



Amended: July 10, 2019

Town of Indialantic

Comprehensive Plan

Goals, Objectives and Policies



Revisions prepared by:

LaRue Planning & Management Services, Inc.
1375 Jackson Street, Suite 206
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In coordination with:

The Town of Indialantic
216 5th Avenue
Indialantic, Florida 32903

TOWN OF INDIALANTIC
COMPREHENSIVE PLAN

Adopted August, 1988

Amended December, 1999

Amended November, 2009

Amended January, 2011

Amended: September 2013

Amended: July 2019

Originally Prepared by: The Town of Indialantic, Florida
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Revisions prepared by: LaRue Planning & Management Services, Inc.

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Future Land Use Element

Future Land Use Element

Goal 1: Maintain and perpetuate the primarily low density residential character of the Town with all other uses of land being secondary in nature while at the same time providing for commercial and professional areas to meet the needs of the residents.

Objective 1:

The Town will continue to manage future growth, development, and redevelopment through the preparation, adoption, implementation, and enforcement of necessary land development regulations by a date consistent with the requirements of Section 163.3202, Florida Statutes.

Policy 1.1: Adopt new regulations or implement existing land development regulations that will contain specific and detailed provisions necessary to implement the Comprehensive Plan, and which as a minimum:

- a. Regulate the subdivision of land if necessary. (The entire Town is already platted.)
- b. Regulate the use of land and water consistent with this Element and ensure that land uses are compatible with adjacent land uses in the County and the Town of Melbourne Beach.
- c. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management.
- d. Regulate signage and ensure safe and convenient on-site traffic flow and vehicular parking needs.
- e. Protect aquifer recharge areas. (There are no potable water wellfields in the Town.)
- f. Protect environmentally sensitive areas adjacent to the Indian River Lagoon and the Atlantic Ocean.
- g. Provide that development orders and permits will not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Plan.
- h. Regulate the development of single-family residential lots .

Policy 1.2: Land development regulations adopted to implement the Plan will be based on and be consistent with the following standards for residential densities:

low density - 0 to 4 units per acre;
medium density - greater than 4 up to 15 units per acre;
high density - greater than 15 up to 20 units per acre.

Policy 1.3: Maintain and use existing commercial zoning restrictions to maintain commercial areas along Fifth Avenue and A-1-A; provide for professional uses on Fourth and Sixth Avenues; and provide for public facilities, utilities, and recreational uses in areas which are compatible with residential uses. Within all commercial districts no structure shall exceed thirty-five (35) feet in height (except for decorative portions of a structure, such as but not limited to parapets, spires, and elevator structures that may be exempted from time to time by Town land development regulations).

Policy 1.4: Continue to evaluate the need for a Downtown Study to ascertain the needs for the Town including commercial and professional use, parking areas, and traffic flow.

Policy 1.5: Maintain the existing zoning pattern which protects the single family areas from the encroachment of incompatible uses and which provides for a mix of residential and non-residential use consistent with the low density residential character of the Town.

Objective 2:

Continue to implement a strong code enforcement program to prevent blighted areas from developing.

Policy 2.1: Strictly enforce building and zoning codes to ensure that blighted areas will not become established.

Policy 2.2: Appoint effective Code Enforcement Board members who will ensure that the intent of the Code is carried out.

Objective 3:

By July, 2010, conduct a survey to determine if there are uses which are inconsistent with the character of the Town.

Policy 3.1: Continually review the Zoning Code to ascertain if there are any uses permitted or loopholes to allow any uses which are not consistent with the low density character of the Town, and amend the Code accordingly.

Policy 3.2: Continually review the existing zoning pattern to ascertain the development which could take place if all development occurred at the maximum density or intensity.

Objective 4:

The Town will continue to ensure that natural and historic resources are protected from development activities by both educational programs and the adoption of any necessary ordinances.

Policy 4.1: Provide educational information to the residents through the Town's Newsletter as to the effect of fertilizer run-off and the dumping of yard clippings and other debris into the Indian River.

Policy 4.2: Continue to encourage the planting of native vegetation within the Town through the landscaping regulations.

- Policy 4.3:** Continue to enforce the tree protection provisions of the land clearing regulations.
- Policy 4.4:** Continue to utilize the Water Shortage ordinance.
- Policy 4.5:** Work with other State and Federal agencies in the cleaning up and preservation of the Indian River Lagoon and the beachfront.
- Policy 4.6:** Historic resources shall be protected through designation as historic sites by the State and by the Town.
- Policy 4.7:** Ensure that the Town's Goals, Objectives, and Policies are consistent with those of the Indian River Lagoon Comprehensive Conservation and Management Plan.
- Policy 4.8:** The Town shall encourage low density residential uses along the river to preserve and protect it and its contribution toward the enhancement of the quality of life in Indialantic.

Objective 5:

The Town will coordinate yearly with the East Central Florida Regional Planning Council and Brevard County with respect to population densities and projections as they relate to the Hurricane Evacuation plan described in the Coastal Management and Conservation Element of this Plan.

- Policy 5.1:** Use the population densities outlined in the Plan to project the evacuation impact of the Town on the overall evacuation plan for the Beaches.

Objective 6:

The Town will coordinate with Brevard County and other public agencies to provide for suitable land for utility facilities necessary to support proposed development in the Town. These agencies are discussed in the Infrastructure Element.

- Policy 6.1:** The Town will continue to condition development orders, including but not limited to building permits, upon the availability of the public facilities and services necessary to serve the proposed development at the levels of service adopted by the Town in the Plan.
- Policy 6.2:** Development proposals must conform to the Conservation Element Goals, Objectives, and Policies, before such proposals can be considered to be consistent with the Future Land Use Map and prior to issuance of any development approvals.
- Policy 6.3:** The Town shall, on an ongoing basis, work with Brevard County and the Space Coast TPO and assist these agencies in establishing policies and standards which promote housing in close proximity to employment opportunities and transit services.
- Policy 6.4:** The Town shall pursue the cooperation of developers in funding their share of any required cost for the delivery of transit services.

Objective 7:

Encourage the use of innovative land development regulations.

Policy 7.1: The Town shall maintain its interlocal agreement(s) with Brevard County to continue participation in an impact fee program to collect funds for transportation facilities and correctional facilities as appropriate.

Objective 8:

Discourage the proliferation of urban sprawl.

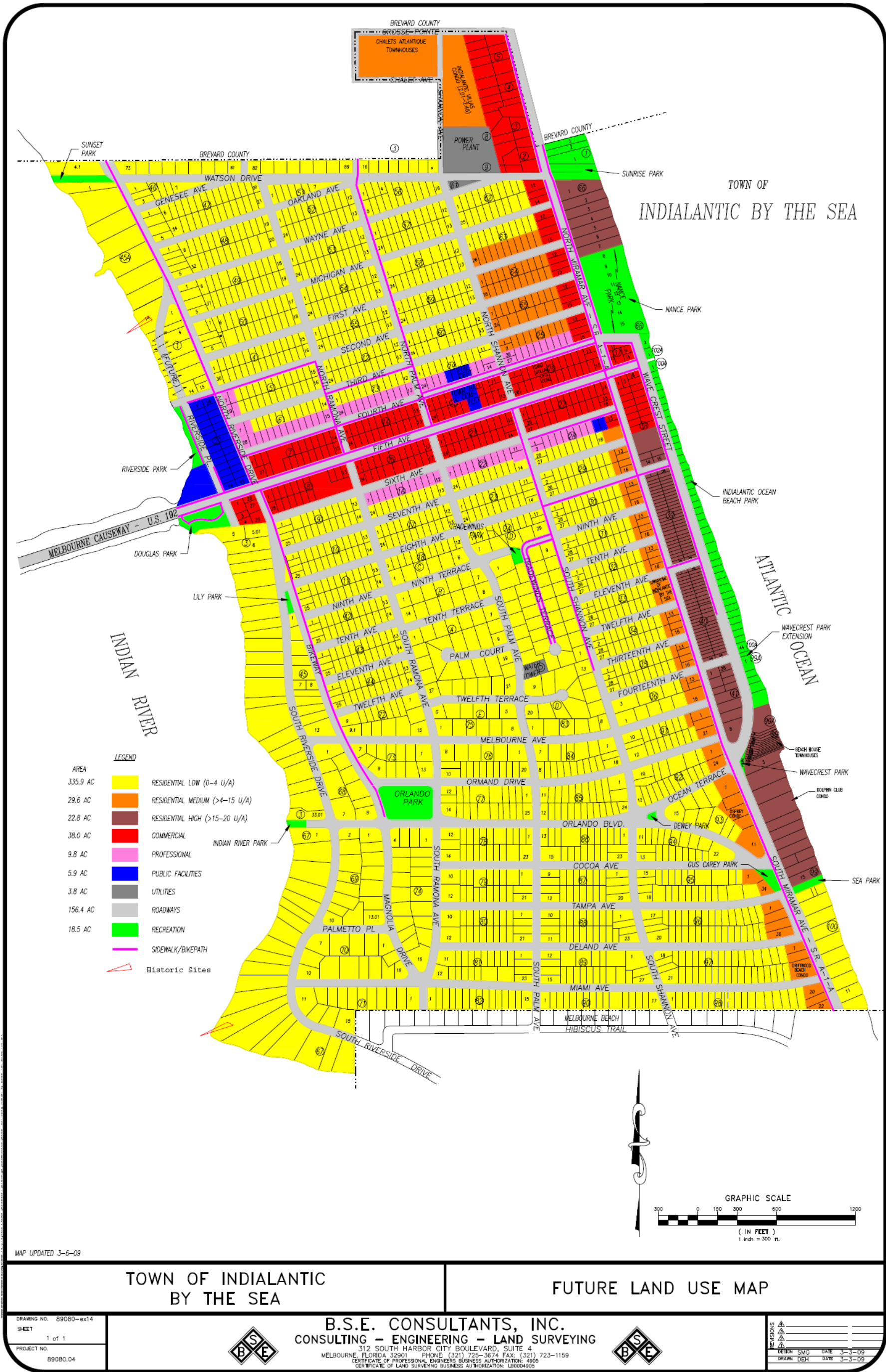
Policy 8.1: Encourage redevelopment, where applicable.

