

PROPOSED AMENDMENT TO THE
MARTIN COUNTY COMPREHENSIVE PLAN

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REQUEST NUMBER: CPA 22-02 95 Riverside PUD/Pulte I-95

Report Issuance Date: 8/22/2023

APPLICANT: I 95 Group, L.L.C.
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Company Representative: David Ederer

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PLANNER-IN-CHARGE: Daphne Schaub, Senior Planner
Growth Management Department

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	6/16/2022	Voted 2-1 to approve
Board of County Commission Adoption:	11/7/2023	

SITE LOCATION: The proposed change is located on the northwest side of SW Kanner Highway/SR 76, northeast of SW Lost River Road and the I-95 interchange. Access to the site is from SW Lost River Road.

APPLICANT REQUEST: The request is for a small scale comprehensive plan amendment to the Future Land Use Map (FLUM) to change 12.402 acres of General Commercial to Commercial Office/Residential (allowing 10 units per acre).

STAFF RECOMMENDATION:
Staff recommends approval of the proposed FLUM amendment from General Commercial to Commercial Office/Residential.

EXECUTIVE SUMMARY:
The subject site is shown below, highlighted in red (Figure 1).

The combined acreage of these three properties totals ± 12.402 acres. The larger of the three parcels is vacant and has been partially cleared of native habitat. The smaller parcel is also vacant and has been partially cleared for access. The third parcel contains a 2,750 square foot former sales center/office and related parking lot.



Figure 2, Aerial Photo, Subject Site outlined in red

These parcels are within the following:

Planning District:	Port Salerno/76
Adjacent Planning District:	South County
Commission District:	District 4
Taxing District:	District 4 Municipal Service Taxing Unit
Urban Service District:	Primary Urban Service District (PUSD)

1.2 Major Roadways

The major roadways closest to the subject parcel are SW Lost River Road, a major collector road, SW Kanner Highway, a major arterial, and Interstate 95, an express way.

