

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5N

From: Staff

Date: September 17, 2010 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Vero Beach Comprehensive Plan
DCA Reference No. 10-2

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

The City of Vero Beach has proposed text amendments to the Future Land Use, Traffic Circulation and Capital Improvements Elements of the City Comprehensive Plan. The City requested that the DCA carry out a formal review of the amendments.

Evaluation

A. Future Land Use Element

1. Policy 1.9, which establishes the Mixed Use Future Land Use Map designation, is revised to include access to multi-modal transportation alternatives as a condition for designation as Mixed Use. The City indicated this reinforces the principle that downtown and other centrally located Mixed Use areas should have adequate access to multi-modal transportation alternatives.

B. Traffic Circulation Element

1. New Policy 3.9 indicates the City will amend their Land Development Regulations (LDRs) to authorize bus, rail and other inter- and multi-modal facilities within areas zoned as Downtown District. The current LDRs do not permit such facilities.
2. New Policy 3.10 is to support efforts to locate an Amtrak passenger rail station in downtown Vero Beach in conjunction with resumed passenger rail service in the Florida East Coast Corridor to increase mobility and enhance opportunities for transit oriented development. This is consistent with a City resolution passed in 2009 and expresses the City support and commitment for locating a passenger rail station downtown in conjunction with renewed passenger rail service.
3. Policy 1.1 is revised to clarify that adopted Level of Service (LOS) D for all arterial and collector roadways and adopted LOS E for all other roadways are based on “Peak Hour/Peak Season/Peak Direction”. Also, new exceptions (see Exhibit 2) to these standards are:
 - a. 27th Avenue from the south City limits to State Road 60 (established as LOS E plus 20%). This change had been made during Capital Improvements Element revisions in November of 2009, but was not reflected in the Traffic Circulation Element due to an oversight.
 - b. SR A1A from SR 60 to the north City limits (established as LOS D plus 30%). This modification is necessary because actual traffic volumes are often marginally above the LOS D standard and this roadway is considered constrained from additional capacity expansions. SR A1A is the only through road on the barrier island. The area it traverses is essentially “built out”; but the few vacant landowners would be precluded from developing their property without this revision. This revision is considered to be consistent with Policy 1.4 which indicates the City will restrict the widening of roadways where there are physical or environmental constraints. The significant right-of-way costs and socio-economic impacts preclude the widening of this segment of SR A1A.

C. Capital Improvements Element

1. Table 9.1, LOS Standards for Facilities, is to be modified to include the changes made to Policy 1.1 of the Traffic Circulation Element (summarized above).

Extrajurisdictional Impacts

Under the informal agreement facilitated by the TCRPC, 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 City provided copies of the amendment materials to Sebastian, Indian River Shores, Fellsmere, Indian River County and the County School District. The TCRPC sent a memorandum to these agencies/local governments on September 2, 2010 seeking comments regarding conflicts with existing plans or programs. As

of the date of the preparation of this report, no comments have been received. No significant detrimental extrajurisdictional impacts are expected as a result of the adoption of these 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

The proposed text revisions are considered to be consistent with Regional Goal 7.1 (A balanced and integrated transportation system); Strategy 7.1.1 (Develop a balanced, complete and fully integrated transportation system); Strategy 7.1.3 (Promote improved community planning and urban design); and Strategy 7.1.4 (Encourage public transportation alternatives). The City should consider adopting a policy to promote transit oriented development around the passenger rail station, consistent with SRPP Policies 7.1.2.3 and 7.1.2.4.

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 Level of Service Exception Map

**Exhibit 1
General Location Map
City of Vero Beach**



