Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council 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 the City of Vero Beach includes a change to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation on a 15-acre parcel from Government/Institutional/Public Use (GU) to Residential Low (RL). The subject property is located at 665 20th Street. The property is currently vacant, but was previously the site of Osceola Magnet Elementary School. The future land use designations on adjacent properties are: Residential High and Commercial to the north; Residential Low to the east; Medium Density Residential-2 (Indian River County) to the south; and Residential Medium to the west.

The subject property was formerly owned by the School District of Indian River County. The school district moved the school, vacated the site, and sold the property to the applicant. The applicant is proposing to use the site for a church. The Residential Low land use designation would permit a church as a conditional use. The city staff reports concludes that the proposed
amendment is compatible with the surrounding land uses, and is not expected to cause adverse impacts on the environment or the provision of public services.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on August 28, 2015. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

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

Attachments
## List of Exhibits

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Exhibit 2
Aerial Photograph
Exhibit 3
Location and Future Land Use Map

Location and Future Land Use Map
Exhibit "A"

LEGEND

- Subject Property
- City Limits
- C - Commercial
- GU - Gov. / Institutional / Public Use
- MX - Mixed Use
- RH - Residential High
- RL - Residential Low
- RM - Residential Medium

SURJECT PROPERTY: FROM GU TO RL

Scale 1 in = 500 ft
Approved by City Council:

Prepared by:
Department of Public Works
GIS Division
City of Vero Beach
June 25, 2012
File No.: C134000003-FL06-Map

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