BEFORE THE TOWN COUNCIL  
TOWN OF OCEAN BREEZE, FLORIDA  

ORDINANCE NUMBER 210-2014  

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, FLORIDA UPDATING THE TOWN’S COMPREHENSIVE PLAN IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 163; PROVIDING FOR REVISIONS TO AND THE ADOPTION OF NINE MANDATORY PLAN ELEMENTS ADDRESSING: (1) FUTURE LAND USE, (2) TRANSPORTATION, (3) HOUSING, (4) SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER & NATURAL GROUNDWATER RECHARGE, (5) COASTAL MANAGEMENT, (6) CONSERVATION, (7) RECREATION & OPEN SPACE, (8) INTERGOVERNMENTAL COORDINATION, AND (9) CAPITAL IMPROVEMENTS; REMOVING DATA AND ANALYSIS LANGUAGE FROM THE EXISTING PLAN (TO BE MAINTAINED AS A SEPARATE DOCUMENT), APPROVING TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENTS CONTAINED HEREIN TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO) AND ALL OTHER RELEVANT AGENCIES AND LOCAL GOVERNMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*   *   *   *   *

WHEREAS, due to changing conditions, state laws and policies, Florida Statutes Chapter 163 requires all local governments in Florida to periodically update their Comprehensive Plans; and

WHEREAS, Florida Statutes Chapter 163 directs local governments to adopt needed amendments to ensure that the plan provides appropriate policy guidance for growth and development; and

WHEREAS, the Town of Ocean Breeze Local Planning Agency has held a series of duly advertised public hearings to consider amendments to the Town’s Comprehensive Plan and,
upon consideration of public comment, has recommended adoption of the amendments attached hereto; and

**WHEREAS**, after publication of notice on May 16, 2014, followed by a corrective notice published on May 20, 2014, a duly advertised public hearing was held at which the Town Council of the Town of Ocean Breeze, Florida considered the proposed Comprehensive Plan amendments, attached hereto as Attachment “A”, and approved such amendments for review transmittal to the Florida Department of Economic Opportunity (DEO) and all other relevant agencies and local governments; and

**WHEREAS**, the Town Council has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, FLORIDA, THAT:**

**SECTION 1:** The Town Council does hereby approve the proposed Comprehensive Plan amendments, attached hereto and incorporated herein as Attachment “A”, consisting of the following:

(1) Future Land Use Element

(2) Transportation Element

(3) Housing Element

(4) Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater Recharge Element,

(5) Coastal Management Element,

(6) Conservation Element,

(7) Recreation & Open Space Element,
(8) Intergovernmental Coordination Element
(9) Capital Improvements Element

SECTION 2:  The Town Council does hereby approve transmittal of this Ordinance to the Florida Department of Economic Opportunity (DEO) and all relevant agencies and local governments for the purpose of a sufficiency review.

SECTION 3:  All ordinances or parts of ordinances herewith are hereby repealed to the extent of such conflict.

SECTION 4:  If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 5:  This ordinance shall take effect upon adoption, which shall be after the second and final reading.

PASSED on First Reading this 3rd day of June, 2014.

Council Member ________ offered the foregoing ordinance and moved its adoption. The motion was seconded by Council Member ________ and upon being put to a roll call vote, the vote was as follows:

<table>
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<tr>
<th>YES</th>
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JAMES L. WALKER, PRESIDENT
ADOPTED on second and final reading this ____ day of ______, 2014.

ATTEST:

__________________________  ________________________
PAM ORR                   JAMES WALKER
TOWN CLERK                PRESIDENT

APPROVED AS TO FORM:

__________________________  ________________________
WILLIAM F. CRARY, II       DAVID MYERS
TOWN ATTORNEY              MAYOR
TOWN OF OCEAN BREEZE PARK
MARTIN COUNTY, FLORIDA

**Subject:** Local Government Comprehensive Planning and Land Development Regulation Act (LGCPA) Florida Statute 163.3161 has mandated the preparation of local comprehensive planning programs to guide and control future development. It is the intent of the Act to "encourage the most appropriate use of land, water, and resources, consistent with the public interest."

Section 163.3191 requires that the planning process shall be a continuous and ongoing process. This report has been prepared to meet the statutory requirement of updating the local comprehensive plan of August 1984. This report constitutes the revised Comprehensive Plan for the Town of Ocean Breeze Park and the preparation has followed the guidelines of Chapter 9J-5 of the Florida Administrative Code Florida Statutes 163.3164. It should be noted that the limited land area of the Town effectively restricts the application of many of the planning elements plus the fact that the Town has no goal or objective to grow or expand beyond the existing Town boundaries.

**PLAN PREPARATION DATE:** October 17, 1988;

**REVISIONS TO PLAN COMPLETED:** March 1, 1990

**PLAN PREPARED BY:**
Glenn E. Massnick
3162 S. E. Dixie Highway Stuart, FL 34997
(407) 286-1662

**LOCAL PLANNING AGENCY**
Ruth L. Hoke
Dorothy Geeben
Donald Gark
Carl Huggins
Albert Biddle
Grace Hulit
Ida B. Wisser
Luther Weeks (resigned)
Carl E. Hoke (deceased)

**REVISIONS TO PLAN PREPARED BY:**
Eileen E. Miller, AICP
Stuart, Florida 34996
(407) 287-6747
Final editing of revisions in association with: Cathy S. Reeder

**2008 PLAN AMENDMENTS PREPARED BY:**
Lucido and Associates, Inc.
TABLE OF CONTENTS

(1) Future Land Use Element
(2) Transportation Element
(3) Housing Element
(4) Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater Recharge Element,
(5) Coastal Management Element,
(6) Conservation Element,
(7) Recreation & Open Space Element,
(8) Intergovernmental Coordination Element
(9) Capital Improvements Element
TOWN OF OCEAN BREEZE COMPREHENSIVE PLAN

The Town of Ocean Breeze Comprehensive Plan is comprised of 9 elements that address full range of topics affecting physical development of the Town. Together, these elements shape the Town’s growth in a socially, economically and environmentally sustainable way.

Each element includes one or more goals. A goal is a long-term statement toward which programs and activities are ultimately directed. Each goal is supported by one or more objectives, which are specific, measurable action items that are achievable and mark progress toward a goal. Some objectives include a target completion date. Most Comprehensive Plan objectives are on-going and are targeted to continue throughout the planning period and can be updated as part of future comprehensive plan amendments. Objectives are implemented according to the direction provided by one or more policies. Policies describe the way in which specific programs and activities should be conducted to achieve the identified goal. Together, the adopted goals, objectives and policies make up the Comprehensive Plan Policy Document.

Each element has a companion Supporting Document that includes data and analysis to clarify and elaborate on the rationale for adopting the goals, objectives and policies. The Comprehensive Plan also includes a series of maps. Some maps are adopted as part of the Policy Document, while other are supporting data included in the Supporting Document. The Policy Document is adopted by Town Council, and changes must be transmitted to the Florida Department of Economic Opportunity for approval. The Support Document is for reference purposes, and may be updated from time to time as conditions change.
FUTURE LAND USE ELEMENT

GOAL, OBJECTIVES AND POLICIES

GOAL 1:

To maintain the existing mobile home park community and commercial center, and to provide for appropriate residential and commercial uses of undeveloped lands with adequate levels of service for needed facilities and minimal impact on Town resources. *(amended August 2008)*

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.

POLICY 1.1

Through the zoning code establish minimum requirements that will implement the goal of the comprehensive plan.

POLICY 1.2

All facilities and services shall meet all level of service standards established within this plan (potable water, sanitary sewer, drainage, solid waste, transportation, parks) and shall be available concurrent with the impacts of development. Development orders and permits shall be conditioned on the availability of the facilities and services necessary to serve the proposed development and shall be authorized at the same time the land uses are authorized. *(915.006(3)(c)3)*
POLICY 1.3
Provide for convenient on site traffic flow and require adequate off street parking facilities through adoption of appropriate land development regulations and/or use of negotiated planned unit development agreements. [9J-5.006(3)(c)4].

POLICY 1.4
Innovative development patterns shall be encouraged to provide recreational facilities adequate for the number of units in the development.

POLICY 1.5
Requests for development permits shall be coordinated, as appropriate, with Martin County and the Treasure Coast Regional Planning Council.

POLICY 1.6
No changes shall be permitted within the developed portions of the Town that would create a net decrease in available open space, or decrease the effectiveness of the existing drainage and stormwater management system. New development and redevelopment shall maintain a minimum of 35% open space in residential areas and 25% open space in commercial areas and meet the drainage and stormwater management regulations of the South Florida Water Management District. In the case of stormwater retention and detention requirements, the Town will work with the South Florida Water Management District to assure that management schemes fully recognize the unique percolation capacity of the Town's soils and any accrued benefits derived from xeriscape landscaping and minimal use of sod. [9J-5.006(3)4]

POLICY 1.7
Provide for zoning district regulations that implement the land use designations established in this Comprehensive Plan.

POLICY 1.8
Any planned development agreement utilized to control future development shall, at a minimum:

1. Commit to compliance with all applicable portions of the adopted Town of Ocean Breeze Park Comprehensive Plan, including level of service standards for public facilities;

2. Reflect the findings of an acceptable transportation impact study, including a neighborhood traffic management plan;

3. Reflect consultation with the Florida Department of Natural Resources—Florida Fish and Wildlife Conservation Commission (FWC) regarding adequate protection of any rare, endangered, threatened or special concern plant and animal species present on the affected property;

4. Provide for acceptable buffers along property boundaries and a high priority on preservation of existing vegetation;

5. Payment of impact fees to address off-site impacts of the new development; and


7. Reflect consultation with Martin County to address compatibility of project with existing and planned development on adjacent unincorporated lands; and

8. Provide a dedicated funding mechanism for the continued provision of fire service and solid waste collection service. (This policy is not intended to be a requirement for the dedication of land for a fire station.)

**POLICY 1.9 (Moved from Data and Analysis)**

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.  *(amended August 2008)*

**POLICY 1.10 (Moved from Data and Analysis)**

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. *(amended August 2008)*

**POLICY 1.11**

Uses anticipated in the Transportation Element are permitted within all land uses.

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**OBJECTIVE 2:**  **REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS [9J 5.006(3)(b)2]:**

While the Town currently contains no blighted areas, should such conditions develop in the future the Town will establish a plan for redevelopment and renewal. The Town shall identify any blighted areas or areas requiring redevelopment in each Evaluation and Appraisal Report of this Comprehensive Plan.

**OBJECTIVE 3:**  **LIMITATIONS ON INCONSISTENT LAND USES [9J 5.006(3)(b)3]:**

The Town, which currently contains no incompatible land uses, will avoid future incompatibilities by requiring planned use development regulations to guide growth on undeveloped lands. In addition, future Evaluation and Appraisal Reports of this Comprehensive Plan shall identify any incompatibilities that may arise and shall address means to reduce or eliminate them.

**OBJECTIVE 4:**  **PROTECTION OF NATURAL RESOURCES [9J 5.006(3)(b)4]:**
The natural resource of the Indian River Lagoon shall continue to be protected by the Town by continued compliance with the Indian River Lagoon Comprehensive Conservation and Management Plan and the Lagoon Surface Water Improvement and Management (SWIM) plan. Future development on lands west of the FEC railroad shall be allowed only upon a finding that the proposed development plan is consistent with protection of natural resources. (More detailed objectives and policies are contained in the Coastal Management Element of this plan.)

**OBJECTIVE 5:** HURRICANE EVACUATION PLANNING FOR COASTAL AREA POPULATIONS [9J-5.006(3)(b)5]:

Future development within the Town shall be allowed only upon a finding that the proposed development is in compliance with the regional hurricane evacuation plan.

**OBJECTIVE 6:** COORDINATION WITH RESOURCE AND MANAGEMENT PLANS [9J-5.006(3) (b)6]:

Every two years, beginning in 1991, the Town shall continue to review the Indian River Lagoon management plan to consider whether continuation of current practices and any developments that have occurred are consistent with the management plan.

**OBJECTIVE 67:** ELIMINATION OF URBAN SPRAWL [9J-5.006(3)(b)7]:

The Town shall allow appropriate development of currently vacant lands to discourage urban sprawl. (Note to DEQCA: This requirement is not directly applicable to the Town. The Town is located within an area that is and has been for some time completely urbanized and suitable for service by centralized public facilities. No current or future development could be considered urban sprawl. Development of vacant land in the Town would act to provide more compact development.)

**OBJECTIVE 78:** ENSURING ADEQUATE PUBLIC FACILITIES [9J-5.006(3)(b)8]:

Town of Ocean Breeze
Comprehensive Plan Update
Prior to the issuance of any development order, all new development must demonstrate that adequate public facilities are available consistent with the level of service requirements of this Comprehensive Plan. *(amended August 2008)*.

**OBJECTIVE 89: ENCOURAGEMENT OF INNOVATIVE LAND DEVELOPMENT REGULATIONS [9J-5.006(3)(b)9]:**

New development and redevelopment shall be allowed only pursuant to a negotiated Planned Unit Development between the developer and Town.

**OBJECTIVE 10: IMPLEMENTATION OF LAND USE AND DEVELOPMENT REGULATIONS [9J-5.006(3)(C)1]:**

Land development regulations shall be adopted by June of 1990 that regulate the land use categories of the Future Land Use Map, including subdivisions, signage, and areas subject to seasonal or periodic flooding.

**OBJECTIVE 9: FUTURE LAND USE CATEGORIES**

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.

**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.
The Town of Ocean Breeze has designated the following land use categories and allowed uses for all land within the Town of Ocean Breeze:

POLICY 1.4

Limit residential density of new construction to the maximum densities outlined below:

A. **Mobile Home Residential development.** Densities permitted in the mobile home designation shall not exceed 16.46 units per gross acre. *(Ocean Breeze East, Approximately 42.69–44.35 acres)* – Mobile homes not exceeding 16.46 units per acre. Stealth Communication towers shall be allowed subject to zoning standards, and Redevelopment activities occurring under a Planned Unit Development (PUD) Agreement. Redevelopment occurring under a PUD Agreement may allow:

1) A variety of building types including mobile homes, modular homes, manufactured homes and recreational vehicles to ensure a diverse and affordable quality environment.

2) Replacement of existing mobile homes with traditional site built structures as appropriate and consistent in scale and character with the typical home types in the park.

3) Storage for vehicles for the convenience of the residents.

4) Neighborhood commercial uses, primarily serving Town residents, within close proximity to residents which shall be limited to a maximum of not exceeding 25,000 square feet in floor area.

5) Public waterfront amenities such as piers, docks, or boardwalks (see Coastal Management Element for details).
If the development is a PUD, a minimum of ten percent of the site shall be set aside for recreational amenities and civic infrastructure, which may include but not be limited to central community clubhouse facilities/recreation center, pool, fitness center, shuffle board courts, etc.

B. **Low Density Residential Development Future Land Use** (Ocean Breeze West, Approximately 9.4 acres) - The low density residential designation is reserved for land serviced by a full complement of urban services. Densities permitted in this area shall not exceed six units per gross acre for site-built residential units or fifteen units per acre for mobile home or recreational vehicle residential units. Projects meeting the requirements for provision of senior or affordable housing shall be allowed a density bonus as outlined in Policy 1.11 below. Notwithstanding any other Goals, Objectives and Policies of this Comprehensive Plan, group homes, foster homes, nursing care facilities, and assisted living facilities shall be allowed not to exceed 30 beds per acre. Maximum building height shall be 2 stories in this district unless the parcel depth exceeds 100’ measured from the Town limits and all setbacks from adjacent unincorporated Martin County are a minimum of 60’ providing a minimum 25’ buffer in which case the maximum height shall be 4 stories.

1) With the exception of mobile home development, group homes, foster homes, nursing care facilities and assisted living facilities, a 25% gross density bonus will be granted to residential development that is restricted to senior housing (either limited to occupancy by residents 62 years of age or older or to those intended and operated for occupancy by persons 55 years of age or older provided that at least 80 per cent of the occupied units are occupied by at least one person 55 years of age or older) or a 50% bonus will be granted to residential development that is committed to a proportion of owner occupied or rental housing meeting the definition of very low and low income as defined by the State of Florida guidelines for the State Housing Incentive Program (SHIP). Projects receiving a density bonus must further meet the criteria listed below.
a. The project must be subject to a Planned Unit Development Agreement.

b. For sites that share a common boundary with a single-family land use, a buffer must be provided.

c. Senior housing projects must include the following design standards:
   i) at least one zero step entrance
   ii) all interior doors providing at least 31 ¾ inches of unobstructed passage space, and
   iii) at least a half bathroom on the main floor.

d. For affordable housing projects; a minimum of 15% of the proposed units must be allocated to persons of very low and/or low income as defined by the State of Florida Guidelines for the State Housing Incentive Program (SHIP), for a minimum period of 20 years or such longer period as set forth by a controlling grant or other affordable housing program such as the Martin County Local Housing Assistance Plan. The units intended for affordable housing shall be subject to a recorded land use restriction for not less than 20 years and shall include resale provisions to ensure long-term affordability for very low and/or low income homeowners and renters.

For the purpose of this policy, the density bonuses are not cumulative. For example, an affordable housing development dedicated to senior residents will be granted a total density bonus of 50% as a result of the 50% bonus for affordable housing. In this case, the 25% bonus for senior housing would not apply.

**MEASURE:**

1. Comparison of actual development of property west of FEC Railroad with the Town objectives.
2. It is anticipated that the acreage will be fully developed by 2015. The measure is the timely completion and quality of development.

C. Medium Density Residential Development Future Land Use. (Ocean Breeze West, Approximately 32.1 acres) - The medium density residential designation is reserved for land serviced by a full complement of urban services. Densities permitted in this area shall not exceed ten units per gross acre for site-built residential units or fifteen units per acre for mobile home or recreational vehicle residential units. Projects meeting the requirements for provision of senior or affordable housing shall be allowed a density as outlined in Policy 1.11 below. Notwithstanding any other Goals, Objectives and Policies of this Comprehensive Plan, group homes, foster homes, nursing care facilities, and assisted living facilities shall be allowed not to exceed 30 beds per acre. Maximum building height shall be 3 stories in this district unless set back from adjacent unincorporated Martin County by a minimum of 60’ providing a minimum 25’ buffer in which case the maximum height shall be 4 stories.

1) With the exception of mobile home development, group homes, foster homes, nursing care facilities and assisted living facilities, a 25% gross density bonus will be granted to residential development that is restricted to senior housing (either limited to occupancy by residents 62 years of age or older or to those intended and operated for occupancy by persons 55 years of age or older provided that at least 80 per cent of the occupied units are occupied by at least one person 55 years of age or older) or a 50% bonus will be granted to residential development that is committed to a proportion of owner occupied or rental housing meeting the definition of very low and low income as defined by the State of Florida guidelines for the State Housing Incentive Program (SHIP). Projects receiving a density bonus must further meet the criteria listed below.

a. The project must be subject to a Planned Unit Development Agreement.
b. For sites that share a common boundary with a single-family land use, a buffer must be provided.

c. Senior housing projects must include the following design standards:
   i) at least one zero step entrance
   ii) all interior doors providing at least 31 ¾ inches of unobstructed passage space, and
   iii) at least a half bathroom on the main floor.

d. For affordable housing projects; a minimum of 15% of the proposed units must be allocated to persons of very low and/or low income as defined by the State of Florida Guidelines for the State Housing Incentive Program (SHIP), for a minimum period of 20 years or such longer period as set forth by a controlling grant or other affordable housing program such as the Martin County Local Housing Assistance Plan. The units intended for affordable housing shall be subject to a recorded land use restriction for not less than 20 years and shall include resale provisions to ensure long-term affordability for very low and/or low income homeowners and renters.

For the purpose of this policy, the density bonuses are not cumulative. For example, an affordable housing development dedicated to senior residents will be granted a total density bonus of 50% as a result of the 50% bonus for affordable housing. In this case, the 25% bonus for senior housing would not apply.

**MEASURE:**

1. Comparison of actual development of property west of FEC Railroad with the Town objectives.
2. It is anticipated that the acreage will be fully developed by 2015. The measure is the timely completion and quality of development.

POLICY 1.6—

D. Commercial Future Land Use (Ocean Breeze West, Approximately 3.71 acres as described below) - Land Uses and activities within this designation shall be predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. This includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, group homes, foster homes, nursing care facilities, and assisted living facilities shall be allowed not to exceed 111 total beds within that portion of the Commercial future land use designation described below. A limited amount of Multi-Family Residential and indoor industrial uses are allowed. In addition to the uses listed above, this designation shall also allow residential development including private recreational uses in support thereof, in accordance with the Low Density or Medium Density residential land use criteria provided such use does not exceed the currently approved residential density within the area of Ocean Breeze West.

a. Notwithstanding any other Goals, Objectives and Policies of this Comprehensive Plan, group homes, foster homes, nursing care facilities, and assisted living facilities shall be allowed at an intensity not to exceed 111 total beds within that portion of the Commercial future land use designation described below:

BEING A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 22, THENCE SOUTH 00°19'03” EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 22, A DISTANCE OF 171.98 FEET TO A POINT ON THE SOUTH LINE OF OCEAN BREEZE PLAZA AS RECORDED IN OFFICIAL RECORD BOOK 992, PAGE 2566 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE SOUTH 89°59'10” EAST,
ALONG SAID SOUTH LINE A DISTANCE OF 561.29 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, THENCE SOUTH 17°44'05" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 280.87 FEET; THENCE NORTH 89°59'10" WEST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 645.36 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 22; THENCE NORTH 00°19'03" WEST, ALONG SAID EAST LINE A DISTANCE OF 267.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.71 ACRES, MORE OR LESS.

E. Commercial (Ocean Breeze Plaza, Approximately 12 acres) — Commercial uses within the area designated as Commercial on the future land use map shall be limited to a maximum of 125,000 square feet. Land Uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions and restaurants.

1) Redevelopment within the Commercial (Ocean Breeze Plaza – Approximately 12 acres) future land use designation may be granted an intensity bonus of 25% if developed with prominent quality architectural and site design attributes as set forth in the Town’s land development regulations. At a minimum the land development regulations shall include but not be limited to the following criteria:

   1)a. an integrated pedestrian system
   2)b. a bus stop and shelter
   3)c. bicycle racks
   4)d. interconnections between complementary neighboring land uses
   5)e. a clear definition of rights-of-way and streets
   6)f. well defined open spaces
   7)g. a variety of building types and uses.
The Land Development Regulations shall also address architectural standards, including but not limited to building fenestration, proportions of openings, building massing and composition, building materials and surface treatment and pitch of roofs. Such development shall be approved via a Planned Unit Development.

**POLICY 9.1**

Within the Low Density Residential Development, Medium Density Residential Development, Future Land Use, and Commercial Future Land Use (Ocean Breeze West, Approximately 3.71 acres), a buffer shall be required between any proposed development and adjacent existing residential units when the density of the proposed development exceeds two times that of the adjacent residential area measured within the first tier of units. A buffer shall also be required for sites designated and developed for medium density residential use adjacent to any boundary of unincorporated Martin County designated for single family use. A buffer shall be a minimum of 25’ in width and contain a 100% opaque screen that is six feet in height within one year of installation. No permanent above ground improvements shall be constructed within the buffer except for landscaping, buffer fence or wall, utility systems, and/or drainage facilities. *(amended August 2008)*

**POLICY 9.2**

Within the Low Density Residential Development, Medium Density Residential Development, 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. *(This policy is not intended to be a requirement for the dedication of land for a fire station.)*

**OBJECTIVE 1: POLICY 9.3**

**APPROPRIATE PLANNED LAND DEVELOPMENT:** *(9J.5.005(1)(c) and 9J.5.006(3)(b))* - New development within the Low Density Residential Development, Medium Density Residential Development, Future Land Use, and Commercial Future Land Use (Ocean Breeze West, Approximately 3.71 acres).
development Future Land Use, and Commercial Future Land Use (Ocean Breeze West, Approximately 3.71 acres) on the ±44 acres of vacant land shall:

1) Only be approved based upon a finding that the proposed development will be appropriate to the topography, soil conditions, availability of facilities and services and surrounding land uses;

2) Ensure the protection of natural and historical resources;

3) Be coordinated with appropriate local or regional hurricane evacuation plans, when applicable;

4) Be coordinated with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet;

5) Ensure the availability of suitable land for utility facilities necessary to support proposed development; and

6) Encourage the use of innovative land development techniques as may be appropriate to the situation of the land; and

7) Be subject to a Planned Unit Development Agreement. (amended August 2008)
## FUTURE LAND USE CATEGORY – EXHIBIT A

### TABLE OF LAND USE DENSITIES AND INTENSITIES

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<td>N/A</td>
<td>N/A</td>
<td>&lt;48,750 SF</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>12.0</td>
<td>N/A</td>
<td>N/A</td>
<td>&lt;125,000 SF</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,730</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,826</td>
</tr>
</tbody>
</table>

Census figures for Ocean Breeze Park are included with the unincorporated figures of Martin County and not readily segregated. The above figures have been estimated by the town officials based on the known number of mobile home units and the average occupancy per unit based on rent roll information. The percentage of resident and non-residents has been estimated on the basis of water and sewage usage during the six months of the winter season compared to the six months of the summer season. The occupancy rate for future mobile home/multi-family units is based upon studies completed by Martin County in preparation of the 1982 Martin County Comprehensive Plan. The seasonality of future population growth that will be associated with development of the vacant acreage to the west of
the F.E.C. railroad is difficult to predict as the market orientation has not been determined. (amended August 2008)
TRANSPORTATION ELEMENT

GOAL, OBJECTIVES AND POLICIES

**GOAL 1:**
To provide a safe, convenient and efficient motorized and non-motorized transportation system in a way that sustains the community small Town character and its aesthetic characteristics.

**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.

**POLICY 1.1:**
The Town shall not allow changes in the developed portions of the Town (i.e., east of the FEC Railway) that would result in a less safe, convenient and efficient transportation system. 

Further, new development on undeveloped lands (i.e., west of the FEC Railway) shall comply with all provisions of this plan and other Town ordinances to provide a safe, convenient and efficient transportation system. [9J-5.007(3)(b)1]

**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.

**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.

**Policy 1.1 POLICY 1.4**

The Town of Ocean Breeze Park hereby adopts the following peak hour LOS standards:

<table>
<thead>
<tr>
<th>(1)</th>
<th>Indian River Drive (CR 707)</th>
<th>“DA/B”</th>
</tr>
</thead>
<tbody>
<tr>
<td>(2)</td>
<td>Jensen Beach Blvd. (CR-707A)</td>
<td>“DC”</td>
</tr>
</tbody>
</table>

(*Martin County 2013 Roadway Level of Service Inventory Report*).

*If facilities within Martin County are shown to operate below their required levels 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.*

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(2)</td>
<td>Jensen Beach Boulevard (C.R. 707-A)</td>
<td>“D”-1990-2000</td>
</tr>
<tr>
<td>(3)</td>
<td>Local roads in developed mobile home park</td>
<td>“B/C”-1990-2000</td>
</tr>
<tr>
<td>(4)</td>
<td>New roads in Town's jurisdiction i.e. undeveloped land west of East Coast Railway.</td>
<td>“C”-1990-2000</td>
</tr>
</tbody>
</table>
POLICY 1.6.5

Roadway capacity at these adopted Level of Service standards must be available concurrent with the impacts of new development. If capacity is not available, the development must be delayed or phased until capacity is available.

POLICY 1.56

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.

POLICY 1.67

Timely traffic data will be obtained by the Town through close coordination with Martin County.

Policy

POLICY 1.78

Connections and access points of driveways and roads to roadways shall continue to be controlled by a development review procedure that will be as established in Zoning and Land Development Regulations Code or in development agreements, by 1990-9J-5(3)(c)2.

Policy

POLICY 1.89

Provision of safe and convenient on-site traffic flow, considering needed motorized and non-motorized vehicle parking including handicap accessibility, shall continue to be accomplished by a development
review procedure that will be established by land-development regulations by 1990. [9J-5.007(3)(c)3] in Zoning and Land Development Code or development agreements.

Policy 1.4

POLICY 1.910

Unless an overall beneficial urban design approach indicates otherwise, protection of existing and future public roadway rights-of-way from building encroachment shall be accomplished by maintaining the following right-of-way requirements for all future construction except replacements of existing structures: (1) Major Arterials - 100'/ Minor Arterials - 80', (2) Collectors - 60', 50' with curb-and-gutter construction. [9J-5.007(3)(b)4]

Policy 1.5 Apply for traffic signal installation, synchronization, and channelization, at the entrance to Ocean Breeze Park on Indian River Drive (FDOT 707). By 1990, the Town Council shall make a formal request to agencies with jurisdiction to investigate the feasibility of traffic signal installation. [9J-5.007(3)(b)]

Policy 1.6 For new development the town has enacted a zoning code to address traffic circulation and future land use with the following provisions:

a. Street lighting shall be installed to insure a light for each 300 feet of road length.

b. Unless an overall beneficial urban design approach indicates otherwise, all streets must be paved and the design must conform to Martin County standards and requirements.

c. Material and densities for sub-grade, base and surface course must conform to FDOT specifications.

d. All streets shall be paved and are to be maintained by developer.

POLICY 1.1011

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.

Policy 1.7

POLICY 1.1112

The Town itself is too small to provide its own mass transit services to its residents. However,

The Town shall work with Martin County, Martin County MPO and private land owners as well as local and regional will coordinate with other mass transit providers to promote transit to and from the Town of Ocean Breeze, improve the efficiency and usefulness of their systems to Town residents. 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.

Policy 1.8

Since the town residents are mostly senior citizens, safety on the roads is a very important factor.

a. Enforcement of 10 mph speed limit is essential.

b. Reduce pedestrian hazard of crossing Indian River Drive.

c. Prepare a traffic study to define the traffic problems relating to ingress and egress to the town on Indian River Drive.

Policy 1.9 Provision of bicycle and pedestrian ways in plans for transportation facilities shall be assured by requiring that a finding can be made by the Town Council at the time of approval of any new transportation facility or land development that bicycle and pedestrian ways have been included. (9J.007(3)(c)5]

Policy 1.10
The Town shall require developers to provide bicycle and pedestrian ways under the following conditions: a) if proposed development abuts an existing or formally planned County facility; b) if such facility would provide internal traffic circulation, including access from the proposed project to adjacent or nearby commercial land uses such as shopping centers or services, that would reduce dependence on motorized vehicles; c) if such a facility would provide safe recreation within the Town limits. [9J-5.007(3)(c)(5)]

**POLICY 1.1213**

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.

**POLICY 1.1314**

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.

**POLICY 1.1415**

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.

**Objective 2:**

**POLICY 1.1516**

The traffic circulation system shall be coordinated with future land use through land development regulations and by negotiated Planned Unit Development (PUD) agreements and the requirement for a competent traffic study that demonstrates that the adopted levels of service for traffic circulation will be maintained through build-out. [9J-5.007(3)(b)(2)]
Objective 3: The Town shall coordinate its traffic circulation system with the plans and programs of Martin County, the State of Florida, the Treasure Coast Regional Planning Council, and the Indian River Lagoon Aquatic Preserve Management Plan.

Should other agencies or plans with jurisdiction over roadways affecting Ocean Breeze Park be created, including but not limited to a Metropolitan Planning Organization or additional plans pursuant to Chapter 380, Florida Statutes, the Town shall coordinate also with these plans and programs. [9J-5.007(3)(b)]

Measure: A finding by the Town Council that any development plan is consistent with the plans and programs mentioned above.

Policy 3.1 The developer of proposed development shall be required to present to the Town Council, prior to development approval, letters from each of the agencies described above that state whether such a development would adversely impact their adopted transportation plans, and if so, what remedies the agencies recommend.

Objective 4: Provide for the protection of existing and future roadway rights-of-way from building encroachment through adoption of minimum right-of-way standards.

Measure: Adoption of and adherence to ROW standards.

Policy 4.1

POLICY 1.1617

Unless an overall beneficial urban design approach indicates otherwise, east of the Railroad, no new structures except replacements of existing structures shall be placed within 65' of the center of the right-of-way of any collector or arterial. Unless an overall beneficial urban design approach indicates otherwise, west of the FEC Railroad, no structure shall be built within 50 feet of the center line of a public plotted ROW that is not designated a through traffic highway and or within 65 feet of the center line of a designated through traffic highway. [9J-5.007(3)(c)
GOAL, OBJECTIVES AND POLICIES

GOAL 1:

The goal of the housing element is three-fold:

1. Review existing housing facilities for adequacy as to structure.
2. Identify and define the scope and nature of housing inadequacy.
3. Devise plans and programs to correct, improve or eliminate deficiencies in housing that timely review may reveal.

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.

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. Measure for Affordable Housing: At a minimum, continued affordability (as documented in data and analysis sections) of 675 mobile home units in existing developed portion of town. Working directly with the owners of the Ocean Breeze Park mobile home park residential development and the Ocean Breeze Park 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.

POLICY 1.1

Maintain communication with all residents to keep fully informed of the needs and requirements of town residents and promote their economic independence.

POLICY 1.2

Encourage maintenance and rehabilitation of the older units and at the same time encouraging self-sufficiency of the individual and assuring structural quality and cost-effective housing. The town will encourage the maintenance and rehabilitation of older housing units by: (a) directing the Town Manager, with appropriate technical assistance, to complete a windshield survey and report to the Council on deficiencies and recommended level of service standards, and (b) adoption of a fire safety inspection ordinance, in 1990. [9J-5.010(3)(c)4]

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.

POLICY 1.3
Establish a program for technical review of each unit offered for sale and require a certificate of occupancy for each new owner and occupant which certificate will be granted after hazardous or dangerous conditions are corrected or eliminated. This program will be defined by a fire safety inspection ordinance to be adopted in 1990. [91-5.010(3)(c)4]

**POLICY 1.4**

Encourage technological study and analysis of land-fill area in the unimproved area west of FEC railroad with the objective of meeting all DER requirements for restoration of land area to full use and development status.

**POLICY 1.3**

Through its land development codes and regulatory oversight of the Ocean Breeze Park 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.

**POLICY 1.5**

Participate with Martin County in creating a policy for providing a level of service which is concurrent with standards set by state and county for infrastructure in new development.

**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.

**POLICY 1.6**

Update supporting infrastructure for existing mobile home park to improve level of service to assure that all units have county water and adequate waste water service. To assure all housing units have County water, the town will continue to purchase water from the County's regional system for existing units and
shall require an executed water service agreement prior to approval of any new development. [9J-5.010(3)(c)5]

**POLICY 1.5**

Through its land development regulations and oversight of the Ocean Breeze Park-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.

**POLICY 1.7**

Through timely inspections determine deficiencies and/or hazardous conditions in existing housing stock and work to eliminate such conditions and to extend the useful life of the housing units at a designated level of service. The town will work to eliminate any deficiencies and/or hazardous conditions in existing housing stock by: (a) directing the Town Manager, with appropriate technical assistance, to complete a windshield survey and report to the Council on deficiencies and recommended level of service standards, and (b) adoption of a fire safety inspection ordinance, in 1990. [9J-5.010(3)(c)3]

**POLICY 1.8**

Involvement of local government with the private and non-profit sectors to improve coordination among participants involved in housing production, through partnerships or other means, shall be implemented by: (a) promoting innovative design, site plan or construction standards to reduce construction costs and/or infrastructure costs, (b) pursuit of grant and other funding possibilities, (c) conditions of negotiated planned development agreements, and (d) joint application with developers for technical assistance and other grants. [State Plan (5)(a), (5)(b)1 & 3] [9J-5.010(3)(c)1]

**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.

POLICY 1.9——

Improve the regulatory and permitting processes through use of the planned development concept and negotiated planned development agreements between developers and the town, as outlined in the Future Land Use Element. [9J-5.010(3)(c)2] 

OBJECTIVE 2:——

Provide for the improvement of existing housing conditions through continued mobile home park management that prevents the occurrence of substandard housing conditions and structural deficiencies and supports aesthetic improvements. Measure: Continuation of the current town management staff functions and programs which are effectively accomplishing this objective. [9J-5.010(3)(b)2] 

OBJECTIVE 32:——

Provide adequate sites for housing for low and moderate income families and for mobile homes by: (a) continuing the existing conditions in the mobile home park development that provide affordable housing and (b) by review of any proposed new development for potential for additional housing sites for low and moderate income families, as well as (c) allowing the mobile home park development option for all undeveloped land in the Town. [9J-5.010(3)(b)3] 

POLICY 32.1

Through its land development regulations and oversight of the Ocean Breeze Park West Planned Unit Development (PUD) Agreement, the Town will shall guide address the location of any needed group homes or foster care facilities based upon documented need and demand, considering that the entire existing mobile home park provides to all of its residents many of the services provided by foster and group homes. Should any need be documented, such facilities will be established based upon the
concepts of non-discrimination and encouragement of community residential alternatives to institutionalization. When a need is identified, the town will evaluate the feasibility of providing supporting infrastructure and public facilities. [9J-5.010(3)(c)5&6]

POLICY 3.2——

The town shall consider the utilization of federal, state and local housing subsidy programs should the need be demonstrated in the future by demographic studies completed by the town, developers, or other entities. [9J-5.010(3)(c)7]

OBJECTIVE 4:——

Provide for adequate sites in residential areas for group homes and foster care facilities by continuing to actively monitor the demand for such facilities by citizens of the town and by continuing to allow these facilities in the zoning code. [9J-5.010(3)(b)4]

OBJECTIVE 5:——

Identify any needed housing conservation, rehabilitation or demolition activities within land development regulations to be adopted in 1990. [9J-5.010(3)(b)5]

OBJECTIVE 6:——

Provide for relocation housing that should be needed as a result of any demolition or removal of existing housing. [9J-5.010(3)(b)6]

POLICY 6.1——

The town will provide relocation housing, defined as decent, safe, sanitary and affordable dwellings which are made available to families displaced by the Town's public programs, in the case of any such program being instituted within the municipal boundaries of Ocean Breeze Park by the Town Council. [9J-5.010(3)(c)8]

OBJECTIVE 7:——
Provide for the formulation of housing implementation programs by inclusion of such programs within land development regulations to be adopted in 1990. [9J-5.010(3)(b)71]
SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND
NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

GOAL, OBJECTIVES AND POLICIES

GOAL 1:
To continue to provide adequate essential services to the Town and to strictly enforce town zoning ordinances in all future development and require developers to provide all essential services for a well planned community without a cost impact to town. 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.

SANITARY SEWER

OBJECTIVE 1:
To provide adequate housing serviced by adequate facilities, the Town shall adopt level of service standards (LOS) for the following facilities: sanitary sewer, solid waste, drainage, and potable water.

To provide for reliable sewage collection and disposal to meet the present and future needs of Town of Ocean Breeze.

POLICY 1.1
Periodically From time to time, the Town Council shall identify deficiencies in the existing sanitary sewer facilities and outline measures to eliminate these deficiencies.

POLICY 1.12
sanitary sewer – As established by Martin County’s Comprehensive Growth Management Plan, the minimum levels of service for new development which will connect to the regional North County system will be as follows: Residential – (90 gallons per capita per day / Non-residential 0.1 gallons/square foot x 0.90. 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. The package plant currently serving 220 mobile home units shall continue to provide minimum 24,000 gallons per day LOS. The approximate one (1) acre effluent pond serving this package plant shall remain fenced and grassed to function as a polishing pond to slow the percolation through the sand of the Jensen land ridge until the remaining homes east of the FEC railroad are connected to Martin County Utilities for sanitary sewer service or an equivalent alternative location is identified for this purpose.

The package plant serving Ocean Breeze Plaza shopping center shall continue to provide 30,000 gallons per day minimum LOS. All new commercial development may connect to the existing Ocean Breeze Plaza package plant if determined by the Town Engineer that adequate capacity exists and a minimum 20 year useful life remains on the plant; otherwise, all new development will connect to the Martin County regional system and shall not impose a cost on the Town or its residents. (91-5.011(2)(c)2.a.1—amended August 2008)

POLICY 1.3

The Town will coordinate with Martin County for sanitary sewer services in the extension of the regional system to serve the future development of undeveloped lands.

POLICY 1.4

In order to assure that future development in Ocean Breeze has adequate sanitary sewer service to meet its needs, any developer connecting to the Martin County system must submit to the Town Council, prior to development approval, a formal notice from Martin County Utilities Department indicating that system capacity will be available concurrent with the impacts of the development.

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)

SOLID WASTE

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

POLICY 1.2-2.1
Solid Waste Facilities – The LOS as presently established by contract haulers is complete residential curbside collection of trash and garbage, twice per week, for 675 residences which includes depositing solid waste in an approved land-fill area. The contract provides for passing any increases in landfill tipping fees on to the customer. The Town will continue to provide this level of service to existing residents.

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)

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.

POLICY 2.3
The Town shall encourage solid waste collection providers to participate in the recycling program.

**POLICY 2.4**

Prior to any development approval for land west of the FEC railroad, a dedicated funding mechanism must be in place for solid waste collection service. Solid waste collection services for the area west of the FEC railroad shall not impose a cost on the Town or residents east of the FEC railroad. [91-5.011(2)(c)2.b] (amended August 2008)

**POLICY 2.5**

In order to assure that future development in Ocean Breeze has adequate solid waste collection and disposal service to meet its needs, any developer must submit to the Town Council, prior to development approval, a formal notice from an appropriate service provider indicating that system capacity will be available concurrent with the impacts of the development.

**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.

**POLICY 2.7**

The Town shall cooperate with Martin County, as appropriate and reasonable, in accomplishing the Town's objectives of ensuring the long term solid waste service needs of the Town's residents by conducting analysis of the inclusion of the limits of the Town within the MSTU service area of the County's solid waste service program as an alternative to the current private means of collection. (amended August 2008)

**DRAINAGE**

**OBJECTIVE 3:**
Adequate stormwater drainage will be provided for protection against flooding and to prevent the degradation of the quality of the receiving waters.

**POLICY 3.3.1**

The Town shall identify measures and practices necessary to maintain groundwater quality as provided by state regulations.

**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.

**POLICY 3.3**

The Town shall coordinate with the Indian River Lagoon Surface Water Improvement and Management (SWIM) plan for the Indian River Lagoon to protect water quality of stormwater run-off.

**POLICY 3.4**

The Town will require, prior to permitting, that all future new developments and redevelopment 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.

**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.

The Town will maintain and enforce necessary regulations to protect the functions of natural drainage feature.

The Town will protect the functions of any natural drainage features (such as wetlands, natural outfalls, and natural drainage ways) through appropriate design of new development.

Land use and development shall be regulated to protect the functions of drainage features through application of the requirements of the South Florida Water Management District and new land development regulations which incorporate such measures as: a) vegetated littoral zones, b) landscaping design that protects the natural permeability of soils, and c) drainage system design that supports the continued function of natural drainage features.

Drainage Facilities—All new construction and or reconstruction shall provide a surface water management system in accordance with criteria established by the South Florida Water Management District. The level of service standards for existing drainage facilities shall be determined by a drainage needs study to be completed by December 1991, which will use the Indian River Lagoon Management Plan and the Management and Storage of Surface Waters Permit Information Manual, Vol. IV to provide guidelines in increasing the quality of storm water run-off, and consider such interim measures as: (1) check dams to be placed in road side swales to hold water longer to increase water quality, and (2) diversion of rain water to undeveloped low spots, which will get water off of and away from roads and increase water quality, being careful not to create a point discharge that would create erosion. The study will base any recommendations for improvements upon a cost-benefit analysis. [9J 5.011(2)(c)2.c.]

The aforementioned drainage study also shall provide the Town with a capacity analysis by geographic service area, for the planning periods of 1990 to 1995 and 1995 to 2000. Identified capacity...
surpluses and/or deficiencies shall be based on the projected demand at current local level of service standards for the facility. The study shall take into account development permitted by the Town, projected population, and land use distributions as indicated in the Future Land Use Element. The study also shall address problems and opportunities for drainage facility replacement, expansion and new facility siting (other than those serving Ocean Breeze Plaza).

POTABLE WATER

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.

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)

POLICY 4.2

Potable Water -- No potable water wells shall be permitted in the areas designated Low or Medium Density Residential or Commercial on future land use map so long as potable water is available from a regional source. Water wells for purposes other than human consumption (such as lawn sprinkling) may be permitted where such wells would not adversely affect natural resources or increase saltwater intrusion.

POLICY 4.3
The Town will coordinate with Martin County’s plan to set separate levels of service in the future for each regional water plant and its service area.

**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.

**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.

The minimum level of service for the developed Ocean Breeze mobile home park will be based upon current consumption patterns and shall be 150 gallons per mobile home unit per day. As established by the Martin County Comprehensive Growth Management Plan, the minimum levels of service for all other areas of the Town shall be as follows (9J-5.011(2)(c)2.d.):

- **Residential**
  - Level of Service Standard
  - 100 gallons per capita per day

- **Non-Residential**
  - Level of Service Standard
  - 1 gallons/square foot x 0.92
The Town will coordinate with Martin County's plan to set separate levels of service in the future for each regional water plant and its service area. (amended August 2008)

**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.

**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.

**OBJECTIVE 2: CORRECTING EXISTING SANITARY SEWER FACILITY DEFICIENCIES:**

No current deficiencies exist in the Town's sanitary facilities. Should deficiencies develop, the Town will correct deficiencies in a timely manner and to the specifications of the Florida Department of Environmental Regulation and Health Department. [9J-5.011(2)(b)1]

R 2. The Town Council shall identify deficiencies in the existing sanitary sewer facilities from time to time, at least as often as each Evaluation and Appraisal Report of this Comprehensive Plan, and outline measures to correct these deficiencies through cooperation with the service provider.

**OBJECTIVE 3 – EXTENDING SANITARY SEWER SERVICE FOR FUTURE NEEDS:**
The Town will coordinate with Martin County for sanitary sewer services in the extension of the regional system to serve the future development of undeveloped lands. [9J-5.011(2)(b)2]

Policy 3.1

——— In order to assure that future development in Ocean Breeze Park has adequate sanitary sewer service to meet its needs, any developer connecting to the Martin County system must submit to the Town Council, prior to development approval, a formal notice from Martin County Utilities Department indicating that system capacity will be available concurrent with the impacts of the development. [9J-5.011(2)(c)1] (amended August 2008)

OBJECTIVE 4—

OBJECTIVE 5:

DISCOURAGING URBAN SPRAWL BY MAXIMIZING USE OF EXISTING PUBLIC SANITARY SEWER FACILITIES:

As the Town is completely surrounded by urbanization, no new development in the Town would be considered urban sprawl. However, new development will connect to the Martin County regional sewage collection and sewage treatment system in cooperation with the use of that tool to direct urban development within the Martin County urban services area. [9J-5.011(2)(b)3]

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.

OBJECTIVE 5—COOPERATING WITH MARTIN COUNTY IN THE PROVISION OF SOLID WASTE COLLECTION AND DISPOSAL SERVICES AND FACILITIES:

The Town will cooperate with Martin County, as appropriate and reasonable, in accomplishing County objectives for (1) Correcting existing solid waste facility deficiencies [9J-5.011(2)(b)1], (2) Coordinating...
the extension of, or increase in the capacity of, solid waste facilities to meet future needs [9]-5.011(2)(b)2, or (3) Maximizing the use of existing solid waste facilities to discourage urban sprawl [9]-5.011(2)(b)3.

Policy 5.1 — By way of current and future inter-local agreements and continued contract with the Martin County franchised waste hauler, the Town of Ocean Breeze Park will cooperate, as appropriate and reasonable, with Martin County’s priorities for (1) replacement, (2) correcting existing solid waste facility deficiencies and (3) providing for future facility needs, set out by the Martin County Comprehensive Growth Management Plan, as it may be amended from time to time. At least as often as every Evaluation and Appraisal Report of the Comprehensive Plan, the Town shall analyze

Martin County’s plans in terms of their ability to accommodate planned growth in the Town. [9]-5.011(2)(c)1.

Policy 5.2 — In order to assure that future development in Ocean Breeze Park has adequate solid waste collection and disposal service to meet its needs, any developer must submit to the Town Council, prior to development approval, a formal notice from an appropriate service provider indicating that system capacity will be available concurrent with the impacts of the development.

Policy 5.3 — The Town shall execute an inter-local agreement with Martin County to participate in County programs to reduce landfill wastes by 30% per capita by 1995, as mandated by the Florida Solid Waste Management and Volume Reduction Act.

Policy 5.4

The Town shall cooperate with Martin County, as appropriate and reasonable, in accomplishing the Town’s objectives of ensuring the long term solid waste service needs of the Town’s residents by conducting analysis of the inclusion of the limits of the Town within the MSTU service area.
OBJECTIVE 6 – CORRECTING EXISTING POTABLE WATER FACILITY DEFICIENCIES:

No current deficiencies exist in the Town's potable water facilities. Should deficiencies develop, the Town will time new development to correspond with the availability of regional potable water service from Martin County's North County system. [9J-5.011(2)(b)1]

OBJECTIVE 7 – EXTENDING POTABLE WATER SERVICE FOR FUTURE NEEDS

The Town will coordinate with Martin County for potable water services in the extension of the regional system to serve the future development of undeveloped lands. [9J-5.011(2)(b)2] (amended August 2008)

OBJECTIVE 8 – CONSERVING POTABLE WATER RESOURCES

The Town will seek to reduce unnecessary water consumption within the mobile home park by development of a policy statement and will seek to ensure that new development is designed and managed with the objective of conserving potable water resources through future land development regulations, development review procedures and negotiated planned unit development agreements. [9J-5.011(2)(b)4]

Policy 8.1 By December 1990, the Town of Ocean Breeze Park will solicit input from citizens and experts in the water conservation field and develop a water conservation policy statement. The policy statement will address the use of special water saving devices and landscaping design and maintenance techniques, but will not be limited to these approaches to water conservation. [9J-5.011(2)(c)3]
POLICY 8.2 — The Town will monitor revisions to Martin County’s Interim Wellfield Protection Ordinance. If any wellfield protection zones are discovered, the Town will coordinate with the County to ensure protection of those zones through proper land use controls and other appropriate means.

OBJECTIVE 9.6: PROTECTING THE FUNCTIONS OF GROUNDWATER RECHARGE AREAS:

The functions of groundwater recharge areas are to (1) allow rainwater to flow down through the soil to replenish the aquifer so that it then can then be drawn out for drinking water and (2) to keep enough fresh water in the aquifer that salt water does not begin to come in under the land and contaminate the fresh water in the ground. The other function of groundwater recharge areas are use of the soil to filter out impurities in the stormwater as it flows through the soil to the underground aquifer. It is the objective of the Town to take reasonable means to protect the ability of the developed and undeveloped portions of the Town to perform these functions. Functions of natural recharge areas and drainage features to ensure an adequate supply of recharge waters to the surficial aquifer. The main means of doing this are to keep hazardous materials from contaminating the ground and to keep as much of the land open to rainwater to flow through it as is possible by limiting paving and building coverage. [9J-5.011(1)(h)]

POLICY 9.1-6.1

Land use and development shall be regulated to protect the functions of groundwater recharge areas by continuing to comply with all Department of Environmental Protection (DEP) and South Florida Water Management District (SFWMD) regulations and requiring a minimum of 35% open space in residential areas and 25% open space in commercial areas in any new development. [9J-5.011(2)(c)4] Redevelopment construction shall adhere to the criteria and requirements as set forth by
The Town will cooperate with Martin County's planned study of groundwater aquifer recharge areas. The Town will work-coordinate with the Martin County and the South Florida Water Management District to protect areas within the Town that are found to be significant recharge areas through land use controls and other appropriate means.

OBJECTIVE 10 — To address correction of any existing drainage facility deficiencies that may be discovered in the drainage facility study described in Policy 1.3 of this Element. [9J-5.011(2)(b)1.]

Policy 10.1 — Priorities for drainage facility replacement, correction of existing deficiencies and providing for future needs shall be based upon: a) cost-effectiveness, b) flood protection, c) control of surface water quality and erosion, and d) aquifer recharge. [9J-5.011(2)(c)1.]

OBJECTIVE 11 — COORDINATING DRAINAGE FACILITY NEEDS WITH CAPACITY:

To coordinate the extension of, or increase in the capacity of, drainage facilities to meet future needs by requiring all new development to meet: a) the permitting requirements of the South Florida Water Management District, and b) the level of service standards of this Comprehensive Plan concurrent with needs. [9J-5.011(2)(b)2]

POLICY 2.16.3

The Town will protect the functions of any natural drainage features (such as wetlands, natural outfalls, and natural drainage ways) through appropriate design of new development.

POLICY 2.16.4

Land use and development shall be regulated to protect the functions of drainage features through application of the requirements of the South Florida Water Management District and new land
development regulations which incorporate such measures as: a) vegetated littoral zones, b) landscaping design that protects the natural permeability of soils, and c) drainage system design that supports the continued function of natural drainage features.
GOAL 1:
To reduce the vulnerability of people and property to the effects of hurricanes and other emergencies and to protect and enhance the biological health of the Indian River Lagoon estuary.

OBJECTIVE 1:
To evacuate or shelter all Town residents in order to protect them from the effects of hurricanes and other emergencies.

POLICY 1.1
Through its coordination with Martin County’s Emergency Management Services Department, the Town shall ensure that residents are notified of the location of the designated shelter and the route of travel in the event of an order to vacate due to the threat level of an anticipated storm or other emergency.

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.

POLICY 1.23
Any new mobile home development within the Low Density Residential or Medium Density Residential land use categories shall include a designated shelter appropriate for use during a hurricane or other emergency constructed in accordance with the standards established for such a structure by Martin County. (amended August 2008)
POLICY 1.34

In the event of any storm of an ordered evacuation by authorized State or County officials, the Town shall cooperate with said order and assist to the extent feasible. If projected to reach category 1, 2, 3, 4, 5 and a level of threat of B, C, D, or E, the Town shall order evacuation of all residents and maintain liaison with Martin County Department of Public Safety to provide transportation where necessary for those with special needs. [95-5.012(3)(c)4] Further, the Town shall encourage special needs residents to register for the Martin County Public Safety Department early evacuation transportation program.

POLICY 1.45

The Town shall sponsor a program to register all eligible residents with the Special Needs Program established by Martin County Department of Public Safety. To accomplish this, the Town will make available copies of the Special Needs Evacuation Survey provided by the County Department of Public Safety and will aid the County in providing these residents with detailed information on how and where to evacuate. 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.

OBJECTIVE 2:

To properly manage the Town's coastal area, protect life and property from hurricanes and minimize the impacts of new development on emergency evacuation times. [91-5.012(3)(b)7]

POLICY 2.1

By December 1990, create and adopt an efficient flood plain and stormwater management plan to control run-off from A1A-CR-707 (Indian River
Drive) to the Indian River Lagoon. These plans should be coordinated with Martin County. [9J-5.012(3)(c)3]

POLICY 2.2

Following a hurricane and prior to re-entry of evacuated residents, the Town Council or its designee shall coordinate with service providers to effect immediate short-term repair and clean-up actions needed to protect the public health and safety. These actions shall receive first priority in emergency permitting decision. These actions, including 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. [9J-5.012(3)(c)5]

POLICY 2.3

Structures which suffer damage shall be restored by owners to existing condition prior to storm, and all such restoration shall comply with the current zoning and construction requirements. Structures which are not repairable shall be demolished and removed. Structures which suffer repeated damage and are proposed to be rebuilt, may be required to rebuild landward of their current location or modified in structure to avoid future damage. [9J-5.012(3)(c)5]

POLICY 2.4

To reduce the exposure of human life and property to natural hazards, the Town shall regulate building practices, sanitary sewer and septic tanks, and land use, based upon land development regulations which address these issues and which are adopted no later than December 1990. [9J-5.012(3)(c)3]

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.

POLICY 2.5
To implement the Martin County Peacetime Disaster Plan and the recommendations of the Treasure Coast Regional Planning Council’s Hurricane Evacuation Study, the town will evaluate all new development in terms of roadway impacts that would affect the 6.25-hour emergency evacuation clearance time goal. All future development shall be reviewed as a Planned Unit Development, subject to conditions that require mitigation of any potential adverse impact upon clearance times, such as provision of safe on-site shelter space. [9J-5.012(3)(c)3] 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. All future development shall be reviewed as a Planned Unit Development (PUD), subject to conditions that require mitigation of any potential adverse impact upon clearance times, such as provision of safe on-site shelter space. [9J-5.012(3)(c)3]

POLICY 2.6

In each Evaluation and Appraisal Report of this Comprehensive Plan, and from time to time as otherwise directed by the Town Council, On continuing basis, the Town Manager shall identify any areas needing redevelopment, containing unsafe conditions or, or containing land uses that it finds inappropriate in vulnerable areas. (No such conditions exist at the time of adoption of this plan.) [9J-5.012(3)(c)6]

POLICY 2.7

The town shall limit new development in the coastal high-hazard area over which it has authority to replacement of improvements that currently exist. If opportunity should arise in the future to relocate infrastructure away from these areas, without disrupting homes or other improvements or valued site features, the town shall do so. No development shall be allowed in the submerged lands and the western shore of the Indian River Lagoon. The designated coastal high-hazard area shall be as it is defined as described by the Florida Administrative Code, Paragraph 9J-5.003(13). [9J-5.012(3)(c)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. Further, through its land development regulations, 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.

**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.

**POLICY 2.9**

The Town shall define its CHHA as the area required by Florida Statutes.

**POLICY 2.10**

Prior to adoption of land development regulations in 1990, the Town Council will invite Martin County to work with them to assure that the Town’s programs, regulations and Comprehensive Plan will protect the Indian River Lagoon estuary, provide adequate sites for water-dependent uses, prevent estuarine pollution, control surface water runoff, protect living marine resources, reduce exposure to natural hazards, and ensure public access. [93-5.012(3)(c)13]
The Town shall cooperate and coordinate with Martin County as well as State agencies in an effort to protect and preserve existing natural systems.

POLICY 2

The Town of Ocean Breeze Park will coordinate with the Surface Water Improvement and Management Plan (SWIM) for the Indian River Lagoon and the Aquatic Preserve Plan for the area by implementation of the policies included in this and other elements of this Comprehensive Plan. Coordination with the SWIM Plan shall include development and adoption of a stormwater management ordinance, including provisions for cost-effective improvements to retention and detention practices and prevention of: (1) illegal dumping into drainage facilities, (2) increases of suspended sediments into the lagoon, (3) build-up of muck bottoms and (4) increased turbidity. 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.

OBJECTIVE 3:

To provide public access to the shoreline consistent with public need. Measures: Maintenance of existing shoreline access within the town, which includes over one half of the shoreline within the town’s jurisdiction. Continued participation, through ad valorem property taxes, in the Countywide program to provide beach access with bonds for land purchases on the County’s barrier islands. Through its land development regulations, the Town shall continue to encourage existing and expanded access to the waterfront, where appropriate.

POLICY 3.1
Public—Through its development regulations, the Town shall continue to encourage the access to the shoreline of the Indian River lagoon shall continue to be available to current and future residents and visitors as is currently provided for in the Town Ocean Breeze Mobile Home Park. Pedestrian access and parking at the Town Office will continue to be provided. [93-5.012(3)(c)9]

OBJECTIVE 4:
The specific levels of service established in the Capital Improvements and other Elements of this Comprehensive Plan are applicable to the town’s jurisdiction, the entirety of which is located in the coastal area. The levels of service will be implemented by phasing of infrastructure for development of vacant lands based upon a negotiated planned development agreement and the requirements set forth in this Comprehensive Plan. [9J-5.012(3)(b)11]

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.

POLICY 4.1
The Town’s development approval process shall require that all future development and redevelopment provide necessary infrastructure at the time the impact occurs, without a cost impact to the Town. The infrastructure shall be provided at the adopted levels of service as established in in this Comprehensive Plan for Traffic-Transportation Element, the Infrastructure (Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge) Element and the Capital Improvements Element of this Comprehensive Plan. The infrastructure shall protect natural resources. [9J-5.012(3)(e)12]

OBJECTIVE 5:
To protect, conserve and enhance coastal wetlands and living marine resources, and to maintain or improve existing estuarine quality and productivity by prohibiting any future change or activity that would have a detrimental effect. [9J-5.012(3)(b)1&2]

POLICY 5.1

Review and revise building codes to insure that coastal construction which degrades existing estuarine productivity is strictly controlled or prohibited.

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.

POLICY 5.2——By 1991, review all non-point discharge from Ocean Breeze Park area to Indian River Lagoon to determine whether it may be the source of serious and significant erosion or significantly impacts to water quality or habitat value.

POLICY 5.3

POLICY 5.2

Not to permit a multi-slip marina on any portion of the frontage which Ocean Breeze Park has on the intracoastal waterway.

POLICY 5.4

POLICY 5.2

By December 1990, the Town shall adopt an ordinance that addresses the specific and cumulative impacts of development or redevelopment upon wetlands, water quantity and wildlife habitat, including special attention to manatee habitats and seagrass beds. This ordinance shall include conditions to be included in negotiated planned development agreements. [9J-5.012(3)(c)]
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.

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.

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.

POLICY 5.5

Regulatory and management techniques for the restoration of disturbed or degraded natural resources including estuaries, wetlands, and drainage systems shall include: (a) Completion of the drainage study detailed in the infrastructure element of this plan and implementation of any recommended improvements to the town's stormwater management system, (b) Requirement during the approval process that proposed development or redevelopment address the mitigation of adverse impacts from the project on these natural resources, and (c) Use of conditions of negotiated planned development agreement that address protection and enhancement these natural resources. 19J-5.012(3)(c)2]

POLICY 5.6

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.
POLICY 5.6

All additions to landscaping along the shoreline of the Indian River Lagoon shall consist of native species or xeriscape materials.

OBJECTIVE 6:

The criteria for prioritizing shoreline uses shall be based upon public benefit to current and future residents of the Town. As all shoreline of the Town is currently developed for public access, recreation and residential uses, these uses shall remain the highest priority until such time as redevelopment may be considered. Should redevelopment be considered in the future, the highest priority shall be given to water related and water-dependent uses. [91-5.012(3)(b)3]

OBJECTIVE 7:

To limit public expenditures that subsidize development permitted in Coastal High Hazard areas, except for restoration or enhancements of natural resources. Measures: Implementation of Policy 2.4, Policy 2.3 and Policy 2.7 above. Future limitation of public expenditures westward of the bulkheaded shoreline of the Indian River Lagoon to minor structures for fish cleaning, etc., except those improvements that may be found appropriate for restoration or enhancement of natural resources. [91-5.012(3)(b)5]

OBJECTIVE 8:

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: plans to reduce or eliminate the exposure of human life and property to natural hazards through: a) participation with
the Martin County Post-Disaster Recovery Task Force, and b) cooperation with the Natural Disaster
Emergency Plan which is to be developed by the Task Force. [915.012(3)(b)8]

- 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

GOAL, OBJECTIVES AND POLICIES

GOAL 1: To conserve, maintain and improve the ecological, recreational and aesthetic value of the Indian River Lagoon and the uplands located within the Town's boundaries.

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.

OBJECTIVE 1: To continue with improvement to the banks and shores along the Indian River Lagoon within the Town of Ocean Breeze Park to add to the ecological health, visual enjoyment, and recreation value of an outstanding natural resource.

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.

POLICY 1.1 Maintain the planting of natural vegetation (including native and xeriscape plants) along the shoreline to stabilize the banks and beautify the area as a continuing program.

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.

POLICY 1.2 Establish a floodplains ordinance by July 1991 for those areas which may be affected in the accommodation of flood waters. Said ordinance shall include the use of stormwater detention and/or retention, shoreline buffer zones, and on-site stormwater management. [9J-5.013(2)(c)9]
POLICY 1.3 — Restrict construction to eliminate the possibility of a multi-slip marina along the Indian River Lagoon within the town limits. [9J-5.013(2)(c)5]

POLICY 1.4 — Restrict unlimited use of floodplains which are unsuited for intended purposes because of flood hazards.

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.

POLICY 1.5 — Establish a program to control non-point sources of water pollution, including interim measures, as described in Policy 1.3 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Ground Water Aquifer Recharge Element. As indicated, a planned study will include review of all non-point discharge from Ocean Breeze Park into the Indian River Lagoon to determine that is not the source of soil erosion and does not unacceptably impact water quality or habitat value. [9J-5.013(2)(c)6]

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.

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.
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.

OBJECTIVE 2:—To support the protection of air quality including measures to reverse the upward trend in total suspended particles, and reduce sulfur dioxide and nitrogen oxide emissions and mitigate their effects on the natural and human environment. This objective will be served by adopting air quality regulations as a part of the Town's land development regulations by December 1990 and by encouraging non-motorized transportation through policies established in the Traffic Circulation Element of this Comprehensive Plan. [Reg. Goal 11.1.1] [State Plan, Goal 11, Policy 3]

OBJECTIVE 2:

The Town shall continue to protect and sustain ambient air quality.

POLICY 2.1 Vegetation buffer strips, including trees, shall be required between arterials and new residential development.

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

POLICY 2.2 Construction activities such as seeding, wetting and mulching which minimize airborne dust and particulate emission generated by construction activities shall be undertaken within 30 days of completion of any clearing or excavation work within the Town's boundaries. [9J 5.013(2)(b)1]

Ensure that development meets or exceeds the minimum air quality standards established by the Florida Department of Environmental Protection (FDEP)
POLICY 2.3  Open burning of land clearing debris shall be prohibited. [Reg. Goal 11.1.1] 
Prohibit un-permitted burning of trash and debris within the Town.

OBJECTIVE 3:  To support the conservation, appropriate use and protection of surface and ground waters by adopting water use regulations, as part of land development regulations by 1990, and implement the interim measures identified in the objectives and policies above. [9J-5.013(2)(b)2] 
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.

POLICY 3.1  No wells for potable water use shall be permitted. And wells for purposes other than human consumption may only be permitted where such wells will not adversely affect natural resources or increase saltwater intrusion or be affected by groundwater pollution which may be caused by the Town’s closed landfill. See also Policies 1.3 and 1.4 in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Ground Water Aquifer Recharge Element. [93-5.013(2)(c)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.

POLICY 3.2  Establish a documented program in 1990, with the assistance of the South Florida Water Management District (SFWMD), that will implement SFWMD guidelines should the District declare an emergency water shortage in the area. Commit to cooperation, to the extent feasible, with any water conservation guidelines issued by the district during such shortage conditions, including but not limited to reduction or elimination of irrigation of landscaped areas. [93-5.013(2)(c)4]
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.

**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.

**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.

**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.

**OBJECTIVE 4:**
To protect, conserve and appropriately use soils, native vegetative communities, wildlife and wildlife habitat and marine habitat resources in accordance with State and Federal regulations.  *(amended August 2008)*

**POLICY 4.1**

The Town shall require new development to consider hydrologic, topographic, and vegetative cover factors in their development plans through negotiated planned development agreements and include such requirements in land development regulations in 1990. [93-5.013(2)(b)3 &4]

**POLICY 4.2**

Continue current shoreline management practices, as described in this plan, and require new development to demonstrate by data, analysis and design that development plans accommodate appropriate protection, conservation and use. New development shall be planned, to the extent feasible, to conform to any review, comment and recommendations regarding protection of rare, endangered or special concern species of plants and animals, from the U.S. Fish and Wildlife Service and Florida Department of Natural Resources Environmental Protection (DEP). Such comments and recommendations shall be sought/provided to by the Town prior to development approval. [91-5.013(2)(c)6]

**POLICY 4.3**

Based upon available information regarding the possibility of hazardous materials in the Town’s closed landfill and the availability of hazardous waste handling services, the Town shall: (1) require removal or management of the closed landfill based upon DEP regulations and recommendations, and (2) shall continue to dispose of hazardous wastes by utilizing the services of the Martin County franchised solid waste hauler, "Amnesty Day"—programs conducted by Martin County and methods and services recommended by DEP. In addition, the Town management shall inform all residents of proper handling
and disposal techniques and services by including such information annually in utility bill mailings. As part of any development application for any tract of land encompassing the closed landfill, the applicant for development must demonstrate compliance with federal, state, and local regulation. Provide to the Town the current FDEP requirements concerning the landfill. [9J-5.013(2)(c)10] (amended August 2008)

OBJECTIVE 5:

To protect native upland vegetative communities through the site plan review process and negotiated planned development agreements.

Policy 5.1

The Town will protect Sand Pine Scrub communities by requiring native upland preservation where shown on Figure 3 of the Future Existing Land Use Map Element. (amended August 2008)

Policy 5.2

A program for the removal of exotic pest species (e.g., Brazilian pepper, Melaleuca, and Australian pine) from public lands and the requirement of removal, in a manner that prevents the spread and reoccurrence of such species, shall be implemented in 1990 through land development regulations and actions and services provided by the Town management Council. [Reg. Goals 8.1.1. and 8.2.1]

Policy 5.3

The Town shall coordinate with Martin County to encourage contiguous and connected preserve areas within Martin County along the common boundary between the Town and Martin County to maximize habitat value. (amended August 2008)

Policy 5.4
Gopher tortoises shall be preserved on site to the extent of the carrying capacity of the required preserve as determined by applicable State permitting agencies. All remaining gopher tortoises shall be relocated off-site unless otherwise permitted by State permitting agencies. (amended August 2008)

**OBJECTIVE 6:**

The Town shall seek to reduce greenhouse gas emissions and conserve energy resources.

**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 ELEMENT

GOAL, OBJECTIVES AND POLICIES

GOAL 1:
To provide appropriate recreational opportunities for both daytime and evening activity, designed and tailored to the physical and mental capability of town residents.

2. To organize and direct group social activities to increase the involvement of senior citizens in the day-to-day life of the community.

To provide sufficient recreation and open space opportunities to satisfy the health, safety, and welfare concerns of residents and visitors.

3. To continue a LOS in areas designated as mobile home on the future land use map or developed as senior housing.

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

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 will be lost. Provide indoor activities on a scheduled basis as well as organized shuffleboard in open space for competition with other communities.

OBJECTIVE 1:
To encourage and promote the health and welfare of the residents by providing supervised activity and to create a spirit of camaraderie among all residents.

POLICY 1.1

The Town’s 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. In areas developed as mobile homes or senior housing, to maintain the present LOS of 1 shuffleboard court per 67.5 units, 6.16 square feet of community center per unit, 19.25 square feet of developed cook-out/walking path area per unit, public access to the Indian River shoreline within the Town, and 1 social director per 675 units for organized recreation both indoors and outdoors and to encourage participation in activities by all own residents including the handicapped.

POLICY 1.2

To preserve and maintain existing recreation facilities at the present LOS without a user fee or charge to the town residents.

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.

POLICY 1.4

In areas designated as low and medium density residential on the future land use map, the recreation LOS shall be 2.0 acres per 1000 population as measured within the North Martin County Recreation Planning Area or provided on site. If an onsite recreational facility is provided, the recreational facility must meet Martin County standards as protection from hurricanes. In addition, all future new development shall contribute to Martin County the appropriate County impact fee or an equitable
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.

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.

OBJECTIVE 2:

Ensure public access to recreation sites, including the shore of the Indian River Lagoon.

POLICY 2.1 — Implement the level of service requirements established in Policy 1.1 and Policy 1.3.

POLICY 2.2 — Maintain the current public 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. Evaluation and Appraisal Reports of this Comprehensive Plan shall identify any barriers to access (physical barriers, cost, etc) that prohibit or inhibit access to recreation sites. [9J-5.014(3)(b)1]

OBJECTIVE 32:

Ensure the provision of open space by public agencies and private enterprise by use of minimum buffer, open space and natural reservation requirements for new development, and by preserving existing open space and water access in the developed portions of the Town. [9J-5.14(3)(b)4]

POLICY 3.1 — Include specific open space definitions and standards in land development regulations in 1990. [9J-5.014(3)(c)1]

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.

POLICY 3.2—Open space and natural reservations shall be designated or acquired by: (a) use of negotiated planned development agreements for undeveloped lands, (b) participation in the referendum approved “Lands for You” program (established by Martin County in 1989 to acquire environmentally and recreationally valuable properties through a bond issue program to be retired through ad valorem tax revenues), and (c) other programs that may be available through public and private agencies. [9J-5.014(3)(c)2]

POLICY 3.3

The Town will maintain or improve existing levels of shore access and access to waterways by the specific implementation programs or activities specified in Policy 1.1 and Policy 1.3 and supporting policies of the Coastal Management Element of this Comprehensive Plan. [9J-5.014(3)(c)]

POLICY 3.4—By June 1991, formally request that Martin County include a bikeway/pedestrian way between A1A on Hutchinson Island and the Town in its 5-Year Capital Improvements Plan.
GOAL 1: To establish more effective communication and exchange of information with other communities and governments to ensure consistency and avoid duplication of projects and programs. The Town of Ocean Breeze shall strive to achieve maximum coordination with other governmental jurisdictions, agencies, and entities.

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.

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.

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.

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.
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.

OBJECTIVE 1: To interact with officers, officials and staff of other jurisdictions to create a mechanism and process for intergovernmental coordination.

POLICY 1.1 To require the town engineer to meet from time to time with the Florida Departments of Environmental Regulation and Natural Resources and the South Florida Water Management District to interface on plans and policies for consistency.

POLICY 1.2 To require the Town Attorney to meet from time to time with the county counterpart and the representative of Treasure Coast Regional Planning Council to review legal aspects of plans and operations.

POLICY 1.3 To first seek mediation (voluntary negotiating process) for resolution of any dispute concerning the adoption or regulation of the comprehensive plan or portion thereof by filing with the Treasure Coast Regional Planning Council a written request for mediation assistance in accordance with Treasure Coast Regional Planning Council Rule 29K-4.

POLICY 1.4 The resolution of any issue through the mediation process shall not alter any right to a judicial determination of such issue if that issue is entitled to a judicial determination under statutory or common law.

POLICY 1.5 The procedures for provision of services and information shall be those noted in the policies and objective above. The Town management shall provide information, as requested, to other agencies and the public in order to assure that services are meeting the needs of residents and visitors. [9J-5.015(3)(c.3]
POLICY 1.6  The procedure to resolve annexation and contraction issues shall include, but not be limited to, discussion between the technical advisors of the affected local governments, discussion at public workshop meetings and decisions made in public hearing settings.

POLICY 1.5
The Town shall identify and coordinate anticipated future annexation areas with Martin County and surrounding municipalities. The Town will not contract its boundaries except pursuant to an inter-local agreement with Martin County or the relevant local government. In instances of approval by the Town of a particular development plan contingent upon ultimate acceptance of the affected property into the jurisdiction of an adjacent local government, an inter-local agreement with the relevant local government shall be completed prior to or concurrent with approval of the development plan. [9-5.015(3)(c)-4]

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.

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.
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.

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.

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.

POLICY 1.11
The Town shall continue to adhere to Treasure Coast Regional Planning Council Emergency Preparedness Plan and Martin County’s Emergency Plan.

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.

OBJECTIVE 2: Ensure that the impacts of development proposed in the plan are coordinated with development in the county, adjacent counties, and the region and in the state by: (1) establishing and maintaining a Comprehensive Plan that is coordinated with the Martin County Comprehensive Growth
Management Plan, which has been coordinated with adjacent counties and the region and the state. (2) coordination with Martin County regarding conditions of negotiated planned development agreements that ensure the availability of adequate services and infrastructure. [9J-5.015(3)(b) 2 & 3]

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.

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.

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.

POLICY 2.1 The Town shall coordinate intergovernmental management of the resources of the Indian River Lagoon through compliance with the adopted management plan for the Indian River Lagoon and cooperation with regulatory agencies. Those agencies include the South Florida Water Management District (SFWMD), Florida Department of Environmental Regulation (DER), Florida Department of Natural Resources (DNR), Florida Department of Health and Rehabilitative Services (HRS), U.S. Environmental Protection Agency (EPA) and U.S. Army Corp of Engineers (COE). [9J-5.015(3)(c) 6]

POLICY 1.16
The Town shall support the development and adoption of interjurisdictional natural resource management plan for Indian River Lagoon.

**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.

**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.

**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.

**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.

**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.

**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.

POLICY 2.2 ——— To coordinate future development with surrounding local governments, the Town will: (1) acquire information regarding the intergovernmental impacts of development proposed by the plans of the Town and Martin County in the vicinity of the Town and complete a written report detailing the intergovernmental impacts of proposed development by December 1990, (2) provide written notice to Martin County and any other adjoining local government within fifteen (15) days of receipt of any development proposal for the undeveloped acreage in the Town, (3) request that any other adjoining local government provide written notice of any development proposal, and a copy of all application materials, for acreage adjoining the Town’s boundaries, including any development proposal for any portion of the 490 acres lying south of the portion of the town west of the FEC railway, within fifteen (15) days of receipt. [9J-5.015(3)(c)7]

POLICY 2.3.23

New development on the west side of the Florida East Coast Railroad right of way 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.

POLICY 2.4.24——-

In the event new development on the west side of the Florida East Coast Railroad right of way changes the Town’s current designation as exempt from the school concurrency said development shall be subject to concurrency review and approval by the Martin County School Board. (amended August 2008)
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).

POLICY 2.1
The Town shall establish a mechanism to provide input to Martin County Community Redevelopment Agency.

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.
Intergovernmental Coordination Element Appendix 1

INVENTORY OF DISTRICTS WITH WHICH TOWN COORDINATES

1. Martin County
2. Treasure Coast Regional Planning Council (TCRPC)
3. South Florida Water Management District (SFWMD)
4. Florida Department of Transportation (DOT)
5. Florida Department of Environmental Regulation (DER)
6. Florida Department of Community Affairs (DCA)
7. Florida Department of Natural Resources (DNR)
8. Florida Department of Health and Rehabilitative Services (HRS)
9. Florida Department of Revenue
10. Florida Department of State, Division of Historical Resources
11. U.S. Environmental Protection Agency (EPA)
12. U.S. Army Corp of Engineers (COE)
INVENTORY OF REGIONAL AND STATE AGENCIES PROVIDING SERVICES WITHIN THE TOWN

1. Martin County Utilities Department provides potable water service. Martin County provides landfill, fire protection, emergency medical services and police protection. Martin County provides transportation planning services and maintains C.R. 707/Jensen Beach Boulevard and C.R. 723/Savannah Road.

2. Treasure Coast Regional Planning Council (TCRPC) provides conflict resolution, land development review and planning services.

3. South Florida Water Management District (SFWMD) provides regional water management and development review services.

4. Florida Department of Transportation (DOT) provides regional transportation planning services and maintains S.R. 707/Indian River Drive and various other roadways outside of the Town.

5. Florida Department of Environmental Regulation (DER) provides technical assistance and development review services for waste disposal, utility services and environmental protection.

6. Florida Department of Community Affairs (DCA) provides community planning services.

7. Florida Department of Natural Resources (DNR) provides environmental protection services.

8. Florida Department of Health and Rehabilitative Services (HRS) provides various review and management services related to protecting human health.
CAPITAL IMPROVEMENTS ELEMENT

GOAL, OBJECTIVES AND POLICIES

GOAL 1:
To maintain the existing Ocean Breeze Mobile Home Park as a unique community of residents brought together by the common bond of senior citizenship status and the desire to enjoy a moderate climate at an affordable cost and to provide for high quality future development on vacant lands. 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.

OBJECTIVE 1:
To improve the quality of life for elderly citizens in the existing mobile home park, with the emphasis on independence and self-sufficiency with special emphasis on those residents 75 years of age and older, and to create a high quality of life associated with the future development of vacant lands.

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.

POLICY 1.1
The Town Council is to review on an annual basis the need for capital improvements, and a capital budget as part of the annual budget. Since no single capital improvements in excess of $25,000.00 are projected through 1995. Should a capital budget become necessary to upgrade public facilities and services to meet level of service standards in the future, fiscal policies will be established as an amendment to this Comprehensive Plan to direct spending consistent with the other plan elements.

[9J-5.016(3)(c)7]

[9J-5.016(3)(c)9]
POLICY 1.2

The Town will be guided by the following criteria in identifying and prioritizing capital improvements:

a. Protection of public health and safety;
b. Increased utilization of existing Town facilities, multiple use of facilities or improved efficiency of facility operation;
c. Overcome existing level of service deficiencies;
d. Impact upon local budget;
e. Financial feasibility;
f. Meet requirements of future development and redevelopment facility demands; and
g. Positive contribution to the Town’s physical character, economic stability, or environmental quality.

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.

POLICY 1.4

The Town may expend funds for replacement and restoration of existing public facilities in the Coastal High Hazard Area (CHHA) of Indian River Lagoon.

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).

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.

**POLICY 2.1**

The level of service standards set forth herein are adopted as the basis for the Town’s issuance of development orders and permits for new construction:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Level of Service Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recreation and Open Space Facilities</strong></td>
<td>2.0 acres per 1,000 population for land designation as low and medium density residential on the Future Land Use Map</td>
</tr>
<tr>
<td><strong>Transportation Facilities</strong></td>
<td>County Roadways:</td>
</tr>
<tr>
<td></td>
<td>(1) Indian River Drive (CR 707) “DA/B”</td>
</tr>
<tr>
<td></td>
<td>(2) Jensen Beach Blvd. (CR-707A) “DC”</td>
</tr>
<tr>
<td></td>
<td>*Martin County 2013 Roadway Level of Service Inventory Report</td>
</tr>
<tr>
<td></td>
<td>*If facilities within Martin County are shown to operate below their required levels 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.</td>
</tr>
<tr>
<td><strong>Solid waste facilities</strong></td>
<td>Service provided by private contractor:</td>
</tr>
<tr>
<td></td>
<td>3.5 pounds per person per day (Residential: Single-Family and Multi-Family)</td>
</tr>
<tr>
<td></td>
<td>2.1 pounds per person per day (Residential: Mobile Homes)</td>
</tr>
<tr>
<td></td>
<td>0.007 pounds per square foot per day (Non-Residential)</td>
</tr>
<tr>
<td><strong>Sanitary sewer facilities</strong></td>
<td>Services provided by Martin County Utilities:</td>
</tr>
<tr>
<td></td>
<td>90 gallons per capita per day (residential)</td>
</tr>
<tr>
<td></td>
<td>0.1 gallon per square foot per day (non-residential)</td>
</tr>
<tr>
<td></td>
<td>*All existing septic tanks shall be maintained at a level of service as specified by the conditions of the Health Department permit. All new development shall be required to connect to regional wastewater system.</td>
</tr>
</tbody>
</table>
Potable water

Service provided by Martin County Utilities:
- 100 gallons per capita per day consumption (residential)
- 0.1 gallon per square foot per day (non-residential)

*No potable water wells shall be permitted in the future development area of the town so long as potable water is available from a regional source. Wells for purposes other than human consumption (such as lawn sprinkling) may be permitted where such wells would not adversely affect natural resources or increase saltwater intrusion.

Drainage facilities

All new project sites shall control the timing of discharges to preclude any off-site impact for any storm event. The peak discharge rate shall not exceed the predevelopment discharge rate for the 25-year frequency, 3-day duration storm event.

*Martin County Comprehensive Plan

POLICY 1.1

__________ Any new development within the town limits shall provide recreational facilities at the LOS established herein. (amended August 2008)

POLICY 1.3 The town may expend funds for replacement and restoration of existing public facilities in the high hazard coastal area of Indian River Lagoon.

POLICY 1.4 Develop and implement preventive services and strategies to maximize individual independence and to delay or to avoid institutionalization.

POLICY 1.5 Increase the affordability and availability of housing for low-income and moderate-income persons, and at the same time encourage self-sufficiency and assuring environmental and structural quality and cost-effective operations by eliminating unnecessary regulatory practices which add to the cost of housing.

OBJECTIVE 2:

POLICY 2.2
Future development will bear total cost for facility improvements including need for traffic, potable water, sanitary sewerage, drainage, solid waste and recreation facilities to maintain adopted LOS standards. [9J–5.016(3)(b)4]

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.

**POLICY 2.1**

No certificates of occupancy will be issued by the town until developers have met all requirements for capital improvements including traffic, potable water, sanitary sewerage, drainage, solid waste and recreation facilities requirements of this Comprehensive Plan and the zoning code. Negotiated planned development agreements and development permitting procedures for final development plans and building permits will be utilized to require and ensure the availability of public facilities and services concurrent with the impacts of development. [19J–5.016(3)(c)6]

**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 development permitting procedures for final development plans and building permits will be utilized to require and ensure the availability of public facilities and services concurrent with the impacts of development. [19J–5.016(3)(c)6]

**OBJECTIVE 3:** The issuance of development orders and permits for new development within the town limits will be determined by coordination of development requirements, the zoning code regulations and the availability of public facilities required to support such development.
POLICY 2.4

Acquiring this additional 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.

POLICY 2.5

The Town's fiscal resources and budget will not be impacted by future land development because all capital improvements will be the responsibility of the developer and must meet the adopted level of service standards. [9J-5.016(3)(b)3]

POLICY 3.1

The Town shall use the following LOS standards in considering the impact of new development upon public facility provision [9J-5.016(3)(c)4]:

RECREATION

If future development is in the form of a mobile home park or senior housing, at a minimum the developer must provide the current LOS of 1 shuffleboard court per 67.5 units, 6.16 square feet of community center per unit, and 19.25 square feet of developed cook-out/walking path area per unit. In addition, all future development shall contribute to Martin County the appropriate County impact fee or an equitable donation of land and/or facilities and/or funds for land purchase. In areas designated as low and medium density residential on the future land use map, the recreation LOS shall be 2.0 acres per 1,000 population as measured within the North Martin County Planning Area or provided on site.

Development of any on-site recreation facilities within the area west of the FEC railroad shall be maintained by a Property Owner's Association and shall not incur any liability or cost on the Town of Ocean Breeze/Park or the residents east of the FEC railroad. (amended August 2008)

TRAFFIC CIRCULATION

(1) Indian River Drive (S.R. 707) "D"
(2) Jensen Beach Blvd. (C.R. 707-A) "D"

(3) Local roads in developed mobile home park "B/C"

(4) New roads in Town's jurisdiction i.e. undeveloped land west of East Coast Railway "C"

If facilities within Martin County are shown to operate below their required levels 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. (amended August 2008)

SOLID WASTE

Average LOS as presently established by contract haulers which includes depositing solid waste in an approved land-fill area is complete residential curbside collection of trash and garbage, twice per week, for 675 residences. This service includes depositing solid waste in an approved land-fill area. The contract provides for passing any increases in land-fill tipping fees on to the customer. The Town will continue to provide this level of service to existing residents. Prior to any development approval for land west of the FEC railroad, a dedicated funding mechanism must be in place for solid waste collection service. Solid waste collection services for the area west of the FEC railroad shall not impose a cost on the Town or residents east of the FEC railroad. (amended August 2008)

SANITARY SEWER

As established by the Martin County Comprehensive Growth Management Plan, the minimum level of service for new development which will connect to the regional North County system will be as follows:

Residential

Level of Service Standard

90 gallons per capita per day
Non-Residential

Level of Service Standard

0.1 gallons/square foot x 0.90

All existing septic tanks shall be maintained at a level of service as specified by the conditions of the Health Department permit. All new development shall be required to connect to regional wastewater system.

The package sewage treatment plant currently serving 220 mobile home units shall continue to provide minimum 24,000 gallons per day LOS. The package plant serving Ocean Breeze Plaza shopping center shall continue to provide minimum 30,000 gallons per day LOS.

DRAINAGE FACILITIES

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. For projects not requiring a SFWMD permit, all new and/or reconstructed storm and surface water management systems shall provide for retention of first one inch of run-off from a one-hour, three-year storm event. The level of service standards for existing drainage facilities shall be determined by a drainage needs study. The study is to be completed by December 1991, which will use the Indian River Lagoon Management Plan and the Management and Storage of Surface Waters Permit Information Manual, Vol. IV, to provide guidelines in increasing the quality of storm water run-off. The study will consider such interim measures as: (1) check dams to be placed in road side swales to hold water longer to increase water quality, and (2) diversion of rain water to undeveloped low spots, which will get water off of and away from roads and increase water quality. Any such diversion will be...
designed so as to not create a point discharge that would create erosion. The study will base any recommendations for improvements upon a cost-benefit analysis.

POTABLE WATER

No potable water wells shall be permitted in the future development area of the town so long as potable water is available from a regional source. Wells for purposes other than human consumption (such as lawn sprinkling) may be permitted where such wells would not adversely affect natural resources or increase saltwater intrusion.

The minimum level of service for the developed Ocean Breeze mobile home park will be based upon current consumption patterns and shall be 150 gallons per mobile home unit per day. As established by the Martin County Comprehensive Growth Management Plan, the minimum levels of service for new development which will connect to the regional North County system, will be as follows:

---------- Residential

_____ Level of Service Standard ________________________________

_____ 100 gallons per capita per day ________________________________

---------- Non-Residential

_____ Level of Service Standard ________________________________

_____ 0.1 gallons/square foot x 0.92 ________________________________

Acquiring this additional regional potable water service will be by way of contractual arrangements between the developer and Martin County. (amended August 2008)

OBJECTIVE 4:
To limit public expenditure that subsidizes development in coastal high-hazard areas. The town will limit improvements at the water’s edge of the Indian River Lagoon to the maintenance of the existing seawall, fishing ladder and fish cleaning bench. No additional improvements, docks or marina structures shall be permitted waterward of the existing seawall, except as may be found appropriate in the future to improve the quality of stormwater runoff into the Indian River. [Cross-reference with Policy 1.3 above (page 202). Also see Coastal Management Element, Policy 2.7 (page 122) and Objective 7 (page 125).]

--- [9J-5.016(3)(b)2]

OBJECTIVE 5:
To demonstrate the ability of the Town to manage the land development process so that public facility needs created by previously issued development orders and permits or future development do not exceed the ability of the Town to fund or require provision of these facilities. This ability will be demonstrated by: (a) maintaining the existing levels of service for the fully developed portions of the Town, and (b) the use of negotiated planned development agreements to require provision of these facilities by new development. Prior to authorizing any capital improvement, the Town Council shall evaluate the improvement project according to the following criteria. [9J-5.016(3)(c)1]

POLICY 5.1
The criteria to be used to evaluate capital improvement projects shall be based upon: (a) achieving and maintaining a standard for levels of service adopted in this Comprehensive Plan, and (b) unexpected competition from any emergency improvements which may have a direct impact upon health and safety of persons and/or the environment of the area. [9J-5.016(3)(c)1]

POLICY 5.2
Capital improvement projects shall be evaluated based upon the following criteria: (a) potential for eliminating public hazards, (b) potential for eliminating capacity deficits that may be identified or
created in the future, (c) impact upon the local budget, (d) locational needs based on projected growth patterns, (e) potential to accommodate new development and redevelopment facility demands, and (f) financial feasibility. \(9J\-5.016(3)(c)1\)

**POLICY 5.3**

Decisions to replace and renew capital facilities shall be based upon: (a) achieving and maintaining a standard for levels of service adopted in this Comprehensive Plan, and (b) unexpected competition from any emergency improvements that may have a direct impact upon health and safety of persons and/or the environment of the area. \(9J\-5.016(3)(c)3\)

**POLICY 5.4**

No programs or activities to ensure the availability of public facilities for previously issued development orders are necessary as no such development orders exist. \(9J\-5.016(3)(c)5\)