

A. **1. LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES [§163 3177(6)(3), F.S., AND §9J-5.006(3), F.A.C.]**

**Goal 1-1: ~~FUTURE GROWTH.~~ Land Use Designations.** Future growth in the City of Sebastian will be managed using sustainability and smart growth principles to accommodate development and redevelopment, new growth without compromising the ability of future generations to meet their needs. The future Land Use Element shall be used as a tool to direct the most intensive growth into the urban core center and designated growth areas, surrounding areas, recognizing redevelopment opportunities, optimizing services and infrastructure, and protecting the environment.

**Objective 1-1.1: Land Use Categories Designations Established.** The generalized land use designations categories identified in this Element and depicted on the Future Land Use Map (FLUM) are intended to establish shall support a variety of land uses, density and intensity, and an appropriate mix of uses varying degrees intensity of development to accommodate the City's future City population identified in the Data Inventory and Analysis (DIA). The City's land use designations shall be grouped by the overarching categories of Residential, Non-Residential, and Other.

**Policy 1-1.1.1: Future Population.** The Future Land Use Map FLUM shall contain an adequate supply of lands to accommodate the projected City population.

The City shall designate sufficient lands necessary to accommodate at a minimum the projected residential population growth and supporting non-residential development based on the medium population projections through the planning period.

**Policy 1-1.1.2: Residential Density Defined.** Residential development (density) is measured by dwelling units per gross acre (du/ac). All residential densities denoted on the Future Land Use Map FLUM stipulate the maximum gross densities permitted for development on the land however, the maximum density is not guaranteed by right. In cases where residential land abuts waters of the State, the boundary shall be delineated as established by the State and no density credit shall be granted for waters of the State. In cases where residential land abuts other natural floodplains or wetlands, the land development regulations shall provide performance standards and/or criteria which may further restrict the character of land for which density credit may be granted. The intent is to allocate density credits only to those lands which are buildable pursuant to urban design principles criteria. These criteria principles that shall be incorporated within the land development regulations. The appropriate allocation of density shall encourage a compact, transit-accessible, and pedestrian-oriented community. Subdivision, zoning, and site plan review criteria and procedures shall assure that specific density assigned to new development is compatible and consistent with established residential development patterns and provides equitable use of the land. Criteria to be considered in allocating density shall include, but not be limited to, the following:

- Protect the integrity and stability of established residential areas;
  - Assure efficient and appropriate use of land to reduce sprawl;
  - Assure smooth transition in residential densities;
  - Require application of sound landscaping and urban design principles and practices where applicable;
  - Protect environmentally sensitive areas;
  - Minimize the impact of flood hazards and sea level rise;
  - Coordinate with Indian River County as well as appropriate state and regional agencies charged with managing land and water resources; and
  - Provide reasonable use of the land.
- A. In cases where residential land abuts waters of the State, the boundary shall be delineated as established by the State and no density credit shall be granted for waters of the State. In cases where residential land abuts other natural floodplains or wetlands, the land development regulations

shall provide performance standards and/or criteria which may further restrict the character of land for which density credit may be granted and or permitted to transfer such credit. The intent is to allocate density credits only to those lands which are buildable pursuant to urban design principles criteria. These criteria principles that shall be incorporated within the Land Development Code (LDC).

**Policy 1-1.1.3 Non-Residential Intensity Defined.** Non-residential development (intensity) is measured in floor area ratio (FAR). FAR is calculated by dividing the total size of the building/structure (in square feet) by the total size (in square feet) of the lot on which the building is located. All non-residential intensities denoted on the FLUM stipulate the maximum intensities permitted for development on the land however, the maximum intensity is not guaranteed by right.

**Policy 1-1.1.4 4-1.1.2: Implementing Land Use Designations Categories.** The City shall implement the following land use designations in Table 1-1 categories as shown on the FLUM. Future Land Use Map.

**Table 1-1: Land Use Designations**

LAND USE	RESIDENTIAL DENSITY (Units per Gross Acre/Floor Area Ratio)
<b>Agricultural</b>	Up to 1 du/5 ac
<b>Residential</b>	
Very Low Density	Up to 3 du/ac
Low Density	up to 5 du/ac
Medium Density	up to 8 du/ac
Mobile Home Development	up to 5 du/ac
Riverfront Mixed Use	up to 8 du/ac
<b>Commercial</b>	
Limited Commercial, including offices	0.6 FAR
General Commercial, including offices	0.6 FAR
Commercial 512	0.5 FAR
Riverfront Mixed Use	0.6 FAR
<b>Conservation</b>	.25 FAR
<b>Industrial</b>	0.5 FAR
<b>Institutional</b>	0.6 FAR

<u>Land Use</u>	<u>Density (units per gross acre) &amp; Intensity (floor area ratio)</u>
<b><u>Residential Land Use</u></b>	
Very Low Density	<u>Up to 3 du/ac</u>
Low Density	<u>Up to 5 du/ac</u>
Medium Density	<u>Up to 8 du/ac<sup>1</sup></u>
Mobile Home Development	<u>Up to 5 du/ac</u>
<b><u>Non-Residential Land Use</u></b>	
Limited Commercial	<u>0.6 FAR</u>
General Commercial	<u>0.6 1.0 FAR</u>
Commercial 512	<u>0.5 FAR</u>
Riverfront Mixed Use	<u>Up to 8 du/ac<sup>2</sup> &amp; 0.6 FAR<sup>3</sup></u>
Mixed Use	<u>8 du/ac<sup>4</sup> &amp; 0.6 FAR<sup>5</sup></u>
Industrial	<u>0.5 FAR</u>
Institutional	<u>0.6 FAR</u>
<b><u>Other</u></b>	
Agriculture	<u>Up to 1 du/5 ac</u>

Conservation	0.25 FAR
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- Note: 1: Up to 10 du/ac with incentives
- 2. Up to 10 du/ac with incentives
- 3. Up to 1.0 FAR with incentives
- 4: Up to 10 du/ac with incentives
- 5: Up to 1.0 FAR with incentives

~~**Policy 1-1.1.3: Density Defined.** Maximum gross residential density shall be determined by dividing the “maximum allowable units” by the “gross land area” (i.e., dwelling units/gross land area). All residential densities denoted on the Future Land Use Map stipulate the maximum gross densities permitted for development on the land. Gross land area shall be defined as those contiguous land areas under common ownership proposed for residential development. In cases where residential land abuts waters of the State, the boundary shall be delineated as established by the State and no density credit shall be granted for waters of the State. In cases where residential land abuts other natural floodplains or wetlands, the land development regulations shall provide performance standards and/or criteria which may further restrict the character of land for which density credit may be granted. The intent is to allocate density credits only to those lands which are buildable pursuant to urban design criteria. These criteria shall be incorporated within the land development regulations.~~

~~Density is expressed in terms of a range up to a specified maximum. Where so stated as a range, the maximum density is not guaranteed by right. Subdivision, zoning, and site plan review criteria and procedures shall assure that specific density assigned to new development is compatible and consistent with established residential development patterns and provides equitable use of the land. Criteria to be considered in allocating density shall include, but not be limited to, the following:~~

- ~~• Protect the integrity and stability of established residential areas;~~
- ~~• Assure smooth transition in residential densities;~~
- ~~• Require application of sound landscaping and urban design principles and practices where applicable;~~
- ~~• Protect environmentally sensitive areas;~~
- ~~• Minimize the impact of flood hazards and sea level rise;~~
- ~~• Coordinate with Indian River County as well as appropriate state and regional agencies charged with managing land and water resources; and~~
- ~~• Provide reasonable use of the land.~~

~~**Objective 1-1.2 1-1.3: Residential Land Use.** Sufficient space shall be provided for residential development and required community facilities to adequately meet the housing needs of the present and expected future population. The Residential Land Use category consists of Very Low Density Residential, Low Density Residential, Medium Density Residential, and Mixed Residential uses in progressive degrees of urban intensity with higher density in areas adjacent to the Urban Center urban core and less density/intensity in the perimeter of the City. Residential development shall be planned and designed to create and perpetuate stable residential neighborhood and implement the policies stipulated below.~~

~~**Policy 1-1.2.1 1-1.3.1: Very Low Density Residential Development (VLDR).** Areas designated delineated on the Future Land Map for as Very Low Density may shall accommodate up to three (3) dwelling units per acre and shall be comprised of primarily single-family detached homes on individual lots.~~

~~**Policy 1-1.2.2 1-1.3.2: Policy 1-2.1.3: Low Density Residential Development (LDR).** Areas designated as delineated on the Future Land Use Map for Low Density residential development shall accommodate a maximum density of up to five (5) dwelling units per acre and shall be comprised primarily of single family detached homes on individual lots and attached residential homes.~~

~~Supportive community facilities and accessory land uses may be located within areas designated for single family low density residential uses. The land development regulations shall provide regulatory procedures for considering such uses.~~

**Policy 1-1.2.3: Medium Density Residential Development (MDR).** ~~Areas designated as Medium Density shall accommodate a mixture of single-family (detached and attached) residential housing, multi-family residential housing, and compatible civic uses and open space(s) at a maximum density of eight (8) dwelling units per acre and up to ten (10) dwelling units per acre with the use of TDRs or incentives. TDRs and incentives shall be outlined in the LDC and may include but are not limited to projects that incorporate regional stormwater pond(s), attainable and workforce housing, shared parking structures(s), bike/pedestrian connectivity, and quality of public open space. The Medium Density designation is intended to encourage and enhance livability in the City through the provision of a diverse mix of housing stock that is attainable, well-integrated with the City's mobility network, and in close proximity and accessible to services (public and private), neighborhood and community amenities, and employment centers. Due to the nature of development within this designation, multi-modal connectivity is encouraged. The density of uses within this designation should be sensitive to adjacent neighborhoods to ensure appropriate transitions, buffers, and compatibility. The City may utilize financial and other incentives to assist the private sector in the provision of attainable and 'missing middle' housing within the Medium Density designation.~~

**Policy 1-1.3.3: Medium Density Residential Development (MDR).** ~~Areas designated as delineated on the Future Land Use Map for Medium Density residential development shall accommodate a mixture of single and multiple-family structure types at a maximum density of eight (8) units per acre. The City's land development regulations shall provide regulatory procedures for considering such uses. Sites for Medium Density residential developments should shall be located so that they provide a smooth transition between lower density residential areas and areas developed and/or designated for other more intense uses. Generally, Medium Density residential areas should shall be located between the perimeter of low density residential areas and areas of high density residential concentrations.~~

**Policy 1-1.2.4 1-1.3.4: Mobile Home Residential Development.** ~~Areas designated as Mobile Home The Mobile Home residential land use category is intended to accommodate mobile home development. shall accommodate mobile home development. The density of the mobile home parks or subdivisions shall be permitted up to at a maximum of five (5) dwelling units per acre. The LDC land development regulations (LDRs) shall contain requirements for significant open space landscaping and buffers to effectively screen mobile home developments from adjacent residential development, which exists or may potentially exist in the future.~~

**Policy 1-1.2.5 1-1.3.5: Allocating Residential Development.** ~~The highest residential densities shall continue to be allocated to sites with adequate and supporting public infrastructure, accessible to major arterials thoroughfares or collector streets as identified on the City's Major Thoroughfare Plan, (Map II-1) as well as and adjacent to existing development with the same or higher density, or less restrictive zoning districts. Residential densities shall be allocated in a manner compatible with available public services, natural features of land, as well as existing and anticipated future development. The allocation of new residential land use shall be based on the following considerations:~~

- ~~past and~~ Projected population;
- Infrastructure availability;
- Infill;
- Housing trends and characteristics including provisions for missing middle and attainable housing;
- Provision and maintenance of quality residential developments and housing stock; environments;
- Protection of environmentally fragile natural systems;

- Location and or proximity to the Coastal High Hazard Area (CHHA);
- The need to plan for smooth-transition in residential densities; and
- Provision and maintenance of traffic circulation. and multiple-family improvements.

