INDIAN RIVER COUNTY

URBAN SERVICE BOUNDARY STUDY

Public Workshops #5 and #6

May 29, 2024



Urban Service Boundary Study

Agenda

1. What is the Urban Service Boundary (USB)?
2. Carrying Capacity Analysis
3. Preliminary Survey Results / Engagement Summary
4. Schedule / Next Steps
5. Exercises

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What is the Urban Service Boundary?

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What is the Urban Service Boundary?

- Established in 1990 and identified in the Comprehensive Plan
- Also known as the Urban Service Area
- Area where the County provides urban facilities:
  - Water / Sewer
  - Roads
  - Parks
  - Stormwater / Drainage
- Also serves as urban growth boundary
  - Inside the boundary is urban (higher densities)
  - Outside the boundary is rural (max. 1 DU / 5 acres)

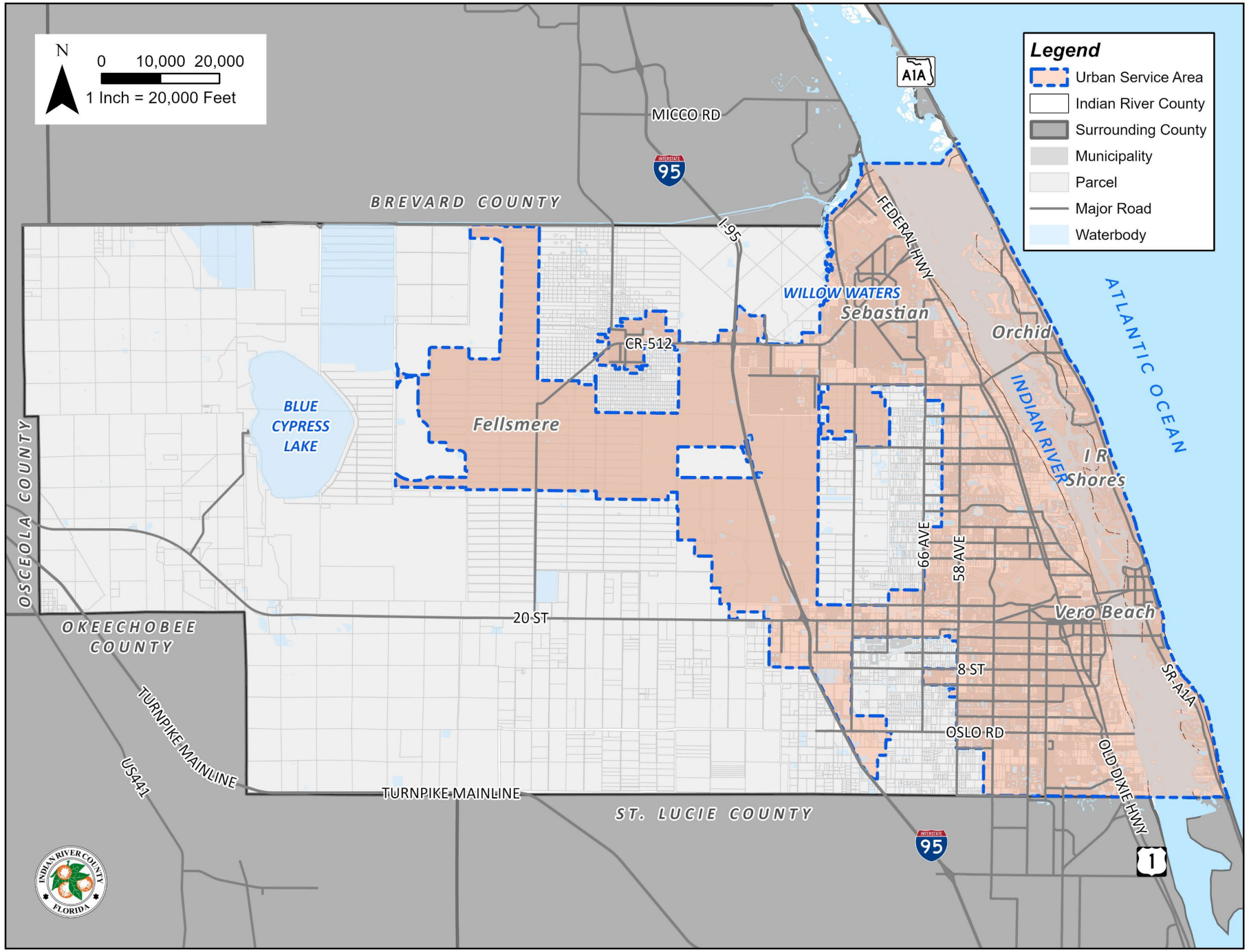
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What is the Urban Service Boundary?

