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. The proposed amendment is being reviewed following the state coordinated review process. TCRPC must provide any comments to the state land planning agency within 30 days of the receipt of the proposed amendments.

The amendment package from the Town of Ocean Breeze Park contains an update to all nine elements of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Background

The Town of Ocean Breeze Park is a relatively small community occupying approximately 103 acres in northeastern Martin County, Florida. The town is primarily occupied by a residential mobile home park. According to the Bureau of Economic and Business Research *Florida Estimates of Population 2013*, the population of Ocean Breeze Park was estimated to be 301 persons on April 1, 2013. Significant regional resources and facilities affected by the town include:

- **Indian River Lagoon** – the town is located on the western shoreline of the Indian River Lagoon.
• **County Road 707 (NE Indian River Drive)** – this north-south roadway provides the main access to the town. This road is adjacent to the Mobile Home Residential land use in the town, and separates the eastern portion of the town adjacent to the Indian River Lagoon from the remainder of the community.

• **NE Jensen Beach Boulevard** – this east-west roadway is adjacent to the Commercial (Plaza) land use on the north side of the town. This road provides a connection from NE Indian River Drive in the east to U.S. Highway 1 to the west.

• **Florida East Coast (FEC) Railroad Corridor** – this north-south railroad corridor divides the town centrally. The Mobile Home Residential land use is located east of the FEC railroad corridor, and all other developable land uses (Low Density Residential, Medium Density, and Commercial) are located west of the FEC railroad corridor.

**Summary of Proposed Amendment**

The proposed amendment includes major changes to the introduction and all nine elements of the comprehensive plan. Also, the proposed changes remove the data and analysis language from the existing plan to be maintained as a separate document. The proposed changes are available as a supplement to this report on Council’s website. Major changes include the following:

**Future Land Use Element**

• Adds new Objective 1: The Town of Ocean Breeze, through its Zoning and Land Development Code and/or Planned Unit Development (PUD) agreements, will establish zoning standards that will apply to a specific parcel of land such that the resulting development will be of superior quality and design while protecting the health, safety and welfare of the general public.

• Adds new Policy 1.9: The actual number of acres that will be restricted for building use due to prior use as a land-fill area can only be determined by a further engineering study. The Town will require that as part of any future development, an accounting of the Florida Department of Environmental Protection (FDEP) requirements be provided to ensure that no current or future contamination will occur or that all of the offending materials be removed from the site.

• Adds new Policy 1.10: All new development must provide central water and sanitary sewer along with roads that meet the standards of Martin County or roadway standards specifically adopted by the Town. Before building permits are issued the developer must provide for all services, including the collection and disposal of solid waste. All public services must be in place and available concurrent with the impact of the development.

• Adds Objective 9: The Town of Ocean Breeze has as its principal goals the maintenance of the existing mobile home park community and commercial center, future expansion of the existing commercial center and appropriate future residential or development of
undeveloped lands. The Future Land Use Map, included in this element, provides a blueprint for a complete build-out of all the land area incorporated into the Town.

- Adds Policy 9.1: The future land use categories defined below provide general descriptions intended to encompass all present and future land uses in the Town of Ocean Breeze. The "Table of Land Use Densities and Intensities", “Exhibit A” herein, provides specific density and intensity measures that shall establish the maximum density and intensity allowed in each land use category. The Future Land Use Map establishes the optimum, overall distribution of land uses on a Town-wide basis.

- Revises the description of Mobile Home Residential Development residential future land use designation.

- Revises the description of Commercial future land use designation.

- Revises the description of Commercial (Ocean Breeze Plaza) future land use designation.

- Adds new Policy 9.2: Within the Low Density Residential Future Land Use, Medium Density Residential Future Land Use, and Commercial Future Land Use (Ocean Breeze West, Approximately 3.71 acres), the developer shall provide a dedicated funding mechanism for the continued provision of fire service and solid waste collection service.

- Revises the Table of Land Use Densities and Intensities.

Transportation Element

- Revises Goal 1 to include language that transportation facilities will sustain the community small town character and its aesthetic characteristics.

- Adds Objective 1: The Town will cooperate with Martin County and private land owners to achieve coordinated planning of land uses, transportation programs and traffic circulation as to achieve and maintain level of service adopted by the County and to protect the necessary rights of way through development permitting.

- Adds Policy 1.2: The Town will maintain its small-town character by limiting the width of roadway corridors throughout the Town to no more than two through lanes.

- Adds Policy 1.3: The Town will cooperate fully with Martin County and private land owners in encouraging transportation improvements and services which are consistent with this Comprehensive Plan, the Treasure Coast Regional Policy Plan and State and County transportation plans.

- Revises Policy 1.4 regarding level of service standards.

