



MARTIN COUNTY, FLORIDA
Comprehensive Planning Division
**PROPOSED AMENDMENT
TO THE MARTIN COUNTY
COMPREHENSIVE PLAN**

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REQUEST NUMBER:

CPA 23-02 Hobe Sound Storage FLUM

Report Issuance Date:

February 11, 2025

APPLICANT:

Employees Money Purchase Pension Plan & Trust of
Boca Cardiology Associates Babic & Vinci PA FBO
Stephen Babic
7155 Queenferry Circle
Boca Raton, FL 33496
Company Representative: Stephen Babic

REPRESENTED BY:

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PLANNER-IN-CHARGE:

Amy Offenbach, Planner
Growth Management Department

PUBLIC HEARINGS:

Local Planning Agency

Date **Action**

June 1, 2023

2/2

Board of County Commission Adoption:

February 11, 2025

SITE LOCATION: The parcel is located on the east side of S.E. Federal Highway, between S.E. Heritage Boulevard (to the north) and S.E. Poinciana Lane (to the south), Parcel Identification Number 34-38-42-000-140-00140-6.

APPLICANT REQUEST: This request is for a small-scale amendment to the Future Land Use Map (FLUM) on a 4.01-acre parcel. The request proposes to change from the Medium Density Residential to the General Commercial future land use designation. An application to rezone is being reviewed separately from this application.

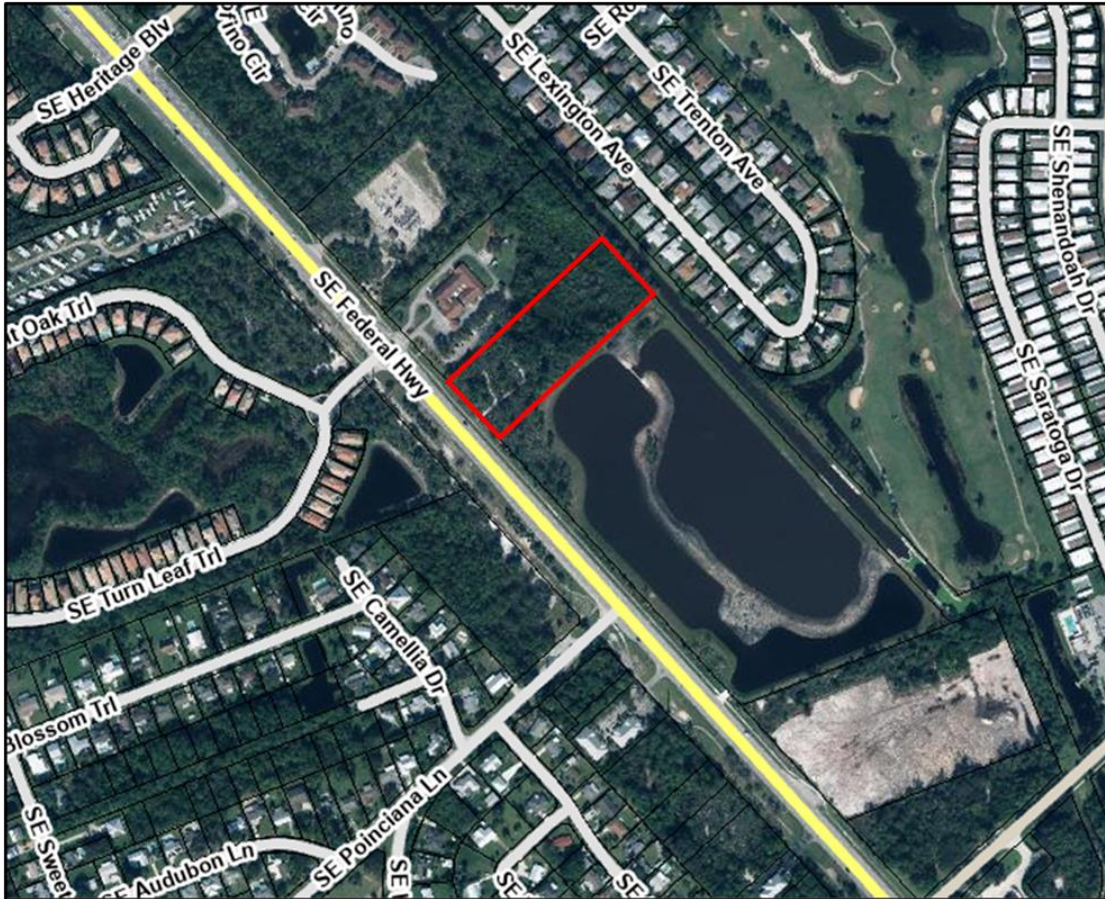
STAFF RECOMMENDATION:

Staff recommends approval of the proposed Future Land Use Map (FLUM) change from the Medium Density Residential to the General Commercial future land use designation.