TOWN OF INDIALANTIC

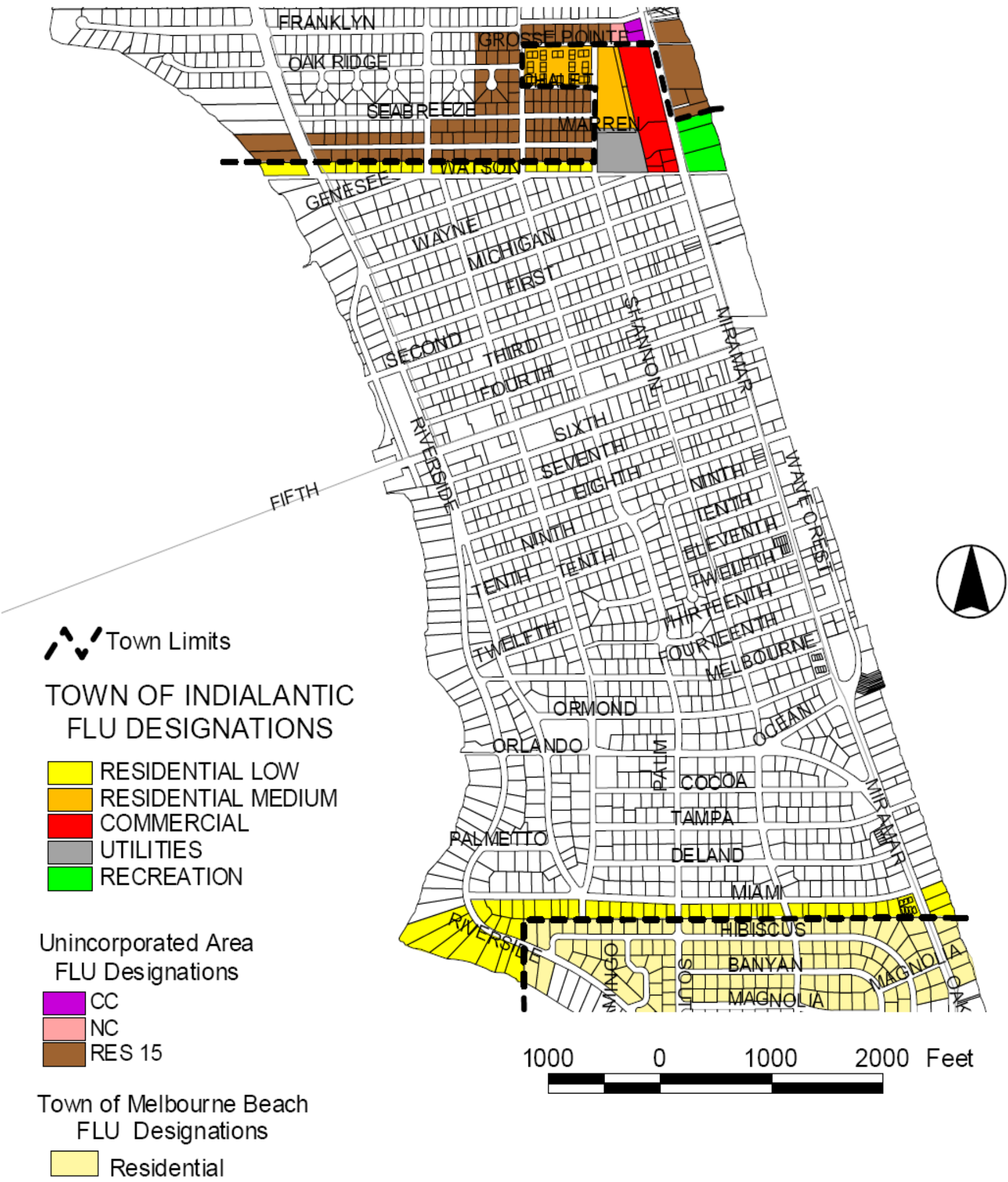


FUTURE LAND USE MAP SERIES

Map 1 - Future Land Use Map 2019

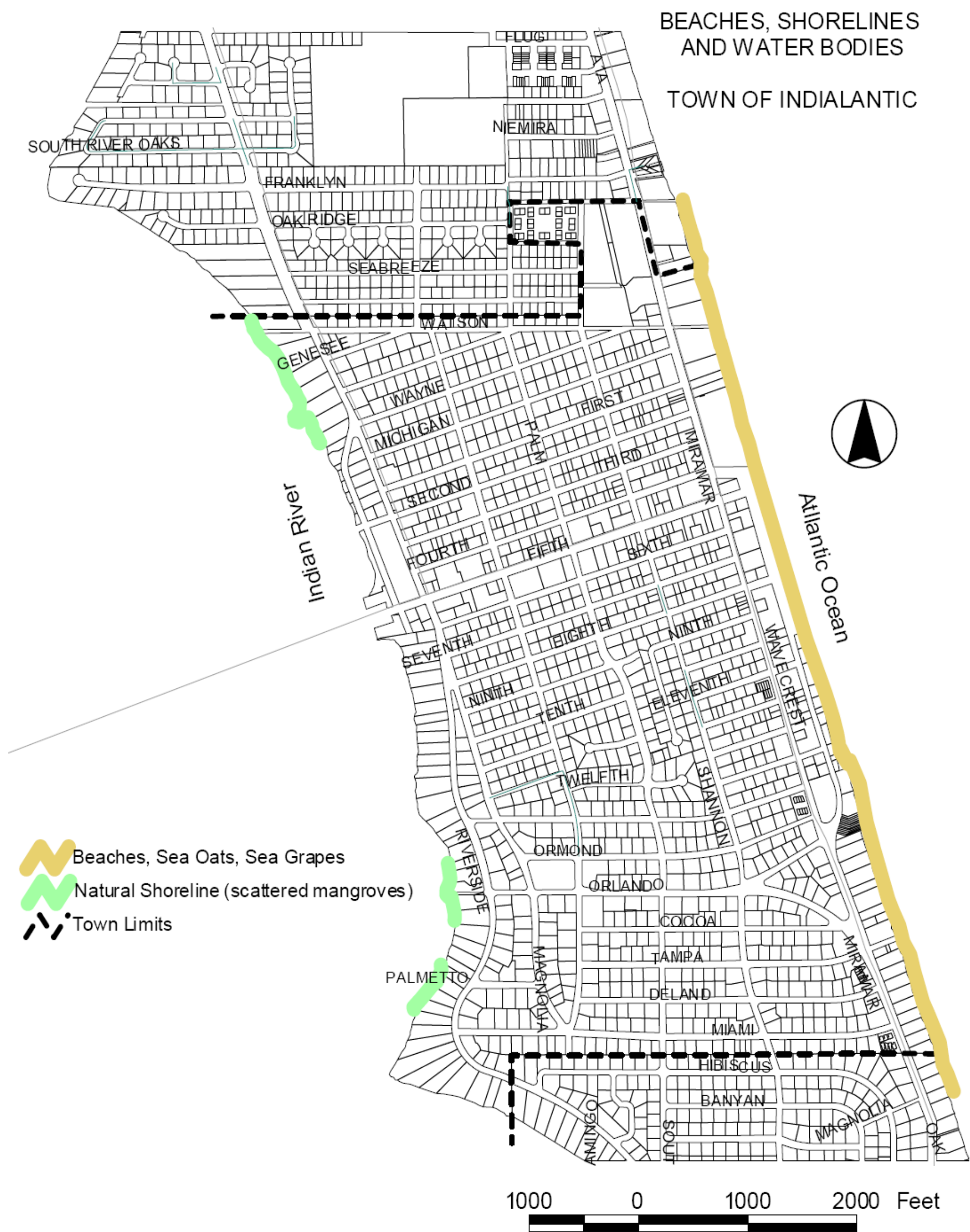


FUTURE LAND USE
CONTIGUOUS AREAS
TOWN OF INDIALANTIC AND ADJACENT COMMUNITIES



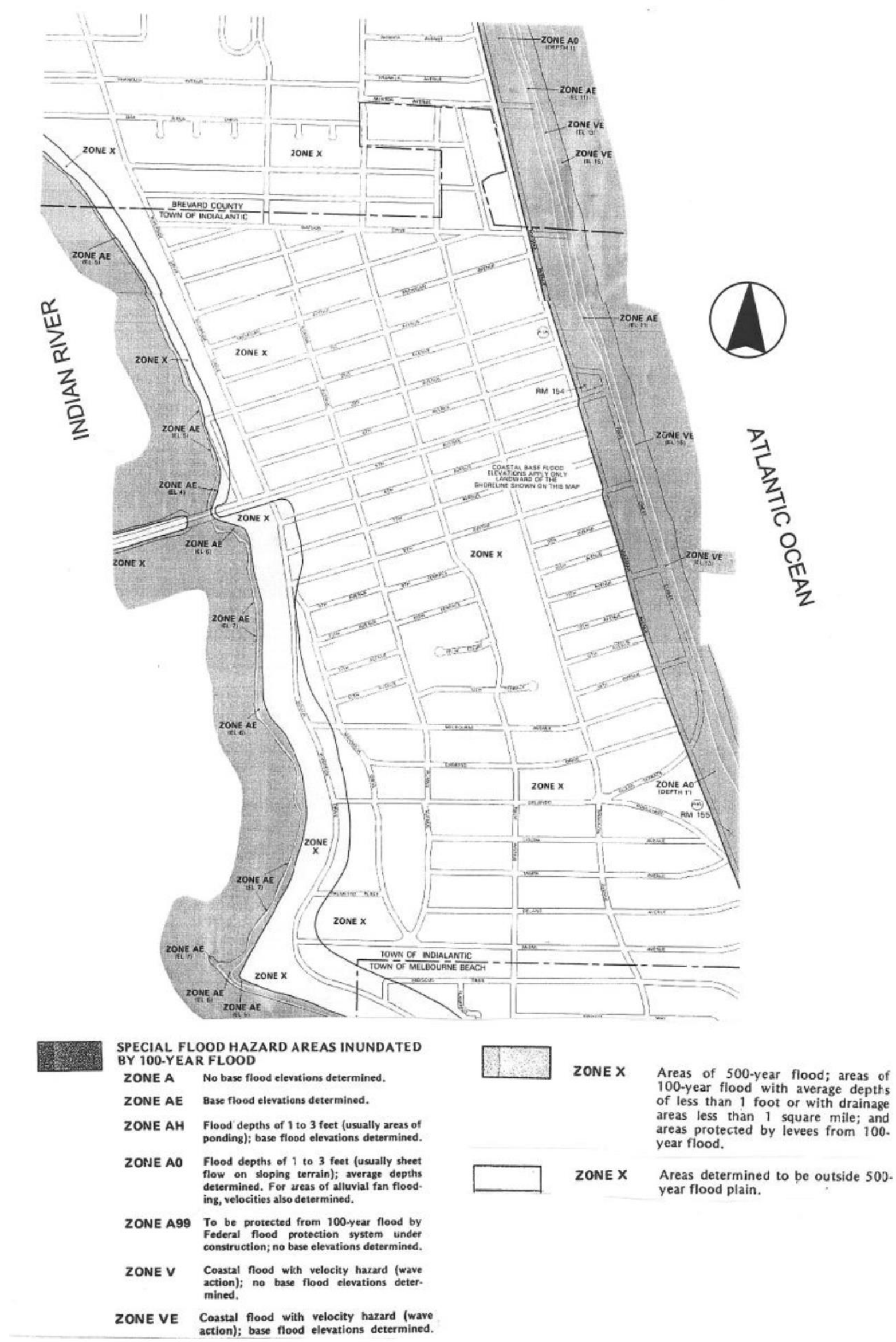
Source: Brevard County Property Appraiser GIS, 2007
LaRue Planning & Management Services, Inc.

Map 3 – Beaches and Shorelines 2019



Source: Visual Interpretation of Google Aerial
LaRue Planning & Management Services, Inc., May, 2009

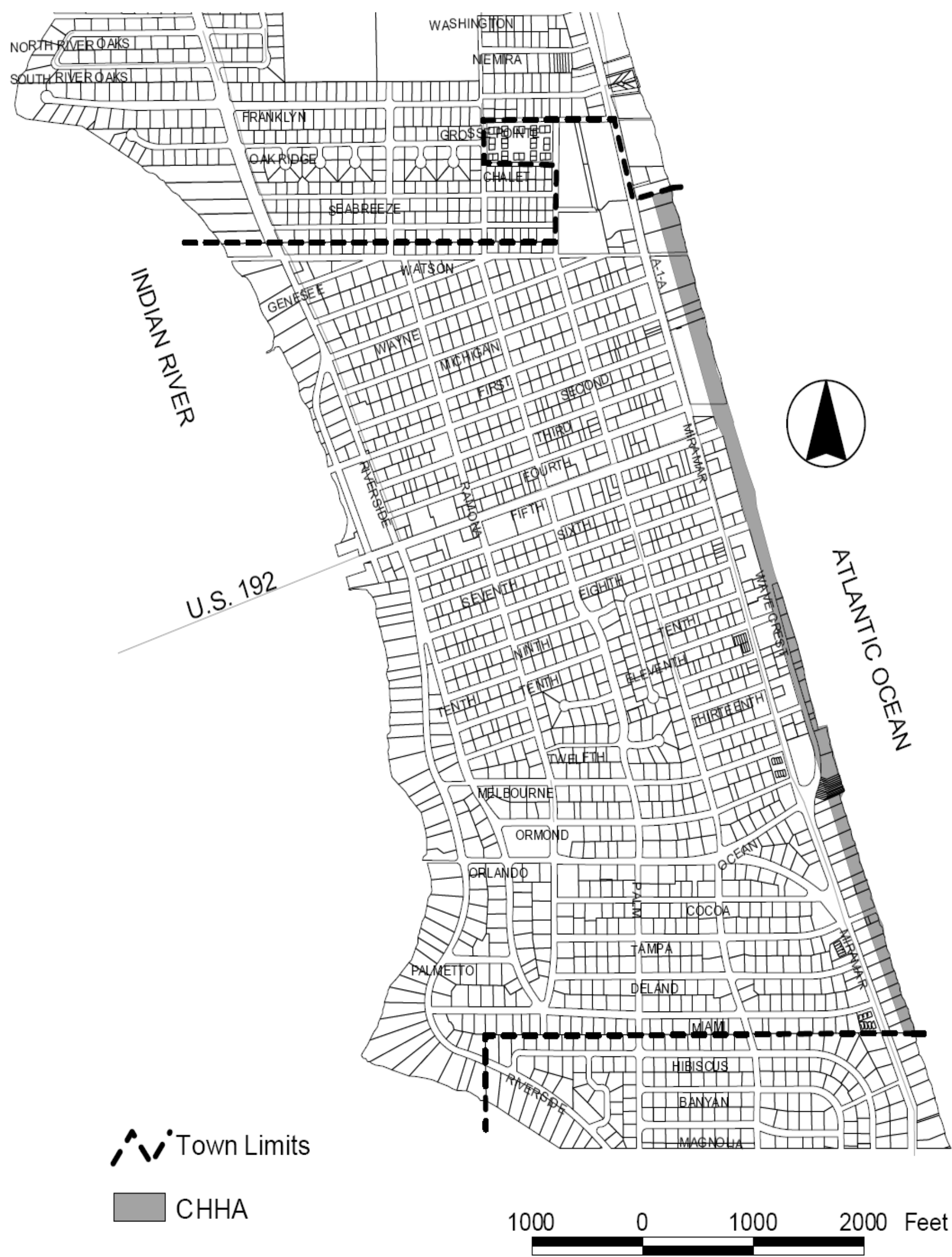
FLOOD ZONES
TOWN OF INDIALANTIC



Source: FEMA Flood Insurance Rate Map Index, 1989

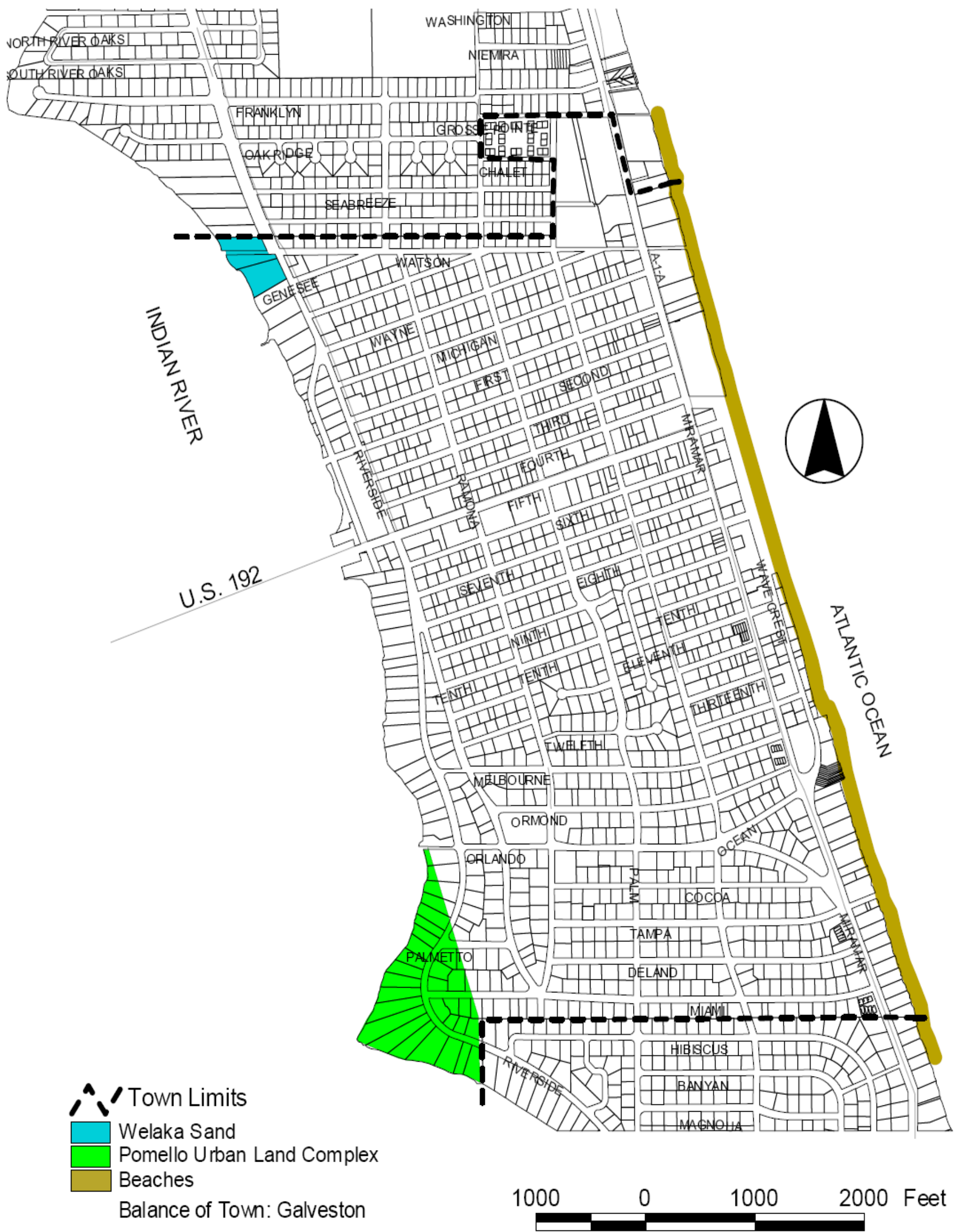
Prepared by: LaRue Planning & Management Services, Inc. 2009

COASTAL HIGH HAZARD AREA (CHHA)
TOWN OF INDIALANTIC



Source: ECFRPC, Storm Surge, 1999
Prepared by: LaRue Planning & Management Services, Inc., April, 2009

SOIL ASSOCIATIONS
TOWN OF INDIALANTIC





Transportation Element

Transportation Element

Goal 1: Support a coordinated, well integrated, cost effective, and environmentally sound transportation system which will adequately serve current and future needs of the Town.

Objective 1:

Continue to provide for the protection of existing and future rights-of-way from building encroachment.

Policy 1.1: Continue to enforce the existing building setback requirements to make sure that no future right-of-way problems will exist.

Objective 2:

The Town will continue to evaluate and coordinate its plans with the plans and programs of the Space Coast Transportation Planning Organization (TPO) and the Florida Department of Transportation. This will be done on a yearly basis.

Policy 2.1: Continue to work with FDOT with respect to the Town's input on future curb cut requests and road projects.

Policy 2.2: Work with the Beachside TPO representative to make sure that current TPO plans are available to the Town and that the Town has input into TPO decisions.

Objective 3:

Provide for a safe, convenient, and efficient motorized and non-motorized transportation system that meets existing and future transportation needs and achieves desired levels of service through a coordinated effort with the State Department of Transportation and the Space Coast Transportation Planning Organization (TPO).