- Revises Policy 1.5: The Town shall not permit developments which will result in traffic impacts which will cause the established level of service to be exceeded, provided if
facilities within Martin County are shown to operate below their required level of service, payment of the development’s fair share contribution to the impacted roadway system in addition to the payment of the appropriate County impact fees shall be deemed adequate to meet the level of service standards of the Comprehensive Plan.

- Adds Policy 1.6: Timely traffic data will be obtained by the Town through close coordination with Martin County.

- Adds Policy 1.10: The Town will maintain and enforce driveway/street intersections, sight distance requirements and other relevant regulations to assure that acceptable design standards are met for onsite traffic flow and parking, access drive to public thoroughfares, pedestrian circulation facilities, bicycle and golf carts prior to authorizing specific development projects.

- Revises Policy 1.11: The Town shall work with Martin County, Martin County MPO and private land owners as well as local and regional mass transit providers to promote transit to and from the Town of Ocean Breeze. This coordination shall include: identifying destinations and traffic generators preferred by Town residents, identifying safe stopping places for mass transit, and identifying and helping to obtain needed right-of-way for mass transit stops.

- Adds Policy 1.12: As the means to reduce the vehicles miles traveled, the Town shall encourage alternate transportation mode including mass transit, bicycles, golf carts and pedestrian facilities as a condition for development approvals.

- Adds Policy 1.13: The Town will continue to coordinate its emergency evacuation efforts for its at-risk population through close coordination with the Martin County Emergency Management Services Department.

- Adds Policy 1.14: The Town shall coordinate with Martin County, Martin MPO, the Florida Department of Transportation and other agencies in order to ensure the use of consistent Level of Service standards and common methodologies for evaluating transportation impacts.

**Housing Element**

- Revises Goal 1: The goal of this housing element is to employ principles, guidelines, standards, and strategies, within the Town’s capabilities, that will: (a) meet current and anticipated housing needs, (b) eliminate substandard housing, (c) improve the structural and aesthetic conditions of existing housing, (d) provide for and maintain adequate sites for future housing, including mobile homes, senior housing, workforce housing, housing for low-income, very low-income, and moderate-income families, and group home facilities and foster care facilities, including supporting infrastructure, (e) encourage relocation housing, (f) conserve historically significant housing (if any), (g) encourage or participate in housing implementation programs, where practicable, and (h) promote a
mix of housing that preserves the Town’s history and character as a safe and affordable place to live.

- Revises Objective 1: Improve the quality of life by promoting adequate, affordable, safe and sanitary housing in the form of mobile homes and possibly other residential unit types, and by promoting improved provisions for services with an emphasis on independence and self-sufficiency. Working directly with the owners of the Ocean Breeze mobile home residential development and the Ocean Breeze West (PUD) Planned Unit Development property, and using State of Florida and U.S. Census Bureau resources, the Town shall, to the extent feasible, compile and maintain data and analysis that addresses: the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio, number of substandard units, condition of housing, approximate number of households by size, income range, and age of residents, as well as the minimum housing need of the current and anticipated future residents of the jurisdiction.

- Adds new Policy 1.2: Through its land development regulations, including the use of Planned Unit Development zoning (where appropriate), as well as effective application of the Florida Building Code, Florida Life Safety Code and other relevant codes, the Town shall: (a) address current and anticipated housing needs, (b) eliminate substandard housing through repair and replacement, (c) improve the quality and appearance of existing housing, (d) maintain adequate sites for future housing, including mobile homes, senior housing, workforce housing, housing for low-income, very low-income, and moderate-income families, and group home facilities and foster care facilities, including supporting infrastructure, (e) encourage relocation housing, (f) encourage the preservation of historically significant housing (if any), (g) encourage or participate in housing implementation programs, (where practicable), including the Small Cities CDBG Program, Weatherization Assistance Program, Community Contribution Tax Credit Program and Brownfield Loan Guarantee and (h) promote a mix of housing that preserves the Town’s history and character as a safe and affordable place to live.

- Adds new Policy 1.3: Through its land development codes and regulatory oversight of the Ocean Breeze West Planned Unit Development (PUD) property, the Town shall ensure that all federal, state and local regulations are met with regard to the site’s now-closed landfill area for the purpose of restoring its economic use, including housing.

- Adds new Policy 1.4: To promoting affordable, infill housing, the Town shall advocate for credits against Martin County impact fees for any vacant parcels which previously accommodated residential living units.

