TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members                                                  AGENDA ITEM 4B15
From: Staff
Date: December 6, 2019
Subject: Local Government Comprehensive Plan Review
         Draft Amendment to the Martin County Comprehensive Plan
         Amendment No. 19-07ESR

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 14, 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

The proposed amendment is to assign the future land use designation of High Density Residential, up to 10 dwelling units per acre to three different parcels totaling 13.66 acres to provide workforce housing. The current designations on the parcels are as follows: Parcel 1, Medium Density Residential up to 8 dwelling units per acre (7.8 acres); Parcel 2, Commercial Office Residential (1.97 acres); and Parcel 3, Limited Commercial (3.89 acres). The parcels are located approximately two miles north of Bridge Road, on the east side of U.S. 1 (SE Federal Highway) and the west side of A1A (Dixie Highway), between SE James Road and SE Courtney Terrace. Adjacent future land use designations are Medium Density Residential to the north, east, and west; and Limited Commercial and Medium Density Residential to the south.

The High Density Residential future land use designation permits a maximum of 10 units per acre for units offered at market rate. The applicant is seeking this designation because a density bonus permits a maximum of 15 units per acre where affordable housing is proposed. The
applicant is requesting a total of 189 units of which 131 will be offered at fair market rate, and 58 units restricted to income limits for workforce housing, as defined by the Florida Housing Finance Corporation. With the existing land use designations on the three parcels, a maximum of 81 units can be built. Under the proposed land use designation of High Density Residential, a maximum of 135 units would be allowed (204 with density bonus for workforce housing units). The staff report indicates the actual determination of the number of units will be done as part of a site plan review process, and that approval of the current future land use changes does not guarantee a proposed site plan will achieve the maximum potential density.

The staff report indicates that because the parcels are located within the Primary Urban Service District, existing facilities and services can be used and the amendment would not demand extra services than the ones that currently exist. The staff report further states that the proposed amendment would locate development in proximity to existing services including: roads, potable water, sanitary sewer, stormwater management, law enforcement, education, healthcare, fire and emergency response, and general government. Proposed future development of the site will be required to comply with all applicable requirements in the land development regulations and comprehensive growth management plan.

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 18, 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

Exhibit

1  General Location Map
2  Aerial Map
3  Existing Future Land Use Map
4  Proposed Future Land Use Map
Exhibit 2
Aerial Map
Exhibit 3
Existing Future Land Use Map