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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:	Indian River County hereby adopts the following land use designations to be depicted on the Future Land Use Map (Figure 2.34): C-1, Conservation-1 (zero density) C-2, Conservation-2 (up to 1 unit/40 acres) C-3, Conservation-3 (up to 1 unit/2.5 acres) AG-1, Agriculture-1 (up to 1 unit/5 acres) AG-2, Agriculture-2 (up to 1 unit/10 acres) AG-3, Agriculture-3 (up to 1 unit/20 acres) R, Rural Residential (up to 1 unit/acre) T, Transitional Residential (up to 1 unit/acre; or up to 3 units/acre for Planned Development Projects) L-1, Low-Density Residential-1 (up to 3 units/acre) L-2, Low-Density Residential-2 (up to 6 units/acre) M-1, Medium-Density Residential-1 (up to 8 units/acre) M-2, Medium-Density Residential-2 (up to 10 unit/acre) MHRP, Mobile Home Rental Park (up to 8 units/acre) BCID, Blue Cypress Improvement District (up to 10 unit/acre) C/I, Commercial/Industrial RC, Regional Commercial PUB, Public Facilities REC, Recreation Mixed Use (floating land use designation; not depicted on the future land use map)	Consider possible updates and revisions; No Change	No Change per County input

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Policy 1.3:	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. 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: • The use of land and water consistent with the Future Land Use Map and the Comprehensive Plan; • The subdivision of land; • The use of areas subject to periodic flooding and the provision of adequate drainage and stormwater protection; • The protection of potable water wellfields; • The protection of environmentally sensitive lands; • The regulation of signage, landscaping and other aesthetic controls; • The provision of safe on-site and off-site traffic circulation and adequate parking; and • The review of all development applications and modifications to ensure that all provisions of the Comprehensive Plan are enforced.	No Change	
Policy 1.4:	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: • vegetative buffers; • setbacks; • open space; • physical separation; • regulation of lighting; • regulation of hours of operation; and • regulation of access.	No Change	
Policy 1.5:	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.	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:	<u>C-1, Conservation-1 (Publicly owned or controlled 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, hunter education centers (including shooting ranges), picnic areas, bathrooms, and parking areas • up to 0.25 FAR 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	No Change	Language throughout this Policy is good and reinforces vision.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	spoil islands in the Indian River Lagoon, and other environmentally important land owned or controlled by public entities for conservation purposes. <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) <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 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. 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. 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.		

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	• 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.		
Policy 1.7:	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. 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). 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. 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). 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.	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:	Development of agriculturally designated lands shall be limited to the following: Agricultural Uses such as Farming, Groves, Range and Livestock Activities and Forestry Excavation Activities Agricultural Planned Developments consistent with Future Land Use Element Policy 5.9 Single-Family Residential Uses: • Up to 1 unit/lot or parcel on legally established non-conforming lots or parcels of record, existing on October 1, 1990 • Up to 1 unit/5 acres in AG-1 designated areas • Up to 1 unit/10 acres in AG-2 designated areas • Up to 1 unit/20 acres in AG-3 designated areas Agricultural Research Uses	No Change	See previous comment and rationale.

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	Agriculturally Related Businesses Recreational Uses Public Facilities Institutional Uses Recycling Facilities Public Schools: (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.) New Towns: - As permitted by Future Land Use Element Policies 1.37 and 1.38 Public and Private Utilities, Limited and Heavy		
Policy 1.11:	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. 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.	No Change	Supports County’s vision. General Comment: Land Use designations and related standards in this and subsequent policies maintain and implement the community’s expectations and vision.
Policy 1.12:	Development in low-density residential areas shall be limited to the following: Single-Family Residential Uses - up to 1 unit/acre in R designated areas - up to 3 units/acre in L-1 designated areas - up to 6 units/acre in L-2 designated areas Multiple-Family Residential Uses - up to 3 units/acre in L-1 designated areas - up to 6 units/acre in L-2 designated areas Recreational Uses - up to 0.35 FAR Public Facilities - up to 0.35 FAR Institutional Uses - up to 0.35 FAR Schools (not including business and vocational schools) - up to 0.35 FAR Excavation Activities (in R designated areas only) Agricultural Uses (as permitted in Future Land Use Element Policy 6.3) Professional Office Uses - as permitted by Future Land Use Element Policy 1.34 - up to 0.35 FAR Mixed Use Development Projects	No Change	Consistent with Community Expectations and Vision

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	As permitted by Future Land Use Element Policy 5.6 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) - up to 10 units/acre in M-2 designated areas - up to 8 units/acre in M-1 designated areas Recreation Uses - up to 0.35 FAR Public Facilities - up to 0.35 FAR Institutional Uses - up to 0.35 FAR Schools (not including business and vocational schools) - up to 0.35 FAR Professional Office Uses - as permitted by Future Land Use Element Policies 1.34 & 1.40 - up to 0.35 FAR Mixed Use Development Projects - As permitted by Future Land Use Element Policy 5.6 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	

