AGENDA ITEM 5L

To: Council Members

From: Staff

Date: September 21, 2012 Council Meeting

Subject: Local Government Comprehensive Plan Review

Draft Amendment to the City of Vero Beach Comprehensive Plan

Amendment No. 12-1ESR

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 City of Vero Beach is proposing one text amendment to the Land Use Element of the City Comprehensive Plan.

Evaluation

The City is proposing a text amendment to the Land Use Element of the Comprehensive Plan to modify the Appropriate Uses of the Government/Institutional/Public Use (GU) land use classification in Table 8.1, Land Use Classifications. The proposed additional language to Table 1.8 is shown in underlined text:

Appropriate Uses

Governmental facilities including administrative buildings, cultural facilities, operations and service facilities, and correctional institutions. Also, public and private educational facilities, hospitals, and transportation terminals, including small-scale recreational activities compatible with and subordinate to an existing governmental utility.
The proposed text amendment is being made to allow non-traditional options for siting recreational activities, primarily to be operated by not-for-profit organizations that provide recreational activities to the public. This will allow more efficient use of underutilized public lands and buildings, and serve an important public interest in providing further opportunities for public recreation uses.

**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 and agencies that have expressed an interest in receiving such materials. On July 2, 2012, the TCRPC requested comments from these local governments regarding any conflicts with the proposed amendment. As of the date of the preparation of this report, no objections to the proposed amendment 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 amendment is not in conflict or inconsistent with the SRPP.

**Recommendation**

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