

**PROPOSED AMENDMENT TO THE
MARTIN COUNTY
COMPREHENSIVE GROWTH MANAGEMENT PLAN**

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

REQUEST NUMBER: CPA23-03 Sunrise Grove FLUM

Report Issuance Date: February 13, 2025

APPLICANT: Martin Triangle Property, LLC
Jill Marasa, Ashley Capital
Rick Morton

REPRESENTED BY: Lucido & Associates
Morris Crady, AICP
Senior Vice President
701 SE Ocean Boulevard
Stuart, FL

PLANNER-IN-CHARGE: Samantha Lovelady, AICP, Principal Planner
Growth Management Department

SITE LOCATION:

Approximately 205± acres located north of S.W. Martin Highway (State Road 714) and west of Interstate 95. It is adjacent to 1,734 acres with the AgTEC future land use designation.

PUBLIC HEARINGS:

Local Planning Agency:	February 20, 2025
Board of County Commission Transmittal:	March 25, 2025
Board of County Commission Adoption	TBD

APPLICANT REQUEST: The applicant is seeking a change to the Future Land Use Map (FLUM) from Agricultural Ranchette (Ag Ranchette) to the future land use designation of AgTEC on 205± acres that is adjacent to the existing AgTEC Freestanding Urban Service District. There is a companion text amendment application to change the name of the Future Land Use designation from AgTEC to Sunrise Grove and to add an additional permitted use to the future land use designation. It would also expand the Freestanding Urban Service District. The text amendments will be evaluated in a separate staff report. If the proposed text amendment is approved, the name of the AgTEC future land use designation and the Freestanding Urban Service District would be changed to Sunrise Grove.

STAFF RECOMMENDATION

Staff recommends approval based on the analysis provided in this staff report.

EXECUTIVE SUMMARY

On August 10, 2010, Ordinance 882 adopted CPA10-4 Sunrise Grove that created the AgTEC future land use designation on 1,717 acres immediately to the west of the subject site. The AgTEC future land use permits a maximum of 900 acres of targeted employment uses and a minimum of 817 acres of Common Open Space/Agricultural uses.

At the time of the original amendment that created the AgTEC future land use category, through Ordinance 881 in 2010, the applicant (previously Turner Groves) submitted a survey that showed the property as being 1,717 acres. The applicant has noted a survey error may have occurred in the 2010 amendment assigning the AgTEC future land use designation. The survey documents in the current application materials show the existing acreage as 1,734.16 acres instead of 1,717.45 acres shown in Ordinances 881 and 882 in 2010. Adding 205± acres would result in the total property acreage of 1,939 acres.

If approved, the added acreage would be subject to all the development standards as the existing AgTEC future land use designation. The new acreage for AgTEC would be 1,939 acres. According to the application materials, 1,000 acres would be allocated for Non-agricultural development/Targeted Employment Uses (previously 900 acres) and 939 acres would be allocated to Common Open Space/Agriculture (previously 817 acres).

