

INDIAN RIVER COUNTY, FLORIDA

M E M O R A N D U M

TO: Board of County Commissioners

THROUGH: John A. Titkanich, Jr., County Administrator

PREPARED BY: Andrew Sobczak, Interim Community Development Director

DATE: September 18, 2023

SUBJECT: Authorization to Initiate the Consultant Selection Process for an Urban Service Boundary Study

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting on September 26, 2023.

DESCRIPTION AND CONDITIONS

In 1990, Indian River County established an Urban Service Boundary (USB) primarily located east of Interstate 95. While areas inside of the boundary can be served by county water and wastewater, areas outside cannot. Lands inside of the USB are zoned for residential, commercial, and industrial uses, and represent the urban area of the unincorporated county. Lands outside of the USB include agricultural and conservation-zoned lands, representing the rural area of the unincorporated county.

The county's comprehensive plan and future land use map direct residential, commercial, and industrial growth towards properties within the urban service boundary. This approach ensures efficient and cost-effective investment in infrastructure, while promoting generally compact urban development. Since its establishment, the USB has served as an effective boundary to urban growth.

ANALYSIS

Since 1990, the USB has remained largely unchanged. Through time, and several spikes in residential development, the land within the USB has developed considerably. Within the last year or so, the volume of questions and inquiries from land owners, developers, and other interested groups regarding moving the USB have increased significantly. In addition, major roadway improvements (including the new I-95 Interchange at Oslo Road now under construction) have been completed that span areas outside of the USB.

For these reasons, a study of the USB with regards to if/how/when/where it should be moved is warranted. The study should be completed by a professional consultant with experience in analyzing urban service boundaries, urban growth, and should include a significant public participation component.

Since moving the USB impacts the community as a whole, emphasis should be placed on obtaining public input through workshops and other means.

FUNDING

Funding for the study will be provided by a budget amendment from MSTU/Cash Forward to MSTU/Planning/Other Professional Services, Account # 00420515-033190.

RECOMMENDATION

Staff recommends that the Board of County Commissioners authorize staff to initiate the RFP process to select a consultant to complete the USB study.