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 and 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 is proposing text changes to the Future Land Use Element and one amendment to the Future Land Use Map (FLUM) of the comprehensive plan.

Evaluation

The proposed amendments are to revoke the FLUM change and text changes to the Future Land Use Element previously adopted in 2010 for the St. Lucie Partners property. The St. Lucie Partners parcel is 3,902 acres located on both sides of Kanner Highway near the intersection of Bridge Road and Kanner Highway in western Martin County. The proposed amendments will revert the land use on the property from Agricultural Ranchette to its original Agricultural designation, and remove text changes in the Future Land Use Element that were adopted to place restrictions on development of the site.

The previously adopted amendments are being revoked because the terms of a Development Agreement between Martin County and St. Lucie Partners could not be met. According to the Development Agreement, a perpetual conservation easement over 2,542 acres of conservation
land was to be donated to Martin County and South Florida Water Management District (SFWMD) within 180 days of the effective date of the agreement. For various reasons, the conveyance of the conservation easement was not accomplished.

The text to be deleted in the Future Land Use Element limited development on the site to 600 single family residential units. The proposed amendments will reduce this amount to a maximum of 192 residential units under the original Agricultural designation. The overall effect of the proposed amendments will be to reduce the demand on essential services and reduce impacts to regional resources and facilities.

**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. On September 4, 2012, TCRPC requested comments from these local governments regarding any conflicts with the proposed amendments. As of the date of the preparation of this report, no objections to the proposed amendments have been received from other local governments.

**Effects on Significant Regional Resources and Facilities**

No adverse effects on significant regional resources and facilities have been identified.

**Conclusion**

The proposed amendments are not in conflict or inconsistent with the SRPP.

**Recommendation**

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

Attachments
List of Exhibits

Exhibit

1  General Location Map
2  Location Map
3  Aerial Map – Subject Property
4  Future Land Use Map
5  Proposed Future Land Use Map
Exhibit 1
General Location Map