

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

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REQUEST NUMBER: CPA 21-02 Federal Highway and Ridgeway Terrace

Report Issuance Date: May 28, 2021

APPLICANT: Grove Bluff, LLC.

REPRESENTED BY: Gunster Law Firm
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800 SE Monterey Commons Blvd.
Stuart, FL 34996

PLANNER-IN-CHARGE: Maria Jose, M.S., Senior Planner
Growth Management Department

| <u>PUBLIC HEARINGS:</u> | Date | Action |
|--------------------------------------|----------|--------|
| Local Planning Agency: | 7/1/2021 | |
| Board of County Commission Adoption: | TBD | |

SITE LOCATION: The 1.38 acre parcel is at 8530 S.E. Federal Hwy., Hobe Sound, located west of the intersection of S.E. Ridgeway Terrace and S.E. Federal Hwy.

APPLICANT REQUEST: The request is for a comprehensive plan amendment to the Future Land Use Map (FLUM) to change a 1.38 acre parcel from Medium Density Residential to General Commercial future land use. Along with this is a concurrent separate application to rezone the subject parcel from R-3A to GC.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed FLUM change from Medium Density Residential future land use to General Commercial.

EXECUTIVE SUMMARY:

Though the future land use designations have not changed, the Preserve Areas surrounding the property (controlled by a Preserve Area Management Plan) will not permit residential development, consistent with the assigned future land use designations. The subject site is shown below, highlighted in blue (Figure 1).