Policy 3.1: Continue an ongoing program which ensures that signing, traffic signalization, road striping, and speed limits are conducive to the above Objective.

Policy 3.2: Continue to provide for and maintain additional bike paths and sidewalks where needed. The need for sidewalks and bike paths will be based on a needs inventory and sidewalk/bike path plan which shall be completed by January 2010.

Policy 3.3: The Town shall require consideration of pedestrian safety in the planning, design, and construction of all transportation facilities.

Policy 3.4: The Town will coordinate with state and county governmental entities to provide bikeway facilities for new and reconstructed roadway facilities, with determination of need and costs being of primary consideration.

Policy 3.5 Restrict and deter cut-through traffic on local residential streets.

Policy 3.6: The Town, as part of its five-year capital improvements program, shall continue to identify needed improvements and timeframes for correction of existing roadway deficiencies.

Policy 3.7: Although no new construction of roads is anticipated, the Town shall continue to review land development regulations to provide for the safe and efficient location of the connections and access points of driveways and roads to roadways.

Policy 3.8: The Town will ensure that transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the local government approves a building permit or its functional equivalent that results in traffic generation.

Objective 4:

The Town will continue to utilize its Future Land Use Plan to determine future impact on the traffic circulation system. This will include the densities and intensities of land use defined in the land development regulations.

Policy 4.1: Continue to coordinate the Land Use Plan of the Town with that of the County to evaluate additional traffic loading on streets located within the Town.

Policy 4.2: Continue to enforce the minimum level of service (LOS) standards on streets within the Town.

Policy 4.3: Continue to maintain Riverside Drive, north and south of U.S. #192, as a 2-lane minor arterial street in order to preserve the residential character of the Town.

Policy 4.4: Continue to enforce the following adopted level of service (LOS) standards:

S.R. A1A	LOS E
U.S. #192	LOS D
Riverside Drive north of U.S. #192	LOS E
Local collector streets	LOS C
Local streets	LOS C

Policy 4.5: Proposed land use and zoning plan changes that increase density and intensity shall be approved only with traffic circulation impact studies and mitigation measures to maintain required LOS on impacted roadways.

Objective 5:

In the event that the actual levels of service for roadways shall fall below the levels of service set in Objective 6 of the Capital Improvements Element, the Town shall coordinate with the governmental agency responsible for operation and maintenance of the affected roadway and implement through appropriate ordinances, resolutions, or administrative actions, the following policies:

Policy 5.1: Implement appropriate and necessary strategies to mitigate the impact of development within the Town, maintain existing average travel speeds, and prevent further congestion by:

- a. Scheduling signalization;
- b. Management of roadway access where reasonably possible and practical;

- c. Restrict on-street parking when the Town Council finds that restrictions will not disrupt existing commercial business or residences or otherwise cause a deterioration of the small community residential atmosphere of the Town;
- d. Seek to coordinate staggered business hours, especially with large scale employers or traffic generators impacting the affected roadway;
- e. Undertake improvements to local roads parallel to the affected facility with the goal of reducing traffic on the affected facility by providing alternative routes;
- f. Reduce densities or intensities of uses proposed for undeveloped properties which will directly access or are located adjacent to the affected facility or the development of which could significantly impact the affected roadway;
- g. Consider joint funding strategies to provide improved traffic flow on the affected facility; or
- h. Phase development orders for proposed projects.

Policy 5.2: Through the Comprehensive Plan Amendment process, revise the Plan level of service (LOS) standards whenever the roadway is operating at other than the LOS standard adopted by the governmental agency having operational and maintenance responsibility for the affected roadway. Revisions to the Plan Goals, Objectives, and Policies will be supported by adequate data and analysis. Revisions to the LOS standards will be coordinated with the agency having operational and maintenance responsibility for the affected roadway and demonstrated to be compatible with the agency's LOS standards to the maximum extent feasible as determined by the Town. Alternately, the Town may demonstrate that state Goals, Objectives, Policies, or directives logically suggest the adoption of a lower LOS standard.

Policy 5.3: The Town shall not issue a development order causing the roadway LOS to be further degraded, unless the development order is conditioned on:

- a. the applicant improving the level of service to that set in this plan; or
- b. the availability of assured construction of facilities, all as set forth in Chapter 9J-5, Florida Administrative Code.

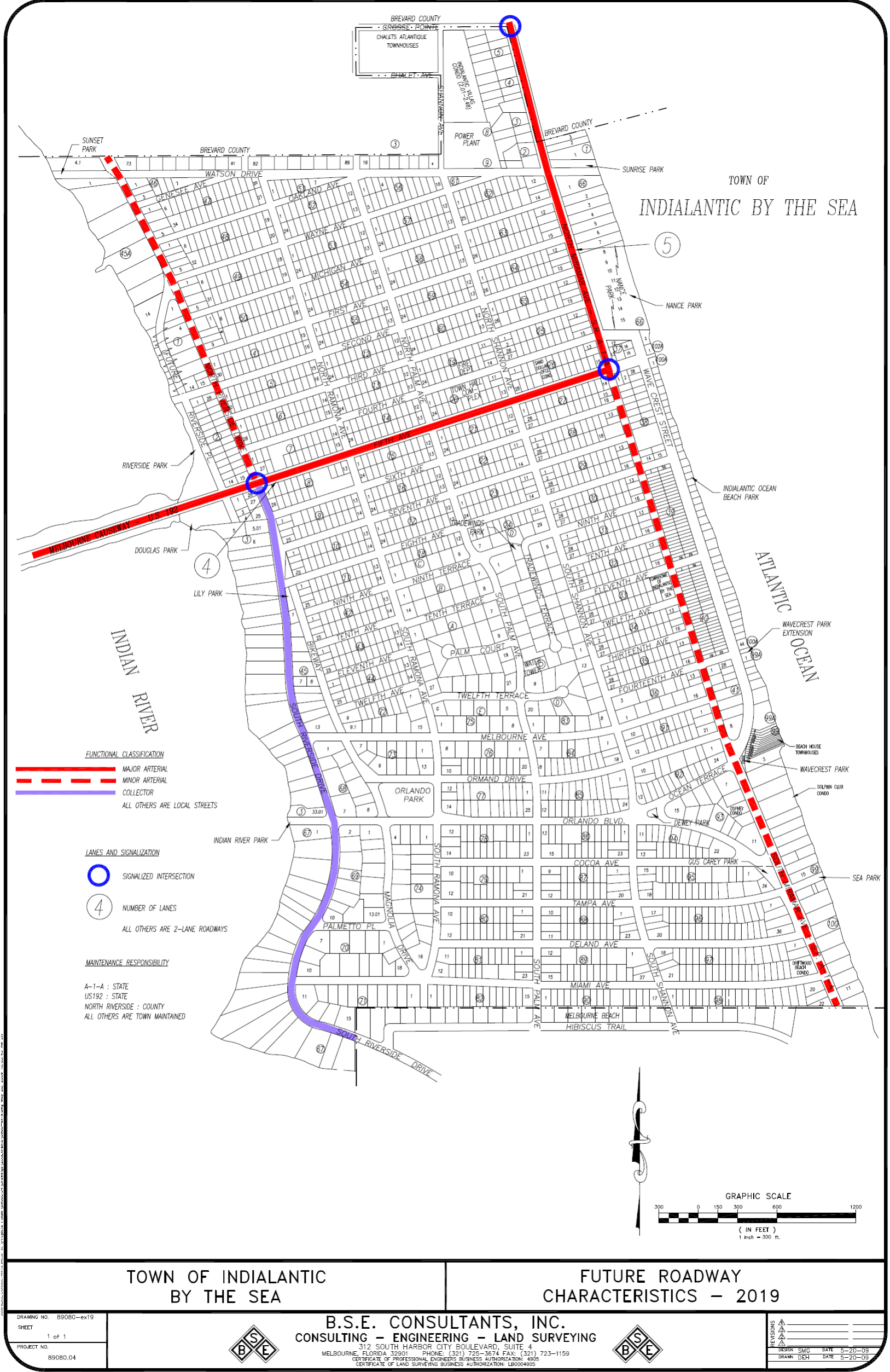
Policy 5.4: Once the Town ascertains that a LOS (that is below LOS standards for an affected roadway as set by the governmental agency having responsibility for operation and maintenance for the facility), has been improved to the LOS mandated by said agency, the Town shall revise this plan to be consistent with the new, improved LOS.

TOWN OF INDIALANTIC

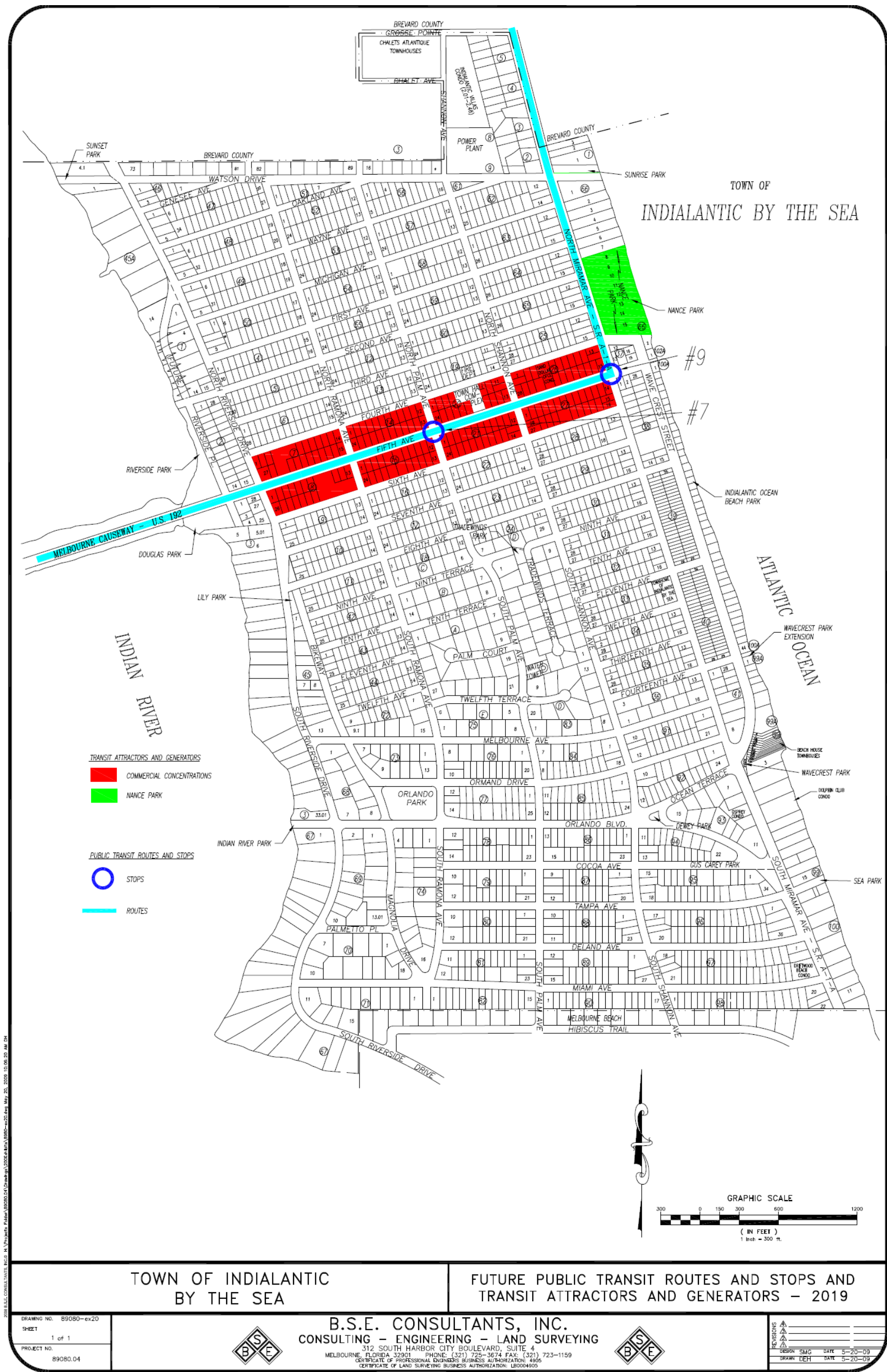


TRANSPORTATION MAP SERIES

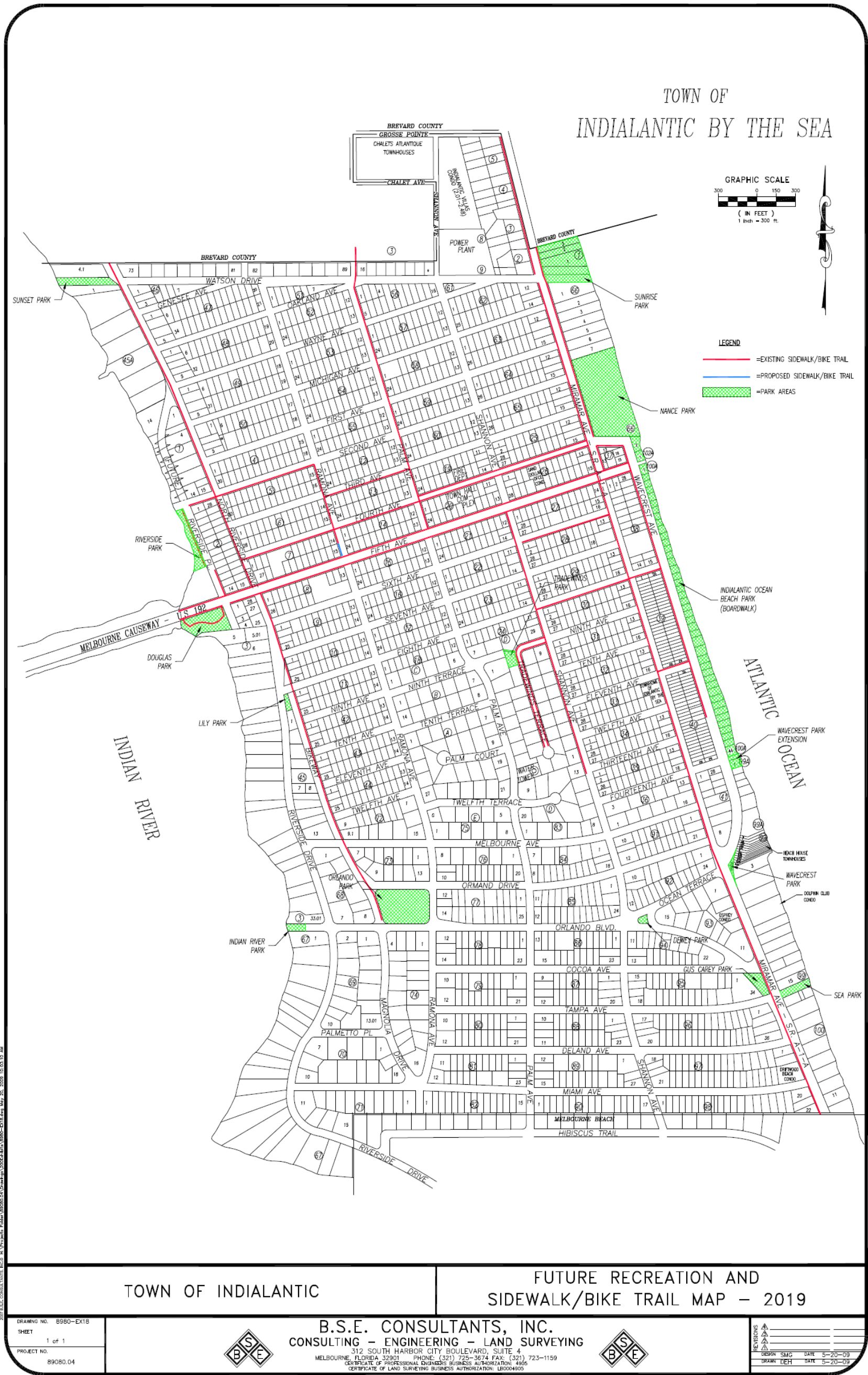
Map 1 – Future Roadway Characteristics 2019



