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 extraterritorial 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 June 17, 2019 and contains text amendments to the Capital Improvements and Transportation elements of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

Capital Improvements Element (CIE)

Changes proposed to the CIE primarily involve amending text and policies to adjust the level of service (LOS) on an interim basis for two roadways (37th Street and County Road 510) from LOS “D” to “D” plus 20%, and then revert back to LOS “D” after planned road improvement projects are completed; and amending concurrency management text related to individual single-family home permits. Current comprehensive plan language exempts from concurrency review only single-family building permits in subdivisions platted before February 13, 1990, and requires a separate concurrency review for each single-family permit application which proposes development on lots created after February 13, 1990. Under the proposed amendment, development on individual single family lots in all subdivisions and on individual legally created single-family parcels will be exempt from concurrency review on a permit by permit basis, with each permit deemed a de minimus impact. Under the proposed amendment, traffic impacts from
single-family permits will be tracked in the aggregate and factored into development project traffic impact studies as well as the County’s CIE Element annual updates.

**Transportation Element**

Changes proposed to the Transportation Element involve changing target dates for policy completion, deleting outdated policies, updating policies, data, maps, and tables relating to the most recently approved Long Range Transportation Plan adopted by the Metropolitan Planning Organization, removing/revising out-of-date references, adding language to allow for greater flexibility for transportation related improvement designs, adding language to allow for more detailed determinations for segment-specific roadway capacity, and amending text and policies to adjust LOS capacity on an interim basis for two roadways (37th Street and County Road 510) consistent with concurrent changes proposed in the CIE.

The County has provided the changes in *strikeout* and *underline* format. Because of the extensive volume of material in the amendment package, the revisions have been provided as a supplement on Council’s website.

**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 29, 2019. No extrajurisdictional impacts have been identified.

**Conclusion**

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. Related to the proposed amendment to exempt all individual single-family house permits from concurrency review, the County needs to ensure that policies remain in the comprehensive plan to require that concurrency for all established level of service standards is verified for all new development, including single-family residential, at some point in the development approval process.

**Recommendation**

Council should approve this report and authorize its transmittal to Indian River County and the Florida Department of Economic Opportunity.

**Council Action – July 19, 2019**

Commissioner Smith from Martin County moved approval of the staff recommendation. Councilmember Marino from the City of Palm Beach Gardens seconded the motion, which carried unanimously.

Attachment
List of Exhibits

Exhibit

1  General Location Map
Exhibit 1
General Location Map