

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5D

From: Staff

Date: June 20, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Indian River County Comprehensive Plan
DCA Reference No. 08-1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then Council must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Back ground

Indian River County has proposed amendments to the text of the Transportation Element of the County Comprehensive Plan. The County has requested a formal review of the amendments by the DCA.

Evaluation

The County previously adopted an Extended Roadway Grid Map (Figure 4.10) as part of the Comprehensive Plan (see attached). The County roadway grid is generally limited to lands within the Urban Service Area (USA). For the most part, it coincides with the Indian River Farms Control District canal system. The Grid includes both existing roads and future road alignments. In 2003, the Grid was extended to areas outside the USA in anticipation that future high density development may occur in lands that are currently outside the USA. The County determined that a fully connected network of roads should be available to serve that future development.

The County received a request from a private landowner of a proposed residential development to remove segments of 61st and 65th Streets between 74th Avenue and I-95 from the Roadway Grid Map. These streets have not been extended through the Quail Ridge Golf Course, although the County has retained the right to purchase right-of-way for both streets across the golf course. The golf course lies directly east of the proposed Quail Ridge Residential Development, a development at a density of one dwelling unit per five acres. Unless the two streets were actually built through the golf course, the need for these street segments through the Quail Ridge Residential Development is considered unnecessary, according to the County. The County does not intend to extend the streets through the golf course.

County staff indicates that higher density development is not probable in this area and that a higher density grid network is no longer needed. 59th Street provides an adequate east/west street in the vicinity, and unlike 61st and 65th Streets, it extends all the way east to U.S. 1. The street segments to be removed from the grid would also have to traverse and impact environmentally sensitive lands lying west of 90th Avenue. The County indicates the amendments will not have a negative impact on the county transportation network.

Extrajurisdictional Impacts

Under the informal agreement coordinated by the Treasure Coast Regional Planning Council, local governments in the northern three counties of the region are to provide copies of amendment materials to other local governments that have expressed an interest in receiving such materials. The County provided copies of the proposed amendments to the Indian River Metropolitan Planning Organization (MPO), Cities of Vero Beach, Fellsmere and Sebastian, St. Lucie County, and Martin County. In correspondence dated May 22, 2008, Council requested comments from those jurisdictions/agencies regarding the proposed amendments. A letter was received from the Director of the Indian River County MPO dated May 28, 2008 (see Attachment A). The letter indicates the MPO supports the amendment.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

The roadway network in the region should include a regional roadway system of the predictably spaced and interconnected east-west, north-south streets (SRPP Policy 7.1.2.5), as well as a dense grid of local streets that provide connections to the regional roadway network and a safe and pleasant environment for pedestrian, bicycle and other traffic.

Indian River County has planned an excellent network of roadways and streets, as portrayed in the Roadway Grid Map adopted in the County Comprehensive Plan. In most circumstances, Council would not find deletion of roadway segments from such a grid to be consistent with the SRPP. However Council recognizes there are unique circumstances affecting the two roadway segments that are the subject of these proposed amendments. These segments would not connect to the grid because the County does not intend to build the streets through the Quail Ridge Golf Course. In addition, the street segments would negatively impact an environmentally sensitive area and would likely dead-end at I-95.

Council has no comments/recommendations for modification to the proposed amendments. The amendments are considered to be consistent with the SRPP.

Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments

List of Attachments

Attachment

- A May 28, 2008 letter from Phillip Matson, MPO Staff Director,
Indian River County Metropolitan Planning Organization



**INDIAN RIVER
COUNTY
METROPOLITAN
PLANNING
ORGANIZATION**

County Administration
Building A
1801 27th Street
Vero Beach, FL
32960

Phone: 772-226-1237
Fax: 772-978-1806
Suncom: 224-1237
Email:
pmatson@ircgov.com

Voting Members:

- City of Fellsmere
- Indian River County
- Town of Indian River Shores
- City of Sebastian
- City of Vero Beach
- Indian River County School District

Non-Voting Members:

- Town of Orchid
- Florida Department of Transportation

Staff Director
Phillip J. Matson

Attachment A

May 28, 2008

RECEIVED

MAY 30 2008

TREASURE COAST
REGIONAL PLANNING COUNCIL

Mr. Terry L. Hess, AICP
Deputy Director
Treasure Coast Regional Planning Council
301 East Ocean Boulevard, Suite 300
Stuart, FL 34994

RE: Draft Amendment to the Indian River County
Comprehensive Plan
DCA Reference No. 08-1

Dear Mr. Hess:

Please be advised that Indian River County Metropolitan Planning Organization (MPO) staff has reviewed the above referenced item.