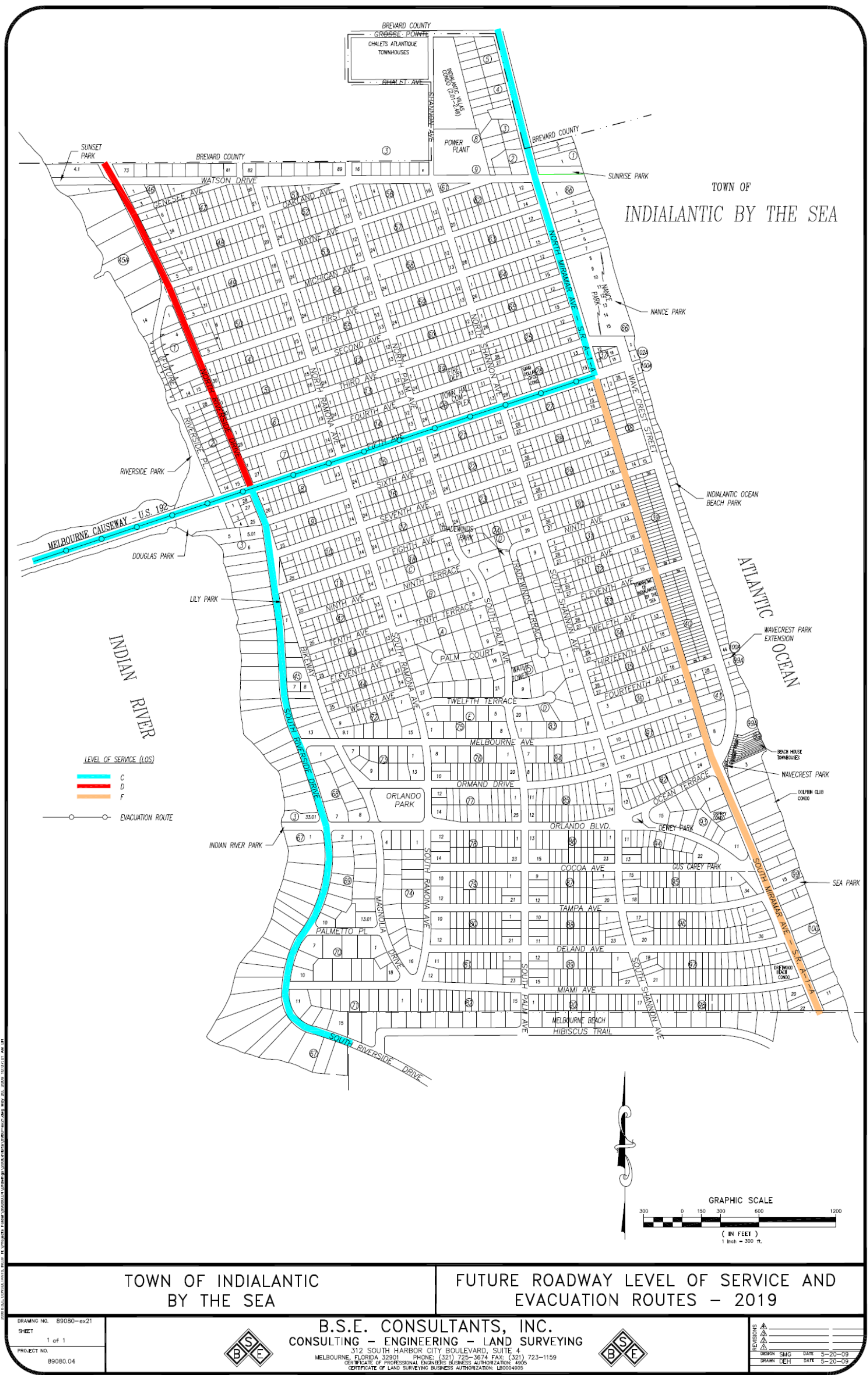
Map 2 – Future Public Transit Routes 2019



Map 3 – Future Recreation Sidewalk/Bike Trail Map 2019



Map 4 – Future Roadway Level of Service and Evacuation Route 2019





Housing Element

Housing Element

Goal 1: Ensure that the current housing stock is maintained in standard condition, that infill housing is compatible with existing housing, and that there is the opportunity for affordable housing to all income levels.

Objective 1:

Encourage the provision of adequate and affordable housing sites for all income groups and ensure that the housing supply meets the needs of existing and anticipated population based upon the DCA Affordable Housing Needs Assessment.

Policy 1.1: Review existing Codes and Ordinances yearly to ascertain if there are any regulations which unnecessarily drive up the cost of housing, and make sure that the supporting infrastructure is in place.

Policy 1.2: Encourage builders to use financing mechanisms which will permit persons with a wider range of income levels to buy housing.

Policy 1.3: The Town shall encourage low density residential uses along the river to preserve and protect it and its contribution toward the enhancement of the quality of life in Indialantic.

Objective 2:

Ensure that the Town maintains its existing housing in standard condition and identifies and conserves any historically significant housing.

Policy 2.1: Continue to maintain a strict code enforcement program so that substandard housing is rehabilitated quickly.

Policy 2.2: Continue to maintain information in the Town Hall regarding historic preservation programs.

Policy 2.3: Continue the implementation of an awards program for housing which maintains the most attractive building and yard area.

Policy 2.4: The Town will determine its affordable housing needs and seek to obtain an interlocal agreement with Brevard County or the mainland cities to provide for meeting the need.

Policy 2.5: The Town will coordinate with Brevard County, the Housing Authority, other governmental jurisdictions and the private sector for housing the special needs population groups including the establishment of criteria for guiding the location of housing for the very-low income, the low income and the moderate income households.

Objective 3:

Continue to enforce the Zoning Code which allows for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

Policy 3.1: Continue to implement the Town’s Zoning Ordinance to ensure that group homes and foster care facilities are permitted in areas zoned for residential use.

Policy 3.2: Review all potential sites to ensure that all of the supporting infrastructure is in place.

Objective 4:

Continue to encourage the coordination of information from various agencies which provide housing benefits to the public.

Policy 4.1: Continue to maintain information in the Town Hall regarding housing subsidy programs as well as the information necessary for residents who need to contact the sponsors of such programs.

Policy 4.2: The Town shall, on an ongoing basis, work with Brevard County and the Space Coast TPO and assist these agencies in establishing policies and standards which promote housing in close proximity to employment opportunities and transit services.

Policy 4.3: The Town shall not prohibit the appropriate placement of solar panels.

Policy 4.4: The Town shall, by 2015, consider determining a threshold for requiring Leadership in Energy and Environmental Design (LEED) or Low Impact Development (LID) standards/certification in development and redevelopment projects.

Objective 5:

The Town will continue to abide by Section 421.55 F.S. with respect to any persons or businesses displaced by local government programs.

Policy 5.1: The Town will continue to assure that reasonably located standard housing at affordable costs will be available to persons displaced by local government programs.



Infrastructure Element

Infrastructure Element

Goal 1: The Town will ensure that infrastructure facilities provided to it by other governmental entities as well as those provided by the Town will be provided in a manner which is sufficient to meet existing and future needs and is economically efficient and environmentally sound.

Objective 1:

The Town will continue to implement procedures to insure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

Policy 1.1: The following Level of Service (LOS) standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Facility	Level of Service (LOS)
Sanitary Sewer	200 gal./residential unit/day 200 gal./equivalent res. unit/day
Solid Waste	8.32 pounds/person/day
Potable Water	≤ 110 gallon per capita per day (gpcpd) (residential) ≤ 110 gallon per capita per day (gpcpd) (non-residential)
Drainage	Retention of 1st 1 inch of rainfall on site and designed for the 25 year 24 hour storm

Policy 1.2: Maintain close coordination with the County and the City of Melbourne, to ensure that the Town is afforded the opportunity to provide input on rate changes and system design.

Policy 1.3: The Town shall support improvements to or replacement of water and sewer lines which would reduce costs and adverse environmental impacts.

Policy 1.4: The Town will continue to make available to each service provider a report of development activity every six months or as requested by the service provider.

Policy 1.5: On an annual recurring basis, the Town will work with the County and the City of Melbourne to establish priorities, correct existing facility deficiencies, and provide for future needs. This will include potable water, solid waste, and sanitary sewer. This policy shall be implemented through the directives set forth in the Intergovernmental Coordination Element.

Policy 1.6: Although data indicates that there is presently no service level deficiency in water, solid waste, or sanitary sewer service, if a service deficiency falling below the level of service assigned by this Plan is identified in water, sanitary sewer, or solid waste service, the Town will, within 60 days, take the following actions to resolve the problem: 1) attempt to determine the significance of the service level deficiency; 2) meet with the provider of the service to further ascertain the

significance of the deficiency, determine the duration of time that the service deficiency is expected to continue, examine the temporary use of service provision through alternative sources and relative cost of service provision by alternative sources; 3) meet with the applicable agency to examine alternatives to resolve the service deficiency; and 4) in a timely manner, report findings, alternative solutions, and costs of solutions to the Town Council for the initiation of an appropriate solution, if the Council so determines.

Policy 1.7: The Town shall issue no development orders or building permits without first consulting with the City of Melbourne (the Town's potable water service provider) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent. The Town will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Policy 1.8: The Town shall maintain and enhance as needed the existing franchise agreement for potable water with the City of Melbourne. Prior to July 29, 2017, the Town shall renew the franchise agreement with the City of Melbourne or other available provider.

Objective 2:

The Town will continue to implement its comprehensive stormwater drainage study and any subsequent updates to the study. (Brevard County supplies solid waste collection and disposal and the City of Melbourne supplies water, therefore, this objective does not address those services.)

Policy 2.1: The Town will utilize its comprehensive stormwater drainage inventory and engineering plan and will review and revise the drainage study as necessary, but not to exceed every 5 years.

Policy 2.1.1: The drainage study which examines: 1) present deficiencies; 2) projected future needs; 3) engineering and construction necessary to complete any retrofitting or future needs; 4) cost of construction; and 5) proposed construction schedule will be utilized to reduce local flooding and the discharge of untreated stormwater runoff into the Indian River Lagoon.

Policy 2.1.2: The Town shall use its LDRs to reduce local flooding and the discharge of untreated stormwater runoff into the Indian River Lagoon.

Policy 2.1.3: The Town shall continue to enforce its land development regulations to control the discharge of organic materials, fertilizer, pesticides, sediment and organic materials into the stormwater system. To the extent of the level of service set forth in Policy 1.1 of this element, the discharge of untreated storm water runoff from new development is prohibited.

Policy 2.2: The Town will continue to cooperate with the State in determining stormwater, flooding, and discharge problems connected with S.R. A1A and U.S. 192 (a/k/a S.R. 500) and with the County for N. Riverside Drive.

Policy 2.3: Support the County effort to acquire additional land for solid waste management so that the design capacity will meet the needs of the Town.

Policy 2.4: Support a recycling program which is economically feasible as well as a hazardous waste management program.

Objective 3:

9J-5.011(2)(b)3 is not applicable since the Town is almost built-out and can receive only infill development. (Discouraging urban sprawl.)

Objective 4:

The Town will support the City of Melbourne in conserving the current water source at Lake Washington and in continuing the search for a more reliable source that is dependable and economically feasible.

Policy 4.1: Work with the City of Melbourne to ensure that all areas of the Town have the proper size water lines to serve fire protection needs.

Policy 4.2: Work with the City of Melbourne to ensure that all water lines are flushed as frequently as needed to provide sediment free potable water.

Policy 4.3: The Town will promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations.

Policy 4.4: Continue to enforce the Water Shortage Ordinance which can be implemented by either notice from the St. Johns River Water Management District or by determination of the Town Council.

Policy 4.5: Recognizing that the Town is located in an area that the SJRWMD identifies as a “priority water resource caution area”, the Town shall maintain community per capita usage of potable water at or below 110 gallon per capita per day (gpcpd) and will continue to work together with the City of Melbourne and the SJRWMD to reduce demand within the Town for potable water.

Policy 4.6: The Town will continue to cooperate with the St. John’s River Water Management District (SJRWMD) in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.

Policy 4.7: The Town shall inform residents and businesses of, and shall encourage their participation in, the City of Melbourne’s available water conservation programs such as the toilet replacements rebate program.

Policy 4.8: The Town shall participate in local water conservation education efforts with the SJRWMD, the City of Melbourne, and the Brevard County School Board.

Policy 4.9: The Town adopts the Water Supply Facilities Work Plan into its Comprehensive Plan for the planning period of 2009 through 2019, and will maintain a Water Supply Facilities Work Plan that is coordinated with SJRWMD's District Water Supply Plan and the City of Melbourne by updating its own work plan within 18 months of an update to SJRWMD's District Water Supply Plan of areas that affect the Town.

Policy 4.10: The Town shall provide informational brochures on proper irrigation operating instructions for the public by the end of 2009. These brochures will be made available at Town Hall.

Policy 4.11: The Town will promote and encourage the use of low impact development techniques (such as the Florida Water StarSM program, which is a point based, new home certification program for water-efficient developments, similar to the federal Energy Star program).

Policy 4.12: The Town shall develop a water audit program for all Town facilities, including irrigation by the end of 2010. The Town shall also consider developing a water audit program, including irrigation systems, for the public.

Policy 4.13: The Town shall develop a leak detection and repair program for all Town facilities by the end of 2010. It shall also inform and encourage its businesses and residents to adopt such a program for their own individual properties.

Objective 5:

The Town will continue to identify and map any prime natural groundwater recharge areas.

Policy 5.1: Encourage residents to conserve the return water from water-to-air units in those instances where the dwellings were built prior to the requirement for a return well. This could be done by the provision of a return well or running the water through an irrigation system.

Policy 5.2: The Town will coordinate with other local agencies, the State, and the Federal government to achieve regional aquifer recharge protection objective.



Coastal Management and Conservation Element

Coastal Management and Conservation Element

Goal 1: Ensure that growth which occurs in the Town does not damage or destroy the function of coastal resources, protects human life, and limits public expenditures in the high hazard area.

Objective 1:

Protect, conserve, and enhance remaining coastal wetlands, living marine resources, coastal barriers, wildlife habitat, and estuarine quality.

Policy 1.1: The Town will implement Objective 1 by participating, as deemed appropriate by the Town Council, in area-wide governmental programs to protect, conserve, and restore remaining coastal wetlands, living marine resources, coastal barriers, wildlife habitat, and estuarine quality, including Marine Resources Council programs, the SWIM program, programs for the Florida Department of Environmental Protection(DEP), Indian River Lagoon National Estuary Program, and Brevard County Office of Natural Resources Management.

Policy 1.2: Implement the landscaping and lot clearing ordinance to make sure that native vegetation is protected as much as possible from destruction by development activities.

