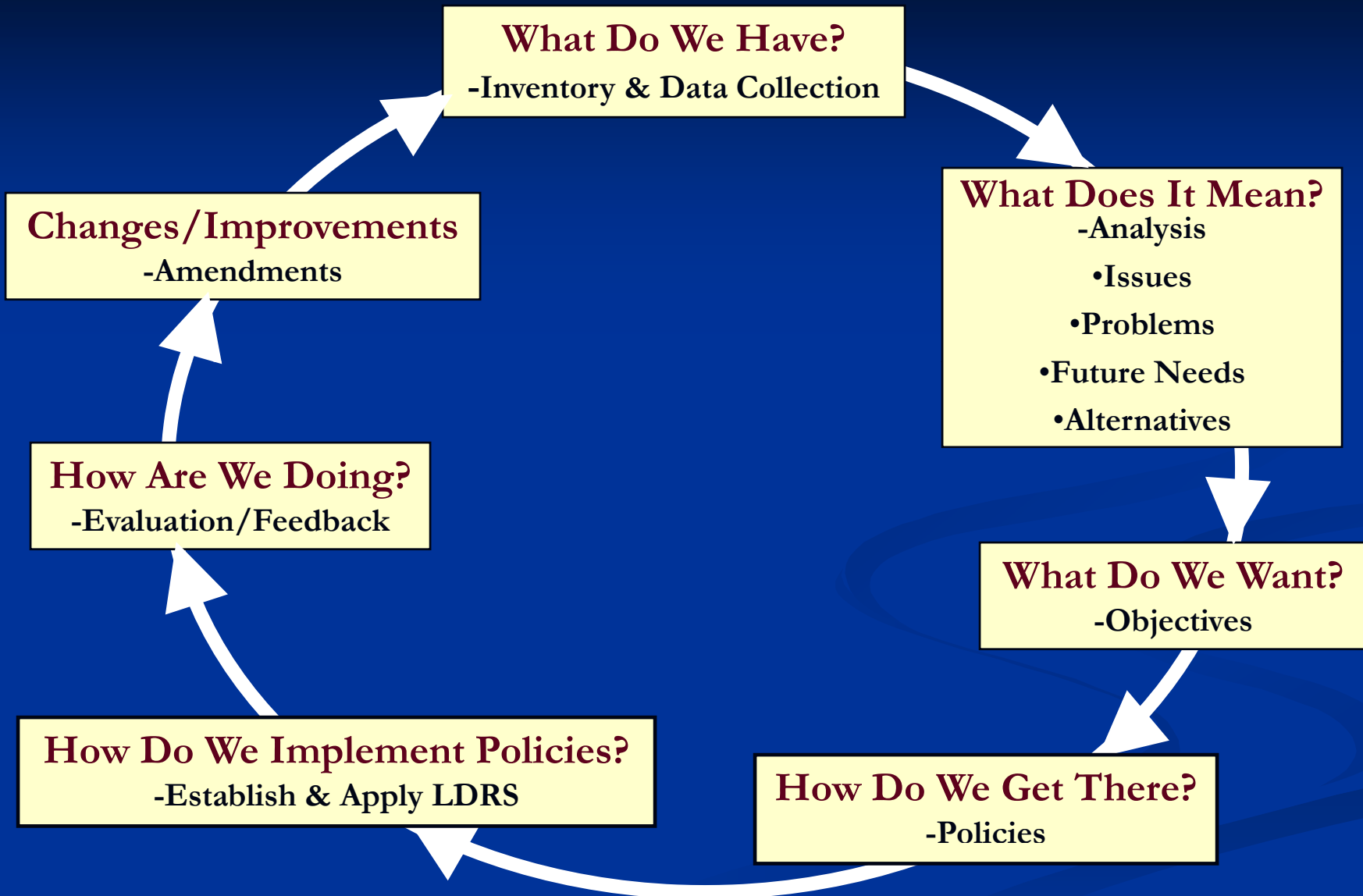


**Evaluation and Appraisal Report
for the Indian River County
Comprehensive Plan**

**Indian River County Planning and Zoning
Commission EAR Public Hearing**

October 9, 2008

The "Circle of Planning" (Comprehensive Plan/EAR)



