to the maximum extent possible for stormwater management;</li> <li>• requiring all new development to retain, at minimum, the first one (1) inch of stormwater runoff. In addition, the county will require retrofitting to achieve compliance with existing stormwater requirements where renovations or additions of greater than 50% to existing structures occur;</li> <li>• initiating a program to regularly inspect stormwater management facilities to ensure proper operation and maintenance, and invoke penalties for malfunctioning, altered, abused or neglected systems; and requiring littoral zones on all waterbodies located within new development project sites exceeding 10 acres." </li></ul>	No Change	
Policy 2.7:	The county shall require that all marina facilities, single-family docks, bulkheads, and other similar structures constructed in, adjacent to, or directly affecting the surface waters of Indian River County shall be located and designed in order to allow for maximum water circulation, and to minimize impacts to submerged aquatic vegetation and other marine resources.	No Change	
Policy 2.8:	The county shall require all dredge and fill operations to utilize proper mitigation techniques and devices, in addition to obtaining all applicable federal, state and local permits.	No Change	
Policy 2.9:	The county shall prohibit the discharge of any waste and/or pollutant material into surface waters by any commercial, public or private vessel, when such activity is under county jurisdiction.	No Change	
Policy 2.10:	The county shall implement the policies under Objective 2 of the Conservation Element and Objective 7 of the Stormwater Management Sub-Element to improve water quality within the Indian River Lagoon and the other surface waters of Indian River County.	No Change	
Policy 2.11:	To measure the success or failure of water quality improvement projects, such as the Main Relief Canal Pollution Control Facility and the Spoonbill Marsh, the county shall assess water quality data from the Indian River Lagoon and the St. Sebastian River.	No Change	
Policy 2.12:	Indian River County shall support state and federal funding for implementation of the Indian River Lagoon Comprehensive Everglades Restoration Plan.	Revise	Revise: Indian River County shall seek state and federal funding for implementation of the Indian River Lagoon Comprehensive Everglades Restoration Plan.
Objective 3: Boat Facility and Boat Ramp	Through 2030, there shall be no loss of estuarine wetlands, mangrove fringe, seagrass beds, or reductions in water quality associated with the development or expansion of boat facilities or boat ramps in Indian River County.	Revise	Revise: Through 2040, there shall be no loss of estuarine wetlands, mangrove fringe, seagrass beds, or reductions in water quality



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Siting and Construction			associated with the development or expansion of boat facilities or boat ramps in Indian River County.
Policy 3.1:	The siting of new or expansion, rearrangement, or slip conversion of all boat facilities and boat ramps in Indian River County, and in each municipal government with jurisdiction over a portion of the inland waters of Indian River County, shall be consistent with the assessment criteria and policies established in the Indian River County Manatee Protection and Boating Safety Comprehensive Management Plan (MPP).	No Change	
Policy 3.2:	<p>"Boat Facility Siting Zones (1-9), as described in the Analysis section of the MPP, are hereby established. The purpose of these Zones is to provide the public with guidance as to the potential for the siting of new boat facilities or for the expansion, rearrangement, or conversion of an existing boat facility. The regulatory criteria to be applied to each zone represent the baseline criteria that all proposed projects must meet.</p> <p>In these Zones, specific criteria will be applied to each request for a new boat facility or the expansion, rearrangement, or conversion of an existing boat facility. These criteria are as follows:</p> <ol style="list-style-type: none"> <li>1. The siting of new boat facilities, or the expansion or slip conversion of existing boating facilities, shall be prohibited in the following areas of Indian River County: <ul style="list-style-type: none"> <li>• All of the St. Sebastian River west of the U.S. 1 Bridge; and</li> <li>• All of the Pelican Island National Wildlife Refuge.</li> </ul> </li> <li>2. The siting of new boat facilities, or the expansion, slip conversion or rearrangement of existing boating facilities, shall be prohibited in the following areas: <ul style="list-style-type: none"> <li>• Within the Town of Orchid;</li> <li>• Within the Town of Indian River Shores;</li> <li>• Within the area known as the Jungle Trail Narrows; and</li> <li>• Within any area designated as both a High Manatee Use area and a High Watercraft-related Manatee Mortality area, as defined in the MPP"</li> </ul> </li> </ol> <p>Exceptions: The siting of new residential marinas, or the expansion, rearrangement or slip conversion of existing residential marinas, may be allowed in the prohibited areas identified in this Policy Subsection 3.2.2 under the following conditions:</p> <ol style="list-style-type: none"> <li>a. The proposed new or expanded residential marina is in lieu of single-family docks that could otherwise be built through riparian rights at riverfront lots within the development served by the residential marina, and the residential marina will result in less environmental impact than the alternative single-family docks, provided the residential marina will not breach the 1:100 powerboat slip to linear-foot shoreline ratio set forth in Policy 3.14. Under this section, an applicant for a new or expanded residential marina in lieu of single-family docks shall be required to record a conservation easement, in favor of the County or the State, along the shoreline of the riverfront lots that would otherwise be eligible for single-family docks.</li> <li>b. Slip conversions of existing boat facilities may be allowed on a one-time basis at a density of 1.5 total powerboat slips per 100 feet of shoreline if the facility is not located in an area of high manatee use and high manatee mortality based on the definitions and criteria in the MPP, and if the powerboat to shoreline restriction has been in place prior to July 1993, when the countywide speed zone rule was posted.</li> <li>c. The physical rearrangement of boat facilities may be authorized in the above noted areas of prohibition provided the following criteria are met: <ol style="list-style-type: none"> <li>i. The number of slips at the boat facility is not increased (i.e., expansion);</li> <li>ii. The number of boats that can moor at the boat facility is not increased;</li> </ol> </li> </ol>	Revise	<p>Revise: The County's MPP shall establish the Boat Facility Siting Zones (1-9) and the baseline criteria that all proposed projects must meet. The siting of new residential marinas, or the expansion, rearrangement or slip conversion of existing residential marinas, may be allowed in prohibited areas (defined in the County's MPP) under certain conditions which are outlined in the MPP.</p> <p>Remove remaining items of this Policy</p>



GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>iii. The size of the rearranged slips or mooring area is not increased;</p> <p>iv. The resulting footprint of the structure is not increased; and</p> <p>v. The rearrangement will result in the removal or cessation of any non-water dependent structure or activity associated with the existing boat facility, as applicable.</p> <p>In every case, the rearrangement shall result in a net benefit to manatee and manatee habitat protection.</p> <p>3. The siting of new or the expansion, rearrangement, or slip conversion, of existing boating facilities shall be prohibited when one or more of the following conditions are met:</p> <p>a. The footprint of the boating facility (including all docks, access walkways, finger piers, mooring areas, turning basins, and ingress and egress pathways) has submerged aquatic vegetation (SAV) coverage of ten (10) percent or greater using a scientifically acceptable method of coverage determination and such determination is made between the months of May through October;</p> <p>b. The water depth within mooring areas, turning basins, and ingress and egress pathways is less than -4 feet at MLW unless the following criterion is met:</p> <ul style="list-style-type: none"> <li>• One-foot clearance at MLW between the lowest portion of the vessel (with the engine in the down position) and submerged aquatic vegetative resources (or submerged bottom, in areas devoid of vegetative resources) within the mooring areas, turning basins, and ingress and egress pathways.</li> </ul> <p>c. There is less than a 150' distance between the waterward most projection of the boat facility (including mooring pilings and boats) and the ICW channel.</p> <p>4. The siting of new or the expansion, rearrangement, or slip conversion, of existing boating facilities shall be evaluated using all the following criteria:</p> <p>a. No more than 100 linear feet of native shoreline vegetation shall be altered (trimmed, cut, removed, killed, or destroyed);</p> <p>b. A site located within a High Manatee Use area, or a High Watercraft-related Manatee Mortality area, as defined in the MPP, shall be subject to site-specific design restrictions to minimize potential adverse manatee impacts, including (but not limited to): restrictions on the total number of boat slips allowed; use of more upland storage instead of wet storage; restrictions on the maximum size of boats that use the facility (powerboat:sailboat ratio); re-design of the facility/marina; establishment of a powerboat to length of shoreline ration (e.g., one powerboat per 100 feet of shoreline); and/or reduction in the size of the facility/marina; and</p> <p>c. The following sections of the MPP Action Plan: Objective 1, Boat Facility and Marina Siting and Construction, Sections 1.2, 1.4, 1.5, 1.6, 1.7, 1.8, 1.14, and 1.15.</p> <p>Using the evaluation criteria in Section 4 above may result in additional restrictions on the design, size, shape, and use of the boating facility/marina. These restrictions may include, but are not limited to: the total number of boat slips allowed, use of more upland storage instead of wet storage, restricting the maximum size of boats that use the facility/marina, restricting the number of powerboats that use the facility (powerboat to sailboat ratio), re-designing the facility/marina, establishing a powerboat to length of shoreline ratio (e.g., one powerboat per 100 feet of shoreline), or reducing the size of the facility/marina.</p> <p>5. In addition, any new boating facility or the expansion, or rearrangement, or slip conversion, of existing boating facilities will be required to comply with all applicable state and federal permitting and authorization processes.</p> <p>6. Notwithstanding the other criteria of this Policy 3.2, slip conversions of existing boat facilities in Indian River County may be allowed on a one-time basis at a density of 1.5 total powerboat slips per 100 feet of shoreline if the facility is not located in an area of high manatee use and high manatee mortality based on the definitions and criteria in the</p>		

