MEMORANDUM

To: Regional Planning Council Members

From: Staff

Date: September 18, 2009 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Indian River County Comprehensive Plan
DCA Reference No. 09-2

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) 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 the TCRPC 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 two amendments to the Future Land Use Map (FLUM) of the County Comprehensive Plan. The County has requested a formal review of the amendments by the DCA.

Evaluation

Both the subject properties were acquired by the County for conservation purposes under the County Environmental Lands Program. The County is now assigning the appropriate FLUM designation to each property.

1. Jones Pier – this 16.2 acre property is located on the barrier island (Orchid Island), with frontage on the Indian River Lagoon (see Exhibits 2 and 3). The property contains a Palm Tree nursery, an historic riverfront homestead and
The property was previously used for agricultural purposes. Some remnant native vegetation remains, including mangroves along the shoreline. No development of the property is anticipated except for minor facilities associated with passive recreational activities. Compatibility between the property and surrounding properties should not be an issue. The County indicates the amendment is warranted under Future Land Use Element Policy 14.3, based on the purchase and designation of the property for conservation purposes.

2. Cypress Bend Community Preserve (a.k.a. Russell Grove River Buffer)

This 47.3 acre property is located along the St. Sebastian River, just west of SR 505 (Roseland Road) and approximately one mile south north of CR 512. It is immediately adjacent to the western boundary of the City of Sebastian.

The majority of the property is an abandoned citrus grove (90%). The remainder includes wetlands and a riverfront hammock. As with the Jones Pier property, the proposed use is for passive recreational activities. The current FLUM designations are Conservation (C-2 and C-3). The proposed designation is Conservation (C-1).

The existing land uses on surrounding properties are a Boy Scout Camp to the north, single family homes to the east and south and the St. Sebastian River and conservation Lands to the west. Surrounding FLUM designations include C-3 to the north, C-1 to the west, Low Density Residential (City designation) to the east and Very Low Density Residential (City designation) to the south. The County indicates there should be no compatibility issues with surrounding uses.

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. The County provided copies of the amendment materials to all local governments that have requested the materials. Council staff sent a memorandum to
the two local governments (Town of Indian River Shores and City of Sebastian) most likely to be impacted by the proposed amendments seeking comments regarding compatibility of the amendments with local comprehensive plans. As of the date of the preparation of this memorandum, no comments have been received.

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 TCRPC 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 with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

The Treasure Coast Regional Planning Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments
List of Exhibits

Exhibit

1  General Location Map
2  Amendment Location Map
3  Amendment Location Map for Jones Pier Property
4  Existing Land Use Map
5  Future Land Use Map
6  Amendment Location Map for Cypress Bend Community Preserve Property
7  Existing Land Use Map
8  Future Land Use Map
Exhibit 3
Amendment Location Map for Jones Pier Property
Exhibit 6
Amendment Location Map for Cypress Bend
Community Preserve Property
Existing Landuse

C-1 0 units per Ac.
C-2 1 unit per 40 Ac.
C-3 1 unit per 2.5 Ac.
Municipal