To: Council Members

From: Staff

Date: October 21, 2011 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Martin County Comprehensive Plan
Amendment No. 11-2ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC 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 local government within the Region. TCRPC 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.

Background

Martin County has proposed text amendments to the Future Land Use and Transportation Elements (CPA 10-22 Bridgewater Ventures) and two amendments to the Future Land Use Map (FLUM) of the County Comprehensive Plan (CPA 10-2 Bridgewater Ventures and CPA 11-4 Port Salerno Mixed Use Overlay). The two Bridgewater Ventures amendments were submitted previously in April 2011, but not adopted subsequent to state and regional agency review.

Evaluation

A. FLUM Amendments

Information regarding the amendments is portrayed in Table 1. The location of the amendments and other characteristics are shown on the attached exhibits.
<table>
<thead>
<tr>
<th>Amendment Number/Name</th>
<th>Approx. Acreage</th>
<th>Current FLUM Designation</th>
<th>Proposed FLUM Designation</th>
<th>Approximate Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPA# 11-4 Port Salerno Mixed Use Overlay</td>
<td>3.24</td>
<td>Commercial Waterfront, Commercial Office/Residential, Medium Density Residential to be included; Low Density and General Institutional to be excluded</td>
<td>Port Salerno Mixed Use Overlay (underlying FLUM designations to remain)</td>
<td>All properties are within the Port Salerno CRA; generally located south of Indian Street, north of Cove Road, east of US1, and west to include the properties most proximate to the waters of Manatee Pocket</td>
</tr>
<tr>
<td>CPA# 10-2 Bridgewater Venture, LLC</td>
<td>215.0</td>
<td>Agricultural Ranchette</td>
<td>Rural Density Residential</td>
<td>Located in the western part of Section 28 at the border with the Town of Jupiter in Palm Beach County</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>218.24</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Key to FLUM Designations**

- Agricultural Ranchette: Maximum of one dwelling unit per 5 acres
- Rural Density Residential: Maximum of one dwelling unit per 2 acres
- Low Density Residential: Maximum of 5 units per acre
- Medium Density Residential: Maximum of 8 units per acre
- Commercial Office/Residential: Permits mix of commercial and residential uses to a maximum of 10 units per acre
- Commercial Waterfront: Permits a mix of commercial and residential uses to a maximum of 10 units per acre
- General Institutional: Permits institutional and limited residential uses (e.g., nursing homes, assisted living facilities)

1. CPA# 11-4 Port Salerno, Mixed Use Overlay

This amendment is to modify the applicability of the Port Salerno Mixed Use Overlay (MUO), which is one of three mixed-use overlays applied to properties within the Port Salerno Community Redevelopment Area (CRA). The Port Salerno MUO is proposed for expansion in four areas, whereby lands with designations of Commercial Waterfront (4.35 acres), Commercial/Office/Residential (0.99 acres) and Medium Density Residential (4.9 acres) would be included in the overlay. The MUO is proposed for contraction in three other areas, such that lands with Low Density Residential (11.18 acres) and General Institutional (2.29 acres) would be largely excluded. The net acreage of private property in the proposed Port Salerno MUO will be reduced from 62.99 to
59.75 acres, yielding a reduction of 3.24 acres of private property that would be affected by the MUO.

Goal 4.3 of the Martin County Comprehensive Plan includes objectives and policies related to community redevelopment and corresponding mixed-use development. The mixing of residential and non-residential uses is designed to encourage redevelopment and infill development, improve livability, enhance pedestrian-friendly communities, expand housing choices, and reduce infrastructure impacts. Objective 4.3A enables the County to apply a mixed-use overlay to certain properties within the County’s seven designated community redevelopment areas. Within the Port Salerno CRA, there are three mixed-use overlay zones, including the Port Salerno MUO, Salerno Road MUO, and Cove Road MUO. The subject amendment applies only to the Port Salerno MUO. The current CRA areas in Martin County as well as the Port Salerno CRA specifically are shown in Exhibits 1 and 2.

