

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 9D
From: Staff
Date: May 15, 2015 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 15-1ESR

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 Martin County contains twelve proposed changes to the Future Land Use Map (FLUM) of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

Kingsley

The proposed amendment is to change the FLUM designation from Rural Density (up to 0.5 units per acre) to Low Density (up to 5 units per acre) on a 5-acre property located on the west side of Berry Avenue in Palm City. The property is located within the Primary Urban Services District and has access to regional water and wastewater utilities. The predominant residential future land use in the surrounding area is Low Density. The FLUM designations on adjacent properties are: Low Density to the north and south; Estate Density to the west; and agricultural to the east.

The subject property is currently developed with a single-family residence. Most of the property is cleared and is used for pasture. The proposed change in land use would allow up to 25 residential units to be developed on the property. The Martin County staff report indicates that

the proposed amendment will not have a negative impact on Martin County roadways or other public facilities or services.

Berry Retail

The proposed amendment is to change the FLUM designation from Rural Density (up to 0.5 units per acre) to Limited Commercial on a 4.8-acre property located on the south side of SW Martin Highway approximately 400 feet west of Berry Avenue in Palm City. The property is located within the Primary Urban Services District and has access to regional water and wastewater utilities. The FLUM designations on adjacent properties are: Rural Density to the south, east and west; and Low Density and Estate Density to the north.

The subject property consists of two adjacent parcels. The western parcel contains a single-family residence and is cleared. The eastern parcel is undeveloped with heavy vegetative cover. The southern boundary of the property is Danforth Creek. Any wetlands associated with Danforth Creek are classified as wetlands of special concern, entitled to a minimum buffer of seventy-five feet. Also, the subject property is subject to a Special Flood Hazard Area designation established by the Federal Emergency Management Agency (FEMA), which means that it has a one percent chance of flooding each year. The Martin County staff report recommends denial of the proposed amendment and indicates that the Limited Commercial designation is not appropriate for this site, because: 1) it may lead to a proliferation of strip commercial development; 2) the intensity of development may not be appropriate for the special flood hazard area or wetland protection along Danforth Creek; and 3) there is limited access due to future widening of Martin Highway. The Martin County staff report indicates the Commercial Office/Residential designation may be the most appropriate future land use designation for this property.

The Martin County staff report indicates that the proposed amendment will not have a negative impact on Martin County roadway or other public facilities or services. Martin County policies and regulations are anticipated to be sufficient to prevent significant adverse effects on regional resources or facilities associated with the proposed amendment. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

Davis Hobe Sound

The proposed amendment is to change the FLUM designation from Medium Density Residential (up to 8 units per acre) to General Commercial on a 1.27-acre property located on the east side of SE Federal Highway, just south of SE Woodland Road, in Hobe Sound. The property is located within the Primary Urban Services District and has access to regional water and wastewater utilities. The FLUM designations on adjacent properties are: Medium Density Residential to the north; Medium Density Residential and Mobile Home to the east; General Commercial to the south; and Medium Density Residential and Commercial Office/Residential to the west.

The subject property is located within the Hobe Sound Community Redevelopment Area. The site has been cleared previously and currently has a mixture of exotic vegetation and scattered native trees. The Martin County staff report indicates that the proposed amendment will not have

a negative impact on Martin County roadways or other public facilities or services. However, Martin County staff is recommending denial of the proposed amendment, because the proposed amendment does not meet the criteria in the Martin County comprehensive plan that provides the basis for recommendations for future land use changes. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

Berry Retail-Galley

The proposed amendment is to change the FLUM designation from Rural Density (up to 0.5 units per acre) to Limited Commercial on a 1.14-acre property located on the southwest corner of SW Martin Highway and Berry Avenue in Palm City. The property is located within the Primary Urban Services District and has access to regional water and wastewater utilities. The FLUM designations on adjacent properties are: Low Density and General Commercial to the north; Estate Density to the east; and Rural Density to the south and west.

The subject property is undeveloped with heavy vegetative cover. The southern boundary of the property is Danforth Creek. Any wetlands associated with Danforth Creek are classified as wetlands of special concern, entitled to a minimum buffer of seventy-five feet. Also, the subject property is subject to a Special Flood Hazard Area designation established by FEMA, which means that it has a one percent chance of flooding each year. The Martin County staff report recommends denial of the proposed amendment and indicates that the Limited Commercial designation is not appropriate for this site, because: 1) it may lead to a proliferation of strip commercial development; 2) the intensity of development may not be appropriate for the special flood hazard area or wetland protection along Danforth Creek; and 3) there is limited access due to future widening of Martin Highway. The Martin County staff report indicates the Commercial Office/Residential designation may be the most appropriate future land use designation for this property.

The Martin County staff report indicates that the proposed amendment will not have a negative impact on Martin County roadway or other public facilities or services. Martin County policies and regulations are anticipated to be sufficient to prevent significant adverse effects on regional resources or facilities associated with the proposed amendment. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

Jensen Beach Impoundment

The proposed amendment is to change the FLUM designation from Estate Density (up to 2 units per acre) to Institutional Conservation on a 91.8-acre property located on Hutchinson Island, west of NE Ocean Boulevard at the north county border. The property was purchased by Martin County with a grant from the Florida Communities Trust. The property is subject to a Grant Award Agreement that requires that the property be placed into conservation. The site is located in a low lying coastal area and contains extensive wetlands. The property was purchased for the preservation of environmentally sensitive open space. The property acts as both natural habitat and as a buffer to surrounding development in storm events. The conservation of this property will assist in the overall effort to protect and restore the Indian River Lagoon.

Joe's River Park

The proposed amendment is to change the FLUM designation from Medium Density Residential (up to 8 units per acre) to Institutional Conservation on a 2.25-acre property located on Hutchinson Island, on the west side of NE Ocean Boulevard, just south of NE Rigel's Cove Way and the Sailfish Cove development. The subject property is part of the county-owned Joe's River Park. The site is located in a low lying coastal area and contains extensive wetlands. The property was provided to the county to be used for recreational purposes and the preservation of environmentally sensitive open space. The property acts as both natural habitat and as a buffer to surrounding development in storm events. The conservation of this property will assist in the overall effort to protect and restore the Indian River Lagoon.

Bob Graham Beach

The proposed amendment is to change the FLUM designation from Estate Density (up to 2 units per acre) and Medium Density Residential (up to 8 units per acre) to Institutional Conservation on a 5.3-acre property located at Bob Graham Park on Hutchinson Island. This change includes two parcels identified as the north parcel and south parcel. The south parcel spans the island from the Atlantic Ocean to the Indian River Lagoon. It was purchased with a grant from the Florida Communities Trust. The property is subject to a Grant Award Agreement that requires that the property be placed into conservation. Most of the north parcel and a portion of the south parcel contain extensive wetlands. The property was purchased for the preservation of environmentally sensitive open space. The property acts as both natural habitat and as a buffer to surrounding development in storm events. The conservation of this property will assist in the overall effort to protect and restore the Indian River Lagoon.

Florida Oceanographic Society

The proposed amendment is to change the FLUM designation from Estate Density (up to 2 units per acre) and General Commercial to Institutional Conservation on a 17.3-acre property located on Hutchinson Island between the Indian River Lagoon and the Hutchinson Island Publix Supermarket. The subject property is located adjacent to the north boundary of the Florida Oceanographic Society property, which is also designated Institutional Conservation. The property was acquired as part of the development approval process for the construction of the Publix supermarket. The property is subject to a Deed of Conservation Easement to the South Florida Water Management District. The deed is a perpetual conservation easement to retain the property in its natural condition and to be used for passive recreation. The site is located in a low lying coastal area and contains extensive wetlands. The property acts as both natural habitat and as a buffer to surrounding development in storm events. The conservation of this property will assist in the overall effort to protect and restore the Indian River Lagoon.

IRP Water Treatment Plant

The proposed amendment is to change the FLUM designation from Commercial General to Institutional General on a 7.5-acre property located on Hutchinson Island across from the

Marriott at Indian River Plantation (IRP). The property has a split land use of Institutional General and Commercial General and only the southern 1-acre of the total 7.5-acres is proposed for the land use change to Institutional General. The remainder of the site will retain the Institutional General land use designation.

The site contains the decommissioned and partially demolished water and wastewater treatment plant for IRP. The site has two Floridan aquifer wells that are used for irrigation for the IRP golf courses. The site also contains lined storage ponds, a master sewer lift station, an irrigation metering facility, and other functioning accessories. The property was purchased in 2009 with the intent to interconnect the existing water and wastewater treatment plant on the site to the county's regional system. The purchase of the existing water and wastewater treatment plant supports the comprehensive plan objectives to use regional utility systems in place of package plants.

River Cove

The proposed amendment is to change the FLUM designation from Commercial Waterfront to Institutional Recreational on a 5.2-acre property located on Hutchinson Island on the north side of SE Ocean Boulevard at the east landing of the Ernest F. Lyons Bridge, across from Indian River Plantation. This property includes approximately 1.5-acres of submerged land and a portion of the property contains fill material that was excavated and spread over the existing surface, presumably during the construction of the bridge.

The property was purchased by the county in 2011, using funds from a one-half cent sales tax that was approved by voters for the purchase of environmentally significant land. Martin County staff currently have plans to improve the parking area to include handicapped parking and school bus parking space, add a non-motorized boat/paddle board drop off area, and build a shade pavilion with picnic tables. The plan includes educational signage and replanting of the shoreline with beach stabilizing vegetation. The land use designation is proposed to be changed because the comprehensive plan states that lands acquired for a public purpose must have its land use changed to an appropriate Institutional land use designation. The property provides open space and public access for recreational activities in the Indian River Lagoon.

Crystal Beach

The proposed amendment is to change the FLUM designation from Low Density to Institutional Conservation on a 16.2-acre property located on Hutchinson Island. The property is situated on both sides of Macarthur Boulevard, south of Santa Lucea Beach, and north of the House of Refuge. The eastern portion of the property fronts along the Atlantic Ocean. The remainder of the property, west of Macarthur Boulevard, fronts along the Indian River Lagoon. The site is located in a low lying coastal area and contains extensive wetlands. The property acts as both natural habitat and as a buffer to surrounding development in storm events. The conservation of this property will assist in the overall effort to protect and restore the Indian River Lagoon.

Former EOC

The proposed amendment is to change the FLUM designation from Institutional, General to Limited Commercial on a 5-acre property located at 6000 SE Tower Drive, which is south of SE Salerno Road. The 5-acre property being considered is part of a larger 9.74-acre property owned by Martin County. The subject property contains the former Emergency Operations Center (EOC), which was vacated in the spring of 2007 after a new EOC was built. The 5-acre area has a 5,426 square foot (SF) bunker, a 2,100 SF modular office and 44,000 SF of paving. The land use change is proposed because in 2014 the Board County Commissioners expressed a desire to explore the possibility of selling the property, putting it back on the tax rolls and allowing a private owner to develop it in a manner consistent with the surroundings. The first step in pursuing this objective is to consider a change to the future land use designation.

There are two additional uses on the larger 9.74-acre property that need to be preserved in public ownership. One of these uses is the existing county public radio system, tower, and ancillary support buildings. The other use is a water management retention area that forms part of the storm water management system for a portion of S.E. Willoughby Boulevard. The Martin County staff report indicates there are adequate public facilities and services available for the proposed amendment.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

TCRPC requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on April 29, 2015. 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 Martin County and the Florida Department of Economic Opportunity.

Attachments

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Exhibit

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Exhibit 1 General Location Map