EXECUTIVE SUMMARY:

This staff report will consider the General Commercial future land use and will analyze whether it is consistent with the Comprehensive Growth Management Plan (CGMP) and compatible with the surrounding properties. The location of the subject parcel is shown below (see Figure 1).

Figure 1- Location map showing the subject parcel outlined in red.



Future Land Use Designation	
Existing Medium Density Residential	Proposed General Commercial
Reserved for land in the core of the Primary Urban Service District (PUSD) accessible to employment centers	Principally located in highly accessible parts of the USD
Maximum Residential Density: 8 units per acre (UPA), or up to 10 UPA for eligible affordable housing projects.	Maximum Building Coverage: 60% Floor Area Ratio (FAR) governed by parking standards
Maximum Building Height: 40 feet	Maximum Building Height: 40 feet
Minimum Open Space: 50%	Minimum Open Space: 20%

1. PROJECT/SITE SUMMARY

1.1 Physical/ Site Summary

The subject parcel is a 4.01 acres site. The site is within the following:

Planning District: South County
Adjacent Planning District: Port Salerno/76
Commission District: District 3
Taxing District: District 3 Municipal Service Taxing Unit
Urban Service District: Primary USD

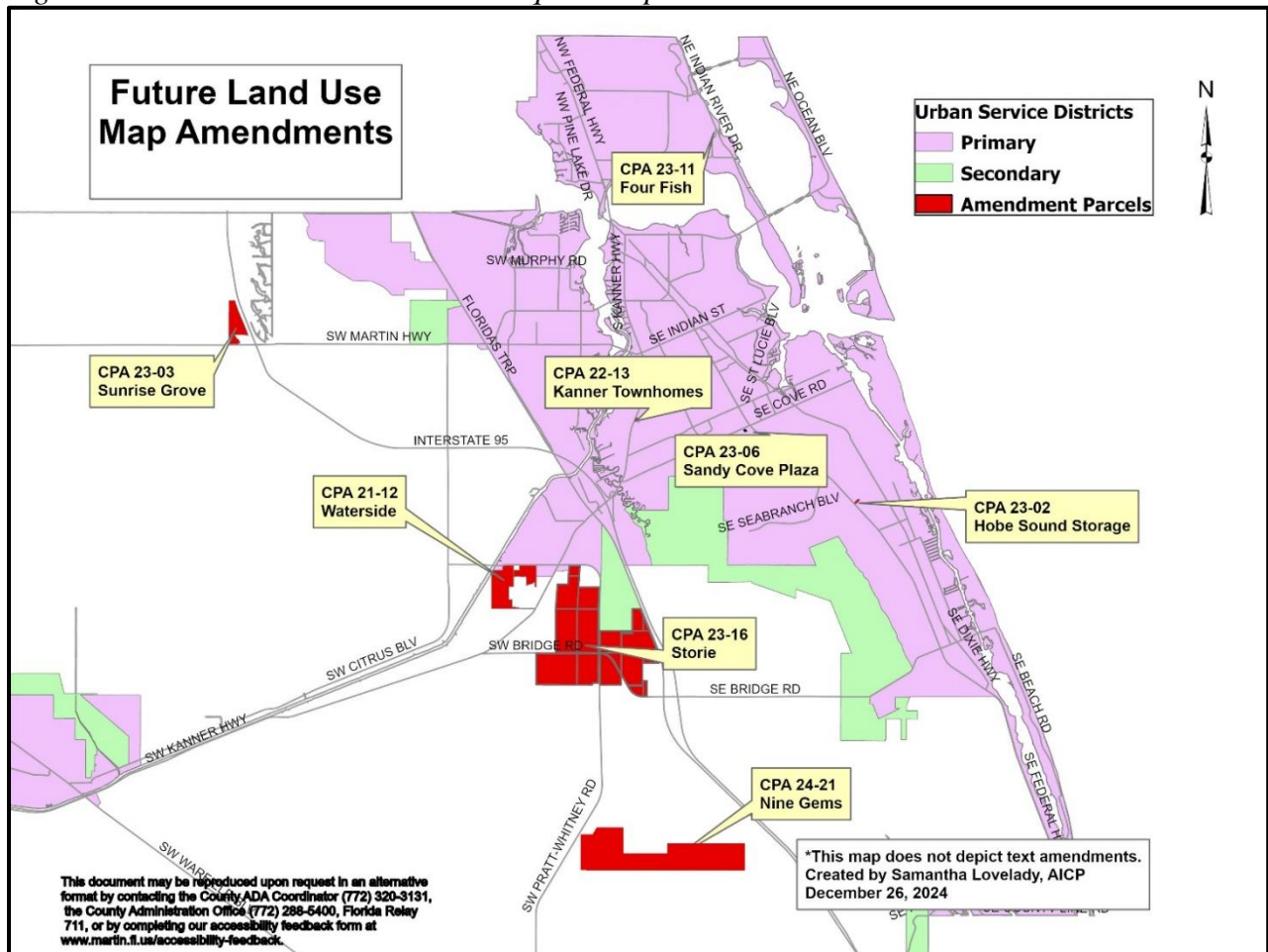
1.2 Major Roadways

The major roadways closest to the subject parcel are S.E. Federal Highway, which is a major arterial bordering the site, S.E. Seabranh Boulevard, a minor arterial north of the site, and S.E. Osprey Street, a major collector south of the site.

1.3 Current Amendment Requests

The proposed future land use amendment requests are depicted in the following map and described below.

Figure 4- Current FLUM Amendment Request Map.



- A. CPA 21-12, Waterside: A FLUM amendment request to change 396.81 acres, located south of S.W. 96th Street, east of the St. Lucie Canal, and west of S.W. Kanner Highway, from Agricultural to Low Density Residential.
- B. CPA 22-13, Kanner Townhomes: A FLUM amendment request to change 3.18 acres, located along the east side of S. Kanner Highway (SR 76) and the north side of S.E. Crimson Way, from General Commercial to Medium Density Residential.
- C. CPA 23-02, Hobe Sound Storage: A FLUM amendment request to change 4.01 acres, located on the east side of S.E. Federal Highway, between S.E. Heritage Boulevard and Poinciana Lane, from Medium Density Residential to General Commercial.
- D. CPA 23-03, Sunrise Grove: A FLUM amendment request to change 222 acres, located along the north side of S.E. Martin Highway and the west side of Interstate 95, from Agricultural Ranchette to AgTEC.
