



*INDIAN CREEK VILLAGE,
FLORIDA*

2025 Comprehensive Plan



Indian Creek Village

There is something almost magical about the Indian Creek Village story. Imagine, if you will, a group of people who at the height of the great Florida boom of the 1920s, after building islands in the middle of Biscayne Bay and connecting them with a series of bridges called the “Venetian Causeway,” moved farther north into unincorporated Dade County. Once past the Miami city limits they organized the Shoreland Company and developed a whole area of northeast Dade County centered around what would, in 1932, after the Shoreland Company went bankrupt in the great bust that followed the boom, become “the village beautiful,” Miami Shores.

And then, just when you see how incredible that was in and of itself, think about the fact that their plans included a great causeway – the Grand Concourse – which would connect the Miami side with what was planned to be, in 1926, Miami Shores Island, a six-hundred-acre development that would be larger than all of the man-made islands in Biscayne Bay at the time. Then, to top it off, try to imagine that those plans also included what was to be called “the Mid-Bay Causeway,” which could come north from one of the Venetian Islands (the pilings still showing the outline of an island in Biscayne Bay, just south of the Julia Tuttle Causeway), and following a series of man-made islands, terminate at the south end of Miami Shores Island. The roadway thereon would connect with the Grand Concourse to the Miami side, as well as a bridge over to the beach side.

Not surprisingly, it never came to pass.

Well, most of it never came to pass, but what did become reality is today’s Indian Creek Village, a magnificent island of approximately three hundred acres south of the Broad Causeway and just west of Surfside, connected to that town by a two-lane bridge. This island – Indian Creek Village – is the direct lineal descendant of the great and grand plans of Hugh Anderson, Ellen Spears Harris and the Shoreland Company, which today is remembered for other things, but not for Miami Shores Island.

The filled area – approximately three hundred acres – went into a period of quiescence for several years, but sometime during the 1930s, a small group of hardy but wealthy individuals developed the idea that they could convert the weedy and muck-covered island into an exclusive enclave. Reseeding the island, they built a red-tiled clubhouse, designed to give the appearance of a European castle. The island’s original blueprints provided for forty-one lots along the road surrounding the golf course. A two-lane bridge would connect the island to the rest of the world via a place that had first been developed by Henri Levy, builder of Normandy Isle as well as the southern part of what would become Surfside, originally known as Normandy Beach.

Though the country was in the midst of the Great Depression, several wealthy (not to mention hardy!) homesteaders, including John Swift (he of the meatpacking company) and Harold Matzinger (a noted Wall Street genius), built mansions near the clubhouse. In 1939, however, word filtered onto the island that Surfside, which had been incorporated in 1935, was casting envious eyes at the island and, in fact, had been discussing the possibility of annexing the island at its council meetings.

Moving swiftly, the island’s residents took advantage of a defunct state law, which, at that time, permitted any group of twenty-five or more people living relatively contiguously to form a municipality. With the assistance of Judge Julien Southerland, who would become a founder, incorporator and the first mayor of Bal Harbour Village, the island was incorporated as Indian Creek Village on May 19, 1939, the Florida Legislature having passed the appropriate enabling act approving said incorporation two days previously.

Needless to say, Indian Creek Village remains both a magnificent enclave and a superbly managed and run municipality.

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Bernard Klepach
Mayor

Javier Holtz
Vice Mayor

Robert Diener
Council Member

Irma Braman
Council Member

Irwin E. Tauber
Council Member

C. Samuel Kissinger
Village Manager

Marilane Lima
Village Clerk

Stephen J. Helfman
Village Attorney

Alex A. David, AICP
Planning Consultant

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Chapter 1

INDIAN CREEK VILLAGE COMPREHENSIVE PLAN REVISION HISTORY

Background

Indian Creek Village is a municipality of 86 residents (2010 Census) located in northeast Miami-Dade County. Incorporated in 1939, the Village comprises 293.90 acres including Indian Creek Island, the Village Hall complex, and another parcel on the northeast side of the Surfside/91st Street Bridge owned by the Indian Creek Country Club.

The Village's history dates back to 1928 when a group of Midwestern millionaires bought a mangrove swamp from the government to build a country club. That club, designed by Architect William S. Flynn, became Indian Creek Country Club. Today, the Village is home to captains of industry, sports and entertainment.

Surrounding municipalities include Bay Harbor Islands to the north, Surfside to the east and Surfside and south. Access to the Village is provided by 91st Street (Surfside Boulevard), which in turn connects to the Harding Avenue/Collins Avenue (SR A1A) one-way pair.

2005 Evaluation and Appraisal Report

The Evaluation and Appraisal Report (EAR) is a State-mandated assessment and update of the Comprehensive Plan. In 1998, the State of Florida revised the statutory requirements for the EAR to allow local governments to base their analysis on the key local issues that they are facing.

These new requirements were discussed with the Village Council at the meetings of April 19 and May 7, 2004.

Additionally, Section 163.3191 (12)(a), Florida Statutes (F.S.) provided that the Department of Community Affairs (DCA), now known as the Department of Economic Opportunity (DEO) "may enter into a written agreement with a municipality of fewer than 5,000 residents...so that such a jurisdiction may focus planning resources on selected issues or elements when updating its plan, if the local government includes such a request in its report and the agency approves the request." The Village took such action.

The Village identified the following issues to address in the EAR (Scope of Work). These issues, and a review of relevant changes in growth management laws since the Comprehensive Plan's adoption, provide the basis for the EAR:

1. Bridge Rehabilitation
2. Stormwater Drainage

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3. Quality of Life

The Scope of Work was approved by the Village Council on July 6th 2004 (Resolution 569) and transmitted to the DCA forthwith.

DCA responded with a Letter of Understanding, dated July 27, 2004, agreeing to the Scope of Work as outlined by the Village.

The EAR was completed with the final document adopted and transmitted to DCA under Resolution 579, dated December 7, 2004. The DCA issued its Finding of Sufficiency in a letter dated March 11, 2005.

EAR-based Amendments to the Village Comprehensive Plan

The Village's Comprehensive Plan, prior to these revisions, was last fully amended in 1990. The EAR is a document which recommends a series of changes to the Comprehensive Plan. The EAR-based amendment process is the vehicle by which a municipality amends its Comprehensive Plan.

A draft of the Ear-based Amendments was presented to the Village Council on June 7, 2005 and transmitted to DCA under Resolution 586. A response letter dated August 5, 2005 stated that DCA had no objections to the proposed amendments. Resolution 591, which was adopted on September 22, 2005, approved the EAR-based Amendments to the Comprehensive Plan and authorized their transmittal to DCA. Ordinance 170 reiterated that Resolution and was approved on December 19, 2005.

The Department of Community Affairs issued a Notice of Intent to find the Village in compliance on February 6, 2006.

2006 Amendments to the Comprehensive Plan

Subsequent to the EAR-based Amendments process the Village embarked on a more holistic review of the Comprehensive Plan as amended by the EAR-based Amendments. This review led to a series of new amendments which were not issued based on the EAR but rather changes to wording, agency references or to better reflect current governmental or physical conditions within the Village.

