

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8F
From: Staff
Date: June 17, 2016 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 16-1ESR

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 13 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

Palm Bluff

The proposed amendment is to change the FLUM designation from Rural Density (up to 0.5 units per acre) to Medium Density (up to 8 units per acre) on 3.57 acres located on SW Martin Highway between SW Berry and SW High Meadow Avenues in Palm City. The future land use designations on adjacent properties are Rural Density to the south, east, and west; and General Institutional to the north. The southern boundary is adjacent to Danforth Creek.

The subject property is currently undeveloped and forested. The application materials indicate no wetlands are on the property. The proposed change in land use designation to Medium Density would allow up to 28 units to be developed on the property. The property is located within the Primary Urban Services District and Martin County water and wastewater services are available.

The Martin County staff report concluded the Medium Density future land use designation would be consistent with the county's comprehensive plan. The Martin County staff report indicated 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 protect Danforth Creek. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

Kanner

The proposed amendment is to change the FLUM designation from Commercial General to Low Density Residential (up to 5 units per acre) on 23.2 acres located on SW Kanner Highway east of SW Linden Street. The future land use designations on adjacent properties are Commercial General, Low Density, and Mobile Home to the north; Estate Density, Commercial General, and Rural Density to the south; Low Density and Rural Density to the east; and Commercial General, Low Density, and Mobile Home to the west.

The subject property is the site of a former auto salvage yard, which operated until about 2003 when it closed and the site was subsequently cleaned-up and all of the junk cars removed. The application materials indicate that soil and groundwater contamination at the site have been cleaned-up. The Florida Department of Environmental Protection has completed an investigation of contamination on the site and released the owner from any further obligation to clean-up the property based on the satisfactory remediation of the site to state cleanup standards.

The proposed amendment would allow up to about 116 residential units to be developed on the property. The Martin County staff report indicated the proposed amendment will not have a negative impact on Martin County roadway or other public facilities or services. The site is located within the Primary Urban Service District and has access to regional water and wastewater utilities. In its current configuration, the site is an enclave of commercial property surrounded by residential land uses. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

Sunshine State Carnations

The proposed amendment is to change the FLUM designation from Agriculture (up to one dwelling unit per 20 acres) to Low Density Residential (up to 5 units per acre) on 9.8 acres located on the east side of SW Berry Avenue between SW Martin Highway and SW Sunset Trail in Palm City. The future land use designations on adjacent properties are Low Density Residential to the north, east, and west; and Commercial General to the south. The subject property has been cleared for agricultural operations, but has been fallow for about two years. The proposed amendment would allow about 49 residential units to be constructed on the property.

The Martin County staff report indicated the proposed amendment will not have a negative impact on Martin County roadway or other public facilities or services. The property is located within the Primary Urban Services District and Martin County water and wastewater services are available. An elementary school and a middle school are within walking distance from the

property, and the public library is about one mile away. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

DeMartini

The proposed amendment is to change the FLUM designation from Limited Commercial to General Commercial on 2.27 acres located at the intersection of U.S. Highway 1 and SE Cove Road. The proposed amendment would allow more intense commercial development on 2.27 of 3.5 total acres of the DeMartini property. The future land use designations on adjacent properties are Limited Commercial to the north; General Commercial to the south; High Density Residential and Limited Commercial to the east; and Commercial Office/Residential and Limited Commercial to the west. A portion of the 2.27-acre property is heavily vegetated with a mixture of native and non-native plants.

This amendment is directly related to another amendment described below under Seacoast National Bank. Seacoast National Bank owns property fronting on SE Cove Road that is near the 3.5-acre DeMartini site. The property owned by Seacoast National Bank provides driveway access to the DeMartini 3.5 acres and the Seacoast National Bank branch on the DeMartini property. The 2.27 acres is separated by a 30 foot right of way from the 0.33 acre site owned by Seacoast National Bank. No future land use change is proposed on the portion of the 3.5 acre site that contains the existing branch of the Seacoast National Bank. The proposed use on both the DeMartini property and Seacoast National Bank Property will be a service station with 24 fueling positions and a 5,943 square foot convenience store.

The Martin County staff report indicated the proposed amendment will not have a negative impact on Martin County roadway or other public facilities or services. However, the Martin County staff recommended denial of the proposed amendment, because specific criteria for a future land use amendment were not met. The property is located within the Primary Urban Services District and Martin County water and wastewater services are available. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

Seacoast National Bank

The proposed amendment is to change the FLUM designation from Limited Commercial to General Commercial on 0.33 acres located on the north side of SE Cove Road, near the intersection of U.S. Highway 1 and SE Cove Road. The proposed amendment is directly related to the DeMartini amendment described above. The subject property, which is owned by Seacoast National Bank, provides driveway access to the DeMartini property and an existing branch of the Seacoast National Bank. The proposed use on both the DeMartini property and Seacoast National Bank property will be a service station with 24 fueling positions and a 5,943 square foot convenience store. No future land use change is proposed on the portion of the site containing the existing branch of the Seacoast National Bank.

The Martin County staff report indicated the proposed amendment will not have a negative impact on Martin County roadway or other public facilities or services. However, the Martin

County staff recommended denial of the proposed amendment, because specific criteria for a future land use amendment were not met. The property is located within the Primary Urban Services District and Martin County water and wastewater services are available. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

Legg

The proposed amendment is to change the FLUM designation from Rural Density (up to 0.5 units per acre) to Medium Density (up to 8 units per acre) on 8.5 acres located on SW Martin Highway between SW Berry and SW High Meadow Avenues in Palm City. The future land use designations on adjacent properties are Rural Density to the south, east, and west; and General Institutional to the north. The southern boundary is adjacent to Danforth Creek.

The subject property is currently developed with a single family residence and is partially forested. The application materials indicate no wetlands are on the property. The proposed change in land use designation to Medium Density would allow up to 68 units to be developed on the property. The property is located within the Primary Urban Services District and Martin County water and wastewater services are available. The Martin County staff report concluded the Medium Density future land use designation would be consistent with the county's comprehensive plan. The Martin County staff report indicated 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 protect Danforth Creek. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

Maggy's Hammock Park

The proposed amendment is to change the FLUM designation from Estate Density (up to 2 units per acre) to Institutional Recreation on 21.7 acres located on the west side of SE Kubin Avenue in the community of Rocky Point. The property is part of Maggy's Hammock Park. In 2000, the County purchased an adjoining 6.3-acres to the north, and in 2006 the County purchased an adjoining 0.5-acre parcel to the south, which have remained designated as Estate Density. The intent of the proposed amendment is to provide a new future land use designation consistent with the use as a park. The park property is surrounded on all sides by residential neighborhoods. The existing park consists mostly of open space and walking trails. The property includes a remnant coastal hammock and native scrub community. The park also contains a playground. During the transmittal hearing, the Martin County Board of County Commissioners requested that the park be separated into a recreational area and a conservation area and that land use and zoning be assigned to each area consistent with the intent for the area. The park provides important protection for natural communities as well as a recreational area in an urban environment. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

Oxbow

The proposed amendment is to change the FLUM designation from Low Density Residential (up to 5 units per acre) and Institutional Recreation to Institutional Conservation on 7.7 acres located along the south fork of the St. Lucie River, north of Salerno Road. Residential neighborhoods and the St. Lucie River surround the property. The property was purchased with public funds in 1991 to protect environmentally sensitive land in a low-lying area adjacent to the St. Lucie River. The site provides public open space and access to lands preserved in their natural state. The Conservation land use recognizes publicly owned areas intended for conservation use only. The proposed change will contribute to protecting the south fork of the St. Lucie River. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

Danforth

The proposed amendment is to change the FLUM designation from Estate Density (up to 2 units per acre) to Institutional Conservation on 24 acres located south of Martin Highway at Mapp Road in Palm City. The subject property is contained within the Danforth Creek Planned Unit Development (PUD), which includes the Danforth and Whispering Sound developments. Adjacent future land uses include: Commercial General to the north; Estate Density to the south; Institutional General to the east; and Estate Density to the west. The property was given to Martin County as part of the Danforth Creek PUD agreement to be used for a county park. The property consists of a large tract of undisturbed wooded area that serves as natural habitat and as a buffer for the adjacent residential lots. The site provides public open space and access to lands preserved in a natural state. The site provides public open space in an urban environment. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

DOT Property

The proposed amendment is to change the FLUM designation from Agricultural Ranchette (up to one unit per 5 acres) to Institutional Recreational on 305 acres located south of I-95 and east of SW Citrus Boulevard. The property was purchased by the Florida Department of Transportation during the construction of I-95. Subsequently, it was identified as surplus and donated to Martin County for recreational purposes. The future land use designations on adjacent properties are Agricultural Ranchette to the north, south, and east; and Rural Density to the west.