The Port Salerno MUO area covers a broad range of future land use designations, including Commercial, General Commercial, Limited Commercial, Waterfront Commercial, Commercial/Office/Residential, General Institutional, Low Density Residential, and Medium Density Residential. A breakdown of property acreage by land use type, comparing properties currently under the overlay versus properties proposed for inclusion or exclusion pursuant to the proposed amendment, is illustrated in the table below.

<table>
<thead>
<tr>
<th>Existing Port Salerno Mixed Use Overlay</th>
<th>Proposed Port Salerno Mixed Use Overlay</th>
<th>Net Difference</th>
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<tr>
<td>Future Land Use</td>
<td>Acres</td>
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<tr>
<td>Comm. General</td>
<td>13.70</td>
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</tr>
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<td>Comm. Limited</td>
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</tr>
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<td>Comm. Waterfront</td>
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<td>Comm/Off/Res</td>
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<td>General Inst.</td>
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<td>Low Density Res</td>
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</tr>
<tr>
<td>Medium Density</td>
<td>13.51</td>
<td>Medium Density</td>
</tr>
<tr>
<td>Total</td>
<td>62.99</td>
<td>Total</td>
</tr>
</tbody>
</table>

Data from CPA 11-4 Staff Report, Martin County Growth Management Department (8/31/2011)

Exhibit 3 indicates those properties currently included and to remain within the Port Salerno MUO (shown in yellow on the referenced map), those proposed for inclusion (shown in green), and those proposed for exclusion (shown in red). The proposed amendment would extend the Port Salerno MUO to include additional properties as follows:

- Approximately 0.69 acres currently designated Medium Density Residential, generally located north of SE Broward Avenue;
- Approximately 0.75 acres currently designated Low Density Residential, generally located east of SE Mulford Lane. This will remedy a scrivener’s
error according to the County as these properties are fully incorporated into and developed as part of Pirate’s Cove Marina.

- Approximately 3 acres currently designated Commercial General, generally located east of SE Commerce Avenue and north of SE Seaward Street; and
- Approximately 6.6 acres currently designated Waterfront Commercial, General Commercial, and Commercial/Office/Residential.

The proposed amendment would also exclude several properties from the MUO as follows:

- Approximately 2.5 acres currently designated General Institutional owned by the Martin County School District;
- Approximately 11.18 acres currently designated Low Density Residential, generally located east of SE Dixie Highway, west of SE Mulford Lane, north of SE Seaward Street, and south of SE Barcelona Street. Property owners and residents within this neighborhood have requested exclusion from the MUO to limit commercial encroachment; and
- Approximately 12.6 acres currently undesignated but within the MUO that is included within the FEC right-of-way.

Maps of current and proposed properties to be included in the Port Salerno MUO, identified by future land use classification, are included as Exhibits 4 and 5. The net result of the proposed modifications to the Port Salerno MUO boundary would be a reduction of 3.24 acres of property from the MUO.

2. CPA# 10-2 Bridgewater Venture, LLC

This amendment was previously reviewed by Council at its May 20, 2011 meeting. This amendment is for a 215-acre tract of property, comprising much of the western part of Section 28 immediately north of the border with Palm Beach County (see Exhibits 6-8). The property would be accessed via SE Island Way (see Exhibit 8). The property is currently vacant but was formerly used for agricultural purposes.

The property was originally 317 acres in size. A tract of 102 acres was retained by the previous owner and used as a wetlands and restoration site under a conservation easement. A previously approved development order was issued allowing 36 five-acre lots for a development known as the Bridgewater Preserve (see Exhibit 9). There is a perpetual restriction on the southern 100 feet of the property for a wildlife/greenway corridor, which adjoins an even larger corridor in Palm Beach County.

The current FLUM designation for the property is Agricultural Ranchette permitting development at a maximum of one dwelling unit per 5 acres (see Exhibit 10). Small farms and nursery uses are anticipated under this FLUM designation. The proposed FLUM designation is Rural Density Residential (RDR), permitting development at a maximum of one dwelling unit per 2 acres (see Exhibit 11). The proposed development of the property is for a Residential Planned Unit Development (PUD).
The existing land uses on surrounding properties are a wetland preserve and Jonathan Dickinson State Park to the north, an undeveloped residential PUD to the east, a 235-foot wide wildlife/greenway corridor on the north side of the Rialto residential development in the Town of Jupiter to the south, and Jonathan Dickinson State Park to the west. The current FLUM designations on surrounding lands are Public Conservation to the north and west; RDR to the east; and Conservation in the Town of Jupiter to the south. Lands to the immediate east were re-designated from Agriculture to RDR in 1993 and 1994.