Additionally, the Five-Year Capital Improvements Schedule and Amendments were adopted on November 6, 2006 pursuant to State statutory requirements to include projects programmed by Indian Creek Village and other agencies that ensure its ability to continue to meet its Level of Service Standards during the planning period.

2011 Amendments to the Comprehensive Plan

This report comprised of ten applications for amendments to the Indian Creek Village Comprehensive Plan based on a review of the current Comprehensive Plan conducted by Village staff, attorneys and consultants. The purpose of this review was to ensure that the Comprehensive Plan addressed all current State growth management requirements, reflected current conditions, and updated the Plan as necessary.

Only goals, objectives, and policies for which specific amendments were recommended were included in this document.

2013/14 Amendments to the Comprehensive Plan

The adopted 2013/2014 amendments consisted of three applications for amendments to the Comprehensive Plan based on the 2012 evaluation and review that was conducted in accordance with the requirements of Chapter 163.3191, Florida Statutes (F.S). The Village submitted its Letter of Determination regarding these amendments to the Florida Department of Economic Opportunity (DEO) on November 27, 2012. On December 5, 2012, DEO provided the Village with a letter acknowledging receipt of the Letter of Determination, and stating that the amendments based on the evaluation and review should be transmitted to the State and review agencies by December 2013.

The Village authorized transmittal of its proposed amendments through first reading of Ordinance 211 on November 19, 2013 and adopted the amendments on second reading on December 17, 2013. The State DEO issued a Notice of Intent to find the Village in compliance on June 21, 2014.

Chapter 2

FUTURE LAND USE ELEMENT



Indian Creek Village is a municipality of 86 residents (2010 Census). The Village comprises 293.90 acres including Indian Creek Island, the Indian Creek Country Club and its golf course, the Village Hall complex on the south side of the Indian Creek Island Bridge, and another parcel on the north side of the Bridge owned by the Indian Creek Country Club.

The island Village has no commercial, industrial, or multi-family residential development, and no plans, or need, for such development at any time in the future. Moreover, there are no municipal owned lands or publically dedicated rights-of-way on the island. There are no opportunities for the Village's boundaries to expand, and population growth is limited by its small size, limited number of developable lots, and high property values.

Goals, Objectives and Policies

2.1. GOAL:

Continue to develop all private property with only residential one-family homes while minimizing environmental degradation and emphasizing a high quality life-style. Continue the established land uses and use designations for residential, recreation, public buildings and grounds and other public facilities.

A. OBJECTIVE:

Provide for the development or redevelopment of the existing residential lots within the Village at a density that does not exceed 1.20 principal dwelling units per gross acre, in accordance with the Village's land development regulations.

1. POLICY:

Continue to coordinate essential services with adjacent municipalities to insure level of services will remain adequate in order to complete the residential development of all single-family lots.

2. POLICY:

Permit not more than 41 single-family primary dwelling units.

B. OBJECTIVE:

Ensure all future new construction, existing structures, and redevelopment shall continue to be residential single-family, recreational, public buildings and grounds and other public facilities.

1. POLICY:

Ensure that only residential single-family homes and accessory uses, recreational, public buildings and grounds and other public facilities uses shall be permitted.

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C. OBJECTIVE:

Maintain Future Land Use classifications and Land Use Plan Map.

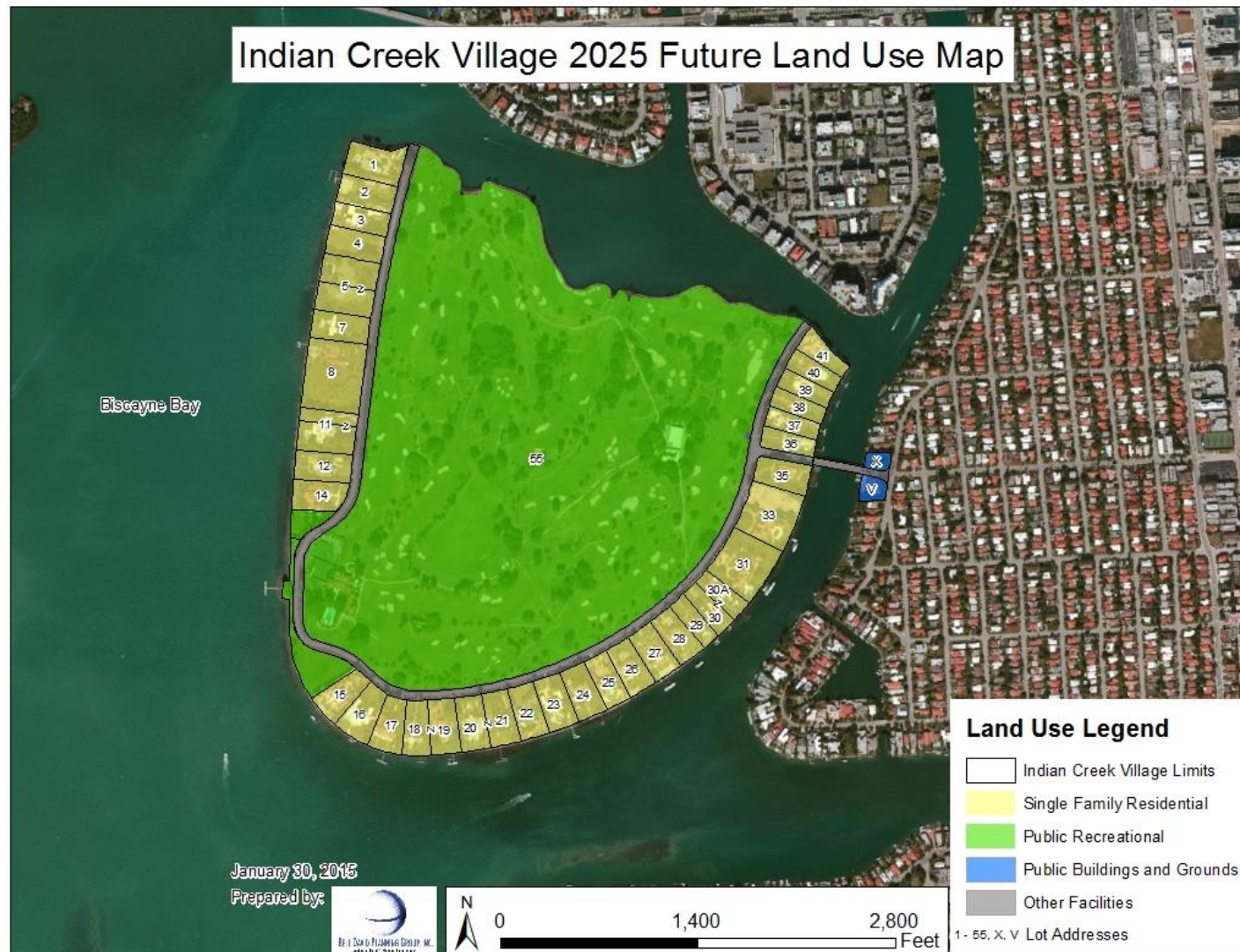
1. POLICY:

There shall be the following Future Land Use classifications:

- a. SINGLE FAMILY RESIDENTIAL, which includes primary dwellings and accessory uses;
- b. RECREATIONAL, which includes Indian Creek Country Club and related grounds and accessory uses;
- c. PUBLIC BUILDINGS AND GROUNDS, which includes all buildings and grounds for public purposes;
- d. OTHER PUBLIC FACILITIES, which includes all other facilities for public purposes.