The subject property is dominated by pine flatwoods. Currently, the Martin County Environmentally Sensitive Lands Division is managing the property for public access and equestrian and hiking trails. The Division has developed public access points and plans longer term to use the property for outdoor recreation. There is no proposal for any development on the site at this time. The proposed Institutional Recreational land use allows activity-based and resource-based recreational uses that can include recreational facilities and access improvements. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

Datillio

The proposed amendment is to change the FLUM designation from Rural Density (up to one unit per two acres) to Institutional Conservation on 57.4 acres located south of Bridge Road and west of Powerline Avenue in Hobe Sound. The future land use designations on adjacent properties are Rural Density Residential to the north, south, and west; and General Institutional and Rural Density Residential to the east.

The site is the location of a former mulching facility. The property was purchased by Martin County specifically to clean up the property and to build a stormwater treatment area to provide water treatment to an environmentally sensitive watershed area. The site has been transformed into the Kitching Creek Central Flow Way Project for water storage and water quality improvement within the Loxahatchee River watershed. The site also provides parking and open space for area residents. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

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 Recreation on 2.4 acres located at Bob Graham Beach on Hutchinson Island. The property is located adjacent to the Atlantic Ocean on the east side of NE Ocean Boulevard. Adjacent properties are designated Recreational to the north, Public Conservation Area to the south; and Estate Density to the west. The property was purchased with public funds to protect environmentally sensitive land in a low-lying coastal area. The property provides park land and public access to the ocean. The proposed Institutional Recreation land use allows recreational uses that can include recreational facilities and access improvements. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

Legg II

The proposed amendment is to change the FLUM designation from Rural Density (up to 0.5 units per acre) to Commercial General on 1.75 acres located on SW 30th Avenue in Palm City. The future land use designations on adjacent properties are General Commercial to the north, south, and west; and Rural Density to the east.

The subject property is currently developed with a single family residence. The proposed change in land use designation to Commercial General would allow up to 14,473 square feet of retail use to be developed on the property. The property is located within the Primary Urban Services District and Martin County water and wastewater services are available. The Martin County staff report concluded the Commercial General future land use designation would be consistent with the county's comprehensive plan. 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. 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 May 2, 2016. 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

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- 3 Palm Bluff – Aerial Map
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- 8 Kanner – Existing Future Land Use Map
- 9 Kanner – Proposed Future Land Use Map
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- 45 Datillio – Proposed Future Land Use Map

Exhibit

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47	Bob Graham Beach – Aerial Map
48	Bob Graham Beach – Existing Future Land Use Map
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50	Legg II – Location Map
51	Legg II – Aerial Map
52	Legg II – Existing Future Land Use Map
53	Legg II – Proposed Future Land Use Map

