To: Council Members

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. 18-2ESR

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 21, 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 of approximately 66.87 acres recently annexed into the City of Sebastian from a County designation of Rural to a City designation of Commercial General. The site is located along the north side of CR 510 east of where CR 510 connects to CR 512 and immediately east of the future extension of 82nd Avenue southwards to State Road 60 (which connects to I-95). The current designation for the site allows up to 1 dwelling unit per acre. The proposed designation of Commercial General allows a floor area ratio of 0.60 FAR for commercial development. The future land use designations on adjacent properties are Low Density Residential to the north across the Elkam Canal; Indian River County Agricultural AG-1 across CR 512 to the south; Indian River County Rural to the east; and Indian River County Low Density Residential L-1 to the west across the Sebastian River Improvement District (SRID) canal right of way.
The subject site is a former orange grove that is no longer economically viable. 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, and traffic circulation will be met. Significantly, CR 512 is being widened and improved and 82nd Avenue is being extended and improved southwards to State Road 60. These roads will provide access to the subject site and their extension and improvement will change the character of the area from agricultural to more active due to their connections to I-95 and the Intracoastal Waterway bridge in Wabasso. The City anticipates the formation of a commercial node at the intersection of CR 510 and 82nd Avenue, spearheaded by the subject site.

Regional Impacts

No adverse effects on regional resources or facilities have been identified with this proposal due to its relatively small size. However, the City and the County should collaborate to plan in advance for and manage the transition of the area along 82nd Avenue from primarily agricultural to other uses that respond to the changing transportation patterns being brought about by the roadway extensions and improvements. The City of Sebastian should also enhance the Future Land Use Element of their Comprehensive Plan to provide clear policy direction on where and how the commercial land “deficit” should be addressed, with a focus on using nodes of commercial development at appropriate intersections. This will greatly assist the City in avoiding sprawling development patterns, preserving environmental quality, maintaining efficient service delivery, mitigating impacts from incompatible land uses, and providing predictability in the pattern of development. These suggested enhancements to planning in the subject area and the City as a whole will reduce potential regional impacts and support the goals of the SRPP.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on June 28, 2018. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. However, as stated above, the City and the County should jointly plan the future of the area along the extension of 82nd Avenue to avoid sprawling strip development patterns. The City should also enhance their Comprehensive Plan to provide clear policy direction on where commercial land uses should be located, with a focus on commercial nodes at appropriate intersections.

Recommendation

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

Attachments
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