All land use classifications are defined by use and intended purpose without regard to ownership.

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No Part of Indian Creek Village lies within the designated Coastal High Hazard Area.

Chapter 3

TRANSPORTATION ELEMENT



The Village is connected to 91st Street in the Town of Surfside via Indian Creek Bridge. The 60-foot wide bridge, owned and maintained by the Village, provides ingress and egress to the Island, but is not a dedicated public right-of-way. The bridge connects to the Island and a 1.6 mile, private two-lane roadway.

Goals, Objectives and Policies

3.1 GOAL:

A. OBJECTIVE:

Ensure the maintenance and improvement of the Indian Creek Bridge

1. POLICY:

The Village intends to work with the Florida Department of Transportation and other agencies as appropriate to implement needed improvements to Indian Creek Bridge, if the funds needed to implement such improvements become available.

2. POLICY:

In accordance with State Statutory requirements, the Village, in its Five Year Capital Improvements Schedule, shall include: projects programmed for the maintenance of and improvement to Indian Creek Bridge.

3. POLICY:

The Village shall continuously monitor traffic ingress to the island.

Chapter 4

HOUSING ELEMENT



The developed component of the Village currently consists of 29 waterfront residential estates, 36 owners of property and the Indian Creek Country Club. The original plan for the Village included 41 platted lots.

Goals, Objectives and Policies

4.1 GOAL:

Due to the completely single-family residential characteristics, continue to regulate all housing to insure a high quality of construction and aesthetically attractive environment.

A. OBJECTIVE:

Cause owners of deteriorating property to increase their exterior maintenance and establish community standards in order to be in conformance with the Land Development Regulations, codes and other ordinances set forth by the Village.

1. POLICY:

Communicate with residents on ways to efficiently maintain and upgrade their landscaping.

2. POLICY:

The Village shall enforce its Land Development Regulations, codes, and ordinances in order to ensure that existing and new development meets the established community standards.

B. OBJECTIVE:

Ensure that the construction of new or the redevelopment of existing residential units conforms to the Village's Land Development Regulations, codes, ordinances and single-family residency theme.

1. POLICY:

Promote the attractive "street appearances" of all homes and upgrade landscape maintenance and minimum design standards, as necessary.

C. OBJECTIVE:

The Village shall implement the regulations set forth in the Florida Building Code relative to adherence to minimum building codes and structural integrity.

1. POLICY:

The Village Manager or his designee shall periodically drive around the Village and professionally determine if any single family home should be reviewed in order to ensure and enforce compliance with local ordinances and the Florida Building Code minimum housing standards.

Chapter 5

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUND WATER AQUIFER RECHARGE ELEMENT



Sanitary sewer service in Indian Creek Village is provided by septic tanks. The Village operates a potable water distribution system using bulk water purchased from the Miami-Dade Water and Sewer Department. The Village maintains the Village's drainage system. Solid waste collection services are performed by a private vendor, and disposed of at Miami-Dade County disposal facilities.

The Village's Comprehensive Plan includes adopted Level of Service standards for solid waste, potable water, and drainage. As per State requirements, the Village's Comprehensive Plan and land development regulations include concurrency provisions that require development to pay a fair share of the infrastructure improvements that will be necessary to serve their projects. Because of its small population, minimal growth rate, and strong tax base, the Village does not anticipate any problems in meeting and/or exceeding its adopted Level of Service standards through 2025 and beyond.

Goals, Objectives, and Policies

5.1 GOAL:

Utilities and services including sanitary waste, solid waste, storm drainage, potable water, and natural ground water aquifer recharge which are essential for the support of the existing and future community population shall be provided for in a healthful, effective, timely, financially prudent, environmentally sound and reliable manner.

A. OBJECTIVE:

Continue to require the designs of all housing units to use hurricane safety standards; comply with the Florida Building Code and maintain a minimum of 55% pervious surface.

1. POLICY:

Abide by The Florida Building Code during inspection of all new and reconstructed units.

2. POLICY:

The Village shall not issue permits for new construction, reconstruction, and substantial alterations unless projects are reviewed and approved by the Village and appropriate County and State Agencies when applicable.

3. POLICY:

The Chief Building Official shall review all applications for new building permits, renovations and additions to assure that a minimum of 55% pervious areas is provided on all single-family lots including public drainage swales.

B. OBJECTIVE:

The Chief Building Official shall continue to enforce the energy conservation techniques adopted in the Florida Building Code.

SOLID WASTE

C. OBJECTIVE:

Ensure solid waste collection operations by contract service vendors are conducted in a safe, effective, environmentally sound and efficient manner, in balance with local and regional solid waste comprehensive plan policies.

1. POLICY:

The Village shall require its Solid Waste collection contractor to conduct their practices in a manner consistent with any new solid waste recycling and hazardous waste handling requirements of Miami-Dade County as the primary agency responsible for solid waste disposal and recycling.

2. POLICY:

The Village shall maintain nominal collection services by contract vendor at the following levels of service available: Residential pickup is to be not less than an annual average of twice a week for household waste and once per week for trash; Non-residential service shall be provided by private contract service, not less than once per week. In cooperation with Miami-Dade County, the Village shall provide and maintain a minimum acceptable Level of Service for solid waste collection at an annual average design generation rate of seven pounds (7 lbs) per capita per day on a regional basis and an annual average of 1,000 pounds per day total residential and non-residential trash generation, exclusive of landscape debris. Disposal facilities shall be collectively maintained at a minimum of five years capacity to be available at the regional design generation rate of 7 pounds per capita per day, with support proportioned as their interests may appear. Enforcement of such LOS standards shall be provided by the agency with the jurisdictional and operational responsibility to regulate such facilities. The Village shall require evidence of service capacity for both collection and disposal as a condition of any development order issued within the Village, effective upon adoption.

3. POLICY:

The Village shall cooperate in the hazardous waste collection and disposal programs of Miami-Dade County by

enforcing within the Village's collection services, such hazardous waste collection practices required by the County and other agencies with jurisdiction.

4. POLICY:

The Village shall monitor the general operation of its Solid Waste collection services to assure the minimum acceptable Level of Service is being maintained. Such a monitoring program shall provide recommendations for any needed capital improvements commitments in the Capital Improvements Budget and the concurrency management program.

DRAINAGE

D. OBJECTIVE:

Maintain surface and stormwater drainage systems in a safe, effective and efficient operating condition.

1. POLICY:

The Village shall ensure proper maintenance programs are carried out for all structured surface drainage systems on the island, through defined maintenance procedures and monitoring implementation of these procedures.

2. POLICY:

New and major renovations of landscaping or site grading shall be subject to development permitting and undergo review to determine the extent to which improvements to the drainage systems or landscape design need to be made in order to support the adopted drainage and related standards.

