

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B4

From: Staff

Date: June 15, 2018 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 18-4ESR

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 was received on May 3, 2018 and contains one proposed change to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation of four parcels totaling approximately 7.24 acres located at the southwest corner of SW Martin Highway and SW Berry Avenue from Commercial/Office/Residential in part and Rural Density in part to Limited Commercial. The current designations allow 2 dwelling units on the portion with the Rural Density designation and office and residential development limited to 40% lot coverage and 30 foot height for the Commercial/Office/Residential portion. The proposed designation would allow up to 50% lot coverage and 30 foot height, with the residential uses deleted and various uses such as retail, hotel, and restaurant supplementing the office uses currently allowed. The future land use designations on adjacent properties are Low Density Residential and Estate Density 2 to the north, Rural Density to the south and west, and Estate Density 2 to the east.

The Martin County staff report indicates that services are or will be available concurrent with the development of the property so that the required level of service for water, sewer, drainage, transportation, solid waste, parks/recreation, fire/public safety/EMS, schools, and libraries will be met. The property is an infill site located within the Primary Urban Service District and services are available. The area has been transitioning over time into a mixture of residential, educational, and commercial uses.

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 8, 2018. 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 Location Map
- 3 Existing Future Land Use Map

Exhibit 1 General Location Map

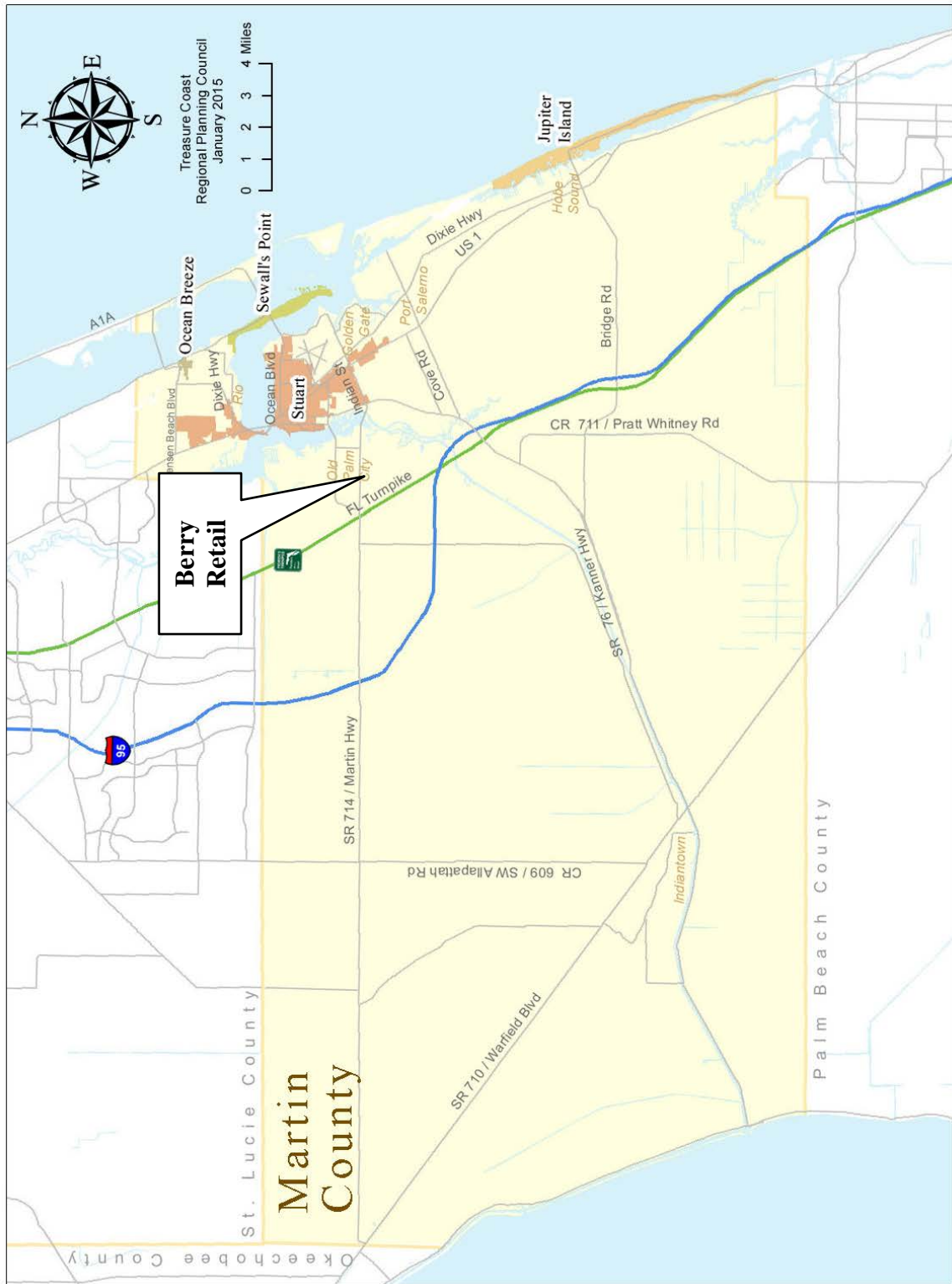


Exhibit 2 Aerial Location Map



Exhibit 3 Existing Future Land Use Map

