

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 3H

From: Staff

Date: January 19, 2018 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Vero Beach Comprehensive Plan
Amendment No. 17-1ER

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 was received on November 20, 2017 and contains text changes to the Overview, Land Use, Transportation, Housing, Coastal Management, Infrastructure, Recreation, Conservation, Intergovernmental Coordination, Capital Improvements, and Public Schools elements of the comprehensive plan. The proposed changes are based on the city's Evaluation and Appraisal Review (EAR). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment includes text changes to the Overview, Land Use, Transportation, Housing, Coastal Management, Infrastructure, Recreation, Conservation, Intergovernmental Coordination, Capital Improvements, and Public Schools elements based on the city's EAR, which was completed in January of 2015. The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. The city also sought to update the supporting data and analysis, incorporate recommendations of the 2005 Vision Plan and 2010 EAR, and make the comprehensive plan a functional tool for guiding the future development of the City of Vero Beach. The city has provided complete versions of each of the elements showing the changes in

underline and strikethrough format. Because of the extensive volume of material in the amendment package, the revised elements have been provided as a supplement to this report on Council's website. The most significant changes in the comprehensive plan are summarized below:

Overview

- Add this new chapter to provide definitions, rules of construction, monitoring, and implementation.

Land Use Element

- Revise existing policies describing the future land use designations to clarify the types of uses allowed within each.
- Add a policy to adopt the Future Land Use Map, including a change in designation of the Police pistol range from Conservation (CV) to Industrial (I).
- Revise the matrix of the "Relationship Between Future Land Use Designations and Zoning Districts" to eliminate inconsistencies.
- Add policies regarding amendments to the Future Land Use and Zoning maps.
- Add specific authority for the creation of a "Vero Beach Arts Village" special zoning district. This is consistent with the recommendations of the March 2016 Cultural Arts Village Report summarizing the September 2015 Charrette and study facilitated by Council.
- Add policies supporting the creation of regulatory incentives to promote infill and mixed use development in appropriate residential and non-residential areas.
- Add a policy to identify a list of specific needs for significant amendments to the Land Development Regulations and a new policy requiring the Planning and Zoning Board to prepare for City Council approval an annual work program to address the needs.
- Add policies for redevelopment and infill principles and strategies which emphasize incentives rather than regulations.
- Add specific objectives and policies for the Downtown, Royal Palm Pointe, Cardinal Drive, Beachland Boulevard Corridor, Miracle Corridor, and U.S. Highway 1 Corridor commercial areas. Includes policies that emphasize infill and development in Downtown with the Downtown Vero Beach Economic Advisory Committee coordinating; consideration of replacing the multiple zoning districts in Royal Palm Pointe with a single district with community input; consideration of adding metered parking in the Ocean Drive/Cardinal Drive districts to address parking issues; and investigation of the need for a new mixed-use or special zoning district for Miracle Mile.

- Add an objective and supporting policies for the proposed Vero Beach Cultural Arts Village as proposed in the March 2016 Report prepared by Council.
- Add policies to reinforce Vero Beach as a “community of neighborhoods” by promoting preservation, stabilization, and infill consistent with neighborhood character.
- Add a policy regarding future development and land use changes at the Vero Beach Regional Airport which recognizes the master plan and habitat conservation plan.
- Add a policy defining Mixed Use.
- Add a policy stating that building height and density are governed by the City Charter.
- Add a policy that clarifies that incentives and bonuses recommended in the comprehensive plan must be approved by the City Council.

Transportation Element

- Add the widening of Aviation Boulevard, the extension of 5th Avenue, and the 17th Street and A1A intersection project to the 2035 Roadway Improvement Plan.
- Add policies that place an increased emphasis on traffic calming and other traffic control measures to protect existing neighborhoods.
- Revise the existing policy on subdivision standards to require sidewalks in all neighborhoods with a density of 2 units or more per acre in lieu of the prior standard of 3 units or more per acre.
- Add a policy concerning meeting a nexus and rough proportionality standard when requiring right-of-way dedications.

Coastal Management Element

- Add policies related to the Indian River Lagoon including the implementation of the Central Indian River Lagoon Best Management Action Plan and participation in the Indian River Lagoon National Estuary Program.
- Expand policies related to docks and boat ramps.
- Add a policy prohibiting the construction of structures over or upon the Indian River Lagoon or its connecting surface waters for non-water dependent uses.
- Add a policy prohibiting the construction of roofed structures over surface waters except as allowed within the C-1M zoning district.