- E. CPA 23-06, Sandy Cove Plaza: A FLUM amendment request to change a portion of the parent site totaling 0.84 ± acres, located on the southwest corner of SE Cove Road and SE Federal Highway, from Limited Commercial to General Commercial.
- F. CPA 23-11, Four Fish PUD: A FLUM amendment request to change 0.70-acres on 4 parcels, located on the south side of NE Baily Terrace between NE Dixie Highway and NE Indian River Drive, from Limited Commercial to Marine Waterfront Commercial.
- G. CPA 23-16, Storie: A FLUM amendment request to change 2,716.51-acres, located at the intersection of SW Bridge Road and SW Pratt-Whitney Road, from Agricultural to a new future land use designation, Storie Mixed Use Village.
- H. CPA 24-21, Nine Gems: A FLUM amendment request to change 1,533 acres, located south of Bridge Road between SW Pratt Whitney Road and Interstate 95, from Agricultural to Institutional-Public Conservation.

1.4. Past Changes in Future Land Use Designations

The amendments to the FLUM that have occurred in the immediate area since adoption of the CGMP in 1982 are summarized below.

- A. CPA 95-24, Kremser Trust, Ordinance 502: A FLUM amendment on 1.12 acres, located southwest of the intersection of S.E. Federal Highway and S.E. Salerno Road, from Low Density Residential to General Commercial.
- B. CPA 00-2, Eastridge Park, Ordinance 575: A FLUM amendment on 4.13 acres, located just south of S.E. Osprey Street between S.E. Sandridge Avenue and S.E. Sandy Lane, from Medium Density Residential to Institutional-Recreation.
- C. CPA 06-11, Woods Family Trust, Ordinance 715: A FLUM amendment on 0.97 and 5.55 acres, located east of S.E. Federal Highway along the north side of S.E. Salerno Road, from Medium Density and Commercial Office/Residential to General Commercial.
- D. CPA 16-5, DeMartini, Ordinance 1008: A FLUM amendment on 2.27± acres, located on the east side of S.E. Federal Highway north of Cove Road, from Limited Commercial to General Commercial.

- E. CPA 17-5, Circle K, Ordinance 1028: A FLUM amendment on 2.92 acres, located on the northwest corner of S.E. Cove Road and S.E. Federal Highway, from Limited Commercial to General Commercial.
- F. CPA 19-18, Tradewinds Hobe Sound, Ordinance 666: A FLUM amendment on 13.66 acres, located on S.E. Federal Highway, from Medium Density Residential, Commercial Office/Residential, and Limited Commercial to High Density Residential.
- G. CPA 21-02, Federal Highway and Ridgeway Terrace, Ordinance 1166: A FLUM amendment on 1.38 acres, located north of S.E. Osprey Street along the west side of S.E. Federal Highway, from Medium Density Residential to General Commercial.
- H. CPA 23-05, Ridgeway Terrace, Ordinance 1203: A FLUM amendment request on 0.65 acres, located on the southeast corner of S.E. Ridgeway Terrace and S.E. Federal Highway, from Mobile Home to General Commercial.

