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**TOWN OF**

**OCEAN BREEZE, FLORIDA**

**2035 COMPREHENSIVE PLAN**

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TOWN OF OCEAN BREEZE  
MARTIN COUNTY, FLORIDA

Local Government Comprehensive Planning and Land Development Regulation Act Florida Statute 163.3161 has mandated the preparation of local comprehensive planning programs to guide and control future development. It is the intent of the Act to "encourage the most appropriate use of land, water, and resources, consistent with the public interest."

This report constitutes the revised Comprehensive Plan for the Town of Ocean Breeze and the preparation has followed the guidelines of Florida Statutes 163.3164 . It should be noted that the limited land area of the Town effectively restricts the application of many of the planning elements plus the fact that the Town has no goal or objective to grow or expand beyond the existing Town boundaries.

PLAN PREPARATION DATE: October 17, 1988;

REVISIONS TO PLAN COMPLETED: March 1, 1990

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TOWN OF OCEAN BREEZE  
MARTIN COUNTY, FLORIDA

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## TOWN OF OCEAN BREEZE COMPREHENSIVE PLAN

The Town of Ocean Breeze Comprehensive Plan is comprised of 9 elements that address full range of topics affecting physical development of the Town. Together, these elements shape the Town's growth in a socially, economically and environmentally sustainable way.

Each element includes one or more goals. A goal is a long-term statement toward which programs and activities are ultimately directed. Each goal is supported by one or more objectives, which are specific, measurable action items that are achievable and mark progress toward a goal. Some objectives include a target completion date. Most Comprehensive Plan objectives are on-going and are targeted to continue throughout the planning period and can be updated as part of future comprehensive plan amendments. Objectives are implemented according to the direction provided by one or more policies. Policies describe the way in which specific programs and activities should be conducted to achieve the identified goal. Together, the adopted goals, objectives and policies make up the Comprehensive Plan Policy Document.

Each element has a companion Supporting Document that includes data and analysis to clarify and elaborate on the rationale for adopting the goals, objectives and policies. The Comprehensive Plan also includes a series of maps. Some maps are adopted as part of the Policy Document, while other are supporting data included in the Supporting Document. The Policy Document is adopted by Town Council, and changes must be transmitted to the Florida Department of Economic Opportunity for approval. The Support Document is for reference purposes, and may be updated from time to time as conditions change.

**FUTURE LAND USE ELEMENT**  
**GOAL, OBJECTIVES AND POLICIES**

**GOAL 1:**

To maintain the existing mobile home park community and commercial center, and to provide for appropriate residential and commercial uses of undeveloped lands with adequate levels of service for needed facilities and minimal impact on Town resources.

**OBJECTIVE 1:**

The Town of Ocean Breeze, through its Zoning and Land Development Code and/or Planned Unit Development (PUD) agreements, will establish zoning standards that will apply to a specific parcel of land such that the resulting development will be of superior quality and design while protecting the health, safety and welfare of the general public.

**POLICY 1.1**

Through the zoning code establish minimum requirements that will implement the goal of the comprehensive plan.

**POLICY 1.2**

All facilities and services shall meet all level of service standards established within this plan (potable water, sanitary sewer, drainage, solid waste, transportation, parks) and shall be available concurrent with the impacts of development. Development orders and permits shall be conditioned on the availability of the facilities and services necessary to serve the proposed development and shall be authorized at the same time the land uses are authorized.

**POLICY 1.3**

Provide for convenient on site traffic flow and require adequate off street parking facilities through adoption of appropriate land development regulations and/or use of negotiated planned unit development agreements.

**POLICY 1.4**

Innovative development patterns shall be encouraged to provide recreational facilities adequate for the number of units in the development.

**POLICY 1.5**

Requests for development permits shall be coordinated, as appropriate, with Martin County and the Treasure Coast Regional Planning Council.

**POLICY 1.6**

No changes shall be permitted within the developed portions of the Town that would create a net decrease in available open space, or decrease the effectiveness of the existing drainage and stormwater management system. New development shall maintain a minimum of 35% open space in residential areas and 25% open space in commercial areas and meet the drainage and stormwater management regulations of the South Florida Water Management District. In the case of stormwater retention and detention requirements, the Town will work with the South Florida Water Management District to assure that management schemes fully recognize the unique percolation capacity of the Town's soils and any accrued benefits derived from xeriscape landscaping and minimal use of sod.

**POLICY 1.7**

Provide for zoning district regulations that implement the land use designations established in this Comprehensive Plan.

**POLICY 1.8**

Any planned development agreement utilized to control future development shall, at a minimum:

- 1). Commit to compliance with all applicable portions of the adopted Town of Ocean Breeze Comprehensive Plan, including level of service standards for public facilities;
- 2). Reflect the findings of an acceptable transportation impact study, including a neighborhood traffic management plan;
- 3). Reflect consultation with the Florida Fish and Wildlife Conservation Commission (FWC) regarding adequate protection of any rare, endangered, threatened or special concern plant and animal species present on the affected property;
- 4). Provide for acceptable buffers along property boundaries and a high priority on preservation of existing vegetation;
- 5). Payment of impact fees to address off-site impacts of the new development; and
- 6). Comply with the Indian River Lagoon Comprehensive Conservation and Management Plan.
- 7). Reflect consultation with Martin County to address compatibility of project with existing and planned development on adjacent unincorporated lands; and

#### **POLICY 1.9**

Potential hazards and adverse impacts associated with the inappropriate redevelopment of land areas historically used for landfilling activities, including risk of contamination from hazardous materials, must be addressed prior to development approval. The Town shall require, prior to approval of development upon any area previously used as a landfill, as documented in public records, demonstration of compliance with applicable requirements of the Florida Department of Environmental Protection (FEDP), including Chapter 62-701, Florida Administrative Code, for the reuse of prior landfill sites.

#### **POLICY 1.10**

All new development must provide central water and sanitary sewer along with roads that meet the standards of Martin County or roadway standards specifically adopted by the Town. Before building

permits are issued the developer must provide for all services, including the collection and disposal of solid waste. All public services must be in place and available concurrent with the impact of the development.

**POLICY 1.11**

Transportation facility as referenced in Transportation Element Policy 1.11 shall be permitted within all land uses.

**OBJECTIVE 2:** While the Town currently contains no blighted areas, should such conditions develop in the future the Town will establish a plan for redevelopment and renewal.

**OBJECTIVE 3:** The Town, which currently contains no incompatible land uses, will avoid future incompatibilities by requiring planned use development regulations to guide growth on undeveloped lands.

**OBJECTIVE 4:** The natural resource of the Indian River Lagoon shall continue to be protected by the Town by continued compliance with the Indian River Lagoon Comprehensive Conservation and Management Plan and the Lagoon Surface Water Improvement and Management (SWIM) plan. Future development on lands west of the FEC railroad shall be allowed only upon a finding that the proposed development plan is consistent with protection of natural resources. (More detailed objectives and policies are contained in the Coastal Management Element of this plan.)

**OBJECTIVE 5:**

Future development within the Town shall be allowed only upon a finding that the proposed development is in compliance with the regional hurricane evacuation plan.



**OBJECTIVE 6:**

The Town shall allow appropriate development of currently vacant lands to discourage urban sprawl.

**OBJECTIVE 7:**

Prior to the issuance of any development order, all new development must demonstrate that adequate public facilities are available consistent with the level of service requirements of this Comprehensive Plan.

**POLICY 7.1**

The Town's land use categories do not include schools nor does the Martin County School Board intend to locate schools within Town limits. In the event, Martin County School Board seeks to locate schools within the Town, the Town shall amend the Comprehensive Plan to address the requirements of s. 163.3177(6)(a)7., F.S.

**OBJECTIVE 8:** New development and redevelopment shall be allowed only pursuant to a negotiated Planned Unit Development between the developer and Town.

**OBJECTIVE 9: FUTURE LAND USE CATEGORIES**

The Town of Ocean Breeze has as its principal goals the maintenance of the existing mobile home park community and commercial center, future expansion of the existing commercial center and appropriate future residential or development of undeveloped lands. The Future Land Use Map, included in this element, provides a blueprint for a complete build-out of all the land area incorporated into the Town.

## **POLICY 9.1**

The future land use categories defined below provide general descriptions intended to encompass all present and future land uses in the Town of Ocean Breeze. The "Table of Land Use Densities and Intensities", "Exhibit A" herein, provides specific density and intensity measures that shall establish the maximum density and intensity allowed in each land use category. The Future Land Use Map establishes the optimum, overall distribution of land uses on a Town-wide basis.

The Town of Ocean Breeze has designated the following land use categories and allowed uses for all land within the Town of Ocean Breeze:

**A. *Mobile Home Residential development* (Ocean Breeze East, Approximately 44.35 acres)** – Mobile homes not exceeding 16.46 units per acre. Communication towers shall be allowed subject to zoning standards. Redevelopment activities occurring under a Planned Unit Development (PUD) Agreement may allow:

- 1) A variety of building types including mobile homes, modular homes, manufactured homes and recreational vehicles to ensure a diverse and affordable quality environment.
- 2) Replacement of existing mobile homes with traditional site built structures as appropriate and consistent in scale and character with the typical home types in the park.
- 3) Storage for vehicles for the convenience of the residents.
- 4) Neighborhood commercial uses, primarily serving Town residents, not exceeding 25,000 square feet in floor area.
- 5) Public waterfront amenities such as piers, docks, or boardwalks (see Coastal Management Element for details).

If the development is a PUD, a minimum of ten percent of the site shall be set aside for recreational amenities and civic infrastructure, which may include but not be limited to central community clubhouse facilities/recreation center, pool, fitness center, shuffle board courts, etc.

**B. *Low Density Residential Future Land Use (Ocean Breeze West, Approximately 9.4 acres)*** - The low density residential designation is reserved for land serviced by a full complement of urban services. Densities permitted in this area shall not exceed six units per gross acre for site-built residential units or fifteen units per acre for mobile home or recreational vehicle residential units. Projects meeting the requirements for provision of senior or affordable housing shall be allowed a density bonus as outlined below. Notwithstanding any other Goals, Objectives and Policies of this Comprehensive Plan, group homes, foster homes, nursing care facilities, and assisted living facilities shall be allowed not to exceed 30 beds per acre. Maximum building height shall be 2 stories in this district unless the parcel depth exceeds 100' measured from the Town limits and all setbacks from adjacent unincorporated Martin County are a minimum of 60' providing a minimum 25' buffer in which case the maximum height shall be 4 stories.

