MEMORANDUM

To: Council Members

From: Staff

Date: March 21, 2014 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Indian River County Comprehensive Plan
Amendment No. 14-1ESR

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.

The amendment package from Indian River County includes two changes 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 exchange the future land use designations on two 8.3-acre parcels located in the Grand Harbor Development of Regional Impact, which is located north of Vero Beach on the east side of U.S. Highway 1. Specifically, the amendment is to change the future land use designation from M-1, Medium Density Residential-1 (up to 8 units per acre), to C/I, Commercial/Industrial on Subject Property 1; and simultaneously change the future land use designation from Commercial/Industrial to Medium Density Residential-1 on Subject Property 2.

Subject Property 1 is located at the southeast corner of Indian River Boulevard and 53rd Street, and Subject Property 2 is located at the southwest corner of Indian River Boulevard and Grand Harbor Boulevard. Both subject properties are vacant and owned by Grand Harbor. The properties adjacent to Subject Property 1 are designated Medium Density Residential-1 to the
north, east and south; and Commercial/Industrial to the west. All properties surrounding Subject Property 2 are designated Medium Density-1 on the county’s future land use map.

The proposed amendment will not increase the land use density or intensity in the Grand Harbor development. The county staff report indicates that the proposed amendment will not impact any public facilities or services.

**Extrajurisdictional Impacts**

TCRPC requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on February 20, 2014. 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**

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Existing Land Use Map
Exhibit 4
Proposed Land Use Map