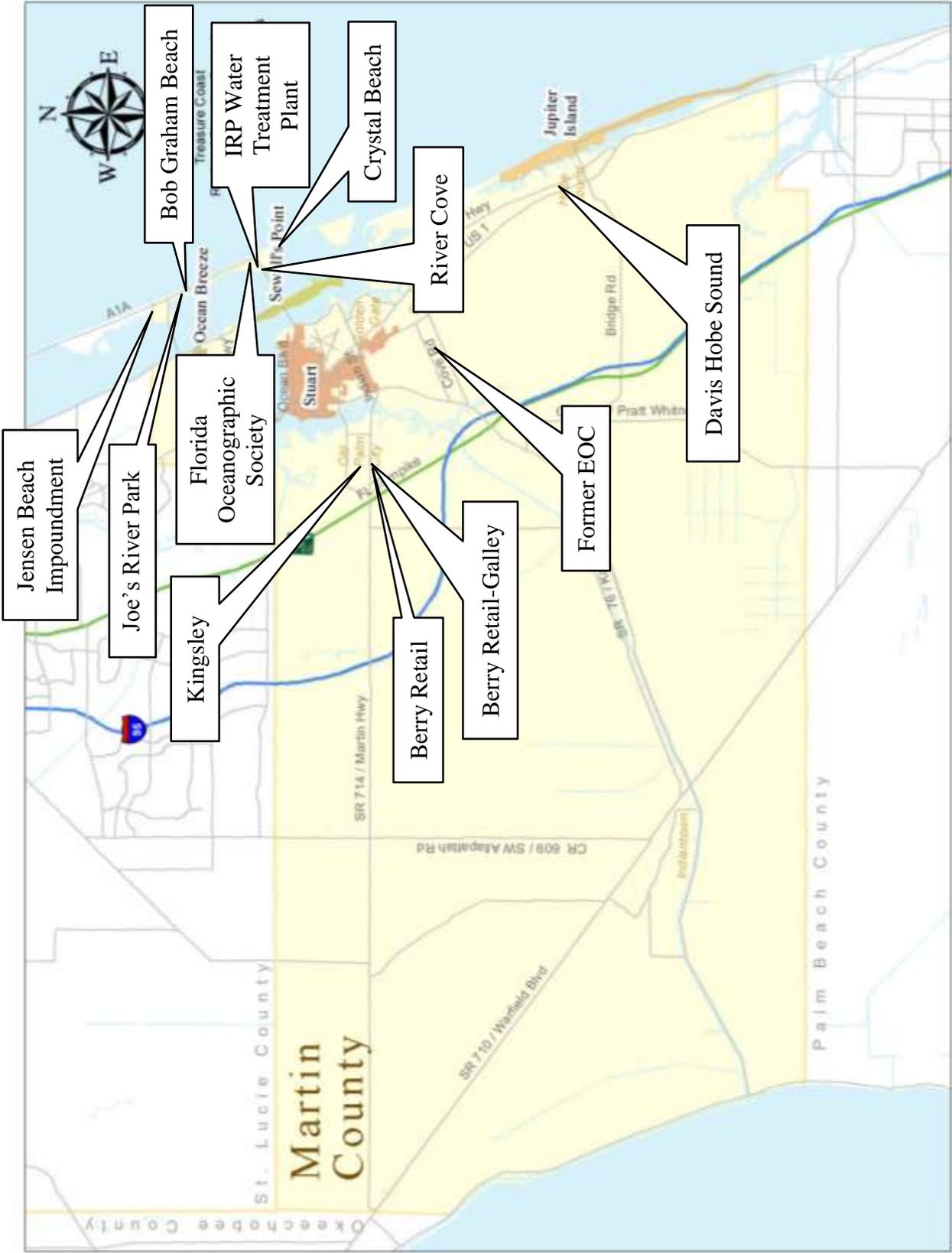
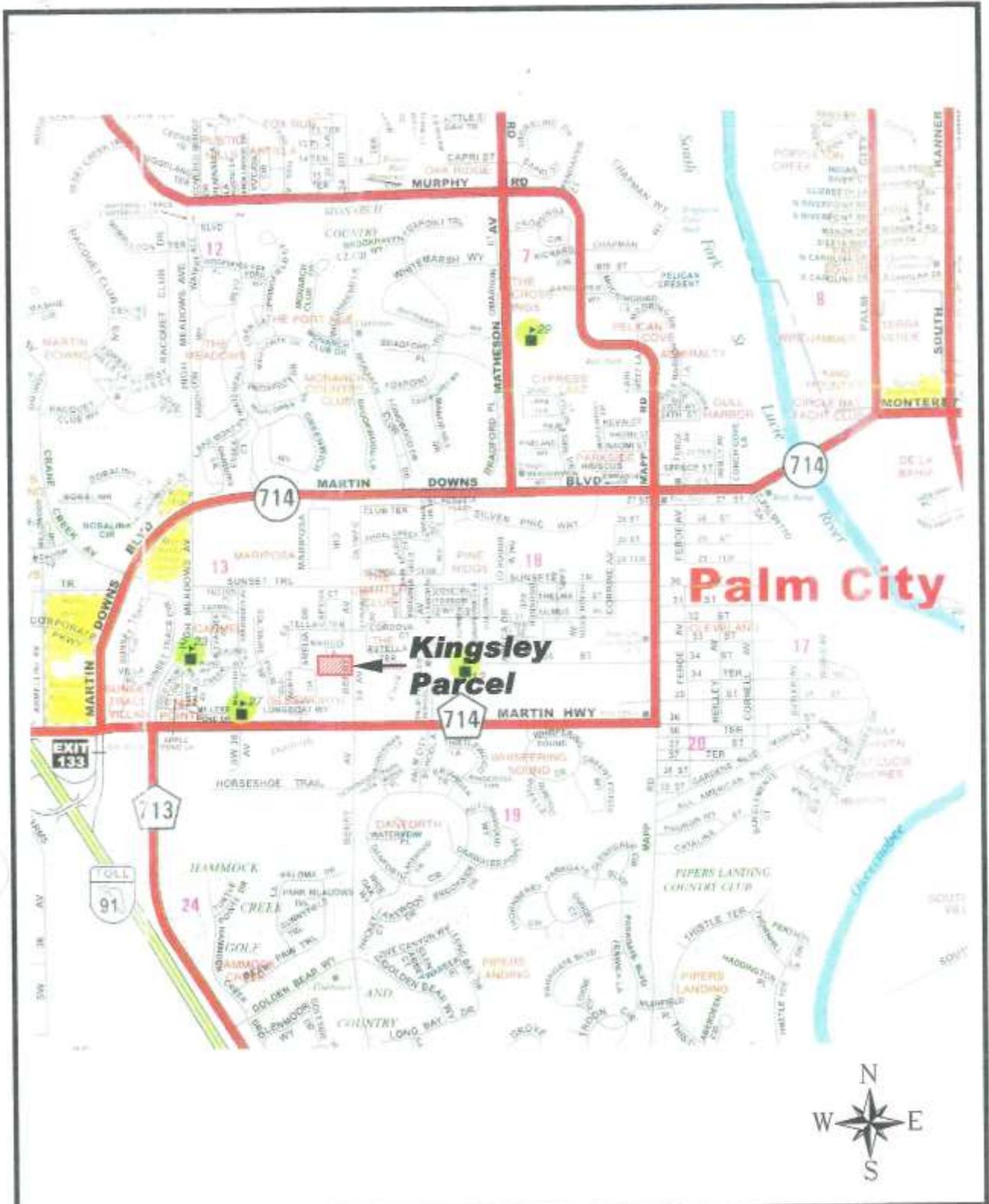