- Revise the existing Coastal High Hazard Area policies and designate a new Area based on Category 1 storm surge as required by Florida Statutes.
- Add a policy calling for consideration of revised floodplain regulations to add a one to two foot “freeboard” requirement for all residential development in special flood hazard areas.
- Revise the hurricane evacuation clearance time from 12 hours or less for a Category 3 or above hurricane to 14 hours or less.
- Add policies for consideration and monitoring of sea level rise.

Infrastructure Element

- Add or revise Stormwater Management policies regarding cleaning and rehabilitating stormwater drainage systems to reduce flooding and reduce pollutants entering the Indian River Lagoon; clarifying the level of service; incorporating best management practices to reduce nutrient and particulate discharges to the Lagoon; expanding the treated area of the watershed from 1,600 acres to 3,000 acres by 2035; exploring development incentives for stormwater improvements that exceed minimum requirements; and keeping under consideration the establishment of a stormwater utility in order to finance capital improvements and repairs to the City’s stormwater system.
- Add or revise Solid Waste policies regarding the level of service and recycling and waste volume reduction.
- Add or revise Sanitary Sewer policies regarding the level of service; reinforcing the City’s intent to provide sanitary sewer service to the entire service area by 2035; expanding reuse irrigation; eliminating septic tanks with drainfields within the city limits by 2035; and memorializing city regulations related to implementing the new Septic Tank Effluent Pump (STEP) system.
- Add or revise Potable Water policies regarding the level of service; reinforcing the City’s intent to provide potable water to the entire service area by 2035; and reducing the ratio of withdrawals from the surficial aquifer compared to withdrawals from the Floridan aquifer.
- Add or revise Natural Groundwater/Aquifer Recharge policies regarding the protection of surficial aquifer recharge areas; revising the limits of areas with significant recharge potential; and continuing participation by the City in the St. Johns Water Management District’s water supply plan.

Recreation Element

- Eliminate the level of service standard for recreation and open space since there is no requirement for this in the Florida Statutes, the current inventory of recreation and open

space land vastly exceeds the current standard, and there is little anticipated growth in population according to the Data and Analysis.

- Add a policy requiring evaluation of recreational facilities every three years for compliance with Title II of the Americans with Disabilities Act.
- Add a policy for consideration of a master plan for Riverside Park and park lands north of Beachland Boulevard abutting the eastern shoreline of the Indian River Lagoon.

Conservation Element

- Add and revise policies related to surface water and groundwater to align with new policies added to the Infrastructure and Coastal Management elements.
- Add a policy requiring the City to adopt wetland policies contained within the comprehensive plan and requiring their application to new applications submitted after the effective date of the comprehensive plan amendments.
- Add a policy concerning enhanced regulations for the removal of invasive plant species.
- Add a policy implementing the Habitat Conservation Plan for the Vero Beach Regional Airport.
- Add policies related to the administration and enforcement of the Sea Turtle Habitat Conservation Plan.
- Add a policy requiring the amendment of the Land Development Regulations to implement the environmental provisions of the Environmentally Significant future land use designation.

Intergovernmental Coordination Element

- Add a policy requiring the City to enter into formal agreements with Indian River County and the Town of Indian River Shores providing each jurisdiction the opportunity to review and comment on applications for changes in future land use, zoning, or major projects that may affect their jurisdiction.
- Add an objective and policies related to coordination with the School District in order to replace similar policies contained in the Public School Element due to the element being proposed for elimination.

Capital Improvements Element

- Add a policy adopting the most current versions of the City's Capital Improvements Schedule, the Indian River County MPO Transportation Improvement Program, the Indian River County Capital Improvements Schedule for Solid Waste Projects, and the

Indian River County School District's Capital Improvement Program Summary as exhibits to the element.

- Add a policy that adopts the Indian River County School District's Five-Year Facilities Work Program by reference.
- Eliminate the policy related to principles governing the issuance of bonds or the incurring of debt.
- Replace Table 9.1 with a policy stating the level of service for roadways, sanitary sewer, potable water, stormwater management, solid waste, and schools.
- Eliminate the policy related to concurrency requirements for parks and recreational facilities.

Public School Element

- Eliminate the entire element. Policies concerning the City's relationship with the School District and school concurrency are proposed to be relocated to the Land Use, Intergovernmental, and Capital Improvements elements.

Regional Impacts

No adverse effects on regional resources or facilities have been identified. In addition, the proposal to add authority in the Land Use Element for the establishment of a special zoning district for the Vero Beach Arts District and the new objective and policies supportive of the District are consistent with the implementation recommendations of the March 2016 Cultural Arts Village Report prepared by Council. That report summarizes the September 2015 Charrette and public design process facilitated by Council and the Cultural Council of Indian River County.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 28, 2017. 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

Exhibit 1 General Location Map