1.5. Adjacent Future Land Use

North: Medium Density Residential (up to 8 units per acre)
South: Institutional-Public Conservation
East: Low Density Residential (up to 5 units per acre)
West: Medium Density Residential (up to 8 units per acre)

1.6 Environmental Considerations

1.6.1. Wetlands, soils and hydrology

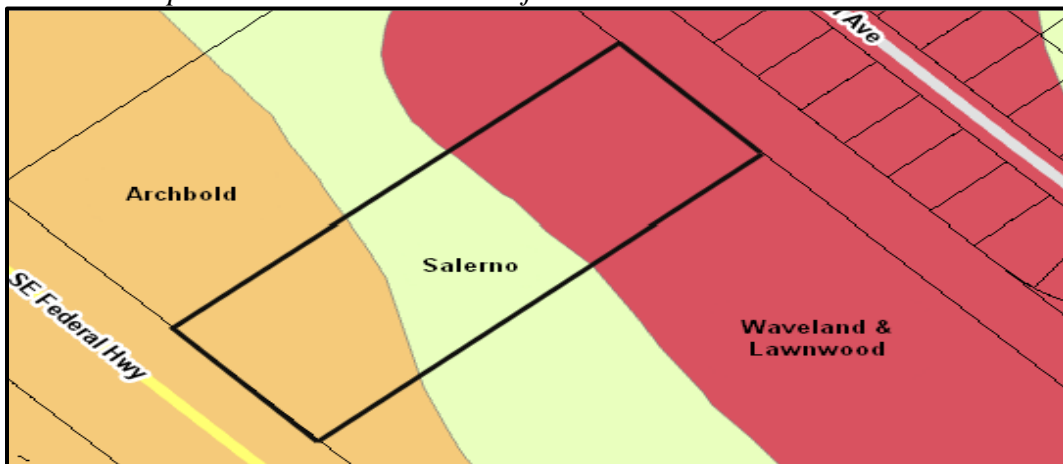
An excerpt of the Composite Wetland Map shown below indicates a high probability of wetlands on the eastern portion of the site. However, confirmation of wetlands and verifying the location and extent of wetlands can only be determined by on-site delineation by an environmental professional (See Figure 5).

Figure 5, a composite wetlands map that shows a high probability of wetlands.



The soil on the subject site is primarily composed of Waveland and Lawnwood fine sand/depressional, Salerno sand, and Archbold sand. The Waveland series consists of very deep, very poorly and poorly drained, very slowly to moderately slowly permeable soils on broad areas of flatwoods and depressions in the Lower Coastal Plain of Peninsular Florida. They formed in sandy marine sediments. The Lawnwood series also consists of very deep, poorly drained, very slowly to moderately slowly permeable soils on broad flatwoods in the Lower Coastal Plain of Peninsular Florida. They formed in sandy marine sediments. The Salerno series consists of very deep, poorly drained, very slowly permeable soils on the flatwoods of Peninsular Florida. These soils also formed in sandy marine sediments. The Archbold series consists of deep, well drained, very rapidly permeable sandy soils that formed in marine or eolian deposits. These droughty soils are on low ridges in central Florida.

Figure 6- a soils map shows the soils on the subject site.



1.6.2. Wellfield protection

The subject parcel is not within any wellfield protection zones.

1.7. Adjacent Existing Uses

The following is showing the adjacent zoning districts on the Zoning atlas and the existing uses in the general vicinity of the subject site:

