

ADMINISTRATIVE	NATURAL	NUMBER	EFFECTIVE	REVISION
POLICY	RESOURCES		DATE	DATE
SUBJECT	PAGE 1			
PRIVATE USE OF C				
COASTAL CONSTR	RUCTION ACCES	SS		

Responsible Party- Natural Resources Department, Coastal Division; Parks and Recreation Department; Board of County Commissioners.

Scope and Audience- This policy applies to private parties requesting use of County property for coastal construction project access.

Additional Authority- Local (Town of Indian River Shores, City of Vero Beach, Town of Orchid), State (Florida Department of Environmental Protection) and Federal (United States Army Corps of Engineers) permitting agencies for coastal construction projects. Permit conditions shall apply to all approvals through this administrative policy.

Definitions (as they relate to this policy):

- 1. Applicant- Individual submitting the "Application for Use of County Property by Private Entity for Coastal Construction Project Access" on behalf of the property owner.
- 2. Contractor- The licensed and insured contractor who shall be performing the dune construction activities on behalf of the property owner.
- 3. Owner-Person or entity in whom is vested in the ownership, dominion, or title of the property.
- 4. Project- The dune construction activity to take place on the owner's property shall be referred to as the "project."
- 5. Maintenance- Activities necessary to keep facilities and systems operational and in good working order. Generally, routine or recurring activities that consist of preservation but not improvement.
- 6. Emergency- Significant coastal erosion due to a weather event that puts upland infrastructure at risk.
- 7. Practicable Access- Alternative routes that do not impact public beach access that can be utilized to access the dune where the construction activity is to take place. Practicable shall not include financial disadvantages or inconvenience to the Owner as grounds to justify use of the County Property for coastal construction access.

1. Purpose

This policy develops a process by which private entities may request use of County Property, including County beach parks, for coastal construction project access outside of emergency conditions (as defined above). Requests will be submitted for processing to the Natural Resources Department, Coastal Division, and brought to the Board of County Commissioners (BOCC) for approval.



ADMINISTRATIVE	NATURAL	NUMBER	EFFECTIVE	REVISION
POLICY	RESOURCES		DATE	DATE
SUBJECT	PAGE 2			
PRIVATE USE OF C	-EMERGENCY			
COASTAL CONSTR	RUCTION ACCES	S		

2. Statement

On March 5, 2024, the Board of County Commissioners directed staff to develop a process whereby private entities can request approval for use of County Property, including public County beach parks, for coastal construction project access. This direction was in recognition of the fact that private beach-front entities experience significant erosion events requiring remediation/restoration. These erosion events may result in those entities requesting use of County Property for construction access purposes. A formal process is required so that the Board has sufficient information to determine whether the proposed use of County Property for coastal construction activities either reasonably or unreasonably affects the public and can make a determination on whether or not to authorize the requested use. This policy does not apply to ongoing, routine maintenance, for which access is the sole responsibility of the property owner.

3. Eligibility

Only beach-front coastal properties located within Indian River County, and in possession of a valid FDEP Coastal Construction Control Line Permit, and/or other pertinent permit(s), shall be eligible for the use of this policy. Coastal properties within municipal boundaries shall be required to obtain a letter of no objection from their local municipality prior to pursuing an access agreement with the County utilizing this policy. Projects must be constructed outside of the sea turtle nesting period of March 1st through October 31st, unless approved construction permits contain sufficient conditions that allow an exception. Only initial construction projects shall be considered, and only in situations where access through the construction site is not possible, and the property owner has demonstrated there is no practicable alternative for access. Ongoing or routine maintenance is not eligible for this policy. Under emergency conditions, the policy "Private Use of County Property for Emergency Coastal Construction Access" shall apply.

Projects shall be considered on a first come first served basis. Only one of the eight public County beach parks may be closed solely for private use at any one time to ensure adequate public access to coastal recreation/access resources. Additionally, the requested closure period cannot interfere with any scheduled or planned County activity. Maximum closure periods shall be 5 calendar days for parcels with less than 150 linear foot beach frontage, and 15 calendar days for parcels with greater than 150 linear foot beach frontage.

