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 October 31, 2018 and contains one text and three Future Land Use Map (FLUM) amendments. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The amendment package contains one text amendment and three FLUM amendments. Those amendments are summarized below:

**Former Fire Station 10 Parcel**

The proposed amendment is to change the future land use designation of a 0.34 acre parcel of land from General Institutional to Limited Commercial. The subject property is located on NE Samaritan Street, east of NE Savannah Road in Jensen Beach. A former fire station is located on the site. The property is county-owned and has been declared surplus property by the Board of County Commissioners. The proposed change is being made in order to assign a land use designation that would permit use of the property by a future private owner. Adjacent Future
Land Use designations include Commercial General to the north; Commercial Office/Residential to the east and west; and Mobile Home Density up to 8 dwelling units per acre to the south.

The staff report indicates the Limited Commercial designation is compatible with adjacent residential neighborhoods and will provide a transition between the mobile home park to the south and more intense commercial uses to the north. The property is located within the Primary Urban Services District with water and wastewater services provided by Martin County Utilities, and there is sufficient roadway capacity available.

**Leilani Heights**

The proposed amendment is to change the future land use designation of two contiguous lots totaling 3.4 acres from Low Density Residential 5 dwelling units per acre to Institutional-Recreation. The subject property is located within the Leilani Heights Phase I Subdivision, at the southeast corner of NE 24th Street Extension and NE 18th Avenue in Jensen Beach. The site is vacant except for a small playground in the northeast corner. Adjacent Future Land Use designations are Low Density Residential 5 dwelling units per acre to the north, east, and west; and Mobile Home Density up to 8 dwelling units per acre to the south.

In 2000, the Leilani Heights Property Owners Association deeded the southern 2.3 acres of the site to the County. The northern 1.1 acres became property of the County in 2003 when the County assumed the water and wastewater system previously owned and operated by Florida Water Service Corporation. The staff report indicates this amendment recognizes the County’s intent to retain the property as a park for local residents. Additionally, it is noted that existing water and wastewater lines are available to service the site if in the future there is a need for restrooms or drinking water facilities; and the amendment will have no significant impact on the transportation level of service as it is located on a residential street that is easily accessible by walking and bicycling from the surrounding neighborhood.

**Leighton Farm Avenue - FLUM**

The proposed amendment is to change the future land use designation of a 0.79 acre parcel of land from Agricultural Ranchette 1 dwelling unit per 5 acres to General Commercial. The subject property is located on the south side of the intersection of SW Leighton Farm Avenue and SW Martin Highway (State Road 714) in Palm City. Adjacent Future Land Use designations are Industrial to the north (across SW Martin Highway); General Commercial to the east (adjacent to the Florida Turnpike); and Agricultural Ranchette 1 dwelling unit per five acres to the south and west.

The subject site is part of an approved exchange of property between the County and the Moyel Group, Inc. The County agreed to convey to the Moyel Group, Inc. the right-of-way of the current SW Leighton Farm Avenue Alignment (±0.88 acres) after a new alignment is constructed and the former road is removed and regraded. In exchange, the Moyel Group, Inc. conveyed to the County ±1.09 acres needed to create an 80-foot wide right-of-way for a new alignment of SW Leighton Farm Avenue at SW Martin Highway. This realignment is needed to form a four-legged intersection with SW Deggeller Court and SW Martin Highway, creating a safer, more
efficient intersection. The Florida Department of Transportation has agreed to construct the realignment as part of its planning and design for widening SW Martin Highway between Citrus Boulevard to the west and the toll booth for the Florida Turnpike to the east. The subject property abuts ten acres also owned by the Moyel Group, Inc. which has a General Commercial future land use designation. The staff report indicates this amendment will have no impact on public services or facilities.

**Leighton Farm Avenue - Text**

The proposed amendment is to modify Future Land Use Element Figure 4-2, Urban Service District map to expand the Primary Urban Service District (PUSD) by approximately 5 acres; and Potable Water Services Element Figure 11.1, Areas Currently Served by Regional Utilities map to maintain consistency with the proposed change to Figure 4-2. This text amendment is related to the Leighton Farms Avenue FLUM amendment. The amendment proposes to revise the alignment of the PUSD with the western edge of the new SW Leighton Farm Avenue alignment, increasing the PUSD by approximately 3.2 acres. The amendment also proposes to extend the PUSD approximately 100 feet to the south so the boundary of the PUSD coincides with the boundary of the General Commercial Future Land Use designation on the Moyel Group, Inc. property. Finally, the amendment proposes to remove a small section of land (3,352 square feet) currently designated as Agricultural Ranchette from the PUSD. In total, the proposed amendment will expand the PUSD by 5.0 acres.

**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 November 5, 2018. 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  Former Fire Station 10 Parcel – Aerial map
3  Former Fire Station 10 Parcel – Existing Future Land Use Map
4  Former Fire Station 10 Parcel – Proposed Future Land Use Map
5  Leilani Heights – Aerial map
6  Leilani Heights – Existing Future Land Use Map
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General Location Map
EXHIBIT 2
Former Fire Station 10 Parcel – Aerial Map
EXHIBIT 3
Former Fire Station 10 Parcel – Existing Future Land Use Map
EXHIBIT 4
Former Fire Station 10 Parcel – Proposed Future Land Use Map
EXHIBIT 5
Leilani Heights – Aerial Map
EXHIBIT 6
Leilani Heights – Existing Future Land Use Map
EXHIBIT 7
Leilani Heights –Proposed Future Land Use Map
EXHIBIT 8
Leighton Farm Avenue – Aerial Map
EXHIBIT 9
Leighton Farm Avenue – Existing Future Land Use Map
EXHIBIT 10
Leighton Farm Avenue – Proposed Future Land Use Map
EXHIBIT 11
Proposed Revisions to Primary Urban Service District

Figure 1. Revision to the Primary Urban Service District directed by Res. 18-5-16

Figure 2. Revision to the Primary Urban Service District recommended by staff
EXHIBIT 12
Current Figure 4-2, Urban Service District
EXHIBIT 13
Current Figure 11-1, Areas Currently Served by Regional Utilities