Indian River County Comprehensive Plan

IRC Comprehensive Plan

Adopted on February 13, 1990



First Evaluation and Appraisal Report (EAR)

Adopted on December 17, 1996



Comprehensive Plan EAR Based Amendments

Adopted on March 17, 1998



Second EAR

Due to DCA on December 1, 2008



EAR Based Amendments

Will be done in 2009/2010

Comprehensive Plan Elements and Sub-elements

- **Introductory Element**
- **Future Land Use Element**
- **Infrastructure**
 - **Sanitary Sewer Sub-Element**
 - **Potable Water Sub-Element**
 - **Solid Waste Sub-Element**
 - **Natural Groundwater Aquifer Recharge Sub-Element**
 - **Stormwater Management Sub-Element**
- **Transportation Element**
- **Economic Development Element**
- **Capital Improvement Element**
- **Housing Element**
- **Conservation Element**
- **Coastal Management Element**
- **Recreation and Open Space Element**
- **Intergovernmental Coordination Element**

EAR

- **Local Planning Agency (PZC) must prepare the county's EAR & review it at a Public Hearing**
- **15 Elements and Sub-elements**
- **Staff working on EARs since 2006**
- **Reviewed by county committees based on their focus**
- **Will be reviewed by BCC at public hearings**

Review and Public Participation

Element	Reviewing Committee or Group	# of Meetings
Introductory	Planning and Zoning Commission	1
Future Land Use	Planning and Zoning Commission	1
Sanitary Sewer	Utilities Advisory Committee & Planning and Zoning Commission	5
Potable Water	Utilities Advisory Committee & Planning and Zoning Commission	5
Solid Waste	Utilities Advisory Committee & Planning and Zoning Commission	6
Natural Groundwater Aquifer Recharge	Planning and Zoning Commission	1
Stormwater Management	Planning and Zoning Commission	1
Transportation	Technical Advisory Committee, Citizen's Advisory Committee, Metropolitan Planning Organization, Bicycle and Pedestrian Advisory Committee, & Planning and Zoning Commission	8

Review and Public Participation

Element	Reviewing Committee or Group	# of Meetings
Economic Development	Economic Development Council, Economic Development Divisions Committee & Planning and Zoning Commission	14
Capital Improvements	Planning and Zoning Commission	1
Housing	Affordable Housing Partnership Group, Affordable Housing Advisory Committee & Planning and Zoning Commission	10
Conservation	Conservation Lands Advisory Committee & Planning and Zoning Commission	2
Coastal Management	Marine Advisory Narrows Watershed Action Committee & Planning and Zoning Commission	2
Recreation and Open Space	Parks and Recreation Committee & Planning and Zoning Commission	7
Intergovernmental Coordination	Planning and Zoning Commission	2

EAR Components

- Conditions at the time of last major plan update
- Existing conditions
- Analysis of conditions
- Evaluation of objective achievement
- Assessment of policy implementation
- Identification of needed future actions

Most Important Part of any Plan

- **Goal**

Big picture

- **Objectives**

Where we want to go (targets/ends)

- **Policies**

How to get there (actions/ strategies)

Goal, Objective, Policy

- **Goal:** Long term end toward which programs or activities are ultimately directed.
- **Objective:** A specific, measurable intermediate end that is achievable and marks progress toward a goal.
- **Policy:** The course of action or way in which programs and activities are conducted to achieve an identified goal or objective.

Objective/Policy Evaluation

- **Objectives** must be evaluated to determine if they have been achieved.
- **Policies** must be assessed to determine if they have been implemented.

Most important part of EAR

What is the big picture (goal) ?