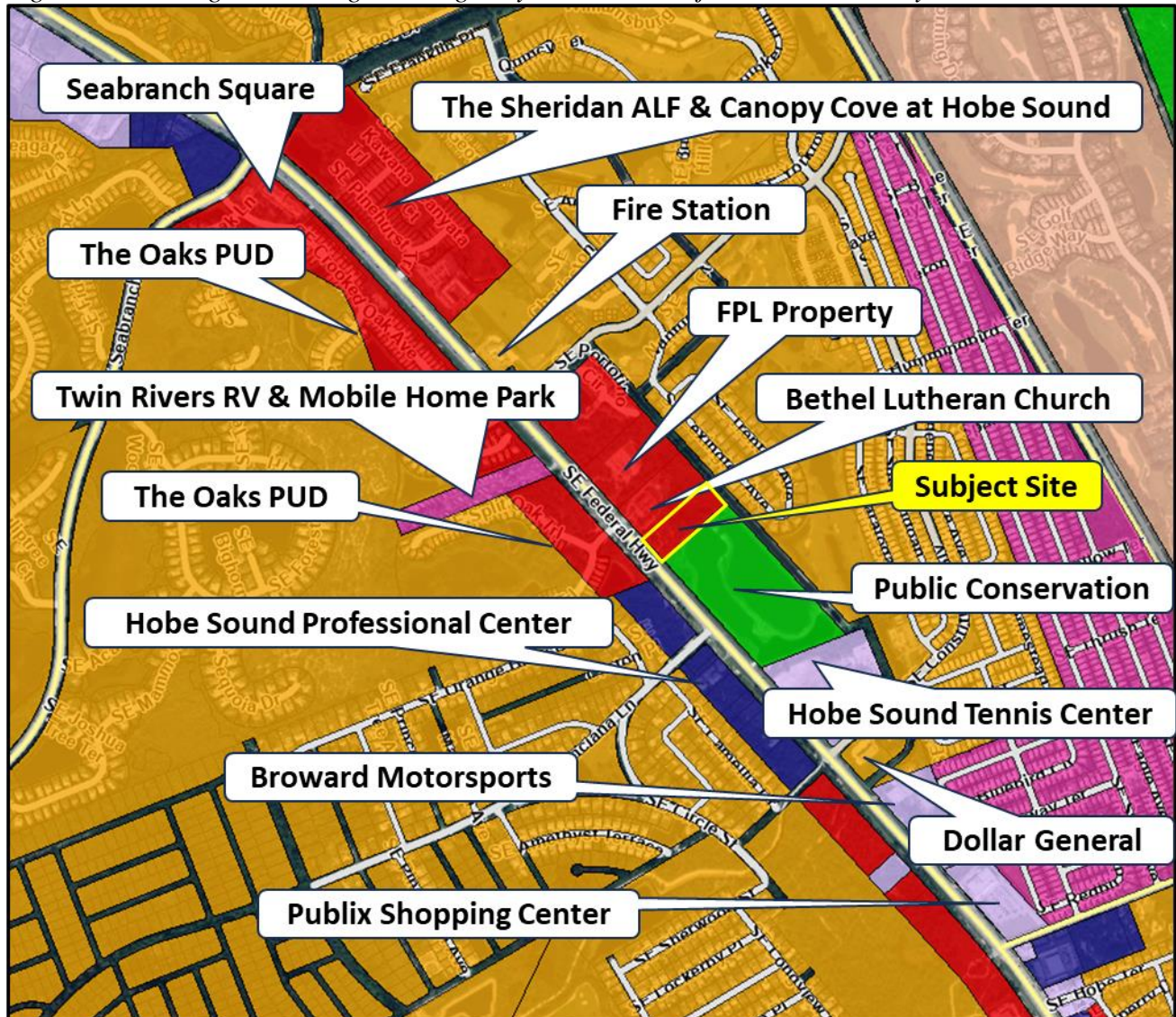
North: RM-8 - Bethel Lutheran Church of Hobe Sound

South: PC (Public Conservation) – East Fork Creek Stormwater Treatment, Phase 1

East: PUD-R - Heritage Ridge North P.U.D.

West: PUD-R - Pastelle Residential P.U.D. (The Oaks)

Figure 2: Existing Uses Along U.S. Highway 1 with the subject site labeled in yellow.



2. ANALYSIS

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

In evaluating each Future Land Use Map amendment request, staff begins with the assumption that the Future Land Use Map, as amended, is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County. Based on this assumption, staff can recommend approval of a requested change provided that consistency is maintained with all other elements of this Plan and at least one of the following four items is found to apply. If staff cannot make a positive finding regarding any of the items in (a) through (d), staff shall recommend denial. Criterion (a) and (b) have been met and Criterion (c) and (d) have not been met.

(a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or

Past changes in land use designations, listed in Section 1.4 of the staff report, make the proposed use reasonable for consideration. Changing the subject site to the General Commercial future land use designation is consistent with the land use designations in the general area and adequate public services are available to the subject site. Criterion met.

(b) 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 Hobe Sound Tennis Center was approved in November 2022 at the northeast corner of S.E. Constitution Boulevard and S.E. Federal Highway. Also, a Dollar General was developed in 2019 at the southeast corner of S.E. Constitution Boulevard and S.E. Federal Highway. The Hobe Sound Fire station, at the corner of S.E. Ridgeway and S.E. Federal Highway, was sold and replaced by a new fire station near Heritage Ridge Boulevard. Martin County constructed Phase 1 of the East Fork Creek Stormwater Treatment area on the property abutting the subject to the south to improve water quality, treatment, rehydrate and restore a wetland near the subject site. Farther south, the abandoned site of a hotel, destroyed by the 2004 hurricanes, was redeveloped in 2021 and is now a Publix supermarket. Continuing to the south, a FLUM amendment permitted the 177-unit Tradewinds of Hobe Sound apartments to be developed, see Section 1.4 of this report. A percentage of units at Tradewinds are classified as “Workforce” housing. New future land use designations have been assigned to most of the Hobe Sound Community Redevelopment Area. Criterion met.

