

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8D
From: Staff
Date: October 16, 2015 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 15-2ESR

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 two 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

The proposed changes are a re-transmittal of items considered by Martin County in a previous set of comprehensive plan amendments. The same changes were reviewed by Council at the May 15, 2015 board meeting.

Berry Retail

The proposed amendment is to change the FLUM designation from Rural Density (up to 0.5 units per acre) to Commercial Office Residential 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 property owners originally requested that the FLUM be amended from Rural Density to General Commercial. However, the Martin County staff report indicated the Commercial Office Residential designation may be the most appropriate future land use designation for this property. The Martin County Board of County Commissioners voted to transmit the amendment of the FLUM from Rural Density to Commercial Office Residential. The applicant has now accepted the Board of County Commissioners' transmittal of the amendment to give their property the Commercial Office Residential FLUM designation.

The Martin County staff report indicated 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.

Berry Retail-Galley

The proposed amendment is to change the FLUM designation from Rural Density (up to 0.5 units per acre) to Commercial Office Residential 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 property owners originally requested that the FLUM be amended from Rural Density to Limited Commercial. However, the Martin County staff report indicated the Commercial Office Residential designation may be the most appropriate future land use designation for this property. The Martin County Board of County Commissioners voted to transmit the amendment of the FLUM from Rural Density to Commercial Office Residential. The applicant has now accepted the Board of County Commissioners' transmittal of the amendment to give their property the Commercial Office Residential FLUM designation.

The Martin County staff report indicated 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.

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 September 15, 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

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Aerial Photo - Wide View
- 3 Aerial Photo - Close-up View
- 4 Future Land Use Map