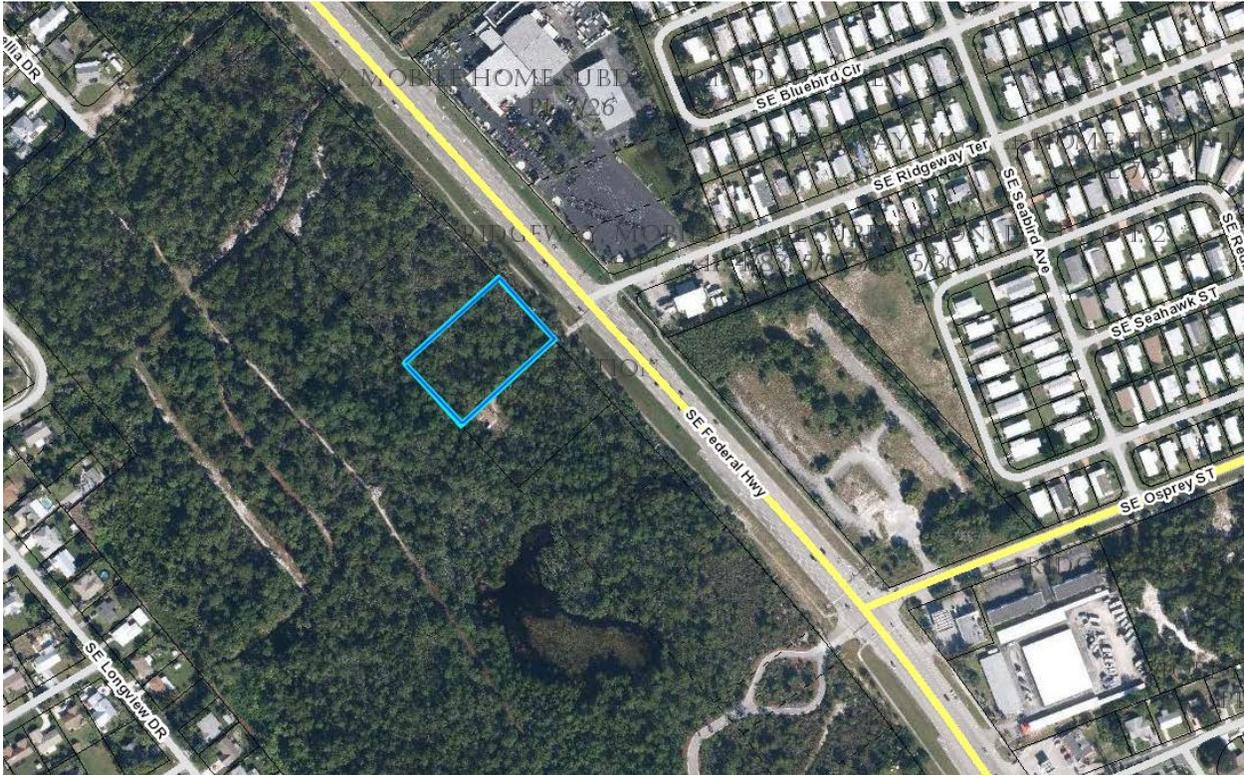


Figure 1, a location map that shows the subject site, highlighted in blue.

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.

1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

The subject property is 1.38 acres. The parcel is within the following:

- Planning District:* South County.
- Adjacent Planning District:* Mid County.
- Commission District:* District 4.
- Taxing District:* District 4 Municipal Service Taxing Unit.
- Urban Service District:* Yes, the subject parcel is within the Primary Urban Service District (PUSD)

1.2 Major Roadways

The major roadways closest to the subject parcel are S.E. Federal Hwy., which is a major arterial road, adjacent (east) of the parcel and S.E. Osprey Street, which is a major collector road, south of the parcel.

1.3. Current Amendment Requests

- A. CPA 21-04, Florida Inland Navigation District (FIND), is a request to amend the FLUM on 64.3 acres located on S.E. Gomez Avenue, from Conservation to Residential Estate Density (2 units per acre)

- B. CPA 21-05, Loblolly Community Service Corporation (LCSC), is a request to amend the FLUM on 51.82 acres located on S.E. Gomez Avenue, from Residential Estate Density (2 unit per acre) to Conservation.
- C. CPA 21-06, Maggy’s Hammock Park, is a Board-initiated request to amend the FLUM on 5.4 acres on S.E. Kubin Avenue, from Residential Estate Density (2 units per acre) to Conservation.

1.4. Past Changes in Future Land Use Designations

There have been very few FLUM changes in the surrounding area. Since adoption of the Comprehensive Growth Management Plan in 1982, only two amendments to the FLUM has occurred in the immediate area. The adopted amendments are summarized below.

- A. CPA 00-2, Eastridge Park, Ordinance 575: A FLUM amendment for 4.13 acres located west of S.E. Dixie Hwy., in the Eastridge subdivision, changing the parcel from Medium Density Residential to Institutional Recreational.
- B. CPA 19-18, Tradewinds Hobe Sound, Ord 666: A FLUM amendment for 13.66 acres located on S.E. Federal Hwy., changing the parcel from Medium Density Residential, Commercial Office/Residential and Limited Commercial to High Density Residential.

1.5. Adjacent Future Land Use

North: Medium Density Residential (up to 8 upa)
 South: Medium Density Residential (up to 8 upa)
 East: General Commercial and Mobile Home
 West: Low Density Residential (up to 5 upa)

1.6. Environmental Considerations

1.6.1. Wetlands, soils and hydrology

The Soil Survey of the Martin County Area, published by the United States Department of Agriculture (1978), lists the soil type on the subject property as Salerno Sand. The Salerno series consists of very deep, poorly drained, very slowly permeable soils on the flatwoods of Peninsular Florida. They form in sandy and loamy marine sediments. Slopes range from 0 to 2 percent. See Figure 2.