1.3 Current Amendment Requests

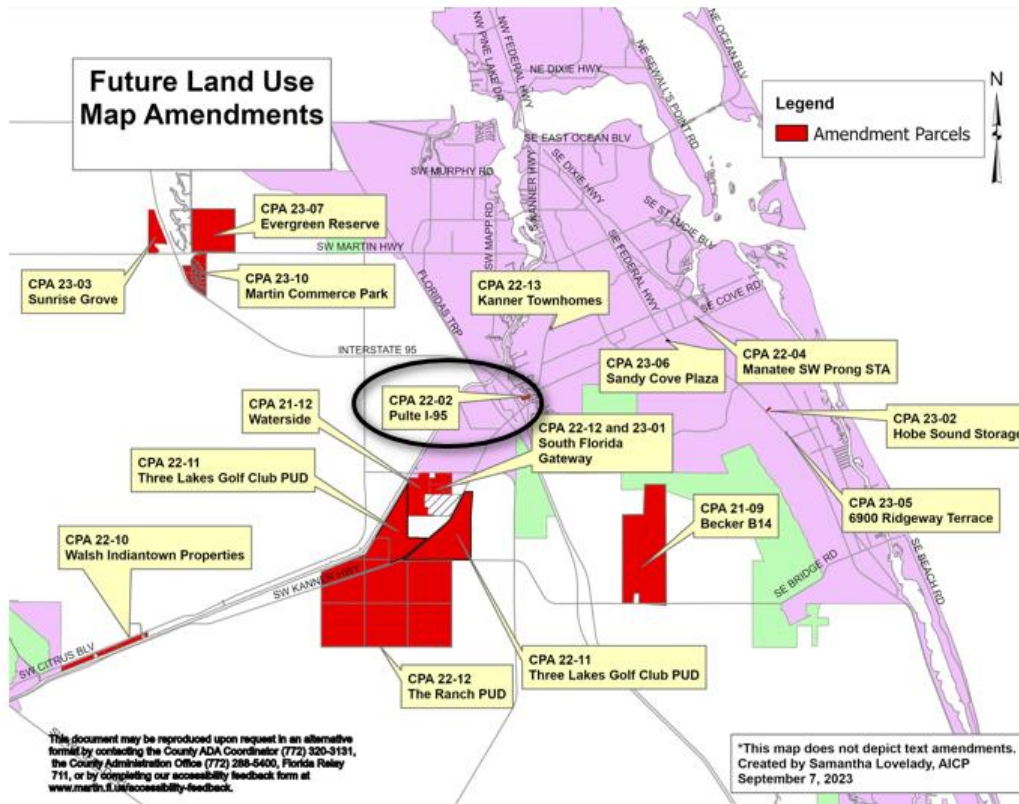


Figure 3, Active Plan Amendment Location Map

- A. CPA 21-12, Waterside, is a request to amend the FLUM on 369.89 acres from Agricultural and Industrial to Low Density Residential.
- B. CPA 22-10, Walsh/Indiantown Property Holdings, is a request to amend the FLUM on 123 acres from Rural Density to Marine Waterfront Commercial.
- C. CPA 22-11, Three Lakes Golf Club LLC, is a request to amend the FLUM on 1,216 acres from Agricultural to Rural Lifestyle.
- D. CPA 22-12, South Florida Gateway PUD, is a request to amend the FLUM on 58 acres from Agricultural to Industrial.
- E. CPA 22-13, Kanner Townhomes, is a request to amend the FLUM on 3.33 acres from General Commercial to Medium Density Residential.

- F. CPA 23-02, Hobe Sound Storage, is a request to amend the FLUM on 4 acres from Medium Density Residential to General Commercial.
- G. CPA 23-03, Sunrise Grove, is a request to amend the FLUM on 205 acres from Agricultural to AgTEC.
- H. CPA 23-06, Sandy Cove Plaza, is a request to amend the FLUM on 0.84 acres from Limited Commercial to General Commercial.
- I. CPA 23-07, Evergreen Reserve, is a request to amend the FLUM on 633.26 acres from Agricultural Ranchette to Residential Estate Density.
- J. CPA 23-10, Martin Commerce Park LLC, is a request to amend the FLUM on 167 acres from Agricultural and Agricultural Ranchette to Industrial.
- K. CPA 23-12, The Ranch , is a request to amend the FLUM on 3,902.64 acres from Agricultural to Rural Lifestyle.

1.4 Past Changes in Future Land Use Designations

There have been some changes in the surrounding area. Since adoption of the Comprehensive Growth Management Plan in 1982, some amendments to the FLUM have occurred in the immediate area. The amendments are summarized below.

- A. CPA 82-4, Martin Memorial: A FLUM amendment for the 40 acres located on the south side of S.E. Salerno Road, changing the land from Rural Density Residential to General Institutional.
- B. CPA 91-1, Coastal Health Park PUD: A FLUM amendment for the 23.92 acres south of S.E. Salerno Road and west of Community Drive, changing the land from General Institutional to Commercial Office/Residential.
- C. CPA 95-20, Council on Aging: A FLUM amendment for the 9.19 acres south of S.E. Salerno Road and west of S.E. Pepperwood Drive, changing the land from Rural Density to General Institutional.
- D. CPA 95-20, Melvyn Yusem: A FLUM amendment for the 54 acres located on southeast corner of S.E. Cove Road and West of S.E. Ault Avenue, changing from Rural Density to General Institutional.
- E. CPA 95-22, Brickell and Co.: A FLUM amendment for the 37.83 acres north of S.E. Cove Road and west of S.E. Ault Avenue, changing from Rural Density to Residential Estate Density.
- F. CPA 95-23, Martin Tabor: A FLUM amendment for the 36.68 acres north of S.E. Cove Road and west of S.E. Ault Avenue, changing the land from Rural Density to Residential Estate Density.

