



**BOARD OF COUNTY
COMMISSIONERS
AND
PLANNING AND ZONING
COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA
JOINT PUBLIC WORKSHOP**

MONDAY, APRIL 19, 2010 - 9:00 A.M.

**County Commission Chamber
Indian River County Administration Complex
1801 27th Street, Building A
Vero Beach, Florida, 32960-3388
www.iregov.com**

COUNTY COMMISSIONERS

**Peter D. O'Bryan, Chairman
Bob Solari, Vice Chairman
Wesley S. Davis
Joseph E. Flescher
Gary C. Wheeler**

**District 4
District 5
District 1
District 2
District 3**

**Joseph A. Baird, County Administrator
Alan S. Polackwich, Sr., County Attorney
Jeffrey K. Barton, Clerk to the Board**

1. CALL TO ORDER 9:00 A.M.

2. PLEDGE OF ALLEGIANCE Commissioner Joseph E. Flescher

3. DEPARTMENTAL MATTERS

A. Community Development

- 1. Consideration of EAR (Evaluation and Appraisal Report) Based
Amendments to the County's Comprehensive Plan
(memorandum dated March 26, 2010)**

1-4

4. ADJOURNMENT

Anyone who may wish to appeal any decision which may be made at this meeting will need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal will be based.

Anyone who needs a special accommodation for this meeting may contact the County's Americans with Disabilities Act (ADA) Coordinator at (772) 226-1223 (TDD # 772-770-5215) at least 48 hours in advance of meeting.

The full agenda is available on line at the Indian River County Website at www.ircgov.com The full agenda is also available for review in the Board of County Commission Office, the Indian River County Main Library, the IRC Courthouse Law Library, and the North County Library.

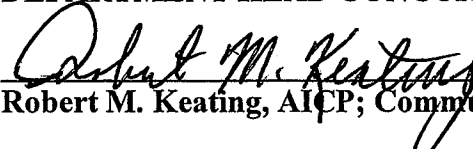
***Commission Meeting may be broadcast live by Comcast Cable Channel 27
Rebroadcasts continuously with the following proposed schedule:
Tuesday at 6:00 p.m. until Wednesday at 6:00 a.m.,
Wednesday at 9:00 a.m. until 5:00 p.m.,
Thursday at 1:00 p.m. through Friday Morning,
and Saturday at 12:00 Noon to 5:00 p.m.***

INDIAN RIVER COUNTY, FLORIDA

M E M O R A N D U M

TO: Joseph A. Baird, County Administrator

DEPARTMENT HEAD CONCURRENCE


 Robert M. Keating, AICP; Community Development Director

FROM: Sasan Rohani, AICP; Chief, Long-Range Planning *S-R*

DATE: March 26, 2010

RE: Consideration of EAR (Evaluation and Appraisal Report) based amendments to the County's Comprehensive Plan

It is requested that the following information be given formal consideration by the Board of County Commissioners and the Planning and Zoning Commission at their joint workshop meeting on April 19, 2010.

DESCRIPTION and CONDITIONS:

According to state law, each local government in the state must periodically prepare an Evaluation and Appraisal Report (EAR) to assess the success or failure of its comprehensive plan, address changing conditions, and identify needed revisions to its comprehensive plan. Based on its EAR assessment, a local government's comprehensive plan must then be updated and revised to ensure that the plan continues to provide sufficient guidance for the local government to make appropriate land development decisions.

In 1996, the county completed its first EAR. That Comprehensive Plan Evaluation and Appraisal Report (EAR) was submitted to the State of Florida Department of Community Affairs (DCA), and DCA then found the county's evaluation and appraisal report to be sufficient. In 1998, the Board of County Commissioners amended the Comprehensive Plan to incorporate the findings and recommendations of the 1996 EAR.

In February 2006, staff started work on preparing the county's second Evaluation and Appraisal Report. According to state rules, Indian River County had to submit its adopted EAR to the state by December 1, 2008. Through this process, appropriate county designated committees, as well as the Planning and Zoning Commission (PZC), and the Board of County Commissioners, reviewed EAR elements and provided comments to staff.

At an advertised public hearing held on November 18, 2008, the Board of County Commissioners approved the county's EAR. The EAR was then submitted to the state and found sufficient on February 25, 2009. According to state statutes, the county has 18

months (until August 2010) from the date that the Department of Community Affairs (DCA) found the county's EAR sufficient to revise its comprehensive plan to incorporate the EAR findings and recommendations.

ANALYSIS:

Since February 2009, staff has been working on revising the county's comprehensive plan to incorporate the EAR's findings and recommendations. Those revisions involve updating the existing conditions section, analysis section, and goals, objectives, and policies section of each plan element. Recently, staff completed revisions to all 16 elements and sub-elements of the county's comprehensive plan. A copy of the draft comprehensive plan elements and sub-elements is available at www.irccd.com/planning_division/EAR_based_amendments.html.

Since the existing conditions and analysis sections of the revised elements and sub-elements have been completely rewritten, it is not feasible to identify changes in those sections from the existing adopted plan to the revised plan in an underline and ~~strike-through~~ format. Consequently, those sections are not presented in underline/~~strike-through~~ format. For the Goals, Objectives, and Policies section of the elements and sub-elements, however, additions are shown as underline, while deletions are shown as ~~thru~~.

- State Requirements

Through Chapter 9J-5, Florida Administrative Code, the state has established minimum criteria and specific guidelines for preparing the various elements of a local comprehensive plan. According to 9J-5, each element of a comprehensive plan is required to be based on specific data and analysis, and must contain specific objectives and policies as outlined in Chapter 9J-5 F.A.C. The attached elements and sub-elements meet all 9J-5, F.A.C., requirements.