- **Is the current plan achieving that goal ?**
- **Do the plan's objectives reflect the ends which we want to achieve?**
- **Are the policies under each objective sufficient to achieve that objective?**
- **How does the plan need to be changed to make it better?**

Overall Objectives Evaluation

- **Number of 2008 Objectives**
129
- **Number of Objectives Achieved**
96
- **Number of Objectives Partially Achieved**
17
- **Number of Objectives Not Achieved**
16

Overall Objectives Recommendation

- **Number of Objectives to be Maintained**

14

- **Number of Objectives to be Revised**

109

- **Number of Objectives to be Deleted**

6

- **Number of Objectives to be Added**

6

Overall Policies Evaluation

- **Number of 2008 Policies**

806

- **Number of Policies Implemented**

717

- **Number of Policies Partially Implemented**

11

- **Number of Policies Not Implemented**

78

Overall Policies Recommendation

- **Number of Policies to be Maintained**

574

- **Number of Policies to be Revised**

177

- **Number of Policies to be Deleted**

55

- **Number of Policies to be Added**

116

Public Comments By Element

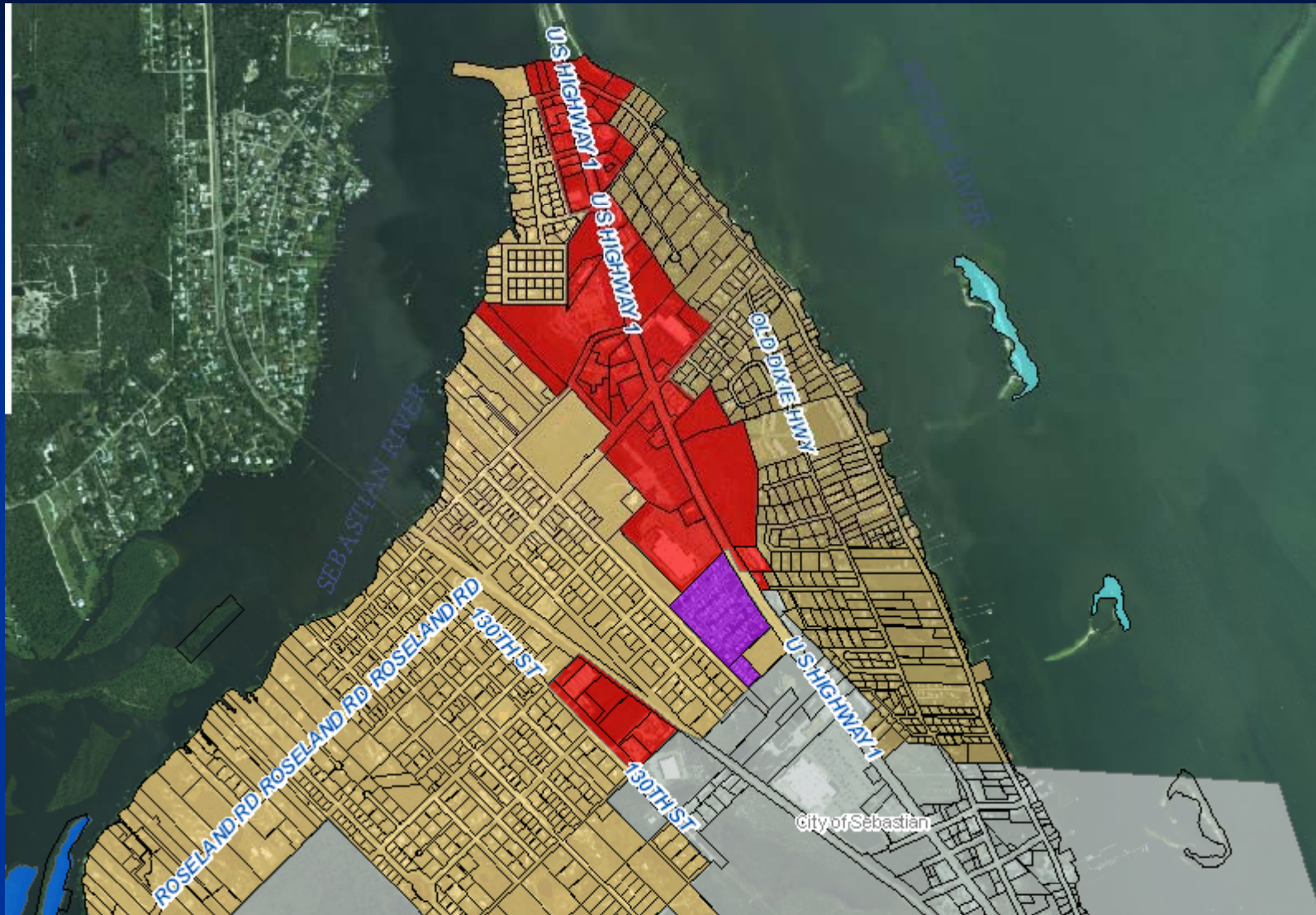
Element	Total # of Comments
Introductory	0
Future Land Use	11
Sanitary Sewer	5
Potable Water	10
Solid Waste	0
Natural Groundwater Aquifer Recharge	0
Stormwater Management	0
Transportation	25