Exhibit 1 General Location Map

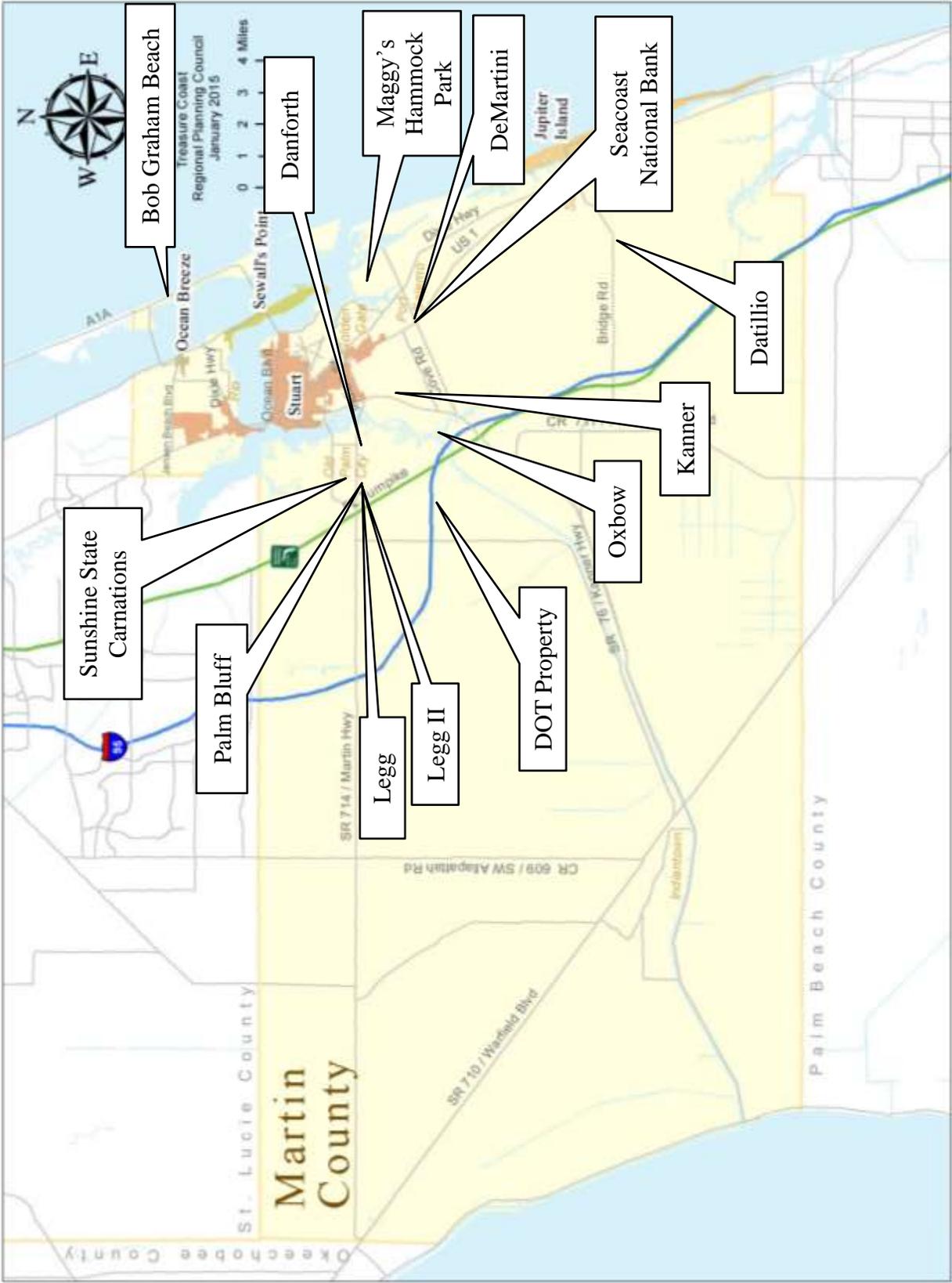


Exhibit 2 Palm Bluff – Location Map

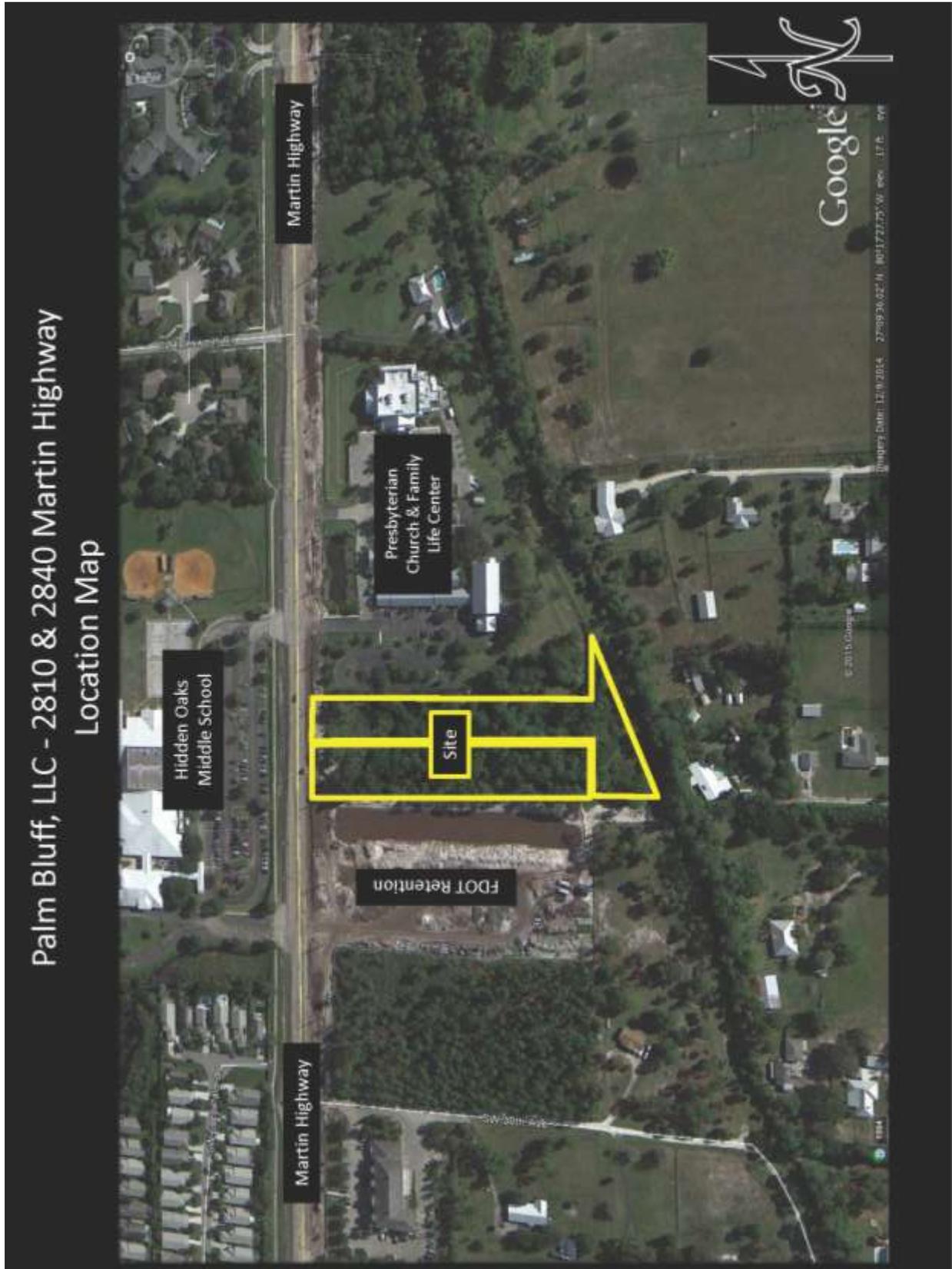


Exhibit 3 Palm Bluff – Aerial Map



Exhibit 4 Palm Bluff – Existing Future Land Use Map

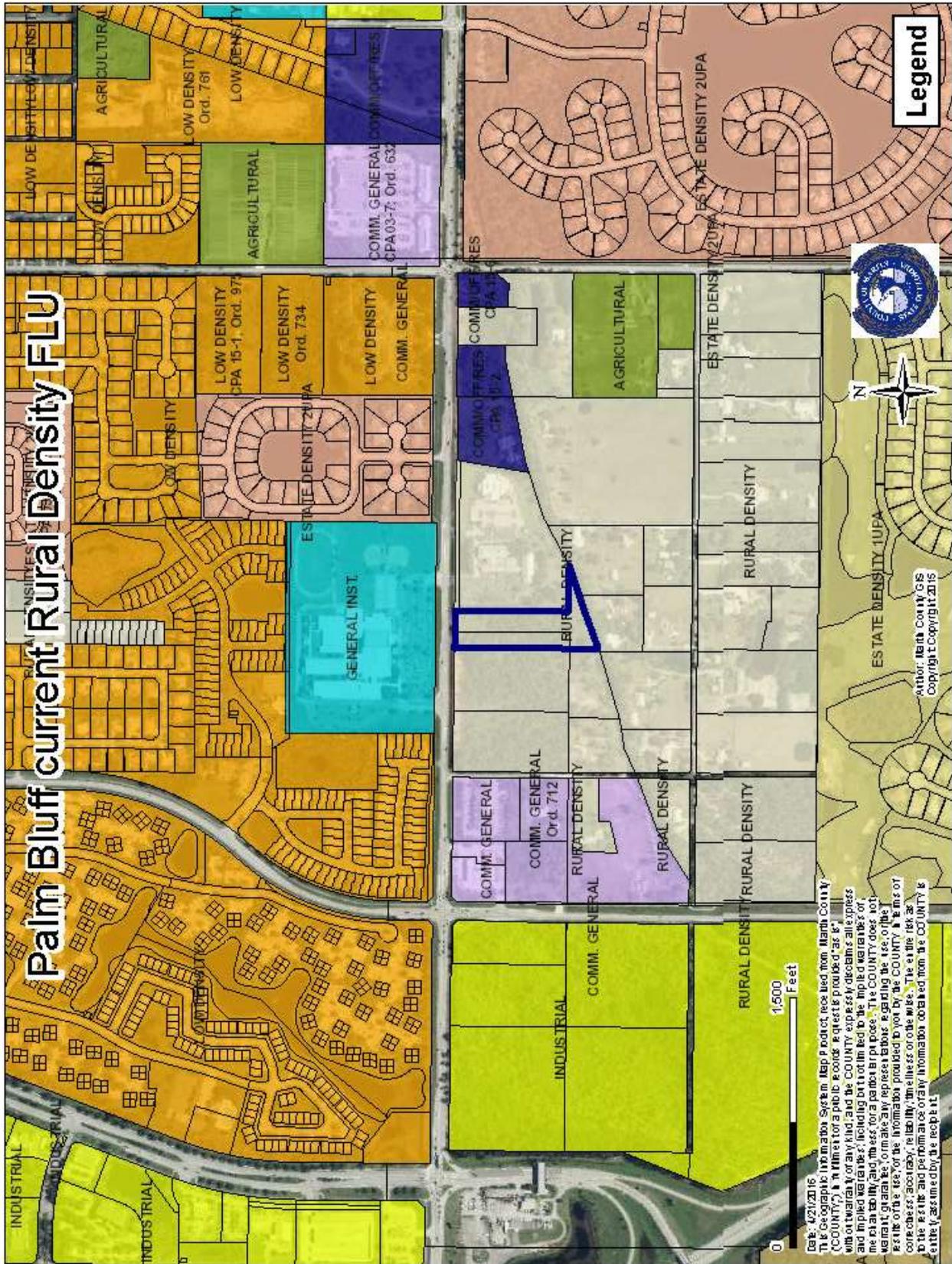


Exhibit 6
Kanner – Location Map

LOCATION MAP
CPA 16-2, Kanner 5601



Exhibit 7
Kanner – Aerial Map

**2014 AERIAL MAP
CPA 16-2, Kanner 5601**



Exhibit 8 Kanner – Existing Future Land Use Map

FUTURE LAND USE MAP CPA 16-2, Kanner 5601