Policy 1.3: Ensure that air quality meets acceptable DEP standards by requesting periodic monitoring by the State.

Policy 1.4: Review and revise, as necessary, the stormwater management regulations to ensure that the maximum protection to the Indian River Lagoon has been given and ensure that the Town's goals, objectives and policies are consistent with those of the Indian River Lagoon Comprehensive Conservation and Management Plan.

Policy 1.5: Continue to participate in County-wide beach and dune renourishment programs.

Policy 1.6: Protect natural reservation areas identified in the Recreation and Open Space Element and maintain the designation of the Indian River Lagoon and beaches and dunes as environmentally sensitive areas.

Policy 1.7: Continue to enforce the current water shortage ordinance which is consistent with the St. Johns River Water Management District policy for conservation.

Policy 1.8: Continue to enforce the Turtle Protection Ordinance and keep the designation of Bird Sanctuary for the Town. Also, restrict activities known to adversely affect the survival of endangered species including the Manatee.

Policy 1.9: Continue to protect and conserve the natural function of existing soils, fisheries, wildlife habitats, ocean beaches and shores, estuarine marshes, and water recharge areas through the adopted land development regulations.

Policy 1.9.1: The Town will support the County in its efforts to manage hazardous waste in order to protect natural resources. The Town will continue to utilize its procedures for providing for emergency response and cleanup capabilities for uncontrolled or accidental discharges or releases of hazardous wastes through its Police and Fire Departments.

Policy 1.10: The Town of Indialantic shall consider its valuable environmental resources, including wetlands, as visual amenities to be preserved and protected from activities which alter their physical and hydrological nature. The Town will review regulations that can be considered for inclusion in the LDR by 2012 to ensure the protection and preservation of these areas.

Objective 2:

By January 2010, develop criteria for prioritizing shoreline uses giving priority to water-dependent uses.

Policy 2.1: The first priority for water-dependent uses shall be for recreational facilities that provide pedestrian access to the public to the navigable waters of the state.

Policy 2.2: Recreational facilities which cause shoreline destruction will not be provided, encouraged, or allowed.

Policy 2.3: Local waterfront revitalization is to be encouraged through participation with the Waterfronts Florida Partnership Program (WFPP) as practicable.

Objective 3:

Establish construction standards which minimize the impacts of man-made structures on beach or dune systems.

Policy 3.1: Construction standards for buildings and man-made structures shall be those established by the State and approved by the Department of Environmental Protection unless further restricted by Town standards. This will continue to be a part of the building permit procedure.

Policy 3.2: Infrastructure and roadway improvements which are required to meet minimum level of service standards within already developed public rights-of way are allowed. No public buildings shall be constructed east of the Coastal Construction Control Line (CCCL), with the exception of minor structures including public restrooms and picnic shelters which are customarily provided to support recreation and open space activities, and pedestrian access facilities (in accordance with dune protection design standards).

Policy 3.3 Any construction activities allowed seaward of the CCCL established pursuant to Florida Statutes Section 161.053, must be consistent with Florida Statutes Chapter 161 [Beach and Shore Preservation].

Objective 4:

Limit public expenditures that subsidize development in Coastal High Hazard Area (CHHA).

- Policy 4.1:** The Coastal High-Hazard Area shall be defined as stated in Florida Statutes Chapter 163, as the areas below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, as described in Florida Statutes 163.3178(2)(h). The area defined should be based upon the most recently available data published by the Florida Division of Emergency Management.
- Policy 4.2:** Since the CHHA already has the necessary infrastructure, only funds for maintenance, upgrading and expansion of infrastructure, as deemed necessary, to ensure adequate levels of service are provided by all facilities, will be expended.
- Policy 4.3:** The Town shall include in its Land Development Code stormwater management controls that emphasize the urban design tools of low impact development (LID). New development in the Town's designated Adaptation Action Areas (AAAs) will be incentivized to integrate these innovative climate adaptation and mitigation design tools to better manage stormwater runoff.
- Policy 4.4:** The Town shall undertake a master stormwater capital improvement pipe replacement program to alleviate failing infrastructure that, left unchanged, would increase the potential for flooding.
- Policy 4.5:** The Town shall secure funding to construct stormwater retention improvements south of Lily Park to decrease the flow of surface water to the Indian River Lagoon.

Objective 5:

The Town shall designate the areas that show inundation by 2020 based on the Florida sketch tool maps prepared in 2018 as AAAs.

- Policy 5.1:** The Town shall not increase the density or intensity of land use within the Coastal High Hazard Area.
- Policy 5.2:** The Town shall encourage low density residential uses around water bodies to preserve and protect them and their contribution toward the enhancement of the quality of life in Indialantic.
- Policy 5.3:** The Town has evaluated its infrastructure with respect to sea level rise and storm surge risks and has authorized \$3,000,000 in CIE funds to repair/replace existing stormwater piping and create new detention areas.
- Policy 5.4:** The Town will consider, but not be limited to using the following tools within the designated AAAs:
- Public infrastructure planning, siting, construction replacement, operation and maintenance
 - Stormwater management
 - Green streets

- Rain garden/bioswales
- Vernacular streetscapes and plant replacement
- Grass pavers (driveways, main streets, ponding areas)
- New building code standards
- Land development regulations
- Comprehensive planning

Policy 5.5: The Town shall collaborate with stakeholders at least every 5-years, or earlier, to analyze the best available data and maintain efforts to identify and understand the risks, vulnerabilities and opportunities for resiliency strategies within the updated planning horizons.

Objective 6:

The Town will reduce the amount of surface water runoff, if economically feasible.

Policy 6.1: The Town shall conduct yearly inventories of existing infrastructure focusing on the condition of the stormwater runoff systems.

Policy 6.2: The Town will be consistent with, or more stringent, if possible, than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy 6.3: The Town shall maximize unpaved landscape to ease stormwater infiltration. The Town will adhere to native landscaping methods which emphasize salt tolerance and water absorption vegetation. The Town will implement landscaping programs through its local development review process, establishing meaningful standards and salient guidelines to promote vegetation that is highly water absorbent to withstand the marine environment and the impacts of tropical winds.

Policy 6.4: The Town shall take steps to participate in the National Flood Insurance Program Community Rating System, administered by FEMA. The initial step will be adopting the state model flood damage prevention ordinance.

Objective 7:

Maintain or reduce hurricane evacuation times.

Policy 7.1: Work with Brevard County to ensure that hurricane evacuation is planned for in a safe and expeditious manner.

Policy 7.2: At the beginning of each hurricane season, coordinate with Brevard County Emergency Management to ensure that residents are informed about evacuation procedures.

Objective 8:

The Town shall continue to maintain its Post Disaster Recovery Plan addressing any issues that are not specifically reflected in Resolution 05-09.

Policy 8.1: Work with all other public bodies which provide infrastructure to the Town to ensure that their post-disaster plans are sound.

- Policy 8.2:** Utilize the existing building permit process and regulations for rebuilding any structures demolished during a storm. This would include approval by the DEP and by the Board of Adjustment of the Town.
- Policy 8.3:** The Town will work with the County to determine cleanup and repair activities following a major storm. Immediate activities will include repairs to infrastructure, removal of debris, and the stabilization or removal of structures deemed to present a hazard to public safety.
- Policy 8.4:** Within two (2) months after the occurrence of a major storm event (Category 3 hurricane in the Town), the Town Local Planning Agency will initiate an evaluation of those areas where there is significant property damage or erosion and in those areas that have a record of repeated property damage or erosion to determine what actions, if any, should be taken to limit redevelopment or redirect redevelopment to other areas. Upon completion of the evaluation process, the Local Planning Agency shall recommend to the Town Council any appropriate amendments to the Comprehensive Plan and amendments to the Town land development regulations.
- Policy 8.5:** The Town will review and amend its Comprehensive Plan accordingly to reflect applicable mitigation report recommendations provided by State or Local agencies.
- Policy 8.6:** The Town, in cooperation with the County and other incorporated municipalities, shall support the development of a county-wide Local Mitigation Strategy (LMS) by participating as an active member of the Brevard County Working Group for LMS Development.
- Policy 8.7:** The Town shall amend the Comprehensive Plan to include appropriate mitigation initiatives and enhancements identified in the LMS such as policies, programs and projects to reduce potential damage from natural disasters.
- Policy 8.8:** The Town requires that any non-residential structure, including those abandoned, or sustaining damage in excess of 50% of its assessed value due to storm conditions or erosion, be demolished or reconstructed in accordance with all Town ordinances applicable to new construction.
- Policy 8.9:** The Town shall amend the Comprehensive Plan to include appropriate short-term recovery directives and long-term redevelopment strategies identified in the LMS.
- Policy 8.10:** The Town shall protect the lives of residents by ensuring designated evacuation routes are well marked and maintained; by basing land use decisions on the availability of adequate capacity on designated evacuation routes necessary to evacuate residents in a safe and timely manner; and by educating residents regarding hazards such as evacuations routes, shelter availability, safety procedures and incentives for or benefits of preparing homes for disaster events.

Objective 9:

Maintain and preserve the existing public access to the beach and Indian River; enhance and improve public access where possible.

Policy 9.1: Continue to preserve, enhance, and improve existing access points to the beach.

Objective 10:

Identify and preserve any historical resources that have been documented to actually exist.

Policy 10.1: Work with local entities to identify by markers the "Tradewinds" and the "Bahama Beach Club" properties (Structures no longer exist).

Policy 10.2: In documented cases where environmental resources have been degraded, the Town shall seek to restore these areas by coordinating with appropriate agencies seeking available funds for restoration projects.

Policy 10.3: The Town shall work with the area electric utility to provide energy conservation tips and low energy audits to consumers.

Policy 10.4: The Town shall require the use of High Efficiency Toilets; High Efficiency Showerheads; High Efficiency Faucets; High Efficiency Clothes Washers; and Dishwashers that are Energy Star rated and Water Sense certified in all new and redeveloped residential projects, as required by the 2007 edition of the Florida Building Code, as amended.

Objective 11:

Establish standards for levels of service, areas of service, and phasing of infrastructure where applicable.

Policy 11.1: Utilize existing level of service standards identified in other elements of the Comprehensive Plan.

Objective 12:

The Town shall support the Goals and Objectives of the Indian River Lagoon National Estuary Program (IRLNEP) Indian River Lagoon Comprehensive Conservation and Management Plan (CCMP) dated May, 1996.

Policy 12.1: The Town shall participate in the development and maintenance of a monitoring network which will provide adequate and reliable data and information on water quality.

Policy 12.2: The Town shall support the effort of the Florida Dept. of Environmental Protection and the Florida Fish and Wildlife Commission to protect the threatened and endangered species of the Indian River Lagoon.

Policy 12.3: The Town shall participate in the effort by the St. Johns River Water Management District to protect and restore seagrass integrity and functionality in the Indian River Lagoon.

- Policy 12.4:** The Town shall prohibit all new point-source discharges into the Indian River Lagoon in accordance with the Indian River Lagoon Act.
- Policy 12.5:** The Town shall continue to implement appropriate recommendations contained in the IRLNEP CCMP and the SJRWMD Surface Water Improvement and Management (SWIM) Plan to reduce the amount of non-point source pollution entering the Indian River Lagoon.
- Policy 12.6:** Consistent with the Goals and Policies of the IRLNEP CCMP and the SJRWMD's SWIM Plan, the Town shall reduce the amount of non-point source pollution entering the Indian River Lagoon. This shall be accomplished by applying for any appropriate grants and funds to improve the efficiency of pollutant removal by upgrading, expanding and replacing existing stormwater management facilities and to construct new regional stormwater management facilities to enhance the existing system.
- Policy 12.7:** The Town will ensure that any stormwater management and water reuse policies and projects are consistent with the Goals of the SJRWMD's Indian River Lagoon Basin program, including its Comprehensive Conservation Management Plan, to restore and protect the Indian River Lagoon through the enhancement of water quality and natural systems in the basin.
- Policy 12.8:** The Town will ensure that any new regulation to protect water resources is consistent with SJRWMD's environmental resource permitting and consumptive permitting use permitting rules.

Objective 13:

The Town shall support a safe, convenient, and energy efficient multimodal transportation system that furthers the reduction of greenhouse gas emissions and supports and funds mobility.

- Policy 13.1:** The Town shall require pedestrian safety in the planning, design, and construction of all transportation facilities.
- Policy 13.2:** The Town will coordinate with state and county governmental entities to provide bikeway facilities for new and reconstructed roadway facilities, with determination of need and costs being of primary consideration.
- Policy 13.3:** The Town shall, on an ongoing basis, work with Brevard County and the Space Coast TPO and assist these agencies in establishing policies and standards which promote housing in close proximity to employment opportunities and transit services.
- Policy 13.4:** The Town shall not prohibit the appropriate placement of solar panels.
- Policy 13.5:** The Town will coordinate with FDOT, SCAT and any other potential future mass transit service providers to address the provision of mass transit services. This Policy is not to be construed to prevent alteration, modification or termination of Interlocal Agreements by reason of mutual consent or a mutually entered into mediation process.



Recreation and Open Space Element

Recreation and Open Space Element

Goal 1: Provide parks, open space, and recreational opportunities that attempt to meet the needs of the residents and visitors of the Town.

Objective 1:

Continue to protect, preserve and maintain the existing public access to recreation sites including the Atlantic Ocean and the Indian River.

Policy 1.1: Continue to develop and enhance the existing oceanfront and riverfront parks and access points.

Policy 1.2: By January 2010, conduct a park and recreation facilities inventory and survey to verify any recreational needs. Work to address existing park needs and work with Brevard County to help address any regional deficiencies that might exist.

Policy 1.3: The Town, as part of its five-year capital improvements program, shall continue to identify needed improvements and timeframes for correction of any existing recreational deficiencies.

Objective 2: Continue to improve and coordinate efforts with Brevard County, Melbourne Beach, and the private sector to provide recreational opportunities.

Policy 2.1: Continue to work with Brevard County to ensure that the joint-use agreement with the School Board for use of the Hoover Junior High School site is kept intact.

Policy 2.2: Continue to review existing ordinances and monitor development trends to see if a recreational impact fee needs to be established to offset the cost of providing recreational facilities for residents.

Objective 3:

Continue to ensure that parks and recreation facilities are adequately and efficiently provided by both public agencies and private enterprise.

Policy 3.1: Continue to uphold the adopted level of service standard of 4 acres of recreation and open space per 1,000 persons and require that this be met before a development order is issued.

Policy 3.2: The Town will continue to apply the specific open space standards and definitions in its land development regulations.

Objective 4:

Continue to work with Brevard County and the State to provide new recreational facilities and enhance existing facilities.

