

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B14

From: Staff

Date: May 18, 2018 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Orchid Comprehensive Plan
Amendment No. 18-1ESR

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 the Town of Orchid was received on May 1, 2018 and contains proposed text amendments to the Future Land Use Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment modifies the permitted uses included in the Commercial land use category to include “golf and beach club maintenance uses serving club facilities within the Town of Orchid.” Additionally, the amendment clarifies the permitted business uses by removing the term “institutional” that was originally intended to allow uses such as bank and financial institutions, and has led to confusion regarding permitted business uses. The proposed amendments do not change the Future Land Use Map.

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, 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 the Town of Orchid and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Text Changes in ~~Strikeout~~ and Underline

EXHIBIT 2

Text Changes in ~~Strikeout~~ and Underline

OBJECTIVE 5: FUTURE DEVELOPMENT FORM

The Town of Orchid will establish an efficient and compact land use pattern which discourages urban sprawl. All development will maintain the low density character of the Town, while ensuring adequate land for utility facilities is available to support proposed development.

Policy 5.1: The Town of Orchid hereby adopts the Future Land Use Goal, Objectives and Policies and the following maps as the basis for directing all land development regulations in the Town:

- ~~✖~~ Future Land Use map
- ~~✖~~ Natural Resource map
- ~~✖~~ Future Traffic Circulation map
- ~~✖~~ Future Recreational Facilities map
- ~~✖~~ Drainage Systems map

Policy 5.2: The Town of Orchid Future Land Use Map contains the following land use designations:

- ~~✖~~ Residential
- ~~✖~~ Commercial
- ~~✖~~ Conservation

Policy 5.3: Development in Residential areas shall be limited to the following:

- ~~✖~~ Residential Uses: Single Family and Multi-family, 2 dwelling units/acre
- ~~✖~~ Recreational Uses;
- ~~✖~~ Institutional Uses;
- ~~✖~~ Public Facilities; and
- ~~✖~~ Accessory Uses determined to be ancillary and related to the primary use of the property.

Policy 5.4: The commercial land use designation is intended for uses including:

- ~~✖~~ Professional offices, retail trade, ~~institutional business, and personal services, recreational, medical, cultural facilities, and golf and beach club maintenance uses serving club facilities within the Town of Orchid.~~

Policy 5.5: Land development regulations shall provide performance standards for commercial development which at a minimum address the following:

- ~~✖~~ Land use compatibility, buffering and landscaping
- ~~✖~~ Access points, traffic controls and parking;
- ~~✖~~ Signage;
- ~~✖~~ Gross floor area, impervious surface ratios;
- ~~✖~~ Open space;
- ~~✖~~ Character of an area;
- ~~✖~~ Environmental impact