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>MPP, and if the powerboat to shoreline restriction on the existing facility has been in place prior to July 1993, when the countywide speed zone rule was posted.</p>		
Policy 3.3:	<p>The following boat ramp siting criteria shall be used to evaluate any new boat ramp or the rearrangement or expansion of an existing boat ramp. These criteria shall be applied to all boat ramps (e.g., new, existing, private, public, commercial, recreational, multi-family, or individual single-family).</p> <ol style="list-style-type: none"> <li>1. The rearrangement of existing boat ramps shall not be subject to the boat ramp siting criteria unless any one of the following are true: <ol style="list-style-type: none"> <li>a. The rearrangement will result in more lanes than currently exist (i.e., expansion);</li> <li>b. The rearrangement will result in the boat ramp being able to increase the volume of traffic (e.g., increase the number of parking spaces, make the boat ramp more accessible, deepen or widen the access channel);</li> <li>c. The rearrangement will result in the boat ramp being able to be used by larger vessels (e.g., increase the size of the parking spaces, deepen or widen the access channel); or</li> <li>d. The rearrangement or the associated construction will destroy, alter, or disturb any native upland, shoreline vegetation, or SAV.</li> </ol> </li> <li>2. The siting of new or the rearrangement or expansion of existing boat ramps shall be prohibited in the following areas of Indian River County: <ul style="list-style-type: none"> <li>• All of the St. Sebastian River west of the U.S. 1 Bridge;</li> <li>• All of the Pelican Island National Wildlife Refuge;</li> <li>• The area known as Jungle Trail Narrows;</li> <li>• Town Limits of Orchid;</li> <li>• Town Limits of Indian River Shores;</li> <li>• If the proposed site is within a High Manatee Use area AND a High Watercraft-related Manatee Mortality area, as defined in this MPP.</li> </ul> </li> <li>3. The siting of new or the rearrangement or expansion of existing boat ramps shall be prohibited when one or more of the following conditions are met: <ol style="list-style-type: none"> <li>a. The footprint of the new boat ramp or the rearrangement or expansion of the existing boat ramp (including all proposed lanes, docks, access walkways, finger piers, mooring areas, turning basins, and ingress and egress pathways) has a SAV coverage of ten (10) percent or greater using a scientifically acceptable method of coverage determination and such determination is made between the months of May through October;</li> <li>b. The site, whether new or existing, is located within a High Manatee Use area, AND a High Watercraft-related Manatee Mortality area as defined in the MPP; or</li> <li>c. The site, whether new or existing, is located such that new dredging will be required or necessary to provide access to the ICW or to deeper water AND the site is located within or on land adjacent to a FDEP designated Aquatic Preserve. This does not include manmade waterbodies such as canals or basins, or privately owned submerged bottom.</li> </ol> <p>In the event that all the required or necessary dredging is determined by the FDEP or the SJRWMD to be maintenance dredging, then this subsection [3(c)] does not apply. The determination of maintenance dredging shall be made in writing by the FDEP or SJRWMD and submitted to County Planning staff. It is the responsibility of the applicant, the property owner, or developer to secure this written documentation. If any of the required or necessary dredging is determined to not be maintenance dredging (i.e., new dredging) then that part of the proposed project involving the proposed new dredging and any other activity or structures associated with the proposed new dredging, is prohibited.</p> </li> </ol>	Consolidate/Remove	Consolidate with Policy 3.2 or remove from Plan and adopt by ordinance into the LDRs.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 3.4:	Within the unincorporated portion of Indian River County, private residential marinas shall be permitted with administrative permit approval in the following Residential Single-family (RS), and Residential Multi-family (RM) zoning districts: RS-1, RS-2, RS-3, RS-6, RT-6, RM-3, RM-4, RM-6, RM-8, and RM-10.	Remove	Code oriented language
Policy 3.5:	Within the unincorporated portion of Indian River County, public/private residential marinas shall be permitted with special exception approval in the following Residential Single-family (RS), and Residential Multi-family (RM) zoning districts: RS-1, RS-2,RS-3, RS-6, RT-6, RM-3, RM-4, RM-6, RM-8, and RM-10.	Remove	See previous comment
Policy 3.6:	Within the unincorporated portion of Indian River County, recreational marinas shall be permitted in general commercial (CG) and heavy commercial (CH) zoning districts. Recreational marinas shall be permitted with special exception approval in the following zoning districts: office-commercial-residential (OCR), neighborhood commercial (CN), and limited commercial (CL).	Remove	See previous comment
Policy 3.7	Within the unincorporated portion of Indian River County, commercial marinas shall be permitted in the following zoning districts: heavy commercial (CH), light industrial (IL), and general industrial (IG). Commercial marinas shall be permitted in the general commercial (CG) zoning district with administrative permit approval.	Remove	See previous comment
Policy 3.8	The county shall require an on-site mitigation plan to be submitted as part of any proposal to site or expand a boat facility within an area of the IRL exhibiting environmental constraints, such as manatee use, the presence of seagrass beds and/or shoreline vegetation. Off-site restoration and/or mitigation to seagrass beds or estuarine wetlands are alternative techniques that may be considered in the event that on-site mitigation is not practical. No fee-in-lieu payments will be accepted as mitigation.	No Change	
Policy 3.9	Concurrent with the five-year evaluation and update of the MPP, the county shall coordinate with the Town of Indian River Shores, the Town of Orchid, the City of Sebastian and the City of Vero Beach concerning siting of marina/boat facilities and the overall implementation of the MPP. That coordination shall include holding public workshops and soliciting comments from the staff and elected officials of those municipal governments.	Revise	Revise: Concurrent with the update of the MPP, the County shall coordinate with the Town of Indian River Shores, the Town of Orchid, the City of Sebastian and the City of Vero Beach concerning siting of marina/boat facilities and the overall implementation of the MPP. That coordination shall include holding public workshops and soliciting comments from the staff and elected officials of those municipal governments.
Policy 3.10	In the event that an existing marina is destroyed by a natural disaster, the marina may be re-built within the same footprint of the damaged structure provided that the marina was in compliance with regulations at the time of its construction. Existing Marinas that are re-built shall be consistent with the policies listed under Objective 1 of the MPP.	Revise	Revise: In the event that an existing marina is destroyed by a natural disaster, the marina may be re-built within the same footprint of the damaged structure provided that the marina was in compliance with regulations at the time of its construction. Existing Marinas that are re-built shall be consistent with the County codes and policies listed in the MPP.
Policy 3.11	Covered boat slips, covered terminal platforms, and unwallied boat shelters shall not be permitted in areas where SAV coverage is ten (10) percent or greater.	No Change	
Policy 3.12	Floating docks and dock designs that have the potential to entrap manatees or prevent them from accessing foraging areas shall be prohibited.	No Change	
Policy 3.13	By 2010, the County Environmental Planning Section, in cooperation with the FWC's Bureau of Protected Species Management, will produce a map titled Constraints to Boat Facility Siting in the IRL. This map will display the areas of high, medium and low constraints throughout the county. Density thresholds and limitations for development shall apply to sites within these locations. This map will be kept on file in the Community Development Department and will be used to conduct site-specific reviews of boat facility siting and expansion proposals.	Revise	Revise: The County shall produce a Boat Facility Siting Map displaying area of high, medium, and low constraints throughout the county. Density thresholds and limitations for development shall apply to sites within these locations. This map will be kept on file in the Community Development Department and will be used to conduct site-specific reviews of boat facility siting and expansion proposals.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 3.14	A maximum density threshold of one (1) powerboat slip per 100 feet of shoreline along the IRL shall apply in Zone 1, Zone 2, Zone 4, the portion of Zone 6 lying within the Town of Indian River Shores, Zone 8, and Zone 9.	Remove	Code oriented language
Policy 3.15	The county shall encourage the expansion and upgrading of existing boat facilities as an alternative to constructing new boat facilities by considering the removal of the 1:100 powerboat shoreline density ratio on a case-by-case basis from the following Marina Siting Zones: Zone 3, Zone 5, the portion of Zone 6 lying within the City of Vero Beach, and Zone 7. As a minimum a 1:100 powerboat-shoreline density ratio may be applied, if warranted, using the criteria in Section 1.2.	Revise	Revise: The County shall encourage the expansion and upgrading of existing boat facilities as an alternative to constructing new boat facilities.
Objective 4: Beaches and Dunes	Through 2030, all natural functions of the beach and dune system in Indian River County shall be protected and no unmitigated human-related disturbance of the primary dune system shall occur.	Revise	Revise: Through 2040, all natural functions of the beach and dune system in Indian River County shall be protected and no unmitigated human-related disturbance of the primary dune system shall occur.
Policy 4.1:	<p>The county shall continue to recognize the 1981 Florida Department of Natural Resources (FDNR) Coastal Construction Control Line (CCCL), as established by Chapter 161.053, F.S., and recorded on June 10, 1981 in Plat Book 10, Pages 93-93H, as being the county's line of regulatory prohibition, or Dune Stabilization Setback Line (DSSL). Construction encroachment, except for the following, shall be prohibited oceanward of the DSSL:</p> <ul style="list-style-type: none"> <li>• federal, state and locally permitted erosion control stabilization and beach renourishment projects;</li> <li>• the construction of dune cross-over structures and other minor structures;</li> <li>• public navigational projects, markers or other control structures;</li> <li>• maintenance and/or restoration of legal nonconforming structures not requiring greater than 50 percent construction, per Federal Emergency Management Agency (FEMA) regulations;</li> <li>• use of emergency equipment and/or activities, such as removal of ordnance and debris, to protect life and/or loss of upland property;</li> <li>• structural and non-structural stabilization techniques to protect coastal buildings from a 15 year or less storm event.</li> </ul>	Revise	<p>Revise: The county shall continue to recognize the Florida Department of Environmental Protection Coastal Construction Control Line (CCCL), as established by Chapter 161.053, F.S., and recorded on June 10, 1981 in Plat Book 10, Pages 93-93H, as being the county's line of regulatory prohibition, or Dune Stabilization Setback Line (DSSL). Construction encroachment, except for the following, shall be prohibited oceanward of the DSSL:</p> <ul style="list-style-type: none"> <li>- federal, state and locally permitted erosion control stabilization and beach renourishment projects;</li> <li>- the construction of dune cross-over structures and other minor structures;</li> <li>- public navigational projects, markers or other control structures;</li> <li>- maintenance and/or restoration of legal nonconforming structures not requiring greater than 50 percent construction, per Federal Emergency Management Agency (FEMA) regulations;</li> <li>- use of emergency equipment and/or activities, such as removal of ordnance and debris, to protect life and/or loss of upland property;</li> <li>- structural and non-structural stabilization techniques to protect coastal buildings from a 15 year or less storm event.</li> </ul>
Policy 4.2:	In light of the potential for increased coastal erosion from climate change, sea level rise and other factors, the county shall, by 2012, evaluate the location of the DSSL and consider relocating that line further west.	Revise	Remove date reference; Revise: In light of the potential for increased coastal erosion from climate change, sea level rise and other factors, the county will continue to evaluate the location of the DSSL through 2040 and consider relocating that line further west.
Policy 4.3:	To ensure appropriate protection of the beach and dune system, the county shall review all proposed beach and dune projects in the unincorporated area of the county and within the city limits of Vero Beach and shall review and submit comments regarding permit applications of all appropriate federal, state and local agencies governing beach and dune management.	Revise	Revise: To ensure appropriate protection of the beach and dune system, the county shall review all proposed beach and dune projects in the unincorporated area of the county and within the city limits of Vero Beach, and shall review and submit comments regarding permit applications of all appropriate federal, state and local agencies governing beach and dune management. Shoreline stabilization criteria will follow Policy 10.5 of the Conservation Element.
Policy 4.4:	The county shall solicit cost-share funding for beach renourishment and shoreline stabilization from the U.S. Army Corps of Engineers and the Florida Department of Environmental Protection.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 4.5:	The county shall require dune cross-over structures for all new public and private development desiring beach access. The county shall not approve plans which do not include FDEP approved dune cross-over structures at beach access points.	No Change	
Policy 4.6:	Indian River County shall protect and preserve natural beach and dune systems by adopting the specific criteria for shoreline stabilization within the unincorporated portion of Indian River County and within the municipal limits of the city of Vero Beach, as outlined in Policy 10.5 of the Conservation Element.	Remove	Consolidate with Policy 4.3
Policy 4.7:	The county shall continue to prohibit motorized vehicles on the beach/dune area, except for vehicles engaged in emergency activities, permitted government vehicles and permitted vehicles associated with approved construction, restoration and/or scientific projects.	No Change	
Policy 4.8:	The county shall enforce its beach and dune protection land development regulations by requiring mitigation or restoration of dune disturbances, and imposing fines as warranted in association with code violations.	No Change	
Policy 4.9:	County staff will attend meetings held by the Sebastian Inlet Tax District and will participate in evaluating technical studies prepared by the District.	Remove	
Policy 4.10:	The county shall continue to monitor the PEP reef to evaluate the effects of the reef on shoreline stabilization.	Revise	Revise: The County shall continue to monitor the Prefabricated Erosion Prevention (PEP) reef to evaluate the effects of the reef on shoreline stabilization.
Policy 4.11:	The county shall continue to study alternatives to fund shoreline stabilization for the areas of critical erosion identified in the 2008 Florida Department of Environmental Protection's Critically Eroded Beaches in Florida report.	Revise	Revise: The County shall continue to study alternatives to fund shoreline stabilization for the areas of critical erosion identified in the 2022 Florida Department of Environmental Protection's Critically Eroded Beaches in Florida report.
Policy 4.12:	The county shall assist the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Department of Environmental Protection (DEP) in the development of a Florida-wide Habitat Conservation Plan for coastal beaches by providing local data on sea turtle nesting, erosion events, potential coastal mitigation sites, and other coastal data as may be requested by the FWC and DEP.	No Change	
Policy 4.13 - NEW			Addition: The county shall coordinate with all state and federal agencies in the funding and implementing of beach stabilization projects.
Policy 4.14 - NEW			Addition: Indian River County shall permit the utilization of local funds for shoreline stabilization and beach renourishment projects. Priority shall be given to those projects which demonstrate the best benefit-cost ratio while having the least impact to the offshore reef, and the nearshore beach and dune ecological communities.
Objective 5: Limiting Public Expenditures in the Coastal High-Hazard Area	Through 2030, there will be no expansion of infrastructure within the Coastal High Hazard Area (CHHA) other than that which is deemed necessary to maintain existing levels-of-service.	Revise	Revise: Through 2040, there will be no expansion of infrastructure within the Coastal High Hazard Area (CHHA) other than that which is deemed necessary to maintain existing levels-of-service.
Policy 5.1:	The county hereby designates the "Coastal High-Hazard Area" (CHHA) as the area below the storm surge line of a category 1 hurricane, as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computer model. The CHHA shall be depicted on the County's Future Land Use Map. Figure 9.11 of this element is hereby adopted as the county's CHHA designation map.	Revise	Revise: The County hereby designates the "Coastal High-Hazard Area" (CHHA) as the area below the storm surge line of a category 1 hurricane, as established by a Sea, Lake, and Overland Surges from