**Policy 1-1.2.6 1-2.1.4: Protect Residential Areas from the Adverse Impacts of Transition in Land Use.** Stable Established residential areas and projected future residential areas as delineated on the FLUM Land Use Map shall be protected from encroachment by potentially incompatible non-residential development. This objective does not preclude necessary community facilities from locating within residential areas when such activities satisfy established criteria of this plan and the City's Land Development Code LDC.

**Objective 1-1.3: Non-Residential Land Use. 1-1.4: COMMERCIAL LAND USE.** A variety of non-residential commercial land use designations shall be available maintained to assure availability of sites that accommodate the varied site and spatial requirements for such activities as: professional and business offices, limited commercial activities, employment generating businesses and general retail sales and services, and industrial. In doing so, the City shall promote the image and function of the urban core central business district, which is the City's center for commerce as well as civic and cultural enrichment. The Future Land Use Map shall identify the location of commercial land for: 1) limited commercial development, including offices; 2) general commercial development, including offices; and 3) Riverfront mixed use, as recommended in the CRA Master Plan. The Zoning Map and land development regulations shall direct office development to accessible sites on US 1 and CR 512. Office development may serve as a transitional use separating more intensive commercial uses from residential development. Office development shall and limited commercial activities (neighborhood serving) may also be suitable and locate along the outer fringe of the Downtown-area urban core where such development may encourage reinvestment in declining residential areas surrounding the urban core. business district.

**Policy 1-1.3.1: Definition of Neighborhood Level Commercial Activities.** Neighborhood level commercial activities are defined as including retail and office activities that service residential neighborhoods.

**Policy 1-1.3.2 1-1.4.1: Limited Commercial Development (LCD).** The purpose of the Limited Commercial land use designation is to consist of sites within this designation are intended to accommodate neighborhood level commercial activities. The maximum intensity of limited commercial development measured in floor-to-area ratios is 0.6 FAR. Limited commercial activities and personal services shall include establishments catering to the following markets:

- Neighborhood residential markets within the immediate vicinity as opposed to county-wide or regional markets; or
- Specialized markets with customized market demands.

**Policy 1-1.3.3 1-1.4.2: General Commercial Development (CG).** The purpose of the General Commercial (CG) land use designation category is to accommodate general retail sales and services; highway oriented sales and services; and other general commercial activities defined in the LDC. General Commercial designations are located in highly accessible areas, adjacent to major arterials thoroughfares. The maximum intensity of general commercial development measured in floor-to-area ratio is 1.0 FAR0.6.

**Policy 1-1.3.4 1-1.4.3: C.R. 512 Commercial (C-512).** The purpose of the Commercial C.R. 512 corridor designation is to accommodate retail sales and services and other commercial activities and community facilities that are compatible with nearby residential areas. This land use designation and implementing zoning district expressly excludes vehicular sales and services; bars and lounges; parking garages; enclosed and unenclosed commercial amusements; indoor theaters; merchandising of second-hand goods, including flea markets, wholesale trades and services; industrial uses or outside storage activities, or any other activities which may generate nuisance impacts such as glare, smoke, other air pollutants, noise, vibration, fire hazard, or other adverse impacts associated with more intense

commercial and industrial uses, activities. The maximum intensity of commercial development measured in floor-to-area ratio is 0.5 FAR.

**Policy 1-1.3.5 1-1.4.4: Riverfront Mixed Use (RMU).** The Riverfront Mixed Use designation is intended to provide a mixture of residential, commercial, recreational, and institutional uses in the Riverfront District. Development and redevelopment in this designation is at risk of potential flooding and sea level rise impacts per the *City of Sebastian, Coastal Resiliency Plan, Prepared By: Kimley-Horn and Associates, Inc., March 2019* (Coastal Resiliency Plan). The use of Transfer of Development Rights (TDR) shall be allowable to move the density/intensity of development from the east area of the district to the west area of the district outside of the CHHA. The City's LDC may also define additional areas as receiving zones. The City anticipates that by 2025, the mix of uses in RMU will be 25% residential; 20% institutional/recreational, and 55% commercial. The maximum intensity for commercial development and institutional/recreational uses shall be 0.6 FAR, and up to 1.0 FAR with incentives. The allowable residential uses are single family, duplexes, multiple-family with densities up to eight (8) dwelling units per acre, and up to ten (10) dwelling units per acre with the use of TDRs or incentives, and commercial resort residential uses. Incentives shall be outlined in the LDC and may include but are not limited to projects that incorporate regional stormwater pond(s), shared parking structures(s), bike/pedestrian connectivity, and quality of public open space.

**Policy 1-1.3.6: Mixed Use (MU).** The purpose of the Mixed Use designation is to provide a mixture of residential, office, commercial, recreational, and institutional uses and encourage town centers along major arterial corridors. This designation shall target areas outside of the Riverfront Mixed Use district to allow for greater flexibility and changing market types in identified areas of the City such as the Sebastian Boulevard Triangle Area. Form based code principals shall be incorporated into the LDC. The maximum intensity is 0.6 FAR, and up to 1.0 FAR with incentives. The allowable residential uses include single family, duplexes, and multi-family up to eight (8) dwelling units per acre, and up to ten (10) dwelling units per acre with the use of TDRs or incentives. Incentives shall be outlined in the LDC and may include but are not limited to projects that incorporate regional stormwater pond(s), shared parking structures(s), bike/pedestrian connectivity, and quality of public open space.

**Policy 1-1.3.7 1-1.5.1: Industrial Land Use Designation (IND).** The purpose of the Industrial designation is to provide strategically located sites for industrial needs and requisite support services.

- A. Industrial sites shall generally be allocated in areas accessible to rail corridors or near airport facilities and should be located in more sparsely developed areas. The maximum intensity is 0.5 FAR.
- B. The City shall establish standards in the LDC including but not limited to use, buffering/compatibility, locational criteria, etc. as it pertains to both light and heavy industrial districts. Through the zoning districts outlined in the LDC the City may establish the difference between light industrial and heavy industrial districts and uses. Uses allowed in this designation include: manufacturing, assembling and distribution activities; warehousing and storage activities; general commercial activities; aviation related industry, services and facilities; and other similar land uses which shall be regulated through appropriate zoning procedures. Heavy metal fabrication, batch plants, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing, or other use generating potentially harmful environmental or nuisance impacts shall be prohibited.
- C. The City shall prevent nuisance impacts frequently associated with industrial activities by maintaining performance standards for managing emission of noise, air pollutants, odor, vibration, fire or explosive hazard, and glare.
- D. The City shall encourage industries that contribute optimally to the City's economy and that of the Treasure Coast and Space Coast. The City shall also encourage green industries that minimize impact to the environment. The allocation of land resources for industrial development shall be responsive to the location and space requirements of industrial activities and potential fiscal and environmental impacts on the City of Sebastian.
- E. The location and distribution of industrial land use shall be determined based on the following considerations:

- Trip generation characteristics and impact on existing and planned transportation systems, including dependency on rail, air, or trucking for distribution of material and goods;
- Anticipated employment generation, floor area requirements, and market area;
- Ability to meet established performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, glare, noise or odor, or generation of hazardous by-products;
- Impact on established as well as anticipated future development and natural systems; and
- Impact on existing and planned public services, utilities, water resources, and energy resources.

**Policy 1-1.3.8 1-1.6.4: Institutional Land Use Designation (INST).** The Institutional (~~INST~~) land use designation is intended to accommodate existing public and semi-public services including: governmental administration buildings; places of worship, cultural or civic centers, and other similar public or private not-for-profit uses; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; public and private parks and recreation areas; utilities; extensive open areas comprising major committed public and semi-public open spaces, including the Municipal Golf Course and Sebastian Municipal Airport; and other similar activities. The maximum intensity of this designation is 0.6. The location, scale, timing, and design of necessary public and semi- public services and utilities shall be closely coordinated with development activities in order to promote more effective and efficient delivery of requisite services and utilities. The City shall maintain and enforce appropriate standards and specifications for the design and construction of public and semi-public services in order to promote cost effectiveness and quality control consistent with all applicable federal, state, regional, and local standards.

**Policy 1-1.3.9 1-1.4.5: General Pattern of Commercial Non-Residential Land Use.** In order to promote efficient flow of traffic along major arterials ~~thoroughfares~~ cited in the Traffic Circulation Transportation & Mobility Element, achieve orderly development, and minimize adverse impact on residential quality, ~~commercial~~ non-residential development shall be concentrated in strategically located (targeted) areas. These areas include those having location characteristics which best accommodate specific land, site, public facilities and market location requirements of their respective ~~commercial~~ non-residential uses. Similarly, proliferation of strip ~~commercial~~ non-residential development shall not be extended or supported. The existence of ~~commercial~~ non-residential areas on one part (quadrant or side) ~~corner~~ of an intersection shall not dictate the development of all parts ~~corners~~ with the same or similar use; nor does the existence of ~~commercial~~ non-residential development on a major arterial ~~thoroughfare~~ dictate that all frontages may ~~must~~ be similarly used.

**Policy 1-1.3.10 1-1.4.6: Allocating Commercial- Non-Residential Land Use.** The approval of ~~commercial~~ non-residential uses shall recognize that respective ~~commercial~~ non-residential activities frequently have different site, spatial, and market area characteristics and generate significantly different impacts. The ~~commercial~~ non-residential development designations on the ~~Future Land Use Map~~ FLUM shall be complemented by zoning, performance standards, and site plan review requirements which shall regulate development on such land. These regulations shall assure that the proposed development of non-residential ~~commercially~~ designated sites is appropriate and can be adapted to the proposed site. For instance, the LDC shall address issues regarding:

- ~~Intensity of use~~
- Parking including safe and convenient vehicle and pedestrian circulation;
- Floor area
- Natural constraints to development

- Open space preservation and natural constraints to development;
- Perimeter and internal landscape requirements;
- ~~Building setbacks~~
- ~~Aesthetics of buildings, fences, signage and accessory structures~~
- Availability of public facilities at adequate levels of service;
- Urban design and required amenities, including, but not limited to, signage controls, fences, pedestrian amenities, building height, building setback, and orientation, and other similar design features;
- ~~Concurrency management~~
- Controlled access and egress;
- Trip generation characteristics, impact on existing and planned transportation facilities and ability to achieve a functional internal circulation and off-street parking system, with landscaping amenities;
- Location and site requirements based on intensity of use, specific needs of respective commercial activities, their market area, anticipated employment generation, and floor area requirements;
- Compatibility with and impact on other surrounding commercial activities;
- Relationship to surrounding land uses and natural systems; and
- Impact on existing and planned community services and utilities.

**Objective 1-1.4: Other Land Use. 1-1.2: AGRICULTURE LAND USE.** The City shall provide a category for preserving agricultural lands outside the urban service boundary until such time as urban development is adequate. designations for Agriculture and Conservation land uses.

**Policy 1-1.4.1 1-1.2.1: Agriculture Land Use Designation.** The Agriculture land use category may be utilized during a holding period to ensure orderly development that provides economic development opportunity, through a mix of industrial, commercial and housing that conforms to the City's comprehensive plan/LDC. The Agriculture land use designation shall be used for the following uses: farming, crops, range and livestock activities; protecting "heritage" industries that are a part of the state's traditional economic base such as citrus and aquaculture; agricultural research; agricultural related businesses; public facilities; institutional uses or recreational uses. The City shall also utilize the Agriculture Land Use classification land use designation for future annexations of existing agricultural lands until such a time that urban growth is contiguous and agricultural activities are no longer economically viable sustaining. Residential density in the Agriculture land use category shall be limited to 1 unit per 5 acres.