Exhibit 2 Kingsley Location Map



Kingsley Land Use Amendment

Location Map

Exhibit 3
Kingsley Aerial Map



Kingsley Land Use Amendment

Aerial map

Exhibit 4 Kingsley Future Land Use Map

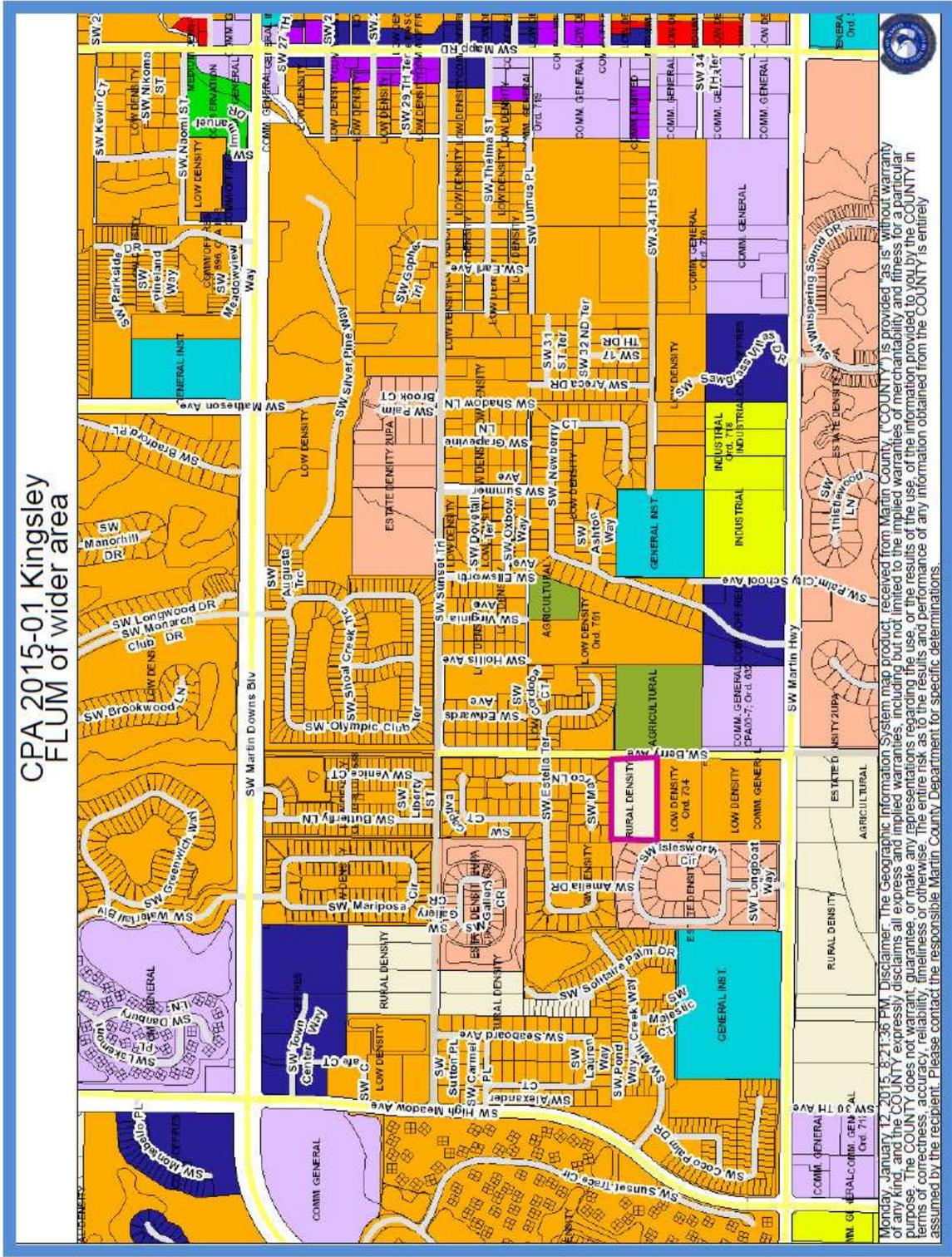


Exhibit 5 Berry Retail Location Map

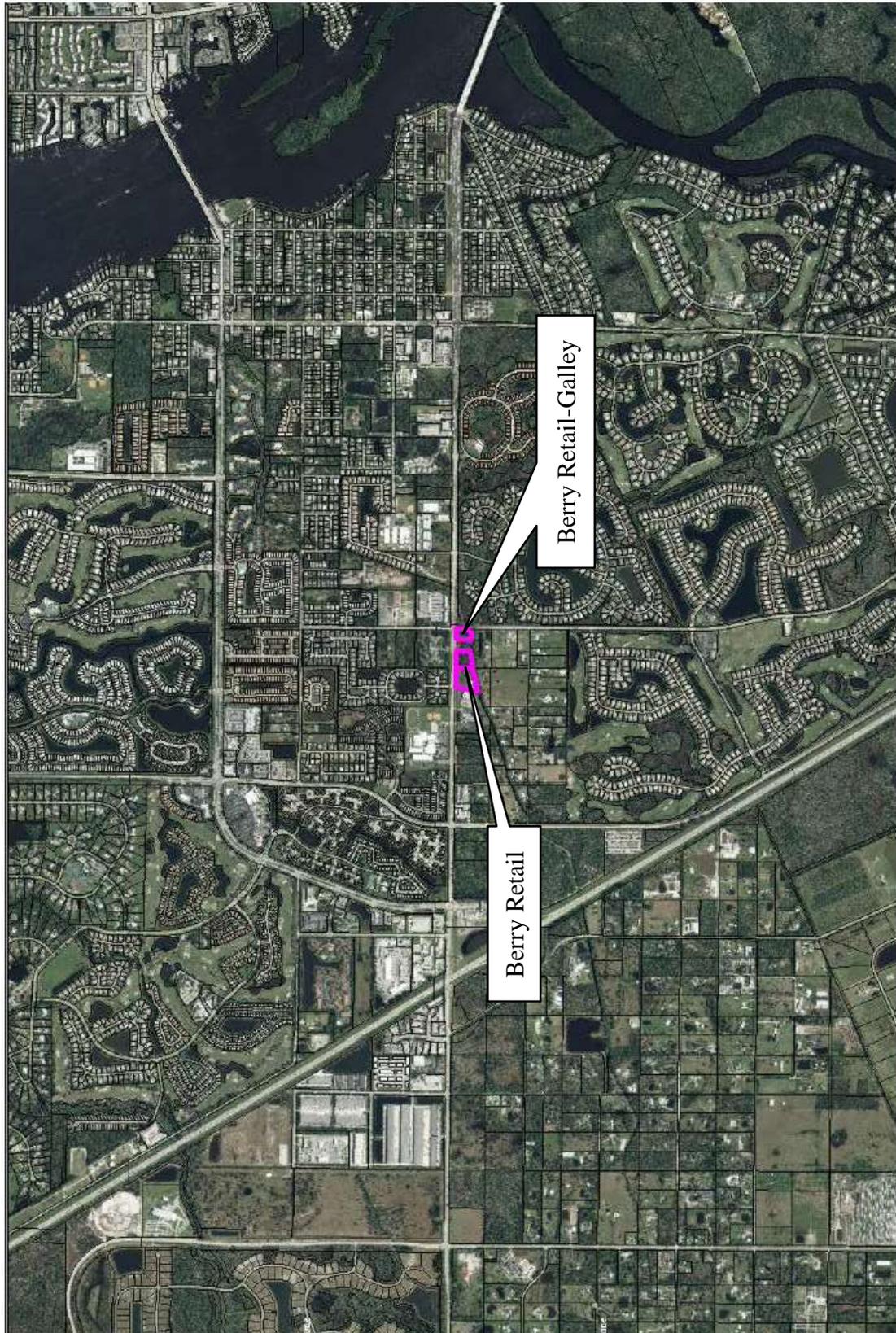


Exhibit 6 Berry Retail Aerial Map

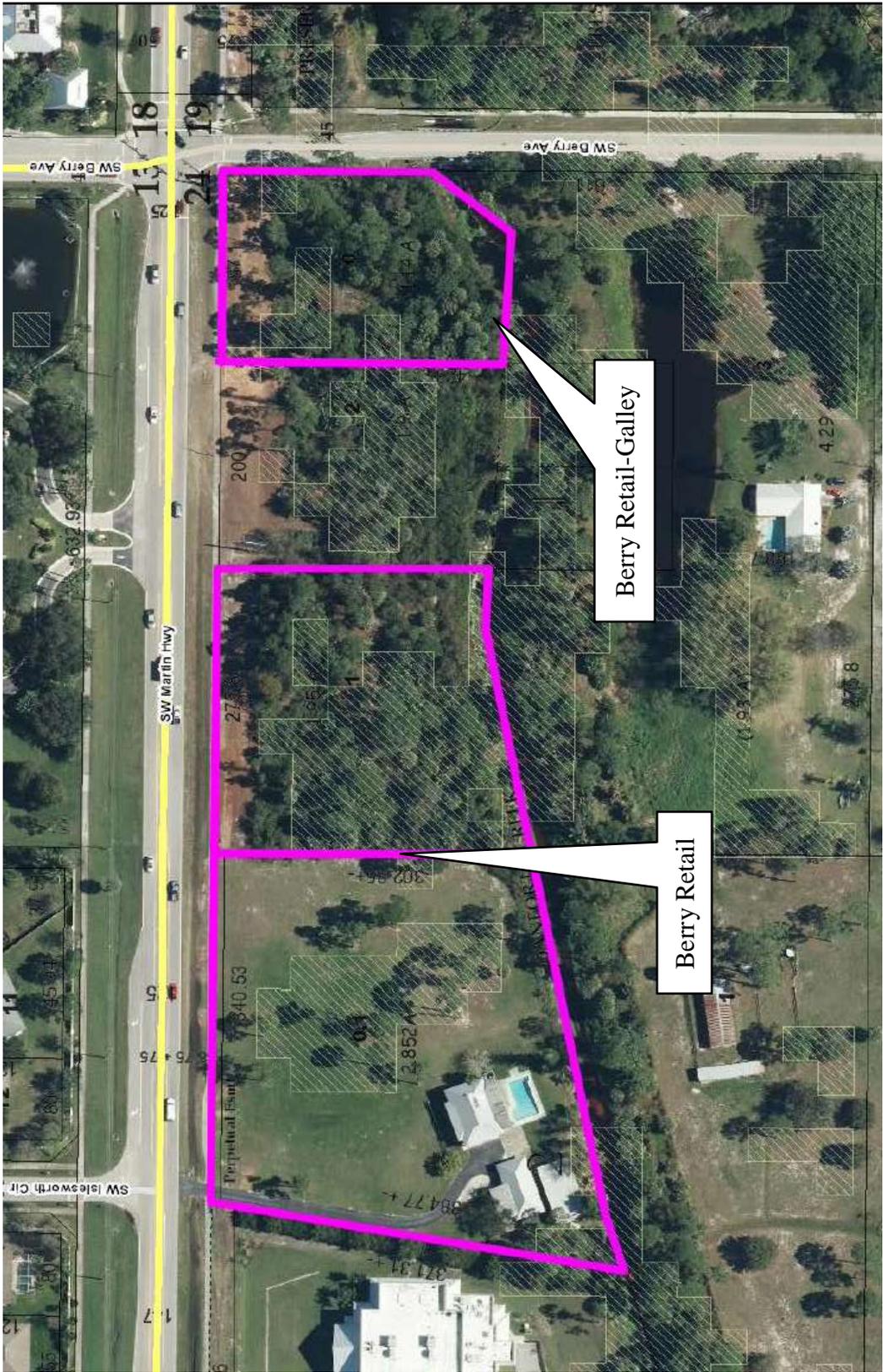
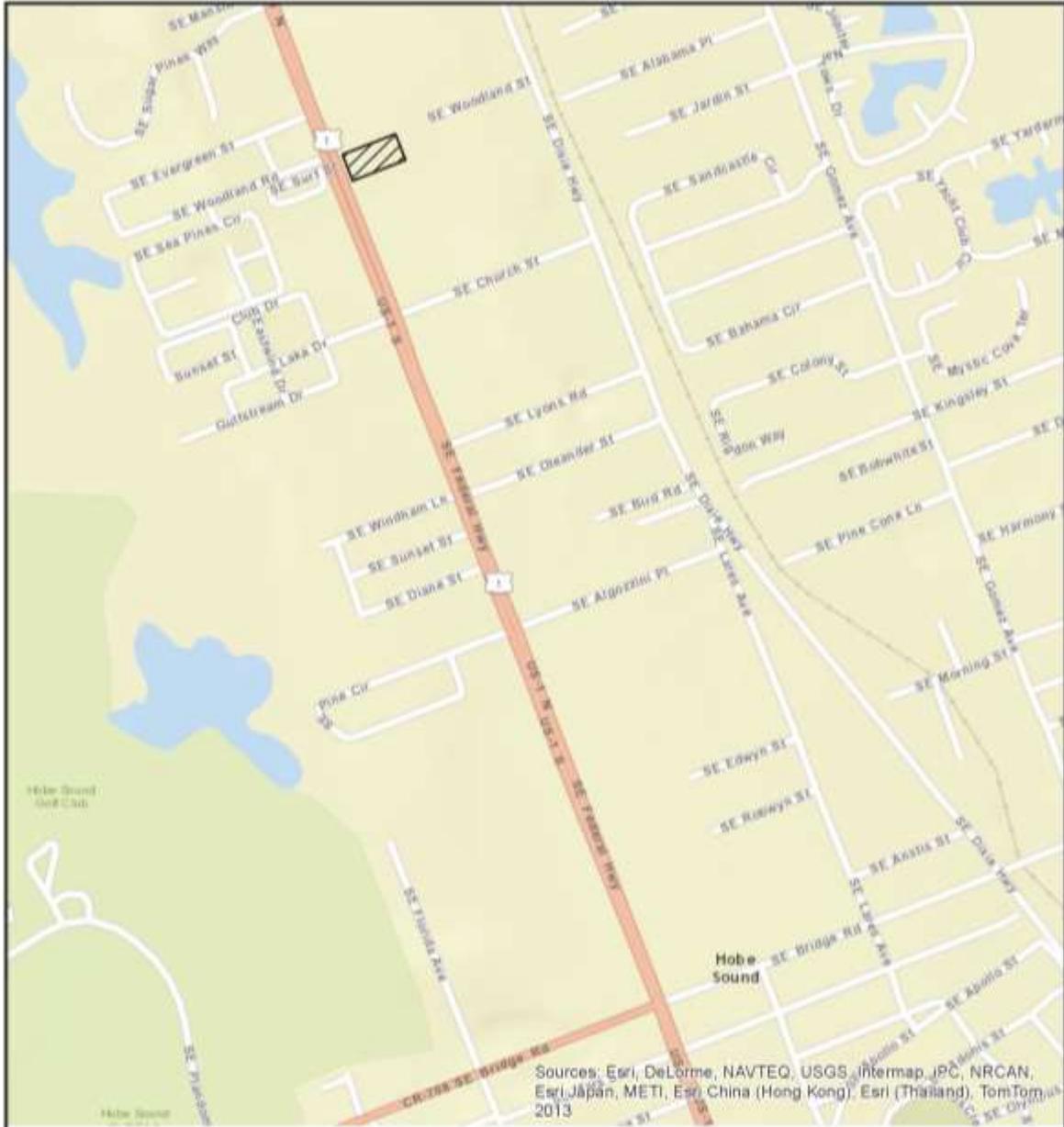


Exhibit 7 Berry Retail Future Land Use Map



Exhibit 8 Davis Hobe Sound Location Map



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

0 1,000 Feet

DAVIS CPA LOCATION MAP



EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BOULEVARD, SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

DATE: SEPT 2014

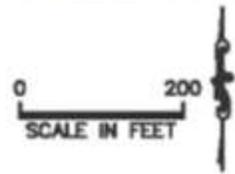
FIGURE

1

**Exhibit 9
Davis Hobe Sound Aerial Map**



MARTIN COUNTY AERIALS DATED 2014



**DAVIS CPA
AERIAL MAP**

Davis CPA.dwg AERIAL



EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34998
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

SEPT 2014

FIGURE

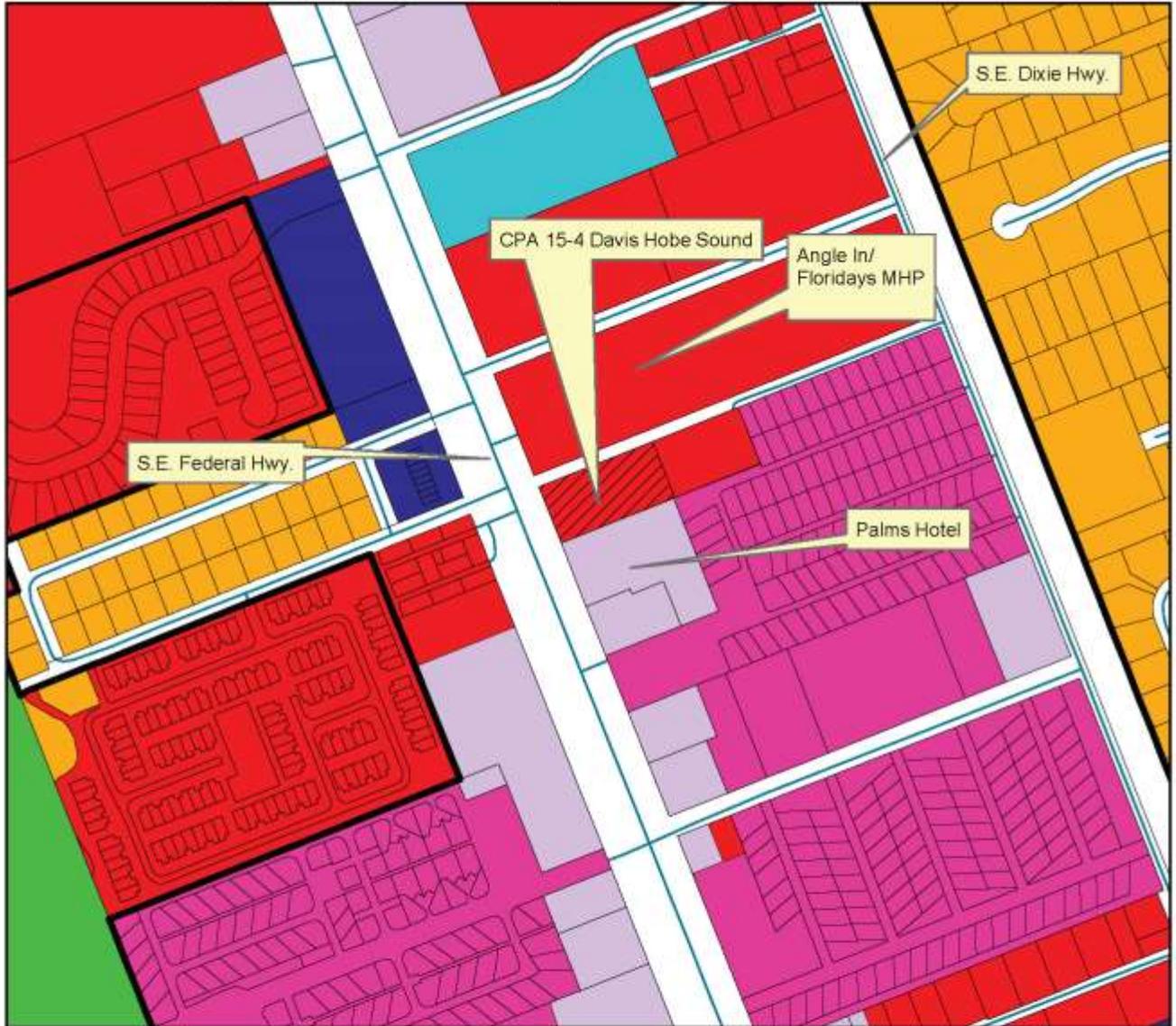
3

Exhibit 10

Davis Hobe Sound Existing Future Land Use Map

Martin County

Figure 2, Future Land Use Map, CPA 15-4, Davis Hobe Sound



Legend

Rural Density -up to 0.5 UPA	Medium Density -up to 8 UPA	Commercial Waterfront	Agricultural Ranchette
AgTEC	High Density -up to 10 UPA	Recreational	Major Power Generation Facility
Rural Heritage -up to 0.5 UPA	Mobile Home Density -up to 8 UPA	Public Conservation Area	No Data (May Include Incorporated Area)
Estate Density -up to 1 UPA	Commercial General	General Institutional	WATER
Estate Density -up to 2 UPA	Commercial Limited	Industrial	
Low Density -up to 5 UPA	Commercial /Office / Residential	Agricultural	

Created by: C.Dulin
 Plot Date: March 3, 2015
 T:\gmd\div_comp_plan\cpa\cpa15-4

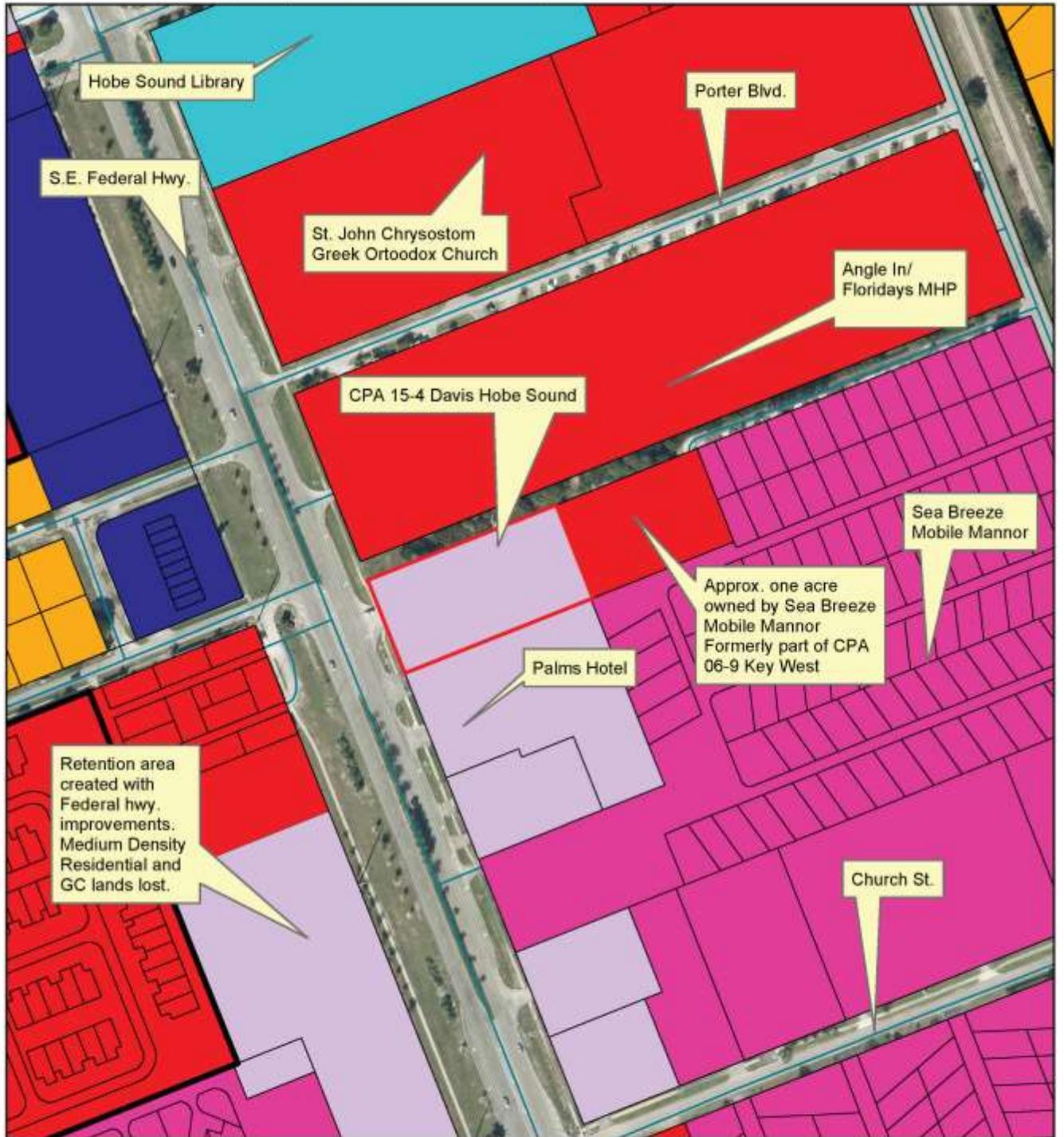
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Exhibit 11

Davis Hobe Sound - Proposed Future Land Use Map

Martin County

Figure 6, Proposed Future Land Use, CPA 15-4, Davis Hobe Sound



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 Plot Date: March 3, 2015
 T:\gmd\div_comp_plan\cpa15-4

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Exhibit 12 Berry Retail – Galley - Location Map