GOP Number	GOP Language	Recommended Action	Comments/Rationale																								
	Mobile Home Residential Uses • up to 8 units/acre Recreational Vehicle Uses (up to 25% of allowed units, within parks of less than 20 acres) • up to 8 units/acre Recreation Uses • up to 0.35 FAR Public Facilities • up to 0.35 FAR Institutional Uses • up to 0.35 FAR																										
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:	Development in Commercial/Industrial designated areas shall be limited to the following: <table><tr><th data-bbox="323 832 895 862">Use</th><th data-bbox="895 832 1246 862">Maximum Intensity/Density</th></tr><tr><td data-bbox="323 868 895 899">Retail Trade</td><td data-bbox="895 868 1246 899">0.23 FAR</td></tr><tr><td data-bbox="323 905 895 935">Offices</td><td data-bbox="895 905 1246 935">0.35 FAR</td></tr><tr><td data-bbox="323 941 895 971">Business & Professional Services</td><td data-bbox="895 941 1246 971">0.35 FAR</td></tr><tr><td data-bbox="323 977 895 1008">Residential</td><td data-bbox="895 977 1246 1008">8 units/acre</td></tr><tr><td data-bbox="323 1014 895 1044">Manufacturing</td><td data-bbox="895 1014 1246 1044">0.50 FAR</td></tr><tr><td data-bbox="323 1050 895 1080">Storage/Warehousing</td><td data-bbox="895 1050 1246 1080">0.50 FAR</td></tr><tr><td data-bbox="323 1086 895 1116">Public Facilities</td><td data-bbox="895 1086 1246 1116">0.35 FAR</td></tr><tr><td data-bbox="323 1122 895 1153">Recreational</td><td data-bbox="895 1122 1246 1153">0.35 FAR</td></tr><tr><td data-bbox="323 1159 895 1189">Schools</td><td data-bbox="895 1159 1246 1189">0.35 FAR</td></tr><tr><td data-bbox="323 1195 895 1225">Institutional</td><td data-bbox="895 1195 1246 1225">0.35 FAR</td></tr><tr><td data-bbox="323 1231 895 1262">Public or Private Utilities, Limited or Heavy</td><td data-bbox="895 1231 1246 1262">0.50 FAR</td></tr></table> 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. 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.	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																										
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																										

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Policy 1.19:	Land development regulations shall provide performance standards for commercial/industrial development which at a minimum address, but are not limited to, the following: • Land use compatibility, buffering and landscaping • Access points, traffic controls, and parking • Signage • Gross floor area, impervious surface ratios • Open space • Character of an area • Environmental impact	No Change	
Policy 1.20:	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.	No Change	
Policy 1.21:	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: 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. 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: 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 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. 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.	No Change	Note, information is tracked and analyzed; no (limited) changes have been undertaken per this Policy
Policy 1.22:	Node size shall be based on the intended use, service area population, existing land use pattern, and other demand characteristics.	Revise	Specify additional considerations such as available services including transportation

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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:	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. Otherwise warranted may include but not be limited to the following: • Developed percentage of a node is between 60% and 70% and the node expansion meets one of the following criteria: • 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 • 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. • 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. • Expansion of a node is necessary to correct an oversight or a mistake in the plan affecting property that meets the following criteria: • the property is residentially designated; • the property was given a residential designation as a result of an oversight or a mistake; • the property is unsuitable for residential use; • the property is adjacent to a node; and • the property is no more than 10 acres in size.	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:	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: • The parcel has been redesignated to C/I, Commercial/Industrial, since comprehensive plan adoption on February 13, 1990;	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	• The parcel is currently designated C/I; • More than two years have passed since approval of the ordinance redesignating the parcel to C/I; and • No construction activity has commenced on the parcel since approval of the ordinance redesignating the parcel to C/I. 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.		
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:	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. 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.	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:	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. 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). 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: a. No new town shall be established unless it meets the following minimum size requirements: <table border="0"> <tr> <td>LOCATION OF NEW TOWN</td><td>MINIMUM SIZE (CONTIGUOUS ACRES)</td></tr> <tr> <td>• East of Interstate 95</td><td>1,500</td></tr> <tr> <td>• West of Interstate 95</td><td>4,000</td></tr> </table> b. No new town shall be established unless it is located on or has access to an arterial road. c. The number of new town projects shall be limited as follows: • East of Interstate 95: 2 • West of Interstate 95: 2 d. No new town shall be approved unless it is consistent with the Concurrency Management System. e. No new town shall be approved without a finding that the new town, as approved, will have no adverse impact on natural resources. 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.	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:	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. All new town projects shall require submittal and approval of a PD project having the following characteristics:	Revise	Revise and correct typos; no substantive changes. Remove building height requirements and indicate that they will be identified in the LDRs.						