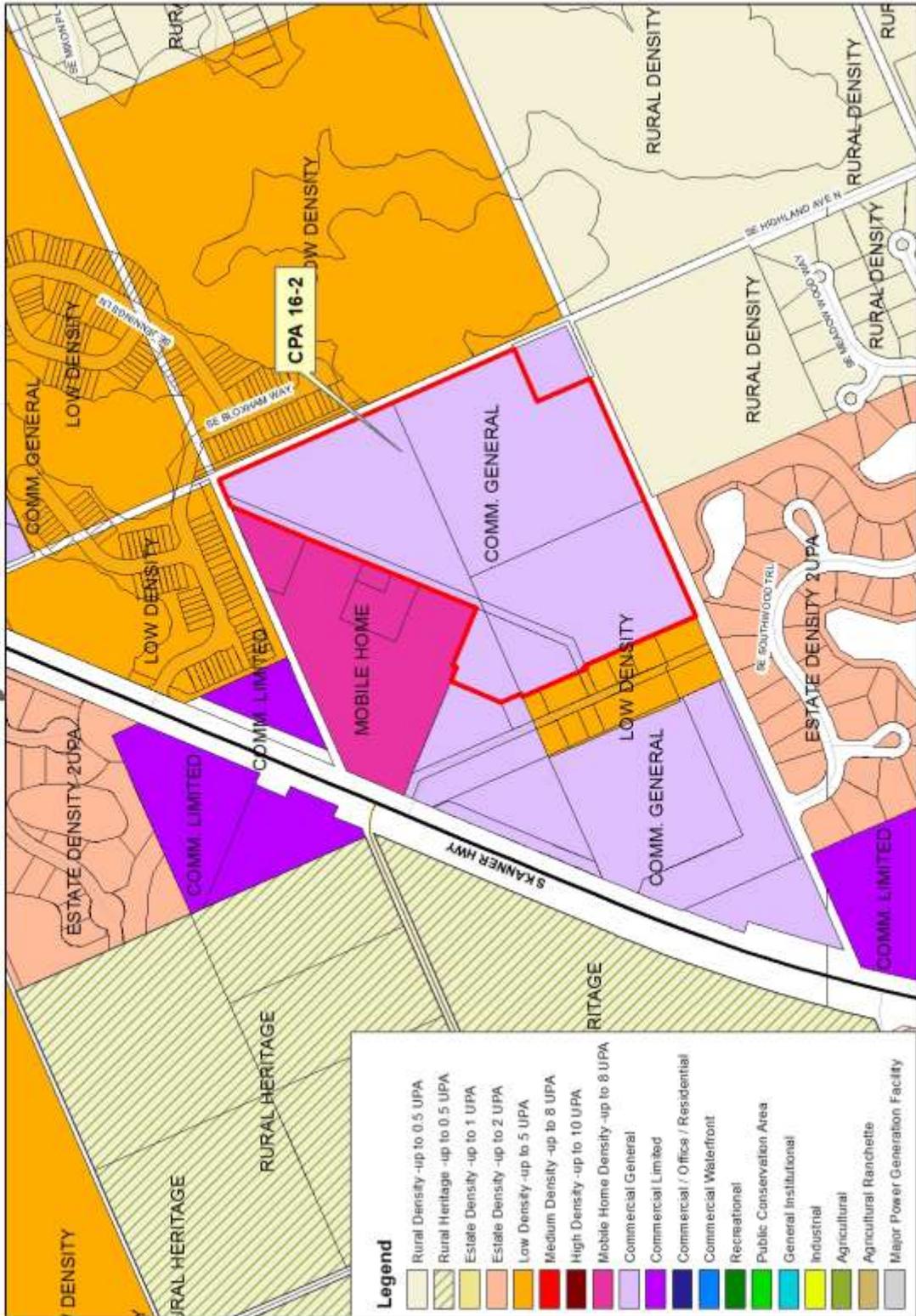


Exhibit 10 Sunshine Carnations – Location Map



1 inch = 0.6 miles
0 0.15 0.3 0.6 Miles

*Sunshine State
Carnation Parcel
School Proximity Map
Martin County, FL*

 **Cotleur & Hearing**
1934 Commercial Lane - Suite 1 - Jupiter, FL - 33409
888.747.8226 - 888.747.1277

Map Document
C:\AndMap_Project\615-6702 Sunshine State Carnation Parcel
05/02/2015 - 1:30:05 PM

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Exhibit 12 Sunshine Carnations – Existing Future Land Use Map