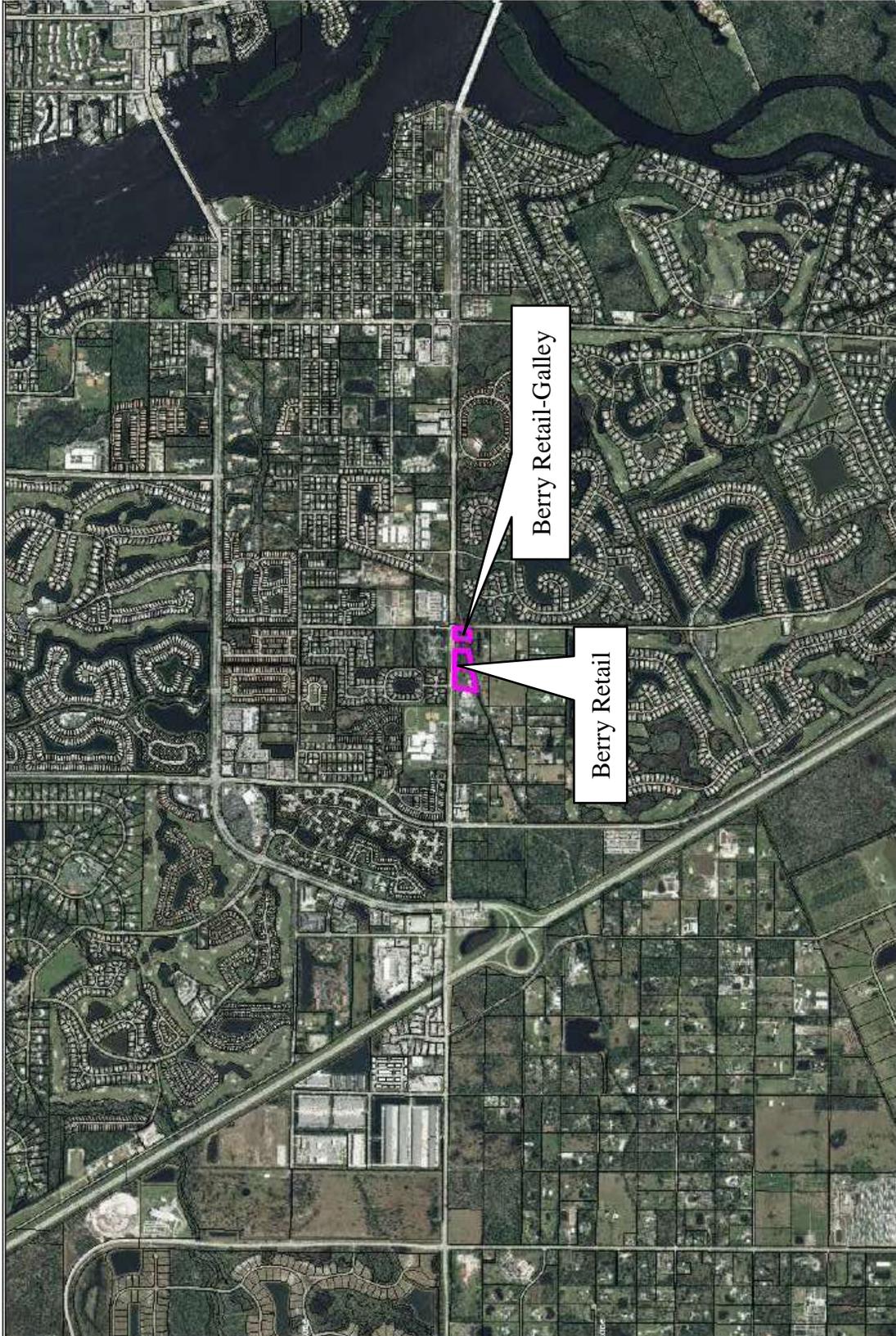


Exhibit 16
Jensen Beach Impoundment – Aerial Map

2014 AERIAL MAP
CPA 15-8, Jensen Beach Impoundment



Exhibit 17

Jensen Beach Impoundment – Existing Future and Use Map

FUTURE LAND USE MAP

CPA 15-8, Jensen Beach Impoundment

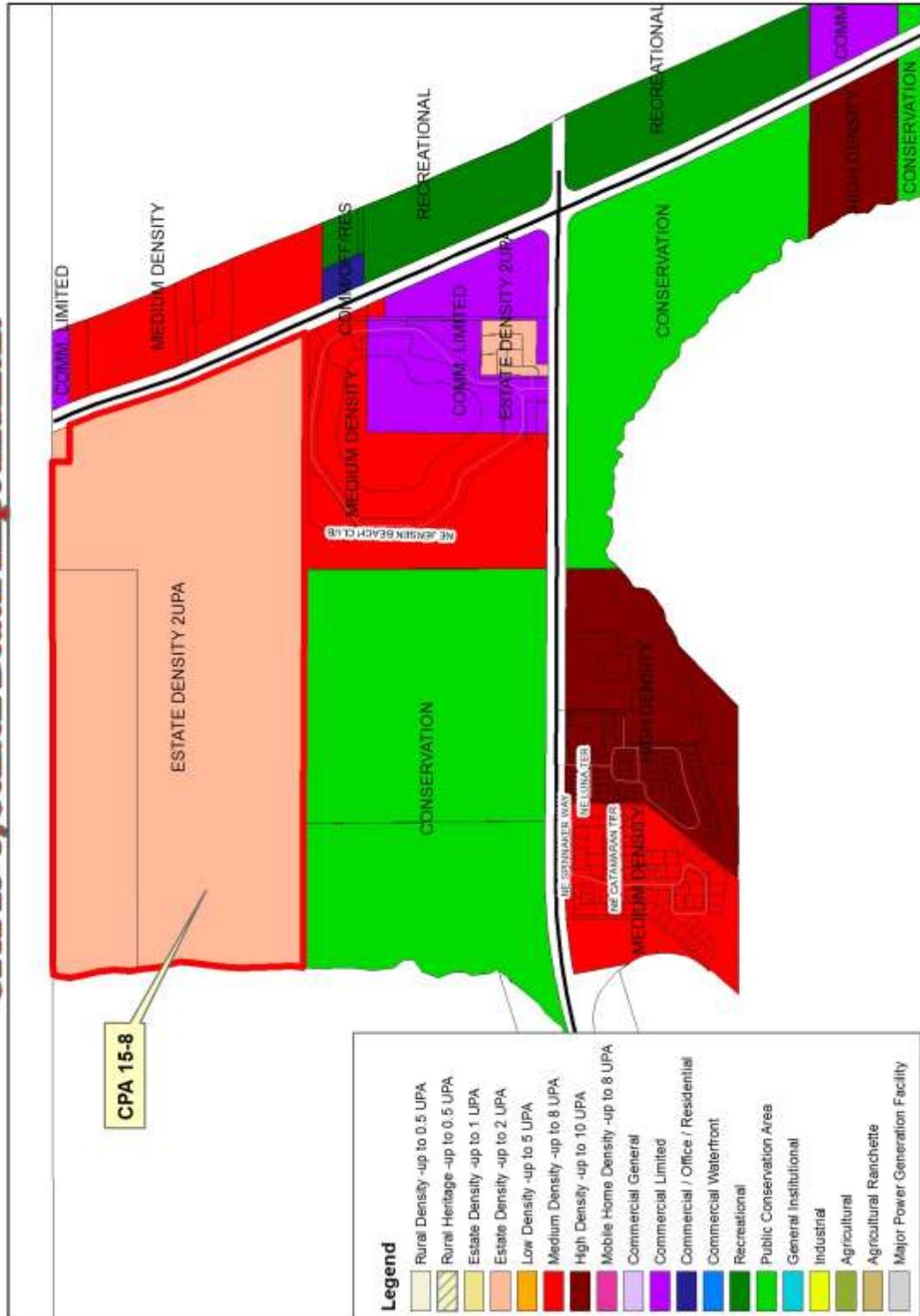


Exhibit 18

Jensen Beach Impoundment – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP CPA 15-8, Jensen Beach Impoundment



Exhibit 19
Joe's River Park - Location Map

LOCATION MAP
CPA 15-9, Joe's River Park



Exhibit 20
Joe's River Park – Aerial Map

2014 AERIAL MAP
CPA 15-9, Joe's River Park



Exhibit 21

Joe's River Park – Existing Future Land Use Map

FUTURE LAND USE MAP

CPA 15-9, Joe's River Park

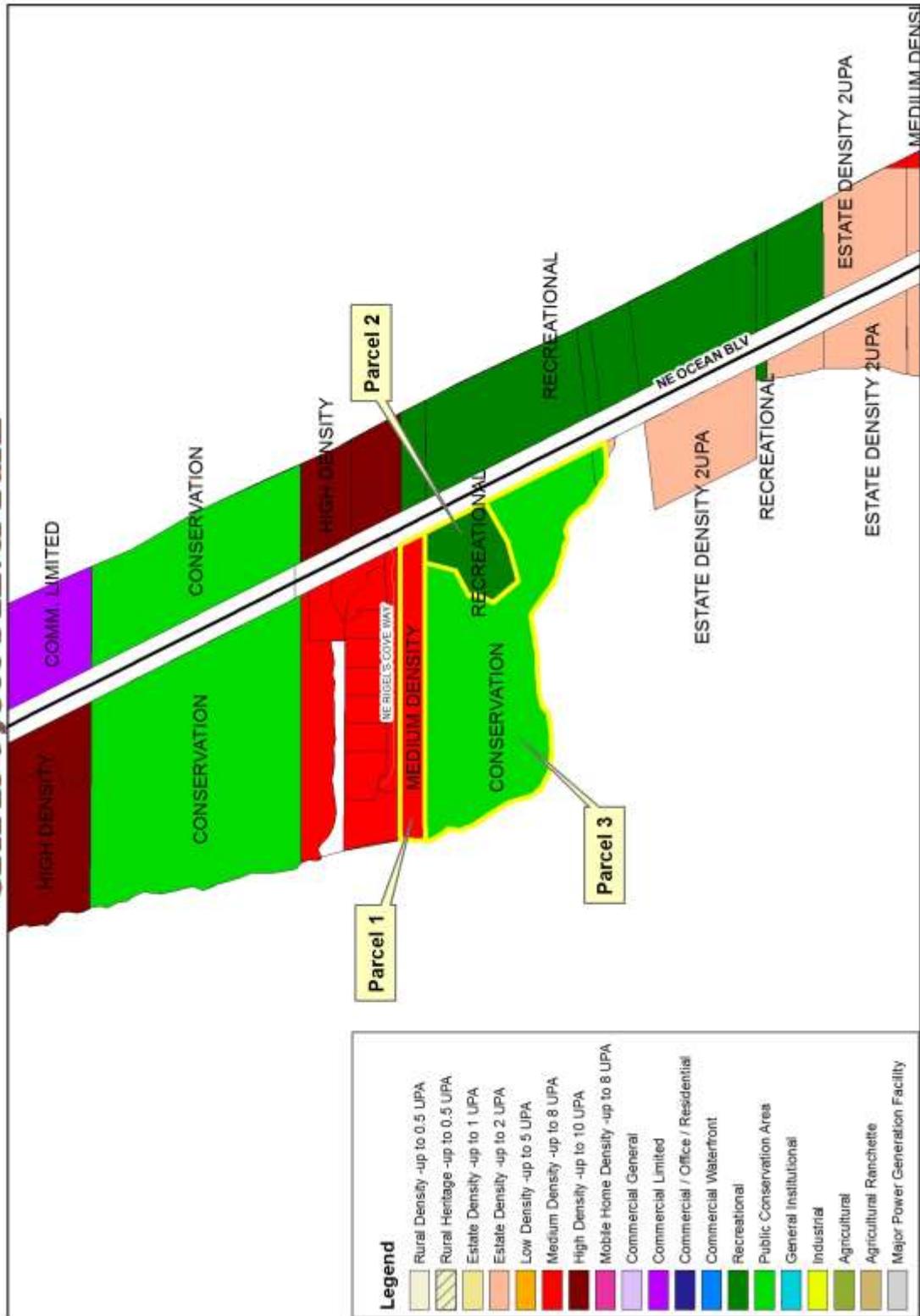
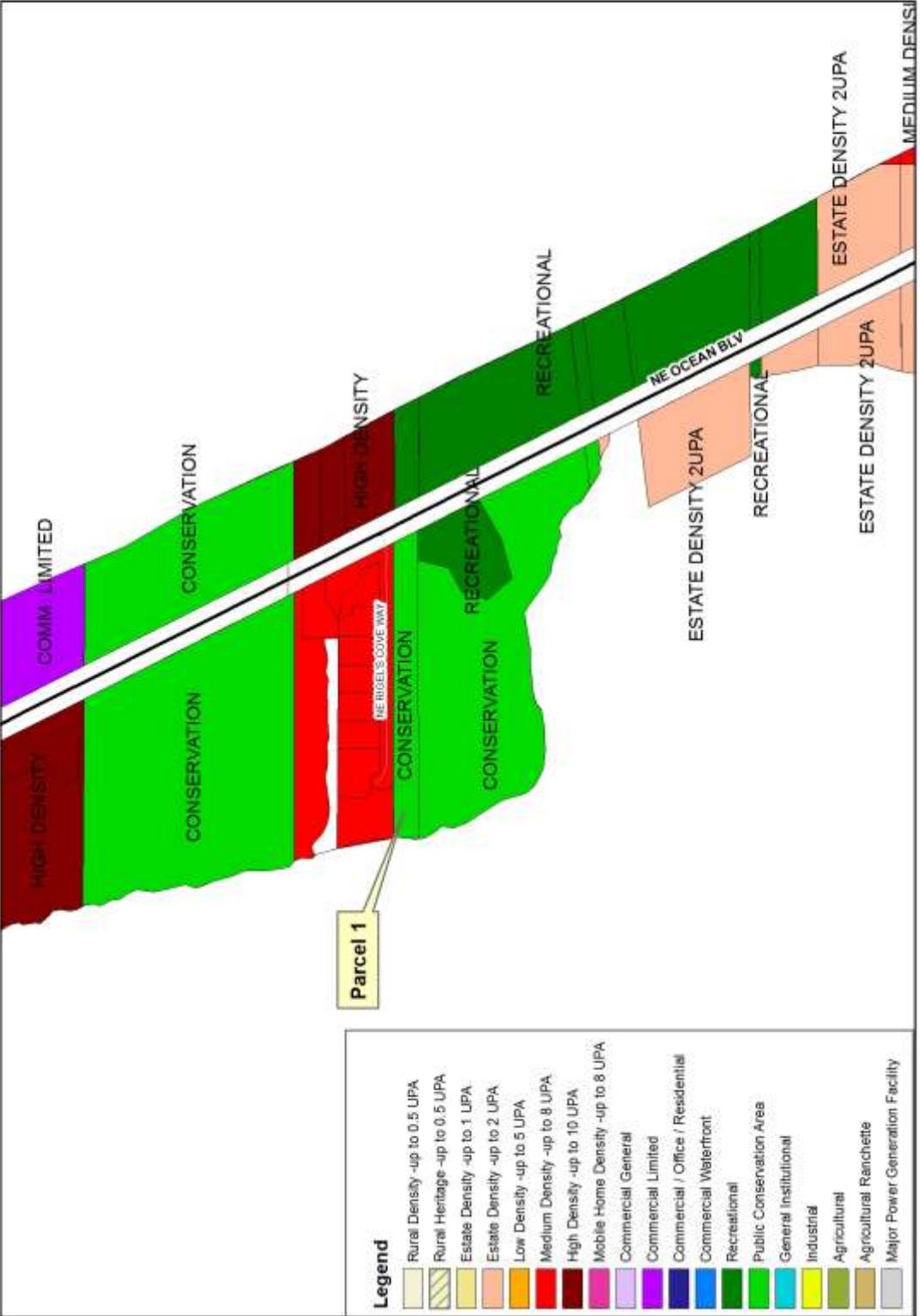