GOP Number	GOP Language	Recommended Action	Comments/Rationale
			Hurricanes (SLOSH) computer model. The CHHA is depicted on the County's Future Land Use Map series.
Policy 5.2:	The county shall not subsidize public facilities within the CHHA, other than those which are deemed necessary to maintain existing level-of-service standards, and those which are directly related to public access and/or resource management. Furthermore, the county shall adopt Objective 2 and its associated policies of the Capital Improvements Element.	No Change	
Policy 5.3:	Following a storm event, the Public Works Department shall assess all county facilities in the CHHA that were damaged, and shall make recommendations to reduce future expenditures and potential damage risks. In addition, the Public Works Department shall conduct a cost/benefit analysis to evaluate the relocation of storm damaged infrastructure or infrastructure which is repeatedly threatened by potential storm damage.	No Change	
Policy 5.4:	The county shall maintain, at a minimum, a Federal Emergency Management Agency (FEMA) Community Rating System (CRS) classification of "6" by continuing to enforce LDR Chapter 930 - Stormwater Management and Flood Protection, and by evaluating structures for compliance with the FEMA's 50% Rule, as described in Policies 7.4 and 7.5 of this Element.	No Change	
Objective 6: Reduction of Hurricane Evacuation Times of Reduce Public Risk	Through 2020, Indian River County will maintain an estimated evacuation time of 12 hours or less for a Category III hurricane.	Revise	Revise: Through 2040, there will be no expansion of infrastructure within the Coastal High Hazard Area (CHHA) other than that which is deemed necessary to maintain existing levels-of-service.
Policy 6.1:	The county hereby designates the "Coastal High-Hazard Area" (CHHA) as the area below the storm surge line of a category 1 hurricane, as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computer model. The CHHA shall be depicted on the County's Future Land Use Map. Figure 9.11 of this element is hereby adopted as the county's CHHA designation map.	No Change	
Policy 6.2	The county will continue to monitor existing schools, municipally-owned buildings, and county-owned buildings to identify those buildings that are appropriately designed and located to serve as hurricane evacuation shelters. The county will solicit state funding for retrofitting primary shelters to increase hurricane-proofing of such structures as warranted.	No Change	
Policy 6.3	To ensure that all new developments within the CHHA incorporate hazard mitigation techniques, such as dedication of emergency accesses, the county shall continue to assess the vulnerability of public infrastructure, private residences, and businesses within the CHHA through the County's inter-departmental development review process.	No Change	
Policy 6.4	Indian River County shall continue to coordinate with the Treasure Coast Regional Planning Council (TCRPC), Brevard County and St. Lucie County concerning evacuation routes and populations involved to assess the impact of regional growth on local evacuation times.	No Change	
Policy 6.5	To maintain current evacuation times, the county shall implement Objective 11 of the Coastal Management Element and Objective 17 of the Future Land Use Element and their associated policies relating to no increase in the density of land use within the Coastal High Hazard Area (CHHA).	No Change	
Policy 6.6	The county shall coordinate with the Florida East Coast Railroad (FECRR) and other concerned agencies to ensure that train movements will be stopped during hurricane evacuations.	No Change	
Policy 6.7	The county shall prohibit the location of new adult congregate living facilities, nursing homes, and other similar medical facilities that serve the county's special needs population within the CHHA.	Consolidate	Consolidate with Policy 15.7