3. POLICY:

Water conservation, natural resource conservation and related policies will be supported by inclusion in positive drain systems of pollution control facilities which will separate regulated levels of oils, greases, sediment, grit and other regulated materials from the stormwater drainage discharge effluent. Such improvements shall be made to all new systems and to existing systems as substantial repair or

replacement of existing system components occur. The design of such systems shall be such that the quantity and quality of such discharges are at or better than Miami-Dade County and applicable State and Federal standards then in effect.

4. POLICY:

Issue development orders only to projects that meet or exceed the minimum acceptable LOS standards for drainage and flood protection.

5. POLICY:

All new drainage facilities shall be prepared with pollution control designs consistent with the best available technology and applicable standards then in effect. Such designs shall employ control methods as needed including or similar to: Retention of stormwater; Flow of stormwater over grassed and vegetated areas; Utilization of permeable pavement in driveways and parking; Sumps; Grease and sediment baffles; Mosquito control practices; Exfiltration, evaporation, vegetation absorption and percolation prior to overflow or outfall; and treatment for chemical contaminants in excess of allowed standards.

6. POLICY:

Require projects to be designed to prevent flood damage in accord with applicable law. The Village shall coordinate with the South Florida Water Management District and Miami-Dade County to assure regional and local drainage and flood protection programs are maintained. The minimum acceptable Level of Service standards for drainage shall be protection from the degree of flooding that would result from a storm event that statistically occurs once in five years for a duration of one day. All land on which habitable development is to occur shall be filled or habitable structures elevated to meet or exceed the Miami-Dade County's flood criteria adopted by resolution R-951-82, as may be amended from time to time. All structures shall be constructed at, or above the minimum floor elevations as specified in the Federal Insurance Rate Map for Indian Creek in Miami-Dade County, Florida. All new development must retain at least the first one inch (1") of storm water runoff on-site. Exceptions to this first inch criteria will be reviewed on a

case-by-case basis for alternative design solutions to meet extraordinary site conditions and retain equivalent protection of community resources and level of service standards. The burden for the effective protection of the community shall be solely borne by the developer and/or owner of such varianced site for any failure of such alternative design and its subsequent correction.

Indian Creek Village 2016 Flood Map



Indian Creek Village Flood Map Legend

The Village is located in: Flood Zone X, which corresponds to areas outside the 10-year floodplains, and areas of 100-year sheet flow flooding where average depths are less than one foot; Flood Zone X-500, which corresponds to 50 year floodplains, and; Flood Zone AE, which corresponds to 100-year floodplains and in which mandatory flood insurance purchases apply.

POTABLE WATER

E. OBJECTIVE:

The potable water treatment and distribution system shall be maintained by the system owner and operators in a safe, effective, efficient, environmentally sound and reliable manner consistent with this comprehensive plan and applicable County, State and Federal standards.

1. POLICY:

The existing potable water distribution system shall be maintained, repaired and components replaced as necessary in close and timely coordination among the Village and impacted agencies to ensure efficient scope, sequence and scheduling of such work with other projects being considered or undertaken, including but not limited to electric, communication, street resurfacing or improvements, and electric, communication, street resurfacing or improvements, and integration into the capital improvements budget of all affected parties.

2. POLICY:

Miami-Dade County Water and Sewer Department, Department of Environmental Resources Management, and Fire and Rescue Department shall be involved in the plans review and operation and maintenance process in order to assure proper design and operation of such facilities at adopted Level of Service standards.

3. POLICY:

The minimum acceptable Level of Service standards for potable water and fire protection shall be such that water is to be delivered to users at a pressure not less than twenty pounds per square inch (20 psi) and not greater than 100 psi; Minimum fire flows shall be maintained at not less than 500 gpm in single-family residential areas of densities of less than 5.8 units per acre; 3000 gpm in all other recreational areas of the country club having fire safety characteristics comparable to Miami-Dade County commercial and industrial areas; and, automatic fire suppression systems shall be required in all buildings of six floors or more.

Regional Treatment. System shall operate with a rated capacity that is no less than two percent (2%) above maximum day flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding five years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.

User LOS. Maintain capacity to produce and deliver 3,810 gallons per capita per day system-wide.

Water Quality. Shall meet all county, state and federal primary potable water standards.

Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand (County).

4. POLICY:

The Village shall implement a program directed at conservation of potable water resources. The program shall include education of residents and other users of the village's potable water by making information available on water conservation need and measures which may be taken. Such information shall also include instructions issued by Miami-Dade County and/or the South Florida Water Management District for required waster conservation measures which may be in effect from time to time. The use of drought-tolerant vegetation and reduced flow plumbing fixtures shall be emphasized. The Village shall investigate sources of non-potable water for irrigation as part of the program.

F. OBJECTIVE:

The Village shall share in the equitable reduction in potable water demand placed on the Miami-Dade County water supply by working to achieve a reduction in the current annual average per person demand for such water by 50% in a manner fairly and equitably applied throughout the County.

1. POLICY:

The Village shall monitor water consumption through the periodic meter readings and notify users of unusual usage which may indicate leakage to be repaired or faulty equipment. Water billings shall indicate progress in water

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usage reduction to encourage participation in the reduction program.

2. POLICY:

New and replacement construction shall be required to use reduced demand fixtures for domestic and irrigation uses.

3. POLICY:

County supplied potable water use shall be measured in a manner which separates domestic and irrigation uses to facilitate water management practices to reduce irrigation demand on the potable water supply.

4. POLICY:

The Village shall participate in Miami-Dade County and South Florida Water Management District consultations and considerations of fair and equitable alternative practices for domestic and irrigation uses. As such practices are implemented, the Village shall enforce local and regional regulations to support them.

G. OBJECTIVE:

The Village must adopt by reference its 2015 20-year Water Supply Facilities Work Plan Update (Work Plan Update) adopted September 15, 2015, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its 2013 Lower East Coast Water Supply Plan Update on October 10, 2013. The Work Plan Update will continue to be updated, at a minimum, every 5 years. The Village's 2015 Work Plan Update is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Village's water demands for a 20-year period.

1. POLICY:

Comply with the Village's 20-Year Work Plan Update and incorporate such Work Plan by reference into the Indian Creek Village Comprehensive Plan.

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2. POLICY:

Coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's Regional Water Supply Plan Update adopted October 10, 2013 and with the Miami-Dade County 20-Year Water Supply Facilities Work Plan adopted February 4, 2015. The Village shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

Monitoring Measure: The Work Plan Update shall remain consistent with the Miami-Dade County 20-Year Water Supply Facilities Work Plan Update, which is compatible with the Miami-Dade County Water Use Permit renewals and with the projects listed in the South Florida Water Management District's 2013 Lower East Coast Regional Water Supply Plan Update. The Work Plan Update will continue to be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.

NATURAL GROUND WATER AQUIFER RECHARGE

H. OBJECTIVE:

Manage the natural ground water aquifer recharge conditions in a healthful, effective, timely, financially prudent, environmentally sound and reliable manner consistent with current design standards and codes.

1. POLICY:

Comply with South Florida Water Management District and Miami-Dade Code and environmental protection rules for stormwater disposal methods consistent with the islands aquifer related location within the 1000 ppm salinity concentration line at the base of the Biscayne Aquifer. Refer to the LOS for drainage for retention standards to be met.