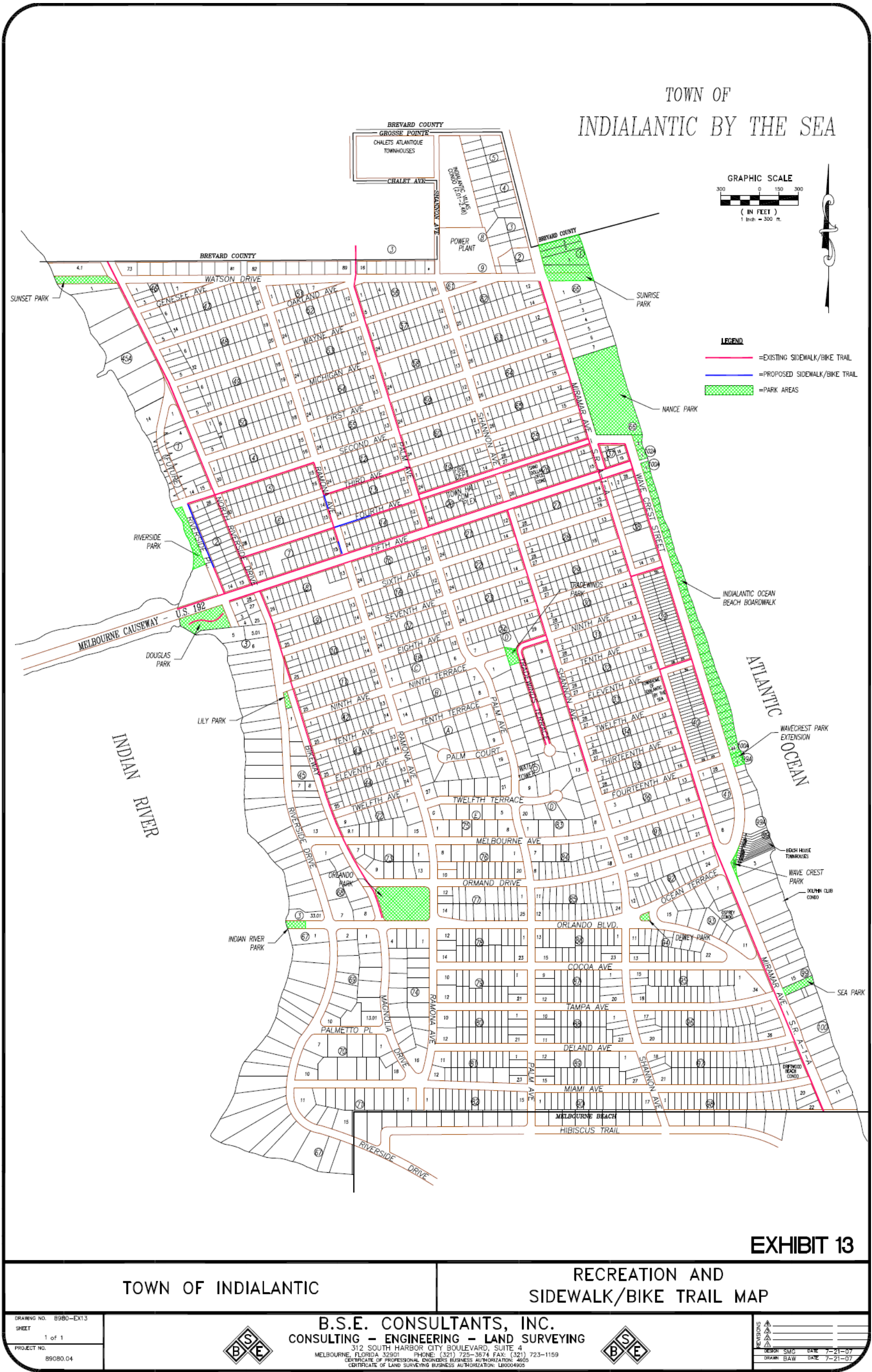
Policy 4.1: Continue to work with Brevard County in determining the provision of facilities at Hoover Junior High School, Indialantic Elementary School, and the oceanfront parks.

Policy 4.2: Continue to work with and support the FDOT in utilizing the Melbourne Causeway facilities to their fullest extent, and work to designate and acquire other open space and natural reservations.

Objective 5:

Continue to enhance the aesthetic quality of publicly owned lands such as rights-of-way and parks.

Policy 5.1: Continue to work with and encourage private clubs, organizations and citizen groups to landscape and beautify designated areas within the Town.





Intergovernmental Coordination Element

Intergovernmental Coordination Element

Goal 1: Establish governmental relationships with both legislative bodies and agencies which will further the effectiveness and efficiency of the decision making process which affects the well-being of the Town.

Objective 1:

The Town will coordinate the implementation of its Comprehensive Plan with Brevard County, the School Board, the City of Melbourne, and the Town of Melbourne Beach by providing copies of its plan to these units of government; by reviewing their plan; and by meeting with them to discuss problem areas.

Policy 1.1: The Town will participate in the Countywide planning coordination group whose purpose is to discuss intergovernmental issues and planning activities as well as the provision of future needed "public services and facilities," as that term is defined in Section 163.3164, Florida Statutes, and the dissemination of information. Issues of primary importance will include but not be limited to the coordination of public services and facilities for future needs or that are presently constrained or backlogged and which the Town looks to other governmental entities to supply the public services and facilities. A non-exclusive list of such public facilities and services includes roads (County maintained facilities), sewer, solid waste, and water.

Policy 1.2: The Town will continue to attempt to resolve any conflict with other local governments or agencies; however, it will utilize the informal mediation process of the East Central Florida Regional Planning Council if the conflict cannot be resolved.

Policy 1.3: The Town will continue to cooperate and participate with all applicable jurisdictional bodies in the policy formulation for the management of the Indian River Lagoon and will work to support the goals, objectives, and policies of the Indian River Lagoon Comprehensive Conservation and Management Plan.

Policy 1.4: The Town shall continue coordination with the Brevard County School District, Brevard County and municipalities through the School Concurrency Interlocal Agreement that ensures the public school facilities level of service is maintained. The Town shall continue to be responsive to any legislative changes regarding school facility development and coordination with Brevard County and its agencies.

Policy 1.5: The Town shall continue in effect all Interlocal Agreements entered into with Brevard County for police and fire aid, and any other agreements currently in effect. Additionally, the Town will coordinate with FDOT, SCAT and any other potential future mass transit service providers to address the provision of mass transit services. This policy is not to be construed to prevent alteration,

modification or termination of Interlocal Agreements by reason of mutual consent or a mutually entered into mediation process.

Objective 2:

Continue to ensure that zoning and other development regulation processes are coordinated with the applicable contiguous jurisdiction, Brevard County to the north and Melbourne Beach to the south Town Limits.

Policy 2.1: Continue to implement the policy which provides for notification of affected property owners in either the County or Melbourne Beach when variances or zoning requests are made in the Town.

Policy 2.2: Continue to see that the same notification policy outlined in Policy 2.1 be carried out in the County and Melbourne Beach.

Policy 2.3: The Town will continue to review all annexation requests thoroughly with Brevard County as to existing and proposed zoning, Future Land Use Plan designation, and effect on urban services.

Policy 2.4: The Town will continue to review all development requests for compatibility with the Comprehensive Plan of the County and the Town of Melbourne Beach before granting any approval of such requests.

Policy 2.5: The Town will continue to review all development proposals contained in the Future Land Use Plan of the County and the Town of Melbourne Beach, which affect the Town of Indialantic.

Objective 3:

The Town will continue to coordinate the establishment of consistent level of service (LOS) standards with the State, regional, or local entities which have operational and maintenance responsibility for public facilities provided.

Policy 3.1: For all roads which are operated and maintained by the State or the County, the Town will continue to establish level of service (LOS) standards consistent with standards set by the governmental agency having operational and maintenance responsibility for the roadway, or alternatively, the Town will set level of service (LOS) standards for roads subject to County or State operation and maintenance jurisdiction which represent only a minor degradation below level of service (LOS) standards set by the governmental agency having operation and maintenance responsibility for the affected roadway, all unless reasonable justification exists for doing otherwise.

Policy 3.2: The Town will continue to establish level of service (LOS) standards consistent with those of the County for the provision of sewer and solid waste service and with the City of Melbourne for potable water service.

Policy 3.3: The Town shall issue no development orders or building permits without first consulting with the City of Melbourne (the Town's potable water service

provider) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent. The Town will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy of its functional equivalent.

- Policy 3.4:** The Town will maintain a water supply facilities work plan that is coordinated with SJRWMD's District Water Supply Plan and the City of Melbourne by updating its own work plan within 18 months of an update to SJRWMD's District Water Supply Plan of areas that affect the Town.
- Policy 3.5:** The Town will participate in the development of updates to SJRWMD's Water Supply assessment and district Water Supply Plan and in other water supply development related initiatives facilitated by the SJRWMD that affects the Town.
- Policy 3.6:** The Town will monitor and participate in Melbourne's water supply planning process, including updates to water supply facility work plans and consumptive use permits, regarding the Town's population and demand projections to ensure that Melbourne accounts for and meets the Town's current and future water needs.



Public School Facilities Element

Public School Facilities Element

Goal:

To provide a public school system that offers a high quality educational environment, provides accessibility for all of its students, and ensures adequate school capacity to accommodate enrollment demand within a financially feasible School District's Five-Year Capital Facilities Work Program.

Objective 1:

Maintain adequate school facilities in Brevard County Schools by adopting a concurrency management system to address the need for correction of school facility deficiencies through a tiered level of service for the short and long term planning periods.

Policy 1.1: The Town of Indialantic hereby adopts the following tiered Level of Service (LOS) standards for public schools, based upon permanent FISH capacity, which shall address the correction of existing school facility deficiencies. The tiered LOS will terminate, upon achieving 100% LOS for all schools of the same type.

Facility Type	2007-08	2008-09	2009- 10	2010-11	2011-12
Elementary	127%	130%	115%	105%	100%
Middle Schools	122%	120%	100%	100%	100%
Jr./Senior High	133%	135%	110%	105%	100%
High Schools	139%	130%	115%	100%	100%

Source: Brevard County School District 2007-2008 Work Plan

Policy 1.2: The Town of Indialantic hereby adopts the School Board's current public school attendance boundaries, as the Concurrency Service Areas (CSA).

Policy 1.3: Concurrency shall be measured and applied using a geographic area known as a Concurrency Service Area (CSA) which shall coincide with the school attendance boundaries, as adopted by the School District. Either the Town of Indialantic or the School District may propose a change to the CSA boundaries. The following procedures shall be used for modifying a CSA map:

- A. The School District will transmit a proposed CSA map modification with data and analysis to support the change to the Cities, the County, and the Capital Outlay Committee (COC). Any proposed change to a CSA shall require a demonstration by the School District that the change complies with the public school LOS standard and that utilization of school capacity is maximized to the greatest extent possible.
- B. Any proposed change to a CSA shall address transportation costs, court approved desegregation plans, if applicable, and other relevant factors.

- C. The Town of Indialantic and the COC will review the proposed modification of the CSA and send their comments to the School District within 45 days of receipt of the proposed change.
- D. The modification of a CSA shall be effective upon adoption by the School Board.

Policy 1.4: The Parties shall observe the following process for changes in the use of schools:

- A. At such time as the School District determines that a school change is appropriate considering the appropriate use of the school and utilization requirements, the School District shall transmit the proposed school change in use and data and analysis to support the changes to the Capital Outlay Committee and the Staff Working Group.
- B. The COC and the Staff Working Group shall review the proposed changes to the school use and send their comments to the School District within forty five (45) days of receipt.
- C. The change in school use shall become effective upon final approval by the School Board.

Objective 2:

The Town of Indialantic shall require that a school concurrency evaluation which considers projected residential development in order to accommodate new students at the adopted level of service for adequate school facility capacity be provided to the Town. The evaluation shall be prepared by the Brevard County School District.

Policy 2.1: The Town of Indialantic shall not approve any non-exempt residential development application for a new residential preliminary plat, site plan or functional equivalent until the School District School has issued a School Capacity Availability Determination Letter (SCADL) verifying available capacity.

Policy 2.2: The Town of Indialantic shall consider the following criteria to exempt residential uses from the requirements of school concurrency:

Criteria:

- A. Single family lots of record, existing at the time the school concurrency implementing ordinance becomes effective.
- B. Any new residential development that has a preliminary plat or site plan approval or the functional equivalent for a site specific development order prior to the commencement date of the School Concurrency Program.
- C. Any amendment to any previously approved residential development that does not increase the number of dwelling units or change the type of dwelling units (single-family to multi-family, etc.).

- D. Age restricted communities with no permanent residents under the age of 18. Exemption of an age restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 18 years and older.

Policy 2.3: The Town of Indialantic, through its Land Development Regulations, and in conjunction with the School District, shall establish a school concurrency review process for all residential projects that are not exempt under Policy 2.2.

The minimum process requirements are described below:

- A. A residential development application including a School Impact Analysis (SIA) is submitted to the Town of Indialantic for review.
- B. The Town of Indialantic determines application is complete for processing and transmits the SIA to the School District for review.
- C. The School District reviews application for available capacity and issues a School Capacity Availability Determination Letter (SCADL) to the town of Indialantic:
 - 1. If capacity is available within the affected CSA, the School District shall issue a SCADL verifying available capacity.
 - 2. If capacity is not available within the affected CSA, contiguous CSAs are reviewed for available capacity.
 - 3. If capacity is available in the contiguous CSAs, the School District shall issue a SCADL verifying available capacity in the adjacent CSAs.
 - 4. If capacity is not available in the contiguous CSAs, the School District shall issue a SCADL indicating the development is not in compliance with the adopted LOS and offers the developer a 90-day negotiation period for mitigation.

Policy 2.4: The Town of Indialantic, in conjunction with the School District, shall review developer proposed applications for proportionate share mitigation projects to add the school capacity necessary to satisfy the impacts of a proposed residential development. Mitigation options may include, but are not limited to:

- A. Contribution of land or payment for land acquisition in conjunction with the provision of additional school capacity; or
- B. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits; or
- C. Donation of buildings for use as a primary or alternative learning facility; or
- D. Renovation of existing buildings for use as learning facilities; or
- E. Construction or expansion of permanent student stations or core capacity; or

- F. Construction of a public school facility in advance of the time set forth in the School District's Five-Year Capital Facilities Work Program.

Policy 2.5: For mitigation measures in Policy 2.4 (A) thru (F) above, the estimated cost to construct the mitigating improvement will reflect the estimated future construction costs at the time of the anticipated construction.

- A. Improvements contributed by the developer shall receive school impact fee credit.
- B. The cost difference between the developer's mitigation costs and the impact fee credit, if greater, shall be the responsibility of the developer.

Policy 2.6: The Town of Indialantic and the School District shall provide a 90-day negotiation period to allow for the review and negotiation of proportionate share mitigation offers proposed by a developer.

Criteria:

- A. If mitigation is approved, the Town of Indialantic and the School District shall enter into an enforceable binding agreement with the developer and the improvement(s) will be included in the School District's annually adopted Five-Year Capital Facilities Work Program and reflected in the next update to the Capital Improvements Element.
- B. If mitigation is denied based on the School District's recommendation, the Town of Indialantic must deny application based upon no available school capacity.
- C. The Town of Indialantic shall not issue any permits for a residential development until receiving confirmation of available school capacity in the form of a SCADL from the School District.

Policy 2.7: The Town of Indialantic shall, upon acceptance of a mitigation option identified in Policy 2.4, enter into an enforceable binding agreement with the School District and the developer.

Policy 2.8: The Town of Indialantic shall notify the School District when an approved residential development has paid impact fees and when the development order for the residential development expires.

Objective 3:

Beginning with an effective date of 2008, all new public schools built within the Town of Indialantic will be coordinated with the School District to be consistent with the Town's Future Land Use Map designation to ensure facilities are proximate to appropriate existing and future land uses, serve as community focal points, are co-located with other appropriate public facilities, and will have needed supporting infrastructure.