The proposed FLUM amendment has been the subject of transmittal hearings by Martin County beginning in April 2010, with a first transmittal in April 2011 (reviewed by Council at its May 20, 2011 meeting), and a second transmittal in August 2011, which is the subject of this agenda item. Concurrent with the FLUM hearings have been a PUD Master Plan/Zoning agreement and a text change concerning water and sewer services to the property. A PUD/Rezoning application was submitted in August 2010, and a joint County staff/applicant workshop was held in March 2011. The Local Planning Agency approved the PUD/rezoning in July 2011, and Board of County Commissioners (BOCC) approval is scheduled for December 2011, concurrent with adoption of the respective comprehensive plan amendments.

In 2010, the County staff report indicated that the RDR land use designation “is not appropriate considering the transition of land use intensities that remain prudent for this land abutting Jonathan Dickinson State Park.” The Agricultural Ranchette FLUM designation was considered an acceptable buffer. The County staff concluded there was no justification for changing the existing land use designation, and recommended denial of the amendment.

However, the staff report was modified in 2011 to recommend transmittal of the FLUM and related text amendment if the BOCC was satisfied that a satisfactory level of public benefit was forthcoming from the proposal. The staff acknowledged that provision of public water and sewer service to the site may prevent negative impacts to the shallow groundwater aquifer and wetlands on and off the site. The staff concluded that RDR is a reasonable alternative because of special conditions that can be included in the PUD. In subsequent discussions, County staff indicated there are no conditions attached to the proposed FLUM amendment that would further limit the number of units permitted or impose other conditions. The County anticipates the PUD/Master Plan application to be considered concurrently with the comprehensive plan amendments in December 2011.

B. Text Amendment

1. CPA 10-22 Bridgewater Ventures PUD

This text amendment is directly related to amendment CPA 10-2 discussed above. The amendment would revise the text and map in the Future Land use Element to bring the 215-acre Bridgewater Preserve property into the Secondary Urban Service District (SUSD) boundary. The amendment is considered necessary to serve the increased
residential density proposed in FLUM amendment CPA 10-2. The currently approved PUD on the property for 36 lots anticipated on-site septic tanks and private wells. However, the increased density would have the potential to degrade wetlands and the shallow aquifer if not served by public sewer and water. The current SUSD boundary lies at the eastern border of the Bridgewater property (see Exhibits 12 and 13). The extension of regional water and wastewater service into the SUSD is permitted under the County Comprehensive Plan upon determination of public benefit and protection of public health and safety.

**Extrajurisdictional Impacts**

Under the informal agreement facilitated by the TCRPC, local governments in the northern three counties of the region are to provide copies of amendment materials to other local governments that have expressed an interest in receiving such materials. Martin County provided copies of the amendment materials to all local governments in the County, as well as to adjacent local governments in Palm Beach and St. Lucie Counties. Council sent a memo seeking comments regarding potential conflicts with the proposed amendments to these local governments on September 15, 2011. As of the preparation of this staff report, no correspondence has been received.

Copies of letters from Palm Beach County and the Town of Jupiter were included with the amendment materials. Palm Beach County expressed concerns regarding the adequacy of the existing wildlife/greenway corridor as a result of the proposed increased density on the Bridgewater Ventures, LLC FLUM amendment. Palm Beach County staff indicates discussions have occurred with Martin County and the landowner regarding provisions that could be included in a PUD/zoning agreement to address the County concerns. The Town of Jupiter expressed initial concerns about the cumulative effect of development on this property and of other approved projects on the signalized intersection of S.E. Island Way and Indiantown Road. However, the Town’s most recent correspondence withdraws the earlier objections (see Exhibit 14).

**Effects on Significant Regional Resources and Facilities**

The proposed land use change and increased density on FLUM amendment CPA 10-2 (Bridgewater Ventures, LLC) could result in adverse impacts to Jonathan Dickinson State Park, a significant regional facility.

