

AGENDA - Amended
TOWN OF INDIALANTIC
LOCAL PLANNING AGENCY/ZONING AND PLANNING BOARD
Tuesday, September 22, 2020 AT 5:30 P.M.

NOTICE: This meeting will not be held at Town Hall. This meeting will be held utilizing Communications Media Technology in accordance with Governor DeSantis' Executive Order No. 20-69 and Town Emergency Order #2020-09. Those wishing to attend the meeting are encouraged to join the meeting online using the Zoom Webinar platform or by telephone.

Please click the link below to join the webinar:

<https://zoom.us/j/92535709104?pwd=LzBPc20zeWgxT2xweVJaV0dVWmFrZz09>

Passcode: 119676

Or iPhone one-tap :

US: +13017158592,,92535709104#,,,,,0#,,119676# or +13126266799,,92535709104#,,,,,0#,,119676#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248
7799 or +1 669 900 9128

Webinar ID: 925 3570 9104

Passcode: 119676

Instructions on how to join a Zoom meeting: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

Public Comments, during the meeting, (3 minutes per speaker):

Click on "Raise Hand" button to speak. At the appropriate time, a member of the public can indicate that he/she would like to offer a public comment by (1) Pressing the "Raise Hand" button in Zoom; or (2) dialing *9 if calling in on a telephone line.

Technical Issues: If staff or board members experience technical issues the meeting will be temporarily halted until the issues are resolved; if the issue cannot be resolved, the meeting will be adjourned.

A. Call to Order:

Rick Bertel, Chairman
Ed Mackiewicz, Vice Chairman
Ann Bernick, Member
Dan Sullivan, Member
Christopher Mullen, Member
Michael Lentini, 1st Alternate
Alan King, 2nd Alternate
Les Hatter, School Board Representative

B. Approval of Prior Meeting Minutes

1. June 23, 2020 Regular Meeting Minutes

C. New Business

1. Ordinance 2020-05: Amending Section 16.5 – 36 relating to stormwater exemptions; Creating Article X. Landscaping, Sections 17-170 through 17-172; Requirements for residential surface runoff management and standards for commercial landscaping

2. Code Interpretation:
Section 17-99 Offstreet parking (2) Design Standards a. Minimum Width of Lane

D. Reports – Building Official

E. Adjourn

NOTICE: Pursuant to Section 286.0105, Florida Statutes, the Town hereby advises the public that if a person decides to appeal a decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based, as the Town does not provide one. Americans with Disabilities Act: Persons planning to attend the meeting who require special assistance must notify the Office of the Town Clerk at 321-723-2242 no later than 48 hours prior to the meeting.

**Minutes
Town of Indialantic
Local Planning Agency / Zoning and Planning Board
216 Fifth Avenue, Indialantic, FL 32903
June 23, 2020 at 5:30 p.m.**

Call to Order:

A meeting of the Zoning and Planning Board / Local Planning Agency was called to order at 5:32 p.m. by Chairman Bertel with the following members present:

Rick Bertel, Chairman
Ed Mackiewicz, Vice Chairman
Ann Bernick, Member
Christopher Mullen, Member
Michael Lentini, 1st Alternate
Alan King, 2nd Alternate

Also attending:

Rebekah Raddon, Town Clerk
Cliff Stokes, Building Official
Michael Casey, Town Manager
Paul Gougelman, Town Attorney, via video conference
Jim LaRue, Town Planner, via video conference

Approval of Prior Meeting Minutes:

MOTION by Member Bernick, seconded by Member Mullen, and vote unanimous to approve the January 28, 2020 meeting minutes. Motion carried 5-0. Member Lentini (1st Alternate) voted in place of absent Member Sullivan for the duration of the meeting.

New Business:

1. Site Plan Modification: 144 Fifth Avenue
Description of Project: Awning
Applicant: Eddie Smeen

Mr. Stokes briefly summarized the changes to the site plan. He noted the awning could be removed in the event of a storm.

Eddie Smeen, 1620 Canterbury Drive, answered questions regarding the color of the awning. There were no public comments.

MOTION by Member Mullen, seconded by Vice Chairman Mackiewicz to approve the site plan modification.

Mr. Gougelman stated the applicant is not the owner of the property and the approval should be contingent upon the Town's receipt of a letter from the owner consenting to the improvements within 15 days.

Member Mullen amended his motion to include the condition noted by Mr. Gougelman. Vice Chairman Mackiewicz seconded the amended motion and the motion carried unanimously, 5-0.