- 1) With the exception of mobile home development, group homes, foster homes, nursing care facilities and assisted living facilities, a 25% gross density bonus will be granted to residential development that is restricted to senior housing (either limited to occupancy by residents 62 years of age or older or to those intended and operated for occupancy by persons 55 years of age or older provided that at least 80 per cent of the occupied units are occupied by at least one person 55 years of age or older) or a 50% bonus will be granted to residential development that is committed to a proportion of owner occupied or rental housing meeting the definition of very low and low income as defined by the State of Florida guidelines for the State Housing Incentive Program (SHIP). Projects receiving a density bonus must further meet the criteria listed below.

- a. The project must be subject to a Planned Unit Development Agreement.
- b. For sites that share a common boundary with a single-family land use, a buffer must be provided.
- c. Senior housing projects must include the following design standards:
  - i) at least one zero step entrance
  - ii) all interior doors providing at least 31 ¾ inches of unobstructed passage space, and
  - iii) at least a half bathroom on the main floor.
- d. For affordable housing projects; a minimum of 15% of the proposed units must be allocated to persons of very low and/or low income as defined by the State of Florida Guidelines for the State Housing Incentive Program (SHIP), for a minimum period of 20 years or such longer period as set forth by a controlling grant or other affordable housing program such as the Martin County Local Housing Assistance Plan. The units intended for affordable housing shall be subject to a recorded land use restriction for not less than 20 years and shall include resale provisions to ensure long-term affordability for very low and/or low income homeowners and renters.

For the purpose of this policy, the density bonuses are not cumulative. For example, an affordable housing development dedicated to senior residents will be granted a total density bonus of 50% as a result of the 50% bonus for affordable housing. In this case, the 25% bonus for senior housing would not apply.

**C. *Medium Density Residential Future Land Use (Ocean Breeze West, Approximately 32.1 acres)*** - The medium density residential designation is reserved for land serviced by a full complement of urban services. Densities permitted in this area shall not exceed ten units per gross acre for site-built

residential units or fifteen units per acre for mobile home or recreational vehicle residential units. Projects meeting the requirements for provision of senior or affordable housing shall be allowed a density as outlined in below. Notwithstanding any other Goals, Objectives and Policies of this Comprehensive Plan, group homes, foster homes, nursing care facilities, and assisted living facilities shall be allowed not to exceed 30 beds per acre. Maximum building height shall be 3 stories in this district unless set back from adjacent unincorporated Martin County by a minimum of 60' providing a minimum 25' buffer in which case the maximum height shall be 4 stories.

- 1) With the exception of mobile home development, group homes, foster homes, nursing care facilities and assisted living facilities, a 25% gross density bonus will be granted to residential development that is restricted to senior housing (either limited to occupancy by residents 62 years of age or older or to those intended and operated for occupancy by persons 55 years of age or older provided that at least 80 per cent of the occupied units are occupied by at least one person 55 years of age or older) or a 50% bonus will be granted to residential development that is committed to a proportion of owner occupied or rental housing meeting the definition of very low and low income as defined by the State of Florida guidelines for the State Housing Incentive Program (SHIP). Projects receiving a density bonus must further meet the criteria listed below.
  - a. The project must be subject to a Planned Unit Development Agreement.
  - b. For sites that share a common boundary with a single-family land use, a buffer must be provided.
  - c. Senior housing projects must include the following design standards:
    - i) at least one zero step entrance
    - ii) all interior doors providing at least 31 ¾ inches of unobstructed passage space, and

- iii) at least a half bathroom on the main floor.
- d. For affordable housing projects; a minimum of 15% of the proposed units must be allocated to persons of very low and/or low income as defined by the State of Florida Guidelines for the State Housing Incentive Program (SHIP), for a minimum period of 20 years or such longer period as set forth by a controlling grant or other affordable housing program such as the Martin County Local Housing Assistance Plan. The units intended for affordable housing shall be subject to a recorded land use restriction for not less than 20 years and shall include resale provisions to ensure long-term affordability for very low and/or low income homeowners and renters.

For the purpose of this policy, the density bonuses are not cumulative. For example, an affordable housing development dedicated to senior residents will be granted a total density bonus of 50% as a result of the 50% bonus for affordable housing. In this case, the 25% bonus for senior housing would not apply.

**D. Commercial Future Land Use (Ocean Breeze West, Approximately 3.71 acres as described below)**

Land Uses and activities within this designation shall be predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. This includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, group homes, foster homes, nursing care facilities, and assisted living facilities shall be allowed not to exceed 111 total beds within that portion of the Commercial future land use designation described below. A limited amount of Multi-Family Residential and indoor industrial uses are allowed. In addition to the uses listed above, this designation shall also allow residential development including private recreational uses in support thereof, in accordance with the Low Density or Medium Density residential land use criteria

provided such use does not exceed the currently approved residential density within the area of Ocean Breeze West.

BEING A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 22, THENCE SOUTH 00°19'03" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 22, A DISTANCE OF 171.98 FEET TO A POINT ON THE SOUTH LINE OF OCEAN BREEZE PLAZA AS RECORDED IN OFFICAL RECORD BOOK 992, PAGE 2566 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE SOUTH 89°59'10" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 561.29 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, THENCE SOUTH 17°44'05" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 280.87 FEET; THENCE NORTH 89°59'10" WEST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 645.36 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 22; THENCE NORTH 00°19'03" WEST, ALONG SAID EAST LINE A DISTANCE OF 267.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.71 ACRES, MORE OR LESS.

**E. Commercial (Ocean Breeze Plaza, Approximately 12 acres)** – Commercial uses within the area designated as Commercial on the future land use map shall be limited to a maximum of 125,000 square feet. Land Uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions and restaurants.

1) Redevelopment within the Commercial (Ocean Breeze Plaza – Approximately 12 acres) future land use designation may be granted an intensity bonus of 25% if developed with prominent quality architectural and site design attributes as set forth in the Town's land development regulations. At a minimum the land development regulations shall include but not be limited to the following criteria:

- a. an integrated pedestrian system

- b. a bus stop and shelter
- c. bicycle racks
- d. interconnections between complementary neighboring land uses
- e. a clear definition of rights-of-way and streets
- f. well defined open spaces
- g. a variety of building types and uses.

The Land Development Regulations shall also address architectural standards, including but not limited to building fenestration, proportions of openings, building massing and composition, building materials and surface treatment and pitch of roofs. Such development shall be approved via a Planned Unit Development.

**F. Submerged Lands (*Approximately 1.9 Acres*).** The uses within the area designated as Submerged Land on the future land use may allow less intensive waterfront uses such as fishing piers, public access platforms, day-dock or longer term docking facilities, designed to serve Town residents, at the Town's discretion under the terms of a planned unit development agreement. However, the Town shall prohibit commercial marinas, including commercial anchorages.

#### **POLICY 9.1**

Within the Low Density Residential Future Land Use, Medium Density Residential Future Land Use, and Commercial Future Land Use (Ocean Breeze West, Approximately 3.71 acres), a buffer shall be required between any proposed development and adjacent existing residential units when the density of the proposed development exceeds two times that of the adjacent residential area measured within the first tier of units. A buffer shall also be required for sites designated and developed for medium density residential use adjacent to any boundary of unincorporated Martin County designated for single family use. A buffer shall be a minimum of 25' in width and contain a 100% opaque screen that is six feet in



height within one year of installation. No permanent above ground improvements shall be constructed within the buffer except for landscaping, buffer fence or wall, utility systems, and/or drainage facilities.

#### **POLICY 9.2**

Within the Low Density Residential Future Land Use, Medium Density Residential Future Land Use, and Commercial Future Land Use (Ocean Breeze West, Approximately 3.71 acres), the developer shall provide a dedicated funding mechanism for the continued provision of fire service and solid waste collection service. (This policy is not intended to be a requirement for the dedication of land for a fire station.)

#### **POLICY 9.3**

APPROPRIATE PLANNED LAND DEVELOPMENT - New development within the Low Density Residential Future Land Use, Medium Density Residential Future Land Use, and Commercial Future Land Use (Ocean Breeze West, Approximately 3.71 acres) shall:

- 1) Only be approved based upon a finding that the proposed development will be appropriate to the topography, soil conditions, availability of facilities and services and surrounding land uses;
- 2) Ensure the protection of natural and historical resources;
- 3) Be coordinated with appropriate local or regional hurricane evacuation plans, when applicable;
- 4) Be coordinated with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet;
- 5) Ensure the availability of suitable land for utility facilities necessary to support proposed development; and
- 6) Encourage the use of innovative land development techniques as may be appropriate to the situation of the land; and

- 7) Be subject to a Planned Unit Development Agreement.