**Analysis of Consistency with Strategic Regional Policy Plan**

The Strategic Regional Policy Plan recommends a preferred development form. This form consists of:

1. urban development in cities, towns and villages; and
2. a sustainable countryside.
Urban areas should have a complete mix of land uses, including residential, commercial, industrial, institutional, and recreational. All future development should be part of existing or proposed cities, towns, and villages (Regional Goal 4.1). When new neighborhoods or communities are developed (Regional Goal 6.1), they should also contain a balanced, well-planned, compatible mix of land uses. It is especially important that a range of housing types and affordabilities is available in proximity to employment and services (Regional Goal 2.2).

The countryside should include natural systems, open space and agricultural lands (Regional Goals 1.1 and 2.1). A network of connected natural preserves is recommended (Strategy 1.1.1). To ensure the compatibility of urban areas, natural preserves and other open spaces, sprawling development patterns are discouraged. If and when re-designation of agricultural land is necessary to meet urban needs, new FLUM designations should require preferred forms and patterns of development (Policy 3.2.3.1).

A. FLUM Amendments

1. CPA# 11-4 Port Salerno, Mixed Use Overlay

   The proposed modifications to the Port Salerno MUO will create greater redevelopment opportunities and facilitate mixed-use development in the Port Salerno community redevelopment area. The amendment will reduce regulatory barriers to the construction of affordable housing, furthering Policy 2.1.1.1, and expand the range of properties upon which smaller residential units can be constructed, furthering Policy 2.2.1.3. The MUO boundary adjustment will also promote the economic sustainability of the area and allow a more efficient utilization of existing infrastructure, which are promoted by Regional Goal 3.4.

2. CPA 10-2 (Bridgewater Ventures, LLC)

   This amendment would change the designation on 215 acres of land from Agricultural Ranchette to RDR. This would increase the number of potential units from 43 to 107. In addition, it would change the nature of the area from one anticipated to contain small farms and nurseries (under Agricultural Ranchette) to very low density residential. Based on the County’s recently completed Evaluation and Appraisal Report (EAR), there is a substantial amount of land already designated as RDR. The EAR shows a total of 13,568 acres designated as RDR, with 3,503 of those acres undeveloped.

   The sprawling residential pattern anticipated in a development of two-acre lots is not consistent with Regional Goals 1.1 regarding a sustainable countryside or with Regional Goal 2.1 regarding the preservation of natural systems. The property is bordered on two sides by Jonathan Dickinson State Park and on one side by a wildlife/greenway corridor that is owned by Palm Beach County. To the south of the existing wildlife/greenway corridor in the Town of Jupiter, existing residential suburban development in less than net one acre lots is currently platted and under construction. The increased density has the potential to create negative impacts for the wildlife and natural systems surrounding the property. The existing Agriculture Ranchette designation would be a much more
compatible designation between the Public Conservation designation on adjoining lands and the residential development to the east.

Council reviewed this FLUM amendment previously at its May 20, 2011 meeting and concluded the proposed amendment would be considered more consistent with the SRPP if its approval included the following conditions:

(1) **The donation of the southern 100 feet of the property to Palm Beach County as an addition to the existing wildlife corridor.** Discussions with both Martin and Palm Beach County staff indicate this action is included within the proposed PUD/Zoning Master Plan conditions of approval for the property.

(2) **The clustering of the residential units into a neighborhood of smaller lots on the eastern portion of the property so that a majority of the property could be preserved as a buffer for the surrounding conservation lands.** Exhibit 7 shows the tentative PUD Master Plan for the property, indicating the proposed configuration of the anticipated 80 lots. In the County’s staff report, Martin County staff notes the property contains previously constructed infrastructure and drainage that impacts the lot configuration. Nonetheless, the pattern of development along the edges of Jonathan Dickinson State Park, a designated significant regional resource, would benefit the park with a more efficient pattern of clustered lots and buffers in the form of conservation lands.

(3) **The proposed development is served by the regional water and wastewater systems.** The County staff report also indicates preliminary discussions with the Town of Jupiter and Loxahatchee Environmental Control District for the provision of water and wastewater to the property, enabling this service to the 36 existing platted lots as well. These infrastructure improvements are subject to the approval of the PUD agreement, scheduled for approval concurrent with the adoption of the respective comprehensive plan amendments.