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	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: 1. Residential areas; these are areas that provide for single-family and multiple-family residential units, including residential units behind or over businesses. 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. 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. 4. Public facilities and institutional uses, including schools, fire/police stations, cultural and community facilities, and places of worship. 5. Recreational uses; these are areas which provide for active and passive recreational facilities. 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. 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. 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. d. Uses within a new town shall be identified in the new town PD project application and shall comply with the following criteria. 1. Commercial, personal services, and office areas shall be provided at ratio of three (3) to ten (10) acres per 1,000 residential units. 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. 3. Residential use areas shall constitute at least fifteen (15) percent but not more than thirty-five (35) percent of the entire PD area. 4. Employment areas, including industrial, business, and office uses, shall comprise at least two (2) percent of the entire PD area.		

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	e. The following additional standards shall be met by any new town PD project application. 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. 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. (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. (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). (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. 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: (a) A network of ungated and open to the public interconnected streets in a grid or modified grid pattern. (b) An interconnected pedestrian sidewalk/path system that serves and integrates residential and non-residential uses.		

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	(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. (d) Wide sidewalks, street trees, and on-street parking in the town center. 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. 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.		
Policy 1.39:	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: • 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 • include upland edge buffers between industrial development and any adjacent wetland mitigation bank area; and • provide mass transit infrastructure (bus waiting area shelters, benches, accommodations for pedestrians, bicyclists and accessibility by persons with disabilities); and • incorporate a traffic circulation design that meets FDOT S.R. 60 access management requirements and provides shared access and interconnections between facilities. 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.	No Change	
Policy 1.40:	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.	No Change	
Policy 1.41:	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.	No Change	
Policy 1.42:	To the extent feasible, the county shall collocate public facilities, such as parks, libraries, and community centers, with schools.	Revise	Add cross reference to Public School Facilities Element.
Policy 1.43:	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	No Change	

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	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: 1. For the OCR, Office, Commercial, Residential zoning district: • adjacent to existing office uses • as a buffer between residential zoning districts and arterial roads or other commercial zoning districts. • at node perimeters 2. For the MED, Medical zoning district: • within commercial/industrial nodes containing hospitals and major medical facilities • separated from industrial areas 3. For the CL, Limited Commercial zoning district: • areas that are easily accessed from residential areas • between residential areas and general commercial areas or major roadways • separated from industrial areas • at node perimeters. 4. For the CG, General Commercial zoning district: • along arterial roads and major intersections • separated from residential development • separated from industrial areas • near retail and office areas 5. For the CH, Heavy Commercial zoning district: • along arterial roads • along railroad tracks • between general commercial and industrial areas • separated from residential development 6. For the IL, Light Industrial zoning district: • along arterial roads • along railroad tracks • near industrial areas • separated from residential development • separated from retail and office areas 7. For the IG, General Industrial zoning district: • along arterial roads and major intersections • along railroad tracks • near industrial areas • separated from residential development by a major roadway or intervening property • separated from retail and office areas 8. For single-family zoning districts: • adjacent to other single-family areas • separated from major commercial areas and industrial areas		

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	9. For multiple-family zoning districts: • adjacent to other multiple-family areas • adjacent to employment centers • along arterial and collector roads, particularly to buffer single-family areas • adjacent to commercial uses, particularly to buffer single-family areas • not abutting single-family areas on all sides Additionally, the Board hereby adopts the following general criteria regarding the location of residential zoning districts: 10. Where medium density residential lands abut low density residential land, the medium density land may be zoned an intermediate density. 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.		
Policy 1.44:	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.	No Change	
Policy 1.45:	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: • it must abut an arterial road that contains county water and sewer lines within its (the road's) right-of-way; • 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 • it must be at least 20 acres in size. Land that meets all of the above criteria may be included in the urban service area and may be redesignated to T, Transitional Residential.	No Change	
Policy 1.46:	Development in transitional residential areas shall be limited to the following: Single Family Residential Uses • up to 1 unit/acre; or up to 3 units/acre for Planned Development Projects Recreational Uses • up to 0.35 FAR Public Facilities • up to 0.35 FAR Institutional Uses • up to 0.35 FAR Schools (not including business and vocational schools) • up to 0.35 FAR	Revise (minimal)	Inconsistent capitalization of category names.

