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.

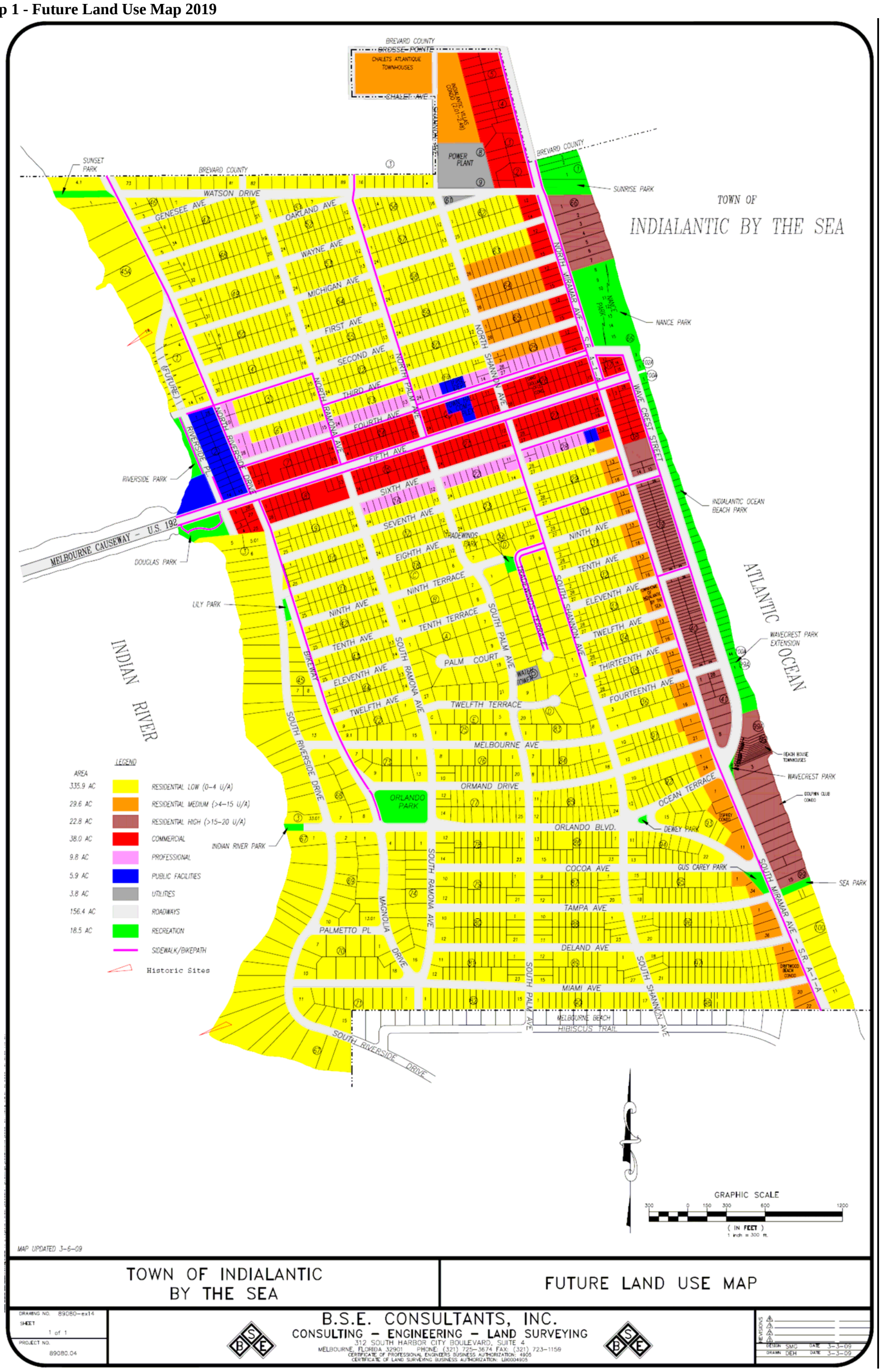
Objective 8:
Discourage the proliferation of urban sprawl.

Policy 8.1: Encourage redevelopment, where applicable.

