

Indian River County Concurrency Information

(1) No development order shall be approved unless a corresponding concurrency certificate has been issued or a determination is made that the development proposed is exempt from concurrency review.

(a) The various types of development orders and the required corresponding concurrency certificates are listed below.

	Development Order	Concurrency Certificate Required	Expiration	Vesting Allowed	Vesting Required
1	Comprehensive plan land use amendments	Conditional Concurrency	Not Applicable	No ¹	No
2	Rezoning	Conditional Concurrency	Not Applicable	No ¹	No
3	Conceptual plans	Conditional Concurrency	Not Applicable	No ¹	No
4	Preliminary plats and preliminary PD plans	Conditional Concurrency	Not Applicable	No ¹	No
5	Site plans	Conditional Concurrency	Not Applicable	No ¹	No
6	Building permits	Final Concurrency	12 months ²	Yes	Yes

¹Vesting is not allowed prior to building permit application, except that projects with either an approved proportionate share agreement, as provided in section 910.12 of the Indian River County Land Development Regulations (LDR), or projects with an approved guaranteed developer's agreement for major roadway improvements, as provided in section 910.07(1)(e) of the LDR, may obtain concurrency vesting. Vesting for such projects shall occur concurrent with approval of the applicable proportionate share or developer's agreement and payment of applicable fees. Said vesting shall be allowed for a period of 7 (seven) years. For projects without such agreements, vesting shall not occur until building permit application, and site plan (land development permit issuance for planned development projects) or final plat approval, if applicable.

²Upon issuance of a building permit, the final concurrency certificate shall remain valid for as long as the building permit is valid.

(b) No concurrency certificate shall be issued unless there is sufficient capacity available to maintain adopted levels of service as provided in section 910.09 of the LDR.