- G. CPA 08-3, A-1 Homes: A FLUM amendment for the 49.8 acres located on the south side of S.E. Cove Road, changing the land from Rural Density to Residential Estate Density.
 - H. CPA 08-7, Willoughby Research Park: A FLUM amendment for the 35 acres west of S.E. Willoughby Blvd., between S.E. Cove and S.E. Salerno Roads, changing from Rural Density to Commercial Office/Residential.
 - I. CPA 10-10, Via Claudia: A FLUM amendment for the 93.6 acres located south of S.E. Cove Road at Willoughby Boulevard, changing the land from Rural Density to Residential Estate Density.
 - J. CPA 15-16, Former EOC: A FLUM amendment for the 5 acres located on S.E. Tower Drive, changing the land from General Institutional to Commercial Office/Residential.
 - K. CPA 16-2, Kanner 5601, LLC: A FLUM amendment for the 25 acres located east of South Kanner Highway and north of Southwood Trail, changing the land from General Commercial to Low Density Residential.
 - L. CPA 17-1, Visiting Nurse Association: A FLUM amendment for the 9.4 acres on S.E. Willoughby Boulevard and S.E. Salerno Road, changing from Rural Density to Commercial Office/Residential.
 - M. CPA 17-6, Cove Royale: A FLUM amendment for the 97 acres on S.E. Cove Road, changing from Rural Density to Residential Estate Density.
 - N. CPA 17-8, Fernlea: A FLUM amendment for the 25 acres located on S.E. Willoughby Boulevard, changing from Rural Density to Residential Estate Density 2 UPA.
 - O. CPA 19-09, Realty Trust Parcels: A FLUM amendment for the 9.54 acres on S.E. Willoughby Boulevard, changing from Rural Density to Commercial Office/Residential.
 - P. CPA 19-11, Cove Salerno Partners: A FLUM amendment for the 47.12 acres north of S.E. Cove Road and east of South Kanner Highway, changing from Rural Density to Low Density Residential.
 - Q. CPA 23-05, 6900 Ridgeway Terrace, is a request to amend the FLUM on 0.65 acres from Mobile Home to General Commercial.
- 1.5. Adjacent Future Land Use
- North: Commercial Office/Residential, Low Density Residential, Marine Waterfront Commercial.
 - South: SW Lost River Road and General Commercial.
 - East: SW Kanner Hwy., General Commercial and Low Density Residential.
 - West: General Commercial.
- 1.6. Environmental Considerations

The soil on the subject site is Nettles Sand. The Nettles series consists of very deep, poorly and very poorly drained, slow or very slowly permeable soils on broad areas of flats and depressions.

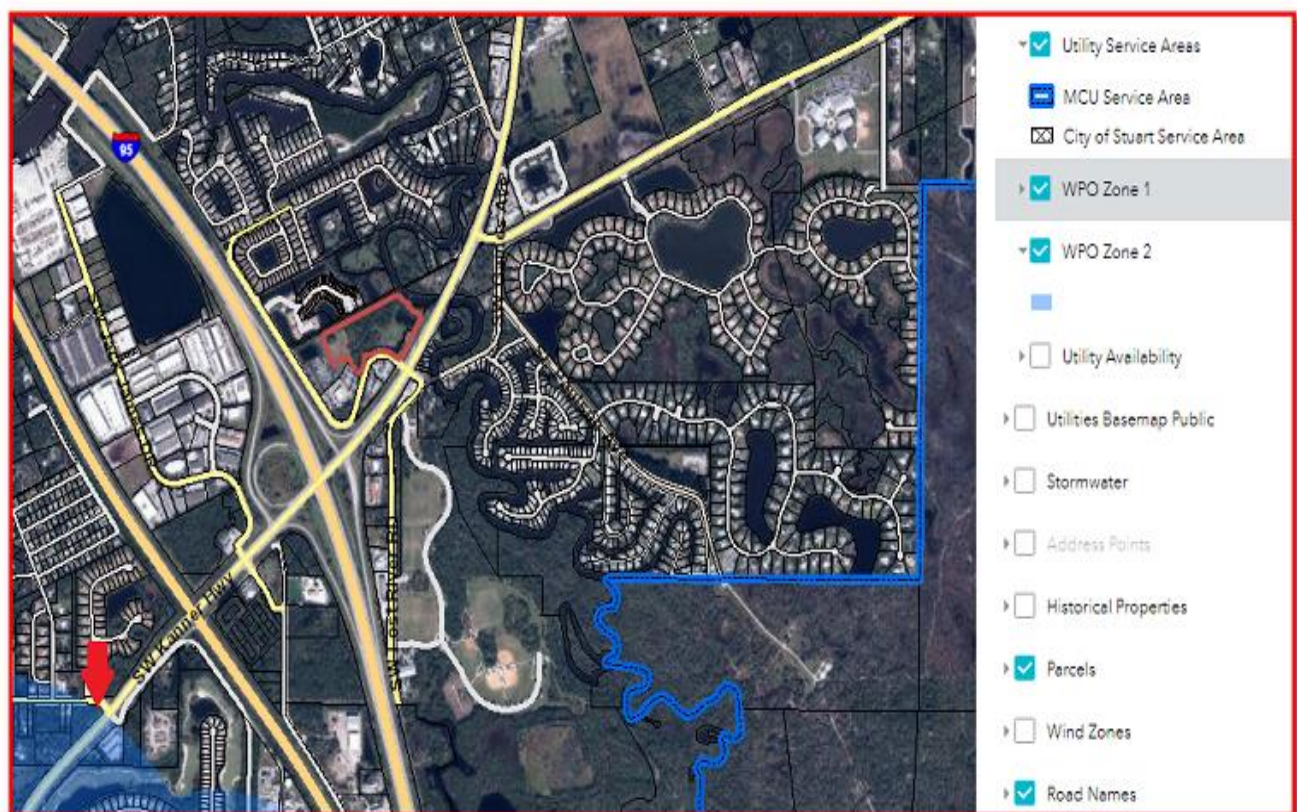
Figure 4, a soils map that shows the soils on the subject site.