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Objective 7: Post-Disaster Recovery and Redevelopment	Consistent with the requirements of Chapter 163, F.S., the county shall have a Local Mitigation Strategy (LMS) as an annex to the Indian River County Comprehensive Emergency Management Plan (CEMP). The LMS shall list and prioritize disaster mitigation projects.	No Change	
Policy 7.1:	Consistent with the CEMP, the county will perform an initial damage assessment, immediately following a natural disaster event, in order to determine the extent of damage and prioritize allocation of recovery resources. If the scope of damage exceeds the county's ability to recover, the county shall declare a local state of emergency, pursuant to Chapter 252, F.S. and County Ordinance# 91-18. Once a local state of emergency has been declared, the county will request assistance from the Florida Division of Emergency Management (FDEM).	No Change	
Policy 7.2:	The county shall continue to maintain its LMS and to implement the short-term and long-term recommendations contained in the LMS.	No Change	
Policy 7.3:	Following a natural disaster, principal structures and uses located east of the County's Dune Stabilization Setback Line (DSSL) which sustain greater than 50 percent of MAI (Member of Appraisal Institute) assessed current market value damage from a naturally occurring storm shall be required to relocate upland of their location and, when possible, west of the DSSL. Prior to reconstruction, principal structures east of the 1987 State Coastal Construction Control Line (CCCL) exhibiting damage from a naturally occurring storm event, greater than 50 percent of MAI assessed market value, shall be required to obtain all applicable permits and comply with all applicable building codes concerning coastal construction.	No Change	
Policy 7.4:	Consistent with National Flood Insurance Program (NFIP) requirements, any structure predating 1989 FEMA Flood Insurance Rate Maps (FIRMs) and located within a flood hazard area that sustains "substantial damage" due to a natural disaster (i.e. repair costs that exceed 50% or more of the building's value) shall be required to be elevated a minimum of six (6) inches above the base flood elevation (BFE), as depicted on current FIRMs.	No Change	
Policy 7.5:	Consistent with NFIP requirements, any proposed "substantial improvement" (i.e. additions, renovations, or modifications that exceed 50% or more of the building's value) to a pre-FIRM structure located within a within a flood hazard area shall be required to be elevated a minimum of six (6) inches above the BFE, as depicted on current FIRMs. The list contained in Annex IV of the CEMP will be used to determine the total value of "substantial improvement."	No Change	
Policy 7.6:	<p>The county shall continue to regulate development and manage natural resources within the Coastal Zone by:</p> <ul style="list-style-type: none"> <li>Continuing to enforce LDR Chapter 932 - Coastal Management, and LDR Chapter 402 - Coastal Construction Code;</li> <li>Preserving flood storage capacity in the 100-year floodplain, in accordance with the policies listed under Objective 5 of the Stormwater Management Sub-Element;</li> <li>Maintaining or reducing land use density allowances in the Coastal High Hazard Area (CHHA) in accordance with the policies under Objective 17 of the Future Land Use Element and Objective 11 of this element;</li> <li>Minimizing beach and dune disturbance in accordance with Coastal Management Element Policy 4.8 and County Code Chapter 932; and</li> </ul> <p>Reviewing, in coordination with the FDEP Bureau of Beaches and Coastal Systems, all emergency seawall permit applications within the unincorporated area of Indian River County and within the City Limits of Vero Beach.</p>	Remove	Addressed in different Objective and in separate policies
Policy 7.7:	Indian River County shall assist the Federal Emergency Management Agency (FEMA) in its Flood Insurance Rate Map (FIRM) modernization project by making local drainage studies available to FEMA and by conducting public information workshops to advise development professionals, as well as the general public, of the floodplain map modernization project.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 7.8:	By 2012, The County shall establish formal procedures in its Local Mitigation Strategy (LMS) to address the removal of marine debris, including boats abandoned in the Indian River Lagoon.	Revise	Remove date and Revise: The County shall establish formal procedures in its Local Mitigation Strategy (LMS) to address the removal of marine debris, including boats abandoned in the Indian River Lagoon.
Objective 8: Public Access	By 2012, the number of public access points to natural resources within the coastal zone of Indian River County, including beaches, the St. Sebastian River, and the shoreline of the Indian River Lagoon, will be increased by a minimum of five public access points.	Revise	Eliminate date and Revise: The number of public access points to natural resources within the coastal zone of Indian River County, including beaches, the St. Sebastian River, and the shoreline of the Indian River Lagoon, will be increased.
Policy 8.1:	Indian River County will participate in the Florida Forever Acquisition and Restoration Council (ARC) program to acquire the remaining undeveloped estuarine wetlands bordering the IRL by providing local funding assistance, and by providing "in-kind" services, such as identifying environmentally-sensitive parcels.	No Change	
Policy 8.2:	Indian River County shall accept donations of shoreline lands suitable to increase public coastal access, provided this acceptance is in the best interest of the county.	No Change	
Policy 8.3:	By 2012, the county shall seek funding from the Florida Inland Navigation District Waterway Assistance Program to construct a boat ramp at the eastern terminus of Gifford Dock Road (a.k.a., 45th Street), on the Indian River Lagoon.	Remove	Policy has been completed
Policy 8.4:	<p>The county shall prohibit the net loss of public access and facilities by:</p> <ul style="list-style-type: none"> <li>requiring any displaced or removed public access to be replaced at a minimum of a one-to-one (1:1) ratio;</li> <li>requiring private property owners to provide public access to beaches which are renourished or enhanced with public funds. This requirement may include provisions for the establishment, relocation or enhancement of public accesses provided that such established, relocated or enhanced accesses will not adversely impact existing residential neighborhoods or adversely impact existing natural resources; and</li> </ul> <p>providing public vehicular parking at more than 50 percent of all new public beach accesses.</p>	Revise	<p>Revise: The county shall prohibit the net loss of public access and facilities by:</p> <ul style="list-style-type: none"> <li>-requiring any displaced or removed public access to be replaced at a minimum of a one-to-one (1:1) ratio;</li> <li>- private property owners will be encouraged to provide public access, through the dedication of private easements, to beaches which are renourished or enhanced with public funds. This requirement may include provisions for the establishment, relocation or enhancement of public accesses provided that such established, relocated or enhanced accesses will not adversely impact existing residential neighborhoods or adversely impact existing natural resources; and</li> <li>- providing public vehicular parking at more than 50 percent of all new public beach accesses.</li> </ul>
Policy 8.5:	By 2015, the county will add a limited beach access facility to the Captain Forster Hammock Preserve oceanfront.	Revise	Revise: The county will add a limited beach access facility to the Captain Forster Hammock Preserve oceanfront.
Policy 8.6:	The county shall provide ongoing assistance to the U.S. Fish and Wildlife Service by emptying trash receptacles and maintaining restrooms at the Pelican Island National Wildlife Refuge.	No Change	
Policy 8.7:	The county will increase passive recreational opportunities on lands acquired through the county's Environmental Lands Program as set forth in Objective 12 of the Conservation Element and the objectives and policies contained in the Recreation and Open Space Element.	No Change	
Objective 9: Historic Resources	Through 2020, there will be no adverse impact to the historic integrity of roads, sites or structures deemed historically or archaeologically significant in Indian River County.	Revise	Remove date Revise: Adverse impacts will be minimized to the historic integrity of roads, sites or structures deemed historically or archaeologically significant in Indian River County.
Policy 9.1:	Consistent with Policy 8.2 of the Future Land Use Element, the county shall continue to use incentives such as transfer of development rights, tax relief, mitigation, and public acquisition to protect and preserve historic and archaeological resources in the Coastal Zone.	Revise	Revise: Indian River County shall use incentives such as transfer of development rights, tax relief, mitigation, and public acquisitions; and penalties such as fines and imprisonment, to protect and preserve historically and archaeologically important resources, consistent with Future Land Use Policy 8.2.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 9.2:	The county shall pursue state and federal funding to acquire and/or to preserve cultural and historic sites recognized as important and/or significant.	Revise	Revise: The County shall pursue state and federal funding to acquire and/or to preserve cultural and historic sites in coastal areas recognized as important and/or significant.
Policy 9.3:	The county shall provide developers with incentives, such as transfer of development rights, tax incentives and others, in return for preserving historic resources.	Revise	Revise: The County shall provide developers with incentives, such as transfer of development rights, tax incentives and others, in return for preserving historic resources in coastal areas.
Policy 9.4:	The county shall require developments which include historical resource sites to submit archaeological surveys prior to commencing construction activities. Developers shall be required to preserve these resources while maintaining a reasonable use of the land.	Revise	Revise: The County shall require developments in coastal areas which include historical resource sites to submit archaeological surveys prior to commencing construction activities. Developers shall be required to preserve these resources while maintaining a reasonable use of the land.
Policy 9.5:	The county shall recognize and properly manage its historical resources by implementing Objective 8 of the Future Land Use Element.	Revise	Revise: The County shall recognize and manage its historical resources by implementing Objective 8 of the Future Land Use Element.
Policy 9.6:	By 2012, the county will develop management plans for the following scenic/ historic roads: Fellsmere Grade, Quay Dock Road, Old Winter Beach Road, and Gifford Dock Road.	Revise	Revise: The County will develop management plans for the following scenic/ historic roads: Fellsmere Grade, Quay Dock Road, Old Winter Beach Road, and Gifford Dock Road.
Objective 10: Infrastructure in the Coastal Zone	Through 2030, the level of service (LOS) for traffic circulation, recreational facilities, stormwater management, and potable water and sewer service in the coastal zone of Indian River County will be consistent with the LOS standards set forth in the concurrency section of the Capital Improvements Element.	Revise	Revise: Through 2040, the level of service (LOS) for traffic circulation, recreational facilities, stormwater management, and potable water and sewer service in the coastal zone of Indian River County will be consistent with the LOS standards set forth in the concurrency section of the Capital Improvements Element.
Policy 10.1:	The county shall identify and assess all infrastructure located within the CHHA to determine its vulnerability. This vulnerability assessment will be based on data from FIRMs, The Arbiter of Storms (TAOS) computer model, and the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) map. Any decision to abandon or relocate infrastructure outside the CHHA following a natural disaster will be based on a benefit-cost analysis of vulnerable infrastructure. This benefit-cost analysis will be included in the Local Mitigation Strategy, once completed.	No Change	
Policy 10.2:	The county shall coordinate with all state and federal agencies in the funding and implementing of beach stabilization projects.	Remove	Move to Objective 4
Policy 10.3:	Indian River County shall permit the utilization of local funds for shoreline stabilization and beach renourishment projects. Priority shall be given to those projects which demonstrate the best benefit-cost ratio while having the least impact to the offshore reef, and the nearshore beach and dune ecological communities.	Remove	Move to Objective 4
Policy 10.4:	The county shall not allow new underground storage tanks or septic facilities to be located oceanward of the county's Dune Stabilization Setback Line (DSSL).	No Change	
Policy 10.5:	The county shall maintain the standards, phasing and funding of infrastructure in the coastal zone, as set forth in the Transportation Element, and the Natural Groundwater Aquifer Recharge, Sanitary Sewer, Potable Water and Stormwater Management Sub-Elements of the Indian River County Comprehensive Plan.	No Change	
Objective 11: Limit Densities in the Coastal High Hazard Area (CHHA)	Through 2030, there will be no increase in the density of land use within the Coastal High Hazard Area.	Revise	Revise date through 2040