ANALYSIS

Figure 1
Location

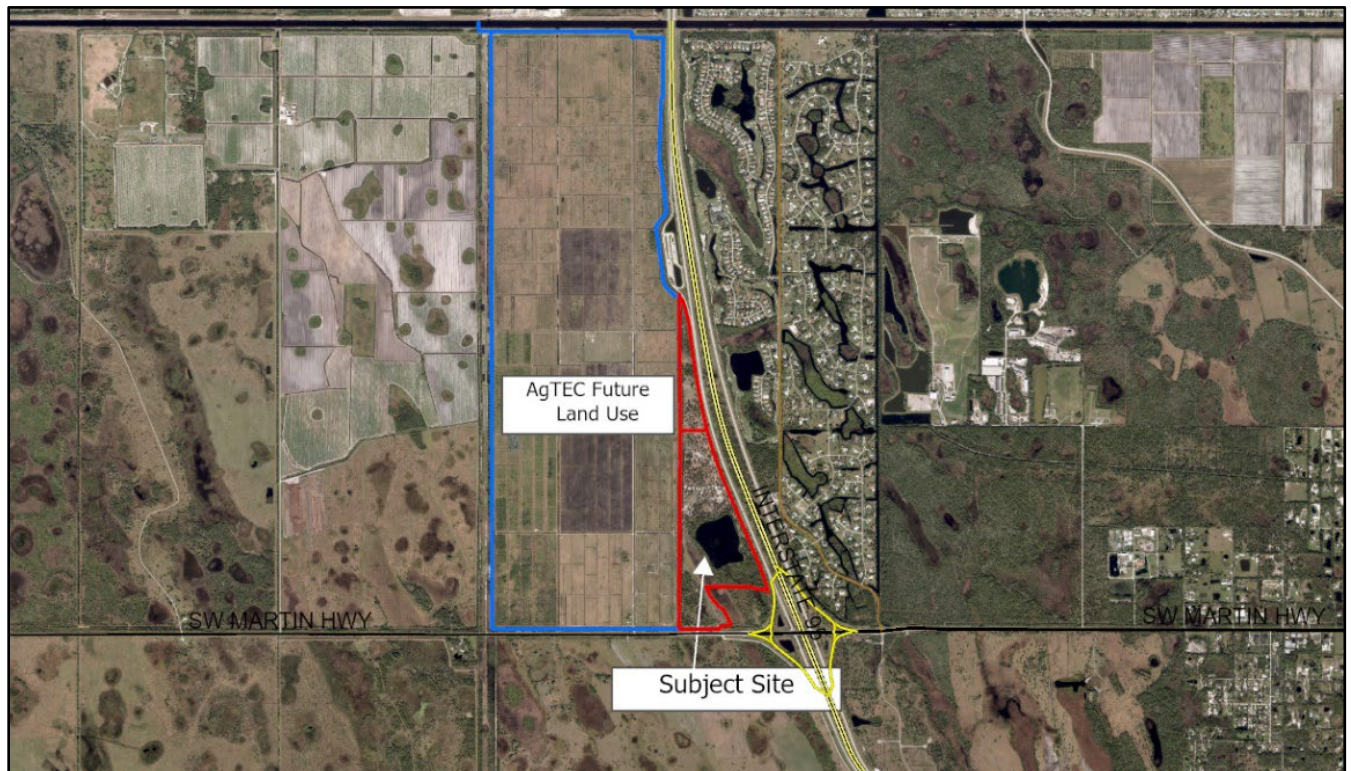


Figure 2

Existing FLUM

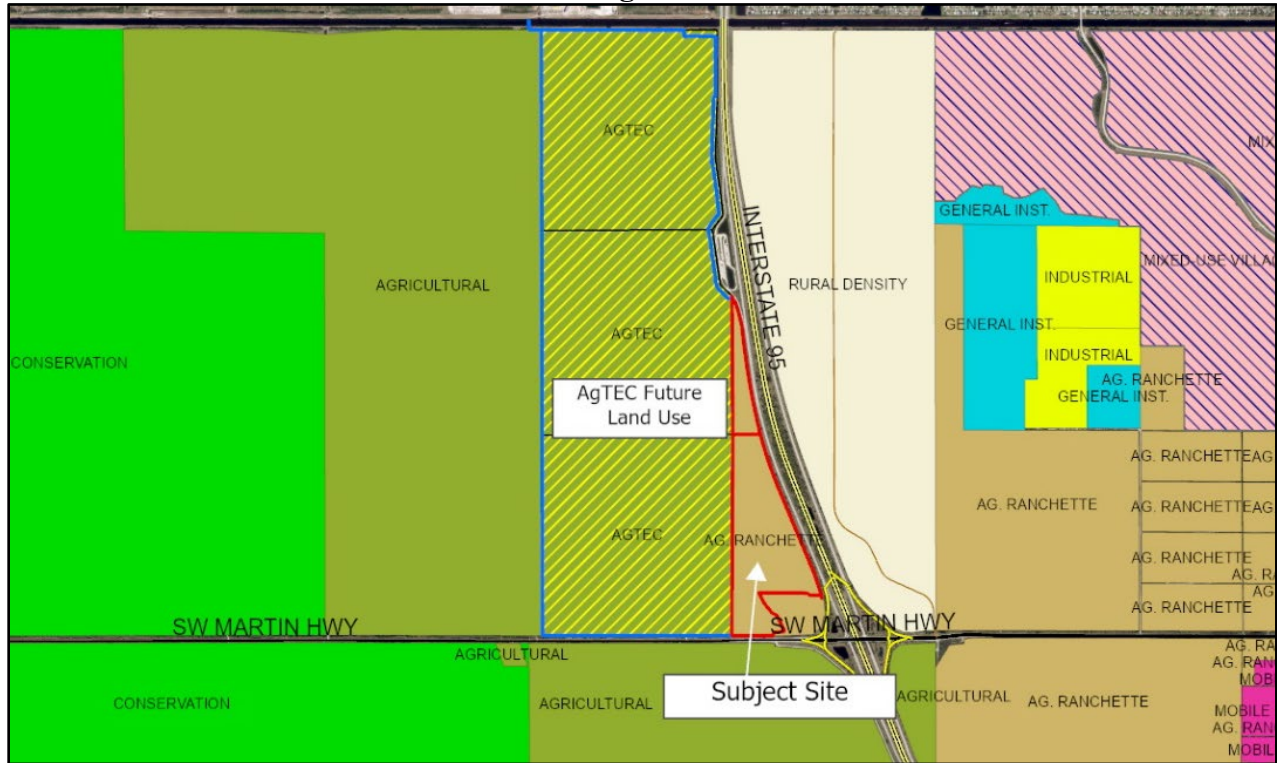
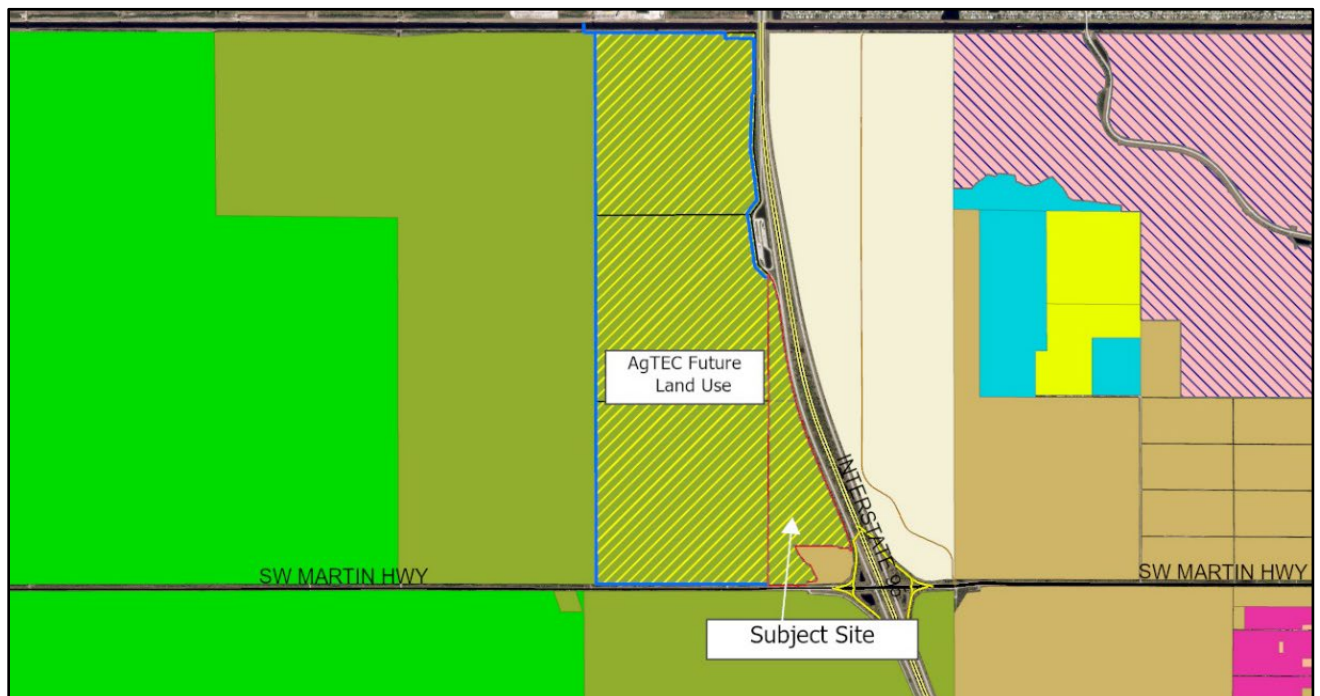


