MEMORANDUM

To: Council Members

From: Staff

Date: January 11, 2019

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 18-7ESR

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 19, 2018 and contains one Future Land Use Map (FLUM) amendment. 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 on a 10.13-acre parcel of land from Medium Density Residential 8 dwelling units per acre to Public Conservation. The subject property is located on the north side of NE Causeway Boulevard, immediately west of the Jensen Beach Club with NE Ocean Boulevard beyond to the east, on Hutchinson Island in Jensen Beach. The site is currently undeveloped. Adjacent Future Land Use designations are Medium Density Residential 8 dwelling units per acre to the east and Conservation to the north, west, and south (across NE Causeway Road).

In July of 2018, the Martin County Board of County Commissioners (BOCC) approved and accepted a quit-claim deed and obtained the subject property. The property is adjacent to the Jensen Beach Impoundment Area, which has a future land use designation of Public Conservation. The proposed amendment was initiated by the BOCC in order to assign the most
appropriate institutional designation to the subject property. The county staff reports indicates
the proposed designation of Public Conservation is the most appropriate land use designation due
to the site’s proximity to conservation lands. Additionally, the report indicates the County’s
comprehensive 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 following acquisition.

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 21, 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.

Council Action – January 18, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner Townsend from St. Lucie County seconded the motion, which carried unanimously.

Attachments
## List of Exhibits

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Exhibit 1
General Location Map

Jensen Beach Impoundment Extension
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