Chapter 6

COASTAL MANAGEMENT ELEMENT



The Village comprises 293.90 acres including Indian Creek Island, the Village Hall complex, and another parcel on the northeast side of the Indian Creek Island Bridge. Indian Creek Island is surrounded by shallow waters with depths ranging from four to nine feet. All residential lots in the Village have water frontage. The Village is located in: Flood Zone X, which corresponds to areas outside the 10-year floodplains, and areas of 100-year sheet flow flooding where average depths are less than one foot; Flood Zone X-500, which corresponds to 50 year floodplains, and; Flood Zone AE, which corresponds to 100-year floodplains and in which mandatory flood insurance purchases apply (See Chapter 5, Drainage Sub-element for the 2007 Flood Zone Map).

Goals, Objectives, and Policies

6.1 GOAL:

Ensure that Indian Creek Village preserves and enhances their waterways for the enjoyment of all residents and that the needs of the natural environment are met.

A. OBJECTIVE:

Ensure that Indian Creek Village preserves and enhances their waterways for the enjoyment of all residents and that the needs of the natural environment are met.

1. POLICY:

The Village shall ensure that the Miami-Dade County Landscape Ordinance, and all requirements pertaining to the removal or prohibition of exotic plant species, are enforced and referenced in its land development regulations (Landscape. Article 6).

2. POLICY:

Explore possibilities to obtain funds to remove silt and debris floating on the Intracoastal waterway adjacent to residential seawalls.

3. POLICY:

Investigate resources available for alternative means for continuously cleaning areas where high silt and debris tend to collect.

6.2 GOAL:

Reduce the vulnerability of property and human life resulting from hurricanes.

A. OBJECTIVE:

In the event of a catastrophic occurrence, the Village shall develop post-disaster reconstruction plans in accordance with the South Florida Regional Planning Council Catastrophic Hurricane Contingency Planning Study, and Miami-Dade County Emergency Disaster Plan.

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1. POLICY:

After a catastrophic occurrence, the Village shall appoint a task force to: 1) Propose ordinances to mitigate future property damage, 2) Assist in coordinating rehabilitating homes after a hurricane.

2. POLICY:

Continue to enforce and seek to exceed the Florida Building Code.

3. POLICY:

An inventory of the elevations of occupied floors of each occupiable building on the island shall be undertaken and maintained for use in disaster preparedness planning. Based upon the 100-year flood stage base elevation of 8 feet, no new habitable building shall be permitted to be built with an occupiable floor elevation of less than 9 feet relative to NGVD 1929.

4. POLICY:

In recognition of the importance of the Indian Creek Bridge in hurricane and other evacuation efforts, the Village intends coordinate with the Florida Department of Transportation and other agencies as appropriate to maintain and improve the bridge as necessary, to replace and repair the bridge in an expedited manner in the event of its catastrophic damage or loss, and shall solicit the required funding to initiate the aforementioned improvements.

B. OBJECTIVE:

Educate the public as to the methods which will reduce damage from hurricanes and identify evacuation routes.

1. POLICY:

Village Officials shall review the evacuation route with the appropriate Miami-Dade County Official.

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2. POLICY:

The Village shall annually mail out educational brochures to all residents.

C. OBJECTIVE:

The Village will continue to restrict residential development to low density single-family detached units.

D. OBJECTIVE:

The Village shall continue its requirements included in the Village Charter, Land Development Regulations, and other sections of this plan which require the phasing of infrastructures to be concurrent within the issuance of new building permits.

E. OBJECTIVE:

The Village shall continue to limit improper and vulnerable development in Coastal Areas by limiting public expenditures that subsidize such development except for restoration or enhancement of natural resources.

1. POLICY:

Indian Creek Village will not approve any residential densities beyond that which is currently allowed in the Comprehensive Plan and Land Development Regulations.

Chapter 7

CONSERVATION ELEMENT



In 1928, a group of Midwestern millionaires bought a mangrove swamp from the government to create a country club. The natural habitat of Indian Creek Island was then replaced with dredged land and developed. The golf course provides some vegetative areas that support species found in South Florida urban environments. The part of Biscayne Bay within the Village Limits is comprised of dredged and bulkheaded shoreline. Federal, State and County agencies have authority over activities that affect Biscayne Bay marine habitats and sanctuaries.

Goals, Objectives, and Policies

7.1 GOAL:

To conserve, manage, use, and protect the natural and environmental resources of Indian Creek Village to ensure continued resource availability and environmental quality.

A. OBJECTIVE

Maintain the best possible air quality, meeting or exceeding State and Federal air quality standards.

1. POLICY:

The Village shall support enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality, including enforcement of Village ordinances which prohibit open burning and excessive vehicle exhausts.

2. POLICY:

Open burning and excessive vehicle exhausts shall be prohibited.

B. OBJECTIVE:

Secure provision of potable water in sufficient quantity to meet present and projected needs, commensurate with reasonable demand at adopted Level of Service (LOS) standards.

1. POLICY:

Cooperate with local, regional, state and federal agencies for the management of fresh water resources to maintain adequate fresh water supplies during dry periods and to conserve water where practicable.

2. POLICY:

Cooperate with Miami-Dade County, the South Florida Water Management District, and other appropriate agencies in the implementation of water demand management policies and

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programs, including irrigation practices within the Village, and support, when appropriate, Miami-Dade County's development and implementation of the Water Supply Facilities Workplan.

3. POLICY:

All Federal, State, and regional water quality standards shall be enforced within Indian Creek Village.

4. POLICY:

Cooperate with the Miami-Dade Water and Sewer Department and the South Florida Water Management District to conserve water resources in emergencies.

5. POLICY:

Cooperate, coordinate and contract with the Miami-Dade Water and Sewer Department by properly maintaining the Village water distribution facilities including line flushing, valve operation and repair, and periodic water quality and flow testing.

C. OBJECTIVE:

Assure that generation, storage, transport, and disposal of wastes in Indian Creek Village is managed with the best available and effective technology to protect environmental quality.

1. POLICY:

When new buildings are permitted, the septic tank systems shall meet all Miami-Dade County and State of Florida standards for design and construction, and remain accessible for periodic inspection and future monitoring.

2. POLICY:

A directory of all septic tank facilities, their location, capacity, age, and maintenance pumping shall be maintained by the State Health Department to monitor the proper installation and maintenance of such facilities to protect the public health and the quality of adjacent bay waters.

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3. POLICY:

The Village shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the Village are properly managed to protect the environment. A program shall be established to report significant spillage of fuels, chemicals, pesticides, herbicides or other hazardous materials into the soils and adjacent waters in order to support the prompt mitigation of such occurrences.

D. OBJECTIVE:

Conserve and protect the remaining natural systems of Indian Creek Village, in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and regulation.

1. POLICY:

Conserve and protect the natural resources of Biscayne Bay within the Village limits by the regulation of surface drainage to retain 100% on site stormwater from a 5-year event of one-day duration or if not feasible the first 1-inch of stormwater (Article 9. Public Facilities and Services Concurrency, E. Drainage).