(c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or

No such correction is needed because the current future land use designation of the subject site is not inappropriate. Criterion not met.

(d) The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents.

The proposed change will not correct a public facility deficiency. Criterion not met.

2.2. 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.

Florida Statutes, Section 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.

Florida Statutes provide an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. This proposed amendment meets 8 out of 8 criteria that determine the application discourages 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 4.01-acre subject property is not a “substantial area” of the jurisdiction. The site is integrated within the urban, commercial, and residential use areas. The proposal for General Commercial does not propose low-intensity or low-density development. The proposed land use allows up to twenty units per acre (hotel/motel) and is appropriate for lands located in the Primary Urban Service District. Discourages the proliferation of urban 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.

This site is within the Primary Urban Service District and is within an existing urban, residential, and commercial area. Developing this site would be infill development. Discourages the proliferation of urban sprawl.

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

The site is integrated within residential, and urban areas and the proposed change will not promote development occurring in such patterns. Discourages the proliferation of urban 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.

Currently, according to the composite wetland maps, there is a probability of wetlands on the subject site, which is currently vacant and has never been developed. Pursuant to Policy 9.1G.2(2), “No negative impacts shall be allowed in wetlands or within the surrounding buffer”, Martin County, Fla. CGMP (2021). Discourages the proliferation of urban sprawl.

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

This site is within the Primary Urban Service District and is not an agricultural area or adjacent to agricultural areas and activities. The proposed future land use designation does not diminish agricultural areas or agricultural activities. Discourages the proliferation of urban sprawl.

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

The subject site is located within the Primary Urban Service District where public facilities and services are available. Development of this site will maximize the use of existing public facilities and services. Discourages the proliferation of urban sprawl.

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

No, the proposed change would maximize the use of future public facilities and services. Discourages the proliferation of urban 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 subject site is located within the Primary Urban Service District (PUSD). Adequate utilities and solid waste services are available to the subject site from South Martin Regional Utilities. Providing these services to the site will not disproportionately increase in the cost of the services to the surrounding area. Public services (such as law enforcement, fire, libraries, parks etc.) are also currently provided to the immediate area of the subject site. The proposed change of the subject site to General Commercial will not result in land use patterns that will disproportionately increase the cost of providing public services to the surrounding area. Discourages the proliferation of urban sprawl.

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

This site is located within the Primary Urban Service District which separates rural and urban uses. This site does not fail to provide a clear separation between rural and urban uses. Discourages the proliferation of urban sprawl.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed change may encourage infill development of a site that has never been developed on the Federal Highway (U.S. Highway 1) corridor. Discourages the proliferation of urban sprawl.

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

The site is located within the PUSD and is in an urban area with a mix of various uses such as office, retail and residential uses. The proposed change encourages a functional mix of uses. Discourages the proliferation of urban sprawl.

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

The subject site is centrally located along a major arterial that provides access to other major arterials approximately three miles to the north and south. The direct access of the subject site to a major arterial prevents any need for secondary access. Any development resulting from the proposed land use change will not change the accessibility of adjacent properties. The proposed

amendment does not result in poor accessibility among related land uses. Discourages the proliferation of urban sprawl.

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

This proposed future land use designation will not result in a loss of public open space. Discourages the proliferation of urban sprawl.

Pursuant to all 13 criteria the proposed change discourages urban sprawl.

2.2.1. Proliferation of Urban Sprawl

In order 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.

The natural resources and ecosystems are not negatively impacted. The proposed change would locate commercial development in the Primary Urban Service District and in proximity to other commercial and residential uses. The composite wetlands map shows a high probability of wetlands on the subject site. Any type of development proposed on the subject site will require some habitat preservation, which will be determined during the site planning and development review process. Discourages the proliferation of urban sprawl.

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

Neither the adopted future land use nor the proposed future land use will require the extension of public infrastructure and services outside the Primary Urban Service District. Water and sewer provisions are available to the subject site via South Martin Regional Utility. The proposed amendment would allow for a cost-effective development process, utilizing already existing public infrastructure and services. Discourages the proliferation of urban 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 parcel is not in a walkable area that provides for compact development. It is located near existing development that provides a mix of densities, intensities and uses. Discourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The site is only 4.01 acres, and future development to the site will not result in overconsumption of water and energy. The subject parcel is located in an urban area where facilities and services are in place. Discourages the proliferation of urban sprawl.

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

The subject site is located within the PUSD, within an urban area. The proposed change will have no impact on agricultural areas and activities. Discourages the proliferation of urban sprawl.

