

Indian River County Community Development District Guidelines

Pursuant to section 190.005, Florida Statutes, the establishment of a community development district less than 2,500 acres in size in the unincorporated areas of Indian River County is a decision to be made by the Indian River County Board of County Commissioners (the "Board") at a public hearing. In addition to satisfying all of the statutory requirements set forth in section 190.005, Florida Statutes, the Board has established the following guidelines as a minimum threshold for applicants seeking to file a petition to establish a community development district.

- 1) The real estate project must be 500 acres or more in size.
- 2) The real estate project must provide a street network which meets the following minimum standards:
 - A. Be consistent with the existing Traditional Neighborhood Development (TND) standards per section 915.21; or
 - B. Be designed in a traditional or modified grid-pattern where cul-de-sacs, loop roads, and dead-end streets are discouraged, and connectivity exists with neighboring developments. Road intersections are encouraged to have 4-way directionality; and
 - C. No more than ten (10) percent of blocks shall have a block with perimeter measuring one thousand eight hundred (1800) feet or more. Within commercial and mixed use areas, no block face dimension shall exceed four hundred (400) feet. Blocks may be defined (divided) by streets and major pedestrian paths; and
 - D. Have at least one, connected, non-motorized facility, such as buffered bike lanes (7 feet minimum width), or shared-use path (12 ft minimum width), that connects a centralized feature, such as a park or commercial node, to a neighboring development.
- 3) Open space within the real estate project must be at least 10% greater than what is required per the County's Land Development Regulations.
- 4) Provision of a significant public benefit beyond enhanced amenities and landscaping that will be enjoyed by the future property owners within the real estate project.

The real estate project must also contain at least one of the following attributes:

1. Significant public infrastructure beyond improvements required through the development review process;
2. Multi-use real estate project; or

3. Traditional neighborhood development.

Any community development district approved by the Board will be required to record in the public records additional disclosure requirements, as approved by the County Attorney's Office, providing additional notice to future buyers of the existence of the community development district.