MEMORANDUM

To: Council Members  AGENDA ITEM 5E
From: Staff
Date: May 20, 2011 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Indian River County Comprehensive Plan
DCA Reference No. 11-1

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 one text amendment to the Future Land Use Element of the County Comprehensive Plan. The County has requested a formal review of the amendment.

Evaluation

In 2007, Indian River County adopted a new Future Land Use Map designation entitled Mobile Home Rental Park. The new designation was assigned to twelve existing mobile home rental parks in the unincorporated County. The intent of the amendment was to offer some protection to residents of rental properties from displacement as a result of conversion of the parks to other uses.

In 2008, as a result of discussions with mobile home park owner representatives regarding the challenge of keeping rental parks financially feasible, the County considered a comprehensive plan amendment that would allow a limited number of rental spaces to be utilized for recreational vehicle (RV) use. However, the amendment was opposed by residents of several large mobile home parks, and the County ultimately voted not to transmit the amendment.
In 2010, County officials spoke to representatives of two resident-owned mobile home parks who encouraged the County to again consider allowing a limited number of RVs in mobile home parks to allow the parks to be more financially feasible. There are a number of “grandfathered” mobile home rental parks along U.S. 1 that have a mix of RV and mobile home rentals.

The County has transmitted a text amendment to Policy 1.16 of the Future Land Use Element that would allow up to twenty-five percent of permitted spaces to be used for RV rentals in identified Mobile Home Parks of 20 acres in size or less. This policy would apply to only three existing mobile home parks in the unincorporated County. The policy does not permit RV spaces in larger mobile home parks.

**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 County provided copies of the amendment materials to Fellsmere, Sebastian and Vero Beach, as well as St. Lucie and Martin Counties. The TCRPC requested comments from these local governments regarding any conflicts with the proposed amendment on April 4, 2011. As of the date of the preparation of this report, no correspondence has been received.

**Effects on Significant Regional Resources or Facilities**

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

**Analysis of Consistency with Strategic Regional Policy Plan**

The conversion of mobile home parks to other uses and the resulting loss of affordable housing units is a recognized problem in the Treasure Coast Region. The amendment is considered to be consistent with the SRPP, particularly with Regional Goals 2.1 and 2.2 regarding an adequate supply of affordable housing and a range of housing types and affordabilities.

**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**

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<th>Description</th>
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<td>General Location Map</td>
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<td>2</td>
<td>Location of Mobile Homes Impacted by Text Amendments</td>
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Exhibit 1
General Location Map