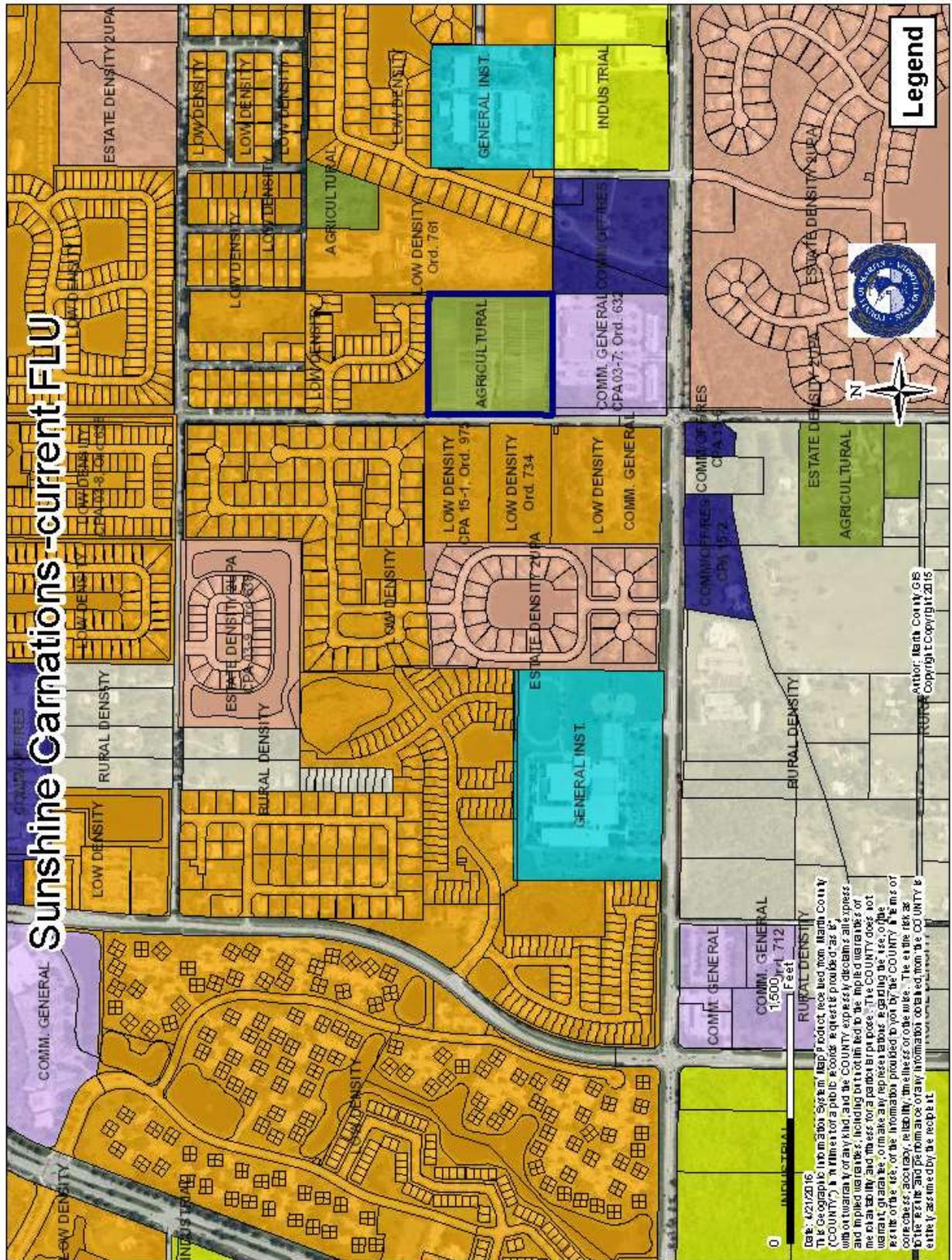


Exhibit 13 Sunshine Carnations – Proposed Future Land Use Map

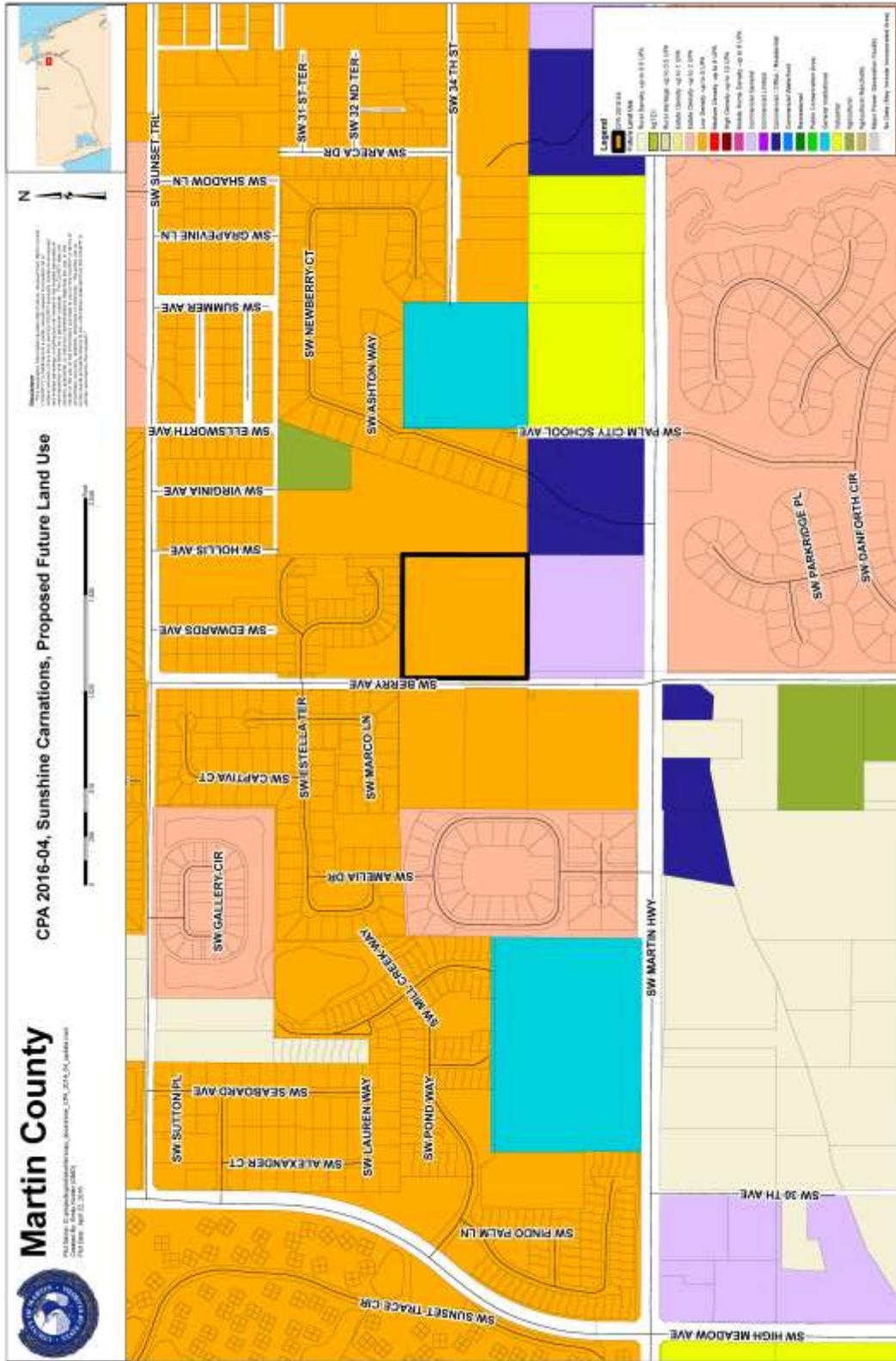


Exhibit 14 DeMartini – Location Map

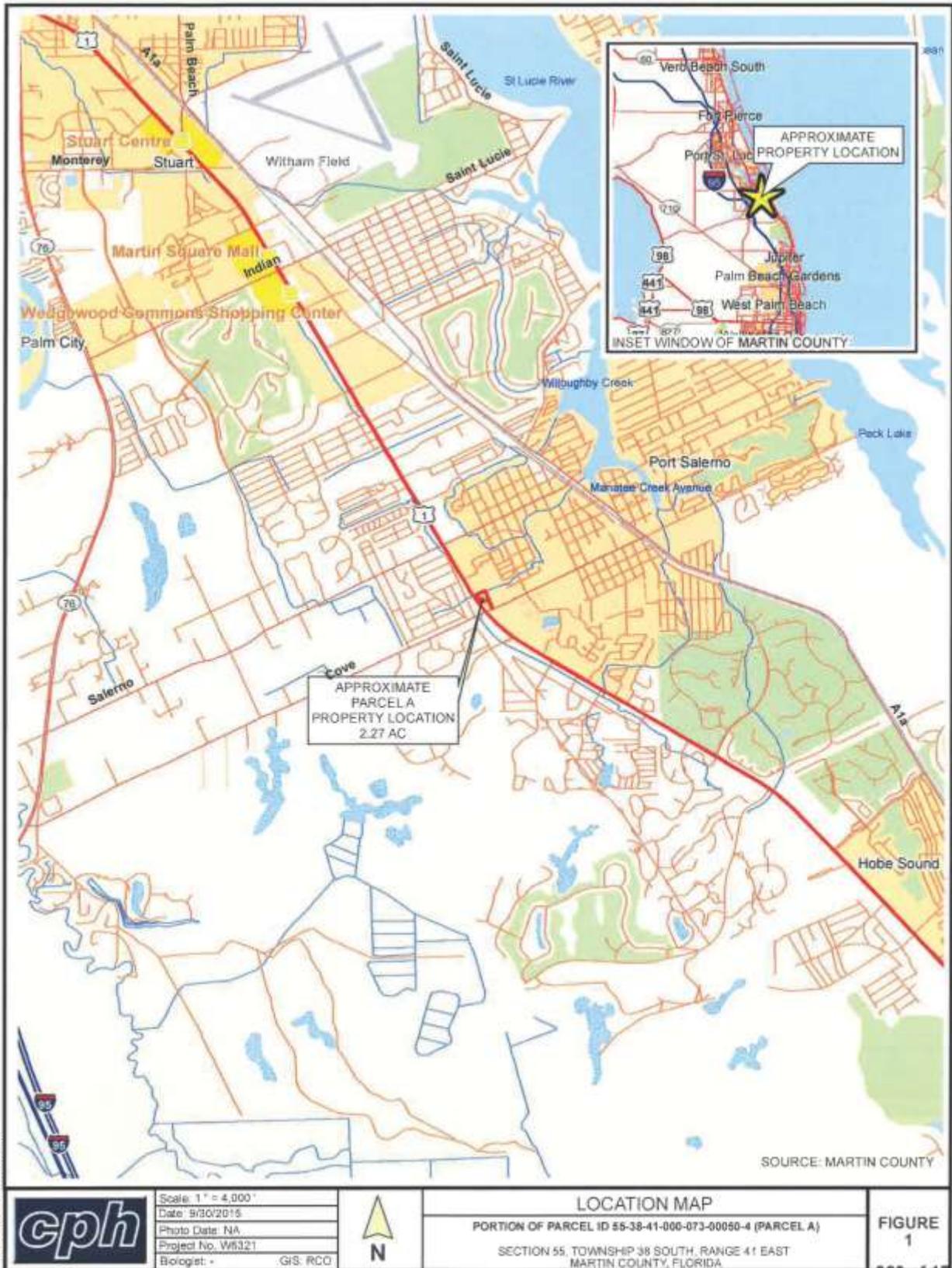


Exhibit 15 DeMartini – Aerial Map



PHOTO: P:\0000270\MARSHALL.DWG

	Scale: 1" = 100' Date: 9/30/2015 Photo Date: 2014 Project No: W6321 Biologist: - GIS: RCO	 N	AERIAL PHOTOGRAPH PORTION OF PARCEL ID 55-38-41-000-073-00050-4 (PARCEL A) SECTION 55, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA	FIGURE 2
	State Hwy 5 SE Federal Hwy SE Cove Rd MARTIN COUNTY			

Exhibit 16

DeMartini – Existing Future Land Use Map



Legend	
	Low Density -up to 5 UPA
	High Density -up to 10 UPA
	Mobile Home Density -up to 8 UPA
	Commercial General
	Commercial Limited
	Commercial / Office / Residential

APPROXIMATE
PARCEL A
PROPERTY BOUNDARY

	Scale: 1" = 200' Date: 8/30/2015 Photo Date: 2014 Project No: W6321 Biologist: - GIS: PGO	 N	EXISTING FUTURE LAND USE MAP PORTION OF PARCEL ID 55-38-41-000-073-00050-4 (PARCEL A) SECTION 55, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA	FIGURE 3
	SOURCE: MARTIN COUNTY			