2. POLICY:

Coordination with other local government, state, federal, and private plans and programs for conservation of natural resources shall be incorporated into the Village planning process.

3. POLICY:

Submerged lands should be used for purposes which are compatible with their natural values and functions, and protected to the maximum possible from incompatible uses by revising the Village land development regulations where warranted, consistent with the healthful habitation of the Island.

4. POLICY:

Protect and conserve the natural functions of existing soils, fisheries, floodplains, estuarine and marine habitats through

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enforcement of existing local, state, and federal regulations designed to protect and conserve these functions.

5. POLICY:

Boats mooring and navigating within the Village shall be required to abide by any and all requirements in order to reduce the turbidity of the adjacent waters, damage to seawalls and bulkheads, destruction of sea grass beds, and discharge of pollutants.

6. POLICY:

Support, where appropriate, Miami-Dade County's and other federal, State and local agency's effort to reduce air emissions to meet the applicable attainment standards by encouraging Village residents to follow effective practices in the use of combustion equipment, through education and requirement of proper air quality related permits where applicable.

E. OBJECTIVE:

Preserve areas of significant environmental and public value, through appropriate land use designations and regulation.

1. POLICY:

The Village shall continue to cooperate with adjacent municipalities and Miami-Dade County to preserve and protect natural resources and natural areas.

2. POLICY:

The Village shall cooperate with the appropriate state and federal agencies for the protection of endangered and threatened species and significant plant and animal habitat.

3. POLICY:

Wildlife shall be protected in Indian Creek.

4. POLICY:

Existing native vegetative communities in Indian Creek Village shall be protected.

5. POLICY:

Provide beautification of streets, rights-of-way and public open spaces and facilities within Indian Creek Village.

F. OBJECTIVE:

Ensure that development activities mitigate adverse ecological changes or improve previously degraded environmental conditions.

1. POLICY:

Those areas designated on the Future Land Use Map for Open Space will not be subject to development except for open space and recreational uses, associated and supporting uses.

2. POLICY:

The Village shall require site-plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.

3. POLICY:

The Village shall adopt and, where appropriate, exceed the Miami-Dade County Chapter 18A Landscape Ordinance standards and guidelines.

4. POLICY:

The Village shall use the best available technical criteria and information for the formulation of regulations and ordinances to ensure that future development is compatible with the functioning of existing natural systems and resources conservation.

5. POLICY:

The Village shall seek funding in order to implement a series of projects in order to incorporate best management practices into the Village's stormwater drainage system.

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G. OBJECTIVE:

Conserve, appropriately use and protect minerals, soils and native vegetative communities.

1. POLICY:

Native trees shall be preserved during development or redevelopment wherever possible, and if any protected trees must be removed during development or redevelopment, the loss shall be mitigated in like kind and quantity.

2. POLICY:

Assure the maintenance and conservation of trees within Indian Creek Village, through regulation of tree and landscape maintenance and use of the site plan review process for new development.

Chapter 8

INTERGOVERNMENTAL ELEMENT



Indian Creek Village is located on Indian Creek Island in northeast Miami-Dade County, and surrounding municipalities include Bay Harbor Islands to the north, Surfside to the east and south. The Village is connected to 91st Street in the Town of Surfside via Indian Creek Bridge. As a small municipality, many of the services essential to maintaining and improving the quality of life for Village residents are provided by State and County agencies, including potable water supply and solid waste disposal.

Goals, Objectives, and Policies

This section includes a goal, objectives and policies addressing issues specified in Rule 9J-5 FAC and a program for monitoring and evaluating implementation of the comprehensive plan.

8.1 GOAL:

Intergovernmental coordination shall be maintained as a major means of achieving consistency among all government agencies implementing plans and programs affecting Indian Creek Village.

A. OBJECTIVE:

Continue and improve coordination activities among government agencies with planning and impact assessment duties affecting the Village, with other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, the County, and adjacent counties.

1. POLICY:

Maintain an active program of monitoring and communication with agencies operating under the provisions of the Local Government Comprehensive Planning and Development Act, Chapter 163 FS.

2. POLICY:

The Village may utilize the dispute resolution process of the South Florida Regional Planning Council to mediate the resolution of conflicts with other local governments, Miami-Dade County and regional agencies. The Village may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by State statute or other non-judicial approaches.

3. POLICY:

Participate, where appropriate, in the Miami-Dade Planner's Technical Committee and other organizations and committees, to ensure participation in countrywide deliberations which may involve the Village.

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4. POLICY:

The Village shall increase intergovernmental coordination activities regarding issues involving: Comprehensive planning practices; potable water distribution operation and maintenance, and Biscayne Bay management practices for projects within and adjacent to the Village.

5. POLICY:

The Village shall participate in any review and discussions with involved agencies in the potential annexation or consolidation of territories adjacent to or affecting the interests of the Village.

6. POLICY:

The Village shall continue to participate in consistent and coordinated management of local bays, estuaries and harbors that fall under the jurisdiction of more than one agency, as reflected in the coastal management element and related goals, objectives and policies of this plan.

7. POLICY:

The Village's Comprehensive Plan amendments will be reviewed for consistency with the comprehensive plans of adjacent local governments.

8. POLICY:

The Village may adopt any Land Development Regulations it deems necessary to implement the Intergovernmental Coordination Element or any interlocal agreements.

9. POLICY:

The Village will use reasonable efforts to support, as appropriate, Miami-Dade County's development and implementation of the Water Supply Facilities Work Plan required by Florida Statute, and the water conservation efforts of other agencies.

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10. POLICY:

The Village shall coordinate the planning of potable water and sanitary sewer facilities and services and level-of-service standards within the Miami-Dade County Water and Sewer Department, Regulatory and Economic Resources Department, and the South Florida Water Management District, to be consistent with the District's 2013 Lower East Coast Water Supply Plan Update.

11. POLICY:

The Village hereby adopts by reference the Miami-Dade County Comprehensive Development Master Plan Amendment adopted February 4, 2015, the Miami-Dade WASD 20-year Water Supply Facilities Work Plan (2014-2033) Support Data (November 2014), the 2013 *Lower East Coast Water Supply Plan Update* (LEC) approved by the South Florida Water Management District (SFWMD) on October 10, 2013 and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference.

B. OBJECTIVE:

Ensure that the impacts of development proposed in the Village's comprehensive plan upon development in adjacent municipalities, the County, adjacent counties, the region, and the State are addressed through coordination mechanisms.

1. POLICY:

Maintain an active program of monitoring and communication with agencies operating under the provisions of the Local Government Comprehensive Planning and Land Development Act, Chapter 163 FS.

2. POLICY:

Participate in community workshops and the regional planning council's informal mediation process to provide an open forum for communication and coordination of programs involving the comprehensive plan, and resolution of conflicts with other local governments.

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3. POLICY:

The Village shall increase intergovernmental coordination activities regarding issues involving: comprehensive planning practices; potable water distribution operation and maintenance; bridge maintenance, and Biscayne Bay management practices for projects within and adjacent to the Village.

4. POLICY:

The Village shall participate in any review and discussions with involved agencies in the potential annexation or consolidation of territories adjacent to or affecting the interests of the Village.