Projects shall be completed by qualified, certified contractor(s) that meet the County's minimum insurance requirements. These requirements can be found in the sample license agreement in Attachment A. This policy permits access to the beach through the established beach access point. It does not permit access across the beach through private property. The Applicant is responsible for obtaining any additional legal access required for construction, and shall not rely on any beach easements that the County may have for surrounding private parcel owners.



	ADMINISTRATIVE	NATURAL	NUMBER	EFFECTIVE	REVISION
	POLICY	RESOURCES		DATE	DATE
Ī	SUBJECT	PAGE 3			
	PRIVATE USE OF C				
	COASTAL CONSTR	RUCTION ACCES	S		

4. Request Process

Requests to utilize County Property for private coastal construction project access shall be submitted directly to the Natural Resources Department, Coastal Division for facilitation through the approval process. The request shall be submitted on the "Application for Use of County Property by Private Entity for Coastal Construction Project Access" form. Complete applications shall include additional materials as specified in the "PRIVATE USE OF COUNTY PROPERTY FOR COASTAL CONSTRUCTION ACCESS APPLICATION CHECKLIST". These forms can be found in Appendix A of this policy. Please submit applications directly to Coastal@IndianRiver.gov. Incomplete submittals will not be considered.

Upon receipt of the application form, the Coastal Division shall review and confirm the submitted application is complete, and if complete, shall schedule a site visit with the property owner and contractor to discuss the project and complete a dune inspection. After the site visit, the Coastal Division shall submit the application materials and inspection report for review by the applicable County departments which typically consist of Parks, Recreation, and Conservation Department, Risk Management Division, Public Works Department, and Emergency Services Department. The Coastal Division shall schedule the presentation of the application to the BOCC and notify the contractor and property owner of the meeting date. The Coastal Division shall present the application(s) on behalf of the Applicant(s). It is recommended that both the contractor and property owner(s) be present at the meeting to answer any additional questions which may arise.

The Board will then either approve or deny the application and subsequent closure of the County Property being utilized for the project access. Upon approval of the request, the Natural Resources Department shall facilitate the execution of a "License Agreement" for use of the County Property with the property owner's contractor. A sample "License Agreement" can be found in Appendix B.

Prior to construction, the County shall issue public notification regarding the closure period. The contractor for the Applicant shall be responsible for setting up a variable message board (VMB) in proximity to the County Property being utilized for construction identifying the times and dates of the closures. The location of the VMB shall be subject to the approval of the County or local authority owning the roadway. The contractor shall also post the construction permit in a job box at the County Property. Upon the completion of construction and County Property restoration, the Applicant shall schedule a post-construction field review meeting with the Coastal Division to inspect the site and confirm restoration was performed in accordance with the License Agreement.

In the event of an unforeseen emergency event, the County reserves the right to renegotiate the license agreement and closure periods.



	ADMINISTRATIVE	NATURAL	NUMBER	EFFECTIVE	REVISION
	POLICY	RESOURCES		DATE	DATE
$\$	SUBJECT	PAGE 4			
/					
	PRIVATE USE OF C				
	COASTAL CONSTR	RUCTION ACCES	S		

5 FEE SCHEDULE

A \$100.00 non-refundable application fee shall accompany the completed application packet. Should the License Agreement be granted by the BOCC, the County Property use fee shall be \$1,000/day or \$500/half day (deemed to include closure). Funds collected through this use fee shall be utilized solely for public beach park enhancements. A \$10,000 construction bond shall be required prior to starting the project and shall be returned upon satisfactory restoration of the site.