2. Small Scale Amendment to the Comprehensive Plan: 100 Tampa Avenue
Description of Project: Amend the Future Land Use Maps for a portion of the property, further described as lots 32 and 33, Block 95, Section D, Indialantic By The Sea, from Residential Low (0-4 units/acre) to Residential Medium (4-15 units/acre)
Applicant: Michael Brehne

Mr. Casey described the property and explained that the parcel consists of two different zoning classifications, R-3 multi-family residential and R-1-A single-family residential. The applicant would like to rezone the single-family portion to make the entire parcel consistent with multi-family residential zoning.

Mr. LaRue further described the property and explained that this is a two-part process. The future land use map in the comprehensive plan would have to be amended from low-density residential to medium-density residential to allow the rezoning. He recommended approval for both and referred to page 3 of the staff report, which lists several comprehensive plan policies that are pertinent to this request.

In particular, 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.

He commented that the policy is open to interpretation. The rezoning would square off the parcel. As it is currently zoned, up to 7 townhomes could be built on the multifamily portion of the parcel, even if the rezoning doesn't get approved. He noted that multifamily housing often is used as a buffer between single family residential zoning and commercial zoning on S.R. A1A.

There was discussion; board members commented on the following:

Concerns about the precedent this would set and other properties that could make the same request;

Letters from residents opposed to the rezoning who shared concerns about setting a precedent for future zoning changes and development;

That incremental changes can accumulate over time and ultimately impact infrastructure;

That the rezoning would allow up to ten units to be built and the current zoning would allow up to 7; and

That the property could be utilized under the current zoning and there was no compelling reason to approve the change.

Chairman Bertel asked for public comments, the following people spoke:

Richard Johnson, Tampa Avenue, opposes the amendment and rezoning and expressed concerns about traffic congestion, safety, the number of units that potentially could be built, and the precedent this would set.

Michael Hill, Owner, Tuckaway Shores Resort, stated the subject property has a lot of commercial activity going on and one of their resort guests was hit by a car last year while walking to the adjacent park. He is opposed to the rezoning, as he feels it will increase traffic in the area. He added that he is a resident and lives on Ormond Avenue.

Cherese Henderson, 116 Tampa Avenue, a long-time resident and business owner, opposes the rezoning and feels it doesn't comply with the comprehensive plan policies, in particular, discouraging urban sprawl. She feels this case is different as the property is not located on A1A and abuts a park, and she hopes it is not developed.

Bob Benicewicz, 106 Deland Ave, opposed the rezoning.

Kim Bernard, 121 Tampa Ave., opposed the rezoning, expressing concerns about traffic, speeding, and the safety of her children. She said there is already a multifamily structure in the 100 block and the buyer knew what the property was zoned when they purchased it and there is no need to change it.

Peter Hagoode, 451 Maitland Avenue, Altamonte Springs, spoke on behalf of Michael Brehne, the applicant and property owner. He explained that his intent is to build a 6 or 7 unit townhome, which the current zoning already allows. It makes sense to make the entire parcel consistent with multifamily zoning so the townhome could be situated on the parcel in a more harmonious manner. The alternative, if the rezoning doesn't get approved, is for the applicant to build a 7 unit townhome on the multi-family portion and a single family home on the R-1-A zoned portion, but the applicant feels it is a better use of the property to simply build a townhome. He commented that at some point, he feels the zoning had to have changed as the current single-family home sits on top of two different zoning classifications.

Joan Allan, 111 Tampa Avenue, opposes the rezoning and feels it is based on greed. She inquired about the owner's current residence.

Michael Hill, 1441 S Miramar, inquired about Mr. Hagoode's relationship to the owner.

Marquita Fuchs, 120 Tampa Avenue, inquired about the sale of the property, and spoke briefly about flooding.

MOTION by Vice Chairman Mackiewicz, seconded by Member Mullen, and vote unanimous to DENY the proposed small scale comprehensive plan map amendment. Motion carried 5-0.

Mr. LaRue commented that since the board denied the proposed change to the comprehensive plan, the rezoning cannot be approved as it is not consistent with the

comprehensive plan future land use maps. Mr. Gougelman indicated it would be appropriate to still open the public hearing for rezoning.

3. **Rezoning:** 100 Tampa Avenue

Description: Rezoning a portion of the property, described as lots 32 and 33, Block 95 Section D, Indialantic By The Sea, from R-1-A (Single Family Residential) to R-3 (Multi-family Residential)

Applicant: Michael Brehne

Chairman Bertel read the address and zoning description; there were no additional public comments.

MOTION by Member Mullen, seconded by Vice Chairman Mackiewicz, and vote unanimous to DENY the request for rezoning due to inconsistency with the Town's comprehensive plan. Motion carried 5-0.