**Policy 1-1.2.2: Agriculture for Annexed Lands.** The City shall utilize the Agriculture Land Use classification for future annexations of existing agricultural lands until such a time that urban growth is contiguous and agricultural activities are no longer economically sustaining.

**Policy 1-1.2.3: Heritage Industries:** The Agriculture land use category shall be used to protect "heritage" industries such as citrus and aquaculture.

**Policy 1-1.2.4: Uses Allowed.** Limit Agricultural lands to the following uses: farming, crops, range and livestock activities; agricultural research; agricultural related businesses; public facilities; institutional uses or recreational uses.

**Policy 1-1.2.5: Residential Density.** Residential density in the Agriculture land use category shall be limited to 1 unit per 5 acres.

~~**Objective 1-1.3: RESIDENTIAL LAND USE.** Sufficient space shall be provided for residential development and required community facilities to adequately meet the housing needs of the present and expected future population. The Residential Land Use category consists of very low, low and medium density residential uses in progressive degrees of urban intensity with higher density in areas adjacent to the Urban Center and less density/intensity in the perimeter of the City.~~

~~**Policy 1-1.3.1: Very Low Density Residential Development (VLDR).** Areas delineated on the Future Land Map for Very Low Density may accommodate up to three (3) residential units per acre and shall be comprised of primarily single family detached homes on individual lots.~~

~~**Policy 1-1.3.2: Policy 1-2.1.3: Low Density Residential Development (LDR).** Areas delineated on the Future Land Use Map for low density residential development shall accommodate a maximum density of up to five (5) dwelling units per acre and shall be comprised primarily of single family detached homes on individual lots. Supportive community facilities and accessory land uses may be located within areas designated for single family low density residential uses. The land development regulations shall provide regulatory procedures for considering such uses.~~

~~**Policy 1-1.3.3: Medium Density Residential Development (MDR).** Areas delineated on the Future Land Use Map for medium density residential development shall accommodate a mixture of single and multiple family structure types at a maximum density of eight (8) units per acre. The City land development regulations shall provide regulatory procedures for considering such uses. Sites for medium density residential developments should be located so that they provide a smooth transition between lower density residential areas and areas developed and/or designated for other more intense uses. Generally, medium density areas should be located between the perimeter of low density residential areas and areas of high density residential concentrations.~~

~~**Policy 1-1.3.4: Mobile Home Development.** The Mobile Home residential land use category is intended to accommodate mobile home development. The density of the mobile home parks or subdivisions shall be permitted up to a maximum of five (5) units per acre. The land development regulations shall contain requirements for significant open space landscaping and buffers to effectively screen mobile home developments from adjacent residential development which exists or may potentially exist in the future.~~

~~**Policy 1-1.3.5: Allocating Residential Development.** The allocation of new residential land use shall be based on the following considerations:~~

- ~~● past and projected population;~~
- ~~● housing trends and characteristics;~~
- ~~● provision and maintenance of quality residential environments;~~
- ~~● protection of environmentally fragile natural systems;~~
- ~~● the need to plan for smooth transition in residential densities; and~~
- ~~● provision and maintenance of traffic circulation and multiple-family improvements.~~

~~Highest residential densities shall continue to be allocated to sites accessible to major thoroughfares or collector streets as identified on the City's Major Thoroughfare Plan (**Map II-1**) as well as adjacent to existing development with the same or higher density or less restrictive zoning districts. Residential densities shall be allocated in a manner compatible with available public services, natural features of land as well as existing and anticipated future development.~~

~~**Objective 1.3 Non-Residential Land Use. 1-1.4: COMMERCIAL LAND USE.** A variety of commercial land use designations shall be available to assure availability of sites that accommodate the varied site and spatial requirements for such activities as: professional and business offices, limited commercial activities, and general retail sales and services. In doing so, the City shall promote the image and function of the central business district, which is the City's center for commerce as well as civic and cultural enrichment. The Future Land Use Map shall identify the location of commercial land for: 1) limited commercial development, including offices; 2) general commercial development, including offices; and 3) Riverfront mixed use, as recommended in the CRA Master Plan.~~

~~**Policy 1-1.4.1: Limited Commercial Development.** Sites within this designation are intended to accommodate neighborhood level commercial activities. The maximum intensity of limited commercial development measured in floor-to-area ratios is 0.6. Limited Commercial activities and personal services shall include establishments catering to the following markets:~~

- ~~• Neighborhood residential markets within the immediate vicinity as opposed to county-wide or regional markets; or~~
- ~~• Specialized markets with customized market demands.~~

~~**Policy 1-1.4.2: General Commercial Development (CG).** The purpose of the general commercial (CG) land use category is to accommodate general retail sales and services; highway-oriented sales and services; and other general commercial activities defined in the land development regulations. General commercial designations are located in highly accessible areas, adjacent to major thoroughfares. The maximum intensity of general commercial development measured in floor-to-area ratio is 0.6.~~

~~**Policy 1-1.4.3: C.R. 512 Commercial (C-512).** The purpose of the commercial C.R. 512 corridor is to accommodate retail sales and services and other commercial activities and community facilities that are compatible with nearby residential areas. This land use designation expressly excludes vehicular sales and services; bars and lounges; parking garages; enclosed and unenclosed commercial amusements; indoor theaters; merchandising of second-hand goods, including flea markets, wholesale trades and services; industrial uses or outside storage activities, or any other activities which may generate nuisance impacts such as glare, smoke, other air pollutants, noise, vibration, fire hazard, or other adverse impacts associated with more intense commercial and industrial activities. The maximum intensity of commercial development measured in floor-to-area ratio is 0.5.~~

~~**Policy 1-1.4.4: Riverfront Mixed Use (RMU).** The Riverfront Mixed Use designation is intended to provide a mixture of residential, commercial, recreational, and institutional uses in the Riverfront District. The City anticipates that by 2025, the mix of uses in RMU will be 25% residential; 20% institutional/recreational, and 55% commercial. The maximum intensity for commercial development and institutional/recreational uses shall be 0.6 FAR. The allowable residential uses are single family, duplexes, multiple-family up to eight (8) units per acre, and commercial resort residential uses.~~

~~**Policy 1-1.4.5: General Pattern of Commercial Land Use.** In order to promote efficient flow of traffic along major thoroughfares cited in the Traffic Circulation Element, achieve orderly development and minimize adverse impact on residential quality, commercial development shall be concentrated in strategically located areas having location characteristics which best accommodate specific land, site, public facilities and market location requirements of their respective commercial uses. Similarly, proliferation of strip commercial development shall not be extended. The existence of commercial areas on one corner of an intersection shall not dictate the development of all corners with the same or similar use; nor does the existence of commercial development on a major thoroughfare dictate that all frontages must be similarly used.~~

~~**Policy 1-1.4.6: Allocating Commercial Land Use.** The allocation and distribution of new commercial land use shall consider the location and space requirements of commercial activities and potential fiscal and environmental impacts on the City of Sebastian, and shall be determined based on the following considerations:~~

- ~~• Trip generation characteristics, impact on existing and planned transportation facilities and ability to achieve a functional internal circulation and off-street parking system, with landscaping amenities;~~
- ~~• Location and site requirements based on specific needs of respective commercial activities, their market area, anticipated employment generation, and floor area requirements;~~
- ~~• Compatibility with and impact on other surrounding commercial activities;~~

- Relationship to surrounding land uses and natural systems;
- Impact on existing and planned community services and utilities.

**Objective 1-1.5: INDUSTRIAL LAND USE (IND).** The Future Land Use Map shall allocate land resources for existing and anticipated future industrial needs and requisite support services, as well as providing space for aviation related industry, services and facilities.

**Policy 1-1.5.1: Industrial Land Use Designation.** The industrial (IND) designation is intended to provide strategically located sites principally within the airport environs. The City shall work with industrial interest groups to pursue selective industrial expansion policy set forth herein in

**Policy 1-2.3.2.** The maximum intensity of industrial development measured in floor-to-area ratio shall be limited to 0.5. The industrial land use category includes sites accessible to airport facilities, rail facilities, and/or major thoroughfares. Uses allowed include: manufacturing, assembling and distribution activities; warehousing and storage activities; general commercial activities; aviation related industry, services and facilities; and other similar land uses which shall be regulated through appropriate zoning procedures. Heavy metal fabrication, batch plants, salvage yards, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing, or other use generating potentially harmful environmental or nuisance impacts shall be prohibited. These uses typically generate heavy truck traffic, require significant acreage, are difficult to screen and buffer from residential areas, and therefore, should be located in more sparsely developed unincorporated areas. This provision shall not prohibit residences for night watchmen or custodians whose presence on industrial sites is necessary for security purposes. Such a use may be permitted as a conditional use through appropriate zoning procedures.

**Policy 1-1.5.2:** The Land Development Code shall require adequate buffering between the Sebastian Municipal Airport industrial land uses and the Municipal Golf Course.

**Policy 1-1.5.3: General Pattern of Industrial Land Use.** The City of Sebastian Airport and environs contains the principal area for future industrial activity. A secondary industrial concentration is situated along the FEC Railroad at CR 512. Lesser concentrations of industrial development are situated along other segments of the FEC Railroad. A high priority shall be given to reserving strategically located lands adaptive to the unique location requirements of industry. Industrial sites shall generally be allocated in areas accessible to rail corridors or near airport facilities.

**Policy 1-1.5.4: General Considerations for Allocating Industrial Land Use.** The allocation of land resources for industrial development shall be responsive to the location and space requirements of industrial activities and potential fiscal and environmental impacts on the City of Sebastian. The location and distribution of industrial land use shall be determined based on the following considerations:

- Trip generation characteristics and impact on existing and planned transportation systems, including dependency on rail, air, or trucking for distribution of material and goods;
- Anticipated employment generation, floor-area requirements, and market area;
- Ability to meet established performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, glare, noise or odor, or generation of hazardous by-products;
- Impact on established as well as anticipated future development and natural systems; and
- Impact on existing and planned public services, utilities, water resources, and energy resources.
- Land shall be allocated to industrial uses in a manner which allows for separation and co-location of industrial activities capable of complying with the most restrictive performance standards and exhibiting minimal adverse impacts on surrounding development.