ADMINISTRATIVE	NATURAL	NUMBER	EFFECTIVE	REVISION
POLICY	RESOURCES		DATE	DATE
SUBJECT		PAGE 5		
PRIVATE USE OF C				
COASTAL CONSTR	RUCTION ACCES	S		

APPENDIX A. FORMS



PRIVATE USE OF COUNTY PROPERTY FOR COASTAL CONSTRUCTION ACCESS APPLICATION CHECKLIST

The following items are required* with submission of your application package: **Project Application** П Map and/or construction plans depicting project location, proposed County Property for use, hauling route and any pertinent temporary traffic control plans, equipment and materials staging area(s), travel corridors to construction site, and proposed mobilization plan Proposed construction schedule **Applicable Local Permits Applicable State Permits Applicable Federal Permits** Contractor License Contractor Proof of Insurance Certificate of Trust (if applicable) Corporate Resolution Demonstrating Signing Authority (if applicable) Contractor Signed License Agreement **Application Fee Payment** *Additional materials may be requested on a case-by-case basis for final approval. Upon approval of your application by the Board of County Commissioners the follow items are required for receipt of executed license agreement: Daily Fee Rate for Proposed Schedule Issued COI with the County added as an additional insured \$10,000 Construction Bond



APPLICATION FOR USE OF COUNTY PROPERTY BY PRIVATE ENTITY FOR COASTAL CONSTRUCTION PROJECT ACCESS

PROJECT PARCEL NUMBER	
OWNER'S NAME:	
PROJECT ADDRESS:	
MAILING ADDRESS:	
CONTRACTOR NAME:	
LICENSE #:	
PROJECT MANAGER NAME:	
PROJECT MANAGER PHONE #:	
PROJECT MANAGER EMAIL:	
PROJECT DESCRIPTION:	
JUSTIFICATION FOR USE OF COUNTY PROPERTY:	
COUNTY PROPERTY	
REQUESTED:	
PROPOSED CONSTRUCTION SCHEDULE:	
DATES AND TIMES OF	
DBODOSED OLOSLIDE:	



		_
COUNTY PROPERTY USE		
PLAN:		
(include.map.and -o r.		
construction.plans.depicting.		
project.location?proposed.		
County.Property.for.use?		
hauling.route.and.any.		
pertinent.temporary.traffic.		
control.plans?equipment.and.		
material(s)?travel.corridors.to.		
construction.site?proposed.		
mobilization.plan?and.any.		
other.pertinent.information.on.		
how.you.intend.to.use.the.		
County.Property)		
\Be.sure.to.attach.the.documer	nts.required.in.the.checklist.in.this.application	
VSIGNATURE FORM FOLLOWS	THIS PAGE	



SIGNATURE FORM

wi	I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating		
co	nstruction and zoni	ng.	
OWNER'S SIGNATURE:			
CONTRACTOR			
SIGNATURE:			
Acknowle	dgement for Pers	on in an Individual Capacity	
OWNER		CONTRACTOR	
State of Florida, County of	acknowledged sical presence or day of, produced	State of Florida, County of The foregoing instrument was acknowledged before me by means of □ physical presence online notarization this day of by who is □ personally known or □ produced identification Type of ID Produced Printed Name of Notary Signature of Notary Notary Seal	or □ ,
Acknowledg	jement for Person	in a Representative Capacity	
OWNER		CONTRACTOR	
State of Florida, County of The foregoing instrument was		State of Florida, County of	



COASTAL CONSTRUCTION PROJECT ACCESS REVIEW FOR STAFF USE ONLY

Date of Field Visit:	
FDEP Erosion Conditions:	
Is Access Through Construction Site Possible? (Be specific about potential hinderances)	
Notes:	

Project Review:

Quest	on	Eligible	Ineligible
1.	Are the proposed dates outside of sea turtle nesting season?	Yes	No
	Or are sufficient permit conditions set forth to allow for		
	construction during sea turtle nesting season?		
2.	Is the County Property available during the proposed dates?	Yes	No
3.	Have all the required permits been obtained?	Yes	No
4.	Will this closure lead to more than 1 of the eight County	No	Yes
	beach parks closing at one time/date for the sole purpose of		
	private use?		
5.	Will this closure result in a public beach park being closed	No	Yes
	for more than 5 days within the month (parcels with less		
	than 150 linear foot beach frontage) or 15 days within the		
	month (parcels greater than 150 linear foot beach frontage)?		
6.	Is the project for initial construction and/or emergency	Yes	No
	protective measures?		
7.	Does the contractor hold the insurance required for a	Yes	No
	license agreement?		
8.	Does staff recommend bringing the project to the board,	Yes	No
	based upon the submittal?		