4. **Site Plan:** 614 S. Miramar Avenue and Parcel 27-38-31-EO-32-17 (Eleventh Avenue)

Description: Four-unit Townhome

Applicant: Frank Kofflin

Board member Lentini disclosed that he knew the applicant; Mr. Gougelman confirmed since there is no financial relationship between the applicant and board member, Mr. Lentini could discuss and vote on this agenda item.

Mr. Stokes described the proposed 4-unit townhome and recommended its approval.

Mr. Kofflin answered questions from the board; he noted that the required 6' buffer wall is shown on the plans and he has received approval from the Department of Transportation. Mr. Stokes spoke briefly regarding different garage requirements for single family and multifamily residences.

Mr. Casey said a stormwater maintenance agreement would have to be entered into before the Town can issue the Certificate of Occupancy.

MOTION by Member Bernick, seconded by Member Mullen, and vote unanimous to approve the site plan contingent upon receipt of the executed stormwater agreement. Motion carried 5-0.

Reports – Building Official:

Mr. Stokes gave a brief update on local commercial development in Town.

Adjourn:

MOTION by Member Bernick, seconded by Member Mullen, and vote unanimous to adjourn the meeting at 6:33 p.m. Motion carried 5-0.

Rick Bertel, Chairman

Attested by:

Rebekah Raddon, CMC, Town Clerk

DRAFT

35 b. Regulate the use of land and water consistent with this
36 Element and ensure that land uses are compatible with
37 adjacent land uses in the County and the Town of Melbourne
38 Beach; and
39

40 WHEREAS, Objective 1 and Policy 1.4 of the Coastal Management and
41 Conservation Element of the Comprehensive Plan provides:

42 **Objective 1:**
43 Protect, conserve, and enhance remaining coastal wetlands,
44 living marine resources, coastal barriers, wildlife habitat, and
45 estuarine quality.
46 **Policy 1.4:** Review and revise, as necessary, the stormwater
47 management regulations to ensure that the maximum
48 protection to the Indian River Lagoon has been given and
49 ensure that the Town's goals, objectives and policies are
50 consistent with those of the Indian River Lagoon
51 Comprehensive Conservation and Management Plan.
52

53 WHEREAS, Objective 6 and Policy 6.3 of the Coastal Management and
54 Conservation Element of the Comprehensive Plan provides:

55 **Objective 6:**
56 The Town will reduce the amount of surface runoff, if
57 economically feasible.
58 **Policy 6.3:** The Town shall maximize unpaved landscape to
59 ease stormwater infiltration. The Town will adhere to native
60 landscaping methods which emphasize salt tolerance and
61 water absorption vegetation. The Town will implement
62 landscaping programs through its local development review
63 process, establishing meaningful standards and salient
64 guidelines to promote vegetation that is highly water
65 absorbent to withstand the marine environment and the
66 impacts of tropical winds.
67

68 WHEREAS, this Ordinance will assist the Town in managing development and
69 redevelopment by adopting a surface runoff management system to reduce runoff in an
70 economically feasible manner; and

71 WHEREAS, the Zoning and Planning Board, sitting as the Local Planning Agency,
72 finds that this Ordinance is consistent with the Town's Comprehensive Plan and in
73 particular Future Land Use Element Objective 1 and Policy 1.1 b. and Coastal
74 Management and Conservation Element of the Comprehensive Plan Objectives 1 and 6
75 and Policies 1.4 and 6.3; and

76 WHEREAS, the Zoning and Planning Board finds that the need and justification
77 for this Ordinance is to:

78 (1) Create and maintain the established natural and suburban
79 character of the town by preserving areas of natural vegetation between land uses,
80 along roadways and within the interior of developed sites;

81 (2) Ensure that landscaping is native, drought tolerant, sensitive to
82 site constraints, low maintenance, and an enhancement of the site;

83 (3) Carefully balance the natural environment with new landscape
84 installations which are complementary;

85 (4) Foster civic pride and community spirit by maximizing the
86 positive impact of development;

87 (5) Promote water conservation through use of native plantings and
88 water recharge; and

89 (6) Provide for use of existing landscaping and landscape buffers to
90 minimize the impact of adjoining differing land uses, enhance and protect the integrity
91 of roadway corridors, and reduce the surface heat and negative visual impact of
92 paved vehicular use areas; and

93 WHEREAS, the Town Council adopts the findings of the Zoning and Planning
94 Board and finds it in the public interest to revise the Indialantic Zoning Code,

95 NOW THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF
96 INDIALANTIC, BREVARD COUNTY, FLORIDA:

97
98 SECTION 1. Recitals. Each and all of the foregoing recitals is hereby
99 incorporated herein.

