

**Evaluation and Appraisal Report**  
**for the Indian River County Comprehensive Plan**

**Future Land Use Element**

**Indian River County Planning and Zoning  
Commission EAR Workshop**

**September 19, 2008**

# FLUE EAR Components

- Conditions at the time of last major plan update
- Existing conditions
- Analysis of conditions
- Evaluation of objective achievement
- Assessment of policy implementation
- Identification of needed future actions

# FLUE EAR Existing Conditions

## ANNEXATIONS

- 23,973 acres annexed by City of Fellsmere - 1,619% increase in size
- County build out potential reduced from 119,993 residential units to 106,661 residential units
- 55,159 additional residential units possible in unincorporated county at full build out

# FLUE EAR Existing Conditions

## AGRICULTURALLY DESIGNATED LAND

- Accounted for 51% of the unincorporated county land area in 2007
- Decrease of 20% or 35,207 acres since 1998
  - 23,973 acres due to annexations
  - 13,719 acres due to public acquisition - Conservation
- 36% decline in citrus acreage since 1998
  - 62,133 acres in 1998
  - 40,191 acres in 2006

# FLUE EAR Existing Conditions

- 34 Commercial/Industrial Nodes - 43% developed in 2007
  - 2,394 Acres developed out of 5,538 Acres
- Sufficient C/I Designated Lands
- Sufficient Residential Designated Lands
  - 10,098 vacant lots in existing platted subdivisions in USA
  - 9,861 acres of undeveloped residential land in USA

# EAR Analysis

- Plan policies and Land Use Map have successfully directed new residential and nonresidential development to designated areas of the County.
- No major expansions to Urban Service Boundary

# EAR Analysis

## SUMMARY OF MAJOR ISSUES

- Retention of rural lands (natural areas and agricultural areas)
- Possibility of low density suburban sprawl
- Disconnections between adjacent uses (sidewalks and streets)
- Limiting commercial strip development

# EAR Analysis

## OPPORTUNITIES

- Creation of walkable and connected neighborhoods
- Creation of mixed use projects
- Aesthetics
  - Residential design
  - Compatible landscaping and building design between adjacent residential and commercial uses

# Future Land Use Element's Objectives and Policies

## **Objectives Achievement:**

- 13 objectives achieved
- 2 anticipated to be achieved by target dates
- 2 partially achieved
- 3 are unlikely to be achieved by the target dates

## **Policies implementation:**

- 125 policies implemented
- 15 not implemented
- 1 partially implemented

# Future Land Use Elements Objectives

Objective #	Description	Achieved	Not Achieved	Future Action
1	Compact Land Pattern	✓		Revise target and target date
2	Urban Service Area	✓		Maintain
3	Level of Service	✓		Revise target date
4	Mixed Use/Infill		✓ Anticipated	Revise target and target date
5	Diverse Development		✓ Anticipated	Revise target and target date
6	Agriculture Protection	✓ Anticipated		Revise target and target date
7	Nat. Resource Protection	✓		Revise target and target date
8	Historic Protection	✓		Revise target date
9	Aesthetics	✓		Revise target
10	Non-Conforming	✓		Maintain

# Future Land Use Elements Objectives

Objective #	Description	Achieved	Not Achieved	Future Action
11	Blighted Areas	√		Revise target date
12	Coordinated Planning	√		Maintain
13	Local Planning	√ partially		Revise target date
14	Plan Amend. Review	√		Maintain
15	Property Rights	√		Maintain
16	IR Lagoon	√ Anticipated		Revise target date
17	Coastal Pop.	√		Revise target date
18	TND		√ Unlikely to be achieved	Revise target date
19	Hazard Mitig.	√		Maintain
20	Dredged Spoil Sites	√ partially		Revise target and target date

# Future Land Use Element's Policies

- Maintain – 113
- Add - 28
- Revise - 22
- Delete - 6

# Objective 1

## ■ Compact Low-Density Development

Indian River County will have an efficient and compact land use pattern; an overall low density character; and adequate land for utility facilities necessary to support development. **By 2020**, the **overall residential density of the unincorporated portions of Indian River County, within the Urban Service Area**, will be **between 0.60 units/acre and 0.88 units/acre.**

**ACHIEVED: Compact, efficient and low density development pattern of 1.23 units/acre in 2007**

**Recommendation: REVISE Objective's Target Date to 2030 and Target to 1.75 units/acre**

# Objective 1

## ■ Compact Low-Density Development

# of Existing Policies – 45

Maintain – 39

Revise – 4

Delete – 2

# of Proposed New Policies – 5

# Objective 1 – Revisions and Deletions

OBJECTIVE	POLICY	REVISION
1	1.2	Revise the reference Map #.
1	1.26	Delete the policy and replace with a policy requiring that the county's PD regulations be revised to address interrelationships residential uses and commercial uses approved as part of a PD.
1	1.34	Revise to address density and locational issues for new towns.
1	1.35	
1	1.38	Delete the policy.
1	1.41	Revise to include additional descriptive criteria for IL and IG rezonings.

## Objective 1 - Proposed New Policies

OBJECTIVE	POLICY	REVISION
1	New	Add new policy to limit strip development along U.S. Highway 1.
1	New	Add new policy to prohibit the expansion of the SR 60/58 <sup>th</sup> Avenue C/I node.
1	New	Add new policy to prohibit the expansion of the Roseland/ US Highway 1C/I node.
1	New	Add new policy allowing larger industrial uses in close proximity to the county's I-95 interchanges.
1	New	Add new policy identifying areas where existing CH and IL zoning will be maintained.