- Adds new Policy 1.5: Through its land development regulations and oversight of the Ocean Breeze West Planned Unit Development (PUD) property, the Town shall employ policies which encourage connection to Martin County’s water and sewer facilities, providing, however, that doing so shall not diminish access to affordable housing or risk displacement.
• Adds new Policy 1.6: Through its land development regulations and oversight of the Ocean Breeze Park West Planned Unit Development (PUD) Agreement, the Town shall encourage private and non-profit sectors involvement in housing production through partnerships or other means and shall: (a) promoting innovative design, site plan or construction standards, including energy efficiency, to reduce construction costs, infrastructure costs, and operational costs, and (b) encourage grants and other funding possibilities.

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

• Adds new Goal 1: Through private sector development and through application of its development regulations, the Town shall continue to ensure that adequate public services are available to meet the present and future needs of the Town of Ocean Breeze.

• Adds new Objective 1: To provide for reliable sewage collection and disposal to meet the present and future needs of Town of Ocean Breeze.

• Revises Policy 1.2: All existing septic tanks shall be maintained at a level of service as specified by the conditions of the Health Department permit. All new residential development shall be required to connect to Martin County regional wastewater systems.

• Adds new Policy 1.5: The Town adopted the following level of service standards for sanitary sewer: 90 gallons per capita per day (residential); 0.1 gallon per square foot per day (non-residential).

• Adds new Objective 2: Through its development regulations, the Town shall ensure the adequate provisions of solid waste collection services through private providers.

• Adds new Policy 2.1: The Town does not provide solid waste collection service. The Town will continue the development to be serviced by private providers. The Town adopted the following level of service standard for solid waste: 3.5 pounds per person per day (Residential: Single-Family & Multi- Family); 2.1 pounds per person per day (Residential: Mobile Homes); 0.007 pounds per square foot per day (Non-Residential).

• Adds new Policy 2.2: The Town will continue to require development to seek the reduction of solid waste requiring disposal through support of and participation in the recycling program of the solid waste collection service provider.

• Adds new Policy 2.6: The Town will maintain data relating to the amount of solid waste generated. The Town will require the solid waste collection contractors to provide waste tonnage records.

• Adds new Objective 3: Adequate stormwater drainage will be provided for protection against flooding and to prevent the degradation of the quality of the receiving waters.
• Adds new Policy 3.1: The Town shall identify measures and practices necessary to maintain groundwater quality as provided by state regulations.

• Adds new Policy 3.2: The Town shall use the State Water Quality and Constructions policies, and element of the State Water Quality Management Plan, as a general source for evaluation of water quality. These policies will be incorporated into existing Zoning and Land Development Codes.

• Adds new Policy 3.4: The Town will require, prior to permitting, that all future new developments within the Town comply with all requirements of the Florida Department of Environmental Protection (FDEP) and South Florida Water Management District (SFWMD). Redevelopment construction shall adhere to requirements as set forth by FDEP and SFWMD to the extent feasible, prioritizing no displacement of existing residents and affordability for new ones.

• Adds new Policy 3.5: The Town will coordinate with State regulatory agencies and the South Florida Water Management District to ensure that all existing and future development within the Town provide and maintain stormwater management facilities in accordance with regulations and requirements of such agencies and that existing conditions which are in conflict with such regulations and requirements be mitigated in accordance therewith.

• Adds new Objective 4: The Town shall support Martin County in its effort to maintain access to raw water supply systems to meet the Town’s future potable water needs and maintain adequate reserve capacity to meet all Federal and State drinking water regulations.

• Adds new Policy 4.1: Before issuance of a development order or permit, the Town will determine that service can be supplied by the proposed development without reducing the level of service for potable water below the adopted level of service standards: 100 gallons per capita per day consumption (residential); 0.1 gallon per square foot per day (non-residential).

• Adds new Policy 4.4: The Town will promote water conservation by requiring that all new construction and all remodeling activities utilize fixtures conforming to the Florida Building Code standards for water efficiency and conservation. The Town will encourage that new construction features include water-saving plumbing fixtures.

• Adds new Policy 4.5: The Town will promote community awareness regarding water conservation, the necessity of xeriscaping concepts and temporary water use restrictions when imposed by the County through public notice.

• Adds new Policy 4.6: The Town’s potable water service is provided by the Martin County Consolidated Water System. Martin County has included the Town’s estimated population and water demand projections in the Martin County Comprehensive Growth Management Plan data and analysis. The Town adopts by reference the Martin County
Water Supply Facilities Work Plan, as updated on July 10, 2012. The Town will coordinate with Martin County on population projections, water demands, water conservation, and alternative water supply as needed.

- Adds new Policy 4.7: The Town shall coordinate with Martin County in the County’s wellfield protection program should wellfields be identified within the Town’s boundaries.

- Revises Objective 5: Through the Town’s Future Land Use Map and land uses policies, the Town will encourage infill development and redevelopment which will maximize the use of existing facilities and discourage urban sprawl.

