

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B5

From: Staff

Date: October 11, 2024

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 24-01ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to 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 September 27, 2024 and contains one text amendment to the County's Comprehensive Growth Management Plan (CGMP). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment revises Policy 4.13A.18(c)(8) of the County's CGMP regarding the number of bedrooms permitted for golf cottages in the Rural Lifestyle (RL) future land use designation and is not specific to any individual project.

The Rural Lifestyle future land use designation is available for communities with a minimum 1,000 acres contiguous to an urban service district or 3,000 acres within 6,000 feet of a Primary or Freestanding urban service district. Like the Agricultural future land use designation, the RL future land use designation permits golf courses and densities of one unit per twenty acres. Unlike the Agricultural future land use designation, RL allows a maximum of 54 golf cottages and six bedrooms per cottage (a maximum of 324 bedrooms) in each minimum 1,000-acre community. Each Rural Lifestyle community must be developed pursuant to a Planned Unit Development agreement approved by the Board of County Commissioners.

The proposed text amendment would allow the design of each cottage to be one or two stories, with 2 to 12 bedrooms. The amendment limits the overall total number of cottages or bedrooms

permitted in a Rural Lifestyle community to 324 bedrooms, but adds flexibility in the number of bedrooms per cottage by amending the existing 6 bedroom maximum, and is not applicable to any other future land use designation. The proposed amendment is shown below in ~~strikeout~~ and underline format:

Policy 1.13A.18(c)(8) Golf cottages are permitted as an accessory use to a golf course as long as the golf cottages remain owned, controlled and operated by the owner(s) of the golf course for the exclusive use of members and their guests. Golf cottages shall not be counted toward the maximum gross density. One golf cottage per hole of each regulation 18-hole golf course shall be allowed up to a maximum of 54 golf cottages with a maximum of 324 bedrooms. Each golf cottage shall be limited to ~~6 bedrooms~~ one or two stories with 2 to 12 bedrooms per golf cottage.

County staff recommends approval of the proposed text amendment because it:

- should have little or no effect on compatibility with surrounding properties;
- does not change the maximum number of cottages or the maximum number of bedrooms and should have no additional impacts on public facilities; and
- reduces the potential height of cottages from four stories to two stories.

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 September 30, 2024. 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 FloridaCommerce.

Council Action – October 18, 2024

Attachments

List of Exhibits

Exhibit

1 General Location Map