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	population d. Libraries: The county adopts the following Libraries level-of-service standards: • County wide level-of-service standard of 580 building square feet per 1,000 permanent plus weighted peak seasonal population • County wide level-of-service standard of 3,200 library material items per 1,000 permanent plus weighted peak seasonal population • County wide level-of-service standard of 0.7 computers per 1,000 permanent plus weighted peak seasonal population • County wide level-of-service standard of 0.2 other library equipment items per 1,000 permanent plus weighted peak seasonal population e. Public Buildings: The county adopts the following Public Buildings level-of-service standard: • County wide level-of-service standard of 1.99 building square feet per capita for permanent plus weighted peak seasonal population. f. Schools: The county adopts the following Schools level-of-service standards: • County wide level-of-service standard for Elementary Schools of 144.71 building square feet per student station • County wide level-of-service standard for Middle Schools of 117.26 building square feet per student station • County wide level-of-service standard for High Schools of 147.57 building square feet per student station • County wide weighted average level-of-service standard for all schools of 139.07 building square feet per student station g. Transit: The county adopts the following transit level-of-service standard: • One-hour headways shall be maintained on all fixed transit routes.		
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

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	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. 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. <u>Mix of Uses</u> 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. 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. 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. 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. 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. 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. 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. 10. On-street parking shall be allowed within mixed use projects. 11. All mixed use PDs shall be designed to include a transit stop within the project.		

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	<u>Building Design and Setbacks</u> 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. 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. 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. <u>Street Network</u> 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. 17. Street trees shall be provided so as to shade sidewalk areas and buffer sidewalk areas from automobile traffic. 18. For a mixed use project located in the SR 60/IRSC preferred location area, the project shall provide the following: 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. <u>Timing of Construction</u> 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. 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: a) the infrastructure items in Section 18 above have been constructed or designed and committed to via an		

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	enforceable developer’s agreement, and b) a conceptual or final development plan for the residential development has been approved, and 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.		
Policy 5.7:	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.	No Change	
Policy 5.8:	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: • include housing units that are affordable to very low- and low-income households, in accordance with the housing element; and/or • include development rights transferred from conservation designated areas. 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.	No Change	
Policy 5.9:	All Planned Development (PD) projects approved in any agriculturally designated area shall meet the following criteria: • 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; • At least 80% of each Agricultural PD’s overall project area shall be open space; • Residential lots created through the PD process shall not be less than 1 acre with the remainder of the area designated as open space; • The open space shall be in contiguous areas; • 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; • Agricultural PDs shall implement Best Management Practices submitted to and approved by staff; and • All recreational amenities shall be depicted on the PD plan; no recreational uses that could constitute a nuisance to adjacent properties shall be permitted.	No Change	
Objective 6	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. 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. This objective, by itself, does not justify or suggest a need for Future Land Use Amendments from Agricultural Designations.	Revise	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.

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Policy 6.1:	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: • 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; • 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.	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:	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. 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.	No Change	Policy also supports the Vision Plan.
Policy 6.5:	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: • 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 • 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.	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:	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. 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.	No Change	

GOP Number	GOP Language	Recommended Action	Comments/Rationale
	<u>Street Network</u> 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. 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. 5. The project shall contain a network of interconnected streets, sidewalks, and pathways. 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. 7. Street trees shall be provided so as to shade sidewalk areas and buffer sidewalk areas from automobile traffic. 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. 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. <u>Mixing of Uses</u> 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: • single-family residential, • accessory dwelling units, • multiple-family residential, • commercial and work place, • civic and cultural, and • open space. 11. The following ratios shall apply to land uses within the project: 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. 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. c. Residential uses shall comprise a minimum of 50% and a maximum of 80% of the total non-conservation and non-agricultural project area. 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. 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. <u>Centers (Locus of Community Activity)</u> 13. Each project must have at least one public square, town center, or mixed use area within a ¼ mile walking distance		

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:	The county hereby adopts the following dredged spoil disposal site selection criteria: • sites should be located close to the Indian River Lagoon; • sites should be altered, non-native upland vegetation areas; • sites should not abut residential land unless sites are sufficiently large to accommodate adequate buffers; • sites should not support endangered species; and • sites should not be wetlands, unless wetlands are degraded/non-functional. Where they abut residential land, sites shall provide adequate buffers. Where sites impact degraded/non-functional wetlands, wetland impacts shall be mitigated.	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	

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

GOP Number	GOP Language	Recommended Action	Comments/Rationale
NEW	<u>Objective 10:</u> Water Supply Planning The County shall plan for its water needs and maintain a Water Supply Facilities Work Plan, as required by Florida Statutes. <u>Policy 10.1:</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>Policy 10.2:</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>Policy 10.3:</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>Policy 10.4:</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>Policy 10.5:</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.		Recommended by SJRWMD

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:	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: ~ 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. ~ Level Two - Whether the acquisition will improve the existing condition and prevent or reduce future capital costs.	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.