Public Comments By Elements

Element	Total # of Comments
Economic Development	37
Capital Improvements	0
Housing	4
Conservation	6
Coastal Management	10
Recreation and Open Space	1
Intergovernmental Coordination	2

Future Land Use Element - Objective 1

Public Comment	Staff Response
<p>Don't add a new policy to cap the Roseland Road C/I node along U.S. Highway 1</p>	<p>There is no opportunity to expand this node along U.S. Highway 1 (The St. Sebastian River is at the north side and the City of Sebastian is at the south side)</p> <p>Staff recommends keeping the C/I node cap as originally proposed within the Roseland Neighborhood Plan.</p>



Future Land Use Element - Objective 1

Public Comment	Staff Response
<p>Eliminate the prohibition for expanding C/I nodes unless they are greater than 70% developed (policy 1.22)</p>	<p>If a node is more than 70% developed, the node is approaching buildout, indicating a need for expansion.</p> <p>The proposed mixed use policies address the issue of allowing mixed residential and Commercial uses.</p> <p>Staff recommends that the 70% requirement be kept.</p>

Future Land Use Element - Objective 1

Public Comment	Staff Response
<p>Restrict uses that are allowed in the IL District (Policy 1.41)</p>	<p>This issue is addressed in the analysis section. In 2007, the BCC amended the LDRs to prohibit multiple uses in the IL district.</p> <p>At this time, staff is not recommending any further use restrictions in IL.</p>

Future Land Use Element - Objective 2

Public Comment	Staff Response
<p>Qualify the objective to acknowledge densities associated with TNDs and New Towns outside of the USA may be developed at a density greater than 0.2 units per acre</p>	<p>Objective 2 should be revised to state “In unincorporated Indian River County, all residential development greater than 0.2 units/acre, and all non-agriculture related commercial/industrial uses, <u>except for TND and New Town projects</u>, will be located within the urban service area, which contains the infrastructure and services needed to accommodate such development.”</p>

Future Land Use Element - Objective 6

Public Comment	Staff Response
Restrict kennels and other uses in the AG districts	This issue is addressed in the analysis section. Many uses, including kennels, are classified as administrative permit uses in AG districts and require PZC approval. Based on staff's analysis and the recommendation of the Agricultural Advisory Committee, no additional uses are proposed for reclassification as special exception uses.

Future Land Use Element - Objective 6

Public Comment	Staff Response
Proposed revised objective target of 100,000 acres of land used for agricultural operations is too low.	The objective will be revised to state that, through 2015, Indian River County will have at least 110,000 acres of land that are used for active agricultural operations.

Future Land Use Element - Objective 6

Public Comment	Staff Response
<p>Allow biofuel processing as a special exception use since potential impacts are not known</p>	<p>Biofuel processing facilities are important for the county's agricultural uses and for providing fuels. Consequently, the county should make the biofuel approval process simple.</p> <p>Staff recommends no change to the proposed new policy.</p>

Future Land Use Element - Objective 6

Public Comment	Staff Response
<p>If the # of lots allowed within Affidavit of Exemption Projects is to be reduced, the reduced # should be based on specific reasoning.</p>	<p>This policy will be revised to a <u>maximum of 8</u> lots. This is based on the fact that typical sized agricultural land tracts are 40 acres, and 8 is the highest number of lots that can be developed on 40 acres of land based on minimum lot size requirements of A-1 zoned property.</p>

Future Land Use Element - Objective 11

Public Comment	Staff Response
Blighted area analysis section should include areas around the City of Fellsmere.	The analysis section has been updated.