The 95 Riverside PUD, approved in 2004, for the subject site and additional sites to the west, shows no wetlands on the site.

1.6.2. Wellfield protection

The following is a description of the presence of existing wellfields proximate to the site and applicable wellfield protection measures.

The subject parcel is not within any wellfield protection zones. See Figure 3.



1.7. Adjacent Existing Uses

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

- North – River Glen, a residential condominium community
- South – Commercial Drive-thru Restaurant and Gas Station
- East – South Fork of the St. Lucie River
- West – Sit down restaurant and hotel, Interstate 95

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

The 1982 Future Land Use Map showed Low Density Residential on this site and Residential Estate Density on the south side of SR 76. A number of commercial and Industrial Future Land Use Map amendments occurred as a result of Interstate 95 and construction of the interchange at SR 76. More recently, there have been multiple (16) past changes in land use designations in the larger area of the subject site, see Section 1.4 of this report. Changing the subject site to Commercial Office/Residential future land use designation is consistent with the land use designations in the general area and adopted amendments since 1982. Adequate public services are available. 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

Significant growth in the area has occurred since 1982, which has created a mix of land uses. The proposed request would continue this trend by taking 12.402 acres of General Commercial property and converting them to Commercial Office/Residential, making it consistent with lands to the north, south and west, while buffering the South Fork and residential areas from the more intense commercial uses to the west. The subject property is highly accessible to major urban thoroughfares and urban collector streets. All public facilities and services are currently in place or will be available when actual development occurs. The requested change is consistent with

the CGMP policies, compatible with the pattern of growth that has occurred, and creates a reasonable and appropriate land use transition for the adjacent residential townhomes and commercial development surrounding the property. The request promotes an efficient use of public infrastructure and a mix of housing opportunities in the PUSD. Criterion met.

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

No, the current land use designation of the property 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 does not fulfill a public service need. Criterion not met.

Two of the four criterion have been met and staff can make a positive recommendation.

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 Statute 163.3177(3)(a)9. 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. This proposed amendment complies with 13 out of 13 sprawl criteria that discourages the proliferation of urban sprawl.

Florida Statute provides 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.

This land use amendment will promote a mix of housing choices close to employment and services well accessed by the existing public infrastructure. 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.

The request utilizes undeveloped land surrounded by existing urban 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 within the PUSD boundary and is integrated within residential and urban areas, and the proposed change will not promote development incurring radial or strip or isolated patterns. The amendment will encourage urban development close to institutional employers including Martin Memorial/Cleveland Clinic and Indian River State College. 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.

The site is located adjacent to the South Fork of the St. Lucie River and required upland buffers have been provided. The subject site is primarily vacant and has been partially cleared. All preservation areas must be protected with preserve area barricades and inspected by Martin County prior to construction, according to the PUD agreement. Designated preserve areas shall not be altered except in compliance with the Preserve Area Management Plan. Please see the existing master site plan with the established preserve areas (Exhibit A). 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.