**Coastal Management Element**

- Adds new Policy: 1.2: The Town shall encourage Martin County to maintain adequate shelter spaces to serve the Ocean Breeze area and work closely with Martin County Emergency Management Services Department to locate and secure additional shelter spaces.

- Revises Policy 1.4: In the event of an ordered evacuation by authorized State or County officials, the Town shall cooperate with said order and assist to the extent feasible. Further, the Town shall encourage special needs residents to register for the Martin County Public Safety Department early evacuation transportation program.

- Adds new Policy 1.5: The Town shall assist the Martin County Emergency Management Services Department in assuring that public information may continue to be developed and disseminated by this office on who should evacuate; how to evacuate and what services are available for the population in a hurricane or other emergency.

- Revises Policy 2.2: Immediate repair and clean-up actions needed to protect the public health and safety shall receive first priority in emergency permitting decision. These actions include repairs to facilities for transportation (roadways), sanitary sewer, potable water, waste water and power facilities; removal of debris; and stabilization of any structures which are a threat to collapse and constitute a hazard.

- Adds new Policy 2.4: The Town’s land development regulations shall continue to include provisions to ensure that required infrastructure is available to serve development and redevelopment in accordance with adopted level of service standards, sound practices of coastal resource protection, and safe evacuation.

- Adds new Policy 2.5: Through cooperation with Martin County, Treasure Coast Regional Planning Council and through its development regulations, the Town shall apply policies which maintain or reduce evacuation clearance times.

- Adds new Policy 2.7: With the exception of improvements that enhance waterfront access for the Town’s residents, improve water quality, or restore native habitat, the
Town shall limit its expenditure of public funds for capital improvements (or the maintenance thereof) that fall within the Coastal High Hazard Area (CHHA). In no instance shall the Town adopt or enforce policies which disrupt or threaten the continued use of existing (and replacement) homes on the east side of Indian River Drive. The Town shall prohibit commercial marinas, including commercial anchorages. However, through its land development regulations and PUD agreements, the Town may allow less intensive waterfront uses such as fishing piers, public access platforms, day-docks or longer-term docking facilities, designed to serve Town residents, at the Town’s discretion under the terms of a planned unit development agreement.

- Adds new Policy 2.8: The Town shall limit public funds to subsidize development in Coastal High Hazard Area (CHHA) other than expenditures necessary to achieve the objectives and policies of the Comprehensive Plan.

- Adds new Policy 2.9: The Town shall define its CHHA as the area required by Florida Statutes.

- Adds new Policy 2.11: The Town shall cooperate and coordinate with Martin County as well as State agencies in an effort to protect and preserve existing natural systems.

- Adds new Policy 2.12: The Town adopts the objectives and policies and supports the implementation of the Indian River Lagoon Comprehensive Conservation and Management Plan and Jensen Beach to Jupiter Inlet Aquatic Preserve Management Plan.

- Adds new Objective 3: Through its land development regulations, the Town shall continue to encourage existing and expanded access to the waterfront, where appropriate.

- Revises Policy 3.1: Through its development regulations, the Town shall continue to encourage the access to the shoreline of the Indian River lagoon to current and future residents and visitors as is currently provided for in the Town.

- Adds new Objective 4: To establish levels of service, service areas and phasing of infrastructure to ensure that adequate public facilities and services are available to current and future residents and visitors of the Town.

- Adds new Policy 5.1: The Town shall coordinate review of estuarine shoreline development with appropriate Federal, State, regional and local agencies to prevent irreparable or irretrievable loss of natural resources in the coastal zone.

- Adds new Policy 5.2: Through its development regulations, the Town will actively support protection and conservation of coastal natural resources including manatees, sea turtles, seagrass beds and mangrove strands.

- Adds new Policy 5.3: Through its development regulations, the Town will coordinate with the appropriate agencies in order to ensure the protection of its coastal natural resources, including manatees, sea turtles, seagrass beds and mangrove strands.
• Adds Policy 5.4: The Town shall maintain and enforce provisions to protect its coastal natural resources, including manatees, sea turtles, seagrass beds, and mangrove strands, in its development regulations.

• Adds new Policy 5.5: The Town will coordinate with the South Florida Water Management District (SFWMD) to ensure that all future new developments meet stormwater retention criteria and requirements of that agency. Redevelopment construction shall adhere to the criteria and requirements as set forth by the SFWMD to the extent feasible, prioritizing no displacement of existing residents and affordability for new ones.

• Revises Objective 7: On continuing basis, the Town shall review its Comprehensive Plan and other relevant plans as needed, to provide for post-disaster redevelopment, the Town shall at a minimum:
  
  a. Provide for emergency building permits;
  b. Coordinate with Federal and State officials to prepare disaster assistance applications;
  c. Analyze and recommend to Town Council hazard mitigation options including abandonment, reconstruction, or relocation of damaged public facilities
  d. Prepare a redevelopment plan; and
  e. Recommend amendments to the Comprehensive Plan and other appropriate plans.