- **Purpose of the USB:**
  - **Reduces urban sprawl**
  - **Functions as urban growth boundary**
  - **Maintains rural character of land outside of the USB**
  - **Allows for cost-effective provision of public infrastructure**

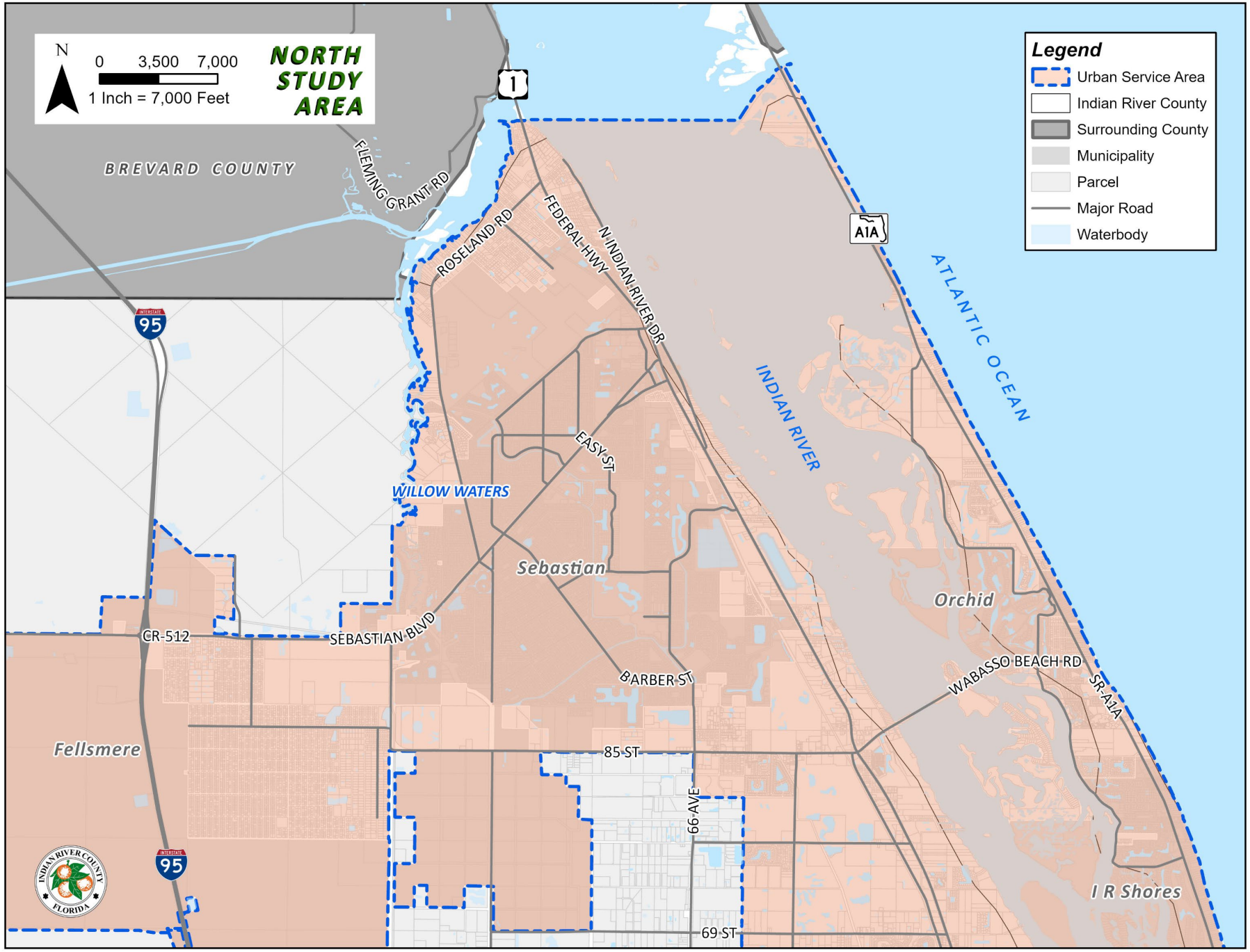
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Urban Service Boundary



