

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B9
From: Staff
Date: January 11, 2019
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 18-7ESR

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 November 19, 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 10.13-acre parcel of land from Medium Density Residential 8 dwelling units per acre to Public Conservation. The subject property is located on the north side of NE Causeway Boulevard, immediately west of the Jensen Beach Club with NE Ocean Boulevard beyond to the east, on Hutchinson Island in Jensen Beach. The site is currently undeveloped. Adjacent Future Land Use designations are Medium Density Residential 8 dwelling units per acre to the east and Conservation to the north, west, and south (across NE Causeway Road).

In July of 2018, the Martin County Board of County Commissioners (BOCC) approved and accepted a quit-claim deed and obtained the subject property. The property is adjacent to the Jensen Beach Impoundment Area, which has a future land use designation of Public Conservation. The proposed amendment was initiated by the BOCC in order to assign the most

appropriate institutional designation to the subject property. The county staff reports indicates the proposed designation of Public Conservation is the most appropriate land use designation due to the site's proximity to conservation lands. Additionally, the report indicates the County's comprehensive plan requires that the future land use designation of environmentally sensitive land acquired by the County be changed to the Public Conservation designation during the next plan amendment cycle following acquisition.

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 Jensen Beach Impoundment Extension – Aerial Map
- 3 Jensen Beach Impoundment Extension – Current Future Land Use Map
- 4 Jensen Beach Impoundment Extension – Proposed Future Land Use Map