Exhibit 17

DeMartini – Proposed Future Land Use Map

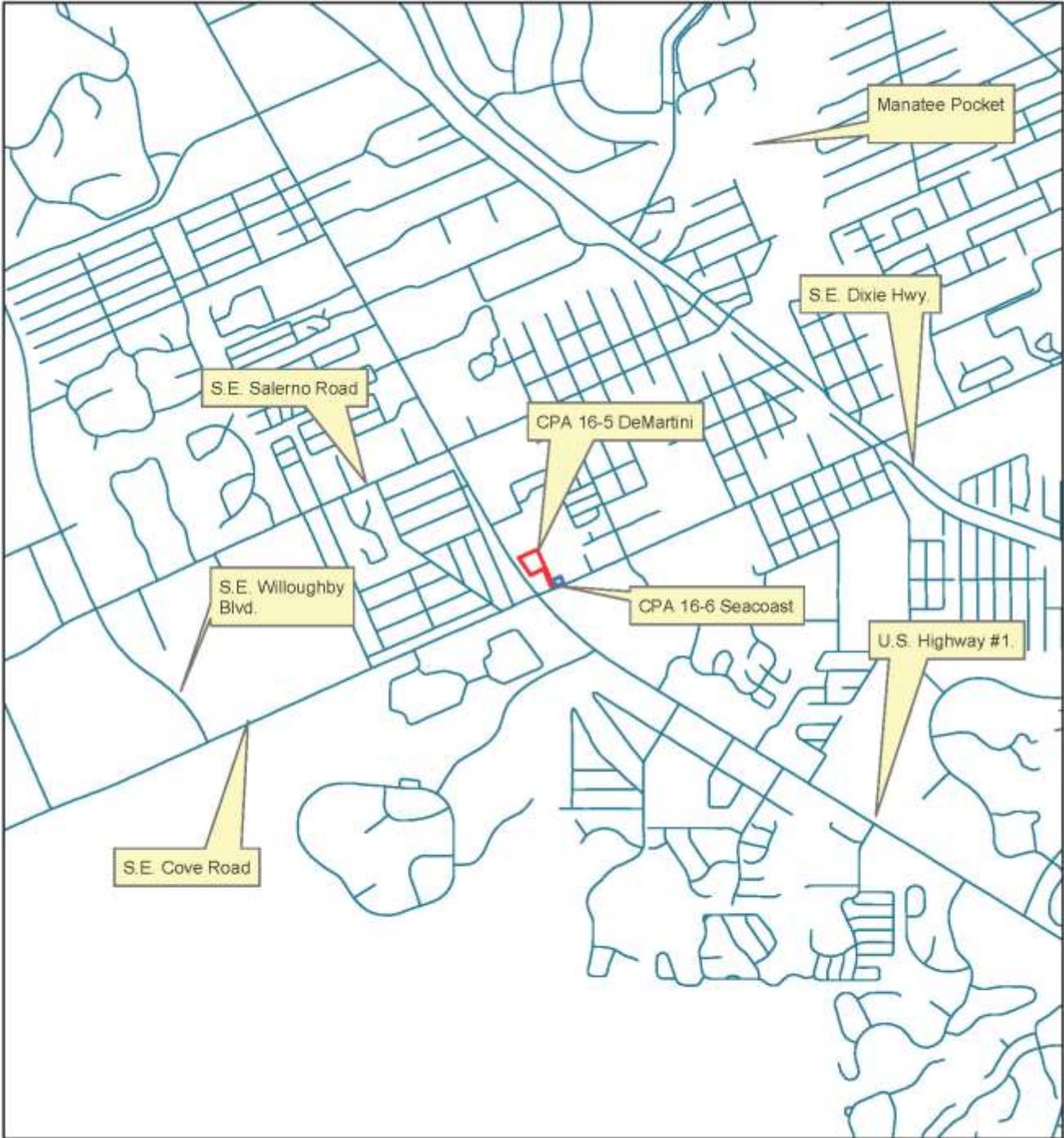


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Exhibit 18 Seacoast National Bank – Location Map

Martin County

Figure 1, Location Map, CPA 16-5, DeMartini and CPA 16-6 Seacoast



Created by: C.Dulin
Plot Date: February 12, 2016
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and cpa16-6

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Exhibit 19 Seacoast National Bank – Aerial Map

Martin County

Figure 5, Aerial Photograph, CPA 16-5, DeMartini and CPA 16-6 Seacoast



Created by: C.Dulin
 Plot Date: February 12, 2016
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 and cpa 16-6

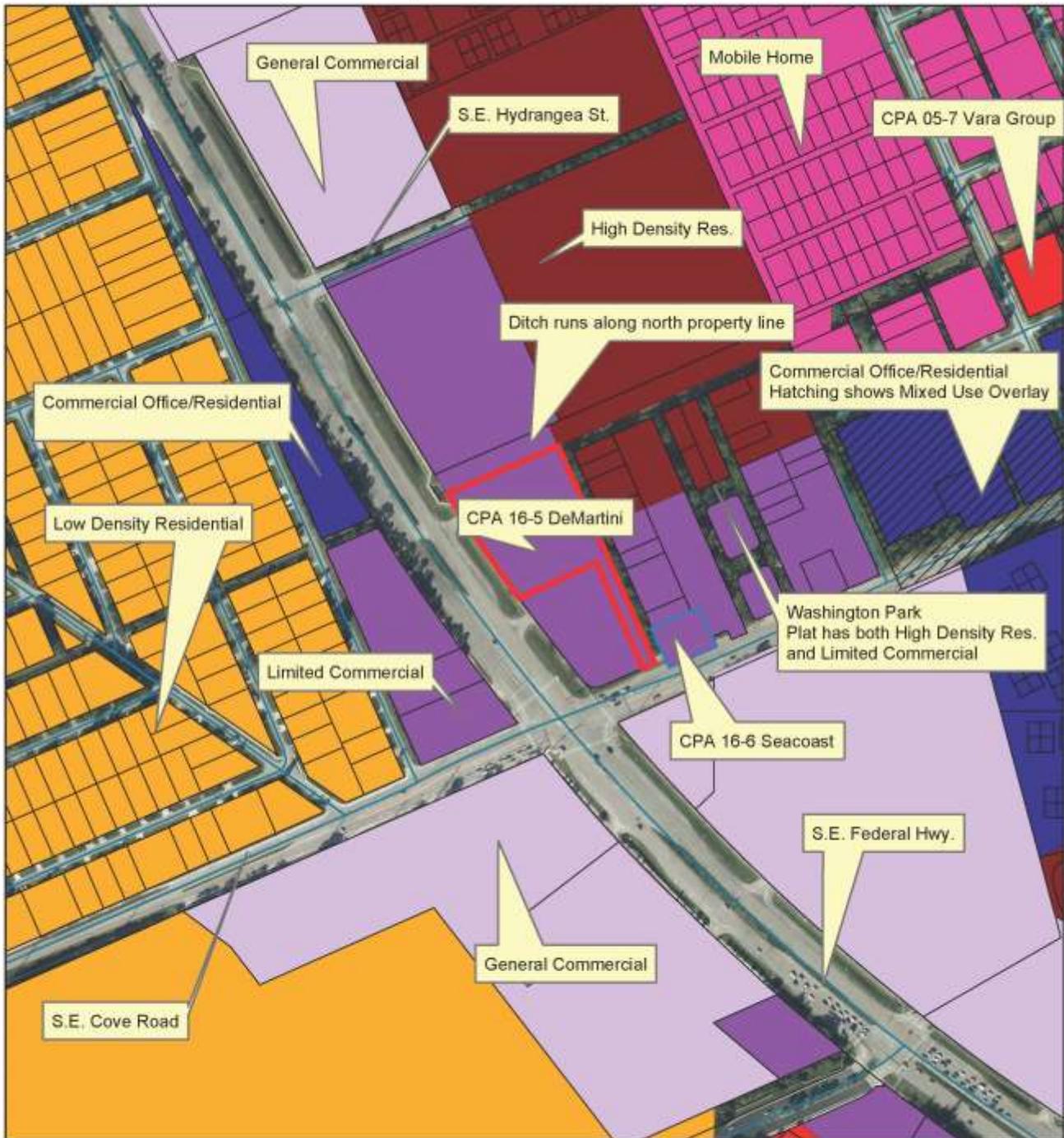
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Exhibit 20

Seacoast National Bank – Existing Future Land Use Map

Martin County

Figure 2, Future Land Use Map, CPA 16-5, DeMartini and CPA 16-6 Seacoast



Created by: C.Dulin
 Plot Date: February 12, 2015
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 and cpa 16-6