**Conservation Element**

• Adds new Goal 1: To preserve and enhance the quality of the natural environment through preservation, conservation, and appropriate management of the vital natural resources so that the economical, environmental, social and aesthetic values that they provide to the community are preserved and enhanced.

• Adds new Objective 1: The Town shall protect the natural functions of the 100-year floodplain to maintain its current flood carrying and flood storage capacity and to minimize damage to property caused by flooding.

• Adds new Policy 1.1: Wherever in existence, natural shoreline buffers or setbacks shall be maintained for surface water bodies, the extent of which will depend on, at minimum, existing soils; cover and type of vegetation; topography, wildlife habitat; ambient water quality; and the protective status of the water body.

• Adds new Policy 1.2: The Town shall retain in its Flood Plain Ordinance the provision that any filling activity within the 100 year flood elevation must be mitigated by compensating storage on-site.
• Adds new Policy 1.3: The Town shall improve, maintain or restore surface water quality consistent with relevant Federal and State standards. No development order will be issued which result in degradation of the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification by the Department of Environmental Protection.

• Adds new Policy 1.4: The Town shall monitor its floodplain ordinance for effectiveness and review the ordinance at least once every five years. It should be reviewed for consistency with established Federal Emergency Management Agency (FEMA) flood insurance guidelines, rates, and maps, as well as the latest SFWMD’s stormwater ordinance criteria found in SFWMD Permit Manual IV.

• Adds new Policy 1.5: The Town shall continue to ensure effective stormwater management and flood prevention throughout the Town through application of its Zoning and Land Development Code and Code of Ordinances.

• Adds new Objective 2: The Town shall continue to protect and sustain ambient air quality.

• Adds new Policy 2.1: Cooperate with Martin County and state agencies to ensure that air quality standards are met and/or exceeded to provide for a cleaner environment.

• Adds new Policy 2.2: Ensure that development meets or exceeds the minimum air quality standards established by the Florida Department of Environmental Protection (FDEP).

• Adds new Policy 2.3: Prohibit un-permitted burning of trash and debris within the Town.

• Adds Objective 3: The Town shall coordinate with the SFWMD and Martin County to address current and future water use, traditional and alternative water supply sources and water conservation strategies while sustaining water quality, water quantity and protection of surface and ground waters.

• Adds new Policy 3.1: All new development shall comply with the stormwater quality standards as set forth by the South Florida Water Management District (SFWMD). Redevelopment construction shall adhere to the standards as set forth by the SFWMD to the extent feasible.

• Adds new Policy 3.2: The Town’s potable water service is provided by the Martin County Consolidated Water System. Martin County has included the Town’s estimated population and water demand projections in the Martin County Comprehensive Growth Management Plan data and analysis. The Town adopts by reference the Martin County Water Supply Facilities Work Plan, as updated on July 10, 2012. The Town will coordinate with Martin County on population projections, water demands, water conservation, and alternative water supply as needed.
• Adds new Policy 3.3: The Town shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Martin County Utilities Department, Martin County and SFWMD.

• Adds new Policy 3.4: If in the future there are issues associated with water supply, conservation or reuse the Town will immediately contact Martin County Utilities Department and Martin County. In addition, the Town will follow adopted communication protocols with the Water Utilities Department to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse.

• Adds new Policy 3.5: The Town will encourage the use of Florida Friendly Landscape guidelines and principals and the use of porous surface materials (mulch, pervious concrete, gravel) on walkways and driveways.

• Adds new Objective 6: The Town shall seek to reduce greenhouse gas emissions and conserve energy resources.

• Adds new Policy 6.1: The Town shall limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles traveled. These strategies include: the promotion of compact mixed use development that provides for a mixture of residential and non-residential uses in a pedestrian friendly environment.

Recreation and Open Space

• Adds new Goal 1: To provide sufficient recreation and open space opportunities to satisfy the health, safety, and welfare concerns of residents and visitors.

• Adds new Objective 1: The Town will ensure adequate and safe access to public recreation facilities and sites, including Indian River Lagoon.

• Adds new Policy 1.1: The Town will ensure, through its Zoning and Land Development Code and/or PUD agreement, that redevelopment of mobile home park plan identifies a site for recreation facilities (equal or greater in area) to replace what which will be lost.

• Adds new Policy 1.2: The Town shall ensure, through its Zoning and Land Development Code and/or PUD agreement, that open space and recreation facilities are efficiently and adequately provided for the number of units in the mobile home park development.