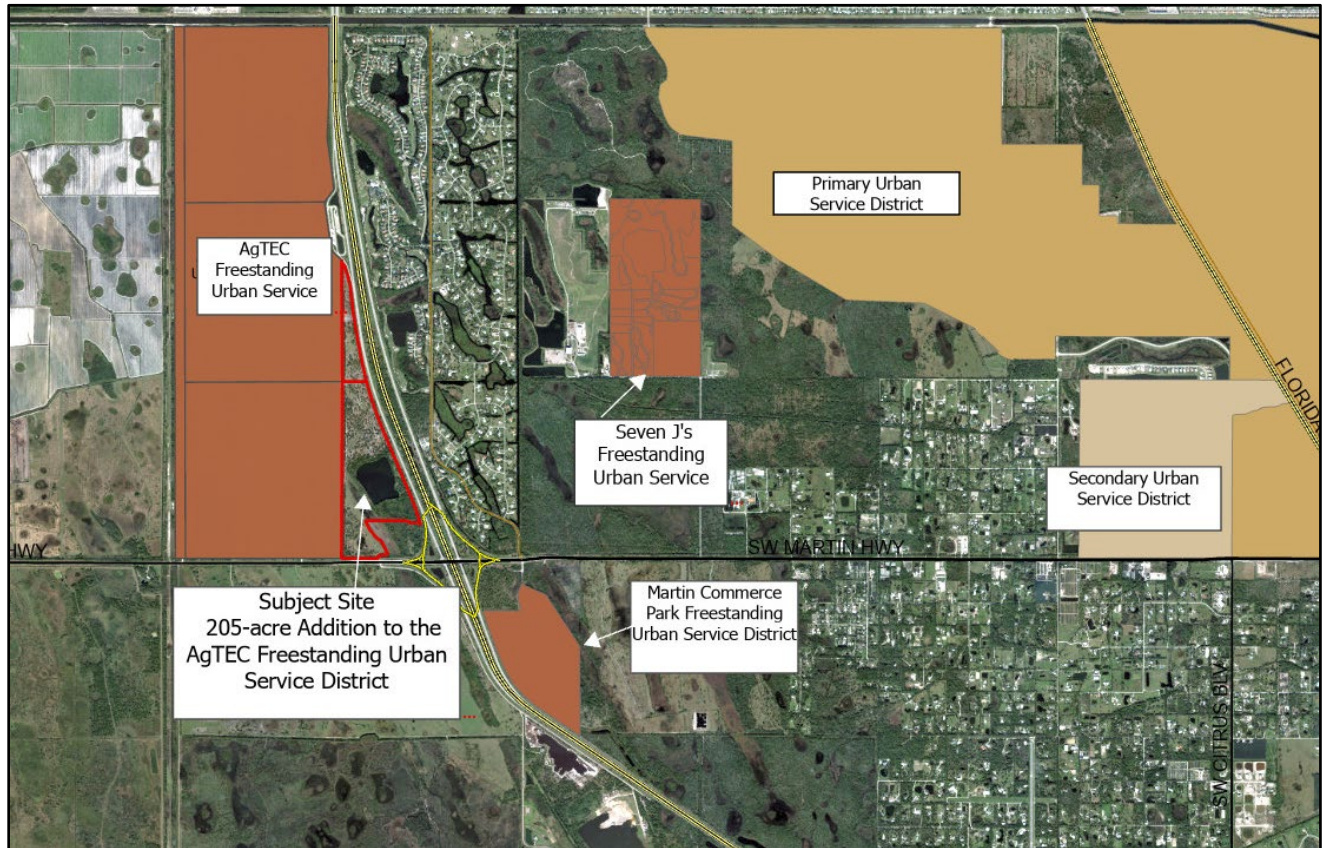
Figure 3
Proposed Future Land Use



1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

Figure 4 - The subject site is outlined in red in relation to the Urban Service Districts.



The parcel is within the following:

Planning District:	Mid-County
Adjacent Planning District:	Indiantown/West County
Commission District:	5
Taxing District:	5

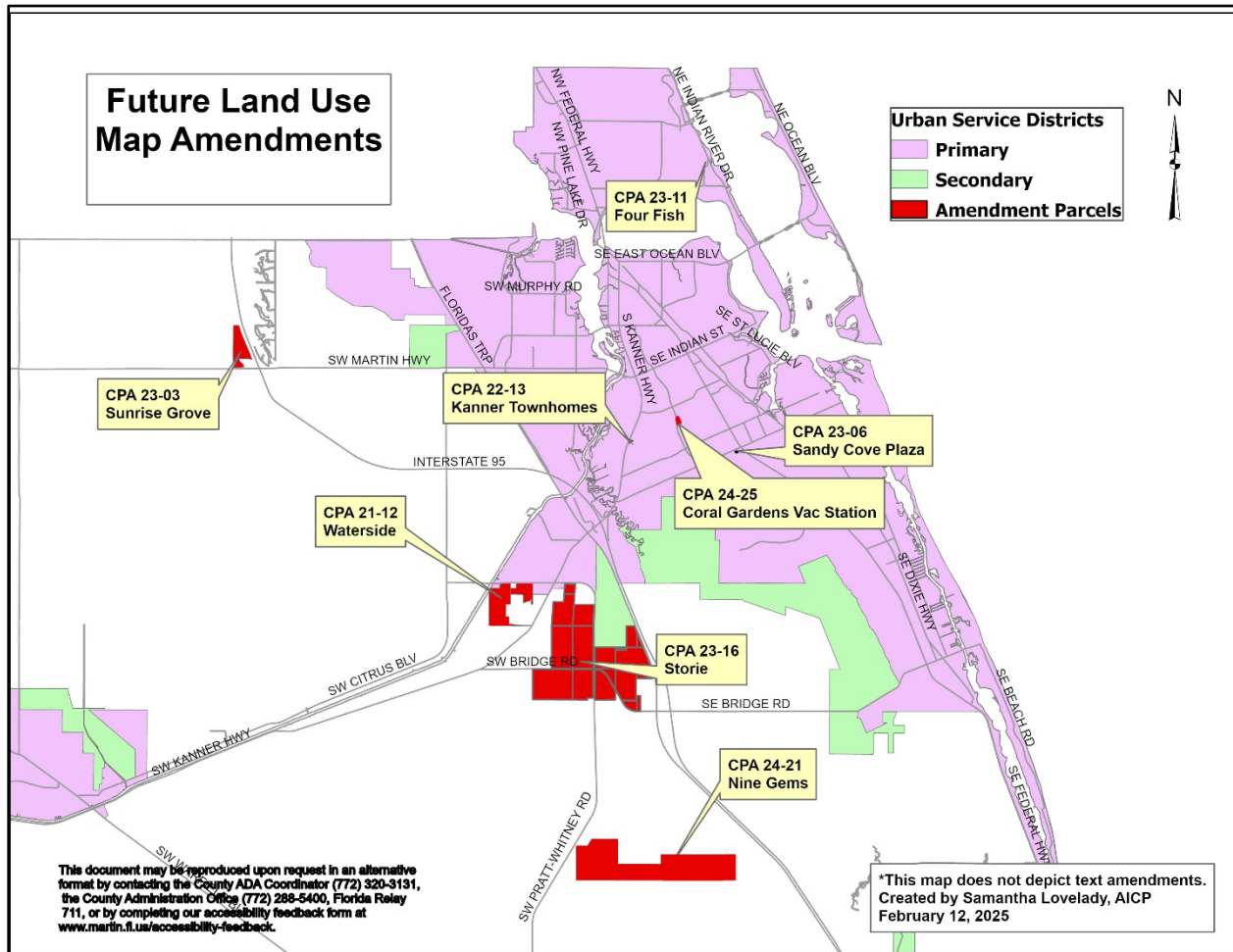
1.2. Major Roadways

State Road 714, Martin Highway, a two-lane, major arterial road, provides access to the subject site. Interstate 95, a six-lane expressway, intersects State Road 714 just east of the subject site.

1.3. Current Amendment Requests

See Figure 5 below for a map of these amendments.

**Figure 5
Current FLUM Amendment Requests**



1.4. Past Changes in Future Land Use Designations

- A. On May 10, 1983, Ordinance 211 adopted amendment 82-14, Patrick Yancey. It changed nine acres from Rural Ranchette to Industrial. In 1983 Martin County was not yet using what is now the Martin County Landfill/Transfer Station. The Martin County Landfill in use at the time was located east of the Seven J's subdivision.
- B. On October 15th, 1985, the County adopted Ordinance 273, which added a policy to the text of the Comprehensive Plan to establish Expressway Oriented Transient Commercial Service Centers (EOTCSC) to provide for the immediate needs of the travelling public.
- C. On August 23, 1983, Ordinance 220 adopted amendment 82-8, Peter H. Grien changed ±55.16 acres from Rural Ranchette to Industrial. On April 3, 1984, Ordinance 231 adopted amendment 83-7, Peter Henry Grien changing ±48.33 acres from Rural Ranchette to Industrial. These future land use changes make up the 103 acres of industrial land currently within the Seven J's subdivision. This same 103 acres was rezoned from A-2 to GI, on September 9, 1986 via resolution 86-9.33.
- D. On August 22, 2000, Ordinance 576 adopted Amendment 00-2, Landfill Addition, a 77.5-

acre change from Agricultural Ranchette to Institutional General. This property is located on the northern boundary of the Palm City Landfill/Transfer Station.