100
101 SECTION 2. That Section 16.5-36 of the Code of Ordinances of Indialantic,
102 Florida, is hereby amended to read as follows:

103
104 **Sec. 16.5-36. Exemptions.**

105
106 (a) For the purposes of this Article, the following activities shall be exempt from
107 further consideration under the provisions set forth in this article: ~~herein.~~

108 (1) Residential and/or commercial properties where such land is part of,
109 and the surfacewater management is included in, the overall subdivision site plan or
110 construction plan approval;

111 (2) Bona fide ~~Bona fide~~ agricultural pursuits where no artificial drainage
112 system will be used to increase the flow of water from the land;

113 (3) Maintenance work performed for the purpose of public health and
114 welfare;

115 (4) Any maintenance, alteration, renewal, use, or improvement to an
116 existing structure or systems not materially changing or affecting the rate or volume of
117 surface water runoff;

118 (5) Residential construction of tracts, lots, or parcels, where the
119 surfacewater drainage plan has already been approved by the zoning and planning
120 board; or -

121 (6) Single-family or duplex residential construction on lots that are
122 located within developed areas where the stormwater runoff pattern is historically
123 established.

124
125 (b) Notwithstanding sub-section (a), no property or property owner, lessee, or
126 occupant, is exempt from complying with the provisions of section 16.5-34(1).

127
128 (c) Notwithstanding any provision in this article or this section, this article shall
129 not exempt any property from compliance with landscaping provisions that impact
130 drainage, including but not limited to article X of chapter 17, or sections 17-170 through
131 17-172, of this code.
132

133 SECTION 3. That the Code of Ordinances of Indialantic, Florida, is hereby
134 amended by adding a new article, to be numbered X., and a new section, to be numbered
135 section 17-170, which said section reads as follows:
136

137 ARTICLE X. LANDSCAPING

138 Sec. 17-170. General Provisions.

139 (a) Purpose. The purpose of this article is to ensure quality landscape design
140 and maintain and enhance an attractive natural environment within the town, this article
141 specifies landscaping criteria required for all development as stated herein. This article
142 is intended to serve the following purposes:
143

144 (1) Create and maintain the established natural and suburban
145 character of the town by preserving areas of natural vegetation between land uses,
146 along roadways and within the interior of developed sites;

147 (2) Ensure that landscaping is native, drought tolerant, sensitive to
148 site constraints, low maintenance, and an enhancement of the site;

149 (3) Carefully balance the natural environment with new landscape
150 installations which are complementary;

151 (4) Foster civic pride and community spirit by maximizing the
152 positive impact of development;

153 (5) Promote water conservation through use of native plantings and
154 water recharge; and

155 (6) Provide for use of existing landscaping and landscape buffers to
156 minimize the impact of adjoining differing land uses, enhance and protect the integrity
157 of roadway corridors, and reduce the surface heat and negative visual impact of
158 paved vehicular use areas.
159

160 (b) Definitions. For the purposes of this article, the following terms shall be
161 defined to mean the following, unless the context affirmatively demonstrates to the
162 contrary:
163

164 (1) “Commercial” means any lot or parcel of land within the C, C-1, C-2,
165 SC, R-3, or RP zoning districts.

166 (2) “Development” shall be defined as set forth in ss. 163.3164 and
167 380.04, Florida Statutes, as amended from time to time.

168 (3) “Effective impervious area” means ten percent (10%) of impervious
169 areas plus one percent (1%) pervious areas.

170 (4) “Florida native plant” means a species presumed to have been
171 occurring within the state boundaries prior to European contact, according to the best
172 available scientific and historical documentation. Florida native plants include those
173 species understood as indigenous, occurring in natural associations in habitats that
174 existed prior to significant human impacts and alterations of the landscape. See Rule
175 5B-40.001(1)(m), Fla. Admin. Code; Definition, Florida Native Plant Society,

176 fnps.org/natives/definition.

177 (5) "Impervious area" means the total cumulative square footage on the
178 ground of a home, structure, or other building, the square footage on the ground of any
179 expansion of the home, structure, or other building, the square footage area of any new
180 or expanded or existing paved impervious driveway, and the square footage on the
181 ground of existing or new or expanded sheds, porches, patios, and pool decks.

182 (6) "Residential" means any lot or parcel of land in the R-1A or R-1B
183 zoning districts, or any property in any zoning district used as a single-family dwelling.

184 (7) "Pervious area" means gross square footage of the lot or other
185 parcel of land minus the square footage of the impervious area.