Exhibit 22

Joe's River Park – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP

CPA 15-9, Joe's River Park



Legend

	Rural Density -up to 0.5 UPA
	Rural Heritage -up to 0.5 UPA
	Estate Density -up to 1 UPA
	Estate Density -up to 2 UPA
	Low Density -up to 5 UPA
	Medium Density -up to 8 UPA
	High Density -up to 10 UPA
	Mobile Home Density -up to 8 UPA
	Commercial General
	Commercial Limited
	Commercial / Office / Residential
	Commercial Waterfront
	Recreational
	Public Conservation Area
	General Institutional
	Industrial
	Agricultural
	Agricultural Ranchette
	Major Power Generation Facility

Exhibit 23
Bob Graham Beach - Location Map

LOCATION MAP
CPA 15-10, Bob Graham Beach



Exhibit 24
Bob Graham Beach - Aerial Map

2014 AERIAL MAP
CPA 15-10, Bob Graham Beach

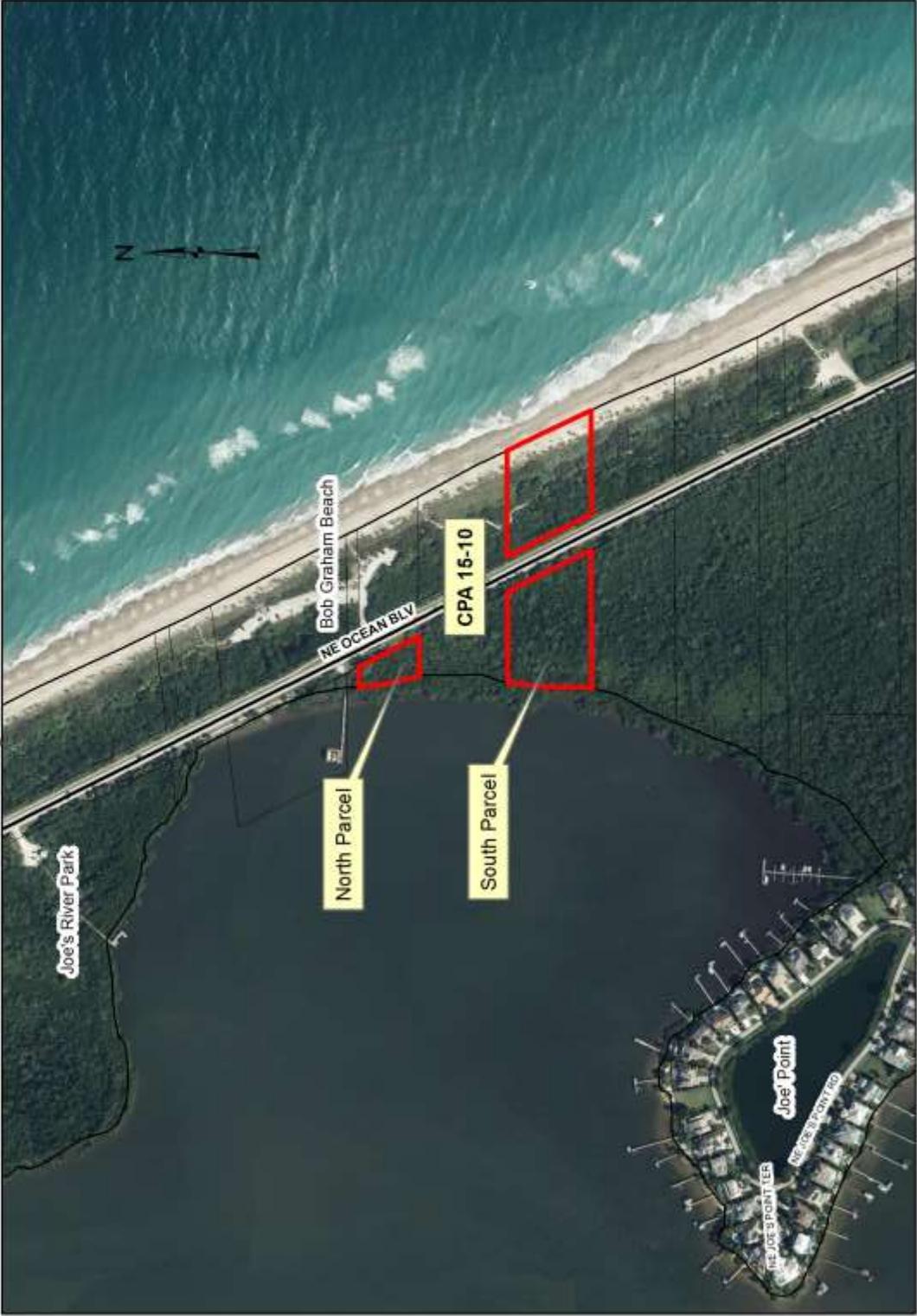


Exhibit 25
Bob Graham Beach – Existing Future Land Use Map

FUTURE LAND USE MAP
CPA 15-10, Bob Graham Beach

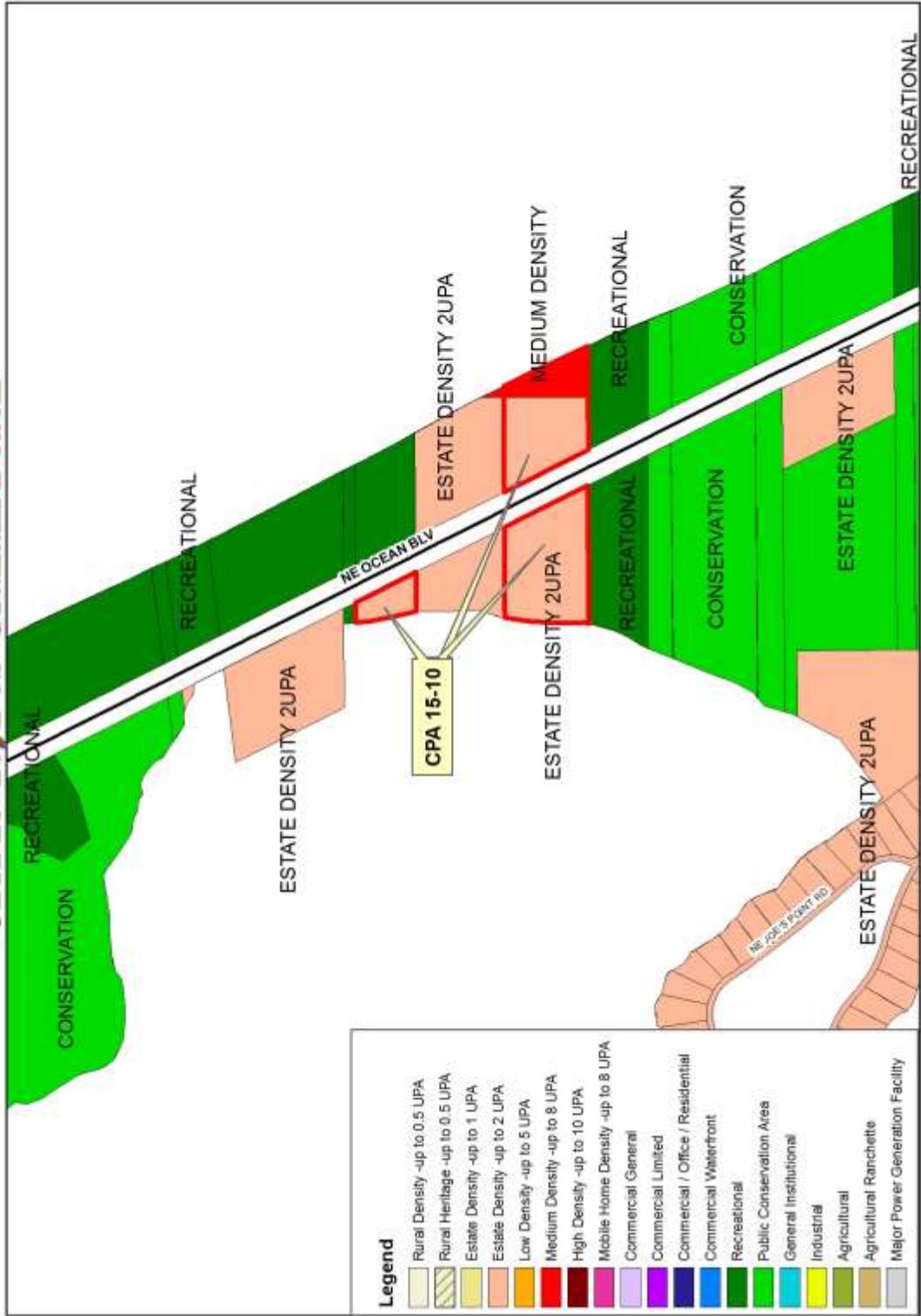


Exhibit 26
Bob Graham Beach – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP
CPA 15-10, Bob Graham Beach

