To: Council Members

From: Staff

Date: May 18, 2018 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 18-2ESR

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 March 20, 2018 and contains one proposed change to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation of one parcel totaling approximately 27 acres located along the south side of SE Saturn Street between SE Federal Highway and SE Dixie Highway (within the Hobe Sound Community Redevelopment Area) from Commercial Limited in part and Low Density Residential in part to Public Conservation. The current designation for a portion of the site allows commercial development limited to 50% lot coverage and 30 foot height; the current designation for the majority of the site allows up to 5 dwelling units per acre. The proposed designation only allows development consistent with conservation and passive recreation uses. The future land use designations on adjacent properties are Low Density Residential to the north, Commercial Limited to the east, and General Institutional to the south and west.
The Martin County staff report indicates that services are or will be available concurrent with any development of this property within the Primary Urban Service District 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 was acquired by Martin County for conservation purposes because it is a biologically significant scrub habitat comprised of sand pine scrub hosting Gopher Tortoise, Indigo Snake, Florida Scrub Jay, Lichens, Tillandsia Air Plants, Florida Rosemary, Scrub Mint, and Four-Petal Pawpaw. The Martin County Comprehensive Growth Management Plan requires that the future land use designation of environmentally sensitive land acquired by the County be changed to the Public Conservation designation during the next plan amendment cycle (after acquisition). In addition, the parcel abuts the South Water Treatment Plant for the South Martin Regional Utility, which contains a number of potable water wells, and its designation as Public Conservation will help protect the wells which provide drinking water for Jupiter Island and Hobe Sound.

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 March 23, 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

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General Location Map
Exhibit 4
Hamm Parcel – Existing Future Land Use Map
Exhibit 5
Hamm Parcel – Proposed Future Land Use Map