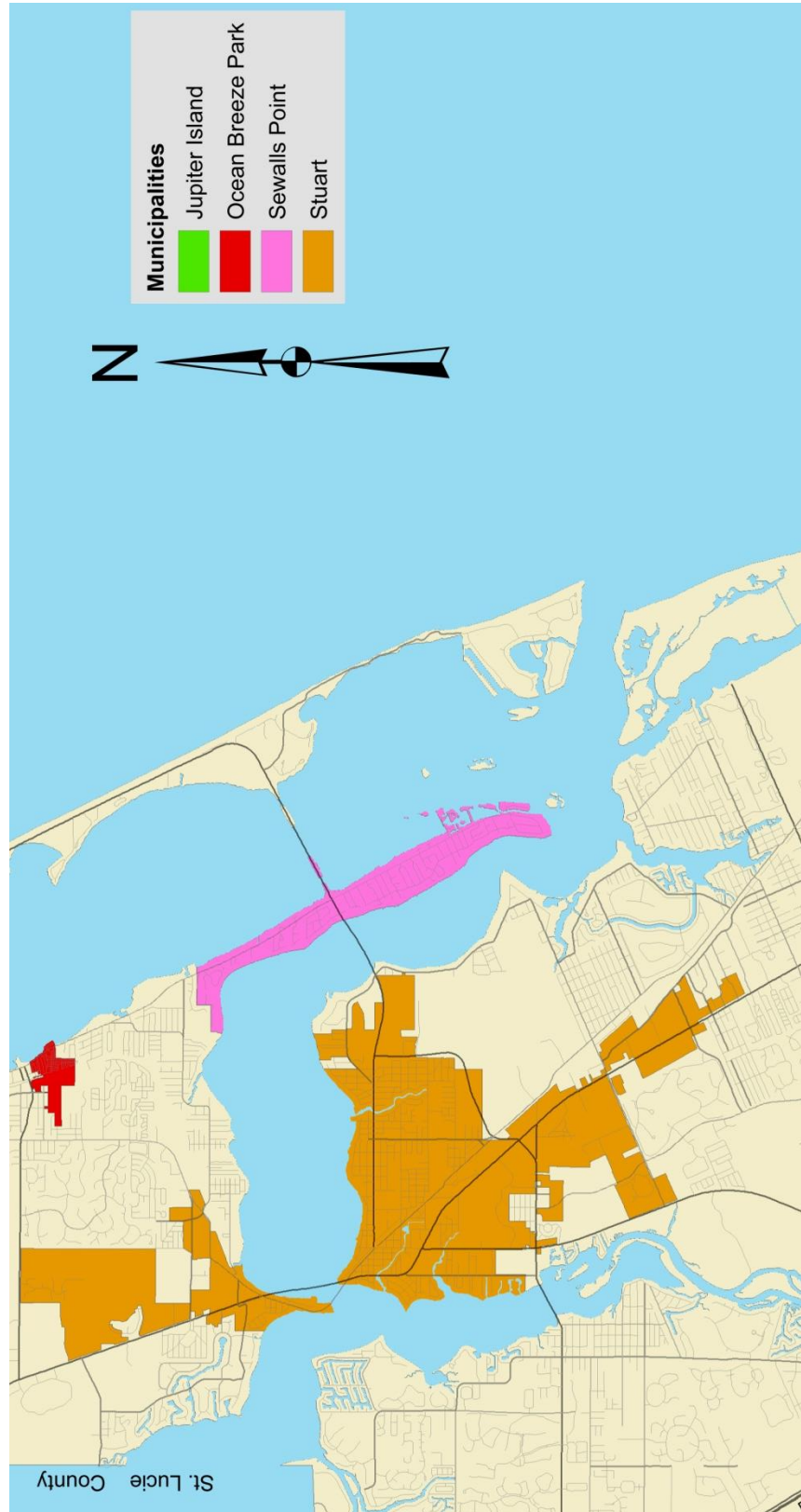
## FUTURE LAND USE CATEGORY – EXHIBIT A

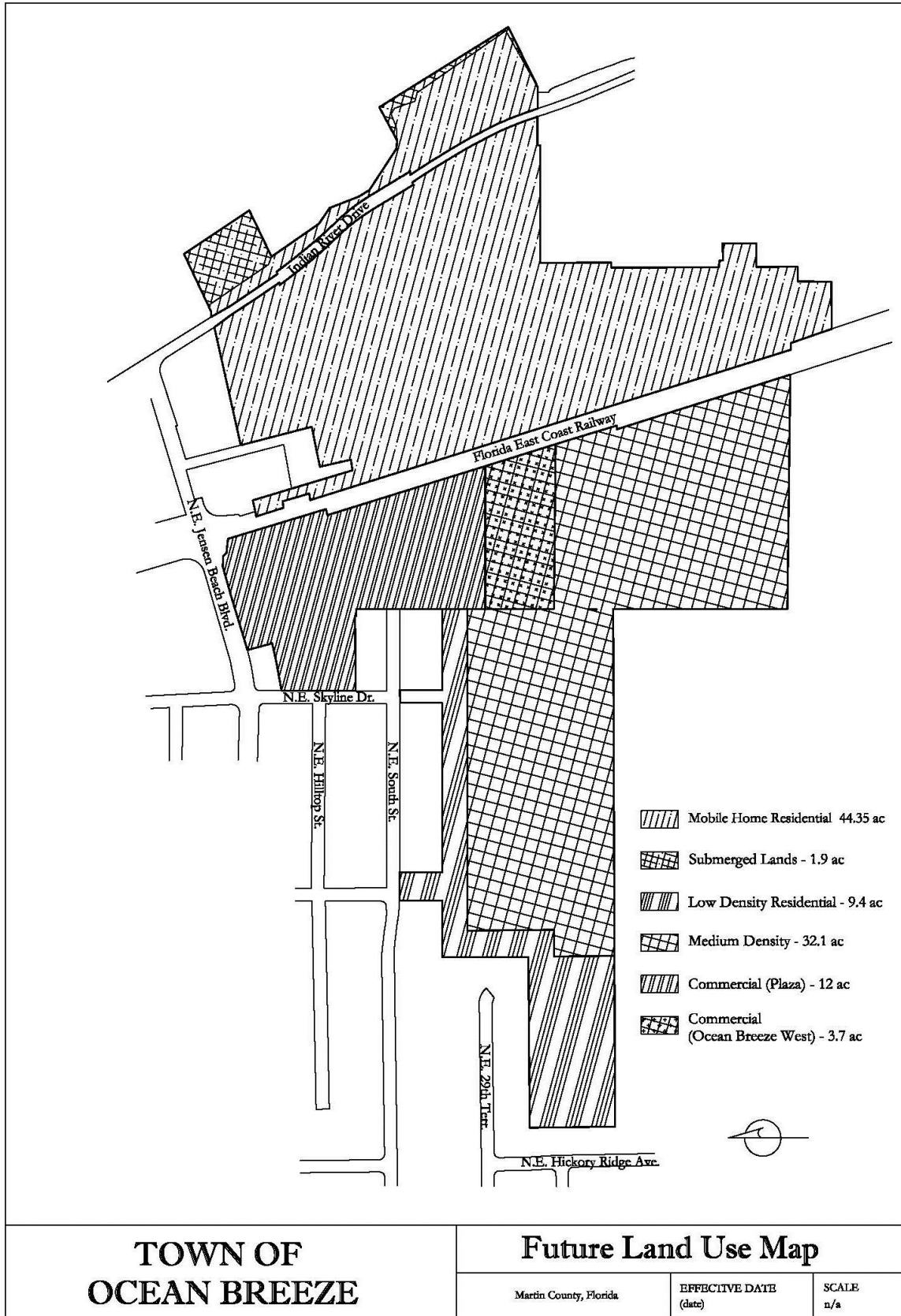
### TABLE OF LAND USE DENSITIES AND INTENSITIES

Future Land Use	Acreage	Density and Persons Per Household			Density/ Intensity	Population Estimate
		Site Built	Senior/ Affordable	Mobile Home		
Low Density Residential	9.4	6 upa 2.50 pph	9 upa 2.50 pp	15 upa 2.50 pp	141 units*	352
Medium Density Residential	32.1	10 upa 2.50 pph	12.5 upa 2.50 pph	15 upa 2.50 pph	481 units*	1,204
Mobile Home Development	44.35	15 upa 1.74 pph	15 upa 1.74 pph	16.46 upa 1.74 pph	<25,000 SF	1,270
Commercial (Ocean Breeze West)	3.71	N/A	N/A	N/A	<48,750 SF*	N/A
Commercial (Plaza)	12.0	N/A	N/A	N/A	<125,000 SF	N/A
<b>Total</b>						<b>2,826</b>

\*Bonus operates only within the maximum limits established for the applicable category. The maximum units of 622 units, which would only occur if just mobile homes were developed (and including the 3.71-acre commercial parcel if all or portions were developed as residential).

TOWN OF OCEAN BREEZE  
**Municipalities Man Detail**





**TRANSPORTATION ELEMENT**  
**GOAL, OBJECTIVES AND POLICIES**

**GOAL 1:**

To provide safe, convenient and efficient motorized and non-motorized transportation facilities in a way that sustains the community small Town character and its aesthetic characteristics.

**OBJECTIVE 1:**

The Town will cooperate with Martin County and private land owners to achieve coordinated planning of land uses, transportation programs and traffic circulation as to achieve and maintain level of service adopted by the County and to protect the necessary rights of way through development permitting.

**POLICY 1.1**

The Town shall not allow changes in the developed portions of the Town (i.e., east of the FEC Railway) that would result in a less safe, convenient and efficient transportation system. Further, new development on undeveloped lands (i.e., west of the FEC Railway) shall comply with all provisions of this plan and other Town ordinances to provide a safe, convenient and efficient transportation system.

**POLICY 1.2**

The Town will maintain its small-town character by limiting the width of roadway corridors throughout the Town to no more than two through lanes.

**POLICY 1.3**

The Town will cooperate fully with Martin County, Martin Metropolitan Planning Organization and private land owners in encouraging transportation improvements and services which are consistent with this Comprehensive Plan, the Treasure Coast Regional Policy Plan, State and County transportation plans, and long range transportation plan.

#### **POLICY 1.4**

The Town of Ocean Breeze hereby adopts the following peak hour LOS standards:

- |     |                                |     |
|-----|--------------------------------|-----|
| (1) | Indian River Drive<br>(CR 707) | "D" |
| (2) | Jensen Beach Blvd. (CR-707A)   | "D" |

\*Martin County 2013 Roadway Level of Service Inventory Report

\*If facilities within Martin County are shown to operate below their required levels of service, payment of the development's fair share contribution to the impacted roadway system in addition to the payment of the appropriate County impact fees shall be deemed adequate to meet the level of service standards of the Comprehensive Plan.

#### **POLICY 1.5**

The Town shall not permit developments which will result in traffic impacts which will cause the established level of service to be exceeded, provided if facilities within Martin County are shown to operate below their required level of service, payment of the development's fair share contribution to the impacted roadway system in addition to the payment of the appropriate County impact fees shall be deemed adequate to meet the level of service standards of the Comprehensive Plan.

#### **POLICY 1.6**

Timely traffic data will be obtained by the Town through close coordination with Martin County.

#### **POLICY 1.7**

Connections and access points of driveways and roads to roadways shall continue to be controlled by a development review process as established in Zoning and Land Development Code or in development agreements.

#### **POLICY 1.8**

Provision of safe and convenient on-site traffic flow, considering needed motorized and non-motorized vehicle parking including handicap accessibility, shall continue to be accomplished by a development review procedure established in Zoning and Land Development Code or development agreements.

### **POLICY 1.9**

Unless an overall beneficial urban design approach indicates otherwise, protection of existing and future public roadway rights-of-way from building encroachment shall be accomplished by maintaining the following right-of-way requirements for all future construction except replacements of existing structures: (1) Major Arterials - 100'/ Minor Arterials - 80', (2) Collectors - 60', 50' with curb-and-gutter construction.

### **POLICY 1.10**

The Town will maintain and enforce driveway/street intersections, sight distance requirements and other relevant regulations to assure that acceptable design standards are met for onsite traffic flow and parking, access drive to public thoroughfares, pedestrian circulation facilities, bicycle and golf carts prior to authorizing specific development projects.

### **POLICY 1.11**

The Town shall work with Martin County, Martin County MPO and private land owners as well as local and regional mass transit providers to promote transit to and from the Town of Ocean Breeze. This coordination shall include: identifying destinations and traffic generators preferred by Town residents, identifying safe stopping places for mass transit, and identifying and helping to obtain needed right-of-way for mass transit stops. The provision of transit shelter by private developers shall be encouraged.

### **POLICY 1.12**

As the means to reduce the vehicles miles traveled, the Town shall encourage alternate transportation mode including mass transit, bicycles, golf carts and pedestrian facilities as a condition for development approvals.