Exhibit 1 General Location Map

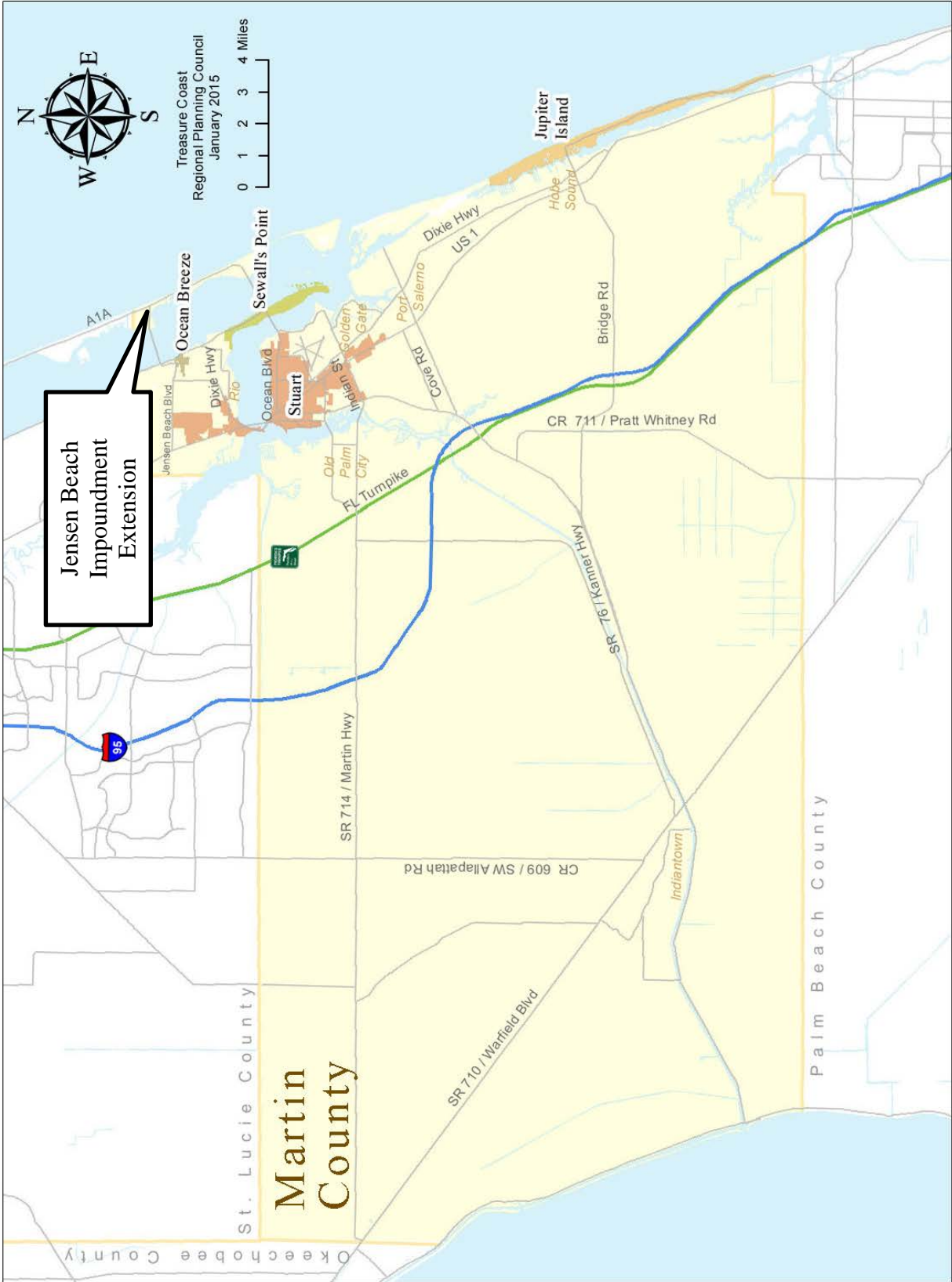
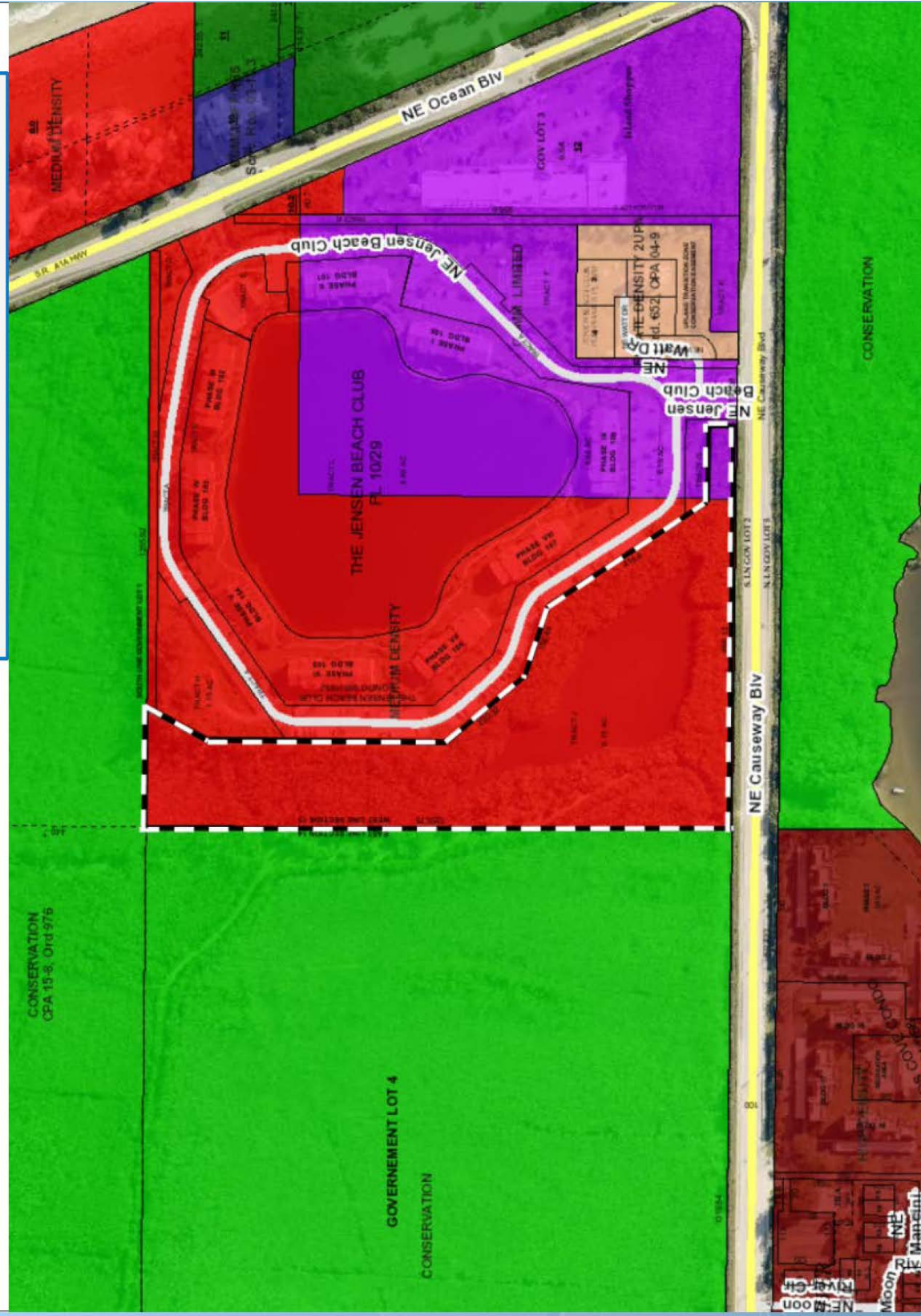