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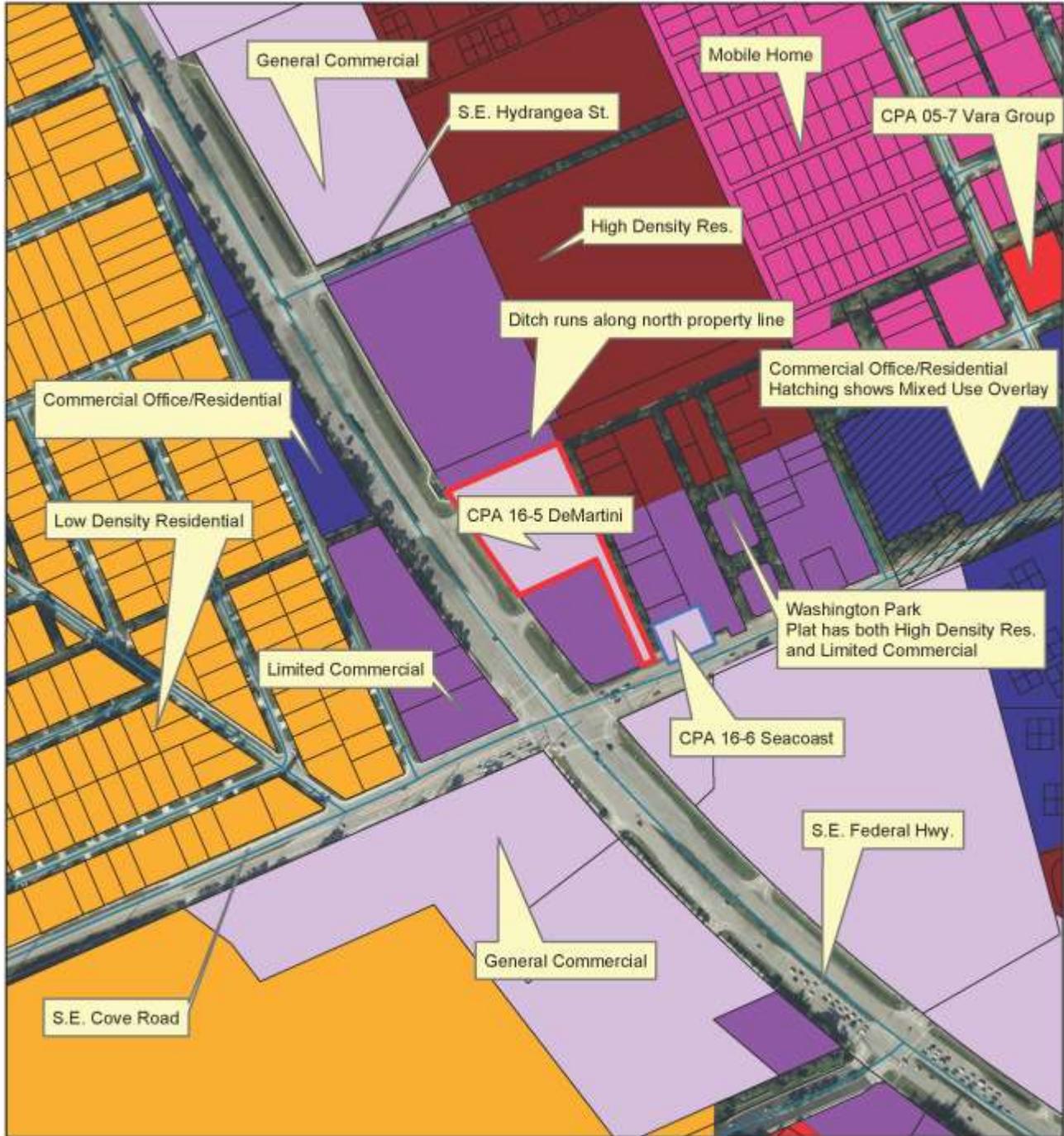
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Exhibit 21

Seacoast National Bank – Proposed Future Land Use Map

Martin County

Figure 6, Proposed Future Land Use Map, CPA 16-5, DeMartini and CPA 16-6 Seacoast



Created by: C.Dulin
 Plot Date: February 12, 2016
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 and cpa 16-6

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Exhibit 22 Legg – Location Map



LOCATION MAP			
Section: 18, Township 38S, Range 40E	Location: SW Martin Hwy	Date: 9/22/2015	Source: Google Maps
Project: 1428.03	City: Palm City County: Martin		



Exhibit 23 Legg – Aerial Map



CPA-2016-07, Legg-LUA



WHERE ENVIRONMENTAL PROTECTION AND ECONOMIC POTENTIAL MEET

SOILS

Section: 18, Township 38S, Range 40E	Location: SW Martin Hwy	Date: 9/22/2015
Project: 1428.03	City: Palm City County: Martin	Source: Google Maps

Exhibit 24 Legg – Existing Future Land Use Map

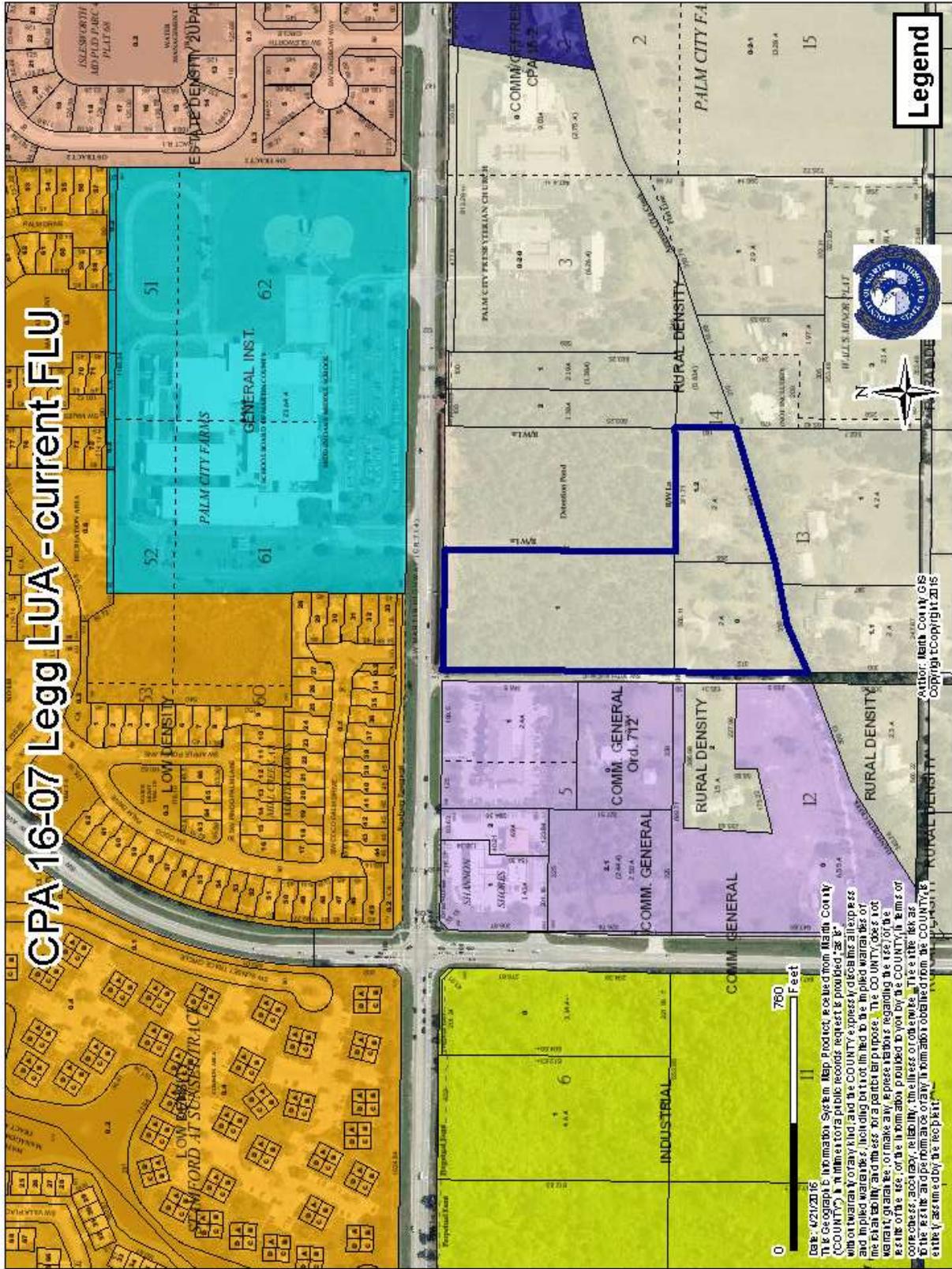


Exhibit 26
Maggy's Hammock Park – Location Map

LOCATION MAP
CPA 16-8, Maggy's Hammock Park



Exhibit 27
Maggy's Hammock Park – Aerial Map

2014 AERIAL MAP
CPA 16-8, Maggy's Hammock Park



Exhibit 30
Oxbow – Location Map

LOCATION MAP
CPA 16-9, Oxbow



Exhibit 31
Oxbow – Aerial Map

2014 AERIAL MAP
CPA 16-9, Oxbow



Exhibit 32
Oxbow – Existing Future Land Use Map

LOCATION MAP
CPA 16-9, Oxbow



Exhibit 34
Danforth – Location Map

LOCATION MAP
CPA 16-10, Danforth



Exhibit 36 Danforth – Existing Future Land Use Map

FUTURE LAND USE MAP CPA 16-10, Danforth



Exhibit 37 Danforth – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP CPA 16-10, Danforth



