

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8D
From: Staff
Date: June 17, 2016 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Indian River County Comprehensive Plan
Amendment No. 16-2ESR

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 Indian River County contains text changes to the Future Land Use, Transportation, Economic Development, and Recreation and Open Space elements; and Solid Waste Sub-Element in the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment includes text changes to the Future Land Use, Transportation, Economic Development, and Recreation and Open Space elements; and Solid Waste Sub-Element in the comprehensive plan. The purpose of the amendment is to update the plan to recognize conditions that have changed. Most of the updates were requested by county departments/divisions and the Indian River County Metropolitan Planning Organization (MPO). Most of the changes involve changing target dates for policy completion, deleting completed policies, removing and revising outdated references, and adding new policies and text in response to recent actions by the state and other organizations. Because the text changes are extensive, they have been provided as a supplement to this report on Council's website. Exhibit 2 in this report includes a table prepared by the county staff, which provides a summary of the

proposed changes. The most significant changes to objectives and policies in the comprehensive plan are summarized below:

Future Land Use Element

- Revise Policy 6.1 to clarify that an exception to when the county will not provide water and sewer service outside the urban service area is under limited circumstances consistent with Potable Water Sub-Element Policy 5.7 and Sanitary Sewer Sub-Element Policy 5.8 as amended.
- Revise Objective 11 to refer to areas needing redevelopment or revitalization and to add the word “revitalization” to several policies that follow this objective.

Solid Waste Sub-Element

- Revise Policy 4.1 to indicate the county shall expand its recycling program by accepting more materials, such as food waste, to be recycled to reduce the volume of waste disposed of in the landfill.
- Revise Policy 4.2 to indicate the Indian River County Solid Waste Disposal District (SWDD) shall re-evaluate establishing a mandatory solid waste collection system that serves properties within the county’s Urban Service Area.
- Revise Policy 4.6 to indicate by 2020, the SWDD shall evaluate the feasibility of the maximum recovery of recyclables from the county garbage stream and their conversion to useful products.
- Revise Policy 4.7 to indicate by 2020, the SWDD shall evaluate the feasibility of transferring the county’s solid waste to another regional facility for disposal of solid waste.

Transportation Element

- Revise Policy 4.3 to indicate periodically, the county will assess all thoroughfare plan roadways to identify hazards to bicyclists. Where hazards are identified, improvements to correct them will be programmed.
- Revise Policy 4.5 to indicate the county will continue to apply for federal non-motorized transportation funds to construct bike/pedestrian improvements.
- Revise Policy 4.9 to indicate the county will annually consider funding a program for construction of sidewalks in residential areas.
- Add new Policy 4.10 to indicate where practical and to the extent possible, and where such design is in compliance with the Florida Green Book and County Typical Design

Standards, the county will implement “complete streets” principles such as the inclusion of bike lanes and sidewalks for new roadways, widening projects, and roadway redesigns to address the needs of public transportation vehicles and patrons, bicyclists, and pedestrians of all ages and abilities in planning, programming, design, construction and maintenance of county roadways. These principles will be applied to reconstruction and maintenance projects to the extent state or federal statute, economic and environmental considerations, and existing development will allow. The county will view all transportation improvements as opportunities to improve safety, access and mobility for all travelers and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system.

Economic Development Element

- Revise Policy 2.1 to indicate the county shall focus its industrial/business/technology/research expansion efforts on attracting and expanding clean, small-scale light manufacturing and assembly industries and those industries identified in county target industry studies, as applicable.
- Revise Policy 2.2 to update the reference to the CareerSource Research Coast; and delete the reference to Enterprise Zones, which are no longer in effect. The narrative for the Economic Development Element now recognizes the former Enterprise Zone as the Indian River County/City of Vero Beach Enterprise Area.
- Revise Policy 2.5 to indicate the county, in coordination with the Indian River County Chamber of Commerce, shall establish a list of target industries and evaluate this list periodically in order to reflect the current economic needs of the county as well as the actual marketing results. The policy is also revised to specify for marketing purposes, the county, Indian River County Chamber of Commerce, and other economic development agencies representing the county may use their resources to market to a much smaller list based on the results of target industry studies, market research, and expert advice.
- Revise Policy 2.8 to update the reference to the Vero Beach Regional Airport.
- Revise Policy 2.13 to indicate the county shall periodically re-evaluate its economic development incentives by comparing its incentives with incentives offered by other jurisdictions.
- Update Policy 2.14 to indicate the county shall periodically compare its impact fees to other counties in the state to determine if county impact fees are competitive for new commercial/industrial development.
- Update Policy 2.17 to indicate the county will initiate and support voter referendums to establish and maintain an Indian River County economic development tax abatement program.

- Update Policy 4.1 to indicate the county shall maintain an Indian River County Consortium for Life Science Research and Technology Advancement with appropriate local governments, employment agencies, institutions of higher education and other applicable entities.
- Delete Policy 4.2, which required an annual review of land development regulations by the Professional Services Advisory Committee.