No, this subject site is within the Primary Urban Service District and is surrounded by residential and commercial uses. The proposed future land use designation does not diminish agricultural areas or agricultural activities. The subject site is not near or adjacent to active farmlands or agricultural areas. Discourages the proliferation of urban sprawl.

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

When this site is developed, it will be infill development. The proposed amendment will more fully utilize the available public facilities and services in the PUSD further allowing additional housing choices within the area. Discourages the proliferation of urban sprawl.

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

The proposed change will further 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 parcel is located within the PUSD where public services, including roads, potable water, sanitary sewer, storm water management, law enforcement, education, healthcare, fire and emergency response, and general services are already provided. Discourages the proliferation of urban sprawl.

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

The site is located within the PUSD close to established suburban and urban uses and not adjacent to rural uses. Discourages the proliferation of urban sprawl.

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

This proposed amendment encourages infill development. Discourages the proliferation of urban sprawl.

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

The amendment will help encourage a functional mix of uses in a highly urbanized area with access to major roadways. Discourages the proliferation of urban sprawl.

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

This parcel is located just off I-95 with access from 6 lane South Kanner Highway/SR76 and S.E. Cove Road. The proposed change will allow for residential uses close to commercial and institutional uses and provide further housing to serve the existing schools, colleges, hospitals and other employees working within Martin County. Discourages the proliferation of urban sprawl.

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

The amendment will not lead to a loss in public open space. The General Commercial future land use designation requires a minimum 20 percent open space on site. The COR future land use requires a minimum of 40 percent open space. Discourages the proliferation of urban sprawl.

The site complies with all 13 sprawl criteria listed above.

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.

Economic growth in this area has been realized following the completion of I-95 and the SW Kanner Highway interchange and related commercial, industrial and institutional development

in the area. The site's development will not have any adverse impacts on natural resources or ecosystems. Discourages the proliferation of urban sprawl.

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

Public infrastructure and services are available to the site with no extension required. 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 site of the proposed amendment is conveniently located across SW Kanner Highway from the Halpatiokee Park and on Martin County Public Transit Route 2 granting access to both recreation and transportation for both residents and businesses in this compact form of development and a more complete range of housing choices. Discourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The site's proximity to I-95 and major employers in the area promote more efficient commuting patterns by reducing energy demands typical for longer commutes. Discourages the proliferation of urban sprawl.

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

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

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

The proposed change will not affect the preservation of public open space. The proposed COR land use requires 40% open space on site. 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.

The amendment request provides the opportunity for more balanced mix of land uses and housing choices. 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 change does not remediate an existing or planned development pattern that constitutes sprawl, and this "small-scale" amendment does not create a new town. However, the proposed amendment is conveniently located across SW Kanner Highway from the Halpatiokee

Park and on Martin County Public Transit Route 2 granting access to both recreation and transportation for both residents and businesses. Discourages the proliferation of urban sprawl. The eight criteria listed above have been met to determine the application discourages urban sprawl.

2.3 Land Use Compatibility

The lands north of the subject site have the future land use designation of COR and Low Density Residential with a townhome community and a single-family neighborhood. South of the subject site is General Commercial and developed with commercial, transportation centered uses. The Industrial future land use west of the site are separated from the subject site by I-95. Lands to the east of the site abut the south fork of the St. Lucie River and the Commercial Waterfront designation. The Halpatiokee Park is across Southwest Kanner Highway with immediate access available for pedestrians, bicycles, boat, and automobile.

North – River Glen, a residential condominium community

South – Commercial gas station and drive-through restaurant

East – South Fork St. Lucie River

West - I-95 and an industrial park

The proposed future land use designation is consistent with Policy 4.9D.1.(2) and (3), quoted below.

Objective 4.9D. To ensure that the Land Development Regulations to include requirements that ensure orderly transitions in residential densities in land use categories and PUDs.