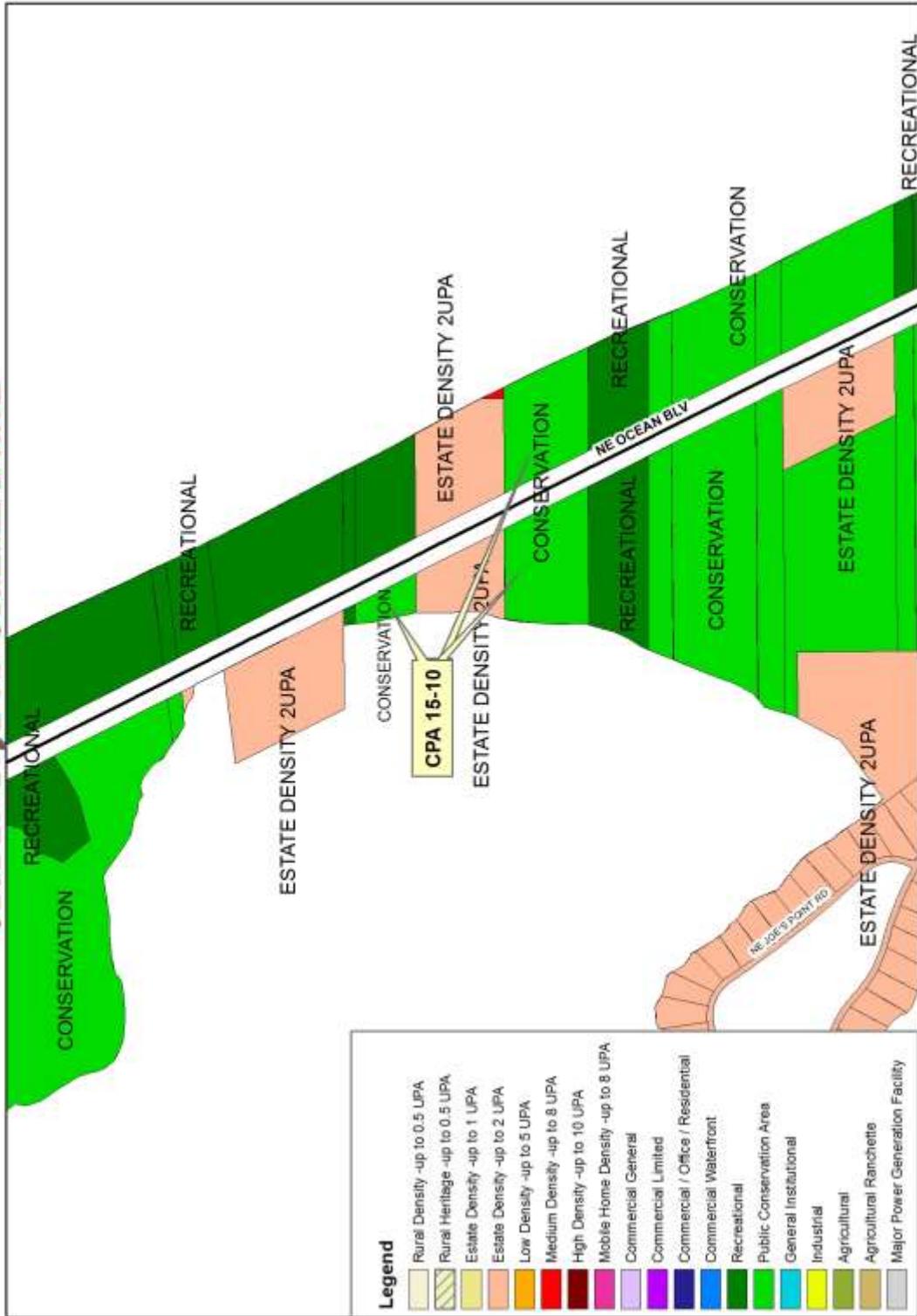


Exhibit 27
Florida Oceanographic Society - Location Map

LOCATION MAP
CPA 15-11, FL Oceanographic Society



Exhibit 28
Florida Oceanographic Society - Aerial Map

2014 AERIAL MAP
CPA 15-11, FL Oceanographic Society



Exhibit 29

Florida Oceanographic Society – Existing Future Land Use Map

FUTURE LAND USE MAP

CPA 15-11, FL Oceanographic Society

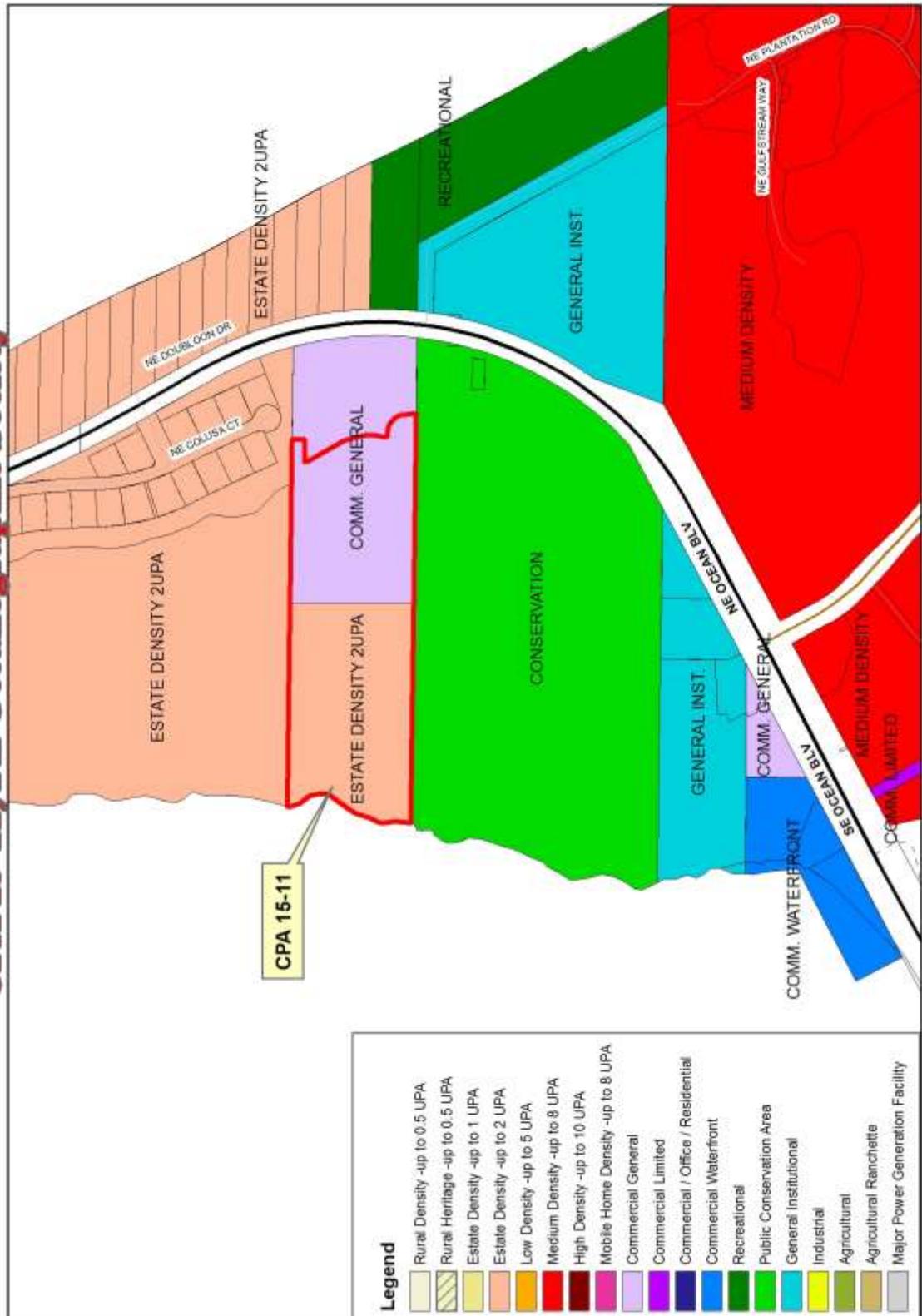


Exhibit 30

Florida Oceanographic Society – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP CPA 15-11, FL Oceanographic Society

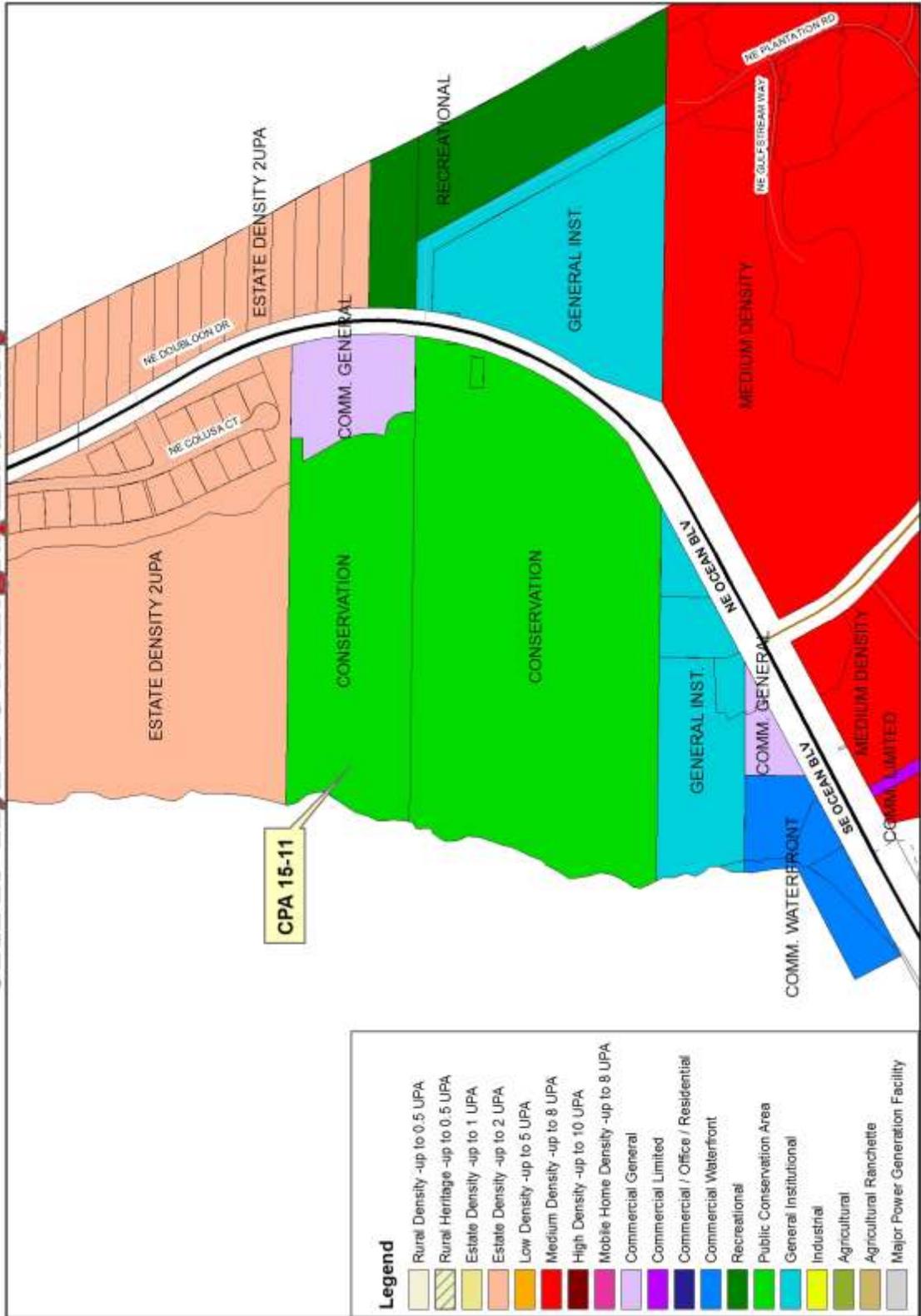


Exhibit 31
IRP Water Treatment Plant - Location Map

LOCATION MAP
CPA 15-12, IRP Water Treatment Plant



Exhibit 32
IRP Water Treatment Plant - Aerial Map

**2014 AERIAL MAP
CPA 15-12, IRP Water Treatment Plant**



Exhibit 33

IRP Water Treatment Plant – Existing Future Land Use Map

FUTURE LAND USE MAP

CPA 15-12, IRP Water Treatment Plant

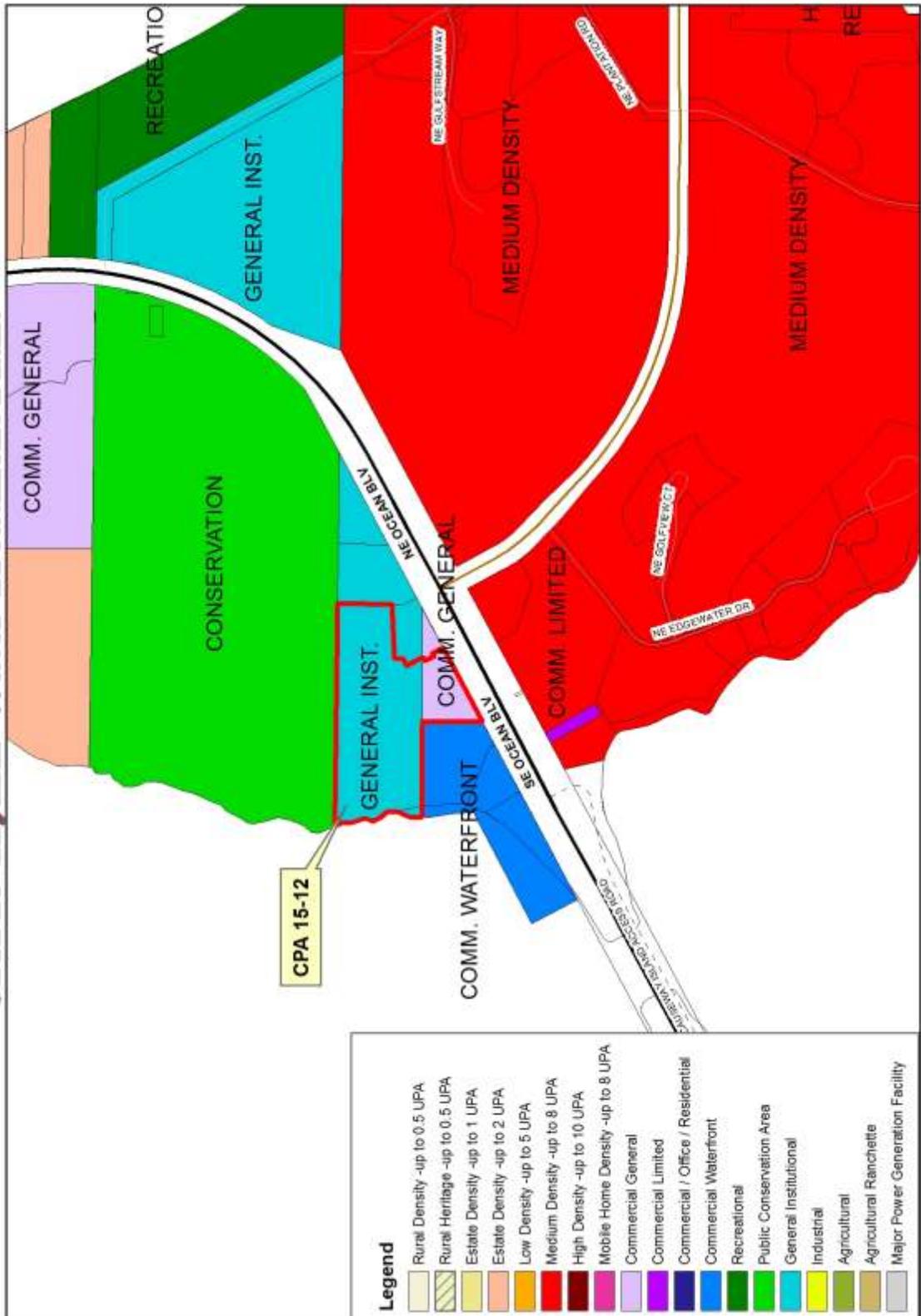


Exhibit 34

IRP Water Treatment Plant – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP
CPA 15-12, IRP Water Treatment Plant