~~**Policy 1-1.5.5:** The City of Sebastian will foster use of Municipal Airport lands in a manner which contributes to the development of the City's economic base through selective pursuit of industry as outlined in Objectives 1-2.8 and 1-2.9.~~

~~**Objective 1-1.6: INSTITUTIONAL LAND USE (INST).** The City shall assure that needed public services and facilities, including lands within the Sebastian Municipal airport, are developed concurrent with new development, including adoption of an adequate facilities ordinance within the City's land development code. The Future Land Use Map shall allocate land resources for institutional facilities and services as specified in the policies stipulated below.~~

~~**Policy 1-1.6.1: Institutional Land Use Designation (INST).** The institutional (INST) land use designation is intended to accommodate existing public and semi-public services including: governmental administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; public and private parks and recreation areas; utilities; extensive open areas comprising major committed public and semi-public open spaces, including the Municipal Golf Course and airport; and other similar activities. This land use designation is intended to accommodate airport terminal, fixed base operators, airport hangers, landing, take-off or surface maneuvering of aircraft, including but not limited to, requisite infrastructure such as runways, taxiways, ramps and aprons. The Federal Aviation Administration (FAA) regulations shall govern placement and specifications of structures within this area. Airport development is outlined further in Objective 1-2.8. The maximum intensity of industrial activity measured in floor-to-area ratio shall be 0.6. Airport uses are limited to a floor-to-area ratio of 0.5 and institutional services (including parks, golf courses, cultural or civic facilities) shall have a maximum intensity measured in a floor-to-area ratio of 0.35.~~

~~**Policy 1-1.6.2: Support Institutional Uses.** Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation or within other land use designations as provided for in the zoning regulations.~~

~~**Policy 1-1.6.3: Allocation of Institutional Land Use.** The City shall monitor the need for increased land area for institutional uses and shall assure that the institutional land use designation on the Future Land Use Map is expanded to accommodate the development of public and semi-public facilities such as governmental administration buildings; fire, police and rescue services; educational institutions and similar public uses. In addition, the City shall use the capital improvement program and budget process to pursue advance acquisition of land required to provide recreation, conservation, and related public benefits and promote multiple use of public lands.~~

~~**Objective 1-1.7: Policy 1-1.4.2: Conservation Land Use.** The Conservation land use category designation identifies lands that are environmentally sensitive or fragile natural resources for long term preservation. as defined in §9J-5.003(30), FAC. It is vital to redirect population and public expenditures away from these areas so that future development and redevelopment does not occur and negatively impact those areas. This designation may be impacted by flooding and sea level rise predictions forecasted in the City's Coastal Resiliency Plan as well as those areas subject to native wildlife habitats, and critical habitat corridors.~~

- ~~A. Further descriptions of the Conservation land use category can be found in the **Conservation & Coastal Management Element** including provisions (allowances) as may be regulated and permitted by State and Federal agencies. of this text. The protection and preservation of conservation resources shall be achieved through the implementation of the following policies. It is the intent of the "Conservation" land use designation to provide for the long term protection and preservation of environmentally sensitive natural resource systems. If it is impractical to designate the area containing conservation resources as Conservation due to size, location, or other factors, the City shall have the option of obtaining a conservation easement from the property owner(s) to protect the area. Areas covered by a conservation easement shall be treated the same as areas designated as Conservation on the FLUM. The City shall support the acquisition of natural areas or open space through the use of TDRs or~~

through publicly funded programs, including the acquisition and development of facilities that promote and educate the public about the economic, cultural and historic heritage of the City. Development is limited within “Conservation” designated areas to accessory uses only, except where State and/or federal agencies having jurisdiction allow development rights. Site alteration should be limited to accessory structures that support the conservation use (i.e. park pavilions, classroom space, park ranger office/equipment, etc.) The maximum intensity of development activity measured in floor to-area ratio is 0.25 FAR. The applicant for a development shall bear the burden of proof in determining that development shall not adversely impact conservation resources.

**Objective 1-1.5: Transfer of Development Rights:** Transfer of Development Rights (TDRs) for both residential and non-residential development will allow for blended densities and intensities while protecting conservation lands and areas prone to sea-level rise and flooding, and native habitats.

**Policy 1-1.5.1: Utilizing Transfer of Development Rights.** The City shall establish formal TDR standards in the LDC including but not limited to transfer rates and requirements in order to direct development away from identified areas. Consistent with Policy 5-2.5.2 in the Conservation & Coastal Management Element, these identified areas include but are not limited to conservation lands, Coastal High Hazard Area (CHHA), proposed Adaptation Action Area (AAA) Overlay, public open spaces, wetlands and other native habitats. Incentives established through the TDR process may include density and intensity bonuses based on the quality of the areas being protected and preserved, provision of public spaces, public infrastructure improvements or similar.

**Objective 1-1.6 1-2.7: Planned Unit Development.** The City shall ~~promotes~~ innovative development concepts and ~~shall maintain, and improve as necessary,~~ procedures for resolving conflict through the use of the planned unit development as a means to improve development design and recognize unique land characteristics.

**Policy 1-1.6.1 1-2.7.1: Planned Unit Development Overlay Designation.** The City’s LDC ~~code~~ shall continue to allow a planned unit development overlay zoning designation in order to provide a voluntary management framework for coordinating objectives of developers with those of the City Council. The City Council shall reserve the authority to invoke new conditions in extending development rights based on:

- Changes in conditions surrounding the impacted land uses conditions in the vicinity;
- Evolving issues surrounding infrastructure levels of service;
- Impacts on natural resources; and/or
- Other related issues impacting the nature of the proposed planned unit development.

**Policy 1-1.6.2: Planned Unit Development Option.** The planned unit development overlay designation shall be available as a voluntary approach for managing specific development characteristics and project amenities to be incorporated in residential, commercial, industrial, or mixed use development options. Developers who voluntarily participate in the process shall bind themselves as well as those who may be their successors in title to the subject land.

**Policy 1-1.7.1: Conservation Designation (CON).** It is the ~~intent~~ of the “Conservation” land use designation to provide for the long term protection and preservation of environmentally sensitive natural resource systems. If it is impractical to designate the area containing conservation resources as Conservation due to size, location, or other factors, the City shall have the option of obtaining a conservation easement from the property owner(s) to ~~protect~~ the area. Areas covered by a conservation easement shall be treated the same as areas designated as Conservation on the FLUM. The City shall support the acquisition of natural areas or open space ~~through the use of TDRs or~~ through publicly funded programs, including the acquisition and development of facilities that promote and educate the public about the economic, cultural and historic heritage of the City. Development is limited within “Conservation” designated areas to accessory uses only, except where State and/or federal agencies having jurisdiction allow development rights. The applicant shall bear the burden of proof in determining that development shall not adversely impact conservation resources. Site

alteration should be limited to accessory structures that support the conservation use (i.e. park pavilions, classroom space, park ranger office/equipment, etc.) The maximum intensity of development activity measured in floor to area ratio is 0.25 FAR.

**Policy 1-1.7.2: Acquisition:** The City shall support the acquisition of natural areas or open space or through publicly funded programs, including the acquisition and development of facilities that promote and educate the public about the economic, cultural and historic heritage of the City.

**Policy 1-1.7.3: Allocation of Conservation Land Use.** The City shall monitor the Future Land Use Map to ensure the application of Conservation Land Use to applicable properties.

**GOAL 1-2: Future Allocation of Land Use. Growth Management.** The City shall ensure that the character and location of land uses incorporate best management practices and principles of resource conservation, promote orderly land use transition, and minimize threats to health, safety, and welfare while encouraging economic stability to keep pace with the City's growth.

**Objective 1-2.1: PLAN AND DESIGN FOR RESIDENTIAL QUALITY.** Residential development shall be planned and designed to create and perpetuate stable residential neighborhood and implement policies stipulated below.

**Policy 1-2.1.1: Protect Residential Areas from the Adverse Impacts of Transition in Land Use.** Stable residential areas and projected future residential areas as delineated on the Land Use Map shall be protected from encroachment by incompatible nonresidential development. This objective does not preclude necessary community facilities from locating within residential areas when such activities satisfy established criteria of this plan and the City's Land Development Code.

**Policy 1-2.1.2: Protect Residential from Possible Adverse Effects of Neighboring Permitted Uses.** Land development regulations shall incorporate standards and/or review criteria for mandating retention of open space and for regulating building design, including setbacks, building placement on site, and building orientation. These provisions shall be directed toward protecting privacy, as well as to preserving light, air and open space. Other reasonable design principles, including buffering standards, shall be included in the zoning code to alleviate adverse impacts of potentially incompatible neighboring uses.

**Policy 1-2.1.3: Reinforce and Enhance Appearance of Residential Areas and Provide Amenities.** The City, together with the private sector, shall consider enhancing preservation of open space for scenic vistas, especially along transportation corridors and along the Indian River, the Sebastian River, Schumann Lake, as well as along the Schumann, Elkcam and Collier Creek waterways or other similar aesthetic corridors adjacent to transportation facilities. Such enhancement shall include application of community appearance criteria which reinforces good principles of design.

**Objective 1-2.2: PLAN AND DESIGN FOR COMMERCIAL QUALITY.** Commercial development shall be planned and designed to enhance the identity, design, and vitality of the waterfront corridor which provides a unique waterfront activity center within the central core area of the City.

**Policy 1-2.2.1:** The approval of commercial uses shall recognize that respective commercial activities frequently have different site, spatial, and market area characteristics and generate significantly different impacts. The commercial development designations on the Land Use Map shall be complemented by zoning, performance standards, and site plan review requirements which shall regulate development on such land. These regulations shall assure that the proposed development of commercially designated sites is appropriate and can be adapted to the proposed site. For instance, the land development regulations shall address issues regarding:

- Intensity of use
- Parking including safe and convenient vehicle and pedestrian circulation
- Floor area

- ~~Natural constraints to development~~
- ~~Open space preservation~~
- ~~Perimeter and internal landscape requirements~~
- ~~Building setbacks~~
- ~~Aesthetics of buildings, fences, signage and accessory structures~~
- ~~Availability of public facilities at adequate levels of service~~
- ~~Urban design and required amenities, including, but not limited to, signage controls, pedestrian amenities, building height, and orientation, and other similar design features.~~
- ~~Concurrency management~~
- ~~Controlled access and egress~~

**~~Policy 1-2.2.2: Improve the Function of the Downtown as the Central Commercial Core Area.~~**

~~Commercial development decisions shall promote the function of the Downtown central commercial core area as a center for government and institutional services as well as a focal point for retail trade, business and professional offices, and civic and cultural enrichment. Land development regulations shall be directed to achieving a mix of land use activities consistent with Future Land Use Map policies.~~

**~~Policy 1-2.2.3: Improve the Image of the Downtown as the Central Commercial Core Area.~~**

~~The City shall continue to enforce the Riverfront design regulations, which provide a physical theme for development and redevelopment opportunities reinforcing the unique waterfront setting of the Downtown area.~~

**~~Policy 1-2.2.4: Provide Appropriate Locations for Office Development.~~**

~~The Zoning Map and land development regulations shall direct office development to accessible sites on US 1 and CR 512. Office development may serve as a transitional use separating more intensive commercial uses from residential development. Office development shall also locate along the outer fringe of the Downtown area where such development may encourage reinvestment in declining residential areas surrounding the business district.~~

**~~Objective 1-2.3: PLAN AND DESIGN FOR INDUSTRIAL GROWTH.~~** Sufficient land shall be allocated to accommodate industrial development.

**~~Policy 1-2.3.1: Planned Industrial Development.~~** Based on the extensive impacts which industrial development frequently generates, industrial development requiring future plan amendment or rezoning shall be encouraged to develop under provisions of a planned unit development petition in order to allow maximum flexibility in design to the applicant and to avoid any major adverse impacts which may not be anticipated during a less in-depth plan review.

