TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: November 18, 2019
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 19-05ESR

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 29, 2019 and contains one proposed change to the Future Land Use Map (FLUM) of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed amendment is to change the future land use designation on 47.1-acres of land from Residential Estate Density - up to 2 dwelling units per acre to Low Density Residential, which allows up to 5 dwelling units per acre. The current designation would allow up to 94 dwelling units. The proposed designation would allow up to 235 dwelling units, which is an increase of 141 dwelling units. The subject property is located just east of SW Kanner Highway between SE Salerno Road and SE Cove Road in the Stuart area. The future land use designations on adjacent properties are Commercial General to the north, Rural Density Residential to the south and east, and Commercial General and Medium Density Residential to the west.

The property operated as a fish farm for several decades. This use ended in the late 1990s. Included on approximately 3 acres of the site are 2 single family homes and a storage shed. In 2010, the remainder of the site was reclaimed and improved as cow pasture, with some of the
fish ponds retained as watering ponds. The Martin County staff report indicates that based on findings during the permit approval process and a preliminary site evaluation, no natural wetland or upland habitat occurs on the property.

The staff report indicates that the proposed land use designation change is consistent with the land use characteristics of the area. The report notes that the construction of Interstate 95; the paving of Cove Road; the widening of Kanner Highway from two lanes to four lanes, and currently in the final stages of being widened to six lanes; and the provision of water and sewer service have permitted development of vacant land and redevelopment of developed parcels in ways that have altered the character of the area. The subject parcel is in an urbanizing area that has a mix of various uses that include commercial and residential uses at various densities, and contains the necessary infrastructure required for residential uses, including higher density use.

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, fire/public safety/EMS, and schools will be met for this site within the Primary Urban Service District.

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 1, 2019. 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.

Council Action – December 13, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Vice Mayor Weinroth from Palm Beach County seconded the motion, which carried unanimously.

Attachments
## List of Exhibits

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