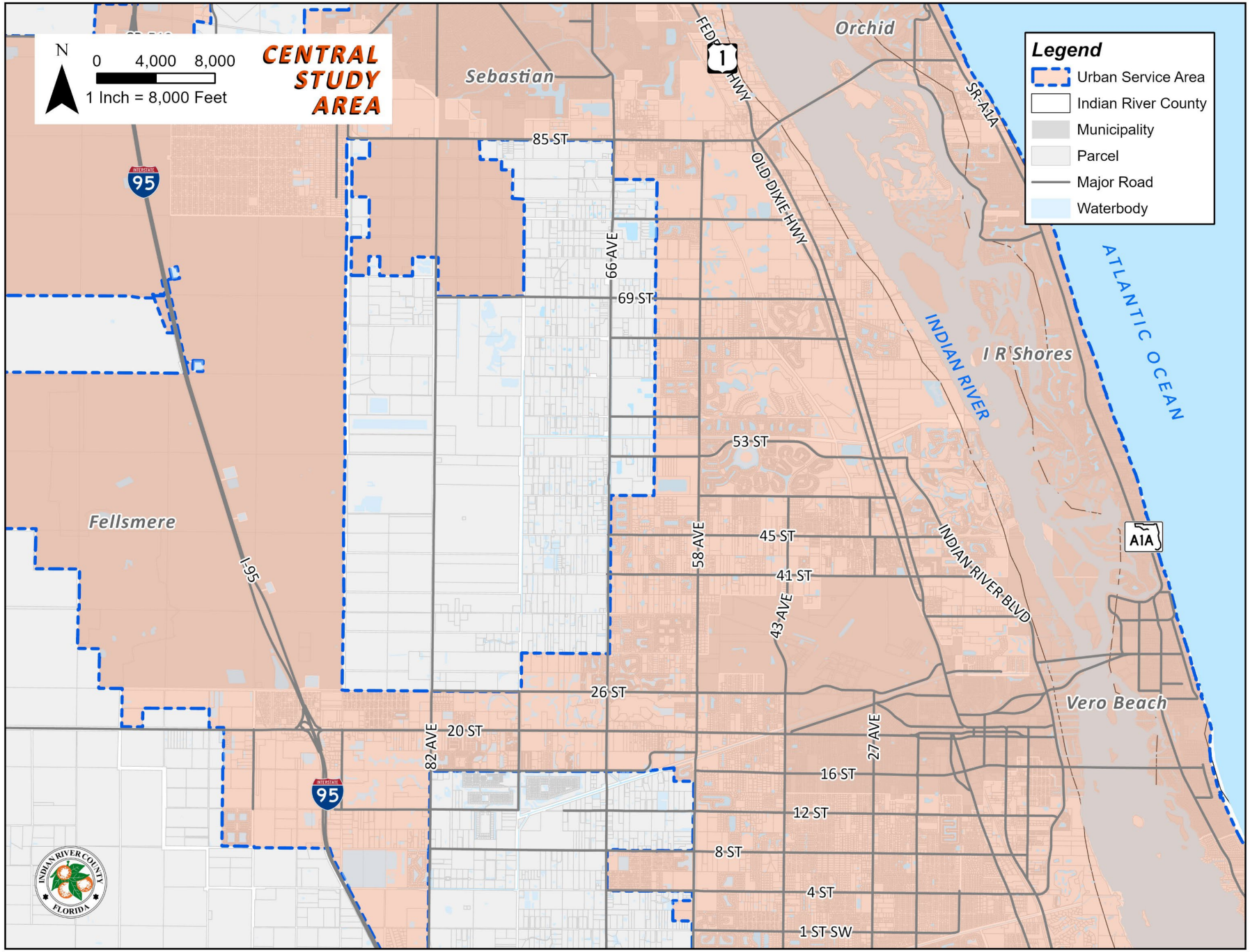
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North



