MEMORANDUM

To: Council Members

From: Staff

Date: January 11, 2019

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Indian River County Comprehensive Plan Amendment No. 18-02ESR

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 Indian River County was received on November 28, 2018 and contains two amendments to the Future Land Use Map. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The amendments propose to simultaneously swap land use designations on two separate parcels of land that are of approximately the same size. The amendments will not result in overall density or intensity increases, rather there will be a locational shift of land uses. The proposed amendments are summarized below:

Subject Property 1: Indian River Land Trust, Inc.

The proposed amendment is to change the future land use designation on approximately 11.59 acres from Commercial/Industrial (C/I) to Medium Density Residential (M-1) up to 8 dwelling units per acre. The subject property is located at the southeast corner of 79th Street and U.S. Highway 1. The property is currently undeveloped. Adjacent Future Land Use designations are Low Density Residential-2 (L-2) up to 6 dwelling units per acre to the northeast and east, and Commercial/Industrial (C/I) to the northwest, west, and south.
**Subject Property 2: Schwerin Asset Advisors, LLC**

The proposed amendment is to change the future land use designation on approximately 11.44 acres from Medium Density Residential (M-1) up to 8 dwelling units per acre to Commercial / Industrial (C/I). The subject property is located at the northeast corner of 41st Street and U.S. Highway 1. The property is currently undeveloped. Adjacent Future Land Use designations are Commercial/Industrial (C/I) to the west (across U.S. Highway 1) and south (across 41st Street), and Medium Density Residential (M-1) up to 8 dwelling units per acre to the north and east.

Both Subject Property 1 and Subject Property 2 are located within the County’s Urban Service Area. Although the County’s comprehensive plan establishes standards within the Urban Service Area for transportation, potable water, wastewater, solid waste, stormwater management, schools, and recreation, by policy proposals that do not increase land use density or intensity are exempt from concurrency review. However, a detailed concurrency analysis will be done in conjunction with review of any applications for site development. The County staff report indicates the proposed amendments are consistent with the comprehensive plan, are compatible with surrounding land uses, and will cause no adverse impacts on the environment or provision of public services. The report further states that the proposed changes accommodate an efficient land use pattern and facilitate economic development at a site located close to a highly developed area along U.S. Highway 1 near a major medical node (Subject Property 2).

**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 December 3, 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 Indian River County and the Florida Department of Economic Opportunity.

**Council Action – January 18, 2019**

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner Townsend from St. Lucie County seconded the motion, which carried unanimously.

**Attachments**
List of Exhibits

Exhibit

1  General Location Map
2  Indian River Land Trust, Inc. - Aerial Map
3  Indian River Land Trust, Inc. – Existing Future Land Use Map
4  Indian River Land Trust, Inc. – Proposed Future Land Use Map
5  Schwerin Asset Advisors, LLC – Aerial Map
6  Schwerin Asset Advisors, LLC – Existing Future Land Use Map
7  Schwerin Asset Advisors, LLC – Proposed Future Land Use Map
Exhibit 1
General Location Map
Exhibit 3
Indian River Land Trust, Inc. – Existing Future Land Use Map

To Change Land Use Designation for +/- 11.59 Acres C/I to M-1
Exhibit 4
Indian River Land Trust, Inc. – Proposed Future Land Use Map

To Change Land Use Designation for +/- 11.59 Acres C/I to M-1
Exhibit 6
Schwerin Asset Advisors, LLC – Existing Future Land Use Map

To Change Land Use Designation for +/- 11.44 Acres M-1 to C/I
Exhibit 7
Schwerin Asset Advisors, LLC – Proposed Future Land Use Map

To Change Land Use Designation for +/- 11.44 Acres M-1 to C/1