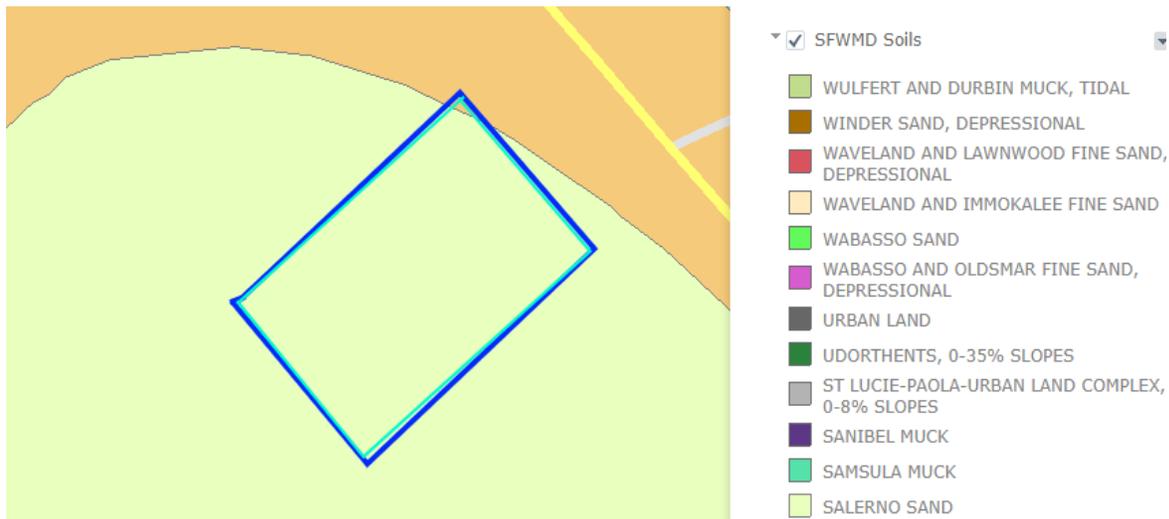


Figure 2, a soils map that shows the subject parcel, highlighted in blue, with various soil types.

The Composite Wetlands Map shows there is a very low probability of wetlands on the property. The subject site is also surrounded by a Preserve Area Management Plan (PAMP). The MacArthur Golf Club PAMP covers the lands to the north, west and further south of the subject site. The areas are Upland Preserve Area, part of the approved final site plan of the McArthur Golf Club Residential Community. Since these areas are dedicated as Preserve Area, no development shall occur on these lands. Any development on the subject site would require an environmental assessment to identify wetlands on or within 100 feet of the property. See Figure 3 below.



Figure 3, a composite wetlands map that shows the subject parcel in blue.

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 site is not within wellfield protection zones but is very nearby WPO zone 2. See Figure 4. The subject site is highlighted with an orange border.

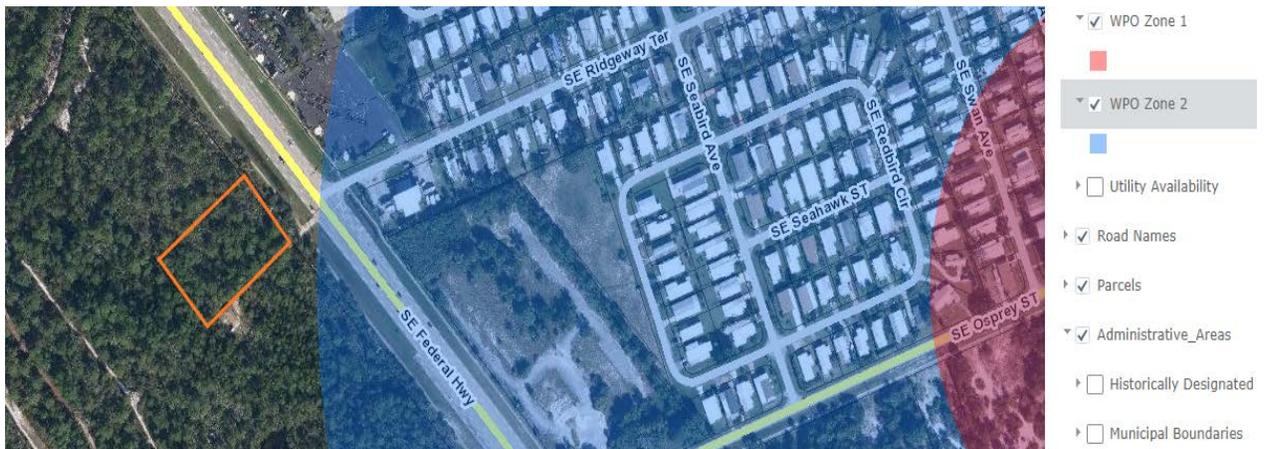


Figure 4, a map that shows the subject site, highlighted in orange, is near wellfield protection zone 2.