**~~Policy 1-2.3.2: Pursue Selective Industrial Expansion Policy.~~** The City shall pursue a strategy of selective expansion of its industrial base. The City shall encourage industries that contribute optimally to the City's economy and that of the Treasure Coast and Space Coast. Highest priority shall be directed toward recruiting industries which:

- ~~Generate high levels of employment together with higher than average wage and salaries;~~
- ~~Promote an industrial mix to counterbalance the impact of cyclical economic changes;~~
- ~~Produce services and/or products which complement the needs and resources of existing industry within City and the region.~~
- ~~Provide industry and service activities required to support and attract prime industrial land uses which are compatible with the City's growth management and resource conservation goals, objectives and policies;~~
- ~~Contribute a net revenue to the City of Sebastian and thus enhancing the fiscal capacity of the~~

City; and

- ~~Do not adversely impact the City's natural resources including groundwater quality; infrastructure; and public facility improvement needs. The City shall seek to work in partnership with industrial development interest groups to achieve competitive amenity packages including:~~
  - ~~Requisite transportation system improvements and other on- or off-site improvements;~~
  - ~~Access to public potable water and wastewater services;~~
  - ~~Efficient stormwater management systems; and~~
  - ~~Maintenance of adopted levels of services for infrastructure systems.~~

**Policy 1-2.3.3: Nuisance Abatement Standards and Criteria.** ~~The City shall prevent nuisance impacts frequently associated with industrial activities by maintaining performance standards for managing emission of noise, air pollutants, odor, vibration, fire or explosive hazard, and glare.~~

**Objective 1-2.4: PLAN AND DESIGN FOR ADEQUATE INSTITUTIONAL FACILITIES AND PUBLIC SERVICES.** ~~Lands designated for institutional services shall contain sufficient acreage and open space and be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses.~~

**Policy 1-2.4.1: Coordinate Public and Private Investments in Land Improvements.** ~~The location, scale, timing, and design of necessary public and semi-public services and utilities shall be closely coordinated with development activities in order to promote more effective and efficient delivery of requisite services and utilities.~~

**Policy 1-2.4.2: Maintain and Enforce Standards and Specifications for Design and Construction of Public and Semi-Public Services.** ~~The City shall maintain and enforce appropriate standards and specifications for the design and construction of public and semi-public services in order to promote cost effectiveness and quality control consistent with all applicable federal, state, regional, and local standards. Community facilities include police and fire protection, public schools, health care, emergency services, storm drainage, and water and wastewater facilities.~~

**Policy 1-2.4.3: Provision of On-Site and Off-Site Improvements.** ~~Prior to receiving a development permit, plans for all new development shall be evaluated by the City. Similarly, prior to receiving a development permit, the applicant's plans must incorporate necessary on- and off-site improvements, or equitable contributions in lieu thereof, which are required as part of a development application pursuant to the Comprehensive Plan or any other requirement of the Code of Ordinances, as exists or as may hereinafter be amended.~~

**Policy 1-2.4.4: Public Schools.** ~~The City shall work with the County to develop standards for the siting of public schools to increase the quality of life and local educational opportunities for its citizens.~~

**Objective 1-2.1 4-2.5: Transitioning from Rural to Urban.** The City shall ensure a smooth transition from rural to urban uses in the periphery within the Urban Service Boundary (USB) of the City and annexation reserve area.

**Policy 1-2.1.1: Smart Growth Principles.** The City shall promote smart growth principles that direct growth in an intentional, comprehensive way. These principles include but are not limited to promoting a mix of uses, compact building design, walkable communities, housing diversity, environmental preservation, and transportation choices.

**Policy 1-2.1.2: Protect Residential Developments from Possible Adverse Effects of Neighboring Permitted Uses.** The City's LDC shall incorporate standards and/or review criteria for mandating retention of open space, regulating building design, including setbacks, building placement on site, and building orientation. These provisions shall be directed toward supporting compatibility protecting privacy, as well as to preserving light, air and open space. Other reasonable design principles,

including buffering standards, shall be included in the LDC. zoning code to alleviate adverse impacts of potentially incompatible neighboring uses.

**Policy 1-2.1.3 1-2.5.1: Minimize Impacts Between Urban and Rural Land Uses.** Although the City currently does not have any agricultural lands, The LDC land development code shall incorporate performance standards, urban service availability standards, and other requirements which ensure buffering between urban and rural land uses. This is necessary in order to maintain responsive land management policies along the outer suburban fringe where urban development within the City could potentially impact unincorporated agricultural lands, and vice versa.

**Objective 1-2.2 1-4.4: Prevent Proliferation of Urban Sprawl and develop efficient systems for coordinating the timing and staging of public and private development.** The City shall continue to maintain LDCs which include performance standards ensuring that the location, scale, timing, and design of development shall be coordinated with public facilities and services in order to prevent the proliferation of urban sprawl, maximize public infrastructure, and achieve cost effective land development patterns.

**Policy 1-2.2.1: Urban Sprawl Definition.** According to Ch. 163.3164(51), FS, urban sprawl is defined as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

**Policy 1-2.2.2 Goal 1-4: Resource Protection.** The city shall seek to maintain and manage the city's natural and man-made resources by establishing a pattern of development that is harmonious with the city's natural environment and quality of life.

**Policy 1-2.2.3: Land Acquisition.** The City shall use the capital improvement program (CIP) and budget process to pursue advance acquisition of land as may be necessary required to provide recreation, conservation, and related public benefits and promote multiple use of public lands.

**Policy 1-2.1.4 1-3.1.3: Accommodate Growth.** The City will shall continue to seek fiscal resources to extend City service areas, improve City roadways, coordinate public infrastructure and make other improvements necessary to accommodate growth and maintain services and facilities at adopted level of service standards.

**Policy 1-2.2.5 1-4.4.1: Development Orders and Permitting Process.** Development orders and permits for all future development shall be timed and staged to assure that requisite infrastructure and services are available.

**Objective 1-3.1: Policy 1-2.2.6: Concurrency Management.** The maximum allowable density and intensity of land uses may be limited based on available public infrastructure. Land use shall be predicated on availability of man-made infrastructure and service systems required to support respective land use activities. The City shall continue enforcing their concurrency management program, pursuant to Ch. 163, F.S., and §9J-5, F.A.C., to ensure that future development is provided essential services and facilities at acceptable standards.

**Policy 1-2.2.7 1-4.4.2: Design of Public Facilities and Utilities.** Public facilities and utilities shall be located and designed to maximize the efficiency of services provided and minimize adverse effects on natural systems and conservation lands.

**Policy 1-2.2.8 1-4.4.3: Developments Not Served by Public Water and/or Wastewater Systems.** All developments in areas not serviced by public water and/or wastewater systems shall be governed by applicable State laws and administrative regulations. In those cases where public wastewater systems are not currently available, the City will work with the County and applicable regional and state agencies to convert those areas through a "septic to sewer" program or similar, where such

infrastructure is available and financially feasible.

**Policy 1-2.2.9 1-4.4.4: Accommodating Requisite Infrastructure.** During the subdivision review, site plan review, and permitting processes the City shall insure that respective future developments allocate sufficient land area for infrastructure required to support proposed development.

**Policy 1-2.2.10: Infill Development and Redevelopment.** The City shall encourage infill development and/or redevelopment of underdeveloped/underutilized parcels of land in otherwise built-up areas that have access to existing infrastructure and services. This includes planning for the mitigation and redevelopment of brownfields for productive uses.

**Objective 1-2.3 1-4.5: Consider Application of Innovative Natural Land and Water Resource Management and Energy Conservation Concepts.** Consistent with Land Use Goal 1-4 the City of Sebastian shall recognize the importance ~~continue~~ to maintain LDCs which incorporate concepts for managing land and water resources which are responsive to the City's unique development and conservation lands identified in the City's Comprehensive Plan. These may include but are not limited to low impact development (LID), best management practices, and joint use stormwater features.

**Policy 1-2.3.1: Low-Impact Development (LID).** The City shall encourage LID principles for development and redevelopment including those within newly annexed areas. The City shall require new developments to address future nutrient loading and water conservation through principles including but not limited to:

- LID design practices and technologies that address energy, water, and nutrient conservation;
- Use of natural, Florida friendly landscaping; and/or
- Reduced, low, or no fertilizer use on greenspaces and yards.

**Policy 1-2.3.2 1-4.5.1: Incorporate Innovative Techniques in the Land Development Code Regulations.** The City's LDC shall continue to incorporate land and water resource best management practices such as reduced impervious areas, increased buffers, LID, surface/storm water management including water quality, soil erosion and sedimentation control, and conservation of water supply which have been demonstrated to be successful and cost effective in resolving development and conservation issues such as land clearing, excessive tree removal, and loss of native plants and wildlife habitat. Implementation standards are encouraged to be adopted by the City specific to the mitigation portion of the City's Coastal Resiliency Plan.

**Policy 1-2.3.3 1-4.5.3: Energy Efficient and Resilient Land Development.** The City's LDC shall continue to:

- Promote energy efficient land development;
- Recognize the relative energy dependency of commercial and industrial land uses and consider energy dependency in any policy pertaining to new industry promotion strategies or policy concerning maintenance or expansion of existing industry or commerce;
- Encourage land use patterns that by location, scale; and design minimize long-term energy commitments to construction, operation, maintenance, and replacement; and
- Encourage natural resource conservation and utilization in ways that are consistent with sound energy management principles.

**Policy 1-2.3.4 1-4.5.7: Energy Conservation in Building and Construction.** The City shall encourage energy efficient building codes and promote efficient energy conservation in building heating and cooling systems.

**Objective 1-2.6: Community Appearance and Urban Design.** The appearance of major transportation corridors serving as gateways into the City, as well as major activity centers such as the Downtown, the Indian River and St. Sebastian River shoreline, public parks and other public grounds and institutions shall be managed and enhanced through application of the site plan review

process.

~~**Policy 1-2.6.1: Reinforce and Enhance the City's Community Appearance.** Major attributes shall be preserved through application of design review standards and management of signs, landscaping, open space, tree protection, and other urban design amenities. Special emphasis shall be placed on preserving and/or improving the character of major natural and manmade corridors, including the intracoastal shoreline, the estuarine and river systems, major drainage corridors, and major transportation corridors which serve as a focal point for the motoring public and an inviting gateway to visiting tourists. Such enhancement shall include application of community appearance criteria which reinforces good principles of design.~~

~~**Objective 1-2.7: PLANNED UNIT DEVELOPMENT.** The City shall promote innovative development concepts and shall maintain, and improve as necessary, procedures for resolving conflict through use of the planned unit development.~~

~~**Policy 1-2.7.1: Planned Unit Development Overlay Designation.** The City's land development regulations code shall continue to allow a planned unit development overlay zoning designation in order to provide a voluntary management framework for coordinating objectives of developers with those of the City Council. The City Council shall reserve the authority to invoke new conditions in extending development rights based on:~~

- ~~• Changes in conditions surrounding the impacted land use conditions in the vicinity;~~
- ~~• Evolving issues surrounding infrastructure levels of service;~~
- ~~• Impacts on natural resources; and/or~~
- ~~• Other related issues impacting the nature of the proposed planned unit development.~~

~~The planned unit development overlay designation shall be available as a voluntary approach for managing specific development characteristics and project amenities to be incorporated in residential, commercial, industrial or mixed use development options. Developers who voluntarily participate in the process shall bind themselves as well as those who may be their successors in title to the subject land.~~

~~**Objective 1-2.8: MANAGING AIRPORT LANDS.** The City shall adopt land use management policies which:~~

~~**Policy 1-2.8.1: Economic Development.** Foster use of Sebastian Municipal Airport lands in a manner which contributes to the development of the City's economic base through selective pursuit of industry.~~

~~**Policy 1-2.8.2: Safety.** Assure safe operation of aircraft through:~~

- ~~• Efficient use of air space in relation to the Municipal Airport and surrounding airports and airways.~~
- ~~• Maintenance and improvement of the aircraft operational ground environment.~~
- ~~• Implementation of the Municipal Airport design plan, which accommodates operationally compatible aircraft.~~

~~**Policy 1-2.8.3: Airport Master Plan.** Achieve Municipal Airport and industrial development which is compatible with the adopted City of Sebastian Municipal Airport Master Plan and mutual environmental constraints through:~~

- ~~• Proper on- and off-Municipal Airport land use which protects the operationally sensitive areas and reduces noise impact near the airport.~~
- ~~• Preserving the ecologically unique areas on the property.~~
- ~~• Encouraging aviation activity compatible with community needs and characteristics.~~

~~**Policy 1-2.8.4: Financial Independence.** Promote continued financial independence of the~~

Sebastian Municipal Airport through:

- ~~Preparing periodic updates to the Municipal Airport development plan in order to maximize land resources within the constraints imposed by changing conditions; markets for land, goods and services; as well as constraints imposed by other goals, objectives and policies of the City.~~
- ~~Development of a long-range capital improvements program consistent with financial capacity.~~
- ~~Development of an operations and maintenance program compatible with financial resources.~~

**Objective 1-2.9: ENCOURAGE REDEVELOPMENT AND RENEWAL.** ~~The City shall maintain regulations and procedures in the land development regulations to limit the proliferation of urban sprawl and encourage redevelopment and revitalization of blighted areas.~~

