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.

The amendment package from Indian River County includes one change to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation from Conservation-2 (C-2) (up to 1 unit/40 acres) and Low-Density Residential-2 (L-2) (up to 6 units/acre) to Conservation-1 (C-1) (0 units/acre) on approximately 70 acres located on the south side of Oslo Road, just west of the Indian River Lagoon. The subject property is the Oslo Riverfront Conservation Area Diamond Tract, which consists of four contiguous parcels. The property was acquired by Indian River County in 2005 for conservation purposes.

The Oslo Riverfront Conservation Area Diamond Tract consists of undeveloped coastal estuarine and transitional wetlands. The property was purchased as an addition to the overall 440-acre Oslo Riverfront Conservation Area. The purpose of the amendment is to apply the proper land use designation to reflect the public conservation ownership of the subject property. The county
staff report indicates that the proposed amendment will not impact any public facilities or services, and the proposed change ensures that environmentally sensitive natural communities will be protected.

**Extrajurisdictional Impacts**

TCRPC requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on August 29, 2013. No extrajurisdictional impacts have been identified.

**Regional Impacts**

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

**Conclusion**

The proposed amendment is consistent with the SRPP.

**Recommendation**

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

**Attachments**
List of Exhibits

Exhibit

1  General Location Map
2  Subject Properties – Aerial
3  Existing Future Land Use Map
4  Proposed Future Land Use Map
Exhibit 1
General Location Map

Subject Properties
Exhibit 2
Subject Properties – Aerial

Source: IRC Community Development Department April 15, 2013