

To: Council Members
From: Staff
Date: May 13, 2010
Subject: Local Government Comprehensive Plan Amendment Review
Adopted Amendments to the Indian River County Comprehensive Plan
DCA Reference No. 10-1

Background

On March 23, 2010, Indian River County adopted five amendments to the Future Land Use Map of the County Comprehensive plan.

The Treasure Coast Regional Planning Council (TCRPC) reviewed the proposed amendments at a regular meeting held on February 19, 2010. The Florida Department of Community Affairs (DCA) issued a letter in lieu of an Objections, Recommendations and Comments (ORC) Report on February 12, 2010.

Evaluation

A. TCRPC Report

The report approved by the TCRPC contained one comment/recommendation for modification. The comment/recommendation is shown in Attachment A. The amendments were considered consistent with the Strategic Regional Policy Plan.

B. DCA ORC Report

The DCA letter of January 12, 2010 served as the ORC Report. The letter indicated the DCA had no objections to the proposed amendments.

C. Town Response

1. To TCRPC Comments/Recommendations for Modification

No response received.

2. To the DCA ORC Report

No response necessary.

Conclusion

For information only.

Attachment A
Excerpts from TCRPC report on Indian River County
Comprehensive Plan Amendments (DCA Ref# 10-1)
Approved at February 19, 2010 Council Meeting, Agenda Item 5G

Analysis of Consistency with Strategic Regional Policy Plan

Comments/Recommendations for Modification

1. Amendment 510, LLC

The County has indicated that this amendment (and the United Indian River Packers, LLC amendment) requires less justification than other amendments, since it involves only a locational shift in future land use designations rather than an increase in land use density or intensity. Furthermore, the County indicates that property such as this that fronts on major roadways is appropriate for a Commercial/Industrial FLUM designation, and that lands across CR 510 and 86th Street are already designated C/I (see Exhibit 12). The County goes on to point out that there may be compatibility issues with lands to the north and west, although those incompatibilities are limited since adjoining properties are proposed for multi-family residential use, have institutional uses (a church) or contain residential uses on multiple lots.

The introduction of commercial uses into residential areas often creates conflicts. Compatibility is an important issue, especially since residential homeowners often make investments based on the land use/zoning designation on adjoining lands. While most areas can and should accommodate a mix of uses, the transition from one use to another is particularly important. Careful design and site planning can help to ensure this transition is done so that existing uses, in this case residential and institutional, are protected. Exhibit 18 shows one alternate site plan that would address this transition so that:

- 1) Open space is located to provide a buffer/transition to the adjacent neighborhood.
- 2) Most of the commercial uses are located along CR 510, to ensure that loading/unloading and other similar activities are located as far as possible from the neighborhood. Access via a slip street and some parking are also proposed in the front of the building.
- 3) Landscaping is required along the shared property lines and parking lots.
- 4) 86th Street need not be closed thereby allowing access to the commercial area from CR 510 and from the surrounding neighborhoods.

The County should ensure that an approved site plan is compatible with existing uses and complementary to the surrounding area.