5. POLICY:

The Village shall continue to participate in consistent and coordinated management of local bays, estuaries and harbors that fall under the jurisdiction of more than one agency, as reflected in the coastal management element and related goals, objectives and policies of this plan.

6. POLICY:

The review of proposed developments shall include findings which indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

7. POLICY:

The Village shall enter into interlocal agreements, when appropriate, including service delivery agreements, as appropriate with other agencies and shall identify joint planning areas as appropriate with adjacent jurisdictions to achieve shared planning goals.

C. OBJECTIVE:

Coordination shall be undertaken in the establishment of level of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities.

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1. POLICY:

The Village shall coordinate with state, regional or local entities having operational and maintenance responsibility for public facilities for which the Level of Service standards are being established to ensure mutually compatible standards.

2. POLICY:

Coordination activities pursuant to the Objectives and Policies in this element shall include consideration for equitable level of service standards for facility and service delivery systems consistent with the provisions of this plan.

D. OBJECTIVE:

Bring intergovernmental disputes to closure in a timely manner through the use of voluntary dispute resolution processes.

1. POLICY:

Indian Creek Village shall utilize South Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies. The Village may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by section 163.3171(4), F.S., or other non-judicial approaches.

E. OBJECTIVE:

Support climate change and sea level initiatives.

1. POLICY:

Support the MDWASD and SFWMD in any efforts to evaluate the consequences of sea level rise, changing rainfall and storm patterns, temperature effects, and cumulative impacts to existing structures and existing legal uses.

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2. POLICY:

Participate in the Southeast Florida Regional Climate Change Compact to support regional planning efforts and initiatives to adapt to rising sea level in the LEC Planning Area.

3. POLICY:

Work collaboratively with the MDWASD, other utilities and SFWMD to identify the utility wellfields and other users at potential risk of saltwater intrusion within the LEC Planning Area.

Monitoring Measure: The Village shall enact legislation supporting the efforts of the MDWASD and SFWMD to evaluate climate change and its impacts.

8.2 MONITORING AND EVALUATION

In order to determine whether it is necessary to prepare an Evaluation and Appraisal Report as may be submitted pursuant to Section 163.3191, Florida Statutes (F.S.), the Comprehensive Plan will be monitored by measuring progress in the achievement of its objectives through the implementation of policies.

At least every seven years, pursuant to the Florida Department of Economic Opportunity Evaluation and Appraisal Notification Schedule 2012-2018 and as it may be amended thereafter, determine whether the need exists to amend the Comprehensive Plan to reflect changes in State requirements since the last time the Comprehensive Plan was updated.

Chapter 9

CAPITAL IMPROVEMENTS ELEMENT



The Village's Comprehensive Plan includes adopted Level of Service standards for solid waste, potable water, and drainage. As per State requirements, the Village's Comprehensive Plan and land development regulations include concurrency provisions that require development to pay a fair share of the infrastructure improvements that will be necessary to serve their projects. Because of its small population, minimal growth rate, and strong tax base, the Village does not anticipate any problems in meeting and/or exceeding its adopted Level of Service standards through the planning period. In accordance with State Statutory requirements, the Five Year Capital Improvements Schedule includes projects programmed by Indian Creek Village and other agencies to ensure that will affect its ability to continue to meet its Level of Service Standards during the planning period.

Goals, Objectives, and Policies

9.1 GOAL:

The Village shall provide for facilities and infrastructure, normal and customary to local Village government, as necessary to serve residents and visitors in a manner which is fiscally prudent, timely provided and efficient in utilizing public resources for providing for needed capital expenditures.

A. OBJECTIVE:

Provide, as affordable, for the necessary repair and replacement of existing facilities, upgrading facilities to maintain locally adopted level of service (LOS) standards.

1. POLICY:

Capital requirements of \$10,000 or more in annual expenditures shall be included in the Capital Improvements Element (CIE) Five-Year Schedule of Capital Improvements.

2. POLICY:

The five-year schedule of improvements contained in the CIE shall include capital projects for renovation, replacement, upgrading, and new facilities as necessary to maintain the adopted level of service standards, balanced to meet local needs and abilities.

3. POLICY:

The Village shall adopt an annual capital improvements budget which contains the projects from the Five-year Schedule of Improvements for the specified year.

4. POLICY:

The Village shall manage its long-term general obligation debt in a manner that ensures that the ratio of the debt service millage to the Village millage does not exceed 20 percent.

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5. POLICY:

The Village intends to coordinate with the Florida Department of Transportation and other agencies as appropriate to maintain and improve the bridge as necessary, and to replace and repair the bridge in an expedited manner in the event of its catastrophic damage or loss.

6. POLICY:

The Village shall incorporate capital improvements affecting Village levels of service by referencing the Capital Improvements Schedules of Miami-Dade County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its 5-Year Schedule of Capital Improvements. The Village Capital Improvement Element and Schedule shall be maintained and updated annually and shall demonstrate that level of service standards will be maintained during the next five-year (2016/2017 through 2021/2022) planning period.

B. OBJECTIVE:

The minimum acceptable Level of Service standards adopted by the Village in each respective plan element are the basis for the Five-Year Capital Improvement Schedule. These minimum standards are as follows:

1. POLICY:

The following are the minimum acceptable Level of Service standards to be utilized in planning for capital improvement needs:

SOLID WASTE, DRAINAGE, POTABLE WATER AND RECREATION AND OPEN SPACE LOS:

a. SOLID WASTE

The Village shall maintain nominal collection services by contract vendor at the following levels of service available: Residential pickup is to be not less than an annual average of twice a week for household waste and once per week for trash; Country Club service provided by private contract

service, shall continue at a level of service as agreed upon by the parties not less than once per week. In cooperation with Miami-Dade County, the Village shall provide and maintain a minimum acceptable Level of Service for Solid Waste Collection at an annual average design generation rate of seven pounds (7 lbs) per capita per day on a regional basis and an annual average of 1,000 pounds per day total residential and club trash generation, exclusive of landscape debris. Disposal facilities shall be collectively maintained at a minimum of five years capacity to be available at the regional design generation rate of 7 pounds per capita per day, with support proportioned as their interests may appear. Enforcement of such LOS standards shall be provided by the agency with the jurisdictional and operational responsibility to regulate such facilities. The Village shall require evidence of service capacity for both collection and disposal as a condition of any development order issued within the Village, effective upon adoption.

b. DRAINAGE

Require projects to be designed to prevent flood damage in accord with applicable law. The Village shall coordinate with the South Florida Water Management District and Miami-Dade County to assure regional and local drainage and flood protection programs are maintained. The minimum acceptable Level of Service standards for drainage shall be protection from the degree of flooding that would result from a storm event that statistically occurs once in five years for a duration of one day. All land on which habitable development is to occur shall be filled, or habitable structures elevated, to meet or exceed the Miami-Dade County's flood criteria adopted by resolution R-951-82, as may be amended from time to time. All occupiable structures shall be constructed at, or above the minimum floor elevations 12 inches above the base 100-year flood event elevation of 8 feet (NGVD as specified in the Federal Insurance Rate Map and program for Indian Creek in Miami-Dade County, Florida). All new development must retain at least the first one inch (1") of storm water runoff on-site. Exceptions to this first inch criteria will be reviewed on a case-by-case basis for alternative design solutions to meet extraordinary site conditions and retain equivalent protection of community resources and level of service standards. The burden for the effective protection of the community shall be borne by the developer and/or owner of such variances site

for any failure of such alternative design and its subsequent correction.

c. POTABLE WATER

The minimum acceptable Level of Service standards for potable water and fire protection shall be such that water is to be delivered to users at a pressure not less than twenty pounds per square inch (20 psi) and not greater than 100 psi; Minimum fire flows shall be maintained at not less than 500 gpm in single-family residential areas of densities of less than 5.8 units per acre; 3000 gpm in all other recreational areas of the country club having fire safety characteristics comparable to Miami-Dade County commercial and industrial areas; and, Automatic fire suppression systems shall be required in all buildings of six floors or more.