**Policy 1-2.9.1: Community Redevelopment Area.** ~~The future land use map depicts the boundaries of the Community Redevelopment Area. The City shall continue to promote vitality and redevelopment of five districts: Park District, Sebastian Boulevard Mixed-Use District, U.S. 1 Commercial District, Riverfront District, and the Sebastian Boulevard South District as directed in the Community Redevelopment Plan.~~

**Policy 1-2.9.2: Managing Development Within the Riverfront CRA** ~~The City's land development regulations shall maintain performance standards for the Riverfront CRA area, defined as the area of the City east of the railroad tracks from the north City limit to the south City limit on US 1, to ensure that land development activities, resource conservation and infrastructure issues are managed in a manner that will consider the needs of all the citizens of Sebastian -- youth, seniors, residents, businessmen, sportsmen, etc.; develop a mixture of uses and a variety of opportunities for recreational, residential and commercial uses; encourage progress while protecting property rights; and protect the environment while fostering compatible uses. The land development regulations shall encourage a mix of uses and enforce the "Old Florida Fishing Village" design theme within the Riverfront CRA.~~

**Policy 1-2.9.3: Public and Private Sector Partnerships.** ~~The City shall coordinate redevelopment issues with the private sector in promoting mobilization of public and private resources necessary to effectively carry out redevelopment efforts, especially along the Indian River Drive corridor which borders the Indian River Lagoon.~~

**Policy 1-2.9.4: Code Enforcement Activities.** ~~Code enforcement activities shall be continued as an integral part of the City's regulation programs. The code enforcement program shall preserve and protect structurally sound land improvements and land uses consistent with the Comprehensive Plan.~~

**Policy 1-2.9.5: Preserving Riverfront Access.** ~~River access, either through boat ramps, docks and piers or through walkways, scenic easements or breezeways, is a treasure to be enjoyed by all of the citizens of Sebastian. . The City shall continue to develop programs and identify funding sources to acquire access to the river.~~

**Policy 1-2.9.6: Preservation of Existing Assets within the Riverfront.** ~~The protection, restoration, and enhancement of existing assets, including historical structures, is important in implementing the "Old Florida Fishing Village" theme. The City shall continue to enforce the procedures and ordinances adopted for this purpose. By 2010, the City shall develop programs and identify funding sources to protect, restore and enhance the historical structures in the Riverfront District.~~

**Policy 1-2.9.7: Reinforce and Enhance Appearance of City Gateways along the US 1 and CR 512 Corridors.** ~~The City, together with the private sector, shall continue to introduce landscaping and urban sign amenities along gateways to the City particularly the US 1 and CR 512 corridors. Such enhancement shall include application of community appearance criteria which reinforces good principles of design as well as preserving unique characteristics and open space for scenic vistas. The~~

~~gateway improvements shall also address the implementation of uniform streetscape amenities, enhanced signage and intersection improvements.~~

**Objective 1-2.4 1-2.10: Annexation Studies.** Consistent with Objective 1-2.2 and its related policies, the City of ~~Sebastian~~ acknowledges a need to prevent urban sprawl and disjointed urban service delivery systems. In addition, the City desires to develop a plan for managing annexation of unincorporated enclaves, the annexation reserve areas as well as fringe areas adjacent to the City, especially for potential industrial economic centers within the incorporated area. ~~Therefore, the City of Sebastian may require an analysis on a case by case basis for areas considered for annexation.~~

**Policy 1-2.4.1 1-2.10.1: Parameters of the Annexation Studies.** Therefore, The City of Sebastian may require an analysis on a case by case basis for areas considered for annexation. A City of Sebastian annexation study may include but is not limited to:

- Review and evaluation of Indian River County land development forecasts within the unincorporated urban area together with supportive documentation;
- Analysis of area to be annexed of unincorporated enclaves and subareas within the unincorporated urban area, including:
  - Population and housing;
  - Parks and recreation facilities
  - Traffic circulation system;
  - Water and wastewater service;
  - Stormwater facilities/Drainage;
  - Natural water basins; and
  - Level of Service analysis; and
  - Impact of development on of state and federally listed protected species.
- Protect urban population and employment trends and estimate land area required to accommodate projected residential and nonresidential activities;
- Fiscal impact analysis and determination of future capital improvements to meet such basic services such as police protection, utilities, code enforcement, building and zoning, permitting and inspection services to meet City of Sebastian standards;
- Analysis and determination of impacts to municipal and County services including police & fire protection, utilities, permitting and inspection, school capacity etc to meet standards outlined in Interlocal agreements (including the Interlocal Boundary Services Agreement between the County and the municipalities); and/or
- Analysis of current land uses to determine contribution to the City's tax base.

**Policy 1-2.4.2 1-2.10.2: Annexation Strategy.** The City shall develop an annexation strategy for planning and managing development within the unincorporated urban area, including annexation alternatives. The strategy shall include but not be limited to procedures for intergovernmental coordination of land use policy governing development within unincorporated urban areas (including isolated enclaves) which are logical targets for incorporation into the City of Sebastian and Policies and or actions for developing efficient systems for delivering municipal services and achieving diversification of the municipal tax base. The City may utilize annexation agreements as one tool in addressing provision(s) for services.

- ~~Procedures for intergovernmental coordination of land use policy governing development within unincorporated urban areas (including isolated enclaves) which are logical targets for incorporation into the City of Sebastian; and Policies and or actions for developing efficient systems for: 1) delivering municipal services; 2) achieving diversification of the municipal tax~~

base.

**Policy 1-2.4.3: Annexation Infrastructure.** Annexations shall be analyzed and consistent with the **Governance & Implementation Element** and the **Infrastructure Element** to ensure adequate public infrastructure is available for development of the property. The City shall coordinate with the Indian River County Department of Utility Services (IRCDUS) for the potable water and wastewater facility needs of the future land use of an annexed area to ensure the availability of adequate potable water and sewer facility capacity and wastewater treatment services.

**Policy 1-2.4.4: Annexation Low-Impact Development.** Consistent with Policy 1-2.3.1, the City shall encourage low-impact development (LID) and Florida friendly landscaping principles for newly annexed areas.

**Objective 1-2.5: Emergency Management.** Ensure City preparedness and resiliency in the case of a natural disaster or emergency such as sea level rise/flooding events, hurricane/tornado winds, fires, pandemics/epidemics, terrorism, earthquakes, or other disasters.

**Policy 1-2.5.1: Resiliency and Preparedness.** Consistent with **Policy 4-1.1.10** of the **Infrastructure Element** and **Objective 5-2.5** of the **Conservation & Coastal Management Element**, the City shall include emergency management criteria into the LDC to mitigate against natural disasters or emergency events in order to protect public health and safety.

**Policy 1-2.5.2: Post Disaster Economic Recovery.** The City shall include criteria in the LDC that requires post-disaster economic recovery implementation tools to be in place to direct recovery after a disaster has occurred.

**Policy 1-2.5.3: Emergency Infectious Disease Response Plan.** The City shall pursue the development of an Emergency Infectious Disease Response Plan in coordination with other local and state response plans.

~~**GOAL 1-3: IMPLEMENTING LAND USE GOALS AND OBJECTIVES.** CONTINUE TO MONITOR AND EVALUATE DEVELOPMENT AND RESOURCE CONSERVATION WITHIN THE CITY PURSUANT TO GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN LAND USE ELEMENT AND CARRY OUT AN EFFECTIVE IMPLEMENTATION PROGRAM AS HEREIN ESTABLISHED.~~

~~**Objective 1-3.1: CONCURRENCY MANAGEMENT.** The City shall continue enforcing their concurrency management program, pursuant to Ch. 163, F.S., and §9J-5, F.A.C., to ensure that future development is provided essential services and facilities at acceptable standards.~~

~~**Policy 1-3.1.1: Concurrency Assessment.** The City shall require that all developments requiring a development permit (as defined in §163.3164 F.S., including comprehensive plan amendments) shall, at the time the subject permit application is filed, submit information which demonstrates that all urban services needed by the proposed development can and will be provided concurrent with the new development.~~

~~**Policy 1-3.1.2:** If a proposed development will result in a degradation of the adopted LOS, then a development order will be denied unless it can be demonstrated that sufficient improvements will be in place concurrent with the impacts of such development to maintain the adopted minimum LOS standard.~~

~~**Policy 1-3.1.3:** The City will continue to seek fiscal resources to extend City service areas, improve City roadways, and make other improvements necessary to accommodate growth and maintain services and facilities at adopted standards.~~

~~**Policy 1-3.1.4:** Prior to approving a development order, building permit or its functional equivalent, the~~

~~City shall determine whether or not adequate water supplies are available from the Indian River County Utility Services (IRCDUS) to serve the development no later than its anticipated date of issuance of a certificate of occupancy.~~

~~**Policy 1-3.1.5:** Implement school concurrency requirements as outlined in the Public School Facilities Element.~~

~~**Objective 1-3.2: MANAGE AND COORDINATE FUTURE LAND USE DECISIONS.** The City of Sebastian shall maintain land development regulations, including performance standards which ensure that land development activities, resource conservation, and infrastructure issues are managed in a manner that includes timely coordination with County, regional, and State agencies having jurisdictional authority. Management of land and physical improvements identified on the Future Land Use Map will be regulated (especially lands identified in the land use element analysis of vacant lands) in order to protect and/or conserve natural systems, including topography, soil conditions, vegetation, natural habitat, and other environmentally sensitive land and water resources. Land use shall also be predicated on availability of man-made infrastructure and service systems required to support respective land use activities.~~

~~**Policy 1-3.2.1: Future Land Use Map and Related Policies.** The Future Land Use Map and related policies identified in section 1-2 "Future Land Use Map," provide definitions of land use designations and qualitative standards which shall be applied in allocating future land uses.~~

~~**Policy 1-3.2.2: Land Development Regulations.** The City's existing land development code regulations governing zoning; subdivision; signage; landscaping and tree protection; and surface water management shall be revised as needed in order to: 1) effectively regulate future land use activities and natural resources identified on the Future Land Use Map; 2) adequately protect property rights; and 3) implement the goals, objectives, and policies stipulated in the Comprehensive Plan. The land development regulations shall continue to be applied to:~~

- ~~● Regulate the subdivision of land;~~
  - ~~● Regulate the uses on land and in water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;~~
  - ~~● Protect the environmentally sensitive lands designated in the Comprehensive Plan, especially wetlands which shall be identified based on presence of hydric soils including but not limited to: Chore, loamy fine sand, Pineda fine sand, Floridana sand, Malabar fine sand, Myakka fine sand depressional, Holopaw fine sand, Pompano fine sand, and Riviera fine sand. In addition, wetlands may be identified by wetland vegetative species as presented in Rule 17-4.022, FAC, or as may hereafter be amended.~~
  - ~~● Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management. Additional lands may be subject to development standards based on the flooding and sea level rise data from the City of Sebastian, Coastal Resiliency Plan, Prepared By: Kimley-Horn and Associates, Inc., March 2019;~~
  - ~~● Protect aquifer recharge functions and areas;~~
  - ~~● Regulate signage;~~
  - ~~● Ensure safe and convenient on-site and off-site traffic flow and vehicle parking needs;~~
  - ~~● Dedication, acquisition and development of future rights-of-way as identified in the programmed engineered master plan for the City's major arterials thoroughfares; and~~
- ~~Provide that development orders and permits shall not be issued which result in a reduction of levels of services (LOS) for impacted public facilities below the levels of service standards which shall be adopted by the City Council.~~

~~**Policy 1-3.2.3: Standards for Residential Density.** Existing land development regulations shall be applied for purposes of implementing this Comprehensive Plan. Residential development standards~~

shall be based on and be consistent with the densities indicated in the corresponding Policies.