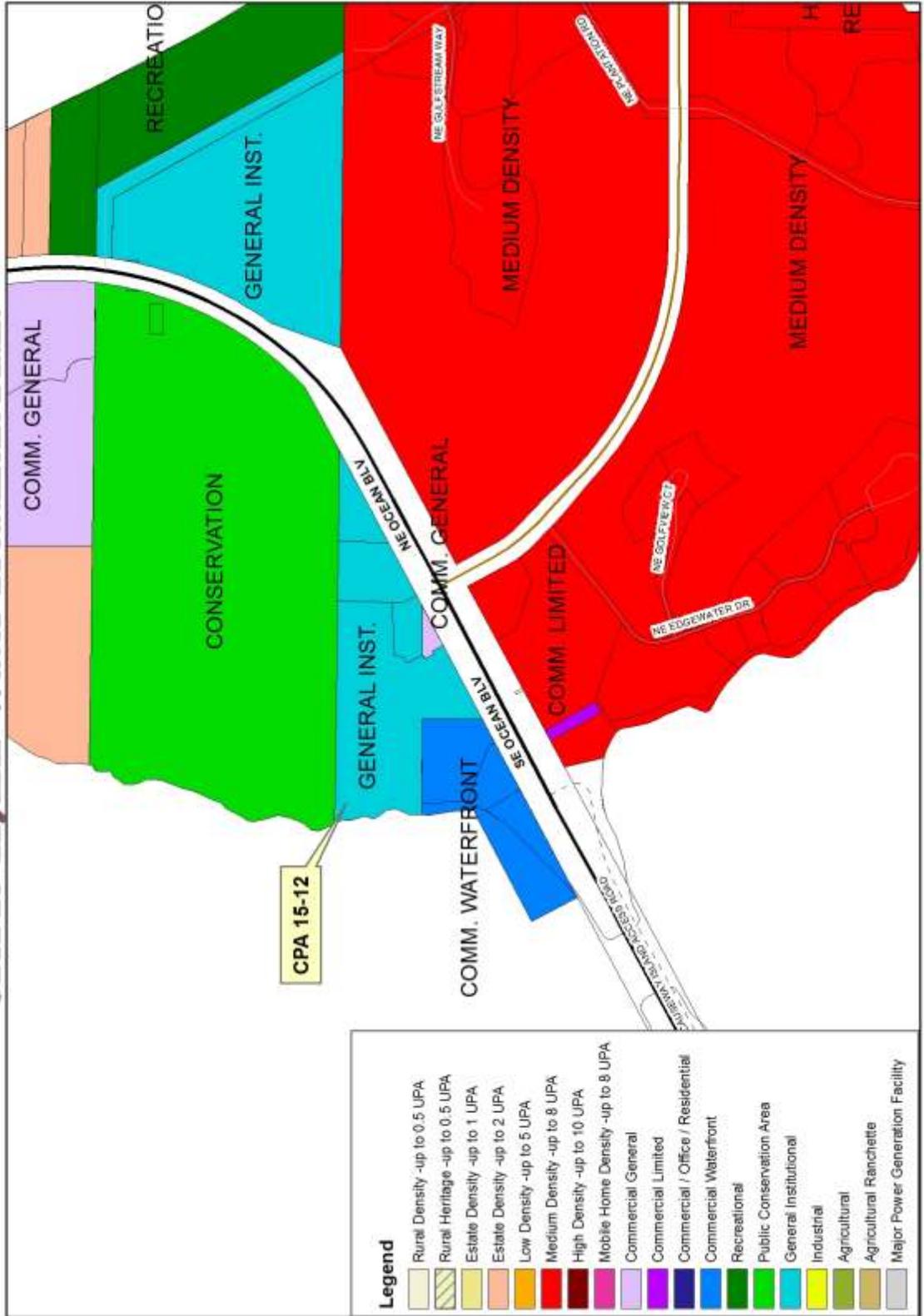


Exhibit 35
River Cove - Location Map

LOCATION MAP
CPA 15-13, River Cove



Exhibit 37 River Cove – Existing Future Land Use Map

FUTURE LAND USE MAP CPA 15-13, River Cove

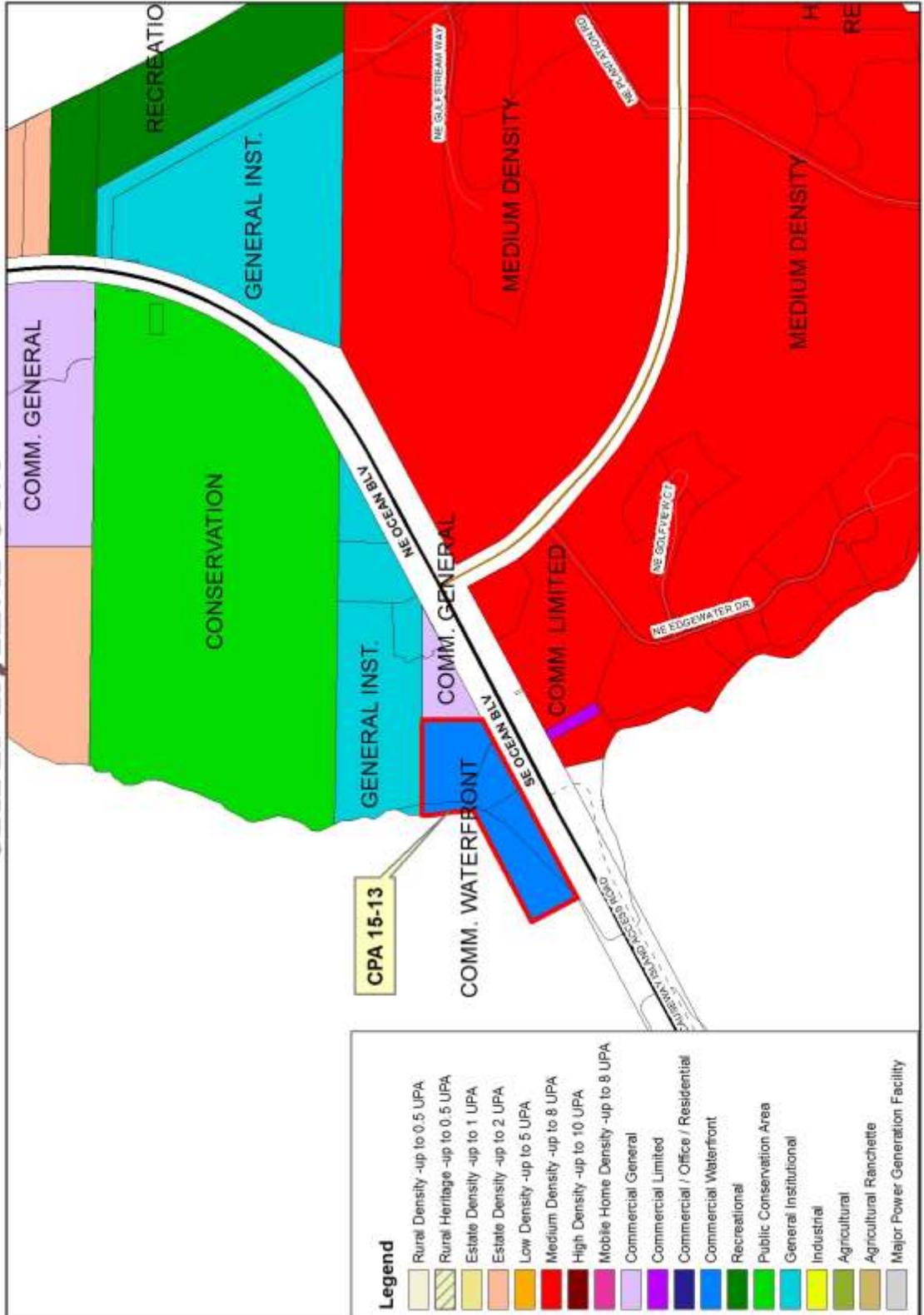


Exhibit 38 River Cove – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP CPA 15-13, River Cove

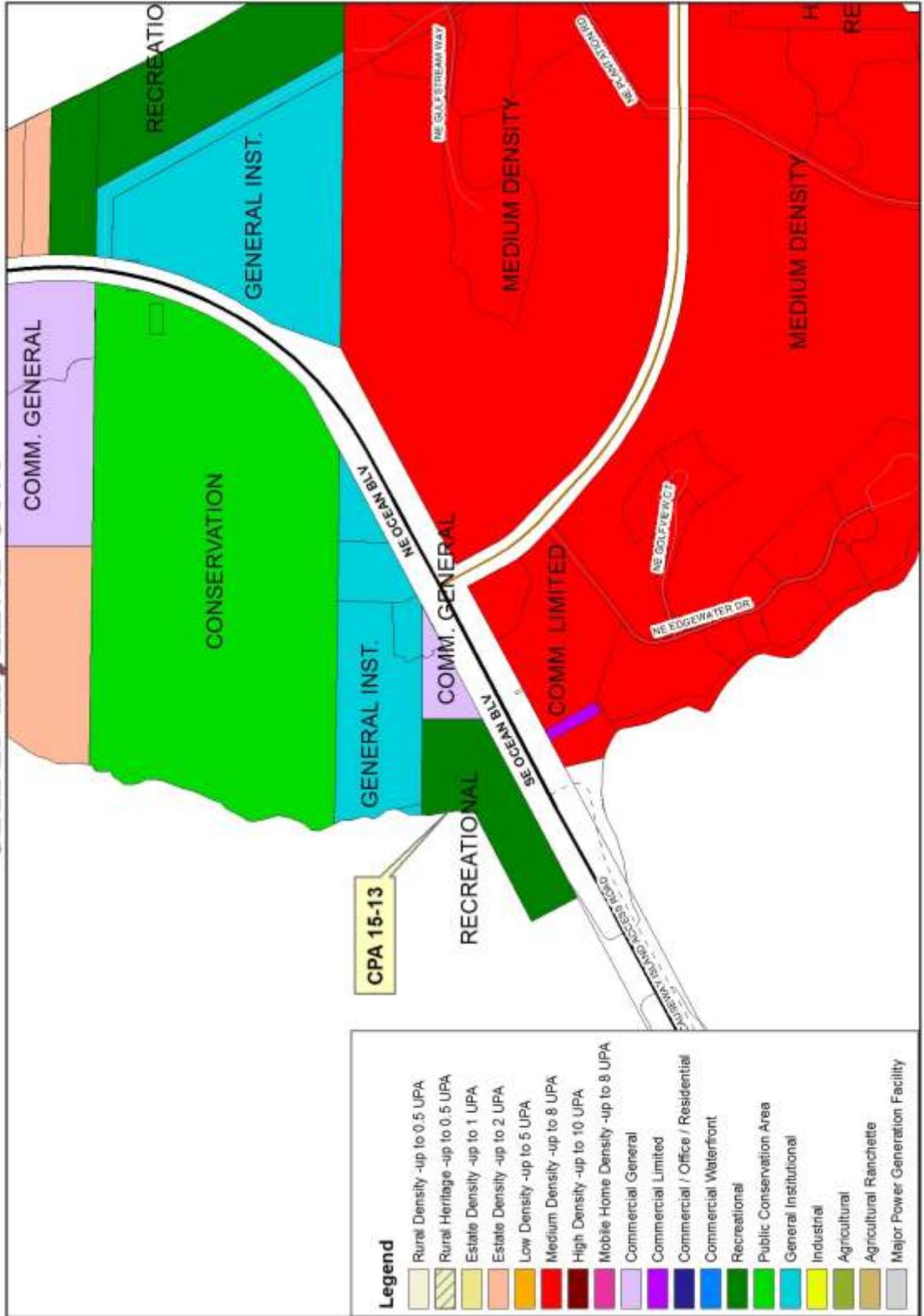


Exhibit 39
Crystal Beach - Location Map

LOCATION MAP
CPA 15-14, Crystal Beach



Exhibit 40
Crystal Beach - Aerial Map

**2014 AERIAL MAP
CPA 15-14, Crystal Beach**



Exhibit 41

Crystal Beach – Existing Future Land Use Map

FUTURE LAND USE MAP

CPA 15-14, Crystal Beach

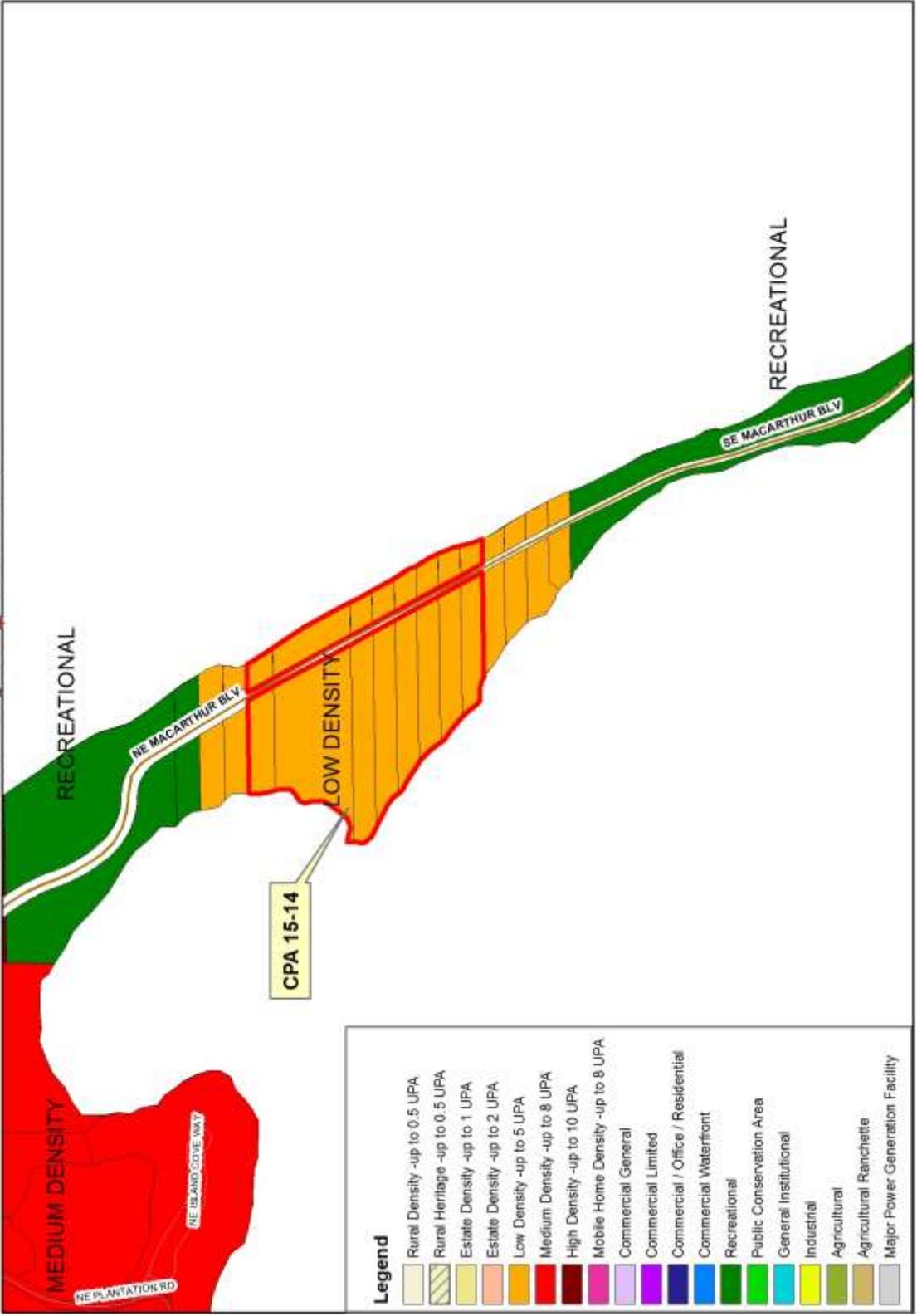


Exhibit 42
Crystal Beach – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP
CPA 15-14, Crystal Beach

