



# City of Indian Harbour Beach Waterfront Buffer Matching Grant Program

The City of Indian Harbour Beach established the Waterfront Buffer Matching Grant program to provide a financial incentive to encourage property owners to replace turf grass along canals and the Indian River Lagoon with native plants to reduce harmful nitrogen and phosphates runoff into the Indian River Lagoon.

Water runoff into canals that empty into the Lagoon is a leading cause of elevated levels of nitrogen and phosphates that contribute to the declining health of the ecosystem. The City's Fertilizer Application Regulations Ordinance (Sec. 107-25) prohibits the application of any fertilizer within 10 feet of water bodies. Additionally, Sec. 107-28 prohibits grass clippings and other vegetative matter from being washed, swept, or blown into waterways. Problematic for property owners in abiding by these requirements is most yards adjacent to canals or the Lagoon have lawns within these 10 feet fertilizer free zones.

One solution to the runoff of materials that contain chemicals harmful to the Lagoon is the establishment of waterfront buffers containing native plants that do not require irrigation, fertilizer, and pesticides/fungicides normally associated with healthy turf grasses such as St. Augustine, Bermuda, etc. This program is intended to encourage property owners to convert their applicable waterfront property to Indian River Lagoon friendly native plant buffers.

## **REQUIREMENTS**

### General

- The grant will contribute 50% of the total cost of eligible improvements up to \$500.00 to the property owner.
- Property Owner is responsible for all project costs in excess of the above amount.
- All work must be done within 10 feet adjacent to water bodies.
- The grant can only be used once per property; regardless of changes in ownership.
- Waterfront property is defined as property that is adjacent to a body of water that contains water 365 days a year (i.e., drainage swales that dry out during portions of the year are not eligible).
- Property Owner must be willing to maintain the native buffer as planted.

### Property & Project Requirements

- The address must abut a standing or running body of water, excluding the Atlantic Ocean.
- Proposed project must exclusively use native plantings and organic ground coverings.
- Plastic or synthetic weed block underlayment is prohibited.

## **ELIGIBILITY**

### Applicants

- **Single Family Residences**
  - The grant applicant must be the property owner.
  - The property owner must not owe any outstanding property taxes, fees, judgment, or liens to the City of Indian Harbour Beach or Brevard County and have no outstanding City code violations.
  
- **Multi-family residences**
  - The grant applicant must be the common areas property owner (i.e., Condo Association, owner of complex if all units are rentals, etc.) and submit a signed written statement of authorization to apply for, execute, and maintain the proposed project;
  - The common area property owner must not owe any outstanding property taxes, fees, judgment, or liens to the City of Indian Harbour Beach or Brevard County and have no outstanding City code violations.
  
- **Commercial**
  - The grant applicant must be the property owner or submit a signed written statement of authorization by the property owner to apply for, execute, and maintain the proposed project.
  - The applicant and property owner must not owe any outstanding property taxes, fees, judgment, or liens to the City of Indian Harbour Beach or Brevard County and have no outstanding City code violations.
  - Multiple tenant property owners may apply if they meet all other eligibility requirements. The property owner and other tenants must agree to the proposed improvements for common areas.

### Ineligible Applicants

Government offices and agencies (non-governmental, for-profit, tenants are eligible), businesses that exclude service to minors, and properties exempt from property taxes.

## **Scope of Work**

- **Installation of a native plant buffer, including:**
  - Removal of existing turf and plants
  - Grading of area to prevent excessive runoff into the water body
  - Relocation of irrigation system, if applicable
  - Low lying border to resist turf intrusion into the buffer area
  - Installation of plants and mulch
  - Other applicable elements as approved by the City
  
- **Ineligible elements**
  - Vertical structures
  - Non-native plants
  - Non-native turf
  - Plastics (except for borders)
  - Synthetic mulch or underlayment

- Crushed concrete, stones, or gravel for use as ground cover
- Suggested native plants include:
  - Saltmeadow Cordgrass (*Spartina patens*)
  - Muhly grass (*Muhlenbergia capillaris*)
  - Knot grass (*Paspalum distichum*)
  - Dune Sunflower (*Helianthus debilis*)
  - Sea Purslane (*Sesuvium portulacastrum*)
  - Sunshine mimosa (*Mimosa strigillosa*)
  - Railroad Vine (*Ipomoea pes-caprae*)
  - Blanket flower (*Gillardia* spp.)
  - Other plants that are listed or categorized as native plants at <https://sfyl.ifas.ufl.edu/>.