- E. On December 19, 2006, Ordinance 736 adopted CPA 06-24, Expressway Oriented Research and Biotech (EORB) Centers. It created an exception to the general prohibitions on development outside the Primary Urban Service District. The designation was applicable at the intersection of an arterial road and a limited access expressway with the same boundaries as the Expressway Oriented Transient Commercial Service Centers. After adoption of the amendment a petition to challenge was filed with the Department of Community Affairs, Division of Administrative Hearings. It was later repealed by Ordinance 797.
- F. On August 7, 2007, Ordinance 766 adopted CPA 06-20, Palm City Holdings and changed the future land use from Agricultural Ranchette to Industrial on 160 acres located north of S.W. Busch Street and east of the Martin County Landfill/Transfer Station.
- G. On August 7, 2008, Ordinance 765 adopted CPA 07-11, Seven Js. This text amendment was directly related to CPA 06-20, Palm City Holdings and created an exception to the general prohibitions on development outside the Primary Urban Service District.
- H. On August 10, 2010, Ordinance 882 adopted CPA10-4 Sunrise Grove that created the AgTEC future land use designation on 1,717 acres immediately to the west of the subject site. The AgTEC future land use permits 900 acres of targeted employment uses and 817 acres of Common Open Space/Agricultural uses.
- I. On December 16, 2014, Ordinance 965 adopted CPA 14-06, Sanitary Sewer Element. That was a Board-initiated text amendment that restricted on-site sewage treatment and disposal system flows, removed policies that allowed water and sewer services in the Secondary Urban Service District except for vested plans, and removed all policy provisions for the Expressway Oriented Transient Commercial Service Center Districts (EOTCSC).
- J. On October 23, 2017, Ordinance 1081 adopted CPA 18-3, Pineland Prairie. That was a request to amend the FLUM from Agricultural Ranchette and Industrial to Mixed-Use Village on 3,411-acres located east and west of SW Citrus Boulevard, north of SW Martin Highway and adjacent to the Martin County boundary with St. Lucie County.
- K. On September 29, 2020, Ordinance 1144 adopted CPA 20-01, Hodapp Property. That was a request to amend the FLUM from Mobile Home to Agricultural Ranchette on a 5-acre parcel located on SW 39th Street, west of SW 72nd Drive and south of SW Martin Highway.
- L. On November 12, 2023, Ordinance 1234 adopted CPA 23-10, Martin Commerce Park. That was a request to amend the FLUM from Agricultural Ranchette and Agricultural to Industrial on 167 acres. This property became a Freestanding Urban Service District through Ordinance 1233, CPA 23-09, Martin Commerce Text amendment.

1.5. Adjacent Future Land Use Designations

NORTH: The City of Port St. Lucie within St. Lucie County

SOUTH: Beyond S.W. Martin Highway the Agricultural future land use designation extends for miles.

EAST: East of the subject site is Interstate 95. Beyond Interstate 95 lie Rural Density lands. Farther east are lands with the Agricultural Ranchette, General Institutional and Industrial future land use designations.

WEST: West of the site is the AgTEC future land use and lands with an Agricultural future land use designation and the Public Conservation future land use designation extending to S.W. Allapattah Road.

1.6. Environmental Considerations

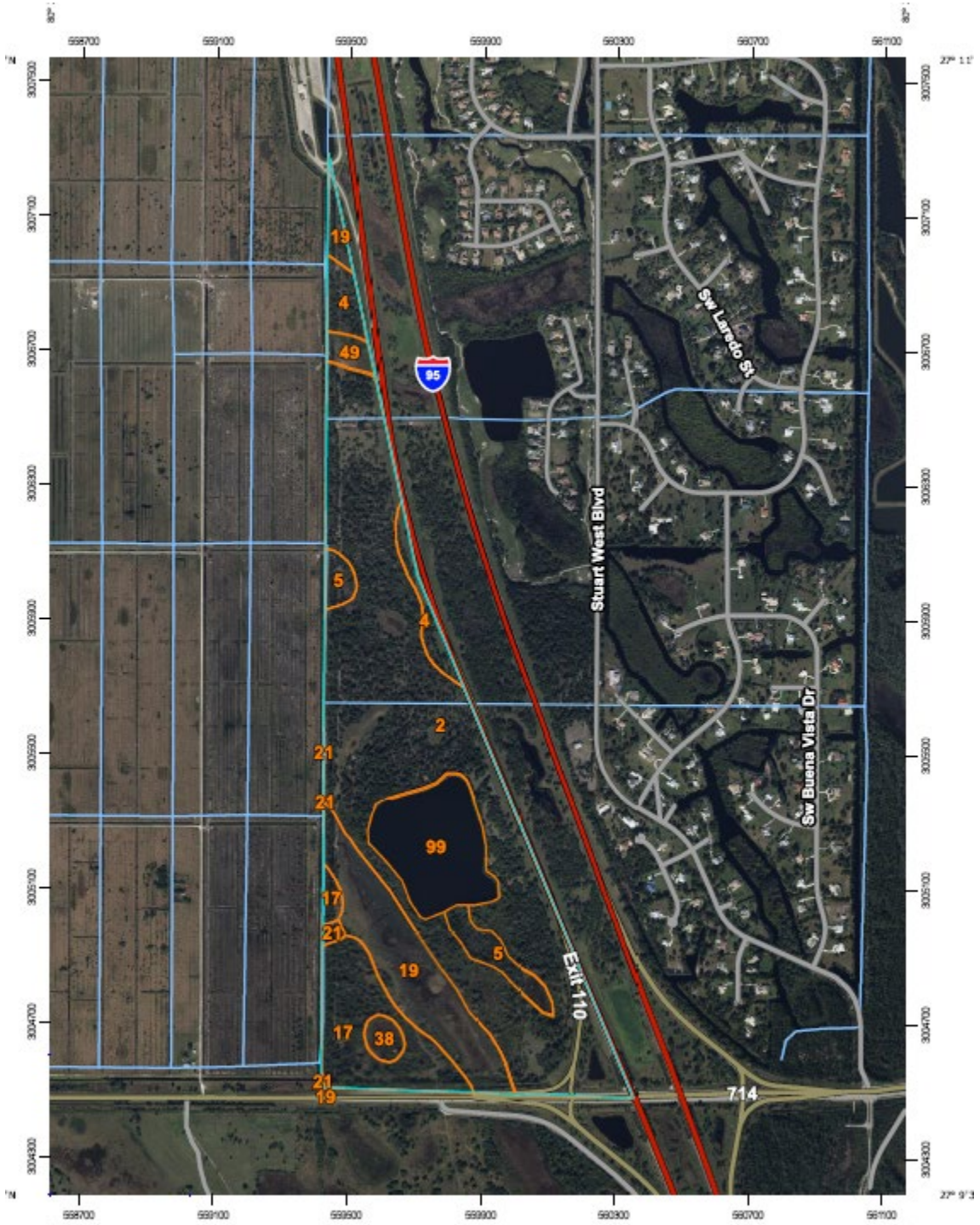
1.6.1. Wetlands, soils and hydrology

The Soil Survey of the Martin County Area of Area of Interest, published by the United States Department of Agriculture and the Natural Resources Conservation Service lists the soil type on the subject property as:

- #2, Lawnwood fine sand
- #4, Waveland fine sand
- #5, Waveland and Lawnwood fine sands
- #17, Wabasso sand
- #19, Winder sand
- #21, Pineda-Riviera fine sands
- #38 Floridana fine sand, depressional
- #49 Riveria fine sand, depressional

Of these soils the Martin County Comprehensive Growth Management Plan identifies #19, Winder sand; #38 Floridana fine sand, depressional; #49 Riveria fine sand depressional; as indicative of wetlands. An environmental assessment and wetland determination will need to be conducted prior to development.

Figure 6
Soils map that shows the subject site, outlined in red.



Source: USDA/Natural Resources Conservation Service, Martin County, Florida, Version 23, August 21, 2024

Figure 7
Wetland Composite Map



1.6.2. Wellfield protection

No public wells are located in the area.

1.7. Adjacent Existing Uses

Below is a general summary of the existing adjacent land uses in the general vicinity of the parcel:

NORTH: Agricultural lands have been annexed into the City of Port St. Lucie and Developments of Regional Impact (DRI) have been approved. The largely undeveloped Southern Groves DRI lies directly north of the C-23 canal.