EXHIBIT 2
Jensen Beach Impoundment Extension – Aerial Map



EXHIBIT 3

Jensen Beach Impoundment Extension – Current Future Land Use Map

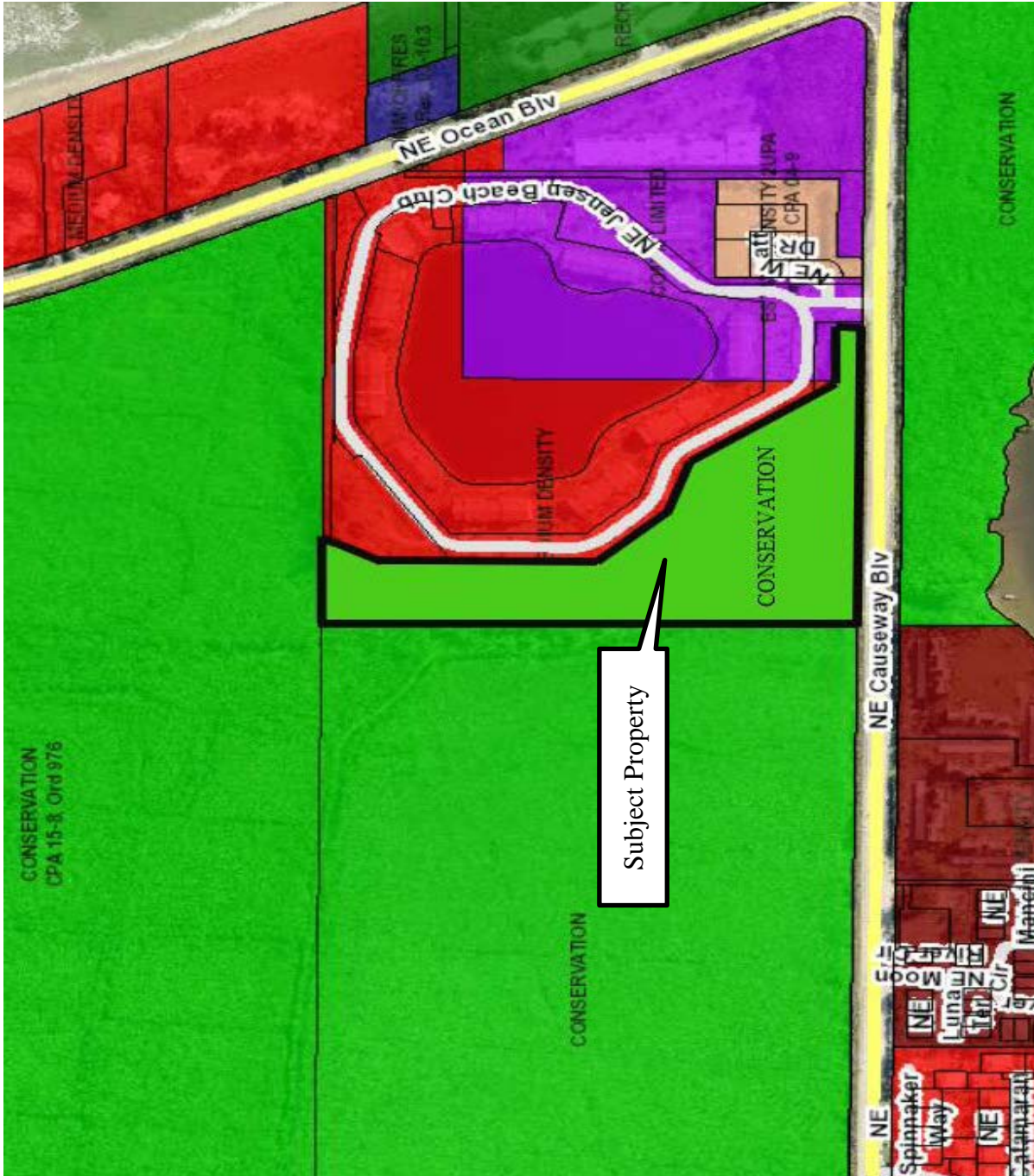


Legend

	Expressway Oriented Transient Commercial Service Center		Medium Density - up to 8 UPA		Agricultural
	Rural Density - up to 0.5 UPA		High Density - up to 10 UPA		Commercial Waterfront
	Rural Heritage - up to 0.5 UPA		Mobile Home Density - up to 8 UPA		Recreational
	Estate Density - up to 1 UPA		Commercial General		Public Conservation Area
	Estate Density - up to 2 UPA		Commercial Limited		General Institutional
	Low Density - up to 5 UPA		Commercial / Office / Residential		Industrial
					AgTEC
					Commercial Waterfront
					Recreational
					Public Conservation Area
					General Institutional
					Industrial
					AgTEC
					Agricultural
					Agricultural Ranchette
					Major Power Generation Facility
					No Data (May Include Incorporated Area)

EXHIBIT 4

Jensen Beach Impoundment Extension – Proposed Future Land Use Map



Subject Property

Legend

◆ Expressway Oriented Transient Commercial Service Center	Medium Density - up to 8 UPA	Agricultural
□ Rural Density - up to 0.5 UPA	High Density - up to 10 UPA	Agricultural Ranchette
▨ Rural Heritage - up to 0.5 UPA	Mobile Home Density - up to 8 UPA	Major Power Generation Facility
□ Estate Density - up to 1 UPA	Commercial General	No Data (May Include Incorporated Area)
□ Estate Density - up to 2 UPA	Commercial Limited	
□ Low Density - up to 5 UPA	Commercial / Office / Residential	
		Commercial Waterfront
		Recreational
		Public Conservation Area
		General Institutional
		Industrial
		AgTEC