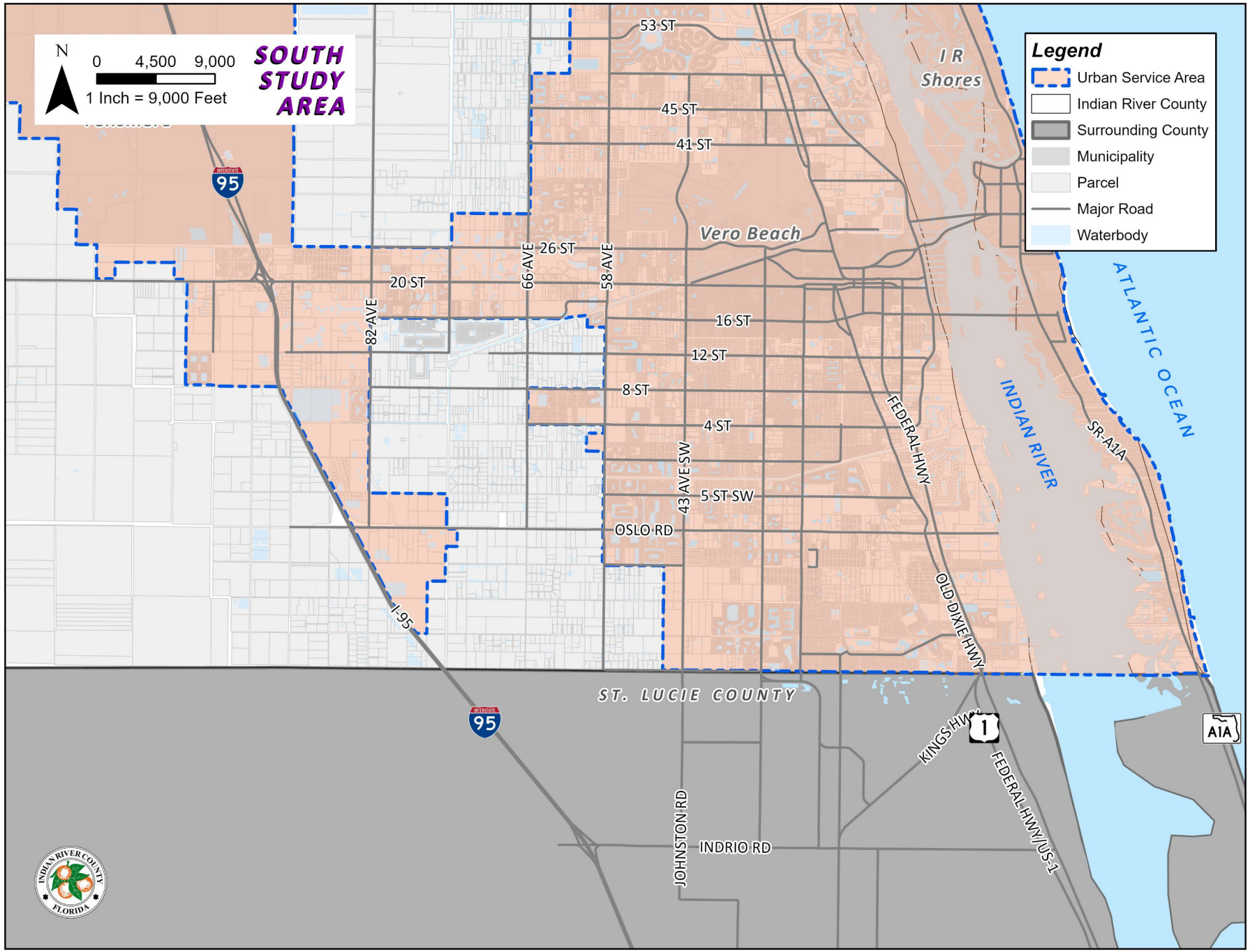
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Central