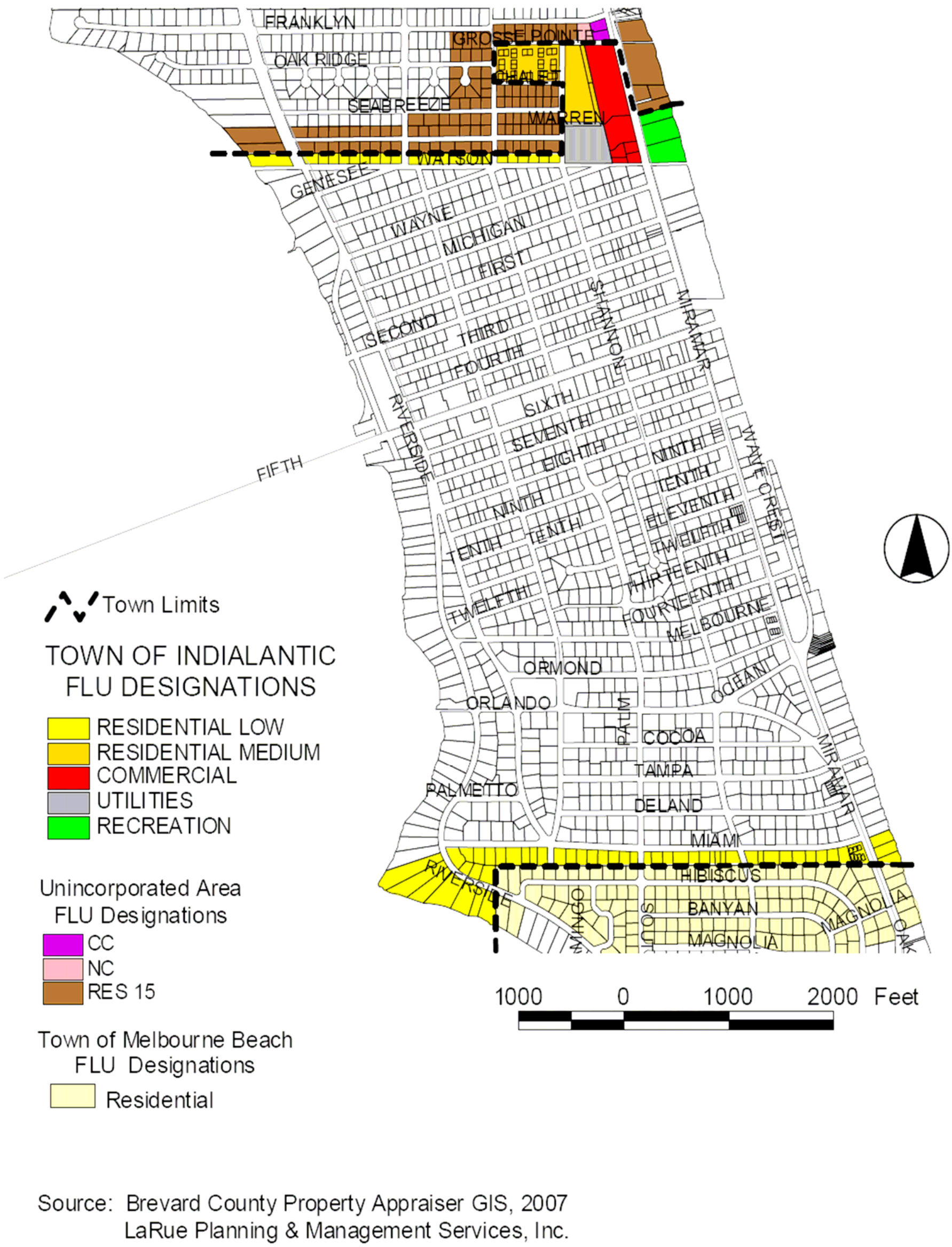
TOWN OF INDIALANTIC

FUTURE LAND USE MAP SERIES

Map 1 - Future Land Use Map 2019



Map 2 – Adjacent Areas



