MEMORANDUM

To: Council Members

From: Staff

Date: May 27, 2020

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 20-02ESR

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 May 7, 2020 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 Hobe Sound CRA. Similar amendments have already been adopted for the Jensen Beach, Rio, and Old Palm City CRAs, and like changes to the FLUMs for the Golden Gate and Port Salerno CRAs will follow. The proposed FLUM amendment will change the future land use designations from Residential Estate Density, Low Density Residential, Limited Commercial, and General Commercial to CRA Center and CRA Neighborhood; retain the General Institutional future land use designation; and eliminate the Hobe Sound Mixed-Use Future Land Use Overlay. Several small parcels within the Zeus Park neighborhood will be designated Recreational and the parts of the Nathaniel P. Reed Hobe Sound National Wildlife Refuge within the CRA boundary will be designated Public Conservation.

The Hobe Sound CRA is the largest of the County’s six CRAs covering 1,024 acres, of which approximately 225 acres are roadway and railroad rights-of-way. Hobe Sound is an historic community that lies in close proximity to large expanses of protected natural lands, including the Hobe Sound National Wildlife Refuge, Jonathon Dickinson State Park, and land held by the South Florida Water Management District. A small number of residential properties within the Hobe Sound CRA are located on the Indian River Lagoon, and the Atlantic Ocean is about one mile to the east of SE Dixie Highway, which runs through the center of the CRA area.

The amendment will assign future land use designations as follows: 487 acres as CRA Neighborhood; 209 acres as CRA Center; 123 acres as General Institutional; 42 acres as Recreational; 19 acres as Public Conservation; 26 acres as Residential Estate Density; and 12 acres as High Density Residential. Adjacent future land use designations include: Low Density, Residential, Medium Density Residential, and High Density Residential to the north; Low Density Residential, Estate Density Residential, and the Indian River Lagoon to the east; Low Density Residential, General Institutional, and Public Conservation to the south; and Low Density Residential and Public Conservation to the west. The staff report indicates that the proposed future land use designation acreage amounts include some, but not all, right-of-way.

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 designation permits a variety of housing types.
The staff report states that the proposed amendment will not substantially change the uses or the intensity of development that is currently allowed. The amendment is being proposed to modify the regulatory framework to simplify interpretation and implementation for property owners, developers, and County staff and provide greater flexibility regarding permitted uses. The intent is to realize the longstanding vision for the Hobe Sound CRA as represented in the Redevelopment Plan adopted in 2000 and revised in 2009. The staff report also states that the proposed CRA Center and CRA Neighborhood future land use designations should have no negative impact on nearby land uses.

Since the Hobe Sound 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. Because the maximum non-residential intensity and 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 by the County with the proposed 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 May 11, 2020. 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.

Recommendation

Council should approve this report and authorize its transmittal to Martin County and the Florida Department of Economic Opportunity.

Council Action – June 19, 2020

Commissioner Dzadovsky from St. Lucie County moved approval of the staff recommendation. Vice Mayor Hmara from the Village of Royal Palm Beach seconded the motion, which carried unanimously.

Attachments
List of Exhibits

Exhibit

1. General Location Map
2. Hobe Sound Community Redevelopment Area Location Map
3. Existing Future Land Use Map
4. Proposed Future Land Use Map
Exhibit 1
General Location Map
Exhibit 2
Hobe Sound Community Redevelopment Area
Location Map

Hobe Sound CRA Boundary Outline in Black
Exhibit 3
Existing Future Land Use Map
Exhibit 4
Proposed Future Land Use Map