

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR
RECEIVED

JUL 09 2019

July 5, 2019

**BOARD OF COUNTY
COMMISSION**

The Honorable Bob Solari
Chairman, Indian River County
Board of County Commissioners
1801 27th Street
Vero Beach, Florida 32960

Dear Chairman Solari:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Indian River County (Amendment No. 19-01ESR) received on June 19, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

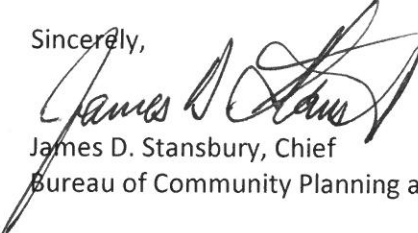
Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Attachment 5

If you have any questions concerning this review, please contact Ed Zeno, Planning Analyst, by telephone at (850) 717-8511 or by email at ed.zeno-gonzalez@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/ez

Enclosure(s): Procedures for Adoption

cc: Stan Boling, AICP, Director, Community Development Department, Indian River County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER NICOLE "NIKKI" FRIED

June 21, 2019

VIA EMAIL (bschutt@ircgov.com)

Mr. Bill Schutt, AICP, Chief of Long Range Planning
Indian River County
Community Development Department
1801 27th Street
Vero Beach, Florida 32960

Re: DACS Docket # -- 20190618-88
Indian River County
Submission dated June 19, 2019

Dear Mr. Schutt:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on June 18, 2019, and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes, to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2282.

Sincerely,

Gail Lolley
Sr. Management Analyst II
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Indian River County 19-01ESR)

Bill Schutt

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Thursday, July 18, 2019 1:49 PM
To: 'DCPexternalagencycomments'; Bill Schutt
Cc: Pennington, Dan; Bush, Lois; Fasiska, Christine; Li, Shi-Chiang
Subject: Indian River County 19-1ESR - FDOT District Four Review

I am writing to advise you that the Department will not be issuing formal comments for the proposed Indian River County comprehensive plan amendment with DEO reference number 19-1ESR.

The Department requests one electronic copy in Portable Document Format (PDF), of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.

Larry Hymowitz
Planning Specialist – Policy Planning & Growth Management
Planning & Environmental Management - FDOT District Four
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421
Phone: (954) 777-4663; Fax: (954) 677-7892
larry.hymowitz@dot.state.fl.us



Bill Schutt

From: Hight, Jason <Jason.Hight@MyFWC.com>
Sent: Tuesday, July 09, 2019 4:21 PM
To: DCPexternalagencycomments@deo.myflorida.com; Bill Schutt
Cc: Raininger, Christine; Wallace, Traci; Wettstein, Fritz
Subject: Indian River County 19-1ESR

Dear Mr. Schutt:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

If you need any further assistance, please do not hesitate to contact our office by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Christine Raininger at (561) 882-5811 or by email at Christine.Raininger@MyFWC.com.

Sincerely,

Jason Hight
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
(850) 228-2055

Indian River County 19-1ESR_39571

Bill Schutt

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Monday, July 15, 2019 4:08 PM
To: Bill Schutt; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Indian River County 19-1ESR Proposed

To: Bill Schutt, Chief of Long Range Planning

Re: Indian River County 19-1ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



Bill Schutt

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Wednesday, July 03, 2019 9:32 AM
To: Bill Schutt
Cc: DCPexternalagencycomments@deo.myflorida.com
Subject: Indian River County proposed comprehensive plan amendment 19-1ESR

Dear Mr. Schutt,

St. Johns River Water Management District (District) staff have reviewed Indian River County proposed comprehensive plan amendment 19-1ESR in accordance with the provisions of Chapter 163, *Florida Statutes*. Based on review of the submitted materials, District staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me.

Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
Governmental Affairs Program
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
E-mail: sfitzgibbons@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



www.sjrwmd.com/epermitting

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

Bill Schutt

From: Stephanie Heidt <sheidt@tcrpc.org>
Sent: Monday, July 22, 2019 4:52 PM
To: 'DEO CPA Reports (DCPexternalagencycomments@deo.myflorida.com)'; Roland Deblois; Bill Schutt
Cc: Eubanks, Ray; Ed Zeno (ed.zeno-Gonzalez@deo.myflorida.com); Kelly Corvin (Kelly.corvin@deo.myflorida.com)
Subject: Indian River County Comprehensive Plan Amendment No. 19-01ESR
Attachments: 4B7_Indian_River_County_1901ESR.pdf

Council has reviewed the above-referenced amendments in accordance with the requirements of Chapter 163, *Florida Statutes*. A copy of the report approved by Council at its regular meeting on July 19, 2019 is attached.

Please send one copy of all materials related to these amendments directly to our office once they are adopted by your governing body.

If you have any questions, please feel free to contact me.

Stephanie Heidt, AICP

Economic Development and

Intergovernmental Programs Director

Treasure Coast Regional Planning Council

772.221.4060 Office

772.475.3863 Cell

sheidt@tcrpc.org

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B7

From: Staff

Date: July 12, 2019

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Indian River County Comprehensive Plan
Amendment No. 19-01ESR

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 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

Attachment

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1
General Location Map