For projects deemed ineligible due to the questions above, describe revisions necessary to make the project eligible and provide directly to the Applicant. The Applicant may appeal this decision to the County Administrator within 10 working days pursuant to Indian River County Code Section 100.06 (1) (This does not include appeal of any denial made by the Board of County Commissioners).

APPENDIX B. SAMPLE LICENSE AGREEMENT

LICENSE AGREEMENT

This Agreement entered into on th	nis day of	, 2024, betwee	en Indian River
County (County), (O	wner) and	(Contr	actor), (Owner
and Contractor shall be collectively refe	erred to as "Licens	see"), who are hereby	authorized to
temporarily use the established beach ac	cess point at (inse	rt.description) ("County	Property") for
the limited purpose of locating certain hea	vy equipment onto	the beach to perform er	nergency dune
construction activities on the Owner's pro	perty. The terms of t	this agreement are in ac	cordance with
the Board adopted policy "Private Use of	County Property for	r Emergency/Non-Eme	rgency Coastal
Construction Access," and the requiremer	nts of the policy are	hereby incorporated by	reference. Use
of the County Property for this purpose is	s limited to betweer	n DATE to DATE betwee	n the hours of
HOURS to HOURS (the "License Period"), a	and is subject to the	e following terms and co	onditions:

- 1) Licensee shall pay a County Property use fee of \$1000/day or \$500/half day for the License Period.
- 2) Contractor shall operate all equipment, or cause all equipment to be operated, in a safe and prudent manner, adhering to all weight and traffic regulations (including but not limited to vehicle speed and engine breaking) on all roadways, and in accordance with any measures deemed necessary for public safety by County staff.
- 3) Contractor shall (a) keep the gates to the County Property securely locked at all times except when opened for the passage of Contractor's equipment, (b) manage in a timely and efficient manner any traffic issues that arise as a result of the Licensee's use of the County Property, and (c) prohibit any public vehicular or pedestrian use of the County Property during Licensee's dune construction activities. Contractor shall post "Beach Closed" signs at the County Property entrance during Licensee's construction activities.
- 4) Any sand needed to establish a "sand ramp" for equipment to access the beach, or to perform the dune construction activities, shall be provided and installed by Contractor. Material/sand used for a sand ramp shall be consistent with the Natural Resources Department Coastal Engineering Division's "Indian River County Beach Fill Specifications" which shall be provided to the Licensee with this License Agreement prior to execution. Any damage by Licensee to the County Property shall be repaired to the satisfaction of the County and at no cost to the County within a reasonable amount of time depending on the nature of the repair, but no later than 5 days after expiration of the license agreement, unless otherwise agreed upon by County. The agreed upon access route shall be inspected/videoed by County staff with the Licensee present, prior to the equipment mobilization to the identified County Property. Any sand placed to create the 'ramp' is not to be removed, but to remain in place at the County Property and to be smoothed out such as to create a natural dune slope (3:1 vertical to horizontal grade, unless otherwise specified or approved by the Coastal Division).
- 5) In order to prepare the site for equipment access, the Contractor may place: Clean sand consistent with requirements for Natural Resources Department Coastal Engineering Division's "Indian River County Beach Fill Specifications", OR composite or steel mats subject to acceptance by the Coastal Division; however, any placed material must be

removed by the Contractor as part of Site Restoration, except for the sand used for the 'ramp'. If the Contractor employs mats that break up under service loads during construction, the Contractor shall (a) remove all pieces of the broken mats, and (b) replace the broken mats.