### **POLICY 1.13**

The Town will continue to coordinate its emergency evacuation efforts for its at-risk population through close coordination with the Martin County Emergency Management Services Department.



**POLICY 1.14**

The Town shall coordinate with Martin County, Martin MPO, the Florida Department of Transportation and other agencies in order to ensure the use of consistent Level of Service standards and common methodologies for evaluating transportation impacts.

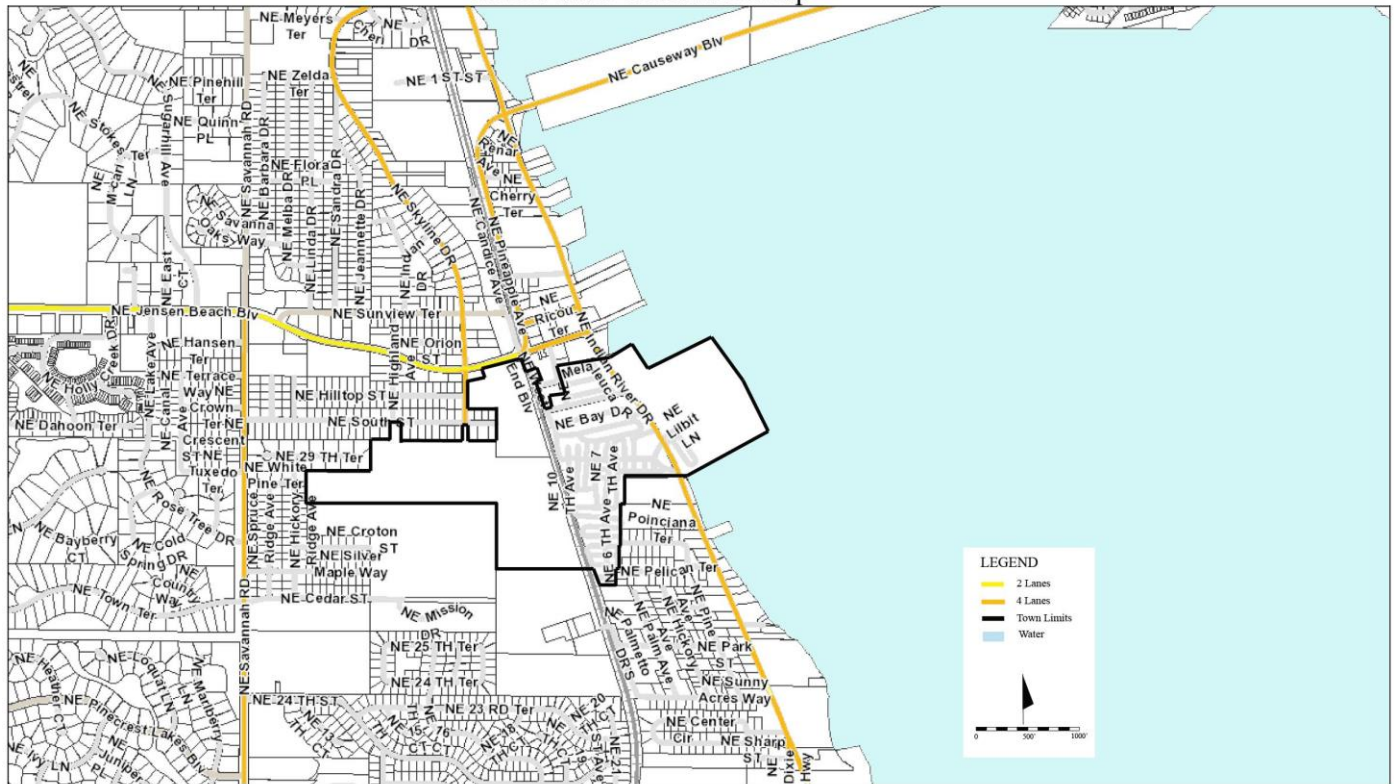
**POLICY 1.15**

The traffic circulation system shall be coordinated with future land use through land development regulations and Planned Unit Development (PUD) agreements and the requirement for a competent traffic study that demonstrates that the adopted levels of service for traffic circulation will be maintained through build-out.

**POLICY 1.16**

In the interest of the public safety and general welfare, new development and redevelopment adjacent to the FEC railway corridor shall address rail safety to prevent trespass and incorporate controls for noise and vibration sensitive uses, such as residential and educational uses.

# TOWN OF OCEAN BREEZE 2035 Future Circulation Map



## **HOUSING ELEMENT**

### **GOAL, OBJECTIVES AND POLICIES**

#### **GOAL 1:**

The goal of this housing element is to employ principles, guidelines, standards, and strategies, within the Town's capabilities, that will: (a) meet current and anticipated housing needs, (b) eliminate substandard housing, (c) improve the structural and aesthetic conditions of existing housing, (d) provide for and maintain adequate sites for future housing, including mobile homes, senior housing, workforce housing, housing for low-income, very low-income, and moderate-income families, and group home facilities and foster care facilities, including supporting infrastructure, (e) encourage relocation housing, (f) conserve historically significant housing (if any), (g) encourage or participate in housing implementation programs, where practicable, and (h) promote a mix of housing that preserves the Town's history and character as a safe and affordable place to live.

#### **OBJECTIVE 1:**

Improve the quality of life by promoting adequate, affordable, safe and sanitary housing in the form of mobile homes and possibly other residential unit types, and by promoting improved provisions for services with an emphasis on independence and self-sufficiency. Working directly with the owners of the Ocean Breeze mobile home residential development and the Ocean Breeze West (PUD) Planned Unit Development property, and using State of Florida and U.S. Census Bureau resources, the Town shall, to the extent feasible, compile and maintain data and analysis that addresses: the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio, number of substandard units, condition of housing, approximate number of households by size, income range, and age of residents, as well as the minimum housing need of the current and anticipated future residents of the jurisdiction.

#### **POLICY 1.1**

Maintain communication with all residents to keep fully informed of the needs and requirements of town residents and promote their economic independence.

## **POLICY 1.2**

Through its land development regulations, including the use of Planned Unit Development zoning (where appropriate), as well as effective application of the Florida Building Code, Florida Life Safety Code and other relevant codes, the Town shall: (a) address current and anticipated housing needs, (b) eliminate substandard housing through repair and replacement, (c) improve the quality and appearance of existing housing, (d) maintain adequate sites for future housing, including mobile homes, senior housing, workforce housing, housing for low-income, very low-income, and moderate-income families, and group home facilities and foster care facilities, including supporting infrastructure, (e) encourage relocation housing, (f) encourage the preservation of historically significant housing (if any), (g) encourage or participate in housing implementation programs, (where practicable), including the Small Cities CDBG Program, Weatherization Assistance Program, Community Contribution Tax Credit Program and Brownfield Loan Guarantee and (h) promote a mix of housing that preserves the Town's history and character as a safe and affordable place to live.

## **POLICY 1.3**

Through its land development codes and regulatory oversight of the Ocean Breeze West Planned Unit Development (PUD) property, the Town shall ensure that all federal, state and local regulations are met with regard to the site's now-closed landfill area for the purpose of restoring its economic use, including housing.

## **POLICY 1.4**

To promoting affordable, infill housing, the Town shall advocate for credits against Martin County impact fees for any vacant parcels which previously accommodated residential living units.

## **POLICY 1.5**

Through its land development regulations and oversight of the Ocean Breeze West Planned Unit Development (PUD) property, the Town shall employ policies which encourage connection to Martin County's water and sewer facilities, providing, however, that doing so shall not diminish access to affordable housing or risk displacement.

**POLICY 1.6**

Through its land development regulations and oversight of the Ocean Breeze West Planned Unit Development (PUD) Agreement, the Town shall encourage private and non-profit sectors involvement in housing production through partnerships or other means and shall: (a) promoting innovative design, site plan or construction standards, including energy efficiency, to reduce construction costs, infrastructure costs, and operational costs, and (b) encourage grants and other funding possibilities.

**OBJECTIVE2:**

Provide adequate sites for housing for low and moderate income families and for mobile homes by: (a) continuing the existing conditions in the mobile home residential development that provide affordable housing and (b) by review of any proposed new development for potential for additional housing sites for low and moderate income families, as well as (c) allowing the mobile home development option for all undeveloped land in the Town.

**POLICY 2.1**

Through its land development regulations and oversight of the Ocean Breeze West Planned Unit Development (PUD) Agreement, the Town shall address the location of group homes or foster care facilities based upon documented need and demand, considering that the entire existing mobile home park provides to all of its residents many of the services provided by foster and group homes.

**SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND  
NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT**

**GOAL, OBJECTIVES AND POLICIES**

**GOAL 1:**

Through private sector development and through application of its development regulations, the Town shall continue to ensure that adequate public services are available to meet the present and future needs of the Town of Ocean Breeze.

**SANITARY SEWER**

**OBJECTIVE 1:**

To provide for reliable sewage collection and disposal to meet the present and future needs of Town of Ocean Breeze.

**POLICY 1.1**

Periodically, the Town Council shall identify deficiencies in the existing sanitary sewer facilities and outline measures to eliminate these deficiencies.

**POLICY 1.2**

All existing septic tanks shall be maintained at a level of service as specified by the conditions of the Health Department permit. All new residential development shall be required to connect to Martin County regional wastewater systems.

The package plant serving Ocean Breeze Plaza shopping center shall continue to provide 30,000 gallons per day minimum LOS. All new commercial development may connect to the existing Ocean Breeze Plaza package plant if determined by the Town Engineer that adequate capacity exists and a minimum 20 year useful life remains on the plant; otherwise, all new development will connect to the Martin County regional system and shall not impose a cost on the Town or its residents.

### **POLICY 1.3**

The Town will coordinate with Martin County for sanitary sewer services in the extension of the regional system to serve the future development of undeveloped lands.

### **POLICY 1.4**

In order to assure that future development in Ocean Breeze has adequate sanitary sewer service to meet its needs, any developer connecting to the Martin County system must submit to the Town Council, prior to development approval, a formal notice from Martin County Utilities Department indicating that system capacity will be available concurrent with the impacts of the development.

### **POLICY 1.5**

The Town adopted the following level of service standards for sanitary sewer:

90 gallons per capita per day (residential)

0.1 gallon per square foot per day (non-residential)

## **SOLID WASTE**

### **OBJECTIVE 2:**

Through its development regulations, the Town shall ensure the adequate provisions of solid waste collection services through private providers.

### **POLICY 2.1**

The Town does not provide solid waste collection service. The Town will continue the development to be serviced by private providers. The Town adopted the following level of service standard for solid waste:

3.5 pounds per person per day (Residential: Single-Family & Multi-Family)

2.1 pounds per person per day (Residential: Mobile Homes)

0.007 pounds per square foot per day (Non-Residential)

**POLICY 2.2**

The Town will continue to require development to seek the reduction of solid waste requiring disposal through support of and participation in the recycling program of the solid waste collection service provider.

