MEMORANDUM

To: Council Members

From: Staff

Date: December 6, 2019

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 19-06ESR

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 November 12, 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 amendment and Council comments.

Summary of Proposed Amendment

In December of 2017, the Martin County Board of County Commissioners (BOCC) adopted a resolution to encourage in-fill development and redevelopment in the County’s six Community Redevelopment Areas (CRAs) by strengthening the goals, policies, and objectives in the County’s comprehensive plan. To further that directive, the BOCC adopted a new element to the comprehensive plan, Chapter 18 Community Redevelopment Element, on September 10, 2019. Under the new element, two new future land use designations, CRA Center and CRA Neighborhood, were created. To implement this new approach, the County is adopting changes to the FLUMs for each of Martin County’s six CRAs by:

1. Assigning the CRA Center future land use designation to the urbanized core of the CRAs and along certain corridors where mixed-use development patterns exist or are allowed;
2. Assigning the CRA Neighborhood future land use designation to the areas in each CRA where residential uses predominate, that are outside the urbanized core and mixed-use corridors;
3. Eliminating the Mixed-Use Future Land Use Overlay; and
4. Deleting the underlying future land use designations from the CRA, except Marine Waterfront Commercial, Industrial, and Institutional future land use designations, which will be retained in the CRAs.

This FLUM amendment is currently being proposed only for the Rio CRA. Similar amendments have already been adopted for the Jensen Beach CRA, and like changes to the FLUMs for the Old Palm City, Hobe Sound, Golden Gate, and Port Salerno CRAs will follow. The proposed FLUM amendment will remove the future land use designations of Estate Density, Low Density, Medium Density, Mobile Home Density, Commercial Office/Residential, Limited Commercial, and General Commercial and assign the CRA Center or CRA Neighborhood future land use designations, as well as eliminate the Rio Industrial, Western, Town Center, and Eastern Mixed-Use Future Land Use Overlays. Approximately 95 acres will be assigned the CRA Center future land use designation and approximately 358 acres will be assigned the CRA Neighborhood future land use designation. The Marine Waterfront Commercial (13 acres), Industrial (± 22 acres), Public Recreation (± 20 acres), and Conservation (3 acres) future land use designations will not be affected by this amendment. Additionally, in the Rio CRA, the Medium Density Residential future land use designation is retained for the 29.4 acre Beacon 21 development that is governed by a PUD zoning agreement and the Low Density Residential and the Estate Density future land use designations are retained for the 19.8 acres of the Langford Landing subdivision that are located within the Rio CRA to maintain consistency with the development order.

The intent is to modify the regulatory framework in order to simplify interpretation and implementation for property owners, developers, and County staff and provide greater flexibility of permitted uses. The staff report indicates the CRA Neighborhood future land use designation is intended to maintain and upgrade the quality of the residential neighborhoods in the CRAs and to attain or maintain a small town urban form with well-connected, walkable streets, public open spaces and recreational facilities and buildings whose form and proportion are consistent with existing development. The CRA Center future land use designation encourages a mix of residential and commercial uses and the CRA Neighborhood Future Land Use permits a variety of housing types.

The Rio CRA is located in northeast Martin County. It is a waterfront community that is bordered by Jensen Beach and the Town of Sewall’s Point to the east and northeast; the FEC Railroad to the northwest; the City of Stuart to the West; and the St. Lucie River to the south. Adjacent future land use designations include County Medium Density Residential, Industrial, Commercial/Office/Residential to the north beyond the FEC railroad corridor; Low Density Residential and Commercial General to the east; City of Stuart and County Conservation to the west; and the St. Lucie River to the south.

The staff report states that the proposed amendment will not substantially change the uses or the intensity of development that is currently allowed. Since the Rio CRA is located in the Primary Urban Service District, the full range of public facilities and services at the adopted level of
service (LOS) are provided or are programmed to be provided. The report also indicates that because the maximum residential density allowed within the proposed future land use designations is approximately the same as what is permitted under the current land use designations, no significant additional impact on the adopted LOS for public facilities and services is anticipated with the amendment.

**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 15, 2019. No extrajurisdictional impacts have been identified.

**Conclusion**

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. This amendment represents a substantial move forward in Martin County’s ability to implement the vision for the CRAs and is supportive of the goals of the SRPP of compact, walkable, sustainable infill urban development. The best way to further those objectives in Martin County is to facilitate redevelopment in historically developed areas, i.e. the CRAs.

**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

Exhibit

1  General Location Map
2  Rio Community Development Area Location Map
3  Existing Future Land Use Map
4  Proposed Future Land Use Map
Exhibit 1
General Location Map
Exhibit 2
Rio Community Redevelopment Area
Location Map
Exhibit 3
Existing Future Land Use Map
Exhibit 4
Proposed Future Land Use Map