

CPA 23-03,
Sunrise Grove FLUM
Amendment

Staff Review

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Samantha Lovelady, AICP
Principal Planner

DATE: March 15, 2024

FROM: Jim Christ 
Project Manager

SUBJECT: Comprehensive Plan Amendment 2023 23-03 Sunrise Groves

After a review of the materials received January 15, 2024 the Utilities and Solid Waste Department have the following comments:

BACKGROUND:

Description:

The applicant is seeking a change to the Future Land Use Map (FLUM) from Agricultural Ranchette (Ag Ranchette) to the future land use designation 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.

A separate staff report (CPA 21-11) has been created to evaluate the text amendments that includes an expansion of the Primary Urban Service District (PUSD) to include the subject property and to convert the existing Freestanding Urban Service District immediately adjacent to the PUSD.

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 property is approved for 900 acres of targeted employment uses and 817 acres of Common Open Space/Agricultural uses.

This application, CPA 23-03 seeks to add 205± acres to the AgTEC future land use designation. 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 and 939 acres would be allocated to Common Open Space/Agriculture.

Utilities: City of Port St. Lucie Utility Systems Department could provide potable water and wastewater service to the referenced project.

Project Coordinator: Samantha Lovelady - Principal Planner - Comprehensive Planning

COMMENTS:

Utilities Comments:

As this project is outside our current service boundary and master plan build out, Martin County Utilities will not be serving water or wastewater to this project. 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 the existing 1,717 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.

Wellfield/Groundwater Protection Comments:

If groundwater or surface water withdrawals are proposed for irrigation, then the applicant will be required to submit additional information at the development review stage and submit a South Florida Water Management District Water Use Permit and may be required to submit groundwater computer model.

JC/jc

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TO: Samantha Lovelady, AICP
Principal Planner

DATE: March 5, 2024

FROM: Luke Lambert, AICP, PTP 
Traffic Engineering Administrator

SUBJECT: Comprehensive Management Plan
Proposed Amendment 23-03: Sunrise Grove

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation on approximately 205 acres from Agricultural Ranchette to AgTEC, located north of SW Martin Highway (CR-714) and west of I-95. Comprehensive Growth Management Plan Policy 4.13A.9 - *AgTEC policies* was reviewed for vested rights and any required improvements associated with the Future Land Use Map designation.

Overall development is limited and applying the AgTEC land use would not increase those thresholds. Policy 4.13A.9(2) limits development at 1,000,000 square feet of industrial land uses (or the trip generation equivalent of alternative land uses) unless the applicant is able to demonstrate that transportation concurrency requirements have been satisfied for additional development, or additional development is otherwise permitted by applicable laws and ordinances at time of development approval, and the requirements of Policy 4.13A.9(3)(e) are satisfied. This policy requires the construction of a north-south roadway, connecting Martin Highway to Becker Road. Staff finds that the proposed Future Land Use Map designation could result in a net decrease of 26 peak hour trips.

For the purpose of this proposed amendment, staff can provide a "positive evaluation", meaning there is sufficient roadway capacity planned in the adopted long-range capital facility plans of the Comprehensive Growth Management Plan [Martin County, Fla., CGMP Policy 14.1C.5.(2)(e) (2013)]. Staff recommends language be added to this policy requiring capacity improvements to SW Martin Highway between SW Allapattah Road (CR-609) and SW Citrus Boulevard in order to ensure the impacts of development mitigates for itself.

This evaluation shall not be used by the applicant, or their successors in title, in any way whatsoever as committing the County legally through the theory of equitable estoppel or any other legal theory, to approve any final development order for the project without a determination and reservation of roadway adequate capacity [Martin County, Fla., CGMP Policy 14.1C.5.(2)(c) (2013)].

Staff will reevaluate the traffic impacts prior to the issuance of any development order associated with the property.

LL:ll