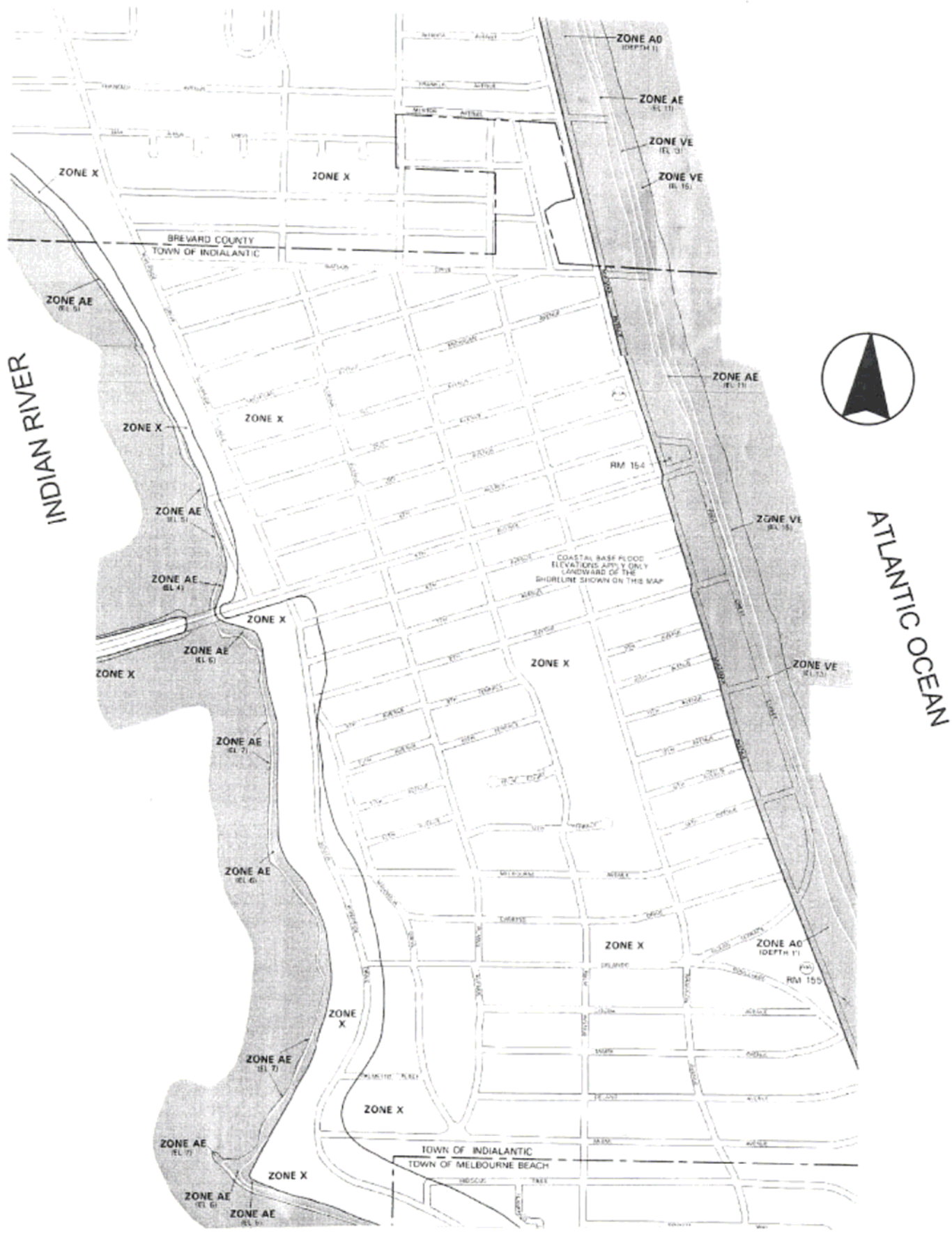
Source: Brevard County Property Appraiser GIS, 2007
LaRue Planning & Management Services, Inc.