Policy 4.9D.1. Procedures for orderly transitions in residential density. At a minimum these regulations shall:

(1) Allocate residential densities compatible with available public services, natural features of land and existing and anticipated future development;

(2) Allocate higher densities to sites highly accessible to major urban thoroughfares or urban collector streets and to sites adjacent to existing development with the same or higher density or a less restrictive zoning district;

(3) Allocate higher densities to sites highly accessible to major urban thoroughfares or urban collector streets and to sites adjacent to existing development with the same or higher density or that can be adequately buffered from adjacent existing development or otherwise meet the density transitioning requirements of Section 4.1F.1., if applicable;

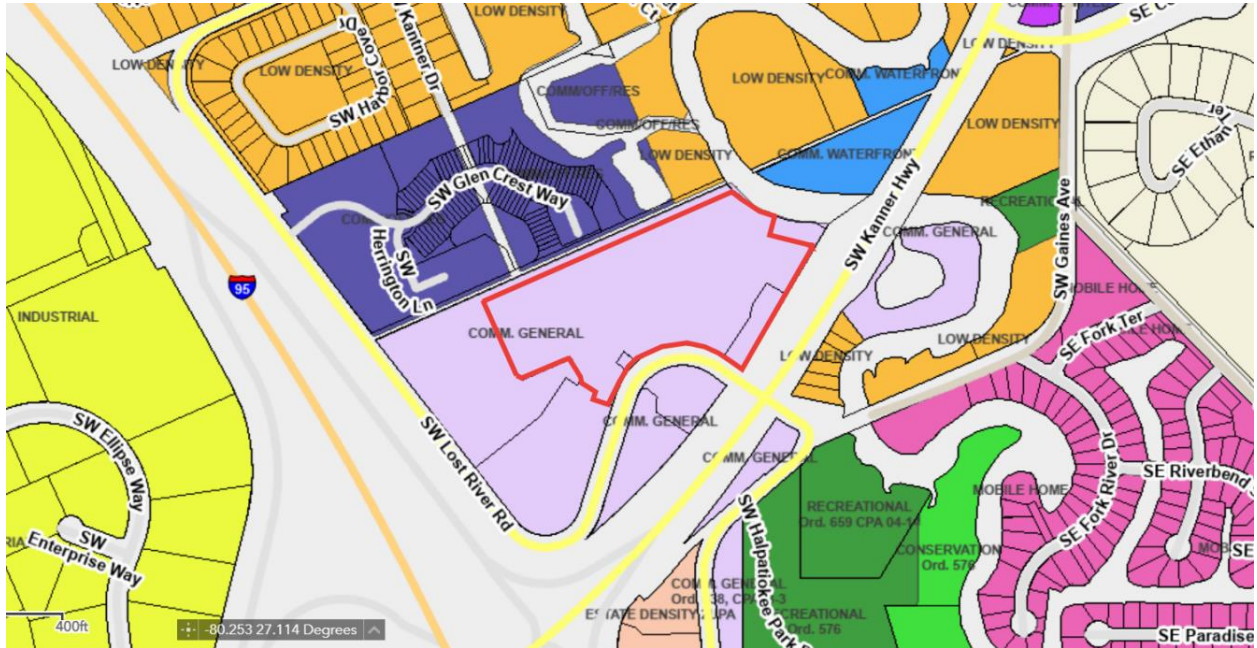


Figure 6, Excerpt from current FLUM, with the subject site highlighted in red.