SOUTH: Agricultural lands classified by the Property Appraiser as used for grazing.

EAST: Beyond Interstate 95 sits the Cobblestone subdivision and the Stuart West subdivision. Beyond those subdivisions sits the former Martin County Land Fill/Transfer Station which is currently used as a transfer station.

South of S.W. Martin Highway and east of Interstate 95 are lands classified by the Property Appraiser as Vacant Acreage. However, the Martingale Commons has been approved for 32± acres of commercial development. The 167-acre property adjacent to Martingale Commons is a new Freestanding Urban Service District, known as Martin Commerce Park.

WEST: West of the site is the 1,717-acre AgTEC property and lands with an Agricultural future land use designation and the Institutional, Public Conservation future land use designation extending to S.W. Allapattah Road.

2. ANALYSIS

The applicant must provide justification for the proposed amendment. The justification should

examine specific changes occurring in the vicinity of the subject property, including changes in local utilities' availability; thoroughfare structure; demographics; and surrounding land uses and zoning. Additionally, the existing physical characteristics of the parcel and any shifts in the local composition of the area's commercial, industrial, and/or residential character should be considered. The applicant should focus this justification on a specific, detailed analysis of the area, bearing in mind the future land use amendment approval criteria outlined in Section 1-11 of the Comprehensive Growth Management Plan. The Staff analysis is based on an evaluation of the amendment application materials, applicable Comprehensive Growth Management Plan policies and other relevant information.

2.1. Criteria for a Future Land Use Amendment (Section 1-11 CGMP)

Four criteria in the Martin County Comprehensive Growth Management Plan, Martin County Code, provide the basis for recommendations for future land use changes. In evaluating each future land use amendment, staff is directed by the Comprehensive Growth Management Plan, Martin County Code, to assume that the 1982 and thus 1990 Future Land Use Maps, as amended, are an accurate representation of the BCC and thus the community's intent for the future of Martin County. Staff can recommend approval if any one of the four criteria are met. Staff must recommend denial if none of the criteria are met. An evaluation of these four criteria for this future land use request follows.

1. *That past changes in land use designations in the general area make the proposed use logical and consistent with these uses and there is adequate availability of public services; or*

An Expressway Oriented Transient Commercial Service Center overlay had been established through Ordinance 273 in 1985, at the Interstate 95 interchanges at Martin Hwy., Kanner Hwy. and Bridge Rd. It permitted hotels, gas stations, restaurants and similar uses to serve the traveling public. All four corners of the Martin Highway/Interstate 95 intersection carried that designation. That overlay was removed from the Interstate 95 interchanges in 2014 via ordinance 965 when the County was making revisions to Chapter 10, Sanitary Sewer Services Element. However, the vested rights established through a Planned Unit Development agreement, Resolution 88-9.23, in 1988 have been retained on 32 acres known as Martingale Commons on the southeast corner of the Martin Highway/Interstate 95 intersection.

Also, in December 2006 the Expressway Oriented Research and Biotech (EORB) Centers overlay was established as a special land use designation via Ordinance 736. The EORB overlay was applicable at the Martin Hwy. and Bridge Rd. interchanges and permitted bioscience research development and manufacturing. The "in compliance" determination made by the Florida Department of Community Affairs was challenged in March 2007 [D.C.A. Docket No. 06-2-NOI-4301-(A)-(I)] and at the applicant's request the amendment was repealed in June 2007 via Ordinance 797.

Three of the past changes in land use designations, listed in Section 1.4 are like the proposed change. CPAs 06-20, 10-04 and 23-10 are nonresidential changes that required concurrent adoption of Freestanding Urban Service Districts that only permit Industrial development. CPA 06-20 is the site of the Seven J's Industrial Park (Palm City Industrial Park) on the north side of SW Busch Street and CPA 10-04 is the site of the AgTEC future land use designation located west of I-95 and north of SW Martin Hwy. CPA 23-10 added a new 167-acre Freestanding Urban Service District known as Martin Commons.

CPA 18-3 assigned a new future land use designation concurrent with an expansion of the Primary Urban Service District. The Mixed-Use Village future land use designation was assigned on 3,411 acres located east and west of SW Citrus Boulevard, north of SW Martin Highway and adjacent to the Martin County boundary with St. Lucie County. The Mixed-Use Village future land use includes 290,000 square feet of Commercial/Retail and Office space. It also permits 2,000,000 square feet of other non-residential uses.

This criterion has been met.

2. That the growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or

The largest single change in the public services has been the provision of Interstate 95, a public service. Public water and sewer services are available from Port St. Lucie, but services have not been extended to the 1,734 acres of the existing AgTEC property. Water and sewer services are planned for specific properties east of I-95. These parcels include the Martin County Transfer Station, the Martin County Sheriff's shooting range, Seven J's freestanding urban service district Martingale Commons and Commerce Park. No other properties in this area are permitted for water and sewer services provided by Martin County Utilities.

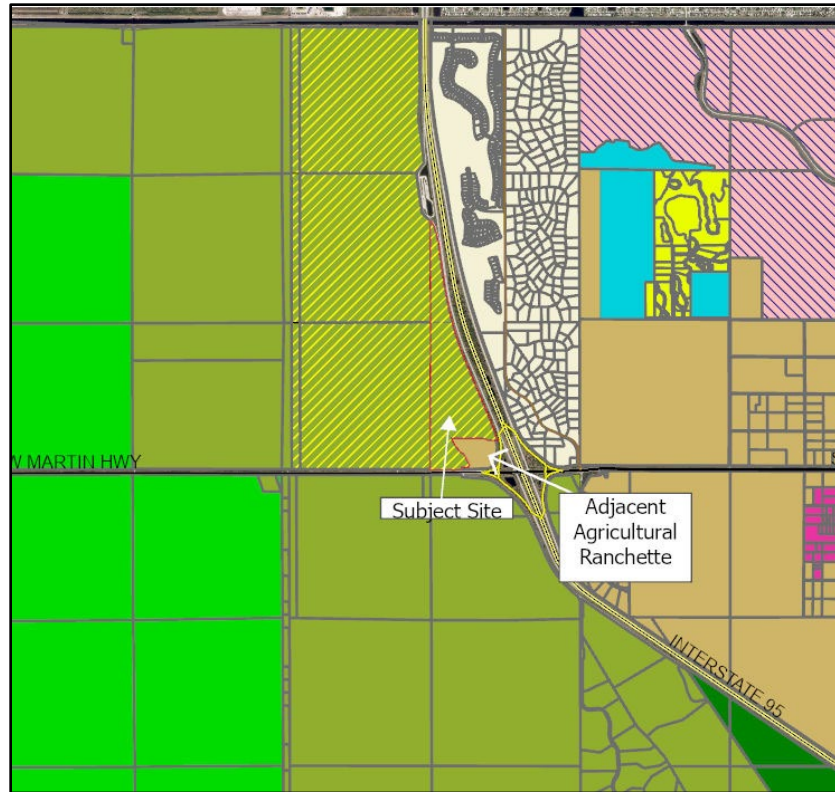
The Cobblestone and Stuart West subdivisions were approved before the Comprehensive Plan was adopted. Existing development and approved (but un-built) development of vacant land east of I-95 has been Institutional, Industrial and Agricultural. No industrial development has occurred west of I-95. The agricultural character of the area remains. A master plan has been approved on 7.66 acres of the AgTEC property, but the balance of 1,734 acres of the AgTEC property has no development.

This criterion has not been met.