**POLICY 2.3**

The Town shall encourage solid waste collection providers to participate in the recycling program.

**POLICY 2.4**

Prior to any development approval for land west of the FEC railroad, a dedicated funding mechanism must be in place for solid waste collection service. Solid waste collection services for the area west of the FEC railroad shall not impose a cost on the Town or residents east of the FEC railroad.

**POLICY 2.5**

In order to assure that future development in Ocean Breeze has adequate solid waste collection and disposal service to meet its needs, any developer must submit to the Town Council, prior to development approval, a formal notice from an appropriate service provider indicating that system capacity will be available concurrent with the impacts of the development.

**POLICY 2.6**

The Town will maintain data relating to the amount of solid waste generated. The Town will require the solid waste collection contractors to provide waste tonnage records.

**POLICY 2.7**

The Town shall cooperate with Martin County, as appropriate and reasonable, in accomplishing the Town's objectives of ensuring the long term solid waste service needs of the Town's residents by conducting analysis of the inclusion of the limits of the Town within the MSTU service area of the County's solid waste service program as an alternative to the current private means of collection.



## **DRAINAGE**

### **OBJECTIVE 3:**

Adequate stormwater drainage will be provided for protection against flooding and to prevent the degradation of the quality of the receiving waters.

#### **POLICY 3.1**

The Town shall identify measures and practices necessary to maintain groundwater quality as provided by state regulations.

#### **POLICY 3.2**

To prevent the degradation of water quality, land development activities shall comply with applicable water quality standards and requirements of the Department of Environmental Protection and the South Florida Water Management District for drainage and stormwater management. This Policy shall be implemented through incorporation of appropriate requirements in the Town's Zoning and Land Development Code.

#### **POLICY 3.3**

The Town shall coordinate with the Indian River Lagoon Surface Water Improvement and Management (SWIM) plan for the Indian River Lagoon to protect water quality of stormwater run-off.

#### **POLICY 3.4**

The Town will require, prior to permitting, that all future new developments within the Town comply with all requirements of the Florida Department of Environmental Protection (FDEP) and South Florida Water Management District (SFWMD). Redevelopment construction shall adhere to requirements as set forth by FDEP and SFWMD to the extent feasible, prioritizing no displacement of existing residents and affordability for new ones.

### **POLICY 3.5**

The Town will coordinate with State regulatory agencies and the South Florida Water Management District to ensure that all existing and future development within the Town provide and maintain stormwater management facilities in accordance with regulations and requirements of such agencies and that existing conditions which are in conflict with such regulations and requirements be mitigated in accordance therewith.

## **POTABLE WATER**

### **OBJECTIVE 4:**

The Town shall support Martin County in its effort to maintain access to raw water supply systems to meet the Town's future potable water needs and maintain adequate reserve capacity to meet all Federal and State drinking water regulations.

### **POLICY 4.1**

Before issuance of a development order or permit, the Town will determine that service can be supplied by the proposed development without reducing the level of service for potable water below the adopted level of service standards:

100 gallons per capita per day consumption (residential)  
0.1 gallon per square foot per day (non-residential)

### **POLICY 4.2**

–No potable water wells shall be permitted in the areas designated Low or Medium Density Residential or Commercial on future land use map so long as potable water is available from a regional source. Water wells for purposes other than human consumption (such as lawn sprinkling) may be permitted where such wells would not adversely affect natural resources or increase saltwater intrusion.

**POLICY 4.3**

The Town will coordinate with Martin County's plan to set separate levels of service in the future for each regional water plant and its service area.

**POLICY 4.4**

The Town will promote water conservation by requiring that all new construction and all remodeling activities utilize fixtures conforming to the Florida Building Code standards for water efficiency and conservation. The Town will encourage that new construction features include water-saving plumbing fixtures.

**POLICY 4.5**

The Town will promote community awareness regarding water conservation, the necessity of xeriscaping concepts and temporary water use restrictions when imposed by the County through public notice.

**POLICY 4.6**

The Town's potable water service is provided by the Martin County Consolidated Water System. Martin County has included the Town's estimated population and water demand projections in the Martin County Comprehensive Growth Management Plan data and analysis. The Town adopts by reference the Martin County Water Supply Facilities Work Plan, as updated on July 10, 2012. The Town will coordinate with Martin County on population projections, water demands, water conservation, and alternative water supply as needed.

**POLICY 4.7**

The Town shall coordinate with Martin County in the County's wellfield protection program should wellfields be identified within the Town's boundaries.

**OBJECTIVE 5:**

Through the Town's Future Land Use Map and land uses policies, the Town will encourage infill development and redevelopment which will maximize the use of existing facilities and discourage urban sprawl.

**OBJECTIVE 6:**

The Town shall take reasonable means to protect the functions of natural recharge areas and drainage features to ensure an adequate supply of recharge waters to the surficial aquifer. **POLICY 6.1**

Land use and development shall be regulated to protect the functions of groundwater recharge areas by continuing to comply with all Department of Environmental Protection (DEP) and South Florida Water Management District (SFWMD) regulations and requiring a minimum of 35% open space in residential areas and 25% open space in commercial areas for all new development within the Ocean Breeze West PUD. Redevelopment construction shall adhere to the requirements of this policy to the extent feasible, prioritizing no displacement of existing residents and affordability for new ones.

**POLICY 6.2**

The Town will coordinate with Martin County and the South Florida Water Management District to protect areas within the Town that are found to be significant recharge areas through land use controls and other appropriate means.

**POLICY 6.3**

The Town will protect the functions of any natural drainage features (such as wetlands, natural outfalls, and natural drainage ways) through appropriate design of new development.

**POLICY 6.4**

Land use and development shall be regulated to protect the functions of drainage features through application of the requirements of the South Florida Water Management District and new land development regulations which incorporate such measures as: a) vegetated littoral zones, b) landscaping design that protects the natural permeability of soils, and c) drainage system design that supports the continued function of natural drainage features.

## **COASTAL MANAGEMENT ELEMENT**

### **GOAL, OBJECTIVES AND POLICIES**

#### **GOAL 1:**

To reduce the vulnerability of people and property to the effects of hurricanes and other emergencies and to protect and enhance the biological health of the Indian River Lagoon estuary.

#### **OBJECTIVE 1:**

To evacuate or shelter all Town residents in order to protect them from the effects of hurricanes and other emergencies.

#### **POLICY 1.1**

Through its coordination with Martin County's Emergency Management Services Department, the Town shall ensure that residents are notified of the location of the designated shelter and the route of travel in the event of an order to vacate due to the threat level of an anticipated storm or other emergency.

#### **POLICY 1.2**

The Town shall encourage Martin County to maintain adequate shelter spaces to serve the Ocean Breeze area and work closely with Martin County Emergency Management Services Department to locate and secure additional shelter spaces.

#### **POLICY 1.3**

Any new mobile home development within the Low Density Residential or Medium Density Residential land use categories shall include a designated shelter appropriate for use during a hurricane or other emergency constructed in accordance with the standards established for such a structure by Martin County.

**POLICY 1.4**

In the event of an ordered evacuation by authorized State or County officials, the Town shall cooperate with said order and assist to the extent feasible. Further, the Town shall encourage special needs residents to register for the Martin County Public Safety Department early evacuation transportation program.

**POLICY 1.5**

The Town shall assist the Martin County Emergency Management Services Department in assuring that public information may continue to be developed and disseminated by this office on who should evacuate; how to evacuate and what services are available for the population in a hurricane or other emergency.

**OBJECTIVE 2:**

To properly manage the Town's coastal area, protect life and property from hurricanes and minimize the impacts of new development on emergency evacuation times.

**POLICY 2.1**

The Town will continue to enforce existing provisions of flood plain and stormwater management plan to control run-off from CR-707 (Indian River Drive) to the Indian River Lagoon.

**POLICY 2.2**

Immediate repair and clean-up actions needed to protect the public health and safety shall receive first priority in emergency permitting decision. These actions include repairs to facilities for transportation (roadways), sanitary sewer, potable water, waste water and power facilities; removal of debris; and stabilization of any structures which are a threat to collapse and constitute a hazard.

**POLICY 2.3**

Structures which suffer damage shall be restored by owners to existing condition prior to storm, and all such restoration shall comply with the current zoning and construction requirements. Structures which are not repairable shall be demolished and removed. Structures which suffer repeated damage and are proposed to be rebuilt, may be required to rebuild landward of their current location or modified in structure to avoid future damage.

**POLICY 2.4**

The Town's land development regulations shall continue to include provisions to ensure that required infrastructure is available to serve development and redevelopment in accordance with adopted level of service standards, sound practices of coastal resource protection, and safe evacuation.

**POLICY 2.5**

Through cooperation with Martin County, Treasure Coast Regional Planning Council and through its development regulations, the Town shall apply policies which maintain or reduce evacuation clearance times.

**POLICY 2.6**

On continuing basis, the Town shall identify any areas needing redevelopment, containing unsafe conditions or, or containing land uses that it finds inappropriate in vulnerable areas.

**POLICY 2.7**

With the exception of improvements that enhance waterfront access for the Town's residents, improve water quality, or restore native habitat, the Town shall limit its expenditure of public funds for capital improvements (or the maintenance thereof) that fall within the Coastal High Hazard Area (CHHA). In no instance shall the Town adopt or enforce policies which disrupt or threaten the continued use of existing



(and replacement) homes on the east side of Indian River Drive. The Town shall prohibit commercial marinas, including commercial anchorages. However, through its land development regulations and PUD agreements, the Town may allow less intensive waterfront uses such as fishing piers, public access platforms, day-docks or longer-term docking facilities, designed to serve Town residents, at the Town's discretion under the terms of a planned unit development agreement.

**POLICY 2.8**

The Town shall limit public funds to subsidize development in Coastal High Hazard Area (CHHA) other than expenditures necessary to achieve the objectives and policies of the Comprehensive Plan.

**POLICY 2.9**

The Town shall define its CHHA as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**POLICY 2.10**

The Town shall cooperate and coordinate with Martin County as well as State agencies in an effort to protect and preserve existing natural systems.

**POLICY 2.11**

The Town adopts the objectives and policies and supports the implementation of the Indian River Lagoon Comprehensive Conservation and Management Plan and Jensen Beach to Jupiter Inlet Aquatic Preserve Management Plan.

**OBJECTIVE 3:**

Through its land development regulations, the Town shall continue to encourage existing and expanded access to the waterfront, where appropriate.