Future Land Use Element - Objective 18

Public Comment	Staff Response
<p>TND projects should be processed as Planned Developments. They should not be allowed to be processed through administrative permit approval.</p>	<p>The proposed policy is to allow TND development as a conditional use. The intent of this policy is to incentivize TND development by making the TND approval process more streamlined.</p> <p>Keeping TND projects as Planned Developments makes them more cumbersome to get approved and sets up a less predictable process.</p> <p>As a result, this may limit future applications and limit this form of desired development. Staff recommends keeping the new policy as proposed.</p>

Future Land Use Element

Public Comment	Staff Response
Indian River Shores Existing Land Use Map needs to be updated with current town boundaries	Town of Indian River Shores Existing Land Use Map has been revised with current town boundaries.

Potable Water Sub-element

Public Comment	Staff Response
<p>Objective 2 target is to connect at least 70% of existing residential units within the unincorporated county to regional system. This target may be is low.</p>	<p>Coordinated with Utilities Department staff and changed the target to 75%.</p>

Recreation and Open Space

Public Comment	Staff Response
<p>Provide more public access to publicly owned environmental lands.</p>	<p>A new policy will be added within the conservation element.</p>

Coastal Management Element

Public Comment	Staff Response
Dead citrus trees provide bird habitat and should not be removed unnecessarily.	New conservation policy to reference alternatives to dead citrus tree removal, such as application of defoliant.

Coastal Management Element - Objective 1

Public Comment	Staff Response
<p>Lost Tree Preserve scrub (a.k.a. Winter Beach Scrub) should be a conservation land acquisition priority.</p>	<p>Conservation Element Policy 6.2 to be revised indicating the County will acquire an additional 100 acres of scrub by 2015. Purchase of the Lost Tree Preserve property depends on a willing seller and availability of funds.</p>

Coastal Management Element - Objective 4

Public Comment	Staff Response
County should not allow development at edge of beach in City of Vero Beach.	Policy 4.1 is proposed to be revised to evaluate, by 2012, locating the County's "DSSL" westward. The County has no jurisdiction in the City of Vero Beach.

Coastal Management Element - Objective 8

Public Comment	Staff Response
<p>There should be no parking improvements east of SR A1A on the Captain Forster Hammock Preserve. The public can walk across SR A1A for access, parking along Jungle Trail.</p>	<p>Policy 8.6 revision: County to construct limited beach access within a designated timeframe. The approved management plan calls for limited parking east of SR A1A (no more than 10 spaces). Staff has safety concerns with respect to requiring the public to cross SR A1A for access.</p>

Coastal Management Element - Objective 8

Public Comment	Staff Response
<p>Question whether or not the County can require private landowners to provide public access to publicly funded beach renourishment projects.</p>	<p>Policy 8.4 is an existing policy that staff recommends be maintained. This requirement is conditioned upon no adverse impacts to existing residential neighborhoods or natural resources.</p>

Coastal Management Element

Public Comment	Staff Response
<p>Wildlife corridor section of analysis should mention the aquifer recharge benefits of the Atlantic Coastal Sand Ridge.</p>	<p>The purpose of the referenced section relates to wildlife corridors. Aquifer protection is addressed in the Natural Groundwater Aquifer Recharge Sub-Element EAR .</p>

Coastal Management Element

Public Comment	Staff Response
<p>County needs to step up its timeframes to provide public access facilities on conservation lands. Portable toilets and trash cans should be provided to such sites in the short term.</p>	<p>This issue is addressed in the Conservation Element EAR. Staff is recommending a new conservation policy for the County to pursue funding for construction of restrooms on Prange Island and the Lost Tree Islands.</p> <p>Also, staff has indicated that Conservation Policy 12.4 should be revised to reference County construction of site improvements on county conservation lands within two years of management plan adoption for such lands.</p>

Coastal Management Element (New Comment – MANWAC)

Public Comment (10/6/08 MANWAC Meeting)	Staff Response
County should adopt a policy to address removal of marine debris (i.e., derelict vessels) resulting from natural disaster events.	Staff recommends that a new policy be adopted under Objective 7 (Post-Disaster Recovery and Redevelopment) to establish marine debris removal procedures, including procedures to secure funding (e.g., FEMA)

Conservation Element – Objective 2

Public Comment	Staff Response
<p>County should require inspections and certifications of on-site disposal systems (OSDS) every three years to ensure proper maintenance.</p>	<p>Staff has added a new conservation policy calling for coordination with the Health Department to study the feasibility of establishing a regular OSDS maintenance program.</p>

Conservation Element – Objective 8

Public Comment	Staff Response
County should put portable toilets or restrooms on the islands.	Staff has added a new conservation policy for the County to pursue funding for construction of restrooms on Prange Island and the Lost Tree Islands.

