

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8H

From: Staff

Date: February 19, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Vero Beach Comprehensive Plan
Amendment No. 16-1ESR

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 Vero Beach includes a change to the Future Land Use Map 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 on a 10.53-acre parcel from Conservation (CV) to Industrial (I). The subject property is located at 4401 41st Street. The property is currently occupied by 2,812 square foot club house/training facility and pistol shooting range. No significant environmental features have been identified on the site. The future land use designations on adjacent properties are: Commercial/Industrial (Indian River County) to the east and west; Public Facilities (Indian River County) to the north; and Conservation to the south. The property to the south is part of the Vero Beach Regional Airport property.

The subject property has been used as a pistol range for more than 30 years. The city staff report indicates that the existing Conservation land use designation was inappropriately applied to the property. The proposed change in land use is consistent with the exiting use. The City of Vero Beach owns the property and intends for it to remain as a law enforcement shooting range. The

change in designation would allow the property to be improved, which is needed to better serve the needs of law enforcement. The city staff report concludes that the proposed amendment is compatible with the surrounding land uses, and is not expected to cause adverse impacts on the environment or the provision of public services.

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 January 13, 2016. 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 Vero Beach and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Aerial Photograph
- 3 Location and Future Land Use Map

Exhibit 1 General Location Map



**Exhibit 2
Aerial Photograph**

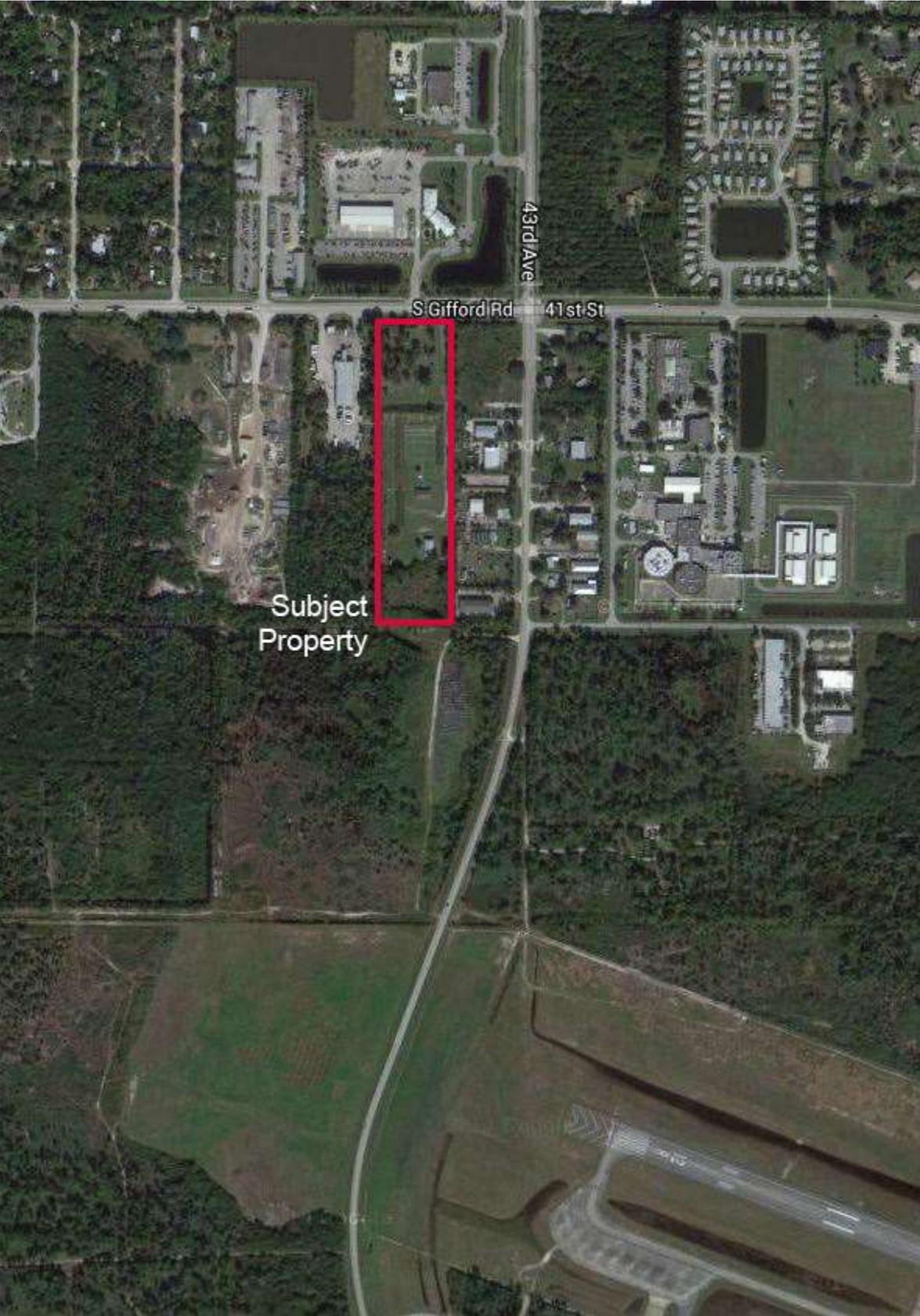


Exhibit 3 Location and Future Land Use Map