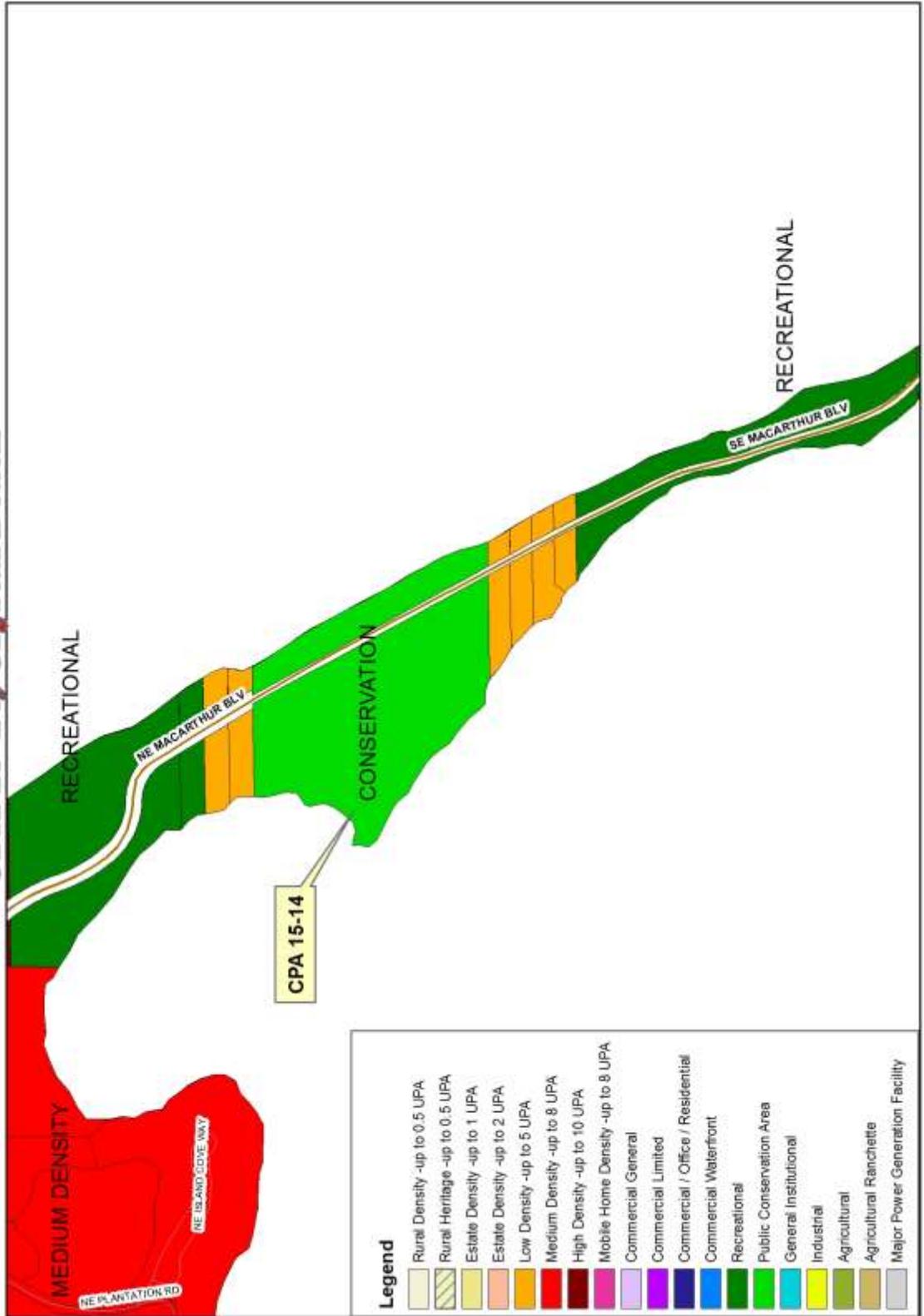
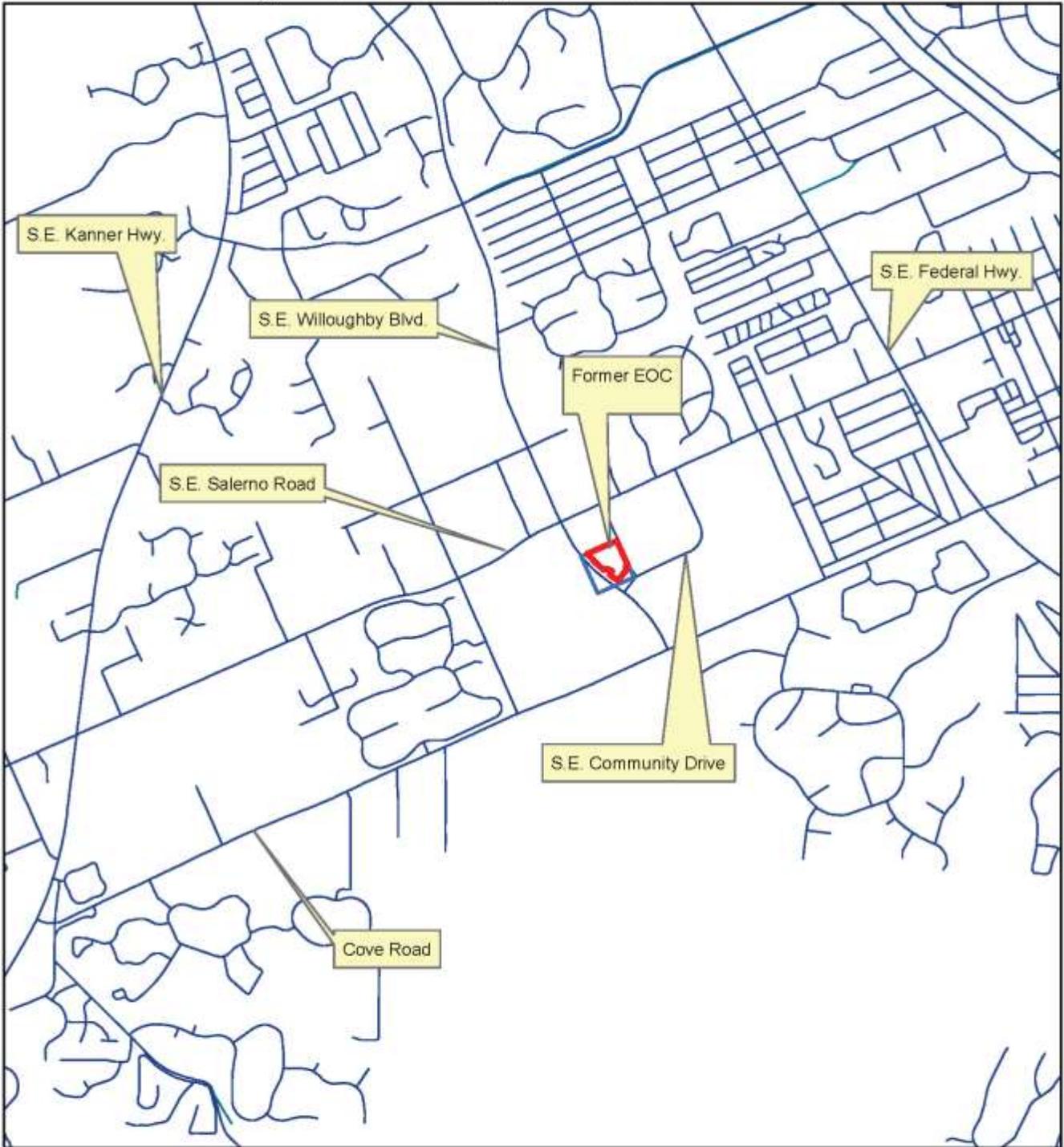


Exhibit 43 Former EOC – Location Map

Martin County

Figure 1, Location Map, CPA 15-16, Former EOC



Created by: C.Dulin
Plot Date: March 11, 2015
T:\gmd\div_comp_plan\cpa\cpa15-16

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Exhibit 44 Former EOC - Aerial Map

Martin County

Figure 5, Aerial Photograph, CPA 15-16, Former EOC



Created by: C.Dulin
Plot Date: March 11, 2015
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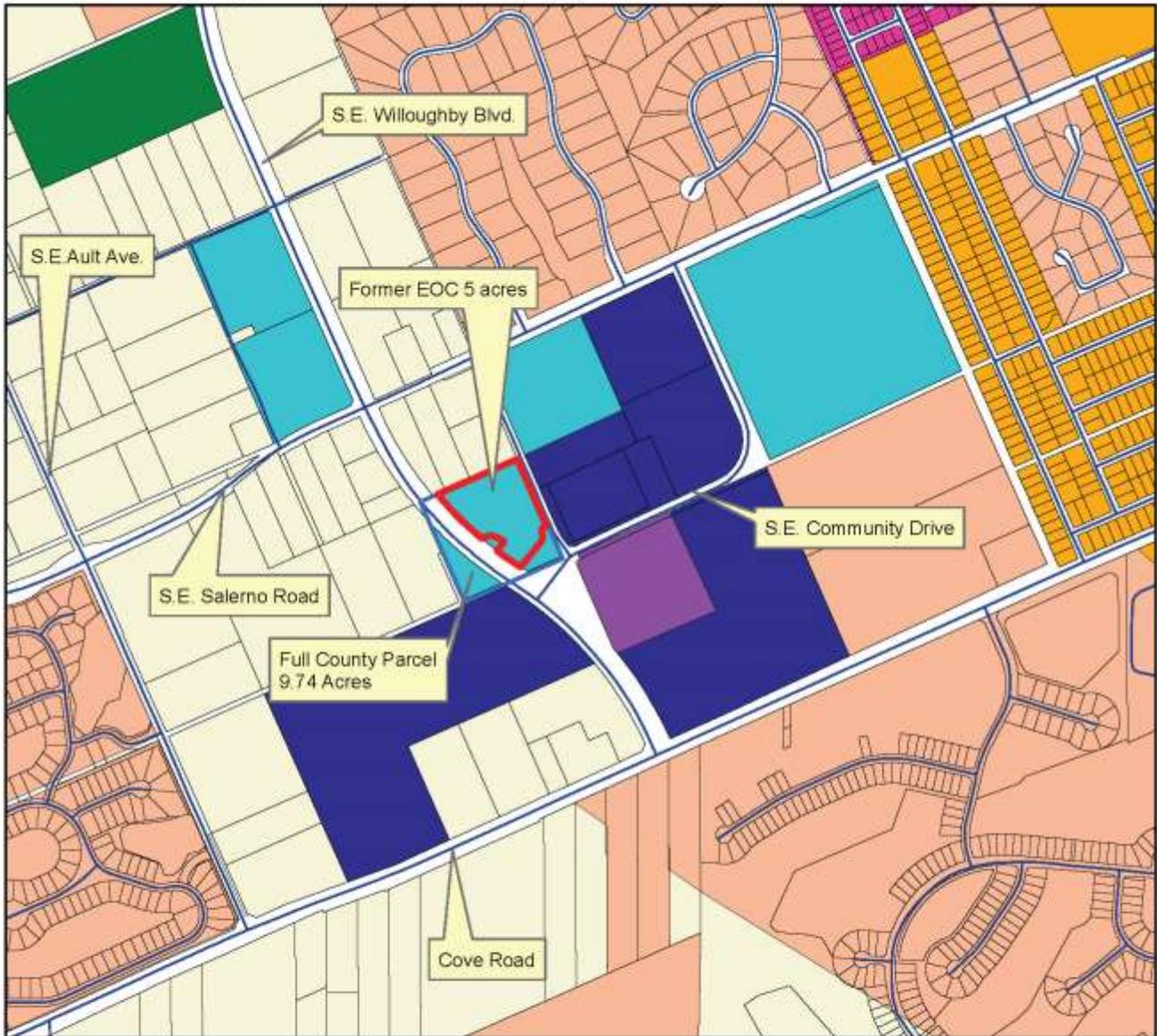
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Exhibit 45

Former EOC – Existing Future Land Use Map

Martin County

Figure 2, Future Land Use Map, CPA 15-16, Former EOC



Legend

Rural Density -up to 0.5 UPA	Mobile Home Density -up to 8 UPA	Industrial
AgTEC	Commercial General	Agricultural
Rural Heritage -up to 0.5 UPA	Commercial Limited	Agricultural Ranchette
Estate Density -up to 1 UPA	Commercial / Office / Residential	Major Power Generation Facility
Estate Density -up to 2 UPA	Commercial Waterfront	No Data (May Include Incorporated Area)
Low Density -up to 5 UPA	Recreational	WATER
Medium Density -up to 8 UPA	Public Conservation Area	
High Density -up to 10 UPA	General Institutional	

Created by: C.Dulin
 Plot Date: March 11, 2015
 T:gmd/div_comp_plan/vcpa/kcpa15-16

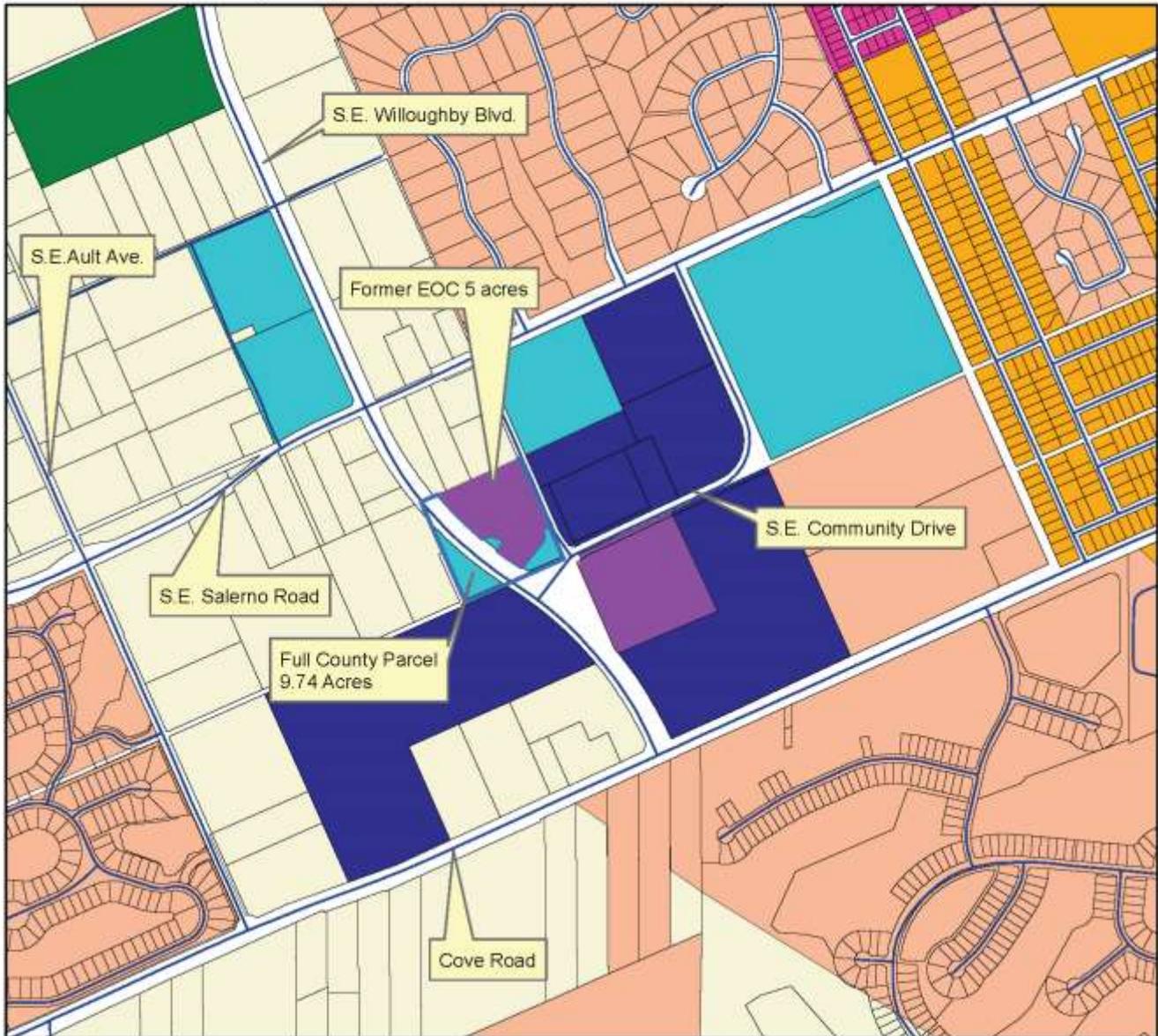
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Exhibit 46 Former EOC – Proposed Future Land Use Map

Martin County

Figure 6, Proposed Land Use, CPA 15-16, Former EOC



Legend

Rural Density -up to 0.5 UPA	Mobile Home Density -up to 8 UPA	Industrial
AgTEC	Commercial General	Agricultural
Rural Heritage -up to 0.5 UPA	Commercial Limited	Agricultural Ranchette
Estate Density -up to 1 UPA	Commercial / Office / Residential	Major Power Generation Facility
Estate Density -up to 2 UPA	Commercial Waterfront	No Data (May Include Incorporated Area)
Low Density -up to 5 UPA	Recreational	WATER
Medium Density -up to 8 UPA	Public Conservation Area	
High Density -up to 10 UPA	General Institutional	

Created by: C.Dulin
 Plot Date: March 11, 2015
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