• Adds new Policy 1.3: The Town will encourage the preservation of current access to the shore of the Indian River Lagoon and other recreation sites in the Town without a user fee or charge to Town residents.

• Adds new Policy 1.5: New development in the Town should either provide for recreation facilities or contribute to the County to cover provision of community park facilities.
- Adds new Policy 1.6: The cost of providing recreation facilities west of the FEC railroad will be the obligation of the developer or his successors or assigns, and will not impact the Town budget.

- Adds new Policy 2.1: The Town will maintain and enforce requirements addressing “open space” in its land development regulations, and ensure these requirements will be met by all future developments.

- Revises Policy 2.2: The Town will maintain or improve existing levels of shore access and access to waterways by the specific implementation programs or activities supporting policies of the Coastal Management Element of this Comprehensive Plan.

**Intergovernmental Coordination**

- Adds new Goal 1: The Town of Ocean Breeze shall strive to achieve maximum coordination with other governmental jurisdictions, agencies, and entities.

- Adds new Objective 1: The Town will participate in effective coordination of the Comprehensive Plan with the plans of State, regional, Martin County and agencies having responsibility for planning and operating facilities serving the Town so as to achieve efficient and orderly service delivery.

- Adds new Policy 1.1: The Town will communicate with affected local governments and public agencies to request plans, amendments, policies and related information and provide, reciprocally, such information as may be requested by them.

- Adds new Policy 1.2: The Town will maintain supporting document that include data and analysis to clarify and elaborate on the rationale for adopting the goals, objectives and policies of all the elements of this Comprehensive Plan.

- Adds new Policy 1.3: The Town Mayor shall provide overall direction for the Town’s intergovernmental coordination program and designate persons to have lead responsibility for each identified coordination issue.

- Adds new Policy 1.4: In the event of conflict with other units of local government, the Town shall work through Treasure Coast Regional Planning Council to achieve solutions through informal mediation.

- Adds new Policy 1.5: The Town shall identify and coordinate anticipated future annexation areas with Martin County and surrounding municipalities.

- Adds new Policy 1.6: The procedure to resolve annexation issues can be coordinated through use the informal mediation process of the Treasure Coast Regional Planning Council to resolve disputes or conflicts with other local governments.
• Adds new Policy 1.7: The Town Mayor shall, under the general direction on the Town Council, monitor intergovernmental coordination needs, provide relevant information to the Council members and outside agencies as well as the citizens of the Town regarding all services secured from outside of Town, including but not limited to potable water service by Martin County Utilities, fire protection, police protection and emergency medical services by Martin County, by applicable agreements so as to assure informed and timely communication and participation in interjurisdictional service-related decision and implementation of those decisions.

• Adds new Policy 1.8: The Town shall coordinate the adopted Comprehensive Plan with the units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plan of adjacent municipalities, with the State comprehensive plan and with the South Florida Water Management District’s regional water supply plan.

• Adds new Policy 1.9: The Town shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, and other services and level-of-service standards with the Martin County Water Utilities Department and South Florida Water Management District.

• Adds new Policy 1.10: The Town shall participate in providing input to Martin County Board of County Commissioners regarding emergency planning and assist in planning and implementing evacuation routes, as appropriate.

• Adds new Policy 1.11: The Town shall continue to adhere to Treasure Coast Regional Planning Council Emergency Preparedness Plan and Martin County’s Emergency Plan.

• Adds new Policy 1.12: The Town shall coordinate its proposed level of service standards with the level of service standards of other governmental entities (local, regional or state) having responsibility for operating or maintaining serving the citizens of the Town.

• Adds new Policy 1.13: The Town shall coordinate planning and development activities with agencies and other units of local government providing essential services to the Town and which do not have regulatory authority over land use, to ensure coordination in the provision of essential services pursuant to the adopted level of service standards.

• Adds new Policy 1.14: The Town shall coordinate planning activities, as needed, with the Treasure Coast Regional Planning Council and utilize the professional resources and services it offers.

• Adds new Policy 1.15: The Town shall coordinate planning activities, as needed, with the Department of Economic Opportunities (DEO) and utilize the professional resources and services it offers. The Comprehensive Plan shall maintain consistency with the goals and policies of the State Comprehensive Plan.
• Adds new Policy 1.16: The Town shall support the development and adoption of interjurisdictional natural resource management plan for Indian River Lagoon.

• Adds new Policy 1.17: The Town shall continue to coordinate with South Florida Water Management District to promote the provisions of the Indian River Lagoon Comprehensive Conservation and Management Plan.

• Adds new Policy 1.18: The Town shall coordinate planning and permitting activities, as needed, with the Department of Environmental Protection (DEP) which has jurisdictional authority over environmental issues and natural resources protection.