Map 3 – Beaches and Shorelines 2019

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

Map 4 – Flood Zones 2019

FLOOD ZONES
TOWN OF INDIALANTIC



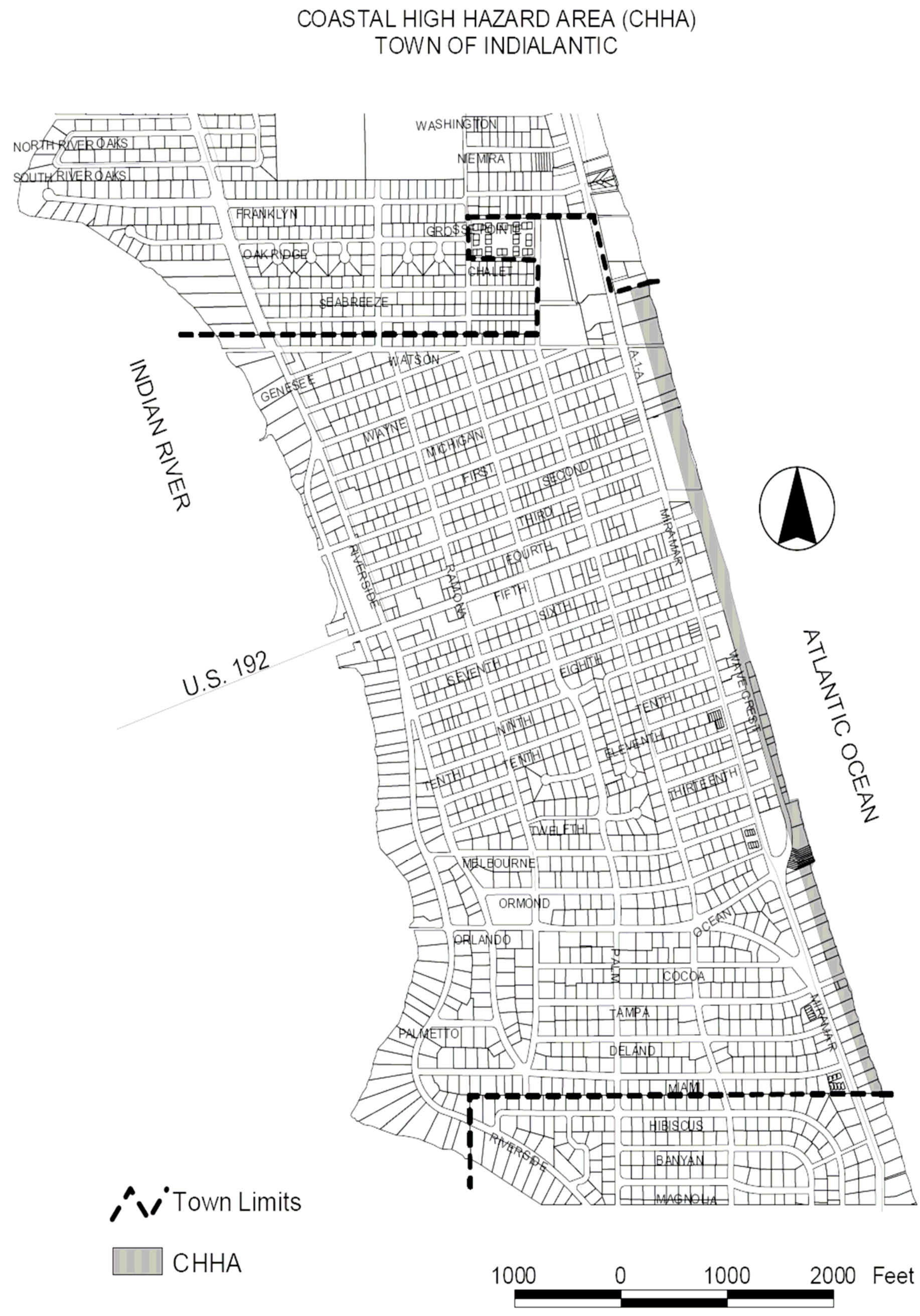
SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A	No base flood elevations determined.
ZONE AE	Base flood elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE A0	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE A99	To be protected from 100-year flood by Federal flood protection system under construction; no base elevations determined.
ZONE V	Coastal flood with velocity hazard (wave action); no base flood elevations determined.
ZONE VE	Coastal flood with velocity hazard (wave action); base flood elevations determined.

