

## TREASURE COAST REGIONAL PLANNING COUNCIL

### MEMORANDUM

To: Council Members AGENDA ITEM 8B

From: Staff

Date: January 19, 2007 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the Martin County Comprehensive Plan  
DCA Reference No. 07E1

#### Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If the local government requests DCA to prepare an ORC Report, then Council must provide DCA with its own objections, recommendations for modification, and comments on the proposed amendment within 30 days of its receipt.

#### Background

Martin County has proposed one amendment to the Future Land use Map (FLUM) of the County Comprehensive Plan. The amendment has been transmitted pursuant to Section 163.3187(1)(a), F.S., which allows comprehensive plan amendments more often than twice per year in the case of an emergency. The emergency plan amendment must receive unanimous approval of the governing body. The County has requested a formal review of the amendment by DCA.

#### Evaluation

The proposed FLUM amendment is for 9.9 acre property located along the south side of Salerno Road (a County minor arterial), in the southwest quadrant of the intersection of Salerno Road and Pepperwood Drive (see attached maps). The property is currently vacant and covered with pine flatwoods habitat.

The proposed use of the property is for a multi-purpose senior center and special needs shelter on property to be owned by the Council of Aging of Martin County, Inc. The emergency amendment is necessary due to the requirements for use of a \$5 million appropriation from the State to be used for the construction of a multi-purpose senior activity center to serve the needs of a growing population of seniors.

The current FLUM designation of the property is Rural Density Residential (one dwelling unit per two acres). The proposed designation is Institutional General. The current uses on surrounding properties include residential units, a church and school to the north (across Salerno Road), a residential subdivision to the south, pastureland, a pond and a residential unit to the east and a plant nursery to the west. The FLUM designations on surrounding lands are Rural Density Residential to the north, east and west, and Estate Density Residential (2 dwelling units per acre) to the south.

The County indicates that the FLUM amendment will continue a pattern of institutional development in the Salerno Road Corridor. Many institutional uses have been permitted in the area in recent years (see below), but the County is also limiting residential designations to very low, non-urban densities. The area is attractive for institutional uses, due to the very large lot sizes (original platting was in 10 acre lots). Recent development has changed the area, as indicated by the following:

- The growth of the U.S. 1 corridor to a six lane road.
- The expansion of S.E. Kanner Highway to a four-lane road between Stuart and an Interstate-95 interchange.
- Development in and around the Interstate-95 interchange.
- The Cove Road right-of-way has been used to connect the Martin County Utilities, Port Salerno facilities with the Tropical Farms Water and Wastewater Plant.
- Martin Memorial South Hospital and a related campus have been developed on S.E. Salerno Road.
- Indian River community College Chastain Campus has been established and has recently acquired 20 acres for expansion.
- Robert Morgade Library Branch was constructed on Institutional General land owned by Indian River Community College.
- Construction of a new Middle School south of Cove Road. A Future Land Use Map amendment will be necessary on this site in the near future.
- Pinewood Elementary and Mary Brogan Park on S.E. Willoughby Boulevard.

The General Institutional FLUM designation allows a wide variety of public and not-for-profit facilities, including schools, government buildings, hospitals, civic uses, fire and emergency operation facilities, cemeteries, etc.

### Extrajurisdictional Impacts

The County provided copies of the proposed amendment to nearby and adjacent local governments and the County Metropolitan Planning Organization. There should not be any significant extrajurisdictional impacts as a result of this amendment.

### Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendment indicates that it would not have adverse effects on significant regional resources or facilities.

### Analysis of Consistency with Strategic Regional Policy Plan

The proposed amendment is not in conflict with the Strategic Regional Policy Plan (SRPP). As Council recommended for other comprehensive plan amendments in the Salerno Road Corridor in Round #06-1, the County is encouraged to adopt the 2002 Conceptual Master Plan of the Mid County Greater Salerno Small Area Plan; or prepare a more coordinated and complex plan for the development of the area.

### Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendments to be CONSISTENT with the SRPP.

### Recommendation

Council should adopt the above comments and approve their transmittal to the Department of Community Affairs.

