

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B10
From: Staff
Date: January 11, 2019
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 18-08ESR

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 December 18, 2018 and contains one Future Land Use Map (FLUM) amendment. 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 on a 0.23-acre parcel of land from General Commercial in part and General Institutional in part to solely General Commercial. The subject property is located on the north side of NE Dixie Highway in the Rio Community Redevelopment Area. Adjacent Future Land Use designations are General Commercial to the north, east and west and Limited Commercial to the south (across NE Dixie Highway). The site is owned by the Martin County Community Redevelopment Agency (CRA) and is currently undeveloped.

The amendment is being requested by the Martin County CRA staff who have indicated the requested land use designation is appropriate considering the site's proximity to commercial lands and nearby commercial uses, and its location on NE Dixie Highway. Additionally, the change will allow the property to be purchased and developed by a private entity.

The staff report indicates the site is located in the Primary Urban Service District and has adequate capacity available for potable water, sanitary sewer service, traffic, solid waste, police, and fire. It is also noted that due to the small size of the property, large scale or intense commercial development is not likely.

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 November 21, 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.

Council Action – January 18, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner Townsend from St. Lucie County seconded the motion, which carried unanimously.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Dixie Highway Rio Amendment - Aerial Map
- 3 Dixie Highway Rio Amendment – Existing Future Land Use Map
- 4 Dixie Highway Rio Amendment – Proposed Future Land Use Map

EXHIBIT 2
Dixie Highway Rio – Aerial Map



EXHIBIT 3

Dixie Highway Rio Amendment – Existing Future Land Use Map

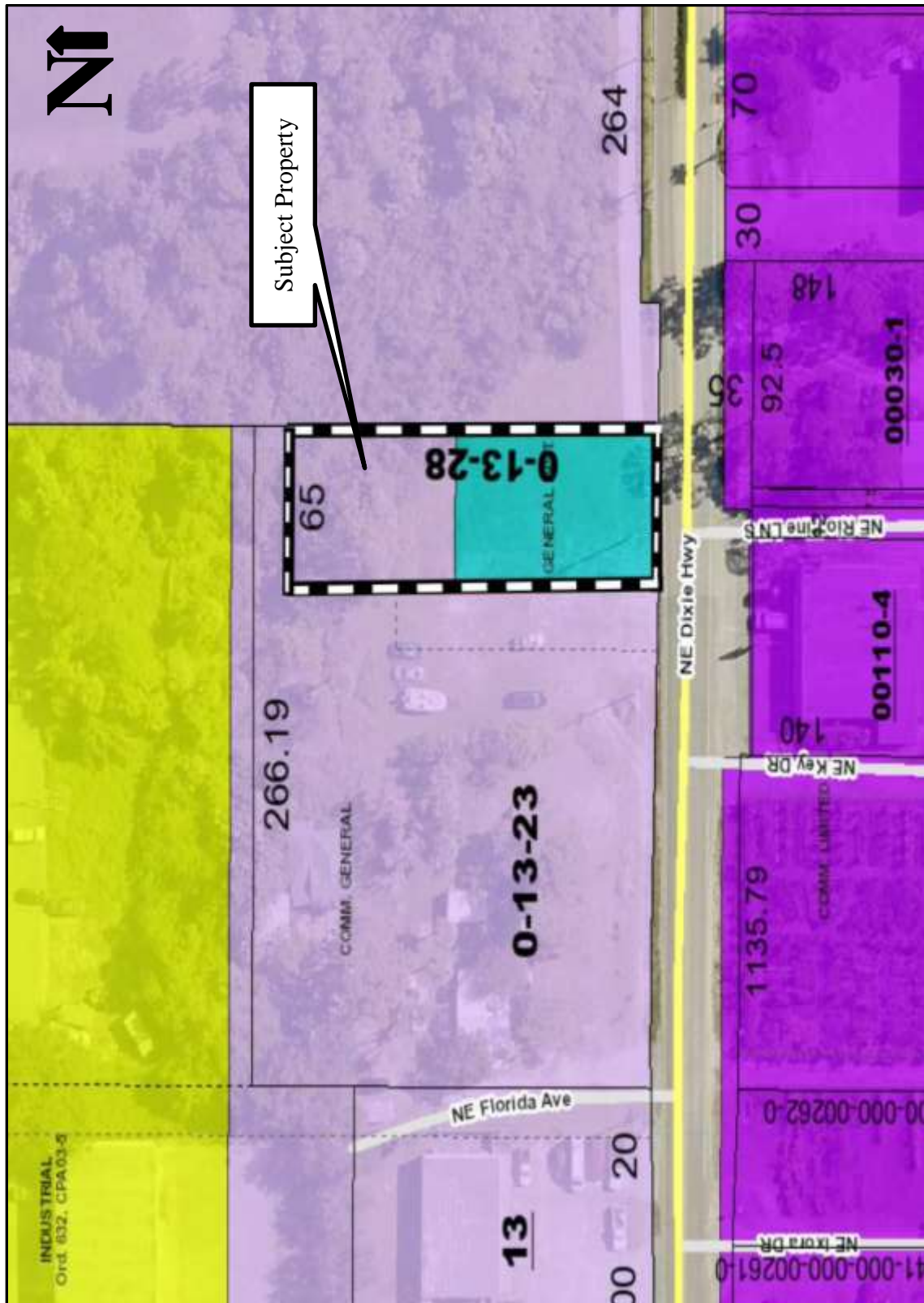


EXHIBIT 4

Dixie Highway Rio Amendment – Proposed Future Land Use Map