• Adds new Policy 1.19: The Town shall coordinate with the Department of State, as needed. The Department’s Division of Historic Resources will address planning issues surrounding historic and archeological sites of significance.

• Adds new Policy 1.20: The Town shall request to be consulted by FDOT when planning, designing, or constructing transportation facilities within the Town boundaries, so as to have local input in the decision making process.

• Adds new Policy 1.21: The Town shall continue to coordinate with local, state and federal entities on evacuation plans for a natural disaster or an emergency at the nuclear power plant on Hutchinson Island, to protect the general welfare, public and private property, and human lives.

• Adds new Policy 1.22: The Town shall adhere to the Florida Radiological Emergency Management Plan for Nuclear Power Plants and follow section titled “Annex R St. Lucie Site Plan” of the Plan regarding coordination among counties during an emergency at the St. Lucie Nuclear Power Plant.

• Revises Policy 1.23: New development shall be subject to applicable Martin County impact fees. Town shall advocate for credits against Martin County impact fees for vacant parcels which previously accommodated residential living units.

• Adds new Objective 2: The Town shall collaborate and coordinate with Martin County Community Redevelopment Agency for active participation in the revitalization of the Jensen Beach Community Redevelopment Area (CRA).

• Adds new Policy 2.1: The Town shall establish a mechanism to provide input to Martin County Community Redevelopment Agency.

• Adds new Policy 2.2: The Town/CRA should seek to develop a comprehensive effort in branding and advertising promotional activities and other marketing techniques to attract pedestrian traffic into Town and utilize waterfront property in Town.
**Capital Improvements Element**

- Adds new Goal 1: Provisions of public facilities to enable the Town to: (1) accommodate the needs of present and future populations in a timely and efficient manner; (2) maximize use of existing facilities; and (3) maintain or enhance the Town’s services, physical environment, and fiscal decision making.

- Adds new Objective 1: The Town shall guide the process of planning and implementing the necessary public facilities projects to meet existing deficiencies and replace obsolete facilities to create high quality of life for the residents.

- Adds new Policy 1.3: The Town supports coordination of capital improvement planning by all levels of government as a means of providing services in all orderly, economical, and efficient manner.

- Revises Policy 1.4: The Town may expend funds for replacement and restoration of existing public facilities in the Coastal High Hazard Area.

- Adds new Policy 1.5: Through its development approval process, the Town shall encourage new construction, restoration and maintenance of public facilities, including recreational opportunities in the Coastal High Hazard Area (CHHA).

- Adds new Objective 2: The Town will issue development orders, permits and certificates of occupancy only to the extent that level of service standards set forth in this element are fully met and the service is provided concurrent with the impacts of development. Phasing of development or phasing of facility improvements concurrent with the impacts of development shall be considered.

- Revises Policy 2.1 regarding level of service standards.

- Adds new Policy 2.2: Each future development project within the Town shall be required to bear the cost of facility improvements necessitated by the project in order to maintain adopted level of service standards.

- Revises Policy 2.3: The Town will maintain and enforce provisions within its land development regulations requiring that improvements will be made to public facilities to assure that level of service standards will be maintained and that development orders and permits will be issued only if public service and facilities needed to support the proposed development are available concurrent with impacts. Negotiated Planned Unit Development (PUD) agreements and building permits will be utilized to require and ensure the availability of public facilities and services concurrent with the impacts of development.

- Revises Policy 2.4: Regional potable water service and waste water service will be by way of contractual arrangements between the developer(s) and Martin County, provided the Town may become a party to said agreements if deemed to be in the public interest.
Revises Policy 2.6: Receipt of the required South Florida Water Management District permits for stormwater management shall be sufficient to demonstrate compliance with the stormwater level of service requirement of this Comprehensive Plan.

Extrajurisdictional Impacts

TCRPC requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on June 18, 2014. No extrajurisdictional impacts have been identified. However, the attached exhibits include letters from the City of Stuart and South Florida Water Management District, which provide comments and technical guidance to be considered by the town prior to final adoption of the proposed amendment.

Regional Impacts

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

Conclusion

The proposed amendment is consistent with the SRPP.

Recommendation

Council should approve this report and authorize its transmittal to the Florida Department of Economic Opportunity and the Town of Ocean Breeze Park.

