MEMORANDUM

To: Council Members

From: Staff

Date: February 20, 2009 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Indian River County Comprehensive Plan
DCA Reference No. 09-1

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.

Background

Indian River County has proposed amendments to the Future Land Use and Coastal Management Elements of the County Comprehensive Plan. The County has requested a formal review of the amendments.

Evaluation

The proposed amendments are to address statutory requirements regarding the definition of the Coastal High Hazard Area (CHHA) and to depict the CHHA on the future land use map. In 2006, the State definition of the CHHA changed. Previously, the CHHA included all areas designated as evacuation zones for a Category 1 hurricane. The CHHA is now defined as the area below the elevation of the Category 1 storm surge line as established by a “Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.
Future Land Use Element

The new definition of CHHA is incorporated into the text of the element in two locations. In addition, modifications are made to the Future Land Use Map and to Figure 2.29 (Exhibits 2 and 3) to portray the Category 1 Storm Surge Zone. The revised maps show two notable differences as a result of the new definition:

1. some areas along the eastern side of the barrier island are no longer within the CHHA; and
2. the south prong of the Sebastian River is now included in the CHHA.

Coastal Management Element

The new definition of the CHHA is included in the text of the Element. In addition, Figure 9.24 (Exhibit 4) is revised to show the Category 1 Storm Surge Zone.

Extrajurisdictional Impacts

Under the informal agreement established 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. In its transmittal letter to DCA dated December 11, 2008, the County indicated that amendment materials were provided to Vero Beach, Sebastian, St. Lucie County, Fellsmere, and Martin County. Council also provided a copy of the amendment materials to the Brevard County Planning Department. As of the date of the preparation of this report, no comments have been received regarding the proposed amendments.

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

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 Exhibits

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<td>General Location Map</td>
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<td>Future Land Use Map</td>
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<td>Coastal High Hazard Area (Figure 2.29)</td>
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Exhibit 1
General Location Map
Exhibit 3

Coastal High Hazard Area
Fig 2.29

Category 1
Storm Surge Zone

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Exhibit 4

Coastal High Hazard Area
Fig 9.24

Category 1
Storm Surge Zone

N