- 6) The Contractor shall restore any pavement striping, signage, vegetation (including dune vegetation), and County Property improvements that may have been damaged as a direct or indirect result of the construction activities to an equal or better condition upon completion of the work under this Agreement and demobilization of equipment, facilities, vehicles and crew from the County Property. These activities must be deemed complete and acceptable by County Staff prior to release of Licensee from Agreement requirements.
- 7) The County assumes no liability for loss of or damage to Contractor's equipment or personal property staged or stored at the County Property. Any such equipment or property shall be staged or stored at the sole risk of Contractor. All equipment shall be stored west of the vegetated dune line and shall be removed from the County Property prior to the expiration of the license period.
- 8) Contractor shall minimize construction impacts to residential communities in proximity to the worksite (i.e. work hours 7:30 AM to 5:30 PM, construction noise, equipment vibration, dump truck tailgate slamming, etc.).
- 9) Both Owner and Contractor, as Licensee, shall indemnify the County for any damage to County Property structures, roads, vegetation, or other County Property features resulting from the performance of the dune construction activities, or this Licensee Agreement. Any such damage shall be repaired to the satisfaction of the County, or Licensee shall pay the County the reasonable cost to repair any such damage as determined by the County. Licensee shall also indemnify and hold harmless the County, Commissioners, and its officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused directly or indirectly by the negligence, recklessness, or intentional wrongful misconduct of the Licensee and persons employed or utilized by the Licensee in the performance of the dune and beach access repairs, or this License Agreement. Licensee's obligation to indemnify and hold harmless under this Agreement will survive the expiration or earlier termination of this Agreement until it is determined by final judgment that an action against the County for the matter indemnified hereunder is fully and finally barred by the applicable statute of limitations.
- 10) Contractor shall post a \$10,000 construction bond with the County prior to starting the project, which shall be returned to Contractor upon satisfactory completion of the project and the restoration of County Property. If Licensee fails to complete the project or fully restore County Property, County shall be entitled to complete the project and restoration, which shall be funded from the bond proceeds. In the event the bond proceeds are not adequate, Licensee shall be fully responsible for the amount to finish the project and/or restore the County Property.

11) Contractor shall maintain, or cause to be maintained, during the License Period, the insurance policies and coverage limits set forth:

Insurance:

- Contractor's and Subcontractor's Insurance: The Contractor shall not commence work until they have obtained all the insurance required under this section, and until such insurance has been approved by the County, nor shall the Contractor allow any subcontractor to commence work until the subcontractor has obtained the insurance required for a contractor herein and such insurance has been approved unless the subcontractor's work is covered by the protections afforded by the insurance.
- Worker's Compensation Insurance: The Contractor shall procure and maintain
 worker's compensation insurance to the extent required by law for all their
 employees to be engaged in work under this contract. In case any employees are
 to be engaged in hazardous work under this contract and are not protected under
 the worker's compensation statute, the Contractor shall provide adequate
 coverage for the protection of such employees.
- Public Liability Insurance: The Contractor shall procure and maintain broad form commercial liability insurance (including contractual coverage) and commercial automobile liability insurance in amounts not less than shown below. The County shall be an additional named insured on this insurance with respect to all claims arising out of the operations or work to be performed.

Commercial General (Public) Liability, other	Commercial General
than Automobile	A. Premises/Operations
	B. Independent Contractors
\$1,000,000.00 Combined single limit for Bodily	C. Products/Completed Operations
Injury and Property Damage	D. Personal Injury
	E. Contractual Liability
	F. Explosion, Collapse, and
	Underground Property Damage
Automobile	A. Non-Owned Automobiles
	B. Hired Automobiles
\$1,000,000.00 Combined single Bodily Injury	C. Owned Automobiles
and Damage Liability	

 Proof of Insurance: The Contractor shall furnish the County a certificate of insurance in a form acceptable to the County for the insurance required. Such certificate or an endorsement provided by the contractor must state that the County will be given thirty (30) days written notice prior to cancellation or material change in coverage. Copies of an endorsement-naming County as Additional Name Insured must accompany the Certificate of Insurance. Insurance certificates attached hereto and incorporated by reference as Composite Exhibit 'A'.