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 11.1:	Lands acquired by the county under its Environmental Lands Program shall include property located within the Hurricane Vulnerability Zone (HVZ). This land shall be used for either natural resource conservation, passive recreation or both.	No Change	
Policy 11.2:	Within the CHHA, the county will not make infrastructure improvements to accommodate development more intense than allowed by the comprehensive plan.	No Change	
Policy 11.3:	The county shall utilize all applicable state and federal regulations and the appropriate objectives and policies of the Indian River County Comprehensive Plan to limit public and private development in the CHHA.	No Change	
Objective 12: Boating Safety and Law Enforcement	Through 2015, the annual boating accident rate in Indian River County will be at or below the 1995 baseline rate of 131 accidents per 100,000 registered boaters. Furthermore, there will be no incidence of watercraft-related human fatalities.	Revise	Revise date through 2040; update data including year as available
Policy 12.1:	<p>"By 2010, the county shall request that the FWC adopt the following speed zone amendments for Indian River County:</p> <ul style="list-style-type: none"> <li>• Gifford Cut: Extend the "unregulated" speed zone north toward Channel Marker 127;</li> <li>• Wabasso Causeway: Establish a year-round slow speed zone within 300 feet of the western shoreline of Wabasso Island, continuing 300 feet north and south of Wabasso Causeway (C.R. 510); and</li> <li>• Create a 400-foot "Idle Speed" zone, within the ICW, centered under each bridge over the Indian River Lagoon; and</li> </ul> <p>Eliminate the "Slow Speed" zone in the ICW north of the Barber Bridge (SR 60). "</p>	Remove	
Policy 12.2:	The County shall provide ongoing support for the Vero Beach Power Squadron's and the Vero Beach Coast Guard Auxiliary's educational and voluntary marine patrol operations by providing in-kind services and assistance in applying for grant funding for program operations.	No Change	
Objective 13: Education/Public Awareness	By 2010, informational kiosks displaying manatee protection practices, safe boating practices, and the designated speed zones of the inland waters of the county will be installed at all public boat ramps in Indian River County.	Revise	Remove year; Revise: Informational kiosks displaying manatee protection practices, safe boating practices, and the designated speed zones of the inland waters of the county will be installed at all public boat ramps in Indian River County.
Policy 13.1:	By 2010, the county shall obtain funding from the FIND and the FWC to construct informational kiosks at boat ramps and other strategic locations, such as fishing piers.	Revise	Revise: The County shall obtain funding from the FIND and the FWC to construct informational kiosks at boat ramps and other strategic locations, such as fishing piers.
Policy 13.2:	The county, in cooperation with the FWC, USFWS, FIND, and the ELC, will distribute manatee awareness and boating safety materials to local boaters at the time of yearly boat registration and other appropriate locations such as marinas, bait and tackle shops, and public parks.	No Change	
Policy 13.3:	By 2010, the county shall initiate a monofilament line recycling program by placing marked collection receptacles at boat ramps, marinas, bridges, and strategic locations.	Revise	Revise: The County shall initiate a monofilament line recycling program by placing marked collection receptacles at boat ramps, marinas, bridges, and strategic locations.
Policy 13.4:	All existing and new boat facilities (public and private) shall be required to post manatee awareness signs.	No Change	
Policy 13.5:	By 2010, all rental vessels, including personal watercraft, in Indian River County shall be required to display stickers or plasticized cards with boating safety and manatee protection information.	Revise	Revise: All rental vessels, including personal watercraft, in Indian River County shall be required to display stickers or plasticized cards with boating safety and manatee protection information, to the greatest extent practicable.
Objective 14: Manatee	Through 2015, the annual number of manatee mortalities in Indian River County shall be no more than five (5), excluding unusual events such as red tide or disease outbreaks. Of these annual mortalities, no more than one (1) mortality shall be watercraft-related.	Remove	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Protection Measures			
Policy 14.1:	The county, in cooperation with the City of Vero Beach Utilities Department and the FWC Bureau of Protected Species Management will ensure that disruptions to outflow, and/or inadequate temperatures to sustain manatees during winter are minimized, and that all necessary precautions to minimize hazards at the power plant are initiated.	Remove	
Policy 14.2:	The county shall continue to assist the Indian River Mosquito Control District to identify and retrofit any remaining culverts or pipes that pose a threat of manatee entrapment.	Remove	
Objective 15: Sea Level Rise Adaptation Strategies	Through 2060, the County shall adopt, implement, and pursue strategies that increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of sea level rise.	Revise	Remove date; Revise: The County shall adopt, implement, and pursue strategies that increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of sea level rise.
Policy 15.1:	By 2022, Public properties and infrastructure, including but not limited to water and wastewater facilities, stormwater systems, roads, bridges, governmental buildings, hospitals, coastal wetlands, transit infrastructure and other public assets that may be at risk to sea level rise impacts shall be identified. Based on risk inventory findings, resiliency improvements and relocation of infrastructure shall be considered as part of capital improvement plans, where warranted.	Revise	Revise: Public properties and infrastructure, including but not limited to water and wastewater facilities, stormwater systems, roads, bridges, governmental buildings, hospitals, coastal wetlands, transit infrastructure and other public assets that may be at risk to sea level rise impacts shall be identified. Based on risk inventory findings, resiliency improvements and relocation of infrastructure shall be considered as part of capital improvement plans, where warranted.
Policy 15.2:	During major evaluations and overall updates to the comprehensive plan, the best available data and sea level rise projections such as those made by the United States Army Corps of Engineers, National Oceanic and Atmospheric Association, and the Southeast Florida Regional Climate Change Compact, shall be taken into consideration when evaluating or updating policies related to sea level rise.	No Change	
Policy 15.3:	Beginning in 2022, and every 5 years thereafter, the County shall review the best available data on local sea level rise projections and County sea level rise inundation maps and shall update inundation maps and related analysis, as warranted.	Revise	Revise: The County shall review the best available data on local sea level rise projections and County sea level rise inundation maps and shall update inundation maps and related analysis, as warranted.
Policy 15.4:	The County shall coordinate with local municipalities regarding sea level rise adaptation and mitigation measures.	No Change	
Policy 15.5:	The County hereby adopts the Coastal High Hazard Area (CHHA) as an “Adaptation Action Area” (AAA) as defined in this Coastal Management Element to identify the geographic areas most vulnerable to the impacts of projected potential sea level rise and most appropriate for mitigation measures and resiliency improvements. Furthermore, the County shall apply this Element’s Objective 5 CHHA policies to limit public infrastructure expenditures within the AAA.	No Change	
Policy 15.6:	By 2023, the County shall re-evaluate flood zone requirements and mitigation strategies within the AAA.	Revise	Revise: The County shall review the best available data on local sea level rise projections and County sea level rise inundation maps and shall update inundation maps and related analysis, as warranted.
Policy 15.7:	The County shall prohibit location within the AAA of new adult congregate living facilities, nursing homes, and other similar facilities that serve special needs populations.	Revise	Revise: The county shall prohibit the location of new adult congregate living facilities, nursing homes, and other similar medical facilities that serve the county’s special needs population within the CHHA and AAA.
Policy 15.8:	No increase in land use designation density shall be approved by the County for properties that lie within the AAA.	Remove	



# Recreation and Open Space Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	It is the goal of Indian River County to provide a recreation and open space system which meets the needs of all residents of the county, is accessible to all residents of the county, and maximizes the county's physical, cultural and historical resources.	No Change	Could also add "that capitalizes on the County's various environments (i.e., coastal, rural, habitats, etc.)"
Objective 1: Adequate Parklands and Recreation Facilities	Through 2030, adopted recreation levels-of-service will be maintained to ensure that adequate parklands and recreation facilities are available and accessible for public use.	Revise	Update for new planning horizon.
Policy 1.1:	The county hereby adopts a recreation level-of-service standard of 6.61 recreation acres per 1,000 permanent population plus weighted seasonal population.	Revise	Revise as deemed appropriate by the County; no uniform standard. 1 park per 3,132 residents is the NRPA standard. Consider comparing to communities of a similar size and character.
Policy 1.2:	For level-of service purposes, the county shall measure parkland acres per 1000 population by summing the total county owned park acreage and dividing by the current estimate of unincorporated county permanent population, plus weighted seasonal population.	Revise	Remove seasonal population. Per Staff, the population is becoming more stable throughout the year.
Policy 1.3:	The county shall maintain its concurrency management system, which allows proposed developments only if there is sufficient parkland to serve the proposed development.	Revise	Consider adding Proportionate Share
Policy 1.4:	The county hereby adopts the facility standards identified in Table 10.1 as guidelines to be used in developing parklands.	Revise	May consider alternative parks/facilities and their standards including "non-specific" facilities which can be used for multiple events based on Visioning Plan/comments above
Policy 1.5:	By 2018, the county shall complete a needs analysis of its recreation services. This analysis will include an assessment of the type of parks and facilities needed in Indian River County, the quantity of facilities needed, the location where those facilities are needed, the current use of facilities, and a comparison of county needs to national standards for recreation services, and unique local conditions relevant to recreation services.	Remove	
Policy 1.6:	By 2018, the Recreation Department shall evaluate the existing user fee structure and include full cost recovery for adult programs.	Revise	Revise date to at a minimum 2024
Policy 1.7:	By 2017, the Recreation Department shall revise its fee structure for county recreational programs and reservation of county park facilities to include a surcharge for out of county residents.	Consolidate	Consolidate with Policy 1.6
Policy 1.8:	By 2018, the Recreation Department shall evaluate the current per capita expenditure in the north and south areas (with S.R. 60 as a dividing line) and utilize the collected data to guide placement of needed park facilities in each area.	Remove	Repetitive with Policy 1.5
Policy 1.9:	By 2018, the Recreation Department shall evaluate new funding options, including privatization and partnerships.	Revise	Generalize - "The Division shall seek and consider a wide variety of funding and revenue options including public-private partnerships, grants, selling facility naming rights, selling concessions...."
Policy 1.10:	By 2017, the Recreation Department shall evaluate new revenue opportunities such as facility naming rights, beach and park concessions, and others.	Consolidate	Consolidate with Policy 1.9
Policy 1.11:	By 2018, the Recreation Department shall evaluate the feasibility of creating a foundation to develop and receive donations for parks capital and infrastructure needs.	Revise	"The Division may establish a system to receive donations for parks capital and infrastructure needs." also update date
Policy 1.12:	The county shall continue to charge park and recreation impact fees to fund a portion of the park system's capital budget needs.	No Change	