Exhibit 1 General Location Map

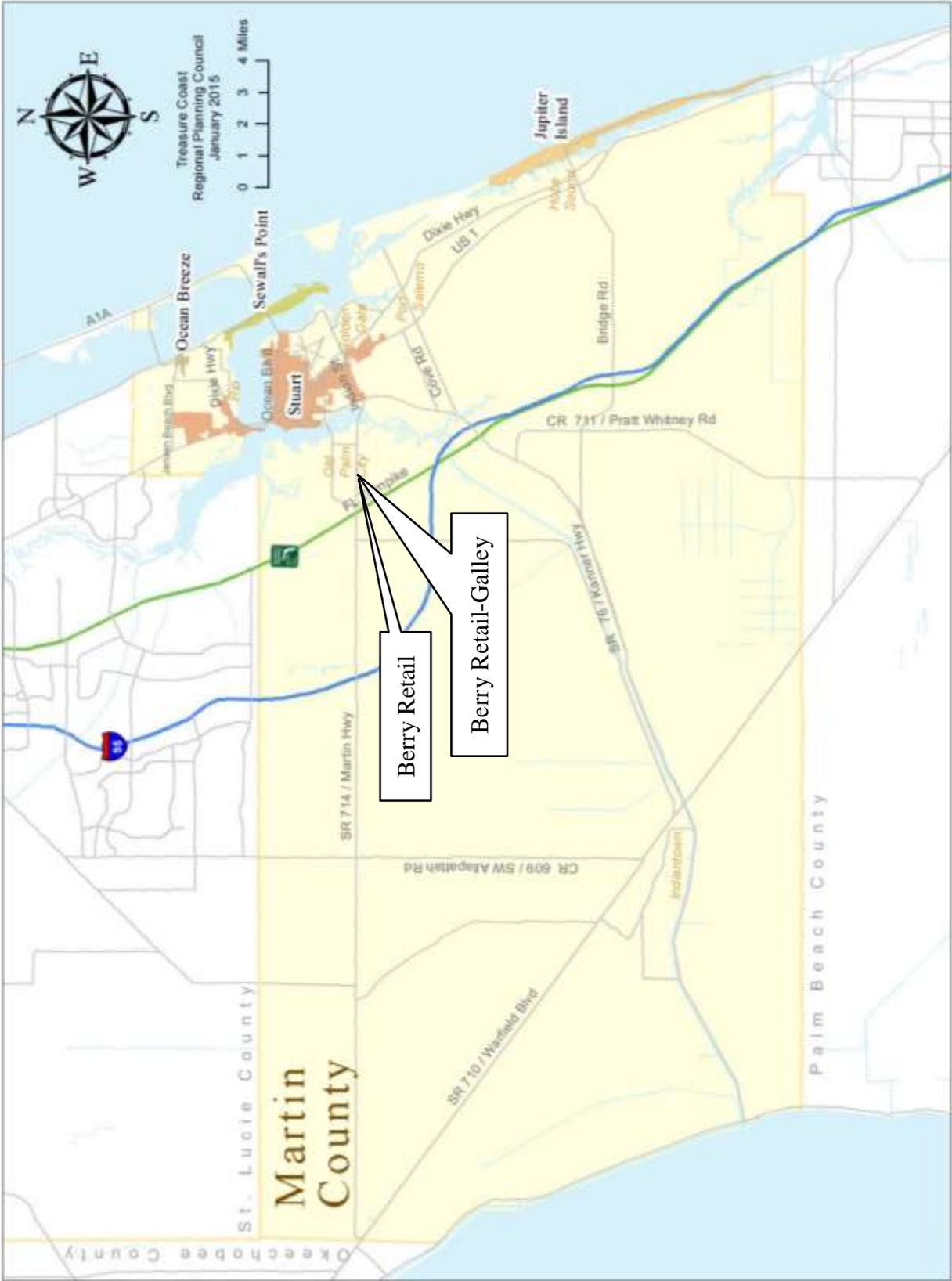


Exhibit 2
Aerial Photo - Wide View

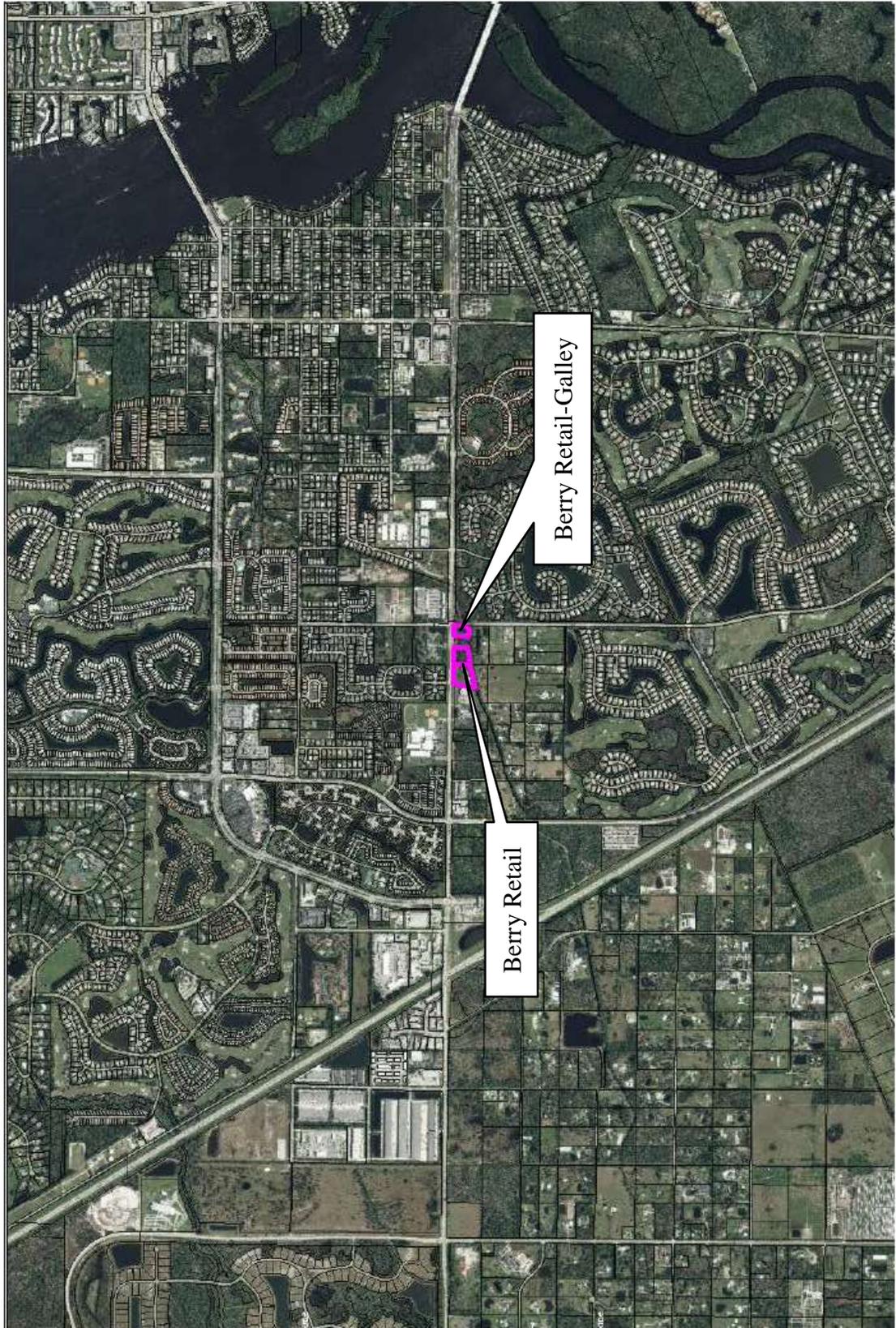


Exhibit 3
Aerial Photo - Close-up View