Attachments

## **List of Exhibits**

### **Exhibit**

- A      General Location Map**
- B      Site Location Map**
- C      Location Map CPA 07-1E**
- D      Future Land Use Map**

General Amendment Location Map

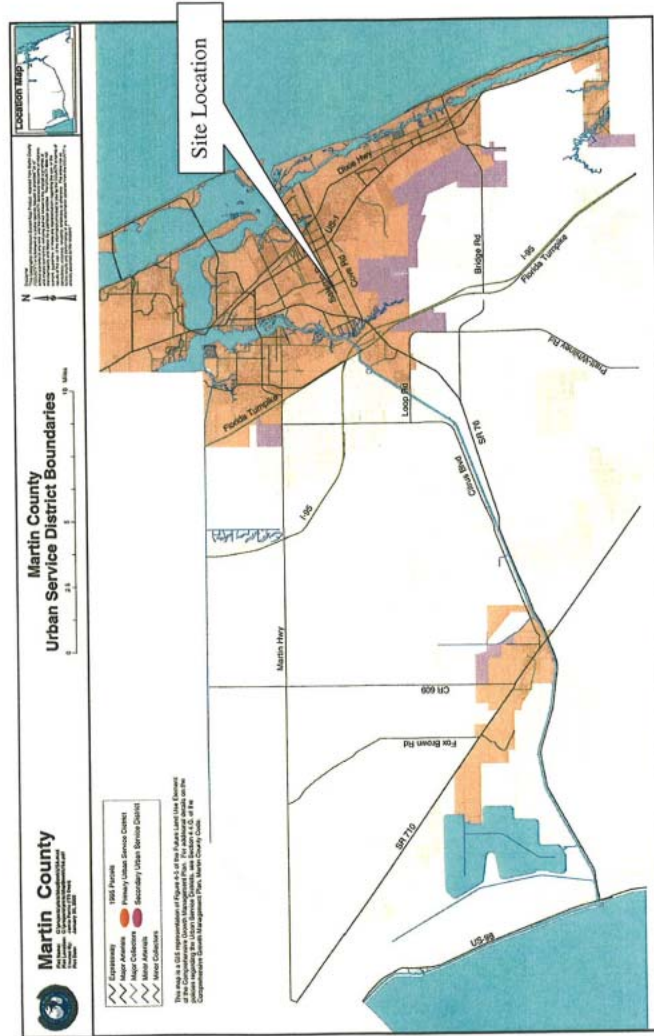
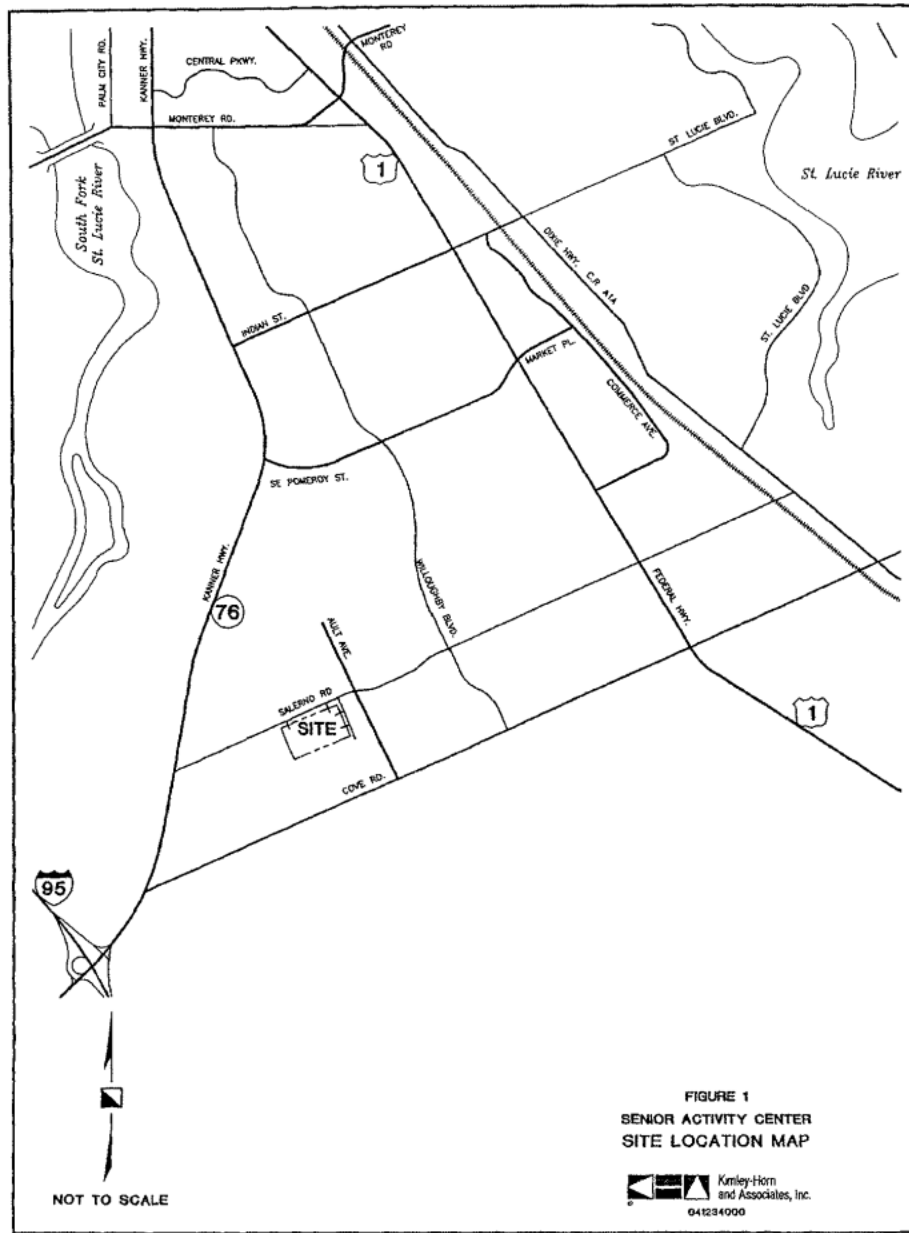