Conservation Element – Objective 9

Public Comment	Staff Response
<p data-bbox="176 537 785 894">Dead citrus trees provide bird habitat and should not be removed unnecessarily.</p> <p data-bbox="247 919 821 1195">Consider defoliant as an alternative to requiring clearing of dead citrus trees.</p>	<p data-bbox="877 537 1822 894">Staff has revised the proposed new policy description to reference alternatives to dead citrus tree removal, such as application of defoliant or other treatment.</p>

Conservation Element – Objective 12

Public Comment	Staff Response
<p>County needs to follow through on management plans. The comprehensive plan should indicate that management plans are subject to review by the Conservation Lands Advisory Committee (CLAC).</p>	<p>Staff has indicated that Policy 12.4 should be revised to reference CLAC review of management plans, and County construction of site improvements within two years of management plan adoption.</p>

Conservation Element – Objective 12

Public Comment	Staff Response
<p>County should consider moving conservation lands manager from Parks Division to Planning Division. County should hire a volunteer coordinator.</p>	<p>Staff has indicated that Policy 12.10 should be revised to set new date for the County to consider hiring additional management staff and to consider establishing a distinct conservation lands management section in the Parks Division or Planning Division.</p>

Conservation Element

Public Comment	Staff Response
<p>County should identify low-impact locations for boat ramps in south county.</p>	<p>While there is an opportunity for the County to locate a boat ramp on Gifford Dock Road in the south-central portion of the county (as addressed in the Coastal Management EAR, revised Policy 8.3), there are no viable low-impact alternatives to locate a boat ramp in south county. No change is recommended by staff.</p>

Transportation Element - Objective 1

Public Comment	Staff Response
<p>Give priority to building the unconstructed parts of the Extended Roadway Grid</p>	<p>According to Policy 1.2, providing logical extensions of county facilities is currently a criterion for prioritizing transportation improvement projects.</p> <p>Completion of missing grid segment roadways will be added as a 2035 LRTP project prioritization criterion. Therefore, no changes are proposed.</p>

Transportation Element - Objective 1

Public Comment	Staff Response
Address uneven distribution of traffic volume across LOS C, D, E, etc	The generalized LOS tables used by the county are based on widely accepted engineering methodology. Applicants may substitute traffic studies for generalized tables under existing development regulations. Therefore, no changes are proposed.

Transportation Element - Objective 1

Public Comment	Staff Response
<p>The county should do a trip count of all local schools and use these local trip rates in lieu of the ITE rate</p>	<p>Staff will add a new policy or amend policy 1.4 to indicate that a new trip generation rate applicable to schools will be developed in the future.</p>

Transportation Element - Objective 1

Public Comment	Staff Response
<p>School buses cannot enter old subdivisions/cul-de-sacs, and school students are dropped off in unsafe areas.</p>	<p>The issue will be discussed at the School Staff Working Committee meetings and SPTA meetings. Issues will be addressed through LDR changes and School Board initiatives. No new policy will be added to the EAR.</p>

Transportation Element - Objective 1

Public Comment	Staff Response
<p>Install Transit Shelters on all Transit Stops. Look for Transit Shelter funding from developers.</p>	<p>The EAR addresses installing Transit Shelters in the county through a proposed new policy under Objective 9. Therefore, no changes are proposed.</p>

Transportation Element - Objective 1

Public Comment	Staff Response
Expedite ROW acquisition.	Staff will add a new policy reflecting county eminent domain procedures under Objective 4.

Proposed EAR

- Consistent with State requirements
- Incorporates all appropriate public comments
- Incorporates PZC Quality of Development Workshop Recommendations

Staff recommendation

**Staff recommends that the
Planning and Zoning Commission
recommend that the BCC transmit
the County's EAR to DCA**