186
187 SECTION 4. That the Code of Ordinances of Indialantic, Florida, is hereby
188 amended by adding a new section, to be numbered section 17-171, which said section
189 reads as follows:

190

191 **Sec. 17-171. Residential surface water runoff management system.**

192

193 (a) For new residential development, or major residential renovations including
194 300 square feet or more on the ground of new or additional development of impervious
195 area, surface water runoff shall be managed on residential property and must comply
196 with the scale below for total effective impervious areas.

197

Effective Impervious Area	Rain Garden Surface Area*	Depth of Rain Garden (in inches)**	Potential Rain Garden Dimensions	Rain Garden Slope at Edges
2,000 square feet or less	150 square feet	10	10'x15', 12'x13'	4:1
2,000 to 2,999 square feet	250 square feet	10	10'x25', 13'x20'	4:1
3,000 to 3,999 square feet	350 square feet	10	10'x35', 14'x25'	4:1
4,000 to 4,999 square feet	450 square feet	10	10'x45', 14'x32'	4:1
5,000 to 5,999 square feet	550 square feet	10	10'x55', 14'x40', 22'x25'	4:1

198 * means the average effective impervious area/depth

199 ** means the depth which may vary between 6" and 12" (if depth is different than 10"
200 rain garden surface will need to be calculated)

201

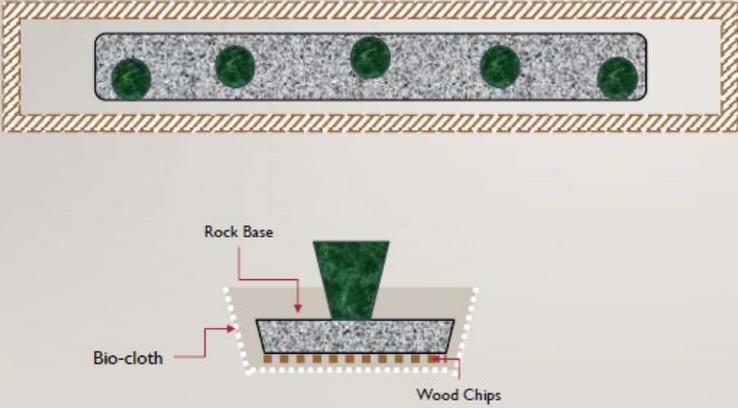
202 (b) To provide for surface water runoff from the effective impervious area of
203 any residential lot or parcel of land on which new residential development, or major
204 residential renovations including a cumulative total of 300 square feet or more on the
205 ground of new additional development including home expansion, new or additional
206 paved driveway area, new or expanded sheds, patios, porches, or pool decks, one of the

207 following rain garden options must be used to manage surface water runoff on the
208 residential property:

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Option 1: Native Grass Only Design

OPTION 1: NATIVE GRASS ONLY DESIGN



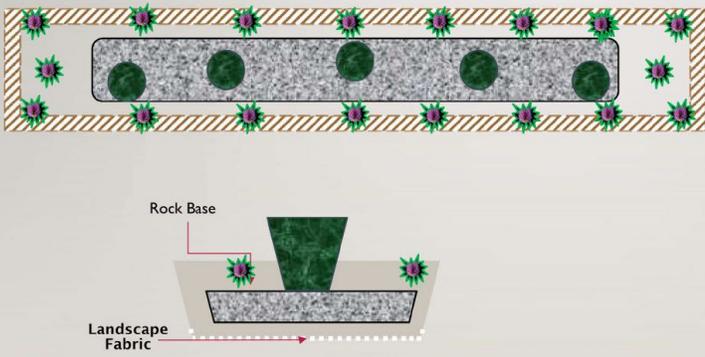
- Dispersed planting of native grass such as Muhly grass in the rain garden. This design uses Bahia Grass for erosion control on slopes



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Option 2: Grass and Ground Cover Design

OPTION 2: GRASS AND GROUND COVER DESIGN



- Approximately 5 Muhly Grass plants to enhance nutrient uptake with Bahia Grass and Sunshine Mimosa plantings on the slope for erosion control.



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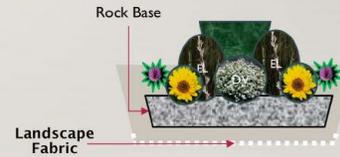
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Option 3: Native Planting Design

OPTION 3: NATIVE PLANTING DESIGN



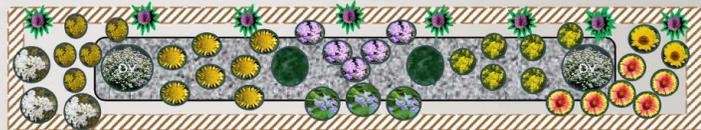
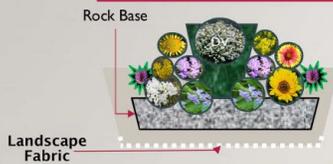
- A base of native plants such as Muhly Grass, Dwarf Walters Vibernum, Dune Sunflower, and Elliott's Lovegrass surrounded with a Bahia Grass and Sunshine Mimosa framing the slope for erosion control.