- Policy 3.1:** The Town of Indialantic, in conjunction with the School District, shall jointly determine the need for, and timing of, on-site and off-site improvements necessary to support a new school.
- Policy 3.2:** The Town of Indialantic shall enter into an agreement with the School Board identifying the timing, location, and the party or parties responsible for the planning, constructing, operating, and maintaining off-site improvements necessary to support a new school or school improvement to ensure that the necessary infrastructure is in place prior to or concurrent with construction.
- Policy 3.3:** The Town of Indialantic shall encourage the location of schools near residential areas by:
- A. Assisting the School District in the identification of funding and/or construction opportunities (including developer participation or Local Government capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements.
 - B. Reviewing and providing comments on all new school sites including the compatibility and integration of new schools with surrounding land uses.
 - C. Allowing schools within all residential land use categories.
- Policy 3.4:** The Town of Indialantic, in conjunction with the School District, shall seek opportunities to co-locate schools with public facilities, such as parks, libraries, and community centers, as the need for these facilities is identified.
- Policy 3.5:** The Town of Indialantic, in conjunction with the School District, hereby designates the Capital Outlay Committee (COC) as the monitoring group for coordinated planning and school concurrency in Brevard County.
- Policy 3.6:** The Town of Indialantic will adopt school concurrency provisions into its Land Development Regulations (LDR's) and such concurrency provisions will become effective no later than the date in which the Public School Facilities Element becomes effective.
- Policy 3.7:** Brevard County Government, in conjunction with the Brevard School District and the Town of Indialantic shall identify issues relating to public school emergency preparedness, such as:
- A. The determination of evacuation zones, evacuation routes, and shelter locations.
 - B. The design and use of public schools as emergency shelters.
 - C. The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.

Objective 4:

Beginning with an effective date of 2008 and no later than December 1st of each year thereafter, the Town of Indialantic will adopt as part of its Capital Improvements Element (CIE), the Brevard County School District's Five Year Work Program as approved by the School Board May 13, 2008, as part of the School District budget, including planned facilities and funding sources to ensure a financially feasible Capital Improvements program and to ensure the level of service standards will be achieved by the end of the five year period.

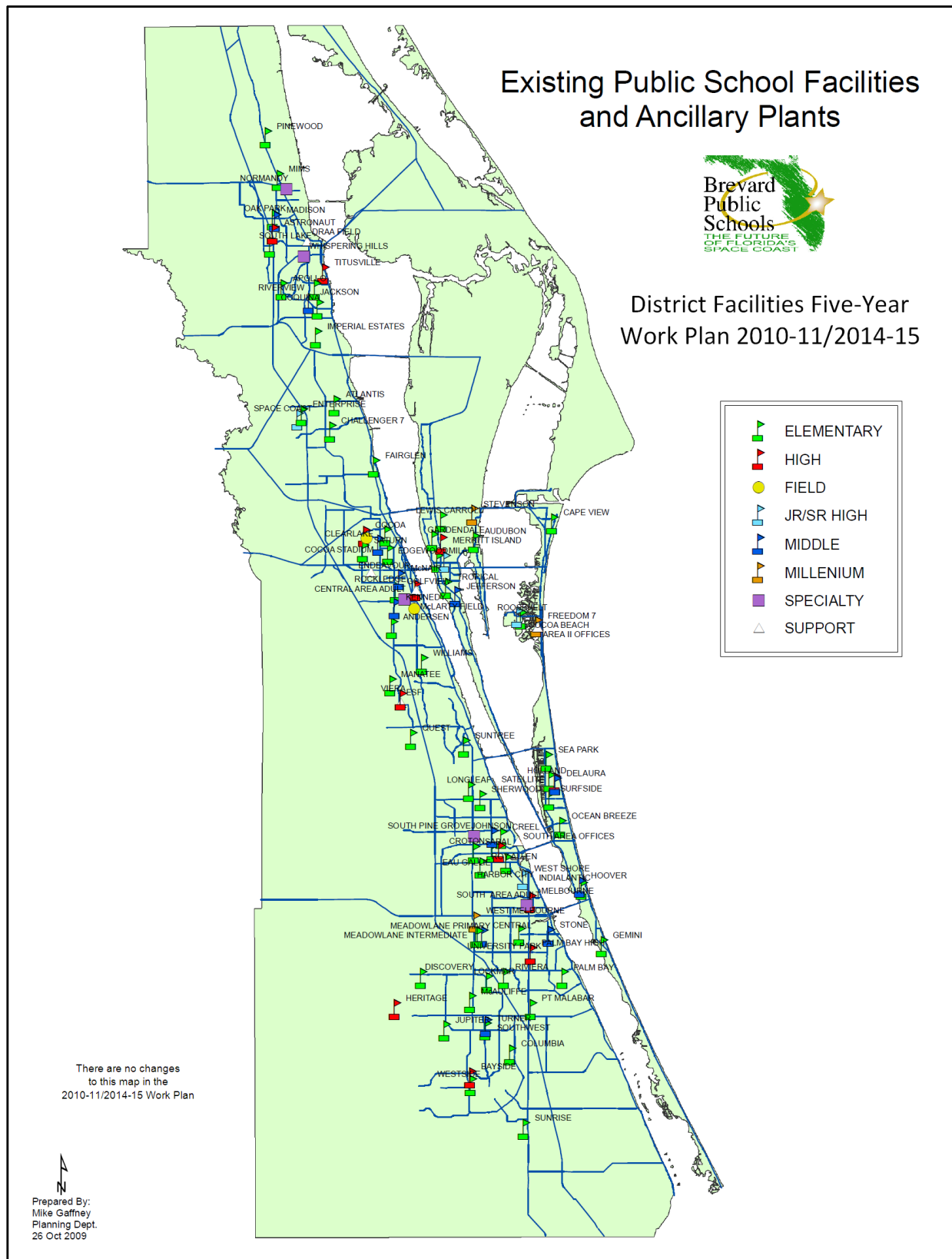
Policy 4.1: The Town of Indialantic shall annually update the Capital Improvements Element to incorporate the School District's annually adopted Five-Year Capital Facilities Work Program's "Summary of Capital Improvements Program" and "Summary of Estimated Revenue" Tables which shall identify school facility capacity projects which are necessary to address existing deficiencies and meet future needs and demonstrate the School District can maintain the adopted LOS standard for the five-year planning period supported by data and analysis demonstrating financial feasibility.

Policy 4.2: The Town of Indialantic shall annually coordinate review of school enrollment projections in conjunction with the School District and other local governments through the Capital Outlay Committee (COC), and provide an annual update of the process, including the Public School Facilities Element and maintain a public school facilities map series which are coordinated with the Town of Indialantic's Future Land Use Map or Map Series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period. The Map Series shall include:

- A. Existing Public School Facilities Map - type and location of ancillary plants
- B. Five-Year Planning Period Map - generally planned public school facilities and ancillary plants

Policy 4.3: The Town of Indialantic, in conjunction with the School District, shall coordinate the long-range public school facilities map with its comprehensive plan and future land use map. The Map shall be included in the Map Series provided in Policy 4.2.

- A. The Long Range Planning Period Map - generally planned areas of future public school facility needs.



Existing and Proposed Elementary Schools

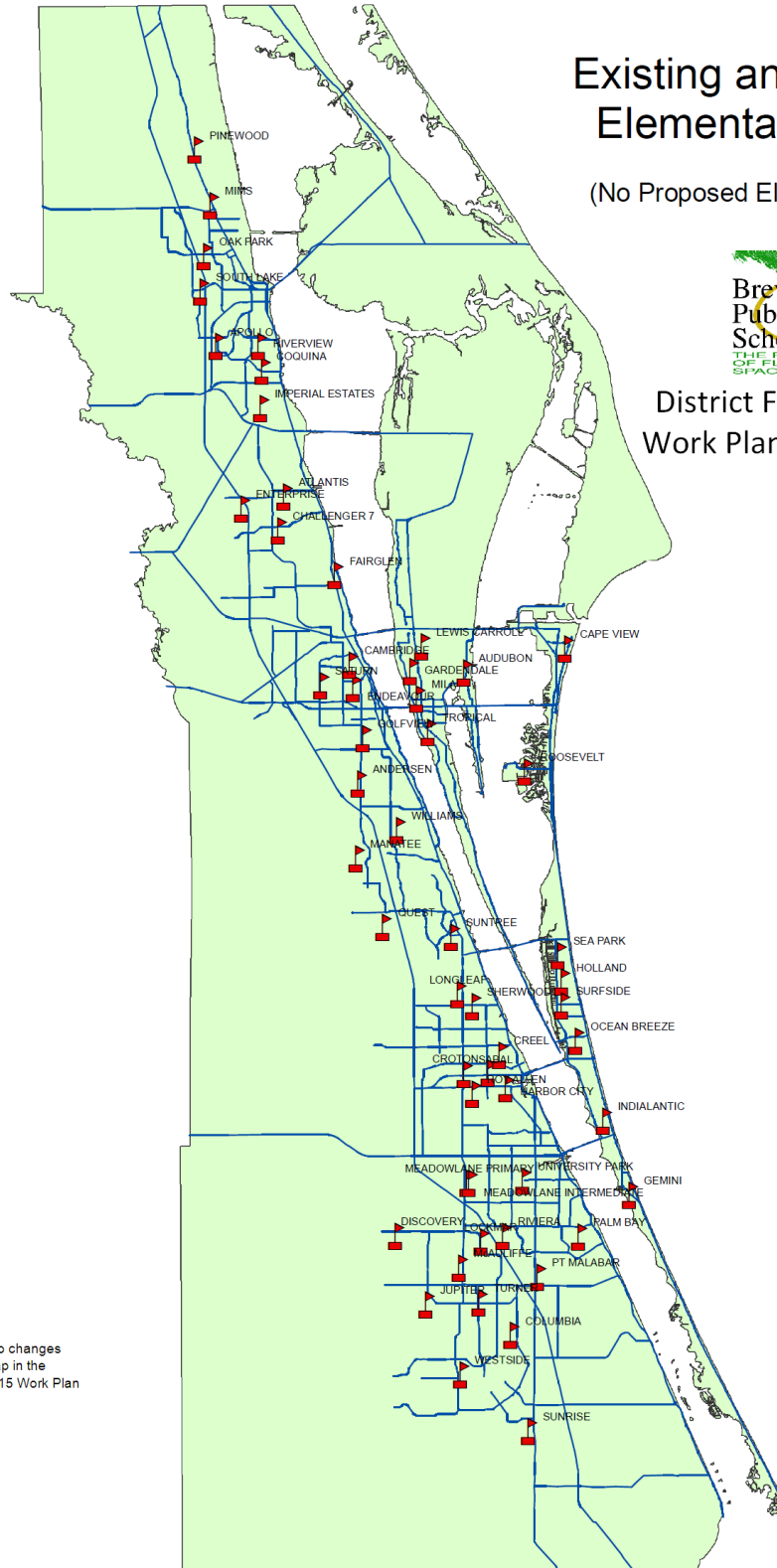
(No Proposed Elementary Schools)



District Facilities Five-Year
Work Plan 2010-11/2014-15

There are no changes
to this map in the
2010-11/2014-15 Work Plan

Prepared By:
Mike Gaffney
Planning Dept.
26 Oct 2009



Existing and Proposed Middle and Jr./Sr. High Schools

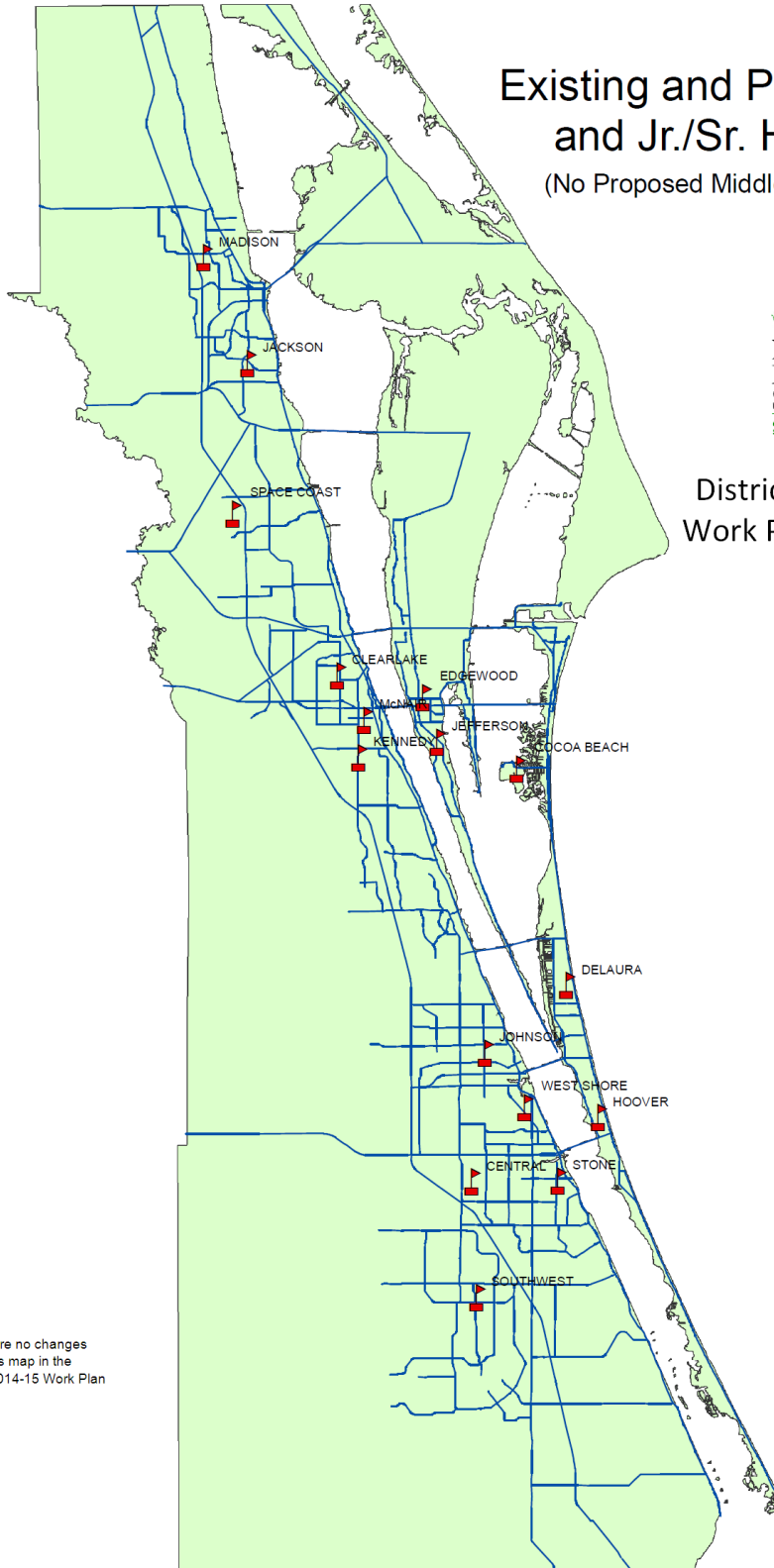
(No Proposed Middle or Jr./Sr. High Schools)