Regional Treatment. System shall operate with a rated capacity that is no less than two percent (2%) above maximum day flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding five years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.

User LOS. Maintain capacity to produce and deliver 3,810 gallons per capita per day system-wide.

Water Quality. Shall meet all county, state and federal primary potable water standards.

Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand (County).

d. RECREATION AND OPEN SPACE

No public facilities are provided.

2. POLICY:

The assurance of the provision of necessary public facilities on a timely basis concurrent with the need for such facilities to serve existing and proposed developments shall be by one of the following six means and conditioned as applicable by the seventh provision as follows:

a. The necessary facilities are under construction at the time the building permit is issued and such construction is

the subject of enforceable assurance that it shall be completed and serviceable without unreasonable delay;

b. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the building permit is issued.

c. The necessary facilities are funded and programmed for implementation in the CIE for construction in year one of the Village's adopted capital budget, or similarly adopted budget of other government agencies.

d. The necessary traffic circulation and/or mass transit facilities or services are programmed in the CIE for construction in or before year 3 of the Village's adopted budget or similarly adopted budget of other government agencies, including the County's capital budget or the State agency having operational responsibility for affected facilities; In all cases, such facilities must be committed for construction in or before year 3;

e. The necessary facilities and services are guaranteed, in an enforceable development agreement, to be provided by the developer. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or

f. Timely provision of the necessary facilities will be guaranteed by some other means or instrument providing substantially equivalent assurances; and

g. In all instances where a decision to issue a building permit is based on the foregoing provisions c, d or e, the following conditions shall apply:

- (1) The necessary facilities shall not be deferred or deleted from the CIE, work program or adopted one-year capital budget unless the dependent building permit expires or is rescinded prior to the issuance of a certificate of use and occupancy (CO);
- (2) The facilities necessary to serve a development must be contracted for construction no later than thirty-six

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months after the date that the initial certificate of use and occupancy (CO) is issued for the dependent development; and

- (3) Construction of the necessary facilities must proceed to completion with no unreasonable delay or interruption.
- (4) All essential facilities must be in place and capable of supporting the allowable occupancy of a structure as of the time and intensity of demand for such facilities.

C. OBJECTIVE:

The Village shall assure the provision of public facilities and services at no less than the established Level of Service standards and manage the land development process to assure public facility needs do not exceed the Village's ability to adequately fund and provide or require provision of needed capital improvements.

1. POLICY:

The Village shall establish a Concurrency Management Program (CMP) to execute the policies set forth herein and assure compliance with the established level of service standards and commitments made by affected developments. The CMP shall provide for the regulation and administration of the issuance of threshold development orders to be predicated upon the provision of public services consistent with this plan.

2. POLICY:

The CMP shall provide that public facilities are available to serve developments which are existing, and those holding valid development orders prior to the adoption of this comprehensive plan.

3. POLICY:

The land development regulations (LDR) provide for standards and the management of the development and use of land consistent with this plan.

4. POLICY:

A monitoring system shall be adopted which shall enable the Village to determine whether it is adhering to the adopted level of service standards and its schedule of capital improvements and to demonstrate the Village's capability of monitoring the availability of public facilities and services.

D. OBJECTIVE:

The implementation of Future Land Use decisions through the zoning code and development order issuance shall be moderated by the availability of fiscal resources to permit the provision of capital facilities and related resources to maintain the level of services at adopted levels.

1. POLICY:

The capital facilities and infrastructure implications of land use and development plans will be analyzed and set forth with attention to the following:

- a. Safety improvements and hazard mitigation.
- b. Elimination of sub-standard conditions.
- c. Demonstrated linkage between projected growth or redevelopment and facility location.
- d. Balance between supporting new development or redevelopment.
- e. Financial feasibility, including long-term operating costs.
- f. Coordination among agencies of capital programs.
- g. Contractual and/or mandatory obligations.

2. POLICY:

All development shall be contingent upon the provision of the necessary services at adopted levels concurrent with the time needed as set forth in the Land Use Element.

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3. POLICY:

Concurrent services shall be judged to be available when ensured to be in place within a period of not more than 90 days from the date of final Conditional Certificate of Occupancy.

4. POLICY:

The Five-Year Schedule of Improvements will include the capital investments required by the plan based upon the level of service standards adopted within each portion of the comprehensive plan.

5. POLICY:

Development shall be required to bear an equitable share of the cost of providing public facilities and infrastructure consistent with this plan, and the land development regulations.

E. OBJECTIVE:

Public resources shall be invested to further the goals, objectives and policies of the comprehensive plan.

1. POLICY:

Public capital resources shall not be spent to subsidize private development in High Hazard Coastal areas as identified in the Coastal Management Element.

F. OBJECTIVE:

The public fiscal welfare shall be protected by limitations on the amount and kind of debt the Village may incur.

1. POLICY:

The Village shall be limited on the use of revenue bonds to no more than twenty-five percent of total debt. The total debt service shall not exceed six percent of total revenue. Outstanding capital indebtedness shall not exceed eight percent of the total property tax base of the Village.

9.2 THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE:

No additional Capital Improvements have been identified as deficiencies in adopted levels of service. Capital programs shall be funded and added to the adopted five-year CIE schedule as their need is determined.

9.3 REQUIREMENTS FOR MONITORING AND EVALUATION:

In addition to the general monitoring and evaluation requirements of the plan this element shall be reviewed on an annual basis as part of the EAR program of the plan as set forth in the Intergovernmental Coordination Element, related Goals, Objectives, and policies, and procedures for monitoring and evaluation.

Chapter 10

RECREATION AND OPEN SPACE ELEMENT



No public recreational open space is provided on the island.

Goal, Objective, Policies

10.1 GOAL:

The Village shall provide an environment responsive to the needs, desires and interests of the residents for the use of their leisure time.

A. OBJECTIVE:

Maintain the existing practice of privately provided recreation and open space resources as established and maintained by the residents.

1. POLICY:

Maintain the existing level of services provided by no Village recreation or open space programs thereby meeting the needs and desires of the Village residents.

2. POLICY:

Work to identify the recreational needs of the Village residents and where a need for public facilities is identified, work to promote and encourage public access to facilities which may become available.

(END)

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