~~**Policy 1-3.2.4: Non-Residential Development Standards.** Land development regulations addressing the location and extent of non-residential land uses shall continue to be enforced in a manner with the Future Land Use Map and the policies and descriptions of types, sizes, and intensities of land uses contained in this Element.~~

~~**Policy 1-3.2.5: Performance Standards.** The following performance standards incorporated in the land development code shall be updated and refined as needed to reflect best management principles and practices. Plan review shall be carried out by the Department of Growth Management and the City Engineer, using as needed other professionals with demonstrated expertise in the issue under review.~~

- ~~● Provide criteria for protecting wetlands;~~
- ~~● Establish open space requirements;~~
- ~~● Provide criteria for drainage and stormwater management;~~
- ~~● Incorporate criteria for requiring off-street parking and managing internal traffic circulation as well as access to and egress from the street system;~~
- ~~● Mandate availability of requisite services and infrastructure;~~
- ~~● Stipulate criteria for perimeter screening and buffering land uses and facilities which may otherwise adversely impact development of adjacent land use;~~
- ~~● Establish standards for erosion and sedimentation control;~~
- ~~● Address historically significant properties meriting protection.~~
- ~~● Require an assessment of the environmental impact of development during major site plan review and stipulate appropriate performance criteria in the Land Development Code.~~

~~**Goal 1-3 1-4: Resource Protection. Preserving and Enhancing the Built Environment.** The city shall seek to maintain and manage the city's natural and man-made resources by establishing a pattern of development that is harmonious with the city's natural environment and quality of life. The City shall ensure that the community's appearance and important archaeological and historical resources are protected to improve the quality of life for its residents.~~

~~**Objective 1-4.1: COASTAL HIGH HAZARD MITIGATION AND HURRICANE EVACUATION PLANS.** The land development regulations shall include administrative procedures which ensure that any development order approved by the City impacting population density within the coastal area is coordinated with the Indian River County Hurricane Evacuation Plan and applicable regional or State hurricane evacuation plans. Additionally, the City shall eliminate uses that are inconsistent with any interagency hazard mitigation report deemed appropriate by the City. This objective shall be measured through implementation of the following policies.~~

~~**Policy 1-4.1.1: Interagency Hazard Mitigation Reports.** Interagency hazard mitigation report shall mean the recommendations of a team of federal, state, regional, or local officials which address measures to reduce the potential for future flood losses and which is prepared in response to a Presidential Disaster Declaration.~~

~~**Policy 1-4.1.2: Coordinate Hazard Mitigation Reports with Development and Redevelopment.** In the event that Sebastian is included in a Presidential Disaster Declaration, the City shall use the interagency hazard mitigation report as the basis for prohibiting redevelopment of uses which are inconsistent with the report recommendations. Additionally, the City shall use the interagency hazard mitigation report to prevent new uses which are inconsistent with the report recommendations from locating in the area included in the Presidential Disaster Declaration. Finally, should an interagency hazard mitigation report be issued for Sebastian, the City shall consider adopting a program for~~

eliminating existing uses which are inconsistent with the report recommendations.

**Objective 1-3.1 1-2.6: Community Appearance and Urban Design.** The

appearance of major transportation corridors serving as gateways into the City, as well as major activity centers such as the Downtown, the Indian River and St. Sebastian River shoreline, public parks and other public grounds and institutions shall be managed and enhanced through application of the site plan review process.

**Policy 1-3.1.1: 1-4.7.8: Urban Design and Community Appearance.** Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the City, including such scenic natural resources as the Indian River Lagoon, the Sebastian River, the Collier Creek natural drainage corridor, Schumann Lake, public parks and other public grounds and institutions, as well as developing residential neighborhoods and centers of commercial or institutional activity.

**Policy 1-3.1.2 1-2.6.4: Reinforce and Enhance the City's Community Appearance.** Major attributes shall be preserved through application of design review standards and management of signs, landscaping, open space, tree protection, and other urban design amenities.

- Special emphasis shall be placed on preserving and/or improving the character of major natural and manmade corridors, including the intracoastal shoreline, the estuarine and river systems, major drainage corridors, and major transportation corridors which serve as a focal point for the motoring public and an inviting gateway to visiting tourists. Such enhancement shall include application of community appearance criteria which reinforces good principles of design.
- The City may utilize design standards or form based code based principles in its LDC in order to enhance the community's appearance. These standards are a form of land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. On-site TDRs or incentives should also be considered and would allow the continued development of a property at levels "vested" at pre-dedication acreage.

**Objective 1-2.2: Policy 1-3.1.3: Plan and Design for Commercial Non-Residential Quality.** Commercial Within the urban core non-residential development shall be planned and designed to enhance the identity, design, and vitality of the waterfront corridor which provides a unique waterfront activity center within the central urban core area of the City.

**Policy 1-3.1.4 1-2.2.2: Improve the Function and Image of the Downtown as the Central Commercial Urban Core Area.** Commercial Non-residential development decisions shall promote the function of the downtown central commercial urban core area as a center for government and institutional services as well as a focal point for retail trade, business and professional offices, and civic and cultural enrichment. The City's LDC shall be directed to achieving a mix of land use activities consistent with the FLUM. Future Land Use Map. policies. The City shall also continue to enforce the Riverfront design regulations, which provide a physical theme for development and redevelopment opportunities reinforcing the unique waterfront setting of the downtown area.

**Objective 1-3.2 1-4.2: Protection of Archaeological and Historic Resources.** The City shall establishment of procedures for identification and protection of historic properties and structures within the City and to will provide for the protection of archaeological sites.

**Policy 1-3.2.1 1-4.2.4: Development Impacts.** Beginning in January 2009, The City shall require development applicants to demonstrate measures to mitigate the adverse impacts of the proposed development on historic or archaeological site or structure identified in the adopted Comprehensive Plan. Ats a minimum, the plan shall identify precautions to be taken to prevent the following adverse impacts:

- Destruction or alteration of all or part of such site;
- Isolation from, or alteration of the surrounding environment;
- Introduction of visual, audible, or atmospheric elements that are out of character with a property or alter its setting;  
Vegetation removal shall not be permitted on a historic or archaeological site unless the vegetation to be removed is a part of a duly authorized scientific excavation, or is a part of an approved development plan;
- Transfer or sale of the site of significance without adequate conditions or restrictions regarding preservation, maintenance, use or re-use; and
- Other forms of neglect resulting in resource deterioration.

**Policy ~~1-3.2.2~~ 4-4.2.2: Programming for Archaeological and Historic Sites.** The City shall coordinate with the State in developing programs for implementing City and State policies for identifying, preserving, and enhancing sites of historical and/or archaeological significance. Programs for identification, evaluation of relative significance, protection, preservation, and enhancement shall be promoted, utilizing available public resources at the local, State, and Federal level as well as available private sector resources.

**Objective ~~1-3.3~~ 4-2.9: Encourage Redevelopment and Renewal.** The City shall maintain ~~regulations and~~ procedures in the ~~LDRs~~ LDC to limit the proliferation of urban sprawl and encourage redevelopment and revitalization of blighted and economically challenged areas.

**Policy 1-3.3.1 4-2.9.4: Community Redevelopment Area.** The FLUM depicts the boundaries of the Community Redevelopment Area (CRA). The City shall continue to promote vitality and redevelopment of the five conceptual districts: Park District, Sebastian Boulevard Mixed Use District, U.S.-1 Commercial District, Riverfront District, and the Sebastian Boulevard South District as directed in the City of Sebastian Community Redevelopment Master Plan included in this Element's DIA. The City shall update the CRA Master Plan reflecting the principles and strategies contained within this Comprehensive Plan and apply those to the targeted redevelopment areas.

**Policy 1-3.3.2 4-2.9.2: Managing Development Within Mixed Use Districts the Riverfront CRA.** Consistent with Objectives 1-1.3 and 1-1.5 and their respective policies the City's LDC shall maintain performance standards for the City's Mixed Use Districts including the Riverfront District CRA area, defined as the area of the City east of the railroad tracks from the north City limit to the south City limit on US 1, to ensure that land development activities, resource conservation and infrastructure issues are managed in a manner that will consider the needs of all the citizens of Sebastian. -- youth, seniors, residents, businessmen, sportsmen, etc.;

- The City shall promote a ~~develop~~ a mixture of uses and a variety of opportunities for recreational, residential and commercial uses; encourage progress while protecting property rights; and protect the environment while fostering compatible uses.
- The LDC shall encourage a mix of uses and enforce the "Old Florida Fishing Village" design theme within the Riverfront CRA District. Flooding and sea level rise shall be taken into consideration for areas of the Riverfront District located in the Coastal High Hazard Area (CHHA). The City may incentivize redevelopment through the use of TDRs to direct new development and population growth away from natural hazards and environmentally sensitive areas.

**Policy 1-3.3.3 4-2.9.3: Public and Private Sector Partnerships.** The City shall coordinate redevelopment issues with the private sector in promoting mobilization of public and private resources necessary to effectively carry out redevelopment efforts, especially along the Indian River Drive corridor which borders the Indian River Lagoon. Sea level rise and flooding shall be considered in low-lying areas in regard to limiting the use of public funds to achieve these goals as defined in

**Policy 1-3.3.4 1-2.9.4: Code Enforcement Activities.** Code enforcement activities shall be continued as an integral part of the City's regulation programs. The code enforcement program shall preserve and protect structurally sound land improvements and land uses consistent with the Comprehensive Plan.

**Policy 1-3.3.5 1-2.9.6: Preservation of Existing Assets within the Riverfront.** The protection, restoration, and enhancement of existing assets, including historical structures, is important in implementing the "Old Florida Fishing Village" design theme. The City shall continue to enforce the procedures and ordinances adopted for this purpose. ~~By 2010,~~ The City shall develop programs and identify funding sources to protect, restore, and enhance the historical structures in the Riverfront District. Sea level rise and flooding should be considered in low-lying areas in regard to limiting the use of public funds to achieve these goals as defined in §163.3178(1), F.S.

**Objective 1-3.4: Design for Healthy Communities.** Encourage design principles that accommodate for healthy lifestyles and safety.

**Policy 1-3.4.1: Healthy Communities.** The City shall ensure equitably distributed and accessible active transportation facilities (i.e. sidewalks, bike lanes) and recreational opportunities to support healthy lifestyles and physical activity.

**Policy 1-3.4.2: Crime Prevention Through Environmental Design.** The City shall encourage crime prevention in public areas through environmental design (CPTED) principles.

~~**Objective 1-4.3: PROTECTION OF NATURAL RESOURCES.** The City shall maintain land development regulations which ensure that development and conservation activities shall protect natural resources as directed by the below stated policies.~~

~~**Policy 1-4.3.1: Managing Environmentally Sensitive Lands.** The City shall maintain land development regulations that protect natural resources, such as, groundwater, surface water, floodplains, wildlife habitat, wetlands and other vegetative communities, from the impact of development. Additionally, the City will limit development in areas that have inadequate soils, topography or other constraints to protect public health and welfare. Wetland preservation shall be consistent with the requirements and regulations of the St. Johns River Water Management District, FDEP, and the Corps of Engineers.~~

~~**Policy 1-4.3.2: Natural Systems.** The City shall maintain regulations for managing environmentally sensitive natural systems, including, but not limited to, the Indian River Lagoon, the Sebastian River, Schumann Lake, Lake Hardee, Collier Creek, the Elkcarn Waterway, and other environmentally sensitive resources~~

~~**Policy 1-4.3.3: Protect Habitats of Flora and Fauna Having Special Status.** The habitat of rare, endangered, and threatened species of flora and fauna and others having special status as identified in the Conservation Element shall be protected.~~

~~**Policy 1-4.3.4: Aquifer Recharge.** The City shall establish an aquifer recharge ordinance, which would provide incentives for developers to minimize impervious surfaces in prime recharge areas.~~

~~**Policy 1-4.3.5: Managing Stormwater Run-off.** The developer/owner of any site shall be responsible for managing on-site run-off.~~

~~**Policy 1-4.3.6: Conservation of Potable Water Supply.** The potable water supply shall be conserved by enforcing conservation standards to be developed as part of the Land Development~~

Code.