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Option 4: Native Flower Design

OPTION 4: NATIVE FLOWER DESIGN



- Mixture of Blanket Flowers, Blue Porterweed, Beach Verbena, Dune Sunflowers, Seaside Goldenrod, Sea Oxeye Daisies, Scorpion Tails and Yellowtop anchored with Muhly grass and Dwarf Walter's Vibernum. This design uses Bahia Grass and Sunshine Mimosa on the slope for erosion control.

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Option 5: Bahia Grass Design

OPTION 4: NATIVE FLOWER DESIGN



- Mixture of Blanket Flowers, Blue Porterweed, Beach Verbena, Dune Sunflowers, Seaside Goldenrod, Sea Oxeye Daisies, Scorpion Tails and Yellowtop anchored with Muhly grass and Dwarf Walter's Vibernum. This design uses Bahia Grass and Sunshine Mimosa on the slope for erosion control.

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SECTION 5. That the Code of Ordinances of Indialantic, Florida, is hereby amended by adding a new section, to be numbered section 17-172, which said section reads as follows:

Sec. 17-172. Commercial Landscaping.

(a) For new commercial development in C, C-1, C-2, SC, R-3, or RP zoning districts, excluding areas where erosion control is required, seventy five percent (75%) of site landscaping, including ground cover, grasses, vines, shrubs and trees, must be Florida native plants. As used in this sub-section, the term "new commercial development" shall include but not be limited to the following:

(1) A change in the use of a major and material nature. For example, a change from a residential use to a professional office use would constitute a major and material change;

(2) Clearing of an entirely undeveloped property in the C, C-1, C-2, SC, R-3, or RP zoning districts and making use of the property. For example, use of the property as a parking lot, an office, or a commercial structure, would meet this description; or

(3) Demolition of an existing principal structure and development of a new principal structure for use as a professional office or commercial structure;

(b) No plants listed on the Florida Exotic Pest Plant Council's list of invasive plant species as Category I or Category II invasive exotics will be permitted. See FLEPPC.org list of invasive plant species.

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259 SECTION 6. Severability Clause/Interpretation.
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261 (a) In the event that any term, provision, clause, sentence or section of this
262 Ordinance shall be held by a court of competent jurisdiction to be partially or wholly
263 unenforceable or invalid for any reason whatsoever, any such invalidity, illegality, or
264 unenforceability shall not affect any of the other or remaining terms, provisions, clauses,
265 sentences, or sections of this Ordinance, and this Ordinance shall be read and/or applied
266 as if the invalid, illegal, or unenforceable term, provision, clause, sentence, or section did
267 not exist.

268 (b) That in interpreting this Ordinance, underlined words indicate additions to
269 existing text, and ~~stricken through~~ words include deletions from existing text. Asterisks (*
270 * * *) indicate a deletion from the Ordinance of text, which exists in the Code of
271 Ordinances. It is intended that the text in the Code of Ordinances denoted by the
272 asterisks and not set forth in this Ordinance shall remain unchanged from the language
273 existing prior to adoption of this Ordinance.
274

275 SECTION 7. Effective Date. This Ordinance shall become effective upon
276 adoption of this Ordinance.
277

278 PASSED by the Town Council of the Town of Indialantic on first reading on the _____
279 day of _____, 2020, and ADOPTED by the Town Council of the Town of
280 Indialantic, Florida on final reading on the _____ day of _____, 2020.
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283 TOWN OF INDIALANTIC
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286 _____
287 David Berkman
288 Mayor
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291 ATTEST: _____
292 Rebekah Raddon, CMC, Town Clerk