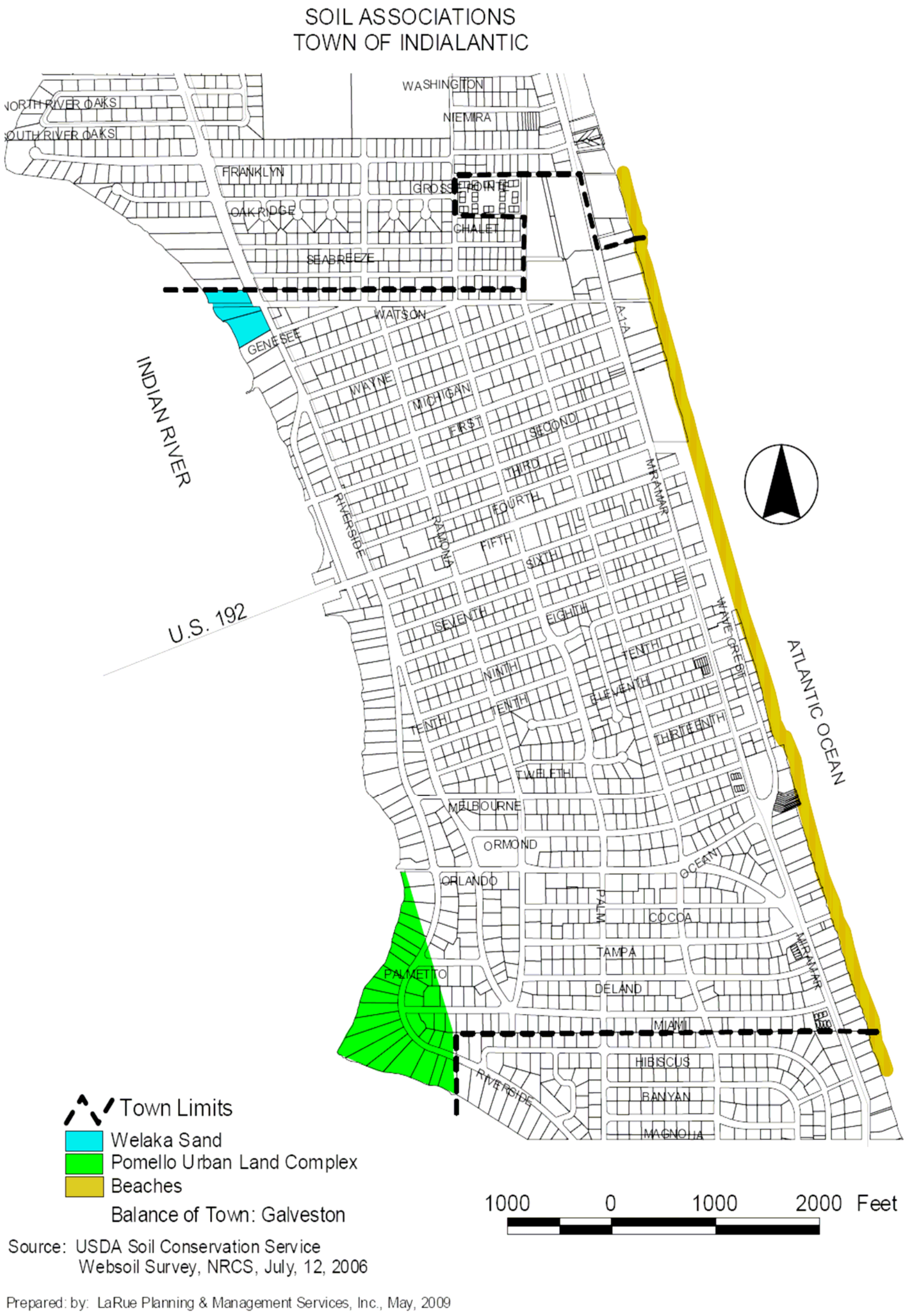
ZONE X	Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
ZONE X	Areas determined to be outside 500-year flood plain.

Source: FEMA Flood Insurance Rate Map Index, 1989 Prepared by: LaRue Planning & Management Services, Inc. 2009

Map 5 –Coastal High Hazard Area (CHHA) 2019



Source: ECFRPC, Storm Surge, 1999

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

Map 6 – Soil Associations 2019