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

The subject parcel is not public open space, and the proposed land use change alone will not affect public open space. The same amount of native habitat preservation will occur with either the adopted or the proposed future land use designation. Discourages the proliferation of urban sprawl.

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

If developed, the subject site will be in-fill development and will not negatively impact the balance of land uses in the area. The proposed amendment responds to demands for commercial capacity while locating that capacity within the USD where it will serve existing residential development. The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities primarily located in highly accessible parts of the urban service district. 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 provide for transit-oriented development or new towns as defined in s. 163.3164. The proposed change may permit infill development, providing commercial services and uses that are appropriate for sites within the Primary Urban Service District. The proposed future land use designation will allow intensities of use and urban form that are consistent with the existing and planned development pattern in the vicinity. Discourages the proliferation of urban sprawl.

All 8 criteria listed above have been met to determine the application discourages urban sprawl.

2.3 Land Use Compatibility

The properties north of the subject site have Medium and Low Density Residential and Mobile Home future land use designations which are developed with a church, an FPL substation, and residential neighborhoods. The properties to the south have Institutional-Conservation, General Commercial, Low Density Residential and Commercial Office/Residential future land use designations which are developed with residential neighborhoods, commercial office plaza, an animal hospital, a retail store, a motorcycle dealership, and a grocery store. There do not appear to be any compatibility issues with properties on the north or the south of the subject property.

East of the subject site is Low Density Residential (maximum 5 units per acre) and contains Heritage Ridge North, a residential community. The composite wetlands map shows a high probability of wetlands to the back of the subject site, between the developable site area and Heritage Ridge North; that may provide a buffer between development on site and Heritage Ridge North. To the west is Medium Density Residential (maximum 8 units per acre) and contains The Oaks, a residential community.

North: Bethel Lutheran Church

South: East Fork Storm Water Treatment, Phase 1

East: Heritage Ridge North

West: The Oaks

2.4 Consistency with the Comprehensive Growth Management Plan

Below is an excerpt from the CGMP describing the existing Medium Density Residential future land use designation and the proposed General Commercial future land use designation, extracted from Policy 4.13A.7.(4) and Policy 4.13A.8.(3), CGMP, Martin County, Fla. (2021).

Policy 4.13A.7. Residential development. The FLUM allocates urban residential density based on population trends; housing needs; and past trends in the character, magnitude and distribution of residential land consumption patterns. Consistent with the goals, objectives and policies of the CGMP, including the need to provide and maintain quality residential environments, it also preserves unique land and water resources and plans for fiscal conservancy.

(4) Medium Density Residential development. The Medium Density Residential designation is reserved for land in the core of the Primary Urban Service District and accessible to employment centers. The maximum density is eight units per gross acre. However, sites may be approved for a maximum of 10 units per gross acre (a density bonus), after demonstrating compliance with all of the following criteria:

- (a) The development commits to providing affordable housing to eligible households as defined by Chapter 2 Overall Goals and Definitions;
- (b) The site is or can be serviced by a full complement of urban services including water and wastewater service from a regional public utility;
- (c) The applicant provides a significant open space buffer, natural landscape (including a landscaped berm where appropriate), plant material and/or an aesthetic wall or fence to effectively shield the Residential use from any existing or potential adjacent nonresidential use or from any single-family use.

In reviewing specific densities, the aim shall be to preserve the stability of established residential areas. Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

Policy 4.13A.8. Commercial development. The Future Land Use Map identifies the allocation of commercial land for offices and services, limited commercial, general commercial and marine waterfront commercial activities. The allocation is compatible with the goals and objectives in the CGMP and consistent with supportive research and analysis. Commercial development in Martin County's six CRAs shall be governed by goals, objectives and policies in Chapter 18 except for those limited land areas that retain a commercial future land use designation described in Policy 4.13A.

(3) *General Commercial development.* The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses. The sites are located on major or minor arterials and require a minimum net lot size of 10,000 square feet. The floor area ration (FAR) shall be governed by the parking standards of the Land Development Regulations. Maximum densities for hotel/motel units located in a General Commercial future land use designation shall be 20 units per gross acre. Maximum building

coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

The Land Development Regulations implementing the General Commercial future land use designation shall be consistent with the development standards described above. This area is not intended to accommodate businesses, trades or services that generate significant nuisance impacts, including glare, smoke or other air pollutants; noise; vibration; major fire hazards; need for extensive outside storage and display; or other impacts associated with more intensive industrial uses. Automotive sales and services shall be located in the General Commercial land use classification on sites appropriately designated for highway-oriented commercial uses in the Land Development Regulations.

The areas designated for General Commercial development are specifically not adapted to permanent residential housing, and such uses shall be located in other areas designated for residential development. On the other hand, transient residential facilities including hotels and motels, timesharing or fractional fee residential complexes, or other transient quarters should be located in areas designated for commercial use.

