MEMORANDUM

To: Council Members

From: Staff

Date: June 15, 2012 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Indian River County Comprehensive Plan
Amendment No. 12-2ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

Background

The County is proposing three changes to the Future Land Use Map (FLUM) of the County Comprehensive Plan.

Evaluation

The County is proposing to change the land use designation on two properties acquired by the St. Johns River Water Management District (SJRWMD), and one property acquired by the County for conservation and water management. The purpose of this amendment is to assign the necessary land use designations to reflect the public conservation ownership of the subject properties. The following table summarizes information related to each property:
Subject property 1 is located south of the City of Fellsmere and approximately 3.5 miles north of SR 60. Subject property 2 is located 1.5 miles north of SR 60 and 3 miles west of I-95. Subject Property 3 is located approximately 6.5 miles north of SR 60 on the northwest side of Blue Cypress Lake.

Subject Properties 1 and 2 contain freshwater marsh associated with the Upper Basin of the St. Johns River. Subject Property 3 consists of forested wetlands associated with Blue Cypress Creek where the creek converges with Blue Cypress Lake. The land use designations on the properties surrounding Subject Properties 2 and 3 are Agricultural and Conservation. The land use designations on the properties west and south of Subject Property 1 are Conservation. Properties to the north and east of Subject Property 1 are within the City of Fellsmere and are used for agricultural purposes.

Under the current agricultural land use designations of the subject properties there is only limited environmental protection. These amendments are being proposed to preserve the entire area of each site. Development of the properties will be limited to conservation and passive recreational uses. The adoption of the proposed land use amendments will not impact any public facilities or services.

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. On May 29, 2012, TCRPC requested comments from these local governments regarding any conflicts with the proposed amendments. As of the date of the preparation of this report, no objections to the proposed amendments have been received.

Effects on Significant Regional Resources and Facilities

No adverse effects on significant regional resources and facilities have been identified.
Conclusion

The proposed amendments are not in conflict or inconsistent with the SRPP.

Recommendation

Council should approve this report and authorize its transmittal to the County and the Florida Department of Economic Opportunity.

Attachments
# List of Exhibits

**Exhibit**

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