



MARTIN COUNTY

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Martin County Business Impact Estimate, March 10, 2025

Pursuant to Section 125.66(3), Florida Statutes

AN ORDINANCE OF MARTIN COUNTY, FLORIDA REGARDING COMPREHENSIVE PLAN AMENDMENT 24-25, CORAL GARDENS VAC STATION, AMENDING THE FUTURE LAND USE MAP (FLUM) OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE

1. **A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county.**

The proposed ordinance is for Comprehensive Plan Amendment (CPA) 24-25, Coral Gardens Vac Station, a request for Future Land Use Map change from Institutional-Recreational to Institutional-General on a ±4.2-acre parcel located south of SE Pomeroy Street on the northeast corner of SE Willoughby Boulevard and SE Coral Lakes Way. The Martin County Board of County Commissioners has initiated the amendment on the above-referenced property, owned by Martin County. The proposed amendment to the Future Land Use Map will enable the County to construct a vacuum station necessary to provide utilities (sewer service) to the surrounding residential neighborhoods.
2. **An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the county, including the following, if any:**
 - a. **An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.**

This amendment concerns public land that will not require a compliance cost on businesses.
 - b. **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

This amendment does not impose a charge or fee on businesses, nor does it impose a charge or fee for which businesses would be financially responsible.
 - c. **An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

This amendment does not impose any new charges or fees on businesses.
3. **A good faith estimate of the number of businesses likely to be impacted by the ordinance.**

This amendment will not impact businesses.
4. **Any additional information the board determines may be useful.**

The Martin County Utilities Department plans to place the vacuum station on the northern portion of the property to facilitate septic to sewer conversion of approximately 638 homes in the Coral Gardens Community, with provisions to allow for the septic to sewer conversion of the adjacent Coral Lakes Community in the future.