District Facilities Five-Year Work Plan 2010-11/2014-15

There are no changes to this map in the 2010-11/2014-15 Work Plan

Prepared By:
Mike Gaffney
Planning Dept.
26 Oct 2009

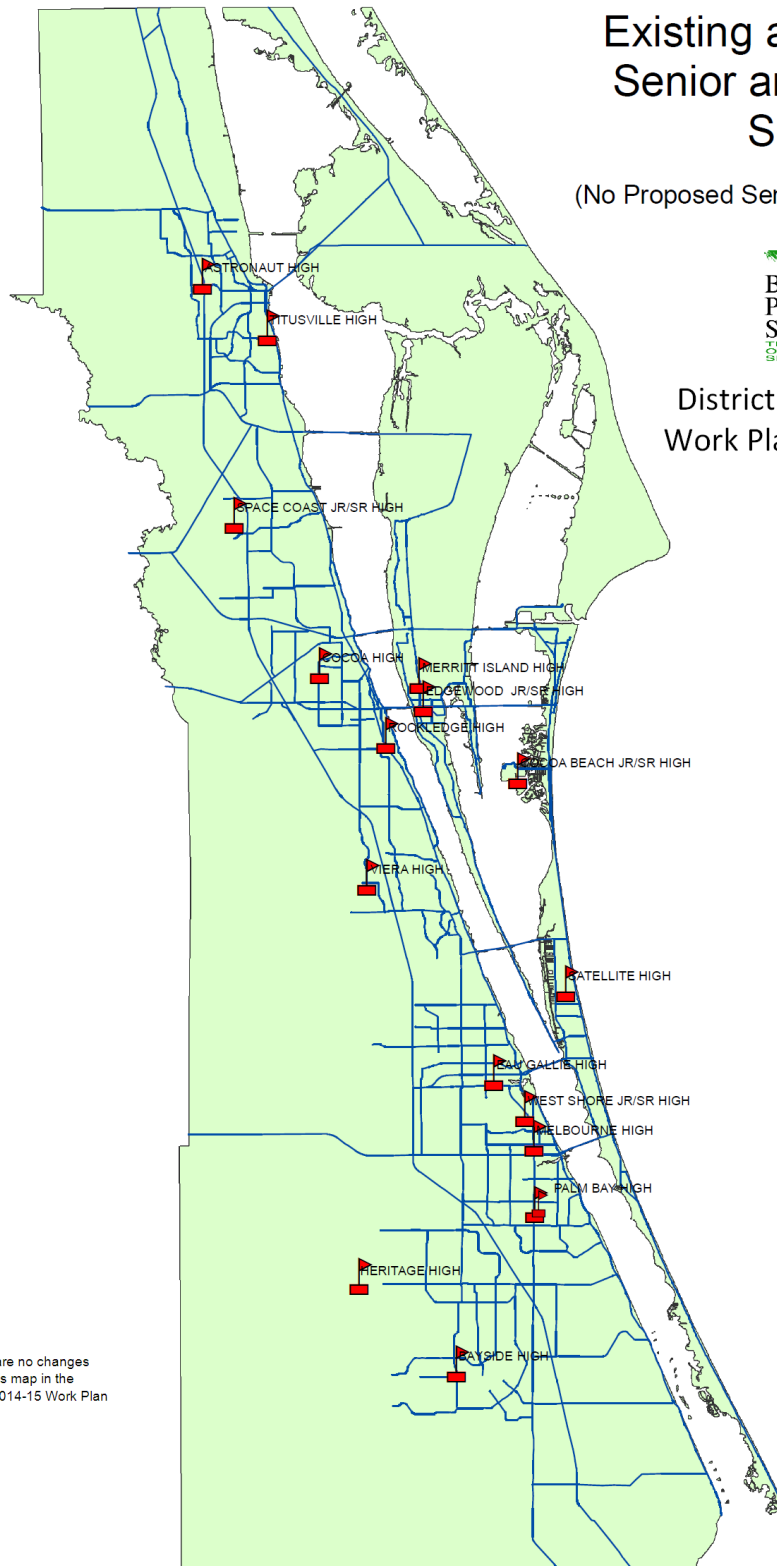


Existing and Proposed Senior and Jr/Sr High Schools

(No Proposed Senior or Jr/Sr High Schools)



District Facilities Five-Year
Work Plan 2010-11/2014-15



There are no changes
to this map in the
2010-11/2014-15 Work Plan

Prepared By:
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26 Oct 2009



Capital Improvements Element

Capital Improvements Element

Goal 1: Develop a multi-year capital improvements program which establishes a plan for prioritizing and financing public improvements and which supports the goals, objectives, and policies of the Comprehensive Plan of the Town.

Objective 1:

Capital improvements will be provided to correct existing deficiencies, accommodate future growth, and to replace obsolete facilities as indicated in the element.

Policy 1.1: The Town will continue to include all projects identified in the other Plan elements, determined to have a cost of \$25,000 or more and for which the Town has the responsibility to provide.

Policy 1.2: Proposed capital improvement projects will be evaluated and prioritized according to the following criteria:

Elimination of public hazard

Elimination of existing capacity deficits

Impact on the budget of the Town and financial feasibility

Location needs based on projected growth pattern

The accommodation of new development and redevelopment facility demands

Plans of State agencies and the St. Johns River Water Management District, Brevard County, and the City of Melbourne

Policy 1.3: The Town of Indialantic recognizes that the City of Melbourne provides their potable water and although no capital improvement projects are necessary within the Town of Indialantic, for which the Town of Indialantic will be financially responsible in connection with supply of potable water to the Town and its businesses and residents. The Town of Indialantic will support and coordinate with the City of Melbourne, as necessary, to assist in the implementation of the City's potable water Capital Improvements projects for the years 2010-2015.

Policy 1.4: The Town will maintain a water supply facilities work plan that is coordinated with SJRWMD's District Water Supply Plan and the City of Melbourne by updating its own work plan within 18 months of an update to SJRWMD's District Water Supply Plan of areas that affect the Town.

Objective 2:

Public expenditures that subsidize development in high hazard coastal areas will continue to be limited to those improvements included in the Coastal Management and Conservation Element.

Policy 2.1: The Town will expend funds in the high hazard area for the replacement and renewal of existing public facilities.

Policy 2.2: The Town will continue to preserve and enhance its existing recreation areas located in the high hazard area.

Objective 3:

The Town will continue to coordinate its land use decisions and fiscal resources with any scheduled capital improvements in order to maintain adopted level of service standards contained in all plan elements.

Policy 3.1: Level of service standards shall be those identified in other Plan elements.

Policy 3.2: Prior to the issuance of a building permit or any other development order, the Town will ascertain that all public facilities and services needed to serve developments, and maintain level of service for which previous development orders were issued, are in place, and functioning properly.

Policy 3.3: The Town will determine whether adequate and properly functioning public facilities and services are or will be available to meet the demand of any proposed development when needed by that development. The foregoing determination will be made prior to the time of issuance of a development order.

Policy 3.4: The Town will continue to implement policies for the renewal, replacement, upgrading and expansion of public facilities and will coordinate with outside service providers for the same.

Policy 3.5: The Town of Indialantic recognizes that it relies upon the City of Melbourne facilities for the provision of potable water for its residents, businesses and visitors, and as such the Town is part of the greater SJRWMD and that the continued supply of potable water will be dependent upon all local governments striving to maintain demand for potable water at sustainable levels. As such, the Town will:

- a. continue to maintain relationships with the SJRWMD and the City of Melbourne to maintain or reduce potable water consumption through education, conservation, and participation in ongoing programs of the region, county and city including coordinating local conservation education efforts with the SJRWMD and the City of Melbourne programs.
- b. encourage waterwise landscaping in all new development or redevelopment and require functioning rain-sensor devices on all automatic irrigation systems on both new and existing systems as required by the Florida Building Code.

- c. recognizing that the Town is located in an area that the SJRWMD identifies as a “priority water resource caution area”, the Town shall maintain community per capita usage of potable water at or below 110 gallon per capita per day (gpcpd) and will continue to work together with the City of Melbourne and the SJRWMD to reduce demand within the Town for potable water.
- d. inform residents and businesses of, and shall encourage their participation in, the City of Melbourne’s eligible water conservation programs such as the toilet replacements rebate program.

Objective 4:

Future development will continue to bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted LOS standards.

Policy 4.1: The Town will continue to participate in the County Impact Fee Program which will assess new development a pro-rata share of the costs necessary to maintain the adopted level of service.

Objective 5:

The Town will continue to manage its fiscal resources to ensure the provision of necessary capital improvements for previously issued development orders and for future development and redevelopment proposals.

Policy 5.1: In providing capital improvements, the Town will continue to limit the maximum ratio of outstanding indebtedness to no greater than 5% of the property tax base.

Policy 5.2: All efforts will continue to be made by the Town to secure Federal and State grants as well as private funds to finance capital improvements.

Policy 5.3: The Town will continue to develop fiscal policies to direct expenditures for capital improvements which recognize the policies of the other Plan elements.

Policy 5.4: The Town will request the County to spend impact fees for sidewalks/bikepaths, recreational improvements, and road improvements in those areas of the Town impacted by County growth.

Policy 5.5: The Town will continue to set aside monies for capital improvements and will evaluate yearly the need to amend this element.

Objective 6:

The following level of service (LOS) standards are set for the following public facilities and services:

Policy 6.1: Affected Public Facility and Service Level of Service**Transportation:**

on S.R. A1A	LOS E
on U.S. 192	LOS D
Riverside Drive (North of U.S. 192)	LOS E
Local collector streets	LOS C
Local streets	LOS C

Sanitary Sewer	200 gal./residential unit/day 200 gal./equivalent res. unit/day
Solid Waste	8.32 pounds/person/day
Potable Water	≤ 110 gallon per capita per day (gpcpd) (residential) ≤ 110 gallon per capita per day (gpcpd) (non-residential)
Drainage	Retention of 1st 1 inch of rainfall on site and designed for the 25 year 24 hour storm event
Recreation	4 acres of park/open space for each 1,000 residents

Public Schools:

Facility Type	2007-08	2008-09	2009- 10	2010-11	2011-12
Elementary	127%	130%	115%	105%	100%
Middle Schools	122%	120%	100%	100%	100%
Jr./Senior High	133%	135%	110%	105%	100%
High Schools	139%	130%	115%	100%	100%

Source: Brevard County School District 2007-2008 Work Plan

Policy 6.2: The Town of Indialantic hereby adopts the Brevard County Public Schools Schedule of Capital Improvements for FY 2010/11 – 2015/15 and shall include the School District’s annual update as set forth in Objective 4 and Policy 4.1 of the Town’s Public School Facilities Element.

Policy 6.3: Beginning with an effective date of 2008 and no later than December 1 of each year, the Town of Indialantic shall adopt as part of its Capital Improvements Element the Brevard County School District five year work program approved in September of each year as part of the School District budget, including planned facilities and funding sources to ensure a financially feasible Capital Improvements program and to ensure the Level of Service Standards will be achieved by the end of the five-year period.

Objective 7:

Each year as part of the Town's annual budget review, the Town shall consider the needs of the Town and goals, objectives, and policies in this Plan prior to completing its Capital Improvements Schedule pursuant to Rule 9J5.016(4), Florida Administrative Code.

Policy 7.1: The Town of Indialantic will adopt and/or revise its 5-Year Capital Improvements Schedule consistent with State law and Rule 9J-5 requirements. The Town will annually revise its Capital Improvements Element by December 1 of each year by assessing its public facilities and identifying specific capital improvements projects in the capital improvements schedule to maintain and achieve the adopted LOS standards for public facilities.

Five-Year Capital Improvements Plan FY 2019 to FY 2024

Project Name	Source	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	6 Year Total
Drainage								
Magnolia Pedway	Bond	\$ 4,040		\$ 88,900				\$ 92,940
	Grant			\$ 38,100				\$ 38,100
B-6 outfall repair	Bond	\$ 49,476						\$ 49,476
B-6 outfall repair II	Bond			\$ 59,000				\$ 59,000
Pipe under pavement	Bond	\$ 159,000	\$ 650,000	\$ 684,000				\$ 1,493,000
B-3 Orlando Blvd Ramona to Riverside	Bond			\$ 140,000				\$ 140,000
6th Ave 100 block	Bond	\$ 33,399						\$ 33,399
7th Ave 400 block	Bond	\$ 139,867						\$ 139,867
Tradewinds Terrace	Bond	\$ 121,713						\$ 121,713
B-5 dra	Bond	\$ 225,000	\$ 118,800					\$ 343,800
	Grant		\$ 40,500					\$ 40,500
B-5 2nd Ave Ramona to Riverside	Bond		\$ 185,000					\$ 185,000
10th Ave 400 block	Bond			\$ 153,950				\$ 153,950
Miscellaneous	General	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
Streets								
Fifth Ave median	General	\$ 7,500			\$ 206,300			\$ 213,800
	Grant				\$ 226,095			\$ 226,095
Resurfacing	General		\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 200,000
S Riverside	General			\$ 127,055				\$ 127,055
N Ramona	General			\$ 62,000				\$ 62,000
Other								
Orlando Park	FRDAP				\$ 50,000			\$ 50,000
Nance Park	FRDAP						\$ 50,000	\$ 50,000
Riverside Park	Grant					\$ 100,000		\$ 100,000
Total		\$ 789,995	\$ 1,084,300	\$ 1,443,005	\$ 572,395	\$ 190,000	\$ 140,000	\$ 4,219,695

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms
for the projected student enrollment in K-12 programs.

Project Description	Location		2018-19	2019-2020	2020-2021	2021-2022	2022-2023	Total	Funded
Central Area Elementary School	Location not specified	Planned Cost:	\$13,878,062	\$8,718,538	\$0	\$0	\$0	\$22,596,600	Yes
	Student Stations:		0	975	0	0		975	
	Total Classrooms:		0	48	0	0		48	
	Gross Sq. Ft.:		0	140,109	0	0		140,109	
Classroom Addition Building	Location not specified	Planned Cost:	\$2,270,938	\$0	\$0	\$0	\$0	\$2,270,938	Yes
	Student Stations:		300	0	0	0		300	
	Total Classrooms:		12	0	0	0		12	
	Gross Sq. Ft.:		70,000	0	0	0		70,000	
South Area Elementary School	Location not specified	Planned Cost:	\$0	\$0	\$0	\$0	\$1,209,780	\$1,209,780	Yes
	Student Stations:		0	0	0	0	975	975	
	Total Classrooms:		0	0	0	0	48	48	
	Gross Sq. Ft.:		0	0	0	0	140,109	140,109	
Central Area Middle School	Location not specified	Planned Cost:	\$0	\$1,075,269	\$1,075,269	\$09,279,499	\$21,652,164	\$33,082,201	Yes
	Student Stations:		0	0	0	1,264	0	1,264	
	Total Classrooms:		0	0	0	53	0	53	
	Gross Sq. Ft.:		0	0	0	179,109	0	179,109	
	Planned Cost:		\$16,149,000	\$9,793,807	\$1,075,269	\$9,279,499	\$22,861,944	\$59,159,519	
	Student Stations:		300	975	0	1,264	975	3,514	
	Total Classrooms:		12	48	0	53	48	161	
	Gross Sq. Ft.:		70,000	140,109	0	179,109	140,109	529,327	

Source: Brevard County School District 2018-19 Work Plan

<u>Brevard County Public Schools</u> <u>Summary of Revenue/Expenditures Available (for new construction and remodeling projects only)</u>						
	2018-19	2019-2020	2020-2021	2021-2022	2022-2023	5-year Total
Total Revenues	\$144,908,497	\$119,198,582	\$101,240,790	\$64,580,866	\$56,974,863	\$486,903,598
Total Project Costs	\$81,979,588	\$54,984,395	\$49,565,857	\$20,779,087	\$24,793,532	\$232,102,459
Remaining Funds	\$62,928,909	\$64,214,187	\$51,674,933	\$43,801,779	\$32,181,331	\$254,801,139
Source: Brevard County School District 2018-19 Work Plan						