12) Licensee shall obtain all necessary local, state, and federal permits necessary for the dune construction activities and shall comply with all local, state, and federal laws, rules, regulations, policies, code and guidelines applicable to the project. Licensee shall perform its work in strict compliance with any permit issued for the project. If at any time Licensee does not adhere to the permit conditions or above conditions, the County may order the work to immediately cease until Licensee brings the project into compliance or it may immediately terminate the License Agreement. Licensee's permits and application for use of County Property by a private entity for coastal construction project access are attached hereto and incorporated by reference as Composite Exhibit 'A'.

13) Miscellaneous Provisions:

- a. Independent Contractor. It is specifically understood and acknowledged by the parties hereto that the Contractor or employees or subcontractors of the Contractor are in no way to be considered employees of the County but are independent contractors performing solely under the terms of the Agreement and not otherwise.
- b. Merger; Modification. This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings of any nature whatsoever concerning the subject matter of the Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written. No alteration, change, or modification of the terms of this Agreement shall be valid unless made in writing and signed by the Licensee and the County.
- c. Governing Law; Venue. This Agreement, including all attachments hereto, shall be construed according to the laws of the State of Florida. Venue for any lawsuit brought by either party against the other party or otherwise arising out of this Agreement shall be in Indian River County, Florida, or, in the event of federal jurisdiction, in the United States District Court for the Southern District of Florida.
- d. Remedies; No Waiver. All remedies provided in this Agreement shall be deemed cumulative and additional, and not in lieu or exclusive of each other or of any other remedy available to either party, at law or in equity. Each right, power and remedy of the parties provided for in this Agreement shall be cumulative and concurrent and shall be in addition to every other right, power or remedy provided for in this Agreement or now or hereafter existing at law

or in equity or by statute or otherwise. The failure of either party to insist upon compliance by the other party with any obligation, or exercise any remedy, does not waive the right to so in the event of a continuing or subsequent delinquency or default. A party's waiver of one or more defaults does not constitute a waiver of any other delinquency or default. If any legal action or other proceeding is brought for the enforcement of this Agreement or because of an alleged dispute, breach, default, or misrepresentation in connection with any provisions of this Agreement, each party shall bear its own costs.

- e. Severability. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.
- f. Survival. Except as otherwise expressly provided herein, each obligation In this Agreement to be performed by Contractor shall survive the termination or expiration of this Agreement.
- g. Notices: Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served, as elected by the party giving such notice, by any of the following methods: (a) Hand delivery to the other party; (b) Delivery by commercial overnight courier service; or (c) Mailed by registered or certified mail (postage prepaid), return receipt requested at the addresses of the parties shown below:

Indian River County Attn: 1801 27th Street Vero Beach, FL 32960-3365

Contractor:

Owner:

Notices shall be effective when received at the address as specified above. Facsimile transmission is acceptable notice effective when received, provided, however, that facsimile transmissions received (i.e., printed) after 5:00 p.m. or on weekends or holidays, will be deemed received on the next day that is not a weekend day or a holiday. The original of the notice must additionally be mailed. Either party may change its address, for the purposes of this section, by written notice to the other party given in accordance with the provisions of this section.

SIGNATURE PAGE FOLLOWS

LICENSEE	
OWNER	
NAME TITLE	Date:
Witnessed by:	
Signature:	Signature:
Printed Name:	Printed Name:
CONTRACTOR	Date:
NAME	
TITLE	
Witnessed by:	
Signature:	Signature:
Printed Name:	Printed Name:
INDIAN RIVER COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	
John A. Titkanich, Jr., County Administrator	Date:
• • •	
Approved/Ratified by BOCC	

ATTEST:		
By: Ryan L. Butler, Clerk of Court and Comptroller		
Approved as to Form and Legal Sufficiency:		
County Attorney	Date:	