The proposed Indian River County Comprehensive Plan Amendment is consistent with MPO plans and policies. MPO staff supports this amendment.

Should you have any questions, please contact me at (772)226-1455.

Sincerely,

Phillip J. Matson
MPO Staff Director

cc: Robert M. Keating, AICP
Community Development Director
TM#2008-0174

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List of Exhibits

Exhibit

- 1 General Location Map
- 2 Sections of Roadway to be Removed
- 3 Existing Extended Roadway Grid Network
- 4 Proposed Extended Roadway Grid Network

**Exhibit 1
General Location Map**

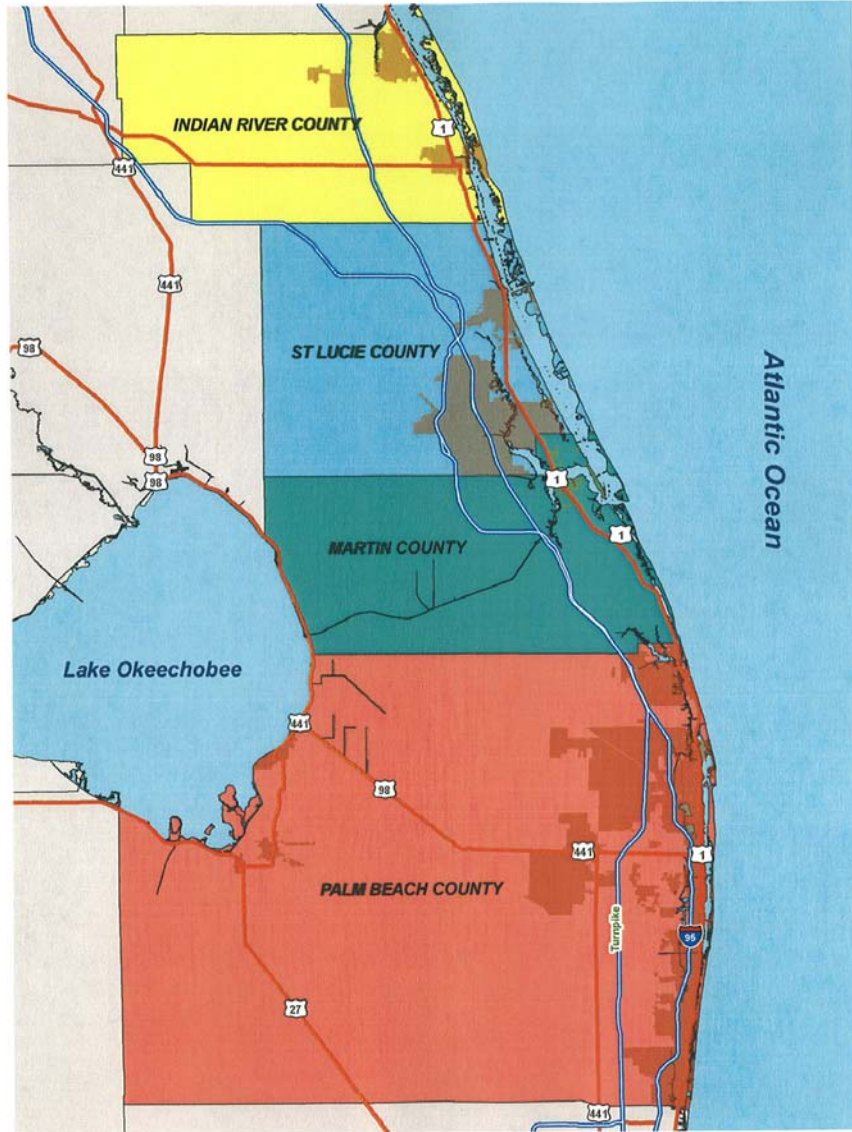


Exhibit 2
Sections of Roadway to be Removed

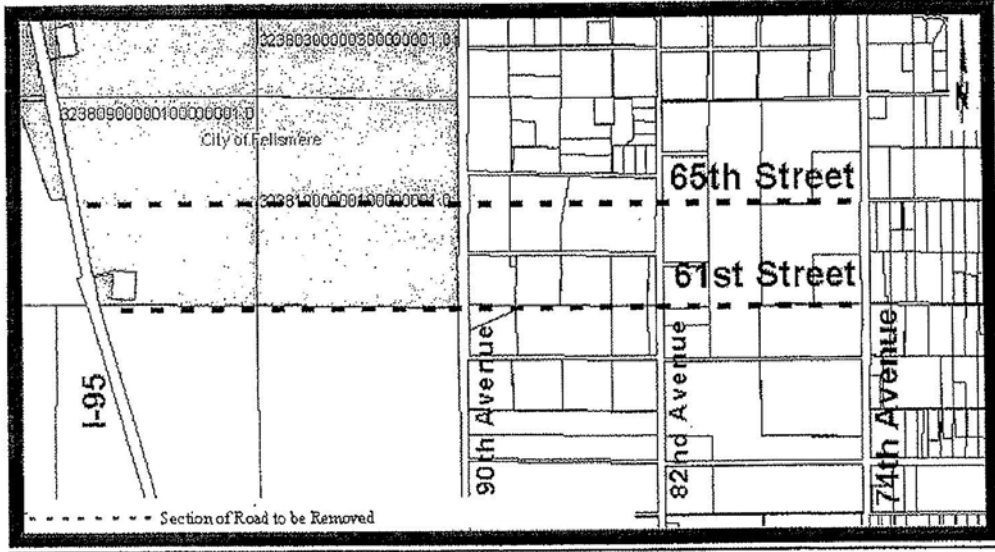


Exhibit 3 Existing Extended Roadway Grid Network

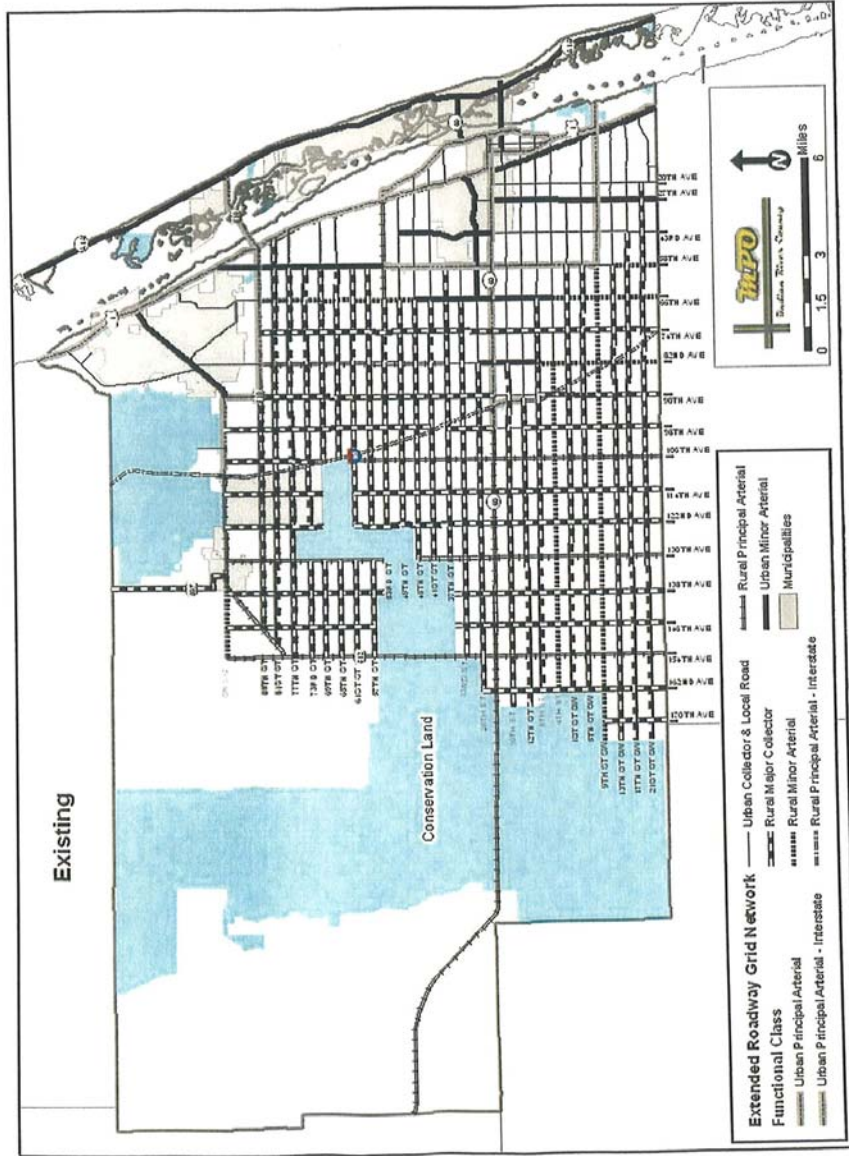


Exhibit 4 Proposed Extended Roadway Grid Network