1.7. Adjacent Existing Uses

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

North- Preserve area/vacant acreage, part of the McArthur Golf Club.

South –Utilities/Cable provider (Comcast Hub).

East- Auto sales/repair plaza and Ridgeway Mobile Home Neighborhood/Residential community and Hobe Sound Fire Station.

West- Preserve area/vacant acreage, part of the McArthur Golf Club.

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.

(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

Yes. Adequate public services such as water and sewer are available to the subject parcel that can support the proposed land use. The subject site is located within Primary Urban Service District (PUSD) and is located on S.E. Federal Hwy., which is a major arterial road (4 lane road). There have not been many past changes in land use designations in the general area of the subject site but many of the land use designations in the vicinity of the subject site are commercial land uses such as General Commercial and Commercial Office Residential.

(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

Yes, the proposed request is now reasonable and consistent with the land use characteristics of the area. The proposed land use change will make way for the subject site to be utilized for commercial services. Land in the area has developed in many ways. Examples of commercial development in the nearby area of the subject site include: Automobile Plaza that contains retail automobile sales and auto service/repair businesses, and a Dollar General /retail store. Also, nearby the subject site is a Publix Grocery store (Hobe Sound Publix), which is currently being constructed. Examples of residential developments in the nearby area include Ridgeway residential neighborhood, located east of the subject site and East Ridge Estates. The McArthur Golf Club located west of the subject site is a private club with no residential development. The proposed commercial future land use designation could serve the residential population in the area. Public Services and provisions are also available such as water and sewer provisions, major roads and the Hobe Sound Fire station, which is located east of the subject site.

(c) The proposed change would correct what would otherwise appear to be an

inappropriately assigned land use designation; or

Considering the Preserve Area established on much of the Comcast property (to the south) and the Preserve Area established on the McArthur Golf Club surrounding both the subject parcel, a Medium Density Residential designation on 1.38 acres does not appear as appropriate as it did when the designation was assigned. The Preserve Area prevents the residential development on the Medium Density Residential and Low Density Residential land, surrounding the site. The isolated placement of a commercial designation will not be inappropriate on the Federal Hwy. corridor.

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

Not applicable. The proposed change would not correct a public facility deficiency.

Staff can make a positive finding regarding two out of the four criteria.

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.

The site is located within the Primary Urban Service District (PUSD). The subject site is only 1.38 acres, which is not a substantial area of the jurisdiction. The proposal for General Commercial does not promote low-intensity development. 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 proposed change does not designate a significant amount of urban development to occur at substantial distances from existing urban areas. It proposes commercial usage in an existing

urban area, facilitating infill development of undeveloped urban land. 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 commercial land uses. The proposed change will not promote development occurring in such patterns such as radial, strip or ribbon patterns emanating from the existing urban developments. 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.

There are no environmentally sensitive areas related to rivers, shore lines, beaches and bays or estuarine systems on this property but, the Composite Wetlands map indicates that there is a low probability of wetlands on the subject site. The neighboring parcels contain environmentally sensitive areas and they are designated with a Preserve Area Management Plan (PAMP). This amendment will allow future developments to be constructed on the parcel, but a development order will only be issued after an environmental assessment is done to determine if any portion of the site needs a PAMP or be designated as preservation areas. 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, the subject site is located within the PUSD. Discourages the proliferation of urban sprawl.

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

The parcel is located within the PUSD and has access to services such as water and sewer. Development of the site at the proposed future land use designation will put additional trips on the road and would utilize the existing facilities and services. Discourages the proliferation of urban sprawl.

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

The parcel is located within the PUSD and has access to services such as water and sewer. Development of the site would utilize the public facilities such as major roads (Federal Hwy.) and water and sewer provisions. 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 PUSD. Public services (law enforcement, fire, libraries, parks etc.) are currently provided to the area of the subject site. The Hobe Sound Fire Station is located across the road from the subject site. The proposal to change the 1.38 acre subject site to General Commercial will not result in land use patterns that will disproportionately increase the cost/time of providing the public services. Discourages the proliferation of urban sprawl.