## Objective 4

### ■ Efficient Mix of Uses to Reduce Traffic Demand

**By 2020**, Indian River County will have a land use pattern that reduces the **number of daily automobile trips per capita and the length of trips** on county roadways **from 1995 levels**. Those levels were **3.9535 daily automobile trips per capita and 14.39 minutes per trip**.

**ANTICIPATED TO NOT BE ACHEIVED: 4.53 per capita trips and 18.94 minutes per trip in 2005**

**Recommendation: REVISE Objective's Target Date to 2030 and Target to within 10% of 2005 levels for per capita trips and minutes per trip**

## Objective 4

- Efficient Mix of Uses to Reduce Traffic Demand

# of Existing Policies – 4

Maintain – 1

Revise – 3

Delete – 0

# of Proposed New Policies – 3

## Objective 4 – Proposed Revisions

OBJECTIVE	POLICY	REVISION
4	4.2	Revise the target date.
4	4.3	Revise the target date.
4	4.4	Revise the target date.

## Objective 4 - Proposed New Policies

OBJECTIVE	POLICY	REVISION
4	New	Add new policies to limit construction of dead-end streets, and to require interconnections between adjacent neighborhoods.
4	New	Add new policy requiring the county to address traffic-calming standards.
4	New	Add new policy regarding the construction of sidewalks.

# Objective 5

## ■ Diversity of Development

Indian River County will have a diverse mix of land uses, development patterns, housing densities, and housing types. **By 2010, 30% of the county's housing units will be in multiple-family or traditional neighborhood design (TND) projects.**

**ANTICIPATED TO NOT BE ACHEIVED: 22.5% of all housing units in the unincorporated county are in multi-family and TND projects (2008)**

**Recommendation: REVISE Objective's Target Date to 2030 and Target to 25%**

## Objective 5

### ■ Diversity of Development

# of Existing Policies – 8

Maintain – 5

Revise – 3

Delete – 0

# of Proposed New Policies - 1

## Objective 5 – Proposed Revisions

OBJECTIVE	POLICY	REVISION
5	5.1	Revise to indicate that county shall maintain its LDRs.
5	5.5	Revise target date.
5	5.8	Revise to specify that agricultural PD's must incorporate at least 50% of a project's area as common open space.
18	18.1	Revised target date and to specify establishment of a form-based PD district for TND development.

## Objective 5 - Proposed New Policies

OBJECTIVE	POLICY	REVISION
5	New	Add new policy allowing commercial areas within mixed-use PDs to front upon thoroughfare roads.
18	New	Add new policy allowing TND development as a conditional use in conventional zoning districts.

# Objective 6

## ■ Agricultural Protection

In recognition of the county's desire to protect agriculture despite the challenges and changes facing the citrus industry, Indian River County will, **through 2005**, retain **at least 135,000 acres of land** that are used for active agricultural operations.

**ASSUMMED ACHIEVED - 191,333 acres of farm land in 2002**

**Recommendation: REVISE Objective's Target Date to 2015 and Target to 100,000 acres**

## Objective 6

### ■ Agricultural Protection

# of Existing Policies – 5

Maintain – 3

Revise – 2

Delete – 0

# of Proposed New Policies – 6

## Objective 6 – Proposed Revisions

OBJECTIVE	POLICY	REVISION
6	6.4	Revise to require buffers for residential projects along USA.
6	6.5	Revise to require a prohibition of Asian Citrus Psyllid host plants.

## Objective 6 - Proposed New Policies

OBJECTIVE	POLICY	REVISION
6	New	Add new policy limiting affidavit of exemption projects to 4 lots or less.
6	New	Add new policy requiring the removal of dead citrus trees in abandoned citrus groves.
6	New	Add policy designating mining operations as a special exception use in agricultural areas.
6	New	Add new policy allowing transfer of development rights for agriculturally-designated land.
6	New	Add new policy allowing biofuel processing plants as an accessory agricultural use.
6	New	Add new policy promoting the construction of reservoirs in agricultural areas for stormwater attenuation.

## Other Proposed New Policies

OBJECTIVE	POLICY	REVISION
3	New	Add new policy promoting infrastructure improvements in existing subdivisions with inadequate infrastructure, such as Vero Lake Estates.
8	New	Add new policy requiring periodic updates of the county's historic properties survey.
9	New	Add new policy to expand some corridor standards countywide.
9	New	Add new policy regulating temporary signs.
9	New	Add new policy that modifies foundation canopy tree requirements to allow greater use of palm trees next to buildings.
9	New	Add new policy that requires architectural design guideline for certain types of single-family development, such as PDs.

## Other Proposed New Policies

OBJECTIVE	POLICY	REVISION
9	New	Add new policy that emphasizes landscaped open space areas accessible to all project residents as opposed to requiring perimeter buffers between similar residential uses
10	New	Add new policy requiring notification of adjacent property owners regarding staff determinations involving existing nonconforming uses.
10	New	Add new policy regarding RM-10 section of The Moorings
13	New	Add new policy promoting use of interlocal agreements regarding certain issues.
16	New	Add new policy that promotes the treatment of stormwater runoff that flows into the lagoon via facilities such as the Main Relief Canal filtration system and the Egret Marsh project.
17	New	Add new policy requiring depiction of the new CHHA boundary on the Future Land Use Map.

# Questions or Comments

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