TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members                        AGENDA ITEM 4B7
From: Staff
Date: July 20, 2018 Council Meeting
Subject: Local Government Comprehensive Plan Review
          Draft Amendment to the City of Sebastian Comprehensive Plan
          Amendment No. 18-1ESR

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 Sebastian was received on June 1, 2018 and contains a change to the Future Land Use Map (FLUM) 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 of approximately 182.87 acres recently annexed into the City of Sebastian from Low Density Residential L-2 in part and Commercial/Industrial in part to 180.35 acres of Low Density Residential and 2.52 acres of General Commercial. The site is located along the west side of Old Dixie Highway and the FEC Railway south of Woodmere Road and north of Schumann Drive. The current designation for the residential portion of the site allows up to 6 dwelling units per acre. The proposed designation of Low Density Residential allows up to 5 dwelling units per acre and is proposed for 456 single-family units and 130 duplex villa units. The future land use designations on adjacent properties are Industrial to the north; Low Density Residential and Very Low Density Residential to the south; Indian River County L-2 and Commercial/Industrial to the east; and Low Density Residential, Very Low Density Residential, and Institutional to the west.
The staff report indicates that services are or will be available concurrent with the development of the property so that the required level of service for water, sewer, drainage, traffic circulation, and recreation will be met.

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 June 12, 2018. 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 Sebastian and the Florida Department of Economic Opportunity.

Attachments
## List of Exhibits

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
</tr>
<tr>
<td>2</td>
<td>Aerial Location Map</td>
</tr>
<tr>
<td>3</td>
<td>Proposed Future Land Use Map</td>
</tr>
</tbody>
</table>
EXHIBIT 2
Aerial Location Map
EXHIBIT 3
Proposed Future Land Use Map