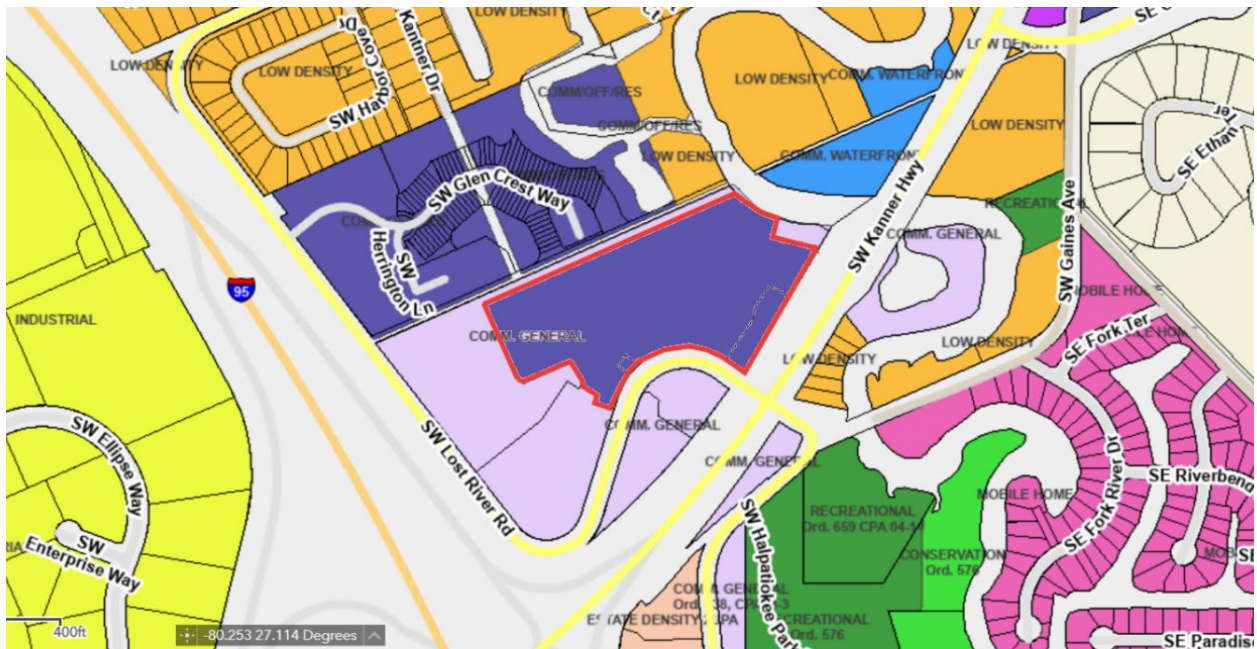


Figure 7, Proposed FLUM, with the subject site highlighted in red.

2.4 Consistency with the Comprehensive Growth Management Plan

The following excerpt is from Policy 4.13A.7. of the Comprehensive Growth Management Plan. The proposed future land use designation provides a transition between the Low Density Residential future land use designation (north of the site) and the General Commercial uses permitted on the subject site. This is consistent with the following text.

- (1) Commercial Office/Residential development (COR). Martin County shall establish policies and criteria to guide mixed-use development. Commercial Office-Residential development shall be allocated to accessible sites adjacent to major thoroughfares. It shall also serve as a transitional use separating more intensive commercial uses from residential development. Office and residential development may be allocated along the outer fringe of core commercial areas where such development may encourage reinvestment in declining residential areas adjacent to commercial core areas. The COR future land use designation shall also be allocated to areas appropriately suited for Traditional Neighborhood Development, described under Goal 4.3. The development provisions for the standard COR zoning districts and the PUD zoning district are expressed below:

- (a) Development in the Commercial Office/Residential future land use designation shall be restricted to professional and business offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses. Freestanding retail sales and service establishments shall be excluded from these areas. However, restaurants, certain service commercial uses, and limited commercial uses, as identified in the Land Development Regulations, may occupy 25 percent of the commercial square footage in a building.

Residential storage facilities may be approved in areas designated COR, and the Land Development Regulations shall include criteria for review of such uses. However, the building shall be restricted to structures with small modules adaptive exclusively to storage of personal items of residential clients. Commercial tenants shall be expressly prohibited. The facility shall be designed to blend harmoniously with residential structures.

The intensity of lot use, defined as floor area ratio (FAR), shall be governed by the parking standards of the Land Development Regulations. The maximum building coverage shall be 40 percent, and the minimum net lot size permitted in COR districts shall be 10,000 square feet. The minimum open space shall be 40 percent and the maximum building height shall be 30 feet. Multiple-family residential uses are encouraged to develop in areas designated for office development at densities compatible with criteria cited in Policy 4.13A.7.(5) for High Density Residential development. The Land Development Regulations shall require appropriate landscaping and screening, including a vegetative berm system where feasible. Plant material and a decorative fence or wall shall be used to assure compatibility between established residential uses and proposed office developments.