**POLICY 3.1**

Through its development regulations, the Town shall continue to encourage the access to the shoreline of the Indian River lagoon to current and future residents and visitors as is currently provided for in the Town.

**OBJECTIVE 4:**

To establish levels of service, service areas and phasing of infrastructure to ensure that adequate public facilities and services are available to current and future residents and visitors of the Town.

**POLICY 4.1**

The Town's development approval process shall require that all future development and redevelopment provide necessary infrastructure at the time the impact occurs, without a cost impact to the Town. The infrastructure shall be provided at the adopted levels of service as established in this Comprehensive Plan for Transportation Element, the Infrastructure (Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge) Element and the Capital Improvements Element. The infrastructure shall protect natural resources.

**OBJECTIVE 5:**

To protect, conserve and enhance coastal wetlands and living marine resources, and to maintain or improve existing estuarine quality and productivity by prohibiting any future change or activity that would have a detrimental effect.

**POLICY 5.1**

The Town shall coordinate review of estuarine shoreline development with appropriate Federal, State, regional and local agencies to prevent irreparable or irretrievable loss of natural resources in the coastal zone.

**POLICY 5.2**

Through its development regulations, the Town will actively support protection and conservation of coastal natural resources including manatees, sea turtles, seagrass beds and mangrove strands.

**POLICY 5.3**

Through its development regulations, the Town will coordinate with the appropriate agencies in order to ensure the protection of its coastal natural resources, including manatees, sea turtles, seagrass beds and mangrove strands.

**POLICY 5.4**

The Town shall maintain and enforce provisions to protect its coastal natural resources, including manatees, sea turtles, seagrass beds, and mangrove strands, in its development regulations.

**POLICY 5.5**

The Town will coordinate with the South Florida Water Management District (SFWMD) to ensure that all future new developments meet stormwater retention criteria and requirements of that agency. Redevelopment construction shall adhere to the criteria and requirements as set forth by the SFWMD to the extent feasible, prioritizing no displacement of existing residents and affordability for new ones.

**POLICY 5.6**

All additions to landscaping along the shoreline of the Indian River Lagoon shall consist of native species or xeriscape materials.

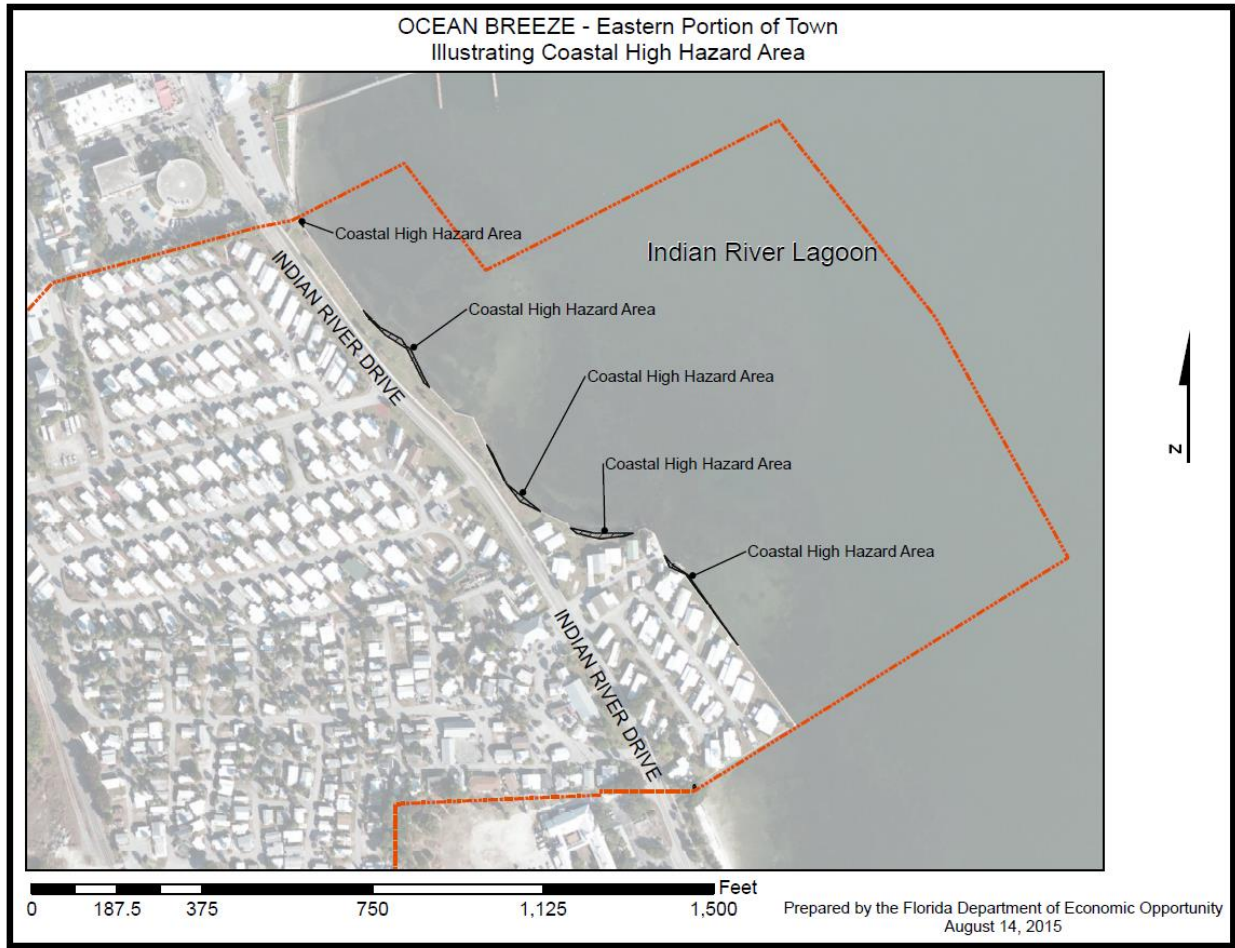
**OBJECTIVE 6:**

The criteria for prioritizing shoreline uses shall be based upon public benefit to current and future residents of the Town. As all shoreline of the Town is currently developed for public access, recreation and residential uses, these uses shall remain the highest priority until such time as redevelopment may be considered. Should redevelopment be considered in the future, the highest priority shall be given to water related and water-dependent uses.

**OBJECTIVE 7:**

On continuing basis, the Town shall review its Comprehensive Plan and other relevant plans as needed, to provide for post-disaster redevelopment, the Town shall at a minimum:

- a. Provide for emergency building permits;
- b. Coordinate with Federal and State officials to prepare disaster assistance applications;
- c. Analyze and recommend to Town Council hazard mitigation options including abandonment, reconstruction, or relocation of damaged public facilities
- d. Prepare a redevelopment plan; and
- e. Recommend amendments to the Comprehensive Plan and other appropriate plans.



## **CONSERVATION ELEMENT**

### **GOAL, OBJECTIVES AND POLICIES**

#### **GOAL 1:**

To preserve and enhance the quality of the natural environment through preservation, conservation, and appropriate management of the vital natural resources so that the economical, environmental, social and aesthetic values that they provide to the community are preserved and enhanced.

#### **OBJECTIVE 1:**

The Town shall protect the natural functions of the 100-year floodplain to maintain its current flood carrying and flood storage capacity and to minimize damage to property caused by flooding.

#### **POLICY 1.1**

Wherever in existence, natural shoreline buffers or setbacks shall be maintained for surface water bodies, the extent of which will depend on, at minimum, existing soils; cover and type of vegetation; topography, wildlife habitat; ambient water quality; and the protective status of the water body.

#### **POLICY 1.2**

The Town shall retain in its Flood Plain Ordinance the provision that any filling activity within the 100 year flood elevation must be mitigated by compensating storage on-site.

#### **POLICY 1.3**

The Town shall improve, maintain or restore surface water quality consistent with relevant Federal and State standards. No development order will be issued which result in degradation of the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification by the Department of Environmental Protection.

**POLICY 1.4**

The Town shall monitor its floodplain ordinance for effectiveness and review the ordinance at least once every five years. It should be reviewed for consistency with established Federal Emergency Management Agency (FEMA) flood insurance guidelines, rates, and maps, as well as the latest SFWMD's stormwater ordinance criteria found in the Environmental Resource Permit Applicant's Handbook Volume II-For Use within the South Florida Water Management District.

**POLICY 1.5**

The Town shall continue to ensure effective stormwater management and flood prevention throughout the Town through application of its Zoning and Land Development Code and Code of Ordinances.

**OBJECTIVE 2:**

The Town shall continue to protect and sustain ambient air quality.

**POLICY 2.1**

Cooperate with Martin County and state agencies to ensure that air quality standards are met and/or exceeded to provide for a cleaner environment.

**POLICY 2.2**

Ensure that development meets or exceeds the minimum air quality standards established by the Florida Department of Environmental Protection (FDEP)

**POLICY 2.3**

Prohibit un-permitted burning of trash and debris within the Town.

**OBJECTIVE 3:**

The Town shall coordinate with the SFWMD and Martin County to address current and future water use, traditional and alternative water supply sources and water conservation strategies while sustaining water quality, water quantity and protection of surface and ground waters.

**POLICY 3.1**

All new development shall comply with the stormwater quality standards as set forth by the DEP and design criteria set forth by the South Florida Water Management District (SFWMD). .

**POLICY 3.2**

The Town's potable water service is provided by the Martin County Consolidated Water System. Martin County has included the Town's estimated population and water demand projections in the Martin County Comprehensive Growth Management Plan data and analysis. The Town adopts by reference the Martin County Water Supply Facilities Work Plan, as updated on July 10, 2012. The Town will coordinate with Martin County on population projections, water demands, water conservation, and alternative water supply as needed.

**POLICY 3.3**

The Town shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Martin County Utilities Department, Martin County and SFWMD.

**POLICY 3.4**

If in the future there are issues associated with water supply, conservation or reuse the Town will immediately contact Martin County Utilities Department and Martin County. In addition, the Town will follow adopted communication protocols with the Water Utilities Department to communicate and/or



prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse.

#### **POLICY 3.5**

The Town will encourage the use of Florida Friendly Landscape guidelines and principals and the use of porous surface materials (mulch, pervious concrete, gravel) on walkways and driveways.

#### **OBJECTIVE 4:**

To protect, conserve and appropriately use soils, native vegetative communities, wildlife and wildlife habitat and marine habitat resources in accordance with State and Federal regulations.

#### **POLICY 4.1**

The Town shall require new development to consider hydrologic, topographic, and vegetative cover factors in their development plans through negotiated planned development agreements.

#### **POLICY 4.2**

Continue current shoreline management practices, as described in this plan, and require new development to demonstrate by data, analysis and design that development plans accommodate appropriate protection, conservation and use. New development shall be planned, to the extent feasible, to conform to any review, comment and recommendations regarding protection of rare, endangered or special concern species of plants and animals, from the U.S. Fish and Wildlife Service and Florida Department of Environmental Protection (DEP). Such comments and recommendations shall be provided to by the Town prior to development approval.

#### **POLICY 4.3**

Based upon available information regarding the possibility of hazardous materials in the Town's closed landfill and the availability of hazardous waste handling services, the Town shall: (1) require removal or

management of the closed landfill based upon DEP regulations and recommendations, and (2) shall continue to dispose of hazardous wastes by utilizing the services of the Martin County franchised solid waste hauler, "Amnesty Day" programs conducted by Martin County and methods and services recommended by DEP. As part of any development application for any tract of land encompassing the closed landfill, the applicant for development shall demonstrate compliance with federal, state, and local regulation.

**OBJECTIVE 5:**

To protect native upland vegetative communities through the site plan review process and negotiated planned development agreements.

**POLICY 5.1**

The Town will protect Sand Pine Scrub communities by requiring native upland preservation where shown on Existing Land Use Map.

**POLICY 5.2**

A program for the removal of exotic pest species (e.g., Brazilian pepper, Melaleuca, and Australian pine) from public lands and the requirement of removal, in a manner that prevents the spread and reoccurrence of such species, shall be implemented through land development regulations and actions and services provided by the Town Council.

**POLICY 5.3**

The Town shall coordinate with Martin County to encourage contiguous and connected preserve areas within Martin County along the common boundary between the Town and Martin County to maximize habitat value.

**POLICY 5.4**

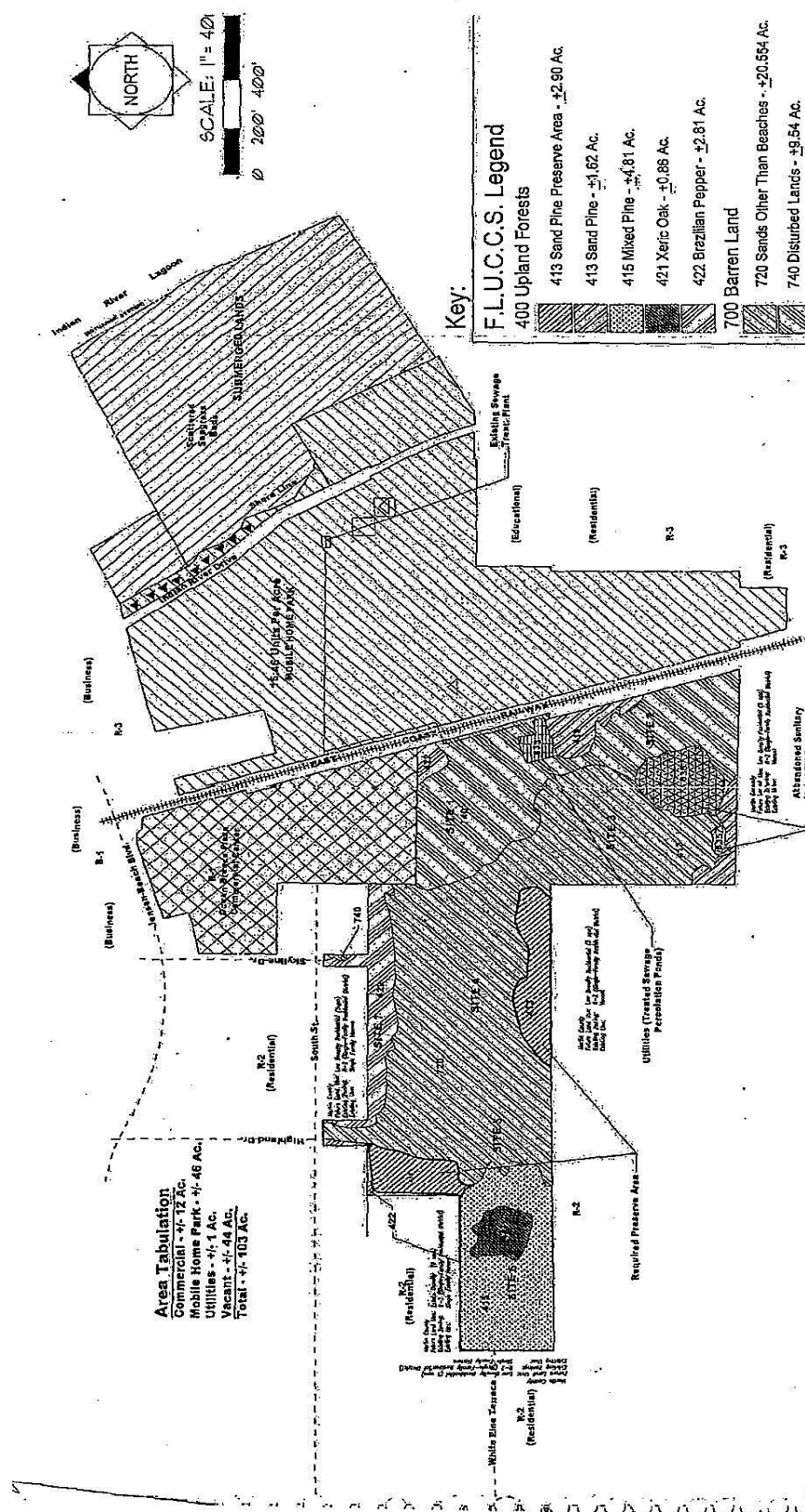
Gopher tortoises shall be preserved on site to the extent of the carrying capacity of the required preserve as determined by applicable State permitting agencies. All remaining gopher tortoises shall be relocated off-site unless otherwise permitted by State permitting agencies

**OBJECTIVE 6:**

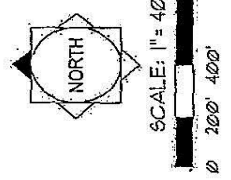
The Town shall seek to reduce greenhouse gas emissions and conserve energy resources.

**POLICY 6.1**

The Town shall limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles traveled. These strategies include: the promotion of compact mixed use development that provides for a mixture of residential and non-residential uses in a pedestrian friendly environment.



**Area Tabulation**  
 Commercial - +/- 12 Ac.  
 Mobile Home Park - +/- 46 Ac.  
 Utilities - +/- 1 Ac.  
 Vacant - +/- 44 Ac.  
 Total - +/- 103 Ac.



**Key:**

**F.L.U.C.S. Legend**

**400 Upland Forests**

- 413 Sand Pine Preserve Area - +/- 90 Ac.
- 413 Sand Pine - +/- 62 Ac.
- 415 Mixed Pine - +/- 81 Ac.
- 421 Xeric Oak - +/- 88 Ac.
- 422 Brazilian Pepper - +/- 81 Ac.

**700 Barren Land**

- 720 Sands Other Than Beaches - +/- 554 Ac.
- 740 Disturbed Lands - +/- 54 Ac.

**800 Roads**

- 833 Water Supply Plants - +/- 36 Ac.
- 835 Solid Waste Disposal - +/- 68 Ac.

**Land Use**

- Commercial Center
- Residential - Mobile Home Park
- Submerged Lands
- Water Related Shoreline Park - Public Access
- Recreational Facility
- Public Building

## **RECREATION AND OPEN SPACE ELEMENT**

### **GOAL, OBJECTIVES AND POLICIES**

#### **GOAL 1:**

To provide sufficient recreation and open space opportunities to satisfy the health, safety, and welfare concerns of residents and visitors.

#### **OBJECTIVE 1:**

The Town will ensure adequate and safe access to public recreation facilities and sites, including Indian River Lagoon.

#### **POLICY 1.1**

The Town will ensure, through its Zoning and Land Development Code and/or PUD agreement, that redevelopment of mobile home park plan identifies a site for recreation facilities (equal or greater in area) to replace what which will be lost.

#### **POLICY 1.2**

The Town's shall ensure, through its Zoning and Land Development Code and/or PUD agreement, that open space and recreation facilities are efficiently and adequately provided for the number of units in the mobile home park development.

#### **POLICY 1.3**

The Town will encourage the preservation of current access to the shore of the Indian River Lagoon and other recreation sites in the Town without a user fee or charge to Town residents.

#### **POLICY 1.4**

In areas designated as low and medium density residential on the future land use map, the recreation LOS shall be 2.0 acres per 1000 population as measured within the North Martin County Recreation

Planning Area or provided on site. If an onsite recreational facility is provided, the recreational facility must meet Martin County standards as protection from hurricanes. In addition, all future new development shall contribute to Martin County the appropriate County impact fee or an equitable donation of land and/or facilities or funds for land purchase.

#### **POLICY 1.5**

New development in the Town should either provide for recreation facilities or contribute to the County to cover provision of community park facilities.

#### **POLICY 1.6**

The cost of providing recreation facilities west of the FEC railroad will be the obligation of the developer or his successors or assigns, and will not impact the Town budget.

#### **OBJECTIVE2**

Ensure the provision of open space by public agencies and private enterprise by use of minimum buffer, open space and natural reservation requirements for new development, and by preserving existing open space and water access in the developed portions of the Town.

#### **POLICY 2.1**

The Town will maintain and enforce requirements addressing “open space” in its land development regulations, and ensure these requirements will be met by all future developments.

#### **POLICY 2.2**

The Town will maintain or improve existing levels of shore access and access to waterways by the specific implementation programs or activities supporting policies of the Coastal Management Element of this Comprehensive Plan.

## **INTERGOVERNMENTAL COORDINATION ELEMENT**

### **GOAL, OBJECTIVES AND POLICIES**

#### **GOAL 1**

The Town of Ocean Breeze shall strive to achieve maximum coordination with other governmental jurisdictions, agencies, and entities.

#### **OBJECTIVE 1:**

The Town will participate in effective coordination of the Comprehensive Plan with the plans of State, regional, Martin County and agencies having responsibility for planning and operating facilities serving the Town so as to achieve efficient and orderly service delivery.

#### **POLICY 1.1**

The Town will communicate with affected local governments and public agencies to request plans, amendments, policies and related information and provide, reciprocally, such information as may be requested by them.

#### **POLICY 1.2**

The Town will maintain supporting document that include data and analysis to clarify and elaborate on the rationale for adopting the goals, objectives and policies of all the elements of this Comprehensive Plan.

#### **POLICY 1.3**

The Town Mayor shall provide overall direction for the Town's intergovernmental coordination program and designate persons to have lead responsibility for each identified coordination issue.

**POLICY 1.4**

In the event of conflict with other units of local government, the Town shall work through Treasure Coast Regional Planning Council to achieve solutions through informal mediation.

**POLICY 1.5**

The Town shall identify and coordinate anticipated future annexation areas with Martin County and surrounding municipalities.

**POLICY 1.6**

The procedure to resolve annexation issues can be coordinated through use the informal mediation process of the Treasure Coast Regional Planning Council to resolve disputes or conflicts with other local governments.

**POLICY 1.7**

The Town Mayor shall, under the general direction on the Town Council, monitor intergovernmental coordination needs, provide relevant information to the Council members and outside agencies as well as the citizens of the Town regarding all services secured from outside of Town, including but not limited to potable water service by Martin County Utilities, fire protection, police protection and emergency medical services by Martin County, by applicable agreements so as to assure informed and timely communication and participation in interjurisdictional service-related decision and implementation of those decisions.

**POLICY 1.8**

The Town shall coordinate the adopted Comprehensive Plan with the units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plan of adjacent municipalities, with the State comprehensive plan and with the South Florida Water Management District's regional water supply plan.



**POLICY 1.9**

The Town shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, and other services and level-of-service standards with the Martin County Water Utilities Department and South Florida Water Management District.

**POLICY 1.10**

The Town shall participate in providing input to Martin County Board of County Commissioners regarding emergency planning and assist in planning and implementing evacuation routes, as appropriate.

**POLICY 1.11**

The Town shall continue to adhere to Treasure Coast Regional Planning Council Emergency Preparedness Plan and Martin County's Emergency Plan.

**POLICY 1.12**

The Town shall coordinate its proposed level of service standards with the level of service standards of other governmental entities (local, regional or state) having responsibility for operating or maintaining serving the citizens of the Town.

**POLICY 1.13**

The Town shall coordinate planning and development activities with agencies and other units of local government providing essential services to the Town and which do not have regulatory authority over land use, to ensure coordination in the provision of essential services pursuant to the adopted level of service standards.

**POLICY 1.14**

The Town shall coordinate planning activities, as needed, with the Treasure Coast Regional Planning Council and utilize the professional resources and services it offers.

**POLICY 1.15**

The Town shall coordinate planning activities, as needed, with the Department of Economic Opportunities (DEO) and utilize the professional resources and services it offers. The Comprehensive Plan shall maintain consistency with the goals and policies of the State Comprehensive Plan.

**POLICY 1.16**

The Town shall support the development and adoption of interjurisdictional natural resource management plan for Indian River Lagoon.

**POLICY 1.17**

The Town shall continue to coordinate with South Florida Water Management District to promote the provisions of the Indian River Lagoon Comprehensive Conservation and Management Plan.

**POLICY 1.18**

The Town shall coordinate planning and permitting activities, as needed, with the Department of Environmental Protection (DEP) which has jurisdictional authority over environmental issues and natural resources protection.

**POLICY 1.19**

The Town shall coordinate with the Department of State, as needed. The Department's Division of Historic Resources will address planning issues surrounding historic and archeological sites of significance.

**POLICY 1.20**

The Town shall request to be consulted by FDOT when planning, designing, or constructing transportation facilities within the Town boundaries, so as to have local input in the decision making process.

**POLICY 1.21**

The Town shall continue to coordinate with local, state and federal entities on evacuation plans for a natural disaster or an emergency at the nuclear power plant on Hutchinson Island, to protect the general welfare, public and private property, and human lives.

**POLICY 1.22**

The Town shall adhere to the Florida Radiological Emergency Management Plan for Nuclear Power Plants and follow section titled “Annex R St. Lucie Site Plan” of the Plan regarding coordination among counties during an emergency at the St. Lucie Nuclear Power Plant.

**POLICY 1.23**

New development shall be subject to applicable Martin County impact fees. Town shall advocate for credits against Martin County impact fees for vacant parcels which previously accommodated residential living units.

**POLICY 1.24**

In the event new development on the west side of the Florida East Coast Railroad right of way changes the Town's current designation as exempt from the school concurrency said development shall be subject to concurrency review and approval by the Martin County School Board.

**POLICY 1.25**

If required, within one year of adoption of Comprehensive Plan amendments, the Town and the Martin County School Board shall enter into an interlocal agreement to address collaborative planning and decision making on population projections, public school siting, and development of public education facilities concurrently with residential development.

**POLICY 1.26**

The Town shall coordinate with the Martin County School Board on land use changes that increase residential densities to access impacts to school. This coordination shall include the appointment of an ex-officio School Board representative on the Town's Local Planning Agency.

**OBJECTIVE 2:**

The Town shall collaborate and coordinate with Martin County Community Redevelopment Agency for active participation in the revitalization of the Jensen Beach Community Redevelopment Area (CRA).

**POLICY 2.1**

The Town shall establish a mechanism to provide input to Martin County Community Redevelopment Agency.

**POLICY 2.2**

The Town/CRA should seek to develop a comprehensive effort in branding and advertising promotional activities and other marketing techniques to attract pedestrian traffic into Town and utilize waterfront property in Town.

## **CAPITAL IMPROVEMENTS ELEMENT**

### **GOAL, OBJECTIVES AND POLICIES**

#### **GOAL 1:**

Provisions of public facilities to enable the Town to: (1) accommodate the needs of present and future populations in a timely and efficient manner; (2) maximize use of existing facilities; and (3) maintain or enhance the Town's services, physical environment, and fiscal decision making.

#### **OBJECTIVE 1:**

The Town shall guide the process of planning and implementing the necessary public facilities projects to meet existing deficiencies and replace obsolete facilities to create high quality of life for the residents.

#### **POLICY 1.1**

The Town Council is to review on an annual basis the need for capital improvements, and a capital budget as part of the annual budget. Should a capital budget become necessary to upgrade public facilities and services to meet level of service standards in the future, fiscal policies will be established as an amendment to this Comprehensive Plan to direct spending consistent with the other plan elements.

#### **POLICY 1.2**

The Town will be guided by the following criteria in identifying and prioritizing capital improvements:

- a. Protection of public health and safety;
- b. Increased utilization of existing Town facilities, multiple use of facilities or improved efficiency of facility operation;
- c. Overcome existing level of service deficiencies;
- d. Impact upon local budget;
- e. Financial feasibility;

- f. Meet requirements of future development and redevelopment facility demands; and
- g. Positive contribution to the Town's physical character, economic stability, or environmental quality.

### **POLICY 1.3**

The Town supports coordination of capital improvement planning by all levels of government as a means of providing services in all orderly, economical, and efficient manner.

### **POLICY 1.4**

The Town acknowledges that it currently bears no responsibility for providing those capital improvements necessary to maintain required level of service standards for municipal services (such as, potable water, sanitary sewer, solid waste management, stormwater management/drainage, transportation facilities, park and recreational facilities, etc.) but recognizes that in the future, should the Town take on such responsibility, the comprehensive plan will be amended to include a capital improvement schedule providing appropriate information regarding funding of applicable capital improvement projects.

### **POLICY 1.5**

The Town may expend funds for replacement and restoration of existing public facilities in the Coastal High Hazard Area.

### **POLICY 1.6**

Through its development approval process, the Town shall encourage new construction, restoration and maintenance of public facilities, including recreational opportunities in the Coastal High Hazard Area (CHHA).

**OBJECTIVE 2:**

The Town will issue development orders, permits and certificates of occupancy only to the extent that level of service standards set forth in this element are fully met and the service is provided concurrent with the impacts of development. Phasing of development or phasing of facility improvements concurrent with the impacts of development shall be considered.

**POLICY 2.1**

The level of service standards set forth herein are adopted as the basis for the Town's issuance of development orders and permits for new construction:

Facility	Level of Service Standard
Recreation and Open Space Facilities	2.0 acres per 1,000 population for land designation as low and medium density residential on the Future Land Use Map
Transportation Facilities	<p>County Roadways:</p> <p>(1) Indian River Drive (CR 707) "D"</p> <p>(2) Jensen Beach Blvd. (CR-707A) "D"</p> <p>*Martin County 2013 Roadway Level of Service Inventory Report</p> <p>*If facilities within Martin County are shown to operate below their required levels of service, payment of the development's fair share contribution to the impacted roadway system in addition to the payment of the appropriate County impact fees shall be deemed adequate to meet the level of service standards of the Comprehensive Plan.</p>
Solid waste facilities	<p>Service provided by private contractor:</p> <p>3.5 pounds per person per day (Residential: Single-Family and Multi-Family)</p> <p>2.1 pounds per person per day (Residential: Mobile Homes)</p> <p>0.007 pounds per square foot per day (Non-Residential)</p>
Sanitary sewer facilities	<p>Services provided by Martin County Utilities:</p> <p>90 gallons per capita per day (residential)</p> <p>0.1 gallon per square foot per day (non-residential)</p> <p>*All existing septic tanks shall be maintained at a level of service as specified by the conditions of the Health Department permit. All new development shall be required to connect to regional wastewater system.</p>

Potable water	<p>Service provided by Martin County Utilities:  100 gallons per capita per day consumption (residential)  0.1 gallon per square foot per day (non-residential)</p> <p>*No potable water wells shall be permitted in the future development area of the town so long as potable water is available from a regional source. Wells for purposes other than human consumption (such as lawn sprinkling) may be permitted where such wells would not adversely affect natural resources or increase saltwater intrusion.</p>
Drainage facilities	<p>All new project sites shall control the timing of discharges to preclude any off-site impact for any storm event. The peak discharge rate shall not exceed the predevelopment discharge rate for the 25-year frequency, 3-day duration storm event.</p> <p>*Martin County Comprehensive Plan</p>

## **POLICY 2.2**

Each future development project within the Town shall be required to bear the cost of facility improvements necessitated by the project in order to maintain adopted level of service standards.

## **POLICY 2.3**

The Town will maintain and enforce provisions within its land development regulations requiring that improvements will be made to public facilities to assure that level of service standards will be maintained and that development orders and permits will be issued only if public service and facilities needed to support the proposed development are available concurrent with impacts. Negotiated Planned Unit Development (PUD) agreements and building permits will be utilized to require and ensure the availability of public facilities and services concurrent with the impacts of development.



**POLICY 2.4**

Regional potable water service and waste water service will be by way of contractual arrangements between the developer(s) and Martin County, provided the Town may become a party to said agreements if deemed to be in the public interest.

**POLICY 2.5**

The Town's fiscal resources and budget will not be impacted by future land development because all capital improvements will be the responsibility of the developer and must meet the adopted level of service standards.

**POLICY 2.6**

Receipt of the required South Florida Water Management District permits for stormwater management shall be sufficient to demonstrate compliance with the stormwater level of service requirement of this Comprehensive Plan. Some development activities may be exempt from a District permit or qualify for the general permit for upland stormwater systems under Section 403.814(12) Florida Statutes.