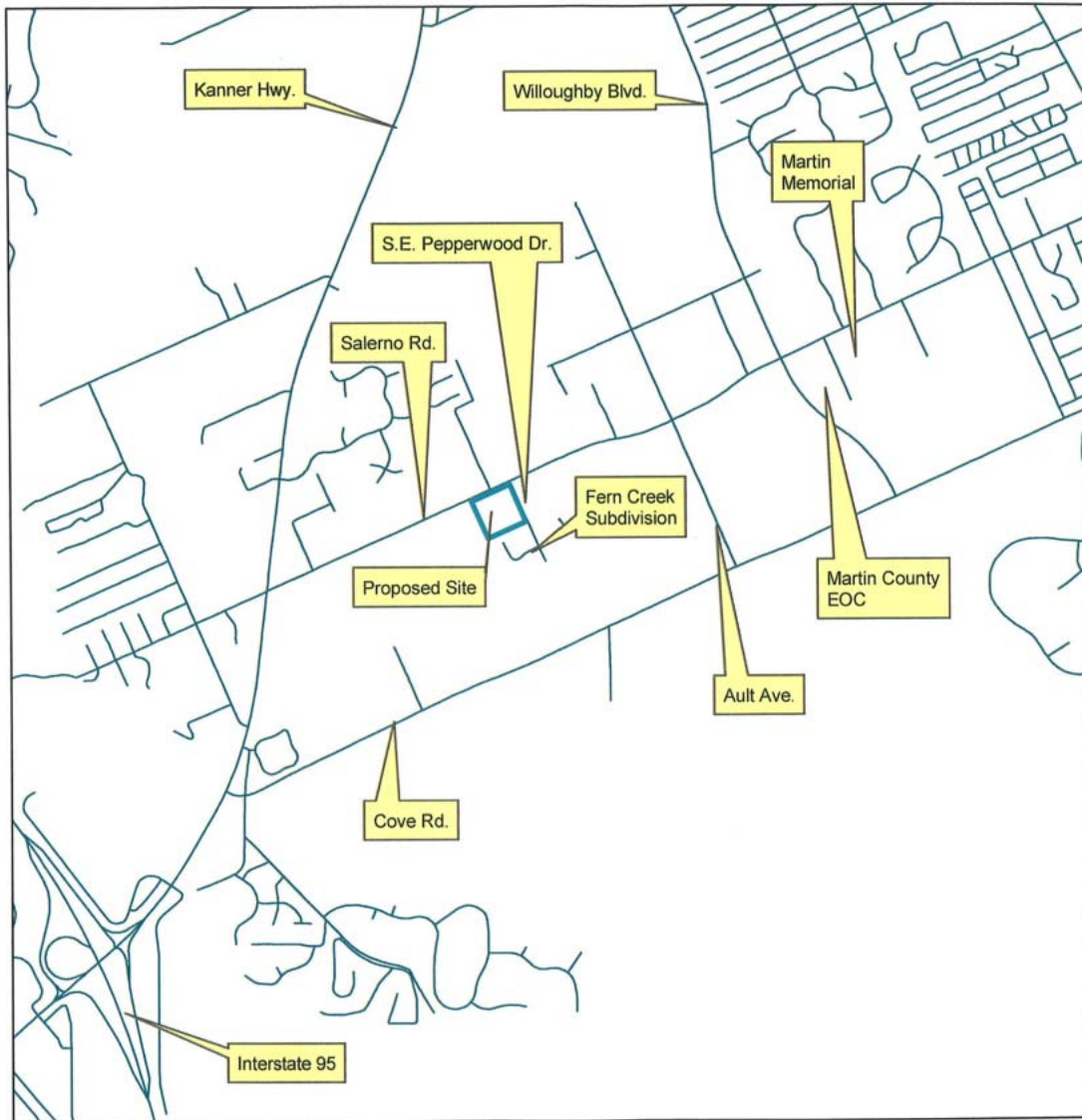
Exhibit B



# Martin County

# Exhibit C

Figure 1, Location Map CPA 07-1E, Council on Aging



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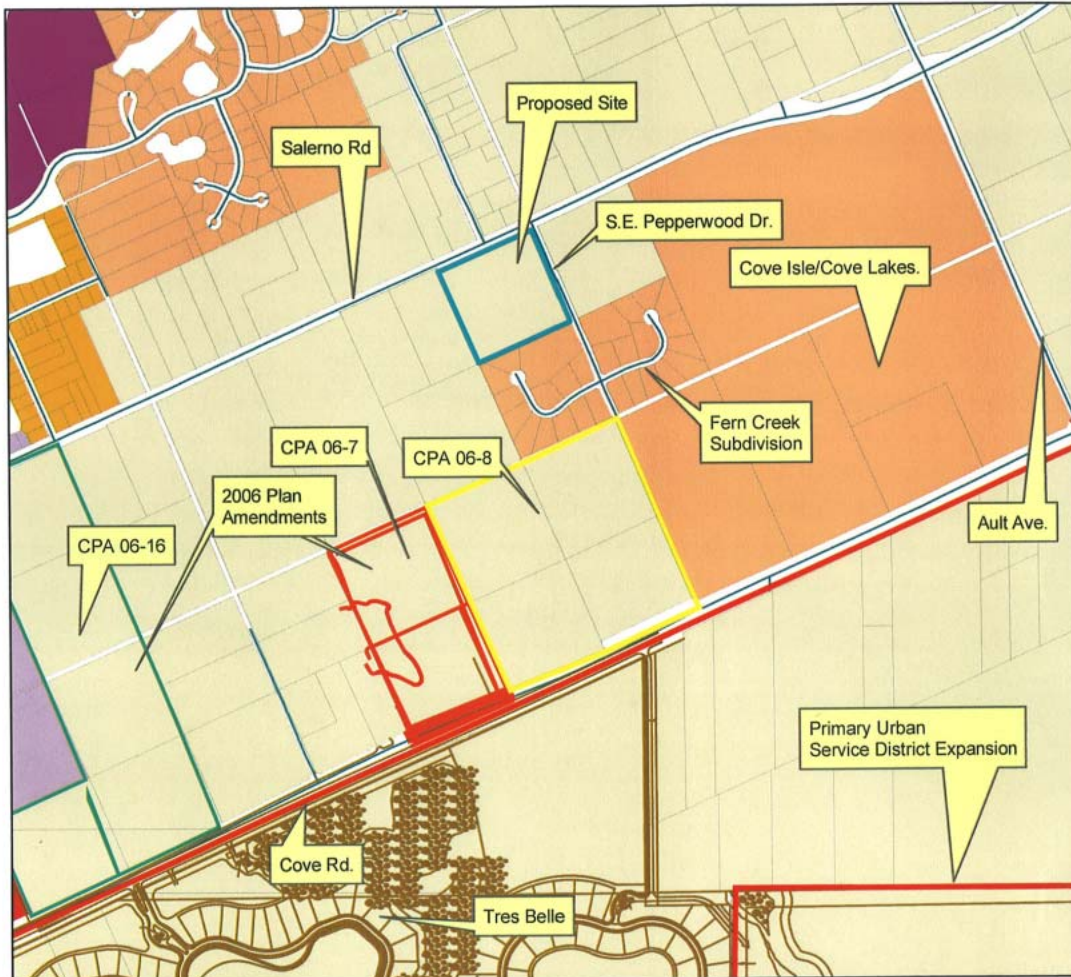


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# Exhibit D

Figure 2, Future Land Use Map, CPA 07-1E, Council on Aging



### Legend

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



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