3. That the proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or

The proposed change would not correct an inappropriately assigned land use designation. The lands to the west and south of the subject site all have the Agricultural future land use designation and the AgTEC future land use to the west requires 817 acres of Common Open Space/Agriculture.

Though the agricultural character in the area has not changed, to date, the construction of I-95 did isolate the 205 acres (and 31 acres that are not part of this application) of Agricultural Ranchette land from the Rural Density and Agricultural Ranchette land on the east side of I-95.



This criterion has not been met.

4. *That the proposed change would meet a necessary public service need which enhances the health, safety, or general welfare of County residents.*

The amendment would not meet a public service need which enhances health, safety, or general welfare of county residents.

This criterion has not been met.

One of the above four criteria has been met.

2.2. Urban Sprawl

Florida Statute 163.3177(6)(a)9.a. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl.

Urban sprawl is defined as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Section 163.3177(3)(a)9.b., F.S. provides an additional eight criteria. If a Plan amendment achieves four of the eight additional criteria the amendment discourages the proliferation of urban sprawl. An evaluation of the thirteen indicators for urban sprawl and a determination on the eight criteria for this future land use request follows:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The 205± acres does not represent low-intensity or single-use development.

Discourages the proliferation of sprawl.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed future land use would allow urban development to occur in a rural area at a substantial distance from existing urban areas (in Martin County) while leaping over undeveloped lands. It is adjacent to the existing AgTEC future land use designation (a freestanding industrial urban service district) and near two other freestanding industrial urban service districts on the east side of an Interstate 95 interchange.

Encourages the proliferation of sprawl.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed future land use designation designates urban development in an isolated area far from urban development in Martin County. It is adjacent to the existing AgTEC future land use designation, however no development has occurred.

Encourages the proliferation of sprawl.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

It would not affect floodplains, lakes, rivers, shorelines, beaches, bays, estuarine systems or other significant natural systems. The Martin County Land Development Regulations will require protection of all wetlands and 25 percent of the native habitat during the site planning process.

Discourages the proliferation of sprawl.

(V) Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The proposed future land use designation is adjacent to Interstate 95 and the existing AgTEC property to the west. The proposed designation does not protect that adjacent 31 acres to the south. However, the AgTEC designation includes a 100-foot setback from S.W. Martin Highway and a 50 foot “buffer preserve area” within the 100-foot setback. As adopted in 2010, the AgTEC future land use requires a minimum 817 acres of Common Open Space/Agriculture within the existing AgTEC property. The AgTEC designation requires a mixture of agricultural and non-agricultural

development.

Discourages the proliferation of sprawl.

(VI) Fails to maximize use of existing public facilities and services

As proposed in the concurrent text amendment, the square footage of non-agricultural uses does not change from what is currently permitted on the existing AgTEC property. The proposed Future Land Use Map amendment will require approximately the same services as the existing AgTEC property.

Discourages the proliferation of sprawl.

(VII) Fails to maximize use of future public facilities and services.

As proposed in the concurrent text amendment, the square footage of non-agricultural uses does not change from what is currently permitted on the existing AgTEC property. The proposed Future Land Use Map amendment will require approximately the same services as the existing AgTEC property.

Discourages the proliferation of sprawl.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The location of industrial development adjacent to the existing Freestanding Urban Service District does not disproportionately increase the cost in time, money, and energy of providing and maintaining facilities, including roads, law enforcement, fire and emergency response and general government beyond the provision of services to the existing AgTEC property.

Discourages the proliferation of sprawl.

(IX) Fails to provide a clear separation between rural and urban uses.

The proposed use is consistent with the adjacent AgTEC to the west. The I-95 corridor provides a clear separation on the east. Martin Highway separates the agricultural/industrial uses of AgTEC from the agricultural uses to the south of State Road 714. The adjacent 31 acres with the Agricultural Ranchette land would not be clearly separated from the agricultural/industrial uses of AgTEC future land use.

Discourages the proliferation of sprawl.

(X) Discourages or inhibits in-fill development or the redevelopment of existing neighborhoods and communities.

The potential for industrial development could discourage in-fill development of existing

industrial lands in Martin County. It should not discourage or inhibit redevelopment of existing residential neighborhoods.

Encourages the proliferation of sprawl.

(XI) Fails to encourage a functional mix of uses.

The proposed AgTEC designation could encourage a mix of agricultural development, targeted businesses and ancillary commercial development. As adopted in 2010, the AgTEC future land use permits a maximum of 900 acres for Non-agricultural development and requires a minimum 817 acres of Common Open Space/Agriculture. As proposed, the 205-acre expansion would also require some mixture of Non- agricultural development and Common Open Space/Agriculture.

Discourages the proliferation of sprawl.

(XII) Results in poor accessibility among linked or related land uses.

The Common Open Space/Agriculture required on the AgTEC future land use may be linked to the surrounding agricultural land. The proposed future land use would be accessible to the I-95 interchange.

Discourages the proliferation of sprawl.

(XIII) Results in loss of significant amounts of functional open space.

Policy 4.13A.9(4), Comprehensive Growth Management Plan, Martin County Code, requires 50 percent open space for agricultural uses. The proposed AgTEC future land use requires 30 percent open space for the entire property (gross acreage). An additional 10 percent open space will be required within each development tract. As adopted in 2010, the AgTEC future land use requires a minimum 817 acres of Common Open Space/Agriculture. It does not result in a loss of significant open space.

Discourages the proliferation of sprawl.

2.2.1. Proliferation of Urban Sprawl

For the application to be determined to discourage the proliferation of urban sprawl, the amendment must incorporate development patterns or urban forms that achieve four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

An environmental assessment has not been provided. All wetlands must be protected, and native upland habitat must be preserved in compliance with the CGMP. These requirements are the same for both the Agricultural Ranchette and the proposed AgTEC future land use designations. Discourages the proliferation of urban sprawl.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Public infrastructure, such as law enforcement, emergency services would not be affected by the proposed change beyond the existing AgTEC. Discourages the proliferation of sprawl.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The AgTEC future land use on the property does not provide for walkable and connected communities and does not provide a mix of uses at densities and intensities to support multimodal transportation systems. However, Policy 4.13A.9(7)(b) provides for the following performance measures:

(7) Any PUD zoning within the AgTEC shall, at a minimum, incorporate the following sustainability and environmental design principles:

“Provide transportation demand management strategies to support a reduction in VMT. Prior to approval of any Planned Development Application, a Transportation Demand Measures (TDM) implementation plan will be developed for each phase of the project. The following TDM elements shall incorporate any combination of the following as part of this implementation plan:

- *Land Use/Site Planning Measure - The Master Development Plan reflecting the proposed mix of uses shall demonstrate support for the use of non-motorized modes of travel (bicycle and pedestrian pathways) as well as a "park-once" philosophy.*
- *Land Use/Site Planning Measure - Concurrent with obtaining each certificate of occupancy for a non-residential building located on a parcel 50 acres or greater, implement parking strategies that provide preferred parking for alternative (i.e. hybrid or electric) vehicles and car pool vehicles.*
- *Land Use/Site Planning Measure - Provide right-of-way for implementation of future transit stops along the proposed Village Parkway.*
- *Land Use/Site Planning Measure - Upon the completion of 1,000,000 square feet of non-agricultural development, provide a dedicated car/van pool parking facility to be located near one of the interchanges to further reduce VMT for both project and non-project use.*
- *Transit Measure - Coordinate with Treasure Coast Connector to provide a bus route(s) to/from the site upon the certificate of occupancy of 3 million square feet of non-agricultural development.*
- *Transit Measure - Establish a development order condition or deed restriction for companies within the AgTEC land use category to provide a financial incentive in the form of a subsidy of at least 50 percent of the annual ticket cost to at least 5 percent of the persons employed at the project site for riding future transit service.*
- *Transit Measure - Provide onsite bus stop facilities within one year of provision of a bus service.*
- *Transportation Demand Management (TDM) Measure - Provide an on-going ride-sharing information service to persons employed at the project site.”*

Discourages the proliferation of sprawl.