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

The parcel is located within the PUSD and is located within an urban area that contains active residential and commercial land uses. Discourages the proliferation of urban sprawl.

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

The proposal will allow for infill development to occur on this site. Discourages the proliferation of urban sprawl.

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

No, the proposed change does not fail 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 commercial and residential uses. Discourages the proliferation of urban sprawl.

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

No, this site does not result in poor accessibility among related land uses. The parcel is located on a major arterial road (S.E. Federal Hwy.) in an area with other urban land uses. The proposed land use changes will not change the accessibility among existing land uses. Discourages the proliferation of urban sprawl.

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

The proposed future land use, General Commercial, requires 20 percent of the gross land area to be set aside as open space. The subject site is only 1.38 acres and the proposed future land use designation will not result in a loss of significant public open space. Discourages the proliferation of urban sprawl.

The site complies with 13 out of 13 sprawl criteria that 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 proposal locates economic growth and associated land development nearby existing commercial areas, within the PUSD. The proposed change will allow commercial development instead of residential development. Any type of development proposed on the 1.38 acre site may require some habitat preservation. Discourages the proliferation of urban sprawl.

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

Water and sewer provisions are available to the subject site via the South Martin Regional Utility. The proposed amendment would utilize already existing public infrastructure and services such as the major arterial road, S.E. Federal Hwy. 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 proposed amendment can help to meet the commercial needs of the area. This proposal could bring commercial services that can be accessed within a walking distance from the residential communities (such as Ridgeway) in the area. This amendment is not residential and may have a limited influence the range of housing choices in the area. Discourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The proposed land use designation will permit commercial services. In that sense it promotes the conservation of energy because it locates intense uses such as commercial usage in properties that have access to centralized water and sanitary sewer service. The proposal locates commercial usage within the PUSD, which is appropriate land use for parcels in the PUSD. 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, in a residential and suburban area. Discourages the proliferation of urban sprawl.

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

The site is not public open space and the proposed land use change alone will not affect public open space. Additionally, the proposed future land use designation of General Commercial requires 20 percent of the land to be kept as open space. 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.

Yes, the proposed amendment will create a balance of land uses by bringing commercial land use to an area that has a concentration of residential units and some commercial/urban uses. The proposed amendment will satisfy the nonresidential needs of the area by allowing the subject site to be used for commercial services. If developed, the site will not negatively impact the balance of land uses in the area. 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.

Though the proposed future land use designation does not provide for transit-oriented development or new towns as defined in s. 163.3164 , this proposed amendment will bring in commercial land use to the area, thus promoting a mix of land uses. Discourages the proliferation of urban sprawl.

Eight out of eight of the criteria have been met to determine the application discourages urban sprawl.

2.3 Land Use Compatibility

The lands north and west of the subject site is undeveloped, preserve area, part of the McArthur Golf Club, and they have the land use designation of Medium Density Residential (north) and Low Density Residential (west). These lands north and west of the subject site have a PAMP and shall stay preserved since it is part of the McArthur Final Site Plan, designated as Upland Preserve. These lands and their land uses will be compatible to the proposed amendment.

The existing area on the south side is designated as Medium Density Residential (up to 8 upa). Currently, the parcel is used for a Comcast Hub. It contains a small building that provides Cable/Internet Utilities. Further south is Upland Preserve, part of the McArthur Golf Club Residential Development. The lands to the south of the subject site and their uses are compatible to the proposed amendment.

The lands east of the subject site are separated from the site by S.E. Federal highway, 4 lane major arterial road, and they are designated as General Commercial (same land use designation proposed for the subject site) and Mobile Home future land use. Northeast portion is the General Commercial land which contains an auto sales/repair plaza (Broward Motorsports of Treasure Coast), with retail centers that sell and repair motor vehicles. