To: Council Members

From: Staff

Date: June 16, 2017 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 17-1ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from Martin County was received on May 10, 2017 and contains five proposed changes to the Future Land Use Map of the comprehensive plan and proposed text amendments to the Future Land Use, Sanitary Sewer Services, and Potable Water Services elements. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

**Visiting Nurse Association**

The proposed amendment is to change the future land use designation of 9.4 acres located at the northeast corner of Willoughby Boulevard and Salerno Road from Rural Density to Commercial Office/Residential. The current designation allows 4 dwelling units (1 dwelling unit per 2 acres). The proposed designation would allow approximately 75,200 square feet of commercial development, as estimated in the applicant’s traffic study based on parking and typical site requirements, or up to 94 dwelling units. A mixture of residential and commercial uses could also be allowed. The future land use designations on adjacent properties are Rural Density to the north and south, Estate Density 2UPA to the east, and Institutional General to the west.
The Martin County staff report indicates that services are or will be available concurrent with the development of the property so that the required level of service for water, sewer, drainage, transportation, solid waste, parks/recreation, fire/public safety/EMS, schools, and libraries will be met. The property is located within the Primary Urban Service District and services are available.

Bridgewater (Map)

The proposed amendment is to change the future land use designation of 215 acres located on the west side of SE Island Way just north of the Palm Beach County line from Agricultural Ranchette to Rural Density. The current designation allows 43 dwelling units (1 unit per 5 acres) and the site is platted for 36 single-family lots. The proposed designation would allow up to 107 dwelling units (1 unit per 2 acres). The future land use designations on adjacent properties are Agricultural Ranchette to the north, Town of Jupiter in Palm Beach County to the south, Rural Density to the east, and Institutional Conservation to the west.

The Martin County staff report indicates that services are or will be available concurrent with the development of the property so that the required level of service for water, sewer, drainage, transportation, solid waste, parks/recreation, fire/public safety/EMS, schools, and libraries will be met. Though the property is outside of the Primary and Secondary Urban Service Districts, allowance that this site may connect to central water and sewer services was granted through a previous amendment to the comprehensive plan due to the property being within 2,000 feet of the Loxahatchee River. An associated amendment to the text of the Future Land Use, Sanitary Sewer Services, and Potable Water Services elements (Bridgewater Text below) will require that the development connect to central water and sewer services if any increase in density above the platted 36 lots is approved. Council staff supports this requirement because it will help reduce the number of septic tanks in proximity to the Loxahatchee River, which is identified as a Natural Resource of Regional Significance in the SRPP.

Bridgewater (Text)

The proposed amendment is to the text of the Future Land Use, Sanitary Sewer Services, and Potable Water Services elements of the comprehensive plan and changes the terms under which sanitary sewer and potable water service may be provided to the unbuilt platted development known as Bridgewater Preserve. Currently, the 215 acres is subdivided into 36 lots through a plat approved in March of 2006 and is located outside of the Primary and Secondary Urban Service districts. It has a special approval (memorialized in specific policies in the comprehensive plan) allowing the extension of water and sewer service to the subdivision even though it is outside of the Urban Service districts.

The proposed amendment to Future Land Use Policy 4.7A.3, Sanitary Sewer Services Policy 10.1A.8, and Potable Water Services Policy 11.1C.11 require that any increase in density beyond the existing plat shall be done only as a Planned Unit Development Zoning Agreement which requires connection to existing potable water and sanitary sewer lines. According to Martin County staff, the western edge of the development is less than 2,000 feet from the Wild and Scenic portion of the Loxahatchee River. The reduction in the number of potential septic tanks
fostered by the proposed amendment will help to protect the nearby Loxahatchee River (listed as a Natural Resource of Regional Significance in Chapter 6, Section C.1.4 of the SRPP) from contamination. The proposal is also consistent with Strategy 6.3.3 of the Natural Resources Element of the SRPP, which calls for the development of central sewer systems and the associated Policy 6.3.3.1 which discourages the use of septic tanks in areas susceptible to groundwater contamination.

Circle K

The proposed amendment is to change the future land use designation of 2.92 acres located at the northwest corner of Cove Road and US-1 from Commercial Limited to Commercial General. The current designation allows commercial uses, with the size limited by compliance with parking requirements, a maximum building coverage of 50%, and a maximum height of 30’. The proposed designation would allow more commercial uses (such as the existing convenience store and gas pumps), limited in size by compliance with parking requirements, a maximum building coverage of 60%, and a maximum height of 40’. The future land use designations on adjacent properties are Commercial Office/Residential to the north, Commercial General to the south, Commercial Limited and Commercial General to the east, and Low Density residential to the west.

The Martin County staff report indicates that services are or will be available concurrent with the development of the property so that the required level of service for water, sewer, drainage, transportation, solid waste, parks/recreation, fire/public safety/EMS, schools, and libraries will be met. While County staff recommended denial of the request, primarily due to concern about the impacts on the residences to the west, the Board of County Commissioners decided to transmit the amendment for this infill parcel in the Primary Urban Service District.

Cove Royal

The proposed amendment is to change the future land use designation of 97 acres located on the south side of Cove Road west of Ault Road from Rural Density to Estate Density 2UPA. The current designation allows 48 dwelling units (1 unit per 2 acres). The proposed designation would allow up to 194 dwelling units (2 units per acre), however the associated Planned Unit Development request is for 119 single-family dwellings. The future land use designations on adjacent properties are Estate Density and Rural Density to the north and east, Recreational to the south, and Rural Density to the west.

The Martin County staff report indicates that services are or will be available concurrent with the development of the property so that the required level of service for water, sewer, drainage, transportation, solid waste, parks/recreation, fire/public safety/EMS, schools, and libraries will be met for this site within the Primary Urban Service District.

Fernlea

The proposed amendment as transmitted by the Board of County Commissioners is to change the future land use designation of 18.95 acres of the overall 25 acre site from Rural Density to Estate
Density 2UPA. The balance of the site already has an Estate Density 2UPA designation. The current designation allows 9 dwelling units (1 unit per 2 acres) on the southern Rural Density portion and 12 dwelling units (2 units per acre) on the rest of the site, for a total of 21 units. The proposed designation as transmitted would allow 37 dwelling units on the southern portion of the site (18.95 acres x 2 units per acre) and the same 12 dwelling units on the northern portion, for a total of 49 units. The future land use designations on adjacent properties are Recreational to the north; Rural Density to the south; Estate Density 2UPA to the east; and Estate Density, Recreational, and Rural Density to the west.

The applicant requested a Medium Density designation for the entire 25 acres, which would allow a total of 200 dwelling units (25 acres x 8 units per acre) or up to 250 units (25 acres x 10 units per acre) if the workforce housing bonus is used. However, County staff recommended denial of that request based on lack of compatibility with the adjacent Rural and Estate densities and a lack of Elementary School and High School capacity. At the hearing for the first reading, the Board of County Commissioners decided to approve a land use designation change to Estate Density 2UPA for the entire site and transmit it to the Florida Department of Economic Opportunity on that basis.

The Martin County staff report indicates that services are or will be available concurrent with the development of the property so that the required level of service for water, sewer, drainage, transportation, solid waste, parks/recreation, fire/public safety/EMS, schools, and libraries will be met.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on May 10, 2017. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

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

Attachments
# List of Exhibits

**Exhibit**

1. General Location Map  
2. Visiting Nurse Association - Location Map  
3. Visiting Nurse Association - Aerial Map  
4. Visiting Nurse Association – Existing Future Land Use Map  
5. Visiting Nurse Association - Proposed Future Land Use Map  
6. Bridgewater - Location Map  
7. Bridgewater - Aerial Map  
8. Bridgewater - Existing Future Land Use Map  
9. Bridgewater - Proposed Future Land Use Map  
10. Circle K - Location Map  
11. Circle K - Aerial Map  
12. Circle K - Existing Future Land Use Map  
13. Circle K - Proposed Future Land Use Map  
14. Cove Royal - Location Map  
15. Cove Royal - Aerial Map  
16. Cove Royal - Existing Future Land Use Map  
17. Cove Royal - Proposed Future Land Use Map  
18. Fernlea - Location Map  
19. Fernlea - Aerial Map  
20. Fernlea - Existing Future Land Use Map  
21. Fernlea - Proposed Future Land Use Map
Exhibit 1
General Location Map
Exhibit 2
Visiting Nurse Association – Location Map
Exhibit 4
Visiting Nurse Association – Existing Future Land Use Map
Exhibit 5
Visiting Nurse Association – Proposed Future Land Use Map
Exhibit 6
Bridge Water – Location Map
Exhibit 9
Bridgewater – Proposed Future Land Use Map
Exhibit 10
Circle K – Location Map
Exhibit 11
Circle K – Aerial Map
Exhibit 12
Circle K – Existing Future Land Use Map
Exhibit 14
Cove Royal – Location Map
Exhibit 16
Cove Royal – Existing Future Land Use Map
Exhibit 17
Cove Royal – Proposed Future Land Use Map
Exhibit 18
Fernlea – Location Map
Exhibit 19
Fernlea – Aerial Map
Exhibit 20
Fernlea – Existing Future Land Use Map
Exhibit 21
Fernlea – Proposed Future Land Use Map