INDIALANTIC

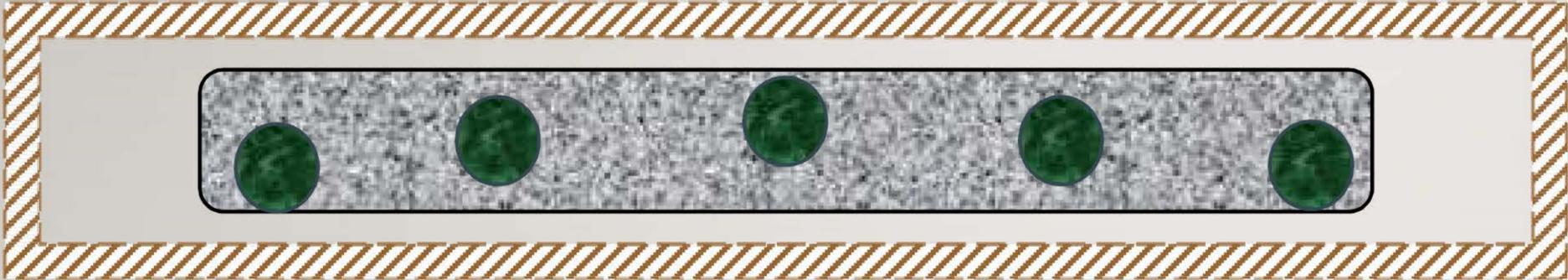
ENVIRONMENTAL ADVISORY TASK FORCE

RESIDENTIAL RAIN GARDEN DESIGNS

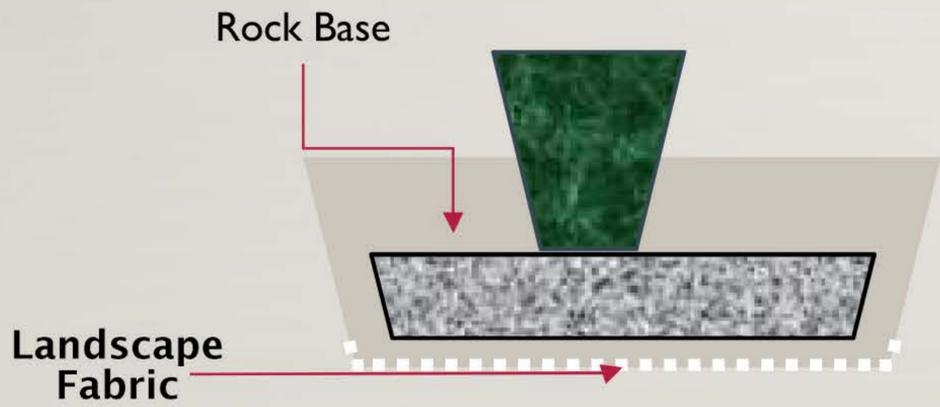
RAIN GARDEN KEY POINTS

- Sized to location with intent to retain 24 hours of heavy rain
- A parabolic or trapezoidal shape
- Brevard County standards 4:1 depth ratio to optimize permeability and minimize erosion
- Actual size/shape to be determined by location (target is 13 feet)
- Native plant substitutions can be done if limited availability of specimens
- Allows Indialantic to receive TMDL credits