The proposed amendment addresses Council’s previous concerns related to providing an additional 100 feet at the southern boundary to add to an exiting wildlife corridor, and providing regional water and wastewater service to the proposed development. The amendment would be more consistent with the SRPP if the residential units were clustered into a neighborhood of smaller lots on the eastern portion of the property so that a majority of the property could be preserved as a buffer for the surrounding conservation lands.
B. Text Amendment

1. CPA 10-2 Bridgewater Ventures PUD

The subject text amendment would expand the primary urban services boundary to include the 215-acre Bridgewater Ventures property that is the subject of the related FLUM amendment discussed in this agenda item. The property currently includes 36 platted lots anticipated to be served by on-site septic tanks and private wells, which could negatively affect wetlands and the shallow aquifer. The accompanying FLUM amendment would enable these 36 lots to be reconfigured into 80 lots under a proposed PUD/Master Plan, and the subject text amendment would enable all residential lots to be served by regional water and wastewater systems. The provision of regional water and wastewater to this property would further Policy 6.2.2.4(2).

Conclusion

Council finds the proposed amendments to be consistent with the SRPP. The following conditions are noted regarding the FLUM Amendment #CPA 10-2 (Bridgewater Ventures, LLC): 1) the southern 100 feet of the property should be donated to Palm Beach County as an addition to the existing wildlife corridor; and 2) the proposed development should be served by the regional water and wastewater systems.

Recommendation

Council should approve this report and authorize its transmittal to Martin County and the Florida Department of Economic Opportunity.

Attachments
# List of Exhibits

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>CPA# 11-4 (Port Salerno Mixed Use Overlay FLUM Amendment) - Location Map</td>
</tr>
<tr>
<td>2</td>
<td>CPA# 11-4 (Port Salerno Mixed Use Overlay FLUM Amendment) - Mixed Use Overlays</td>
</tr>
<tr>
<td>3</td>
<td>CPA# 11-4 (Port Salerno Mixed Use Overlay FLUM Amendment) - Proposed Actions</td>
</tr>
<tr>
<td>4</td>
<td>CPA# 11-4 (Port Salerno Mixed Use Overlay FLUM Amendment) - Future Land Uses within the Existing Mixed Use Overlay</td>
</tr>
<tr>
<td>5</td>
<td>CPA# 11-4 (Port Salerno Mixed Use Overlay FLUM Amendment) - Future Land Uses within the Proposed Mixed Use Overlay</td>
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<td>6</td>
<td>CPA# 10-2 (Bridgewater FLUM Amendment) – Location Map</td>
</tr>
<tr>
<td>7</td>
<td>CPA# 10-2 (Bridgewater FLUM Amendment) – Location – Aerial Photo</td>
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<td>8</td>
<td>CPA# 10-2 (Bridgewater FLUM Amendment) – Aerial Map</td>
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<tr>
<td>9</td>
<td>CPA# 10-2 (Bridgewater FLUM Amendment) – Approved Plat of 36 Lots</td>
</tr>
<tr>
<td>10</td>
<td>CPA# 10-2 (Bridgewater FLUM Amendment) – Current Future Land Use Map</td>
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<td>11</td>
<td>CPA# 10-2 (Bridgewater FLUM Amendment) – Proposed Future Land Use Map</td>
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<tr>
<td>12</td>
<td>CPA# 22 (Bridgewater Text Amendment) - Location Map</td>
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<td>13</td>
<td>CPA# 22 (Bridgewater Text Amendment) - Current Urban Service Boundary Map</td>
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<tr>
<td>14</td>
<td>Correspondence Dated July 14, 2011 from the Town of Jupiter</td>
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Exhibit 1
CPA# 11-4 (Port Salerno Mixed Use Overlay FLUM Amendment)
Location Map
Exhibit 2
CPA# 11-4 (Port Salerno Mixed Use Overlay FLUM Amendment)
Mixed Use Overlays
Martin County
Figure 4, Future Land Uses within the Existing Mixed Use Overlay, CPA 11-4, Port Salerno Mixed Use Overlay
Martin County