A bed and breakfast or other facilities for transient lodging, catering to seasonal residents, shall be permitted. Kitchen facilities shall be permitted to accommodate occupants visiting for periods exceeding the general motel trip duration of one to

four nights. Approved transient lodging facilities existing as of the effective date of the CGMP shall be considered permitted in such an area.

Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

Located in the PUSD, the site permits in-fill development and the opportunity for further diversification of housing options such as live-work units. The CGMP encourages use of the COR designation compared to other commercial and industrial uses as the COR uses typically have less impact on the environment. Policy 4.13A.8, of the Comprehensive Growth Management Plan.

Staff Analysis:

The Commercial Office/Residential land use designation is generally used as a transition zone between more intense commercial areas and residential areas. The maximum residential density is 10 units per acre. A transitional use between the incompatible uses providing for (1) low-intensity office development or (2) live-work units separating retail commercial centers and residential developments, when the impacts of live-work units are comparable to and do not exceed the impacts of office use.

As the subject property is 12.402 acres, the maximum potential number of units the subject site can have with the proposed change is 124 units. However, the land is located within an existing PUD. Therefore, the total number of units will depend on the PUD process and final approval by the Board. Depending on what type of use the subject property will have, appropriate buffering and screening will be determined as part of the final site plan approval to minimize negative impacts.

The subject site is located near major arterial and collector roads and is within the PUSD and has access to all the public facilities and services. Future land use designations such as Commercial Office/Residential and General Commercial are both appropriate for sites within the PUSD. Development of the subject parcel with either future land use designation will be infill development.

As mentioned in Section 2.1 of this report, the existing General Commercial future land use designation is not inappropriate. Policy 4.13A.8 (3) describes that designation as accommodating “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.” As shown in Figure 4 above, the subject site is located in proximity to both SW Kanner Hwy. and Interstate 95 and is surrounded by a number of urban future land use designations.

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 Martin County Utilities Area. The water mains are located at the south property boundary. There is an existing gravity sewer line located within the property. Any proposed development will be required to submit an application for Development Review. The County will provide services subject to development plan approval, execution of a service agreement and a payment of appropriate fees and charges.

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

Policy 5.2A.1, states: “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.”

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 2024 is 175,927 persons. In fiscal year 2024, there are 263,031 tons of available capacity or 1.06 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 2024 of 160,560 persons. There are currently 1730 acres of active parkland available in the County. The 2024 Capital Improvements Plan provides the following LOS analysis for services. Park facilities are based upon residential units and commercial development does not require additional parks and recreation capacity. 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	10.58 acres per 1,000 residents
BEACH FACILITIES	9 parking spaces per 1,000 residents	1,398 spaces	8.5 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 2024 (weighted average) population in unincorporated Martin County of 149,109 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	97
Advanced life support	20 minutes	Rural	90	97
Basic life support	6 minutes	Urban	90	97
Basic life support	15 minutes	Rural	90	97
Fire response	6 minutes	Urban	90	97

Fire response	15 minutes	Rural	90	98
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2.5.1.7. Schools

The LOS for public school facilities is established by CGMP Policy 17.1A.1. Pursuant to CGMP Policy 17.1B.1, final site plans that include residential units can be approved by the County “only after receipt of a School Concurrency Report from the School District stating that adequate capacity exists for the anticipated students.”

Please see the attached General School Capacity Analysis. At a future date, during the final site plan review process, the County must coordinate with the School Board of Martin County for a LOS analysis as provided for under Section 17.7. CGMP.

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

Two volumes of reading material are also planned for each weighted resident. The Fiscal Year 2024 Capital Improvement Plan shows the current LOS is 2.04 volumes per weighted resident. The proposed future land use change will not impact the Library level of services.

3. FIGURES/ATTACHMENTS

Figure 1, Location Map

Figure 2, Aerial Photo of Subject Site

Figure 3, Active Plan Amendment Location Map

Figure 4, Soils Map

Figure 5, Proximity to Wellfield Protection Zones

Figure 6, Excerpt of Existing FLUM

Figure 7, Proposed FLUM

Exhibit A, 95 Riverside Revised Master and Phasing Plan

Memo from Utilities Department

Memo from Traffic Engineer

General School Capacity Analysis