## **Funding Reimbursement**

Reimbursement shall be limited to no more than 50% of the total cost of eligible improvements, not to exceed \$500.00 per property.

The City reserves the right to refuse reimbursements in whole or in part for work that is not completed within 6 months. Funds cannot be reserved indefinitely; grants may be subject to cancellation if not completed or significant progress has not been made by the completion date. Request for extensions will be considered only if made in writing and progress towards completion has been demonstrated.

Award of grants are on a first come, first served basis, as long as funding remains available in the program. Prior to the disbursement of funds, accepted applicants must:

1. Enter into a contractual agreement with the City
2. Submit original receipts
3. Submit digital pictures of the completed project

## **Disclosures**

The City expressly reserves the right to reject any and all applications or to request additional information from any and all applicants and grantees. The City retains the right to amend the program guidelines, agreements, and application procedures. The City also retains the right to display and advertise properties that receive matching funds under this grant.

In the event all programs funds have been committed, a property owner may still submit an application. Due to the uncertain nature of budget availability in any given year, the City cannot guarantee that funding will be available or if any applicant will be reimbursed. Applicants who submit a completed application and are on the waiting list will be eligible to be reimbursed if funding becomes available up to one year past the date of their application submittal.

No work completed in advance of grant approval and/or funding availability will be considered eligible expenses. Only applicants that have previously applied, and been placed on the waiting list prior to beginning any improvements, will be eligible for funding.

City staff has the sole authority to determine eligibility of proposed work and confirmation of completed work. Certain work may be required or precluded as a condition of funding. Participants will be responsible for obtaining necessary regulatory approvals, including any needed by

City departments or boards and including, but not limited to, building permits and any other necessary permits. All work must comply with city, state and federal regulations.

## **SUBMISSION REQUIREMENTS**

Application packages must include documentation to sufficiently illustrate the project and its estimated cost.

***Failure to provide required information will delay the review and/or approval process.***

The applications must include the following attachments:

1. Complete application form
2. Copy of current business license, if commercial application
3. Copy of current property insurance
4. Written consent from property owner giving permission to conduct improvements if applicant is not the property owner
5. Digital photographs of existing conditions of site
6. Written description of project improvements including material and plant list
7. Simple sketch of improvement area

Submit complete applications to:

City of Indian Harbour Beach  
Building Department  
Waterfront Buffer Matching Grant Program  
2055 South Patrick Drive  
Indian Harbour Beach, FL 32937

For more information about the waterfront buffer matching grant program, please contact:

John W. Coffey, ICMA-CM, City Manager  
Phone: 321-773-3181  
Email: [jcoffey@indianharbour.org](mailto:jcoffey@indianharbour.org).



# Waterfront Buffer Matching Grant Program Application

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## Property Owner Information

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Name (print): \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Address (where waterfront buffer is located): \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

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## Waterfront Buffer Information

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Estimated Cost of Project: \_\_\_\_\_ Anticipated Project Dates: \_\_\_\_\_

Place where native plants will be purchased: \_\_\_\_\_

Installed by (check one):  Homeowner  Other \_\_\_\_\_

Would you allow the City of Indian Harbour Beach to use pictures taken of your project after completion to keep on file and use in public outreach efforts?  Yes  No

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I have read and understand the *Waterfront Buffer Matching Grant Program* requirements as stated in the attached instruction sheet. I understand that an inspection of the property may be required prior to application approval and after completion of the project. I understand that I must contact the City upon completion of the project and submit original receipts and a final digital picture prior to disbursement of funds.

\*\*\*\* **Please include all submission requirements with this application.** \*\*\*\*

Applicant's Signature \_\_\_\_\_ Date: \_\_\_\_\_

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## City Use Only

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Application #: \_\_\_\_\_ Date application received: \_\_\_\_\_

Date project was completed: \_\_\_\_\_ Project cost (not including tax): \_\_\_\_\_

Original receipt(s) included:  Yes  No

Comments: \_\_\_\_\_

*Mail completed form and submission requirements to:*

*City of Indian Harbour Beach 2055 South Patrick Drive Indian Harbour Beach, FL 32937*