Figure 5, Future Land Uses within the Proposed Mixed Use Overlay, CPA 11-4, Port Salerno Mixed Use Overlay

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

Plot Name: G:\projects\gmdic\dulin\map\documents\PS_MIU.mxd
Created By: C. Dulin (SMD)
Plot Date: July 28, 2011

0 390 780 1,560 2,340 3,120 Feet
Exhibit 6
CPA# 10-2 (Bridgewater FLUM Amendment) – Location Map

Martin County, Florida

Bridgewater
Location Map

Lucido & Associates
Land Planning / Landscape Architecture
575 Quaker Rd, Suite 100, Palm Beach Gardens, FL 33418
(561) 626-8400, Fax: (561) 626-8401
www.lucidoland.com

Figure 5
Exhibit 7
CPA# 10-2 (Bridgewater FLUM Amendment) – Location – Aerial Photo

Section 28 with Site of Bridgewater Preserve Between JDSP & Island Way
FIGURE 1 – LOCATION MAP WITH MAP OF SOUTH COUNTY DEVELOPMENTS
The location in the western one-half of Section 28 places this parcel to the west of the SE Island Way corridor improvement. To the west of the 36 lots and road/drainage improvements for the 5.0 acre lots in the Plat of Bridgewater Preserve lies the portion of Jonathan Dickinson State Park, which surrounds the Northwest Fork of the Loxahatchee River further to the west. The access road (SE Bridgewater Drive) lies adjacent to the South Martin County Boundary at SE Island Way. There are no potable water distribution or wastewater collection lines existing within the subdivision, but utility lines and fire hydrants exist along SE Island Way to allow the looping of utilities from the Town of Jupiter (potable water service) and Loxahatchee River Environmental Control District (wastewater service).

FIGURE 2 – APPROVED PLAT OF 36 LOTS SHOWING IMPROVEMENTS TO THE PLAT OF BRIDGEWATER PRESERVE
Exhibit 11
CPA# 10-2 (Bridgewater FLUM Amendment)
Proposed Future Land Use Map
Exhibit 12
CPA# 10-22 (Bridgewater Text Amendment) – Location Map

Martin County, Florida

Bridgewater
Location Map
Exhibit 13
CPA# 10-22 (Bridgewater Text Amendment)
Current Urban Service Boundary Map

Bridgewater
Current Urban Service Boundary Map

Lucido & Associates
Land Planning / Landscape Architecture

NORTH
July 14, 2011

Mr. Harry King, AICP
Principal Planner
Growth Management Department
Martin County Administrative Center
2401 SE Monterey Road
Stuart, Florida 34996

RE: Martin County Comprehensive Growth Management Plan (No. CPA-2010-02) and Rezoning to Planned Unit Development (P115-004) Amendments filed by Bridgewater Ventures LLC

Dear Mr. King:

Since the Bridgewater property is adjacent to the Town along Island Way, the proposed FLUM amendment to increase the density on the 215 acre property from one unit per five acres (Agricultural Ranchette Future Land Use designation) to one unit per two acres (Rural Density Future Land Use designation), the proposed Zoning Map amendment to Planned Unit Development (PUD) and the Master Plan/PUD agreement are of particular concern to the Town. The changes to the applications since they were reviewed in November 2009 have addressed the Town's natural resource based comments. Since the Town's February 10, 2011 comment letter, project's traffic consultant has satisfactorily addressed the traffic-related comments and concerns raised by the Town's Traffic Engineer regarding potential impacts on the Indiantown Road and Island Way intersection. Therefore, the Town no longer has any concerns with the proposed FLUM and Zoning Map amendments.

If you have any further comments or questions, please feel free to contact me at your earliest convenience at (561) 741-2452.

Sincerely,

David M. Kemp, AICP
Principal Planner
Department of Planning and Zoning

cc: Andy Lukasik, Town Manager (via e-mail)
    John Sickler, Director of Planning and Zoning (via e-mail)
    Stephanie Thoburn, Assistant Director of Planning and Zoning (via e-mail)
    CJ Lan, Town Traffic Engineer (via e-mail)
    Kay Brennan, Palm Beach County ERM (via e-mail)