**Exhibit 41
DOT Property – Proposed Future Land Use Map**

**PROPOSED FUTURE LAND USE MAP
CPA 16-11, DOT Property**



Exhibit 42
Datillo – Location Map

LOCATION MAP
CPA 16-12, Datillo



Exhibit 43
Datillio – Aerial Map

2014 AERIAL MAP
CPA 16-12, Datillio



Exhibit 44 Datillio – Existing Future Land Use Map

FUTURE LAND USE MAP CPA 16-12, Datillio

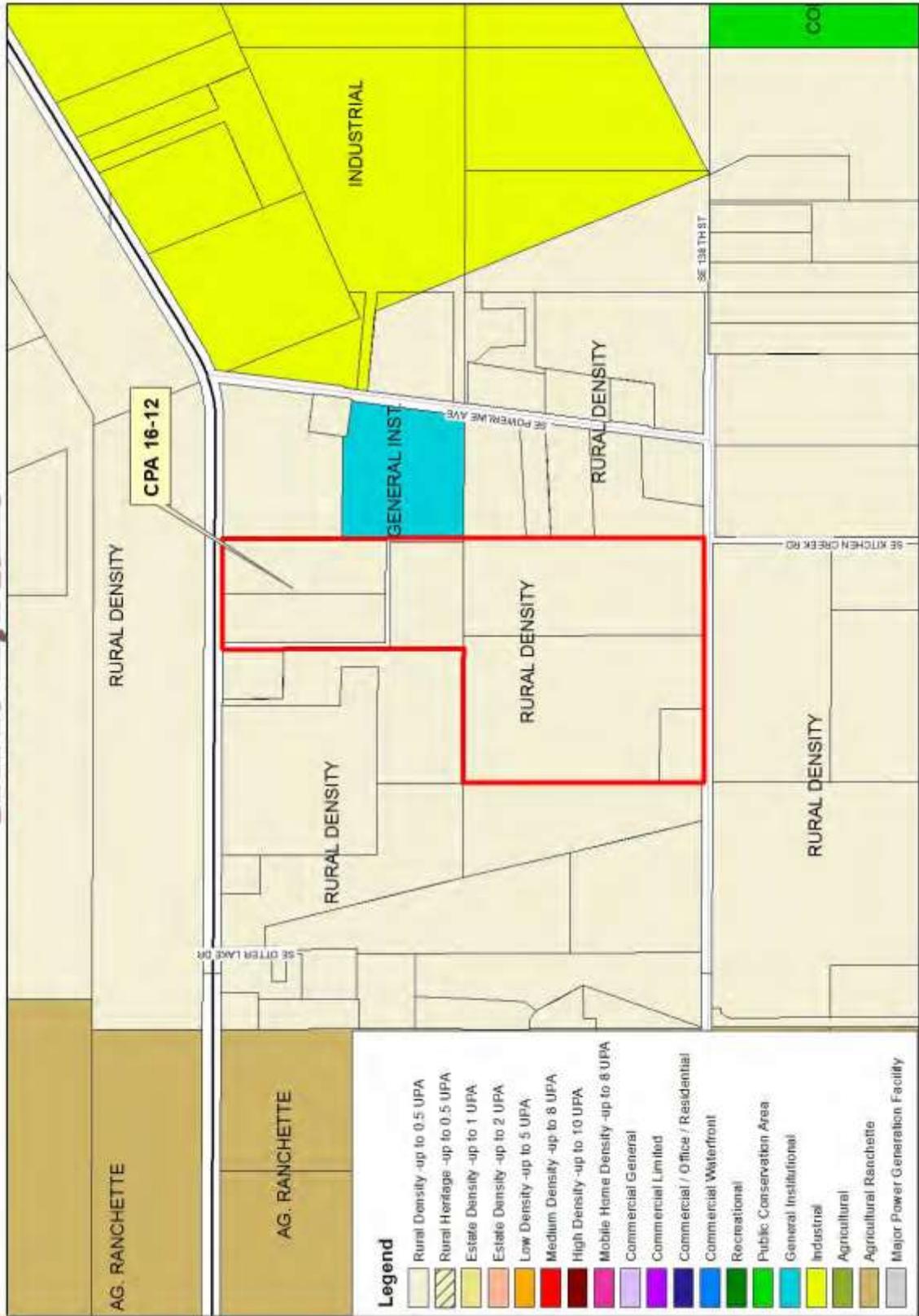


Exhibit 45
Datillio – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP
CPA 16-12, Datillio



Exhibit 46
Bob Graham Beach – Location Map

LOCATION MAP
CPA 16-13, Bob Graham Beach



Exhibit 47
Bob Graham Beach – Aerial Map

**2014 AERIAL MAP
CPA 16-13, Bob Graham Beach**



Exhibit 48
Bob Graham Beach – Existing Future Land Use Map

FUTURE LAND USE MAP
CPA 16-13, Bob Graham Beach



Exhibit 49
Bob Graham Beach – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP
CPA 16-13, Bob Graham Beach

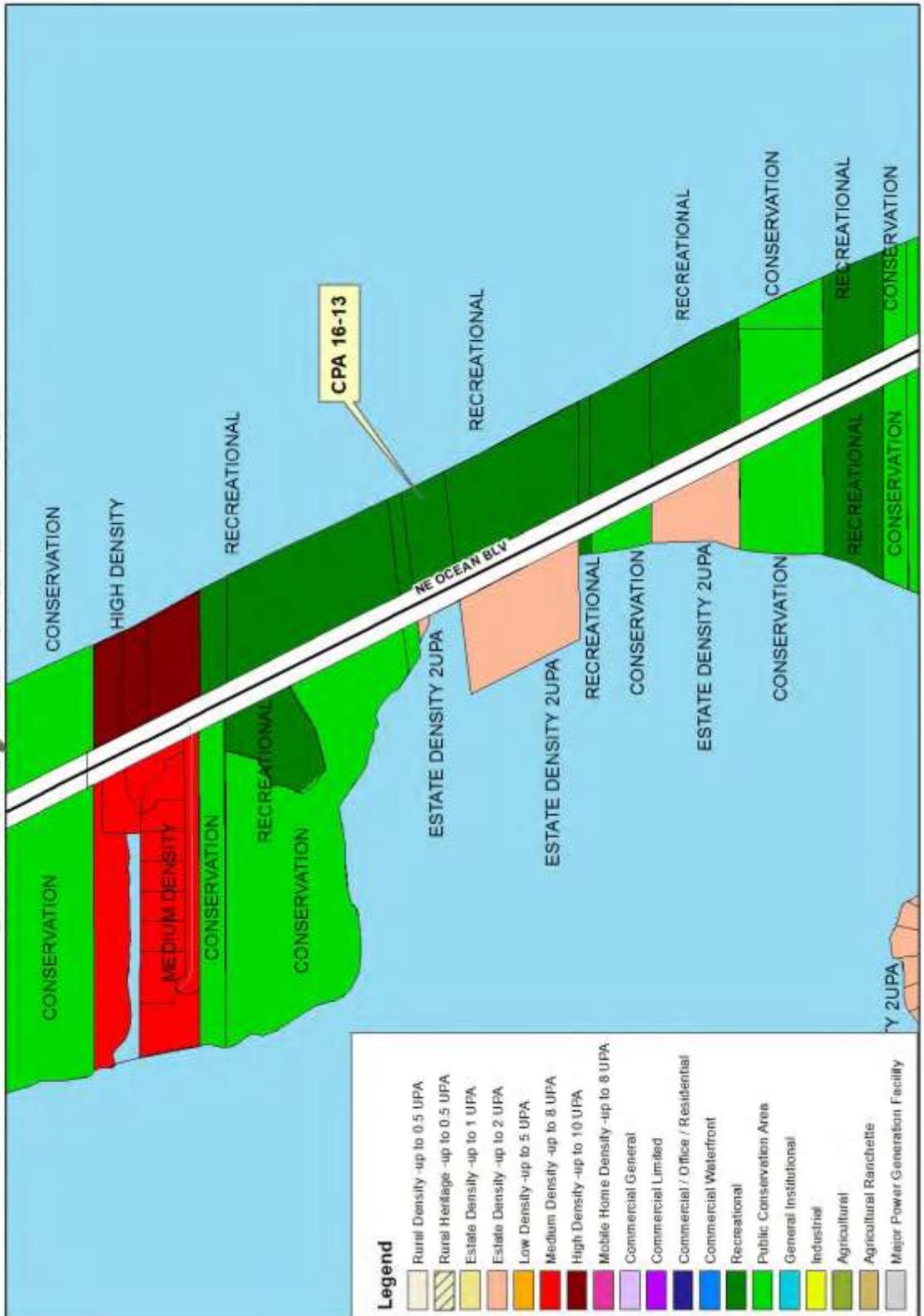


Exhibit 50 Legg II – Location Map



 <p style="font-size: small;">WHERE ENVIRONMENTAL PROTECTION AND ECONOMIC POTENTIAL MEET</p>	<p>Flood Insurance Rate Map</p>	<p>Section: 18, Township 38S, Range 40E</p>	<p>Date: 9/22/2015</p>
<p>Project: 1428.03</p>	<p>Location: SW Martin Hwy</p>	<p>Source: Google Maps</p>	
<p>City: Palm City County: Martin</p>			

Exhibit 51 Legg II – Aerial Map



Exhibit 52

Legg II – Existing Future Land Use Map