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South



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Carrying Capacity Analysis



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Carrying Capacity Analysis

- To understand the potential growth in the County's USB, we identified the undeveloped lands and how many housing units could be built on them based on their entitlements
  - We accounted for environmentally sensitive lands
- What we found:

Maximum Population Capacity based on Land Use	Projected Population Growth (2050)
51,049 people	37,100 people*

- There is enough capacity within the USB to accommodate population projections into 2050

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Preliminary Survey Results / Engagement Summary

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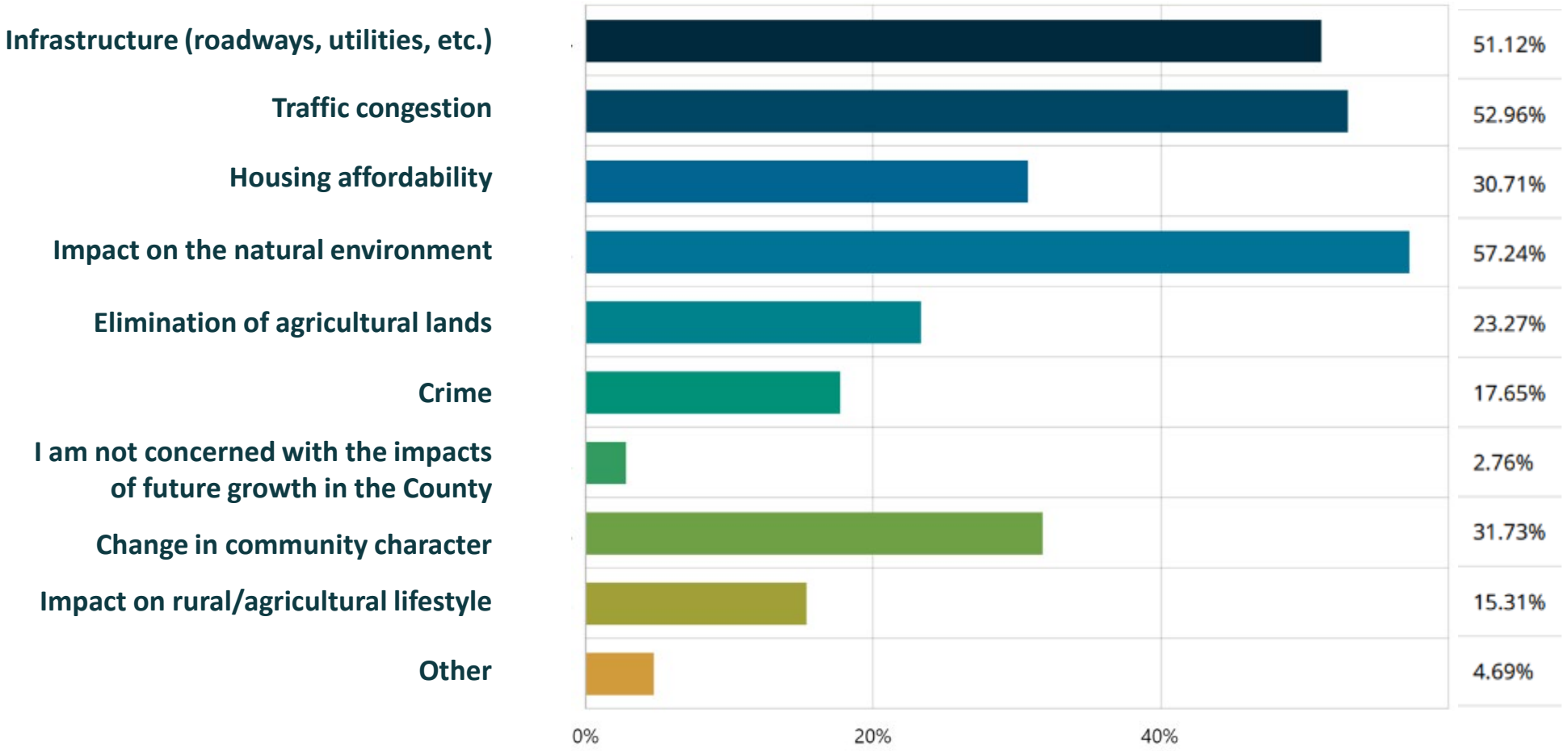
Preliminary Survey Results