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 1.13:	The Recreation Department shall continue to apply user fees for those facilities and programs where the benefit is quantifiable and where the fee can be effectively implemented.	Revise	Consider word choices – charge user fees or similar. Update department name where it occurs to “Parks, Recreation, & Conservation Department”
Policy 1.14:	The county shall, as part of its user fee program, develop a method to subsidize recreation user fees for low-income residents so that there will be minimal effects of user fees on participation at sites or programs.	No Change	Could also consolidate with Policy 1.5
Policy 1.15:	The county shall identify state and federal recreation grant programs. When applicable, the county shall apply for available grant funds, for recreation facility or program funding.	No Change	
Policy 1.16:	The county shall maintain land development regulations that require certain planned residential development projects to provide recreation areas and facilities that meet the county’s recreation level-of-service standards.	No Change	
Objective 2: Parklands in the South District	By 2020, the county will have 461 acres of parkland south of S.R. 60.	Revise	Addressed in Policy 1.B; modify language "The County will continue to develop parkland south of S.R. 60 to meet area needs." Incorporate under Master Plan objective (see recommendation in Policy 1.5).; also recommend removing the specific acreage which may conflict with population especially if the population is disproportionately located elsewhere. If desire to keep then "strive to acquire..."
Policy 2.1:	By 2018, the county will, based on funding availability, complete remaining improvements identified in the South County Regional Park Master Plan.	Remove	Will be addressed with Master Plan
Policy 2.2:	The county shall, based on funding availability, include active recreation facilities such as baseball fields, basketball courts, tennis courts, jogging trails, swimming pools and others in its future south county parks if those facilities are consistent with the 2012 updated south county regional park master plan.	Revise	Incorporate under Master Plan objective. "The County shall prepare a Recreation Master Plan to analyze needs and guide development...". Move policies related to master planning under this new objective.  Will the master plan have a subsection focused on South District? incorporate this plan by reference and expand the reference to include author
Policy 2.3:	The county shall give parkland acquisition priority to the area south of SR 60, west of 43rd Avenue.	Revise (minimal)	
Objective 3: Parkland Development	By 2020, the county will have developed at least 65 percent of its currently undeveloped existing park acreage.	Revise	Establish this objective in future Parks Master Plan.
Policy 3.1:	By 2020, the county shall complete phase II of the Treasure Shores Park.	Remove	Not relevant
Policy 3.2:	By 2018, the county shall develop a new master plan for the fairgrounds, indicating needed facilities and necessary structures.	Revise	Incorporate into Master Plan Objective and Policies
Policy 3.3:	The county shall add facilities to existing parks having undeveloped area. Some parkland will remain undeveloped for a variety of reasons, including environmental, regulatory, and aesthetics.	Remove	
Policy 3.4:	By 2018, the Recreation Department shall update the North County Regional Park and the South County Regional Park Master Plans.	Revise	See comment Policy 3.2
Objective 4: Access to Parklands and Recreation Facilities	Throughout the time horizon of the plan, all new parks and recreational facilities will be located near population centers and will be handicap accessible.	Revise	Strike "handicap". Consider "universally" in its place. also need to be mindful that lands near the population centers may not be feasible and or could be addressed through a joint agreement with the respective City(s) especially if those areas (population centers) are in close proximity to city boundaries.
Policy 4.1:	The county shall continue to design all new parks and recreational facilities to provide barrier-free access.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 4.2:	The county shall locate new park facilities in close proximity to the population to be served based upon service radius for different park types.	No Change	
Policy 4.3:	The county shall provide vehicular, pedestrian, and bicycle access consistent with the Bikeway/Sidewalk Development Plan to all county owned parks in conjunction with park development.	Revise	Revise to "multimodal access"
Objective 5: Access to Natural Resources	Through the time horizon of the plan, the current 57 access points to the county's major water resources, including the Atlantic Ocean, Indian River Lagoon, St. Sebastian River, and freshwater lakes, will be maintained.	Revise	Additional information to be provided per Master Plan; will update post Plan or update to provide cross reference from this Plan to the Parks Master Plan
Policy 5.1:	The county shall use beachfront and riverfront lands that have been acquired through the county's Environmental Lands Acquisition Program for public access to the county's major natural water resources.	No Change	
Policy 5.2 :	The county hereby designates the Indian River Lagoon, the St. Sebastian River, and associated coastal resources as a greenway (a.k.a. "blueway") and waterway trail system. Consistent with Policy 8.1 of the Coastal Management Element, Indian River County will participate in the Indian River Lagoon "Blueway" Florida Forever (f.k.a. "Conservation and Recreation Lands") project to acquire and provide passive recreational access to coastal resources bordering the Indian River Lagoon by providing local funding assistance, and by providing "in-kind" services, such as identifying environmentally-sensitive parcels.	No Change	Good policy
Objective 6: Recreation Programs	Through the time horizon of the plan, at least 142 recreation programs per year will be provided.	Revise	Revise and use Master Plan to identify target number of programs
Policy 6.1:	The county shall provide supervised recreation activities at all appropriate park sites.	Remove	Address per Master Plan and service delivery
Policy 6.2:	<p>The county may allow private leisure and recreation groups to use park areas for recreation programs and activities provided that the following conditions are met:</p> <ul style="list-style-type: none"> <li>• The area of the park to be used must not currently be in use by the general public or designated for future use on the park master plan;</li> <li>• A lease specifying duration of use, characteristics of use, insurance requirements, and other applicable conditions must be executed by the Board of County Commissioners;</li> <li>• A site plan or temporary use permit must be approved by the planning department;</li> <li>• Any improvements made to the leased site must be done and paid for by the lessee with the improvements conveying to the county when the lease expires.</li> </ul>	Revise	Conditions are more appropriate in code
Policy 6.3:	By 2018, the Recreation Department shall conduct a survey to determine the demand for existing recreational programs and to prioritize demand for new programs.	Revise	To be accomplished and additional detail in Parks Master Plan
Policy 6.4:	The Recreation Department shall annually identify CORE recreation programs, and services as part of its annual budget request.	Revise	Remove or revise: "The Division shall consider recreation programs and services as part of its annual budget request."
Policy 6.5:	By 2018, the Recreation Department shall establish an automated recreational program system which allows users to reserve park facilities or to sign up for recreation programs online.	Revise	Online system appears to be functioning; can move to "monitor and maintain" and remove the year reference
Policy 6.6:	The Recreation Department shall formalize multi-year agreements with all long-term user groups for utilizing county's public recreation facilities.	No Change	This is a good policy
Policy 6.7:	The Recreation Department shall coordinate with the IRC school district to structure an agreement for public access to school recreational facilities.	Remove	It is understood the School District does not allow open public access. According to staff, County has agreement with schools to use specific facilities for programs/activities. Remove here and noting under Obj 8.
Policy 6.8:	The County shall manage the county's shooting range to make it available to all county residents.	Remove	Not a requirement of the Comprehensive Plan; could (should) be part of the County's Parks Master Plan and Parks Policies (not comp plan).

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Objective 7: Open Space	Through the time horizon of the plan, there will be no decrease in the amount of publicly-owned or publicly-controlled open space within the county.	Revise	Need to clarify, through the Master Plan, total acres available, etc. Also difficult to control and could add language, etc, to strive to increase acreage.
Policy 7.1:	The county shall acquire those environmentally sensitive areas programmed for acquisition in the conservation element of this plan. These areas will be used as open space, passive recreation areas, and historical sites, as appropriate.	No Change	
Policy 7.2:	<p>The county hereby designates the following roadways as scenic/historic roads:</p> <ul style="list-style-type: none"> <li>• Jungle Trail (management plan developed)</li> <li>• Fellsmere Grade (management plan drafted)</li> <li>• Quay Dock Road</li> <li>• Old Winter Beach Road</li> <li>• Gifford Dock Road</li> </ul>	Revise	Confirm cross reference and listing with Transportation Element;
Policy 7.3:	By 2015 the county shall develop management plans for each of the scenic/historic roads. These management plans shall provide for the protection of open space resources adjacent to these roads and shall designate areas suitable for open space acquisition. These roads will be used as access ways, open space, and corridors incorporating passive and active recreational activities while maintaining their primary historical importance.	Revise	See previous comment; consider removing due to Transportation Element language
Policy 7.4:	<p>Consistent with the Transportation Element, the county shall acquire sufficient right-of-way for future roads to provide additional green (open space) areas by:</p> <ul style="list-style-type: none"> <li>• Using rural cross sections including grassed swales unless precluded by physical constraints;</li> <li>• Providing for grassed and landscaped medians on divided roadways where conditions allow; and</li> <li>• Designing roadways to provide for grassed and landscaped roadway-recovery areas.</li> </ul>	No Change	
Policy 7.5:	The county, through its land development regulations, shall continue to apply its open space definitions and standards as reflected in this element.	No Change	
Policy 7.6:	The county shall, through its land development regulations, continue to specify minimum open space requirements by land use type.	No Change	
Policy 7.7:	The county shall, through its land development regulations, continue to require the recording of conservation easements for all environmentally sensitive areas from which density is transferred, and other such areas that are to be maintained as open space.	No Change	
Objective 8: Intergovernmental Coordination	By 2011, the county will have agreements with municipalities for county-wide programs and for special events that impact other jurisdictions.	Revise	Remove date and rewrite as objective as opposed to policy language
Policy 8.1:	The county shall continue to coordinate with the St. Johns River Water Management District through representation on the district's regional recreation advisory committee.	Remove	
Policy 8.2:	<p>To enhance recreation opportunities, the county shall coordinate with and support state and federal agencies in their land acquisition programs by:</p> <ul style="list-style-type: none"> <li>• Compiling information;</li> <li>• Conducting site analyses;</li> <li>• Contacting owners; and</li> <li>• Providing staff assistance.</li> </ul>	No Change	
Policy 8.3:	By 2011, the county shall coordinate with the school board to exchange the county's 16th Street complex for an equal value regional park property within the unincorporated area of the county.	Remove	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 8.4:	The county Recreation Department's staff shall meet with municipalities' staff as needed for the provision of countywide programs and for special events.	Revise	Agreed incorporate into agreement. Then generalize for intergovernmental coordination.
Objective 9: Arts and Cultural Programs	By 2012, the county will have a comprehensive cultural plan for the county (this plan will be developed by the Cultural Council of Indian River County (CCIRC)).	Revise	Revise/remove dates in Objective and corresponding policies Recommended language: The County shall consider the Cultural Council of Indian River County (CCIRC) as the county's designated cultural agency.
Policy 9.1:	By 2012, the county shall participate with the Cultural Council of Indian River County in developing a comprehensive cultural plan for the county and shall encourage public/private partnerships, as appropriate.	Revise	See previous comment
Policy 9.2:	The County shall, when possible, support cultural and heritage activities by providing financial support through tourist tax revenue.	No Change	
Policy 9.3:	The County shall cooperate with the CCIRC to establish a program for art in public places. This will involve the coordination, administration and display of loaned, local artwork in appropriate public buildings and open spaces.	No Change	
Policy 9.4:	The County shall support the sale of the "State of the Arts" License plates promoted by the Cultural Council of Indian River County. The CCIRC, as the County's designated Local Arts Agency, will receive and dispense funds related to the sales of the Arts License Plates, as required.	Remove	Vague on dispensing, etc. Not necessarily appropriate in this Plan
Policy 9.5:	"The County shall consider the Cultural Council of Indian River County (CCIRC) as the county's designated cultural agency. As such, the Cultural Council shall represent the various arts and culture groups in the County, serving as a liaison for all cultural requests to the county. In so doing, the Cultural Council may annually submit a funding request to the county on behalf of the county's arts and culture organizations. That funding request shall include the following information:	Revise	Remove first sentence and put as objective.
Policy 9.6:	Through the Cultural Council, the County shall support cultural and heritage organizations' applications for state, federal and private foundation grants. The county's support may include providing customized demographic information, leveraging the County's grant eligibility, providing letters of support, and providing other support as appropriate.	No Change	
Policy 9.7:	The county shall assist the Cultural Council with the dissemination of a calendar of cultural events in Indian River County prepared by the CCIRC. This assistance will involve making information available at government facilities.	No Change	
Policy 9.8:	The county will assist the Cultural Council in providing avenues for nonprofit and artist networking such as: A. Providing workshops, seminars and one-on-one assistance for cultural organizations, artists and educators to enhance their effectiveness, viability and long-term survival. B. Promoting the use of its web-based tools to support and facilitate business transactions within the cultural community. C. Providing opportunities for cultural leaders of all kinds to meet and learn from each other, creating networks that foster collaboration and cooperation.	No Change	
Policy 9.9:	The Board of County Commissioners shall, upon request by the CCIRC, designate October of each year as National Arts and Humanities month.	Revise or remove	Not necessary in the Plan