Attachments
List of Exhibits

Exhibit

1  General Location Map
2  Future Land Use Map
3  Letter from the City of Stuart
4  Letter from South Florida Water Management District
June 25, 2014

Ms. Stephanie Heidt
Intergovernmental Coordination Review/
Administrative Coordinator
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, Florida 34994

RE: Ocean Breeze Comprehensive Plan Amendment No. 14-1ER

Dear Ms. Heidt:

The City of Stuart has completed its review of the proposed amendments to the Town of Ocean Breeze Comprehensive Plan and has determined that there does not appear to be any potential conflicts with City of Stuart plans, policies, or planned activities. The City would like to offer the following general comments for consideration:

<table>
<thead>
<tr>
<th>Goal, Objective, Policy</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation Element – Policy 1.2</td>
<td>Consider adding language encouraging multi-modal facilities, especially those which prevent traffic and use of public rights-of-way.</td>
</tr>
<tr>
<td>Transportation Element – Policies 1.9 and 1.16</td>
<td>The structure setbacks listed in these policies appear to conflict with each other.</td>
</tr>
<tr>
<td>Transportation Element – Policy 1.11</td>
<td>Consider adding language requiring developers to locate and install approved transit shelters for all new development; or in the alternative, and with the agreement of the Town, make a proportional contribution to the Town consistent with the cost of providing such shelter(s) in accordance with standards consistent with the latest size and rates recommended by the Institute of Traffic Engineers (ITE) as published from time to time.</td>
</tr>
<tr>
<td>Sanitary Sewer Element – Policies 1.2, 1.3, 1.4</td>
<td>Consider stating that future development connects to “available public wastewater/sanitary sewer service” instead of “Martin County” systems.</td>
</tr>
<tr>
<td>Solid Waste Element – Objective 2 and Policies 2.1 and 2.5</td>
<td>Consider amending “Martin County” systems references to “public providers”.</td>
</tr>
</tbody>
</table>
June 25, 2014  
Ms. Stephanie Heidt  
Treasure Coast Regional Planning Council  

RE: Ocean Breeze Comprehensive Plan Amendment No. 14-1ER

<table>
<thead>
<tr>
<th>Solid Waste Element</th>
<th>Consider deleting or state “available private or public solid waste service provider”.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intergovernmental Coordination Element – Policies 1.7 and 1.9</td>
<td>Consider amending “Martin County” systems references to “public providers”</td>
</tr>
</tbody>
</table>

The City of Stuart appreciates the opportunity to review and comment on the proposed amendments to the Town of Ocean Breeze Comprehensive Plan. Any technical questions regarding this letter should be addressed to Carly Aubrey, Senior Planner at (772) 288-5368.

Sincerely,

Paul J. Nicoletti  
City Manager
July 11, 2014

Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison, MSC-160
Tallahassee, Florida 32399

Subject: Town of Ocean Breeze, DEO #14-1ER
Comments on Proposed Comprehensive Plan Amendment Package

Dear Mr. Myers:

The South Florida Water Management District (District) has completed its review of the proposed amendment package submitted by the Town of Ocean Breeze (Town). The amendment includes the EAR-Based Amendments and the Water Supply Facilities Work Plan (Work Plan). The Town’s potable water supplier is Martin County Utilities. The District offers the following technical guidance that we request the Town address prior to adopting the amendment:

- Update the reference to District documents in Conservation Element Policy 1.4 as follows:
  “The Town shall monitor its floodplain ordinance for effectiveness and review the ordinance at least once every five years. It should be reviewed for consistency with established Federal Emergency Management Agency (FEMA) flood insurance guidelines, rates, and maps, as well as the latest SFWMD’s stormwater ordinance criteria found in SFWMD Permit Manual IV in the Environmental Resource Permit Applicant’s Handbook Volume II For Use Within the South Florida Water Management District.”

- Clarify the reference to District stormwater quality in Conservation Element Policy 3.1 as follows:
  All new-development shall comply with the stormwater quality standards as set forth by the DEP and design criteria set forth by the South Florida Water Management District (SFWMD). Redevelopment construction shall adhere to the standards as set forth by the SFWMD to the extent feasible.

  Notes for clarification: The Department of Environmental Protection (DEP) establishes water quality standards. The District provides the design criteria for development which has the flexibility for redevelopment.

- Capital Improvements Element Policy 2.6 describes compliance with the stormwater level of service. Please clarify the policy to indicate some
development activities may be exempt from a District permit or qualify for the general permit for upland stormwater systems under Section 403.814(12), Florida Statutes.

The District offers its technical assistance to the Town; its water supplier, Martin County Utilities and Solid Waste Department; and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the Town's future water supply needs and to protect the region's water resources. Please forward a copy of adopted amendments to the District. For assistance or additional information, please contact Deborah Oblaczynski, Policy and Planning Analyst, at (561) 682-2544 or doblaczy@sfwmd.gov.

Sincerely,

Dean Powell
Water Supply Bureau Chief

DP/do

c: Michael J. Busha, TCRPC
Pinal Gandhi-Savdas, Town of Ocean Breeze
David Myers, Town of Ocean Breeze
Deborah Oblaczynski, SFWMD
John Polley, Martin County
Chris Stahl, DEP
James Stansbury, DEO