Recreation and Open Space Element

There were no significant changes to the Recreation and Open Space Element. The only changes were related to updating dates.

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 1, 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 Indian River County and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Summary Table of Proposed Comprehensive Plan Changes

Exhibit 1 General Location Map



Exhibit 2

Summary Table of Proposed Comprehensive Plan Changes

Element	Policy #, Objective #, Text	Summary	Page #	What the change is
FLUE	Policy 1.34	Use of PRO district to address blighted or declining residential areas	143	Remove the word "blight" and replace with "areas needing redevelopment or revitalization"
FLUE	Policy 1.39	Limit use of +/-665 acre property north of SR 60 & West of I-95 to research/tech/industrial uses	148	Decrease acreage to 301.95 acres (result of annexations)
FLUE	Policy 4.2	Identify and map target areas for redevelopment and infill	155	Change the due date from 2011 to 2018
FLUE	Policy 4.3	Assess development potential of areas identified in 4.2; develop special overlay if necessary	155	Change the due date from 2012 to 2019
FLUE	Policy 4.4	Coordinate with property owners to implement plan from 4.2	155	Change the due date from 2013 to 2020
FLUE	Policy 6.1	IRC will not provide water & sewer service outside of the Urban Service Area except in limited circumstances	160-161	Refer to policies of the Potable Water and Sanitary Sewer Elements as amended
FLUE	Policy 9.1	Establish compatibility guidelines for new county buildings and facilities	165	Change the due date from 2012 to 2019
FLUE	Objective 11	Identification of blighted areas for redevelopment and actions to encourage redevelopment	168	Remove the word "Blighted" and add the words "Needing Redevelopment or Revitalization". Add the words "or revitalization".
FLUE	Policy 11.1	Adopt guidelines and regulations to designate areas in need of redevelopment	168	Change the due date from 2012 to 2019. Add the identification words "or revitalization"
FLUE	Policy 11.2	Identify needs and deficiencies of redevelopment/revitalization areas within one year of identification	168	Add the identification words "or revitalization"
FLUE	Policy 11.3	Use the PRO zoning district for redevelopment/revitalization	168	Add the identification words "or revitalization". Remove "blighted or declining"
FLUE	Policy 11.4	Encourage development/redevelopment of underdeveloped subdivisions	168	Add the identification word "revitalization"
FLUE	Policy 13.3	Coordinate with municipalities/develop interlocal agreements re: annexations	169	Change the due date from 2011 to 2018

Element	Policy #, Objective #, Text	Summary	Page #	What the change is
FLUE	Text	Multiple references to "Vero Beach Municipal Airport"	37, 62, 67	Replace "Municipal" with "Regional" to recognize recent change
FLUE	Text	Various references and use of the word "blighted"	124-127	Change references from "blighted" to "areas needing redevelopment or revitalization"
FLUE	Text	Subsection discussing the County/City of Vero Beach Enterprise Zone and economic incentives available in that zone	126	Update discussion on Enterprise Zone to acknowledge sunseting by state (with removal of state economic incentives) and recent action of BCC to continue recognizing that area for local jobs grant incentive bonus.
Solid Waste	Policy 4.1	Expand county recycling program to accept more materials	29	Update to include food waste as an option for recycling
Solid Waste	Policy 4.2	Study mandatory door-to-door collection	29	Study completed. Change to "Reconsider mandatory collection in Urban Service Area". Change the due date from 2012 to 2022.
Solid Waste	Policy 4.6	Feasibility study of converting solid waste to other useful products	29	Change the due date from 2012 to 2020. Policy currently implies that the County may need to hire a consultant for this. Rewrite policy to remove this implication.
Solid Waste	Policy 4.7	Feasibility study of transferring solid waste to a regional facility	29	Change the due date from 2012 to 2020. Policy currently implies that the County may need to hire a consultant for this. Rewrite policy to remove this implication.
Transportation	Policy 4.3	Evaluate thoroughfare plan roadways to identify hazards to bicyclists	130	Change 2012 assessment due date to "Periodically" assess
Transportation	Policy 4.5	Apply for federal ped/bike improvement funds	130	Change reference to be a general federal funding source (not specific)
Transportation	Policy 4.9	Establish a sidewalk matching funds program for homeowner installed/funded sidewalks	130	Remove 2015 due date and change to consider annually funding
Transportation	Policy 4.10	County shall implement "complete streets" principles where feasible & meet standards	130-131	NEW POLICY
Economic Development	Objective 2	Increase high wage jobs by 1,000 between 2010 and 2015	46	Change the measurement time period to between 2010 and 2020
Economic Development	Policy 1.4	Promote training programs	46	Replace old reference to "Workforce Development Board" with "CareerSource Research Coast" (new name of entity)