# Intergovernmental Coordination Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	It is the goal of Indian River County to have an effective intergovernmental coordination system to ensure consistency among local, regional, state, and federal plans and policies, to identify and resolve conflicts, and to promote cooperation regarding implementation of growth management plans within Indian River County.	No Change	
Objective 1: Coordination Among All Local Plans	Through the time horizon of the plan, there will be no inconsistencies or conflicts between the county's comprehensive plan, the plans of municipalities within the county, the plans of adjacent counties, the plans of the school board, and the plans of other units of local government providing services but not having regulatory authority over the use of land.	Revise	Inconsistencies and conflicts may occur despite best efforts. This mechanism should act as a way to work through them.
Policy 1.1:	The county shall utilize the Treasure Coast Regional Planning Council's and the Department of Community Affairs review and comment process for comprehensive plan and plan amendment proposals of other local governments in order to ensure consistency between the County Comprehensive Plan and the local comprehensive plans of municipalities within the county, and the comprehensive plans of Brevard, St. Lucie, Okeechobee, and Osceola counties.	Revise	Change DCA to FloridaCommerce (fka DEO)
Policy 1.2:	The county shall continue to utilize the Comprehensive Plan Technical Advisory Committee to provide coordination between Indian River County planning activities and the planning activities of the municipalities within the county.	Consolidate	Consolidate to policy 1.5 eliminate group
Policy 1.3:	By, 2012, the county shall establish interlocal agreements with all municipalities, requiring that applications for changes in land use or zoning for areas located within 500 feet of corporate boundaries be referred to the affected agency (city or county) for staff review and comment prior to any changes in land use or zoning are adopted.	Revise	Eliminate year, keep as a goal. The County shall continue to support....
Policy 1.4:	The county shall use the mediation and dispute resolution procedures of the Treasure Coast Regional Planning Council when interjurisdictional incompatibilities are identified.	No Change	
Policy 1.5:	The county shall coordinate planning activities mandated by the various elements of its comprehensive plan with plans and activities of other governmental entities.	No Change	
Policy 1.6:	The county shall review proposed comprehensive plan amendments and evaluation and appraisal reports submitted by adjacent counties and municipalities within Indian River County.	No Change	
Policy 1.7:	By 2012, the county shall contact the staffs of the municipalities in the county and the adjacent counties to develop joint notification and plan review procedures.	Revise	Based on available information, quarterly meetings occurring; modify language to reference continue to meet...
Policy 1.8:	<p>To ensure coordinated management of the Indian River Lagoon, the county shall continue active participation with the Indian River Lagoon National Estuary Program (IRLNEP) by:</p> <ul style="list-style-type: none"> <li>• Providing information to the IRLNEP on environmental issues related to land development;</li> <li>• Participating in meetings of the IRLNEP.</li> </ul> <p>The county will continue coordination with the SJRWMD on the SWIM plan and with other agencies that regulate the Indian River Lagoon. The county will continue to coordinate with the SJRWMD on the SWIM plan by:</p> <ul style="list-style-type: none"> <li>• Applying for SWIM funds for implementation of programs designed to improve surface water quality;</li> <li>• Submitting regular reports to the SJRWMD on progress of the programs.</li> </ul> <p>The county will continue to coordinate drainage related issues with the municipalities in the county and the 298 drainage districts by implementing policies of the drainage sub-element.</p>	Move	Move language to Coastal Element
Policy 1.9:	By 2011, the county shall enter into an agreement with the Fellsmere Farms Water Control District to ensure access to and use of the water control district's canal/road right-of-ways by adjacent property owners and to establish maintenance responsibilities for the access roads.	Revise	Update target year; if completed, note and change to "monitor" or similar to show ongoing review and coordination



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 1.10:	The county shall conduct joint meetings with other jurisdictions, as needed for siting of facilities with countywide significance, including locally unwanted land uses, such as solid waste disposal facilities.	No Change	
Policy 1.11:	By 2015, county staff shall coordinate with the staffs of local municipalities and adjacent counties and prepare a report identifying inconsistencies and conflicts between the county plan and each local plan and identify ways to resolve inconsistencies and conflicts.	Revise	Eliminate year but continue to support policy.
Policy 1.12:	The county shall request that the legislature prohibit the sale of conservation land by water management districts unless the land sale is approved by the local government in whose jurisdiction the land is located.	Remove	Aspirational and lacking accountability.
Objective 2: Coordination of Level of Service Standards	By 2015 the county will have an adopted formal mechanism for coordination of adopted comprehensive plan level-of-service standards with municipalities, adjacent counties, the region, and the state.	Revise	Completed. Update to “maintain”.
Policy 2.1:	On an annual basis, the county shall review revisions to the State Comprehensive Plan and the Strategic Regional Policy Plan and subsequently amend the Indian River County Comprehensive Plan, as needed.	No Change	
Policy 2.2:	By 2011, the county shall compare its comprehensive plan level-of-service standards with the level of service standards adopted by the municipalities within the county and meet with municipal staff to discuss the possibility of developing countywide level-of-service standards.	Remove	Assume this is occurring with quarterly meetings between staff; if not, retain and update date and provide new target
Policy 2.3:	The county shall utilize its existing review and permitting process 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 county.	No Change	
Policy 2.4:	The county utilities department shall approve potable water concurrency for new projects only when adequate water supplies and potable water facility capacity are available to accommodate new development project demand.	Remove	Move to Potable Water sub-element
Policy 2.5:	The county shall not issue a building permit for any project that is served by the City of Vero Beach utilities department until the city notifies the county that adequate water supplies and potable water facility capacity are available.	No Change	
Policy 2.6:	The county utilities department will participate with the SJRWMD in the development of the SJRWMD’s Water Supply Assessment and District Water Supply Plan and other water supply development-related initiatives by reviewing and commenting on the SJRWMD’s assessment reports and by implementing recommendations of the SJRWMD’s water supply plan.	Revise	Per the SJRWMD, revise to: “The county utilities department will participate with the SJRWMD in the development of the SJRWMD’s Water Supply Assessment and <del>District</del> Regional Water Supply Plan and other water supply development-related initiatives by reviewing and commenting on the SJRWMD’s assessment reports and by implementing recommendations of the SJRWMD’s water supply plan.”
Policy 2.7:	Prior to 2011, the County will coordinate with the City of Vero Beach and the Town of Indian River Shores to prepare a financial analysis of options related to the possibility of consolidation of utility services. This analysis may consist of, but is not limited to: the possibility of the County serving utilities to the Town of Indian River Shores, currently served by the City of Vero Beach and the Unincorporated area of the South Barrier Island, currently served by the City of Vero Beach, full consolidation of the City of Vero Beach Utility with the Indian River Co. Utility or making no changes in the existing utility service areas. Based on the results of a financial analysis of the various service options, the Board of County Commissioners will consider implementing the results that show the best financial and operational benefits. The county shall also review its agreement with the City of Vero Beach for provision of electricity to portions of the unincorporated county to determine the best available option for the unincorporated county residents being currently served by the City.	Revise	Update / remove target year; remove specificity