~~**Policy 1-4.3.7: Intergovernmental Coordination and Natural Resource Management.** The City shall coordinate with the State, the St. Johns River Water Management District, the Treasure Coast Regional Planning Council, Indian River County, state agencies, and other agencies concerned with managing natural resources. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of respective natural systems.~~

~~**Objective 1-4.4: PREVENT PROLIFERATION OF URBAN SPRAWL AND DEVELOP EFFICIENT SYSTEMS FOR COORDINATING THE TIMING AND STAGING OF PUBLIC AND PRIVATE DEVELOPMENT.** The City shall continue to maintain land development regulations which include performance standards ensuring that the location, scale, timing, and design of development shall be coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost effective land development patterns.~~

~~**Policy 1-4.4.1: Development Orders and Permitting Process.** Development orders and permits for all future development shall be timed and staged to assure that requisite infrastructure and services are available.~~

~~**Policy 1-4.4.2: Design of Public Facilities and Utilities.** Public facilities and utilities shall be located and designed to maximize the efficiency of services provided and minimize adverse effects on natural systems.~~

~~**Policy 1-4.4.3: Developments Not Served by Public Water and/or Wastewater Systems.** All developments in areas not serviced by public water and/or wastewater systems shall be governed by applicable State laws and administrative regulations.~~

~~**Policy 1-4.4.4: Accommodating Requisite Infrastructure.** During the subdivision review, site plan review, and permitting processes the City shall insure that respective future developments allocate sufficient land area for infrastructure required to support proposed development.~~

~~**Objective 1-4.5: CONSIDER APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT AND ENERGY CONSERVATION CONCEPTS.** The City of Sebastian shall continue to maintain land development regulations which incorporate concepts for managing land and water resources which are responsive to unique development and conservation issues identified in the City's Comprehensive Plan.~~

~~**Policy 1-4.5.1: Incorporate Innovative Techniques in the Land Development Regulations.** The City's land development regulations shall continue to incorporate land and water resource management techniques, which have been demonstrated to be successful and cost effective in resolving development and conservation issues such as surface water management, soil erosion and sedimentation control, land clearing and excessive tree removal, loss of native plants and wildlife habitat, and conservation of water supply.~~

~~**Policy 1-4.5.2: Use of Energy.** Site planning standards shall be adopted which require and/or provide incentives to developers to incorporate energy conservation measures in site layout and design. Promote practices that ensure that each form of energy is used to do work for which it is best suited. Recognize the energy services provided by natural features of the environment including landscape, sun and wind, and promote site development and resource management that complements or substitutes for energy-intensive technologies.~~

~~**Policy 1-4.5.3: Energy Efficient Land Development.** Land development regulations shall continue to promote energy efficient land development. Recognize the relative energy dependency of commercial and industrial land uses and consider energy dependency in any policy pertaining to new industry promotion strategies or policy concerning maintenance or expansion of existing industry or~~

commerce. Encourage land use patterns that by location, scale; and design minimize long-term energy commitments to construction, operation, maintenance, and replacement. Encourage natural resource conservation and utilization in ways that are consistent with sound energy management principles.

**Policy 1-4.5.4: Coordination of Energy Management.** The City shall participate in regional, State, or local initiatives directed at coordinating energy management within the public and private sectors. These tasks may include joint formulation of energy related decisions with concerned federal, state, regional, and County agencies as well as with concerned private entities. Such activities shall be directed toward maximizing awareness of energy related problems, issues, alternative techniques for resolving energy related problems and issues, and to identify future areas where joint efforts may enhance mutual goals and objectives.

**Policy 1-4.5.5: Energy Efficiency in Plans.** The City shall promote a systematic approach to the development of pedestrian and bicycle path networks by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks, and schools.

**Policy 1-4.5.6: Energy Efficient Design.** The City's land development code shall continue to include Florida's Energy Code for design techniques which reduce demand for artificial heating, cooling, ventilation and lighting. Design factors may include building design, siting and orientation that effectively utilizes natural solar resources, wind conditions, tree canopy, and plant material to reduce the effects of exposure to extreme weather conditions. Energy efficient construction shall be promoted through enforcement of the building and energy codes, through application of new and proven energy-efficient technology and through cooperative efforts with building trades, design professionals, building officials, and county, regional and state agencies concerned with energy conservation.

**Policy 1-4.5.7: Energy Conservation in Building and Construction.** The City shall enforce energy efficient building codes and promote efficient energy conservation in building heating and cooling systems. The City shall promote attendance at regional training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials.

**Objective 1-4.6: INTERGOVERNMENTAL COORDINATION.** The City shall maintain land development regulations incorporating administrative procedures to ensure efficient coordination of land and water management issues surrounding proposed development are carried out in a timely manner with all public entities having jurisdictional authority.

**Policy 1-4.6.1: Implementing Intergovernmental Coordination.** The City shall require that development applications be coordinated, as appropriate, with Indian River County, the Indian River County School Board, other special districts, the Treasure Coast Regional Planning Council (TCRPC), the St. Johns River Water Management District, as well as applicable State and Federal agencies prior to issuance of a development order or permit. The City shall coordinate with the TCRPC in meeting regional policies contained in the Regional Comprehensive Policies Plan.

**Objective 1-4.7: CONTINUING LAND USE PROGRAMS.** The City shall implement land use goals and objectives by carrying out a continuing program of land use activities below cited.

**Policy 1-4.7.1: Land Use Information System.** Establish, maintain, and periodically update the land use information system, integration of the Tax Appraiser property files, City Planning Department field data, Building and Zoning Department permit files, engineering base maps, and all other relevant land use data files.

**Policy 1-4.7.2: Land Use Trends.** Monitor and evaluate population and land use trends.

~~**Policy 1-4.7.3: Fiscal Management.** Implement fiscal management policies of the capital improvement program and budget.~~

~~**Policy 1-4.7.4: Administer Land Use Controls.** Administer adopted land use controls, including the zoning ordinance, subdivision regulations, building regulations, housing code, traffic regulations, and regulations governing streets and sidewalks.~~

~~**Policy 1-4.7.5: Public Assistance.** Provide continuing land use information and assistance to the public.~~

~~**Policy 1-4.7.6: Intergovernmental Coordination.** Coordinate land development issues where applicable with other public agencies at all levels of government pursuant to the Intergovernmental Coordination Element of this plan.~~

~~**Policy 1-4.7.7: Manage Current Developmental Impacts.** Evaluate and manage impacts of proposed development pursuant to existing ordinances, including, but not limited to, public facilities, natural environment, and impact on stable residential neighborhoods.~~

~~**Policy 1-4.7.8: Urban Design and Community Appearance.** Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the City, including such scenic natural resources as the Indian River Lagoon, the Sebastian River, the Collier Creek natural drainage corridor, Schumann Lake, as well as developing residential neighborhoods and centers of commercial or institutional activity.~~

~~**Policy 1-4.7.9: Special Land Use Studies.** In order to maintain land use policies responsive to changing conditions, problems, and issues, the City shall undertake special studies as needed to develop specific local strategies for resolving unanticipated land use problems and issues.~~

~~**Objective 1-4.8: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS.** The City shall use the following policies as criteria in evaluating the effectiveness of the Land Use Element.~~

~~**Policy 1-4.8.1: Review the Impact of Change Indicators on Land Use Policy.** Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The policy implications of major trends in land use characteristics shall be evaluated on a continuing basis. Land use policy shall be refined as needed in order to remain responsive to evolving problems and issues.~~

~~**Policy 1-4.8.2: Schedule, Budget and Implement Programmed Activities.** The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and policies.~~

~~**Policy 1-4.8.3: Coordinate with Public and Private Sectors.** While continually implementing and evaluating the Land Use Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in land use policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.~~

~~**Policy 1-4.8.4: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies.** The effectiveness of the Land Use Element shall be measured by the City's success in achieving land use goals, objectives, and policies. The Land Use Element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.~~

~~**GOAL 1-4 1-3: Implementing Land Use Goals and Objectives Implementation.** The City shall will~~

continue to monitor and evaluate development and resource conservation within the City pursuant to goals and objectives of the comprehensive plan Land Use Element and carry out an effective implementation program.

**Objective 1-4.1: Monitoring.** The City monitors the Land Use Element to ensure that it is successfully implemented.

**Policy 1-4.1.1 1-3.2.2: Land Development Code –Regulations.** The City’s existing LDC land development code governing zoning; subdivision; signage; landscaping and tree protection; and surface water management shall be revised as needed in order to: 1) effectively regulate future land use activities and natural resources identified on the Future Land Use Map; 2) adequately protect property rights; and 3) implement the goals, objectives, and policies stipulated in the Comprehensive Plan. Performance standards incorporated in the LDC code shall be updated and refined as needed to reflect best management principles and practices. The LDC shall continue to be applied to:

- Regulate the subdivision of land;
- Regulate the uses on land and in water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
- Protect the environmentally sensitive lands designated in the Comprehensive Plan, especially wetlands which shall be identified based on presence of hydric soils including but not limited to: Chore, loamy fine sand, Pineda fine sand, Floridana sand, Malabar fine sand, Myakka fine sand depressional, Holopaw fine sand, Pompano fine sand, and Riviera fine sand. In addition, wetlands may be identified by wetland vegetative species as presented in Rule 17-4.022, FAC, or as may hereafter be amended.
- Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management. Additional lands may be subject to development standards based on the flooding and sea level rise data from the City’s Coastal Resiliency Plan;
- Protect aquifer recharge functions and areas;
- Regulate signage;
- Ensure safe and convenient on-site and off-site traffic flow and vehicle parking needs;
- Dedication, acquisition and development of future rights-of-way as identified in the programmed engineered master plan for the City’s major arterials thoroughfares; and
- Provide that development orders and permits shall not be issued which result in a reduction of levels of services (LOS) for impacted public facilities below the levels of service standards which shall be adopted by the City Council.

**Policy 1-4.1.2 1-4.7.1: Land Use Information System.** The City shall provide continuing land use information and assistance to the public. The City shall establish, maintain, and periodically update the land use information system, integration of the Tax Appraiser property files, City Planning Department field data, Building and Zoning Department permit files, engineering base maps, and all other relevant land use data files.

**Policy 1-4.1.3 1-4.7.2: Land Use Trends.** The City shall continue to monitor and evaluate population and land use trends. Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The policy implications of major trends in land use characteristics shall be evaluated on a continuing basis. Land use policy shall be refined as needed in order to remain responsive to evolving problems and issues.

**Policy 1-4.1.4 1-4.7.3: Fiscal Management.** The City shall continue to implement fiscal management policies of the capital improvement program CIP and budget.

**Policy 1-4.1.5 1-4.7.9: Special Land Use Studies.** In order to maintain LDCs policies responsive to changing conditions, problems, and issues, the City shall undertake special studies as needed to develop specific local strategies for resolving unanticipated land use problems and issues.

**Policy 1-4.1.6 1-4.8.2: Schedule, Budget and Implement Programmed Activities.** The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and policies.

**Policy 1-4.1.7 1-4.8.3: Coordinate with Public and Private Sectors.** While continually implementing and evaluating the Land Use Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in land use policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.

**Policy 1-4.1.8 1-4.8.4: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies.** The effectiveness of the Land Use Element shall be measured by the City's success in achieving land use goals, objectives, and policies. The Land Use Element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.

**Policy 1-4.1.9: Intergovernmental Coordination.** Specific Objectives and Policies regarding intergovernmental coordination and this Element are provided and identified in the Governance & Implementation Element.