Element	Policy #, Objective #, Text	Summary	Page #	What the change is
Economic Development	Policy 1.10	Promote services provided by area airports	46	Replace reference to "Vero Beach Municipal Airport" with "Vero Beach Regional Airport"
Economic Development	Policy 2.1	General targeted recruitment categories	46	Update to reflect updates to target industries
Economic Development	Policy 2.2	Provide incentives for target industries	46	Remove reference to Enterprise Zone tax refunds and credits. Update reference to CareerSource Research Coast
Economic Development	Policy 2.5	Establish list of target industries and evaluate annually	46 – 47	Change evaluation frequency to periodically. Insert reference to limiting marketing activities to a smaller, focused list.
Economic Development	Policy 2.8	Marketing of airport properties	48	Change reference from "Vero Beach Municipal Airport" to "Vero Beach Regional Airport"
Economic Development	Policy 2.13	Annually re-evaluate economic incentives	49	Change evaluation frequency to periodically
Economic Development	Policy 2.14	Annually compare county impact fees to other counties to assess competitiveness for commercial/industrial development	49	Change evaluation frequency to periodically
Economic Development	Policy 2.17	County to initiate a voter referendum for a tax abatement program	49	Update to recognize that the program was approved, has a sunset date, and will need to be renewed before November 2, 2020
Economic Development	Policy 3.1	Survey targeted industries to determine educational needs	49	Change reference to Workforce Development Board to CareerSource Research Coast
Economic Development	Objective 4	At least two additional industrial/business/technology/research parks established within the county by 2015	50	Change due date from 2015 to 2025
Economic Development	Policy 4.1	Establish IRC Consortium for Life Science Research and Technology Advancement	50	Policy Completed. Change to "Maintain" IRC Consortium of Life Science
Economic Development	Policy 4.2	Annual review of land development regulations by the Professional Services Advisory Committee	50	DELETE and re-number Policies 4.3 through 4.9
Economic Development	Text	Multiple references to "Vero Beach Municipal Airport"	2, 9	Replace "Municipal" with "Regional" to recognize recent change

Element	Policy #, Objective #, Text	Summary	Page #	What the change is
Economic Development	Text	Multiple references to the County/City of Vero Beach Enterprise Zone and economic incentives available in that zone	27 – 29, 42, and 56	Update discussion on Enterprise Zone to acknowledge sunseting by state (with removal of state economic incentives) and recent action of BCC to continue recognizing that area for local jobs grant incentive bonus. Replace "Enterprise Zone" with "Enterprise Area".
Economic Development	Text	Reference to former prorated SR 60 interest fee used to finance widening a portion of SR 60	26	Remove out of date reference to SR 60 prorated interest fee; fee sunsetted
Economic Development	Text	Reference to "residents of the County"	26	Change to "for county residents"
Economic Development	Text	Reference to state Qualified Target Industry (QTI) program and the dollar amount of incentive potentially available to industries in an Enterprise Zone.	27	Remove reference to Enterprise Zone and add additional detail for other bonuses available under QTI program
Economic Development	Text	Numerous References to "Workforce Solutions" and/or "Workforce Development Board"	7, 34, 28, 30, 46, & 49	Replace old references with "CareerSource Research Coast" (new name of entity)
Economic Development	Text	Description of "Research Coast" and various references to "Research Coast"	30-31, 42-43	Update to reflect more descriptive name and recent activities (Florida's Research Coast Economic Development Coalition)
Economic Development	Text	Discussion of economic incentives offered by the county	42	Update to discuss county's tax abatement program
Economic Development	Text	Discussion of "Research Coast"	43	Remove outdated text
Recreation	Policy 1.5	Complete a needs analysis of recreation services	46	Change the due date from 2015 to 2018
Recreation	Policy 1.6	Evaluate user fees	46	Change the due date from 2015 to 2018
Recreation	Policy 1.7	Revise fee structure for recreational programs and park reservations	46	Change the due date from 2016 to 2017
Recreation	Policy 1.8	Determine park need in north and south area	47	Change the due date from 2012 to 2018
Recreation	Policy 1.9	Evaluate new funding options	47	Change the due date from 2015 to 2018
Recreation	Policy 1.10	Evaluate new revenue opportunities	47	Change the due date from 2015 to 2017
Recreation	Policy 1.11	Evaluate feasibility to receive donations for parks capital and infrastructure	47	Change the due date from 2015 to 2018

Element	Policy #, Objective #, Text	Summary	Page #	What the change is
Recreation	Policy 2.1	Complete remaining improvements in South County Regional Park Master Plan	47	Change the due date from 2015 to 2018
Recreation	Policy 3.2	New fairground master plan	48	Change the due date from 2015 to 2018
Recreation	Policy 3.4	Update north and south county master plans	48	Change the due date from 2015 to 2018
Recreation	Policy 6.3	Survey to determine recreation demands	49	Change the due date from 2014 to 2018
Recreation	Policy 6.5	Automated reservation and sign up system	49	Change the due date from 2015 to 2018