GOP Number	GOP Language	Recommended Action	Comments/Rationale
Objective 3: Impact of Development in Other Jurisdictions	By 2012, the county will have an established formal coordination mechanism with municipalities and adjacent counties to ensure that development in one jurisdiction does not adversely affect the adequacy of public facilities and services in other jurisdictions.	Revise	Similar to Policy 1.3; remove target year and update to “determine feasibility” instead of “will have” etc
Policy 3.1:	The county shall maintain its concurrency management system to ensure the availability of public facilities and services needed to support development concurrent with the impact of such development in the unincorporated areas.	Revise	Add target year.
Policy 3.2:	By 2012, the county shall identify all facilities and services which can be affected by the plans and developments in other jurisdictions and monitor facility and service capacity through multi-jurisdictional coordination.	Revise	Revise target year
Policy 3.3:	By 2012, the county shall enter into interlocal agreements with the municipalities within the county to exchange information and to coordinate the timing, location, and capacity of public facility improvements to ensure that required services will be available when needed and economically feasible.	Revise	Revise target year
Policy 3.4:	The county shall notify the Treasure Coast Regional Planning Council of development proposals likely to affect other local governments in the region.	No Change	
Policy 3.5:	The county shall maintain the level of service standards set in various elements of the comprehensive plan and notify other local governments of the level-of-service standards.	Move	Move to Objective 2
Policy 3.6:	<p>By 2012, the county shall enter into a formal coordination agreement with adjacent counties and the municipalities in Indian River County to identify joint planning areas (JPA) and to address the following areas:</p> <ul style="list-style-type: none"> <li>• Improvement in communication between the county and various local, regional, and state agencies</li> <li>• Identification of local and regional resources</li> <li>• Identification of activities having extra-jurisdictional impact</li> <li>• Identification of locally unwanted land uses</li> <li>• Identification of expected impacts</li> <li>• Notification of affected jurisdictions</li> <li>• Development of measures to mitigate impacts</li> <li>• Development of a process to resolve disputes</li> </ul>	Remove	Per County Staff, Remove.
Objective 4: Coordination of Annexation Areas	By 2020, the number of enclave areas in the county will be reduced by fifty percent (50%) compared to the 2008 number.	Revise	The County will continue to reduce the number of enclaves within Indian River County.
Policy 4.1:	The county shall continue to work with the municipalities within the county to develop and adopt an Interlocal Service Boundary Agreement (ISBA).	Remove	Per County Staff, Remove.
Policy 4.2:	The county, through coordination with municipalities within the county, shall ensure that future annexation will not create enclave areas.	No Change	
Policy 4.3:	By 2010, the county shall identify and inventory parcels, owners, and existing uses of enclaves.	Revise	Eliminate or update target year; should maintain active database of enclaves
Policy 4.4:	By 2011, the county shall notify enclave landowners of annexation procedures and assist them in requesting annexation in appropriate municipalities.	Revise	Eliminate or update target year; if already accomplished may want to consider contacting on a biannual or similar”
Policy 4.5:	The county shall prepare an annual report on enclave annexation results.	No Change	
Objective5: Coordination with School Board	Through the time horizon of the plan, the county, municipalities, and the school board shall maintain a formal agreement for sharing information, for coordinating plans and projects, for implementing school concurrency, for planning infrastructure improvements, for siting school facilities, and for co-locating facilities.	Revise	Cross reference with Schools Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 5.1:	The county's Land Development Regulations shall allow schools within all residential, commercial (excluding the heavy commercial district), planned development, and agricultural zoning districts. School sites within the agricultural zoning districts will be limited to mixed use projects and traditional neighborhood design projects or to school sites outside but contiguous to the Urban Service Area boundary.	No Change	
Policy 5.2:	Within its residential districts, the county shall designate sufficient lands to accommodate the projected needs for schools.	Revise	Cross reference to FLU; "Within any applicable district"
Policy 5.3:	The county shall notify the school board of all proposed residential development projects as a part of the review process for school concurrency.	No Change	
Policy 5.4:	The county and school board shall share data on a regular basis.	No Change	
Policy 5.5:	The county shall obtain school board input on proposed sidewalk and road construction projects.	Revise	"The County shall coordinate...."
Policy 5.6:	The county and school board jointly will determine the consistency of proposed school sites and proposed school development projects with the comprehensive plan, as early in the design phase as possible.	No Change	
Policy 5.7:	The county and school board will hold joint meetings as needed.	No Change	
Policy 5.8:	The county and school board shall maintain and implement the 2008 Interlocal Agreement for Coordinated Planning and School Concurrency.	No Change	
Policy 5.9:	<p>The county shall review site plans for school development projects consistent with the development standards identified in Ch. 163, F.S., Ch. 1013 F.S., and the 2008 Interlocal Agreement for Coordinated planning and School Concurrency. Site plan review for school projects shall include but not be limited to:</p> <ul style="list-style-type: none"> <li>• compatibility with the surrounding properties</li> <li>• environmental concerns</li> <li>• health, safety, and welfare concerns</li> </ul> <p>With respect to compatibility, the following standards shall apply:</p> <ul style="list-style-type: none"> <li>• Schools will be designed to minimize adverse traffic impacts on adjacent properties.</li> <li>• Outside lighting will be designed to shield adjacent properties from school light sources.</li> <li>• Play areas, athletic areas and other outside areas will be designed to limit noise impacts on adjacent properties.</li> <li>• School buildings will be designed to complement the surrounding area in terms of height, bulk, landscaping, and architectural design.</li> <li>• Vegetative buffers, open space areas, and setbacks may be used to mitigate potential compatibility problems.</li> </ul>	Revise	<p>Initial language is acceptable; consider moving 2<sup>nd</sup> half of the policy to the code or similar.</p> <p>Staff additionally requested removal of specific CH references and the year 2008.</p>
Objective 6: Coordination of New Dredge Spoil Disposal Sites	Through the time horizon of the plan, the county will maintain sufficient designated dredge spoil disposal sites.	No Change	
Policy 6.1:	The county shall coordinate with the navigation and inlet districts and other appropriate state and federal agencies and the public in identifying dredge spoil disposal sites.	No Change	
Policy 6.2:	The county shall utilize the dispute resolution process of the coastal resource interagency management committee to resolve conflicts between the county and public agencies seeking a dredge spoil disposal site.	No Change	

# Public School Facilities Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	Indian River County shall have 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.		<p>General Comment for This Element – upon amendment or adoption of a new Schools Long Range Plan or similar, policies within this Element will need to be updated for consistency.</p> <p>Planning Periods and references to Plans should be updated.</p>
Objective 1	Throughout the planning period (2010 – 2030), there will be no deficiencies within the Indian River County public school system.		
Policy 1.1:	The County hereby adopts the LOS standards for public schools at 100% of FISH permanent capacity.		
Policy 1.2:	The County hereby adopts the School Board's current public school attendance boundaries as the School Service Areas (SSA). The SSAs exclude magnet and charter schools.		
Policy 1.3:	<p>The County and the School District, shall utilize the following procedures for modifying SSAs:</p> <p>a. 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.</p> <p>b. The SWG will review the proposed modification and send their comments to the School District within 45 days of receipt of the proposed change.</p> <p>c. The modification of the SSAs shall be effective upon adoption by the School Board.</p>		
Objective 2	Through the time plan horizon, 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.		
Policy 2.1:	The County shall not approve any non-exempt residential development application for comprehensive plan amendments, rezonings, conceptual plans, preliminary plats, site plans or their functional equivalents until the School District has issued a School Capacity Availability Determination Letter (SCADL) verifying available capacity.		
Policy 2.2:	<p>The County shall consider the following residential uses exempt from the requirements of school concurrency:</p> <p>a. Lots and parcels of record legally created prior to July 1, 2008.</p> <p>b. Any new multi-family residential development that has a final site plan approval or its functional equivalent granted prior to July 1, 2008.</p> <p>c. 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.</p> <p>d. 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.</p>		
Policy 2.3:	<p>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.</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>		

GOP Number	GOP Language	Recommended Action	Comments/Rationale																				
	<p>• 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.</p> <p>Development Order   SCADL Required   Vesting Allowed   Vesting Required</p> <table border="1" data-bbox="351 423 1815 876"> <tr> <td>1. Comprehensive Plan Land Use Amendment and Rezonings</td> <td>Conditional</td> <td>No</td> <td>No</td> </tr> <tr> <td>2. Conceptual Development Plan</td> <td>Conditional</td> <td>No</td> <td>No</td> </tr> <tr> <td>3. Preliminary Plans</td> <td>Conditional</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>4. Final Site Plans and Land Development Permits for Roads, Drainage, and Utilities</td> <td>Conditional or Final</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>5. Building Permits</td> <td>Final</td> <td>Yes</td> <td>Yes</td> </tr> </table> <p>Vesting is allowed for projects with a proportionate share agreement or an approved developer’s agreement for a major roadway improvement.</p>	1. Comprehensive Plan Land Use Amendment and Rezonings	Conditional	No	No	2. Conceptual Development Plan	Conditional	No	No	3. Preliminary Plans	Conditional	Yes	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		
1. Comprehensive Plan Land Use Amendment and Rezonings	Conditional	No	No																				
2. Conceptual Development Plan	Conditional	No	No																				
3. Preliminary Plans	Conditional	Yes	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																				
Policy 2.4:	<p>The County, through its land development regulations, shall maintain a school concurrency review process for all non-exempt residential projects. The minimum process requirements are described below:</p> <p>a. A School Impact Analysis is submitted to the County 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.</p> <p>b. The County determines if the application is sufficient for processing and, when sufficient, transmits the application to the School District for review.</p> <p>c. 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:</p> <ol style="list-style-type: none"> <li>1. 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.</li> <li>2. If capacity is not available within the affected SSA, contiguous SSAs are reviewed for available capacity.</li> <li>3. If capacity is available in the contiguous SSAs, the School District issues a SCADL verifying available capacity, noting the SSA with capacity.</li> <li>4. 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.</li> </ol> <p>d. The County and the School District shall review mitigation options during the 90-day negotiation period.</p> <ol style="list-style-type: none"> <li>1. Mitigation options may include, but are not limited to:</li> </ol>																						

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<p>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.</p> <p>2. 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.</p> <p>3. If all mitigation options are denied at the Conditional SCADL stage or if mitigation is denied at the Final SCADL stage, the County must deny the development application based upon no available school capacity</p> <p>e. The County shall not issue a building permit for a non-exempt residential unit unless the unit is vested for school concurrency purposes, and the County shall not vest approval of any Proposed Residential Development for such purposes until (i) confirmation is received from the School District that there is sufficient Available School Capacity to accommodate the development and (ii) impact fees have been paid.</p> <p>f. The County 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.</p> <p>g. 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.</p>		
Policy 2.5:	The County, 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.		
Policy 2.6:	The County 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.		
Policy 2.7:	The County shall notify the School District within 10 working days of receiving payment of school impact fees and vesting school concurrency for any residential development.		Change to 30 days; take out working.
Policy 2.8:	The County 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.		Change to 30 days; take out working.
Objective 3	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.		
Policy 3.1:	The County, in conjunction with the School District, shall jointly determine the need for and timing of on-site and off-site improvements necessary to support a new school.		

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Policy 3.2:	The County shall enter into an agreement with the School Board identifying the timing, location, and the party or parties responsible for constructing, operating, and maintaining off-site improvements necessary to support a new school.		
Policy 3.3:	The County shall encourage the location of schools near residential areas by: a. Assisting the School District in the identification of funding and/or construction opportunities (including developer participation or County capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements. b. Reviewing and providing comments on all new school sites. c. Allowing schools within all residential land use categories.		
Policy 3.4:	The County, in conjunction with the School District, shall seek opportunities to co-locate public facilities with schools, such as parks, libraries, and community centers, as the need for these facilities is identified.		
Policy 3.5:	The County hereby designates the SWG as the monitoring group for coordinated planning and school concurrency in Indian River County.		
Policy 3.6:	The County shall maintain school concurrency provisions in its Land Development Regulations (LDR).		
Policy 3.7:	The County, in conjunction with the School District and the 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.		
Policy 3.8:	The County 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 County'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 County's Comprehensive Plan Future Land Use Map.		
Objective 4	The five-year schedule of capital improvements will include those school projects necessary to address existing deficiencies and future needs.		
Policy 4.1:	The County 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 by December of the previous year.		
Policy 4.2:	The County, in conjunction with the School District, 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.		



## Property Rights Element

GOP Number	GOP Language	Recommended Action	Comments/Rationale
Goal	Indian River County shall make decisions with respect for property rights and with respect for people’s rights to participate in decisions that affect their lives and property.		General Comment: due to the nature of the Property Rights Element and statutory language, no comments or recommendations are provided for this Element
Objective 1	Indian River County shall respect judicially acknowledged and constitutionally protected property rights.		
Policy 1.1:	The County shall consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.		
Policy 1.2:	The County shall consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.		
Policy 1.3:	The County shall consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.		
Policy 1.4:	The County shall consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.		