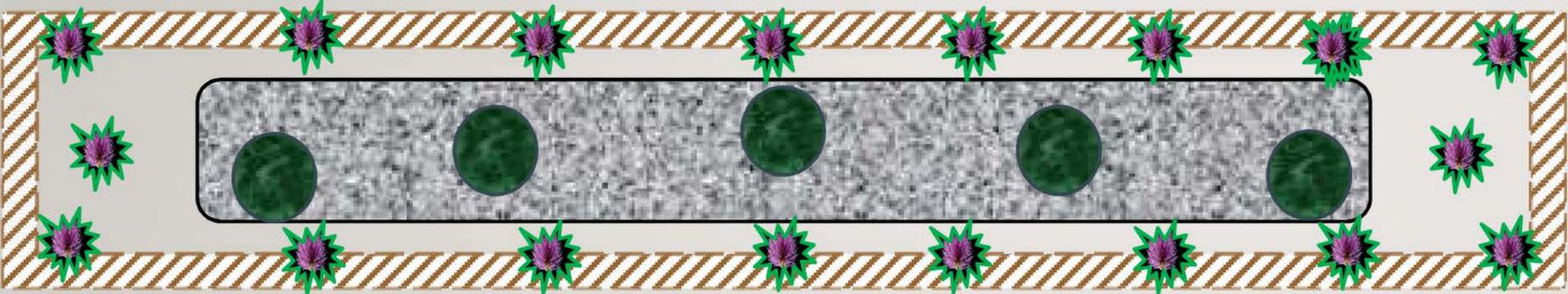
OPTION I: NATIVE GRASS ONLY DESIGN



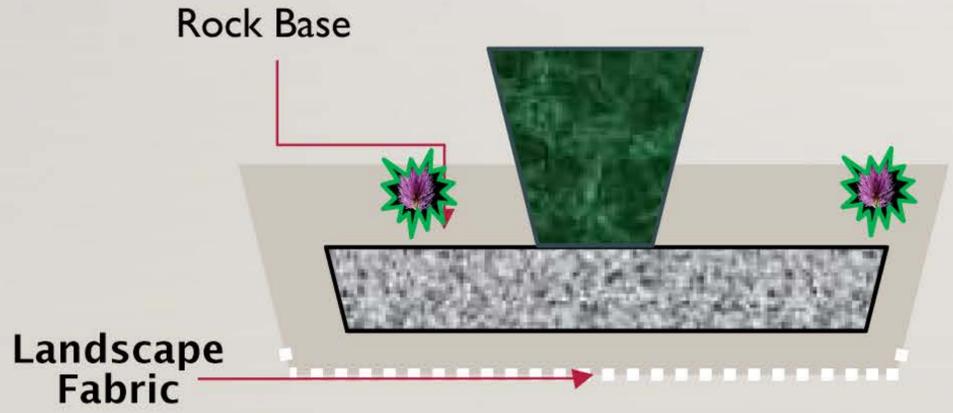
- Dispersed planting of native grass such as Muhly grass in the rain garden. This design uses Bahia Grass for erosion control on slopes



OPTION 2: GRASS AND GROUND COVER DESIGN



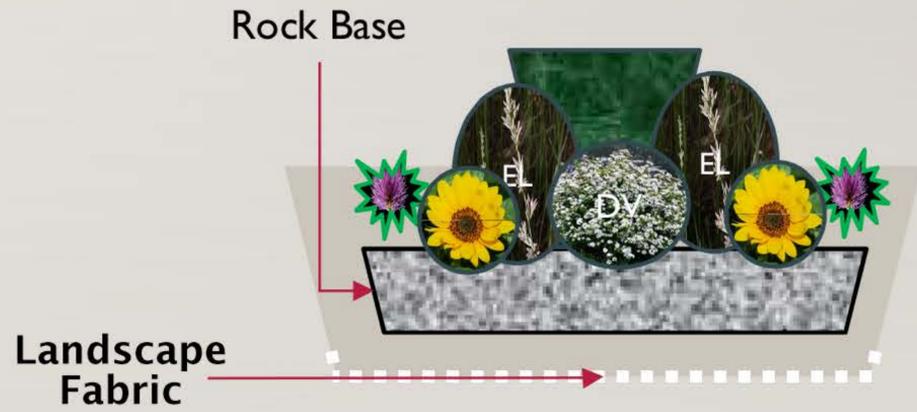
- Approximately 5 Muhly Grass plants to enhance nutrient uptake with Bahia Grass and Sunshine Mimosa plantings on the slope for erosion control.



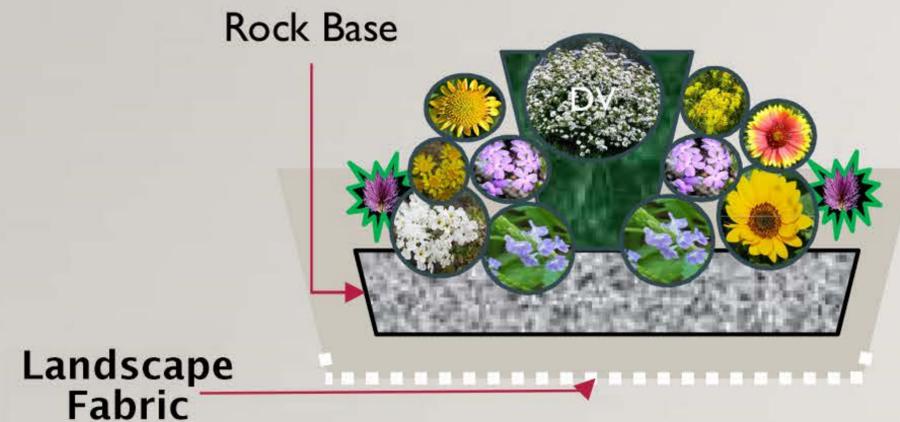
OPTION 3: NATIVE PLANTING DESIGN



- A base of native plants such as Muhly Grass, Dwarf Walters Vibernum, Dune Sunflower, and Elliott's Lovegrass surrounded with a Bahia Grass and Sunshine Mimosa framing the slope for erosion control.



OPTION 4: NATIVE FLOWER DESIGN



- Mixture of Blanket Flowers, Blue Porterweed, Beach Verbena, Dune Sunflowers, Seaside Goldenrod, Sea Oxeye Daisies, Scorpion Tails and Yellowtop anchored with Muhly grass and Dwarf Walter's Vibernum. This design uses Bahia Grass and Sunshine Mimosa on the slope for erosion control.

OPTION 5: BAHIA GRASS DESIGN

- Simple construction with only Bahia Grass on slopes for erosion control.