(IV) Promotes conservation of water and energy.

Though the proposed consumption of water and energy would expand services beyond the existing Freestanding Urban Service District, the following Policy 4.13A.9(7)(c) and (d) requires the following conservation techniques:

“(7) Any PUD zoning within the AgTEC shall, at a minimum, incorporate the following sustainability and environmental design principles:

(c) Incorporate design and development standards from programs such as the Leadership in Energy and Environmental Design (LEED), Florida Green Building Council or other programs for energy efficiency and environmental sustainability.

(d) Utilize native vegetation and xeriscape techniques, including limiting irrigated turf to a maximum of 15 percent of lot area to decrease the overall consumption of irrigation water.”

Discourages the proliferation of urban sprawl.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

As adopted in 2010, the AgTEC future land use permits a maximum of 900 acres for Non-agricultural development and requires a minimum 817 acres of Common Open Space/Agriculture. As proposed in the concurrent text amendment, the 205-acre expansion would also require some mixture of Non-agricultural development and Common Open Space/Agriculture. While there would be some reduction of agricultural lands, there would also be retention of Common Open Space/Agriculture on the subject 205 acres or on a larger combined acreage.

Discourages the proliferation of urban sprawl.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The proposed future land use designation will not result in any loss of public open space. Discourages the proliferation of urban sprawl. All wetlands must be protected, and native upland habitat must be preserved in compliance with the CGMP. These requirements are the same for both the Agricultural Ranchette and the proposed AgTEC future land use designations.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The existing AgTEC property provides for nonresidential needs for residential population. The attached 2023 Commercial and Industrial Land Analysis (Approved August 8, 2023) concludes that the County has a sufficient inventory of commercial and industrial land within the unincorporated areas for the present and near future. Changes in the marketplace like e-commerce may increase the demand for logistics centers on industrial land. Creating additional industrial land at this location is a policy decision that may be considered if the Board determines that additional industrial development is appropriate. Discourages the proliferation of urban sprawl.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate

an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

The proposed future land use designation does not remediate a planned development pattern in the vicinity that constitutes sprawl. The proposed change does not involve development patterns for new towns defined in s. 163.3164.

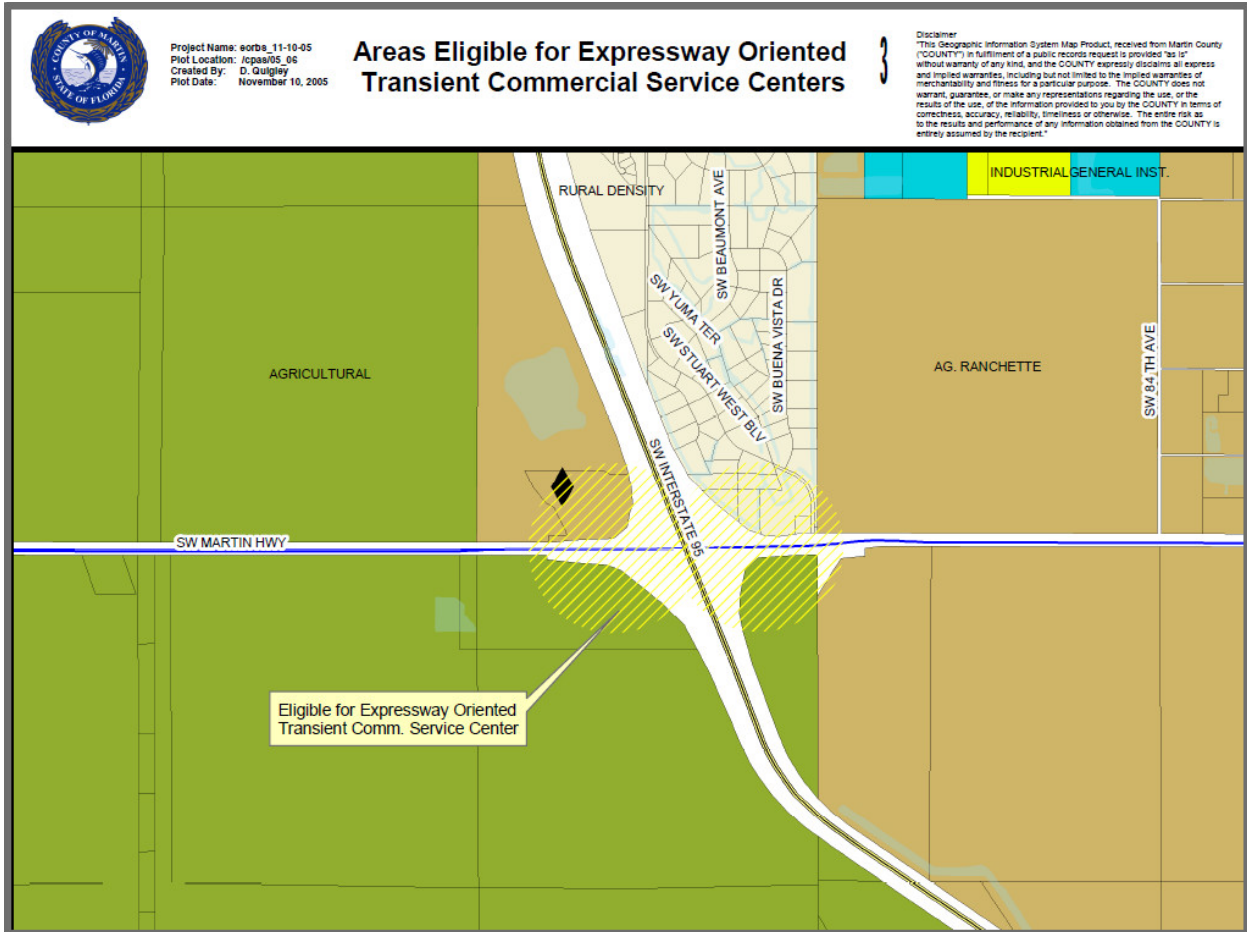
Encourages the proliferation of urban sprawl.

Of the eight criteria listed above, seven have been determined to discourage urban sprawl.

2.3. Land Use Compatibility

The proposed land use designation would be compatible with the existing AgTEC future land use designation to the west, Port St. Lucie to the north and Interstate 95 to the east. It is less compatible with the Agricultural land to the south and the approximately 31 acres of Agricultural Ranchette land that sit between the subject site and Interstate 95/State Road 714. However, the AgTEC designation includes a 100-foot setback from S.W. Martin Highway and a 50 foot “buffer preserve area” within the 100-foot setback. A buffer may also be appropriate along the southeast side to separate the AgTEC development from the remaining Agricultural Ranchette land. It is unknown how or if a potential Planned Unit Development on the 205 acres would locate Common Open Space/Agriculture adjacent to the 31 acres of Agricultural Ranchette land.

From at least 1985 through 2014 the Comprehensive Growth Management Plan permitted Expressway Oriented Transient Commercial Service Centers (EOTCSC) at I-95 interchanges. Below is a map produced in 2005 showing the approximate area (yellow hatching) where an EOTCSC was permitted on the north side of SW Martin Hwy. and west of I-95. The Plan permitted hotels, gas stations and other uses serving the traveling public to be acceptable at these locations.