- Project website created and launched in mid-April
- Included a survey
- As of May 28th, the website has 3,844 views and 1,079 survey responses
- Will remain open throughout the public engagement portion of the project

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Preliminary Survey Results

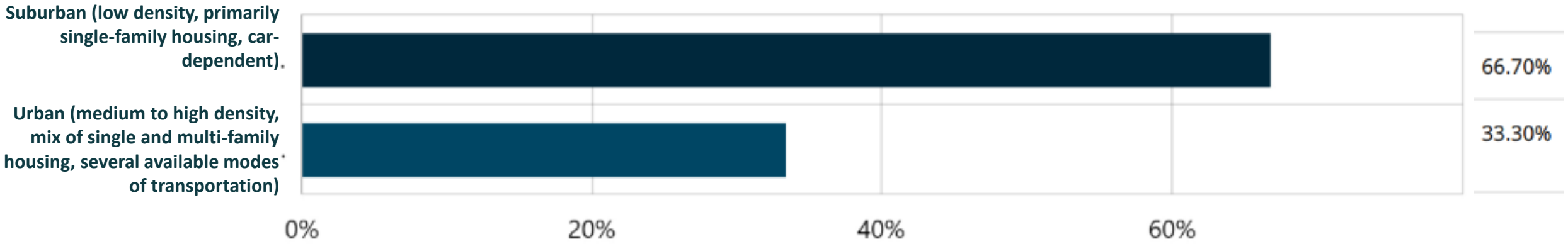
What are the top concerns you have related to future growth within the County?



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Preliminary Survey Results

What type of development should the County prioritize within the next 25 years?



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Engagement Summary



As of May 28th
Website views: 3,844
Surveys received: 1,079



Attendance (Morning & Afternoon)
Workshops 1 & 2: 55 people
Workshops 3 & 4: 97 people

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Engagement Summary

- Top 3 housing preferences have been mixed-use developments, conservation subdivisions, and large-lot single-family
- Recurring topics:
  - Need for affordable housing
  - Low Impact Development (LID) / maintaining open space and green space
  - Prioritizing infill development

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Schedule / Next Steps



Schedule / Next Steps

Workshop 1

DATE: MAY 8, 2024

TIME: 11:30 AM, second meeting at 6:30 PM

LOCATION: North County Library, 1001 Sebastian Blvd, Sebastian, FL 32958

Workshop 2

DATE: MAY 22, 2024

TIME: 11:30 AM, second meeting at 6:30 PM

LOCATION: Intergenerational Recreation Center, 1590 9th St SW, Vero Beach, FL 32962

Workshop 3

DATE: MAY 29, 2024

TIME: 11:30 AM, second meeting at 6:30 PM

LOCATION: Board of County Commission Chambers, 1801 27th St, Vero Beach, FL 32960

Website link:

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Schedule / Next Steps

- **Existing Conditions / Peer Jurisdictions Analysis: May 2024**
- **Final Report: October 2024**
- **Presentation to the Board of County Commissioners: November 2024**

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Schedule / Next Steps

- Questions and Answers (10 minutes)
- Breakout Exercises (45 minutes)
  - Population Exercise
  - Character Preference Exercise
- Wrap up (10 minutes)

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