- Public Participation

Chapter 9J-5, F.A.C., also requires that local governing bodies and local planning agencies provide for and encourage public participation in the planning process, including the evaluation and appraisal report based comprehensive plan amendment process. Consistent with the county's public participation plan, draft elements of the comprehensive plan have been reviewed by various groups, and committees.

Through the EAR based amendment process, the appropriate committees have reviewed the draft elements and sub-elements, solicited public input, and provided direction to staff. Besides the county committees which reviewed the draft EAR based amendments, the Planning and Zoning Commission conducted public workshop meetings during January and February 2010 to review the elements and sub-elements and provide direction to staff. The attached table identifies the committees and workshops where the EAR based amendments were reviewed.

Based on the committee reviews and the Planning and Zoning Commission workshops, various changes were made to the draft EAR based amendments. Those changes are reflected in the draft comprehensive plan document attached to this staff report.

At an advertised public hearing held on March 11, 2010, the Planning and Zoning Commission voted unanimously to recommend that the Board of County Commissioners adopt the county's EAR based amendments with changes. The attached elements and sub-elements contain the changes recommended by the Planning and Zoning Commission.

- Joint Workshop

On April 19, 2010, the Board of County Commissioners and the Planning and Zoning Commission will hold a joint public workshop on the draft EAR based amendments to the county's comprehensive plan. Because of the volume of background material, this workshop packet is being distributed earlier than usual.

To supplement the draft documents attached to this staff report, staff will give a brief presentation on the draft EAR based comprehensive plan amendments at the April 19, 2010 meeting. After that, the Board of County Commissioners and the Planning and Zoning Commission should discuss the revised plan, identify any needed changes, solicit public input, and provide direction to staff. For reference, the adopted EAR elements and sub-elements of the comprehensive plan are available for review on the county's website at www.irccdd/Planning_Division/Comp_Plan_EAR.htm.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners and the Planning and Zoning Commission review the attached EAR based amendments to the Indian River County Comprehensive Plan, identify any needed changes, solicit public input, and provide direction to staff.

ATTACHMENTS:

- 1) Committee/Workshop Table
- 2) Draft EAR based amended Indian River County Comprehensive Plan

Approved Agenda Item:

For: *April 19, 2010*
 By: *Joseph A. Baird*

| Indian River Co. | Approved | Date |
|------------------|--------------------|---------|
| Admin. | <i>[Signature]</i> | 4-12-10 |
| Legal | <i>[Signature]</i> | 4-9-10 |
| Budget | <i>[Signature]</i> | 4/12/10 |
| Dept. | <i>RMR</i> | 3/26/10 |
| Risk Mgr. | <i>[Signature]</i> | |

EAR Based Amendments Committees/Workshops
2009/2010

| Element | Staff | Workshop Entity | Workshop Date |
|--|----------------|--------------------|---------------|
| Introductory | Bill Schutt | PZC | 1/28/2010 |
| Future Land Use Element | Brian Freeman | PZC | 2/25/2010 |
| | | AAC | 2/11/2010 |
| | | AAC | 3/4/10 |
| Sanitary Sewer Sub-Element | Sasan Rohani | Mixed use workshop | 2/24/2010 |
| | | Mixed use workshop | 3/9/2010 |
| Potable Water Sub-Element | Sasan Rohani | UAC | 1/14/2010 |
| | | PZC | 1/14/2010 |
| Solid Waste Sub-Element | Sasan Rohani | UAC | 1/14/2010 |
| | | PZC | 1/14/2010 |
| Natural Groundwater Recharge Sub-Element | Andy Sobczak | PZC | 2/11/2010 |
| Stormwater Management Sub-Element | Roland DeBlois | PZC | 2/11/2010 |
| Transportation Element | Phil Matson | MPO | 12/9/2009 |
| Economic Development Element | Bill Schutt | MPO TAC | 11/30/2009 |
| | | MPO CAC | 12/1/2009 |
| | | PZC | 1/14/2010 |
| | | EDC | 2/17/2009 |
| | | EDC | 3/17/2009 |
| Capital Improvements Element | Sasan Rohani | EDC | 4/21/2009 |
| | | EDC | 2/16/2010 |
| | | PZC | 1/28/2010 |
| | | PZC | 1/28/2010 |
| Housing Element | Bill Schutt | AHAC | 11/18/2009 |
| Conservation Element | Roland DeBlois | PZC | 2/11/2010 |
| | | CLAC | 1/19/09 |
| | | CLAC | 1/21/2010 |
| Coastal Management Element | Andy Sobczak | PZC | 1/28/2010 |
| | | MANWAC | 11/16/09 |
| Recreation and Open Space Element | Sasan Rohani | MANWAC | 1/18/2010 |
| | | PZC | 1/28/2010 |
| Intergovernmental Coordination Element | Sasan Rohani | PRC | 2/4/2010 |
| | | PZC | 2/11/2010 |
| Public School Facility Element | Bill Schutt | PZC | 2/11/2010 |
| | | PZC | 2/25/2010 |

- PZC – Planning and Zoning Commission
- MPO – Metropolitan Planning Organization
- AHAC – Affordable Housing Advisory Committee
- CLAC – Conservation Lands Advisory Committee
- MANWAC – Marine Advisory Narrows Watershed Action Committee
- UAC – Utility Advisory Committee
- AAC – Agriculture Advisory Committee
- BSPAC – Beach and Shore Preservation Advisory Committee
- PRC – Park and Recreation Committee

F:\Community Development\EAR\EAR Based Amendments Workshops and Adoption Schedule modified version.doc