2.4. Consistency with the Comprehensive Growth Management Plan, Martin County Code.

1. This section of the staff report will consider the descriptions of the existing land use and the proposed land use.

The following text from Policy 4.13A.3 CGMP (in quotes) describes the Agricultural Ranchette future land use designation.

"The Agricultural Ranchette designation is intended to protect and preserve areas of Martin County generally located between the fringe of the agricultural heartland and the outer fringe of urban development. These areas are situated in locations removed from urban services, have developed at very sparse densities and maintain their original agricultural and rural character."

The text quoted above describes Agricultural Ranchette as a transitional land use between urban and agriculture. However, in this case, it is sandwiched between the Freestanding Urban Service District and I-95. It is no longer providing a transition between urban development and agricultural land. At the same time, changing 205± acres to AgTEC will leave a 31- acre parcel with the Agricultural Ranchette designation.

2. The applicant has proposed to change 205 acres from Agricultural Ranchette to AgTEC and add it to the existing AgTEC acreage to the west. If that occurs concurrent with a separate

text amendment, CPA 23-04, the division of acreages between Non-agricultural development/Targeted Employment and Common Open Space Agriculture make appear as shown in the table below. The following table shows the existing and proposed acreages of the concurrent AgTEC text amendment. It does not change the square footage of vertical construction but allows the same uses on 1,000 acres. If the text amendment is approved, vehicular sales and services would be allowed.

Current application materials, from CPA23-03, the accompanying text amendment:

<i>Use</i>	<i>Minimum Area (Acres)</i>	<i>Maximum Area (Acres)</i>
<i>Non-agricultural development/ Targeted Employment Uses</i>	<i>0</i>	<i>900 <u>1,000</u></i>
<i>Common Open Space/ Agriculture</i>	<i>817 <u>939</u></i>	<i>1,717 <u>1,939</u></i>

The proposed site is well positioned to access labor markets and urban services in the larger region via I-95.

2.5. Capital Facilities Impact (i.e. Concurrency Management)

Policy 4.1B.2. of the Future Land Use Element states: “All requests for amendments to the FLUMs shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses. This analysis shall address, at a minimum, the availability of category A and category C service facilities as defined in the Capital Improvements Element. No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted LOS standards of this Plan for the proposed land uses. The Capital Improvements Element, or other relevant plan provisions, and the FLUMs may be amended concurrently to satisfy this criterion. The intent of this provision is to ensure that the elements of the CGMP remain internally consistent.”

2.5.1. Mandatory Facilities

2.5.1.1. Water/Sewer Facilities

The current AgTEC policies requires water and wastewater provisions from the City of Port St. Lucie. The application materials contain a letter from the City of Port St. Lucie Utility Systems Department (dated July 19, 2022) stating that the City has capacity for the existing 1,734 acres for these services. It does not address the additional 205 acres being proposed. However, the letter does not provide a commitment of services until all approvals have been obtained, construction plans approved, and a Service Agreement has been fully executed.

See also the attached memorandum from Martin County Utilities staff.

2.5.1.2. Drainage Facilities

Level of Service for drainage facilities is listed below. Compliance with the following levels of service requirements must be evaluated with the submittal of a site plan. The developed site must comply with the following policies.

Policy 14.1A.2.(2) County water management systems:

Level of Service

Major Drainage Ways (over one square mile) - 8.5" in a 24-hour period (25 year/24-hour design storm)

Underground Facilities Utilizing Storm Sewers - 6" in a 24-hour period (5 year/24-hour design storm)

All Other Facilities - 7" in a 24-hour period (10-year/24-hour design storm)

Finished Floor Elevation - 100-year/3-day storm

(a) Building floors shall be at or above the 100-year flood elevations, as determined from the most appropriate information, including Federal Flood Insurance Rate Maps. Both tidal flooding and the 100-year, 3-day storm event shall be considered in determining elevations. Lower floor elevations will be considered for agricultural buildings and boat storage facilities that are nonresidential and not routinely accessed by the public.

(b) All 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.

The minimum roadway flood protection design storm shall be the 10-year frequency, 24-hour duration storm event unless the roadway is classified as a scenic corridor, in which case the flood protection design storm will consider maintaining the character of the roadway.

2.5.1.3. Transportation

The existing AgTEC Policy 4.13A.9(3)(e) ii states:

No development beyond the first 1,000,000 square feet of non-agricultural development shall be approved until the road and bridge have been constructed of sufficient length and lane geometry connecting the project to Becker Road.

The text quoted above was created to distribute traffic north to Becker Road and prevent Martin Highway from being the only access for the AgTEC acreage west of the subject 205 acres. It requires the construction of a road connecting to Becker Road in Port St. Lucie. No agreement with the City of Port St. Lucie has been established for the construction of a connector road. Please see the attached memorandum from the Martin County Traffic Division.

2.5.1.4. Solid Waste Facilities

The proposed Future Land Use designation does not exceed the level of service (LOS) criteria for solid waste facilities. The required LOS in Martin County is 1.06 tons of capacity per weighted population. The weighted average population (the average of seasonal and full-time residents) countywide in Fiscal year (FY) 2025 is 167,680 persons. In FY2025, there are 263,031 tons of available capacity or 1.57 tons per weighted person. The proposed change will not reduce the level of service below capacity.

2.5.1.5. Parks/Recreation Facilities

The proposed amendment would have no impact on public park or recreation facilities.

2.5.1.6. Fire/Public Safety/EMS

The following table shows the levels of service adopted in Chapter 14, Capital Improvements. Level of Service Area: Unincorporated Martin County. The analysis is based upon a FY2025 (weighted average) population in unincorporated Martin County of 167,680 persons. The proposed future land use change will not diminish the level of service below capacity.

	Travel time	Areas of Martin County	Required LOS Percent of time	Current LOS Percent of time
Advanced life support	8 minutes	Urban	90	85
Advanced life support	20 minutes	Rural	90	85
Basic life support	6 minutes	Urban	90	85
Basic life support	15 minutes	Rural	90	85
Fire response	6 minutes	Urban	90	85
Fire response	15 minutes	Rural	90	85

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

The proposed future land use change would not be expected to impact library level of service.

2.5.2.2. Schools

The proposed amendment would have no impact on students since it would not increase the number of residential units that may be constructed.

2.6. Criteria for a Zoning Change

The applicant has not proposed to change the AR-5A and A-2 zoning districts currently assigned to the property. The AgTEC future land use designation requires the applicant to apply for a Planned Unit Development Zoning District at the time a portion of the site converts from agricultural activity to one of the uses permitted by the AgTEC future land use designation.

CONCLUSION SUMMARY

- Section 1.11.C(1) of the Comprehensive Growth Management Plan (CGMP) provides criteria that staff must evaluate to reach a positive recommendation on FLUM applications. It states:

*Staff can recommend approval if any one of the four criteria are met.
Staff must recommend denial if none of the criteria are met.*

See Section 2.1 of this report. Staff has evaluated these criteria and have found that one of the four criteria have been met. There have been future land use map amendments in the surrounding area to make the proposed change logical.

- Though the area remains agricultural, the proposed change is compatible with the AgTEC lands to the west, I-95 to the east, the Martingale Commons commercial acreage and the

Martin Commerce Park to the southeast.

- As discussed in Section 2.3 of this report, Martin County had planned for commercial development at all four corners of this intersection between 1985 and 2014.

3. ATTACHMENTS

Attachments:

Interdepartmental Staff Memoranda

AgTEC PUD Exhibit B – Conceptual Plan

2023 Commercial and Industrial Land Analysis (Approved August 8, 2023)