The General Commercial site should generally be removed from single-family residential development and able to be buffered and screened consistent with the Land Development Regulations requiring appropriate landscaping and screening. Screening shall include vegetative berms (where feasible), plant material and/or aesthetic decorative fences or walls to assure compatibility with less intensive uses existing or anticipated on adjacent sites.

Prior to approval of a development plan, all applicants for development in the area designated General Commercial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system.

Staff Analysis:

The subject site is consistent with the Medium Density Residential future land use because it is located in the core of the PUSD where it has access via US 1 to employment centers such as Port Salerno and Hobe Sound. The Medium Density Residential future land use designation would also allow a maximum of 32 residential units on the 4.01-acre site. However, the density may be substantially reduced depending on the acreage of wetlands and site planning requirements.

The General Commercial future land use designation is the most intense of the three commercial future land use designations. It permits automotive sales and service and highway-oriented commercial uses. General Commercial allows hotels/motels a maximum of 20 units per acre. Since the subject property is 4.01 acres, the maximum potential number of units the subject site can have with the proposed change is 80 units. However, the density may be substantially reduced depending on the acreage of wetlands and site planning requirements.

Appropriate buffering and screening will be determined as part of the final site plan approval to ensure that none of the neighboring properties are negatively impacted. The Landscape regulations require a 30-foot-wide landscape buffer between GC and residential, regardless of the proposed use in the GC zoning district.

The subject site is located near a major arterial road and is within the PUSD and has access to all the public facilities and services. Future land use designations such as General Commercial are appropriate for sites within the PUSD. Additionally, development of the subject parcel will be infill development.

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 parcel is located in the South Martin Regional Utility Area (SMRU). SMRU has provided a certification stating that based upon the information provided there is currently adequate water and wastewater capacity to serve this project. Off-site utility construction improvements, at the developer’s expense, may be required to serve the project. Any proposed development will be required to submit an application for Development Review.

An SMRU memorandum is attached to this staff report.

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 from the CGMP.

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

Policy 5.2A.1 of the CGMP, states the following: “Establish a base level of service. The LOS standard for all roadways in unincorporated Martin County is LOS D in the peak hour/peak direction. Standards for the State Highway System are guided by FDOT's latest 'LOS Policy'. The methodology for determining roadway facilities' level of service shall adhere to the methodologies identified in the latest FDOTs Q/LOS Handbook.”

A memorandum from Public Works Department staff is attached.

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 2025 is 167,680 persons. In fiscal year 2025, 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

Parks and recreation facilities are calculated on a countywide basis. The County has a total population in Fiscal Year 2025 of 165,700 persons. There are currently 1730 acres of active parkland available in the County. The 2025 Capital Improvements Plan provides the following LOS analysis for services. The proposed change will not reduce active parks and recreation level of service below capacity.

	REQUIRED LOS	PROVIDED	CURRENT LOS
ACTIVE PARKLAND	3 acres per 1,000 residents	1730 acres	10.44 acres per 1,000 residents
BEACH FACILITIES	9 parking spaces per 1,000 residents	1464 spaces	8.8 spaces per 1,000 residents

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 2025 (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

2.5.1.7. Schools

School facilities are calculated based on residential units.

Policy 17.1B.2., CGMP

“Within 30 days after the School District receives a completed public school impact form from an applicant for an amendment to the Comprehensive Plan future land use map, rezonings, developments of regional impact, and master site plans which include residential units, the School District shall provide the local government with a general capacity analysis which indicates the generalized capacity for all applicable school facilities. This analysis shall be used in the evaluation of the development proposals but shall not provide a guarantee of availability of services or facilities.”

The proposed future land use does not propose residential land uses. It will not affect school capacity.

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

The proposed applications do not propose residential land uses, therefore there would be no impact on libraries.

Library level of service is calculated on a countywide basis and has a goal of 0.60 gross square feet of library space for each resident. Two volumes of reading material are also planned for each weighted resident. The Fiscal Year 2025 LOS shows the current gross square footage of library space is 106,126, with the LOS at 0.63. There are currently 380,994 volumes available for a weighted average population of 167,680 resulting in 2.27 volumes per weighted resident.

3. FIGURES/ATTACHMENTS

- Figure 1- Location map showing the subject parcel outlined in red.
- Figure 2- Excerpt of adopted FLUM with subject parcel outlined in yellow.
- Figure 3- Excerpt of existing FLUM with proposed future land use for the subject parcel.
- Figure 4- Current FLUM Amendment Request Map.
- Figure 5, a composite wetlands map that shows a high probability of wetlands.
- Figure 6- a soils map shows the soils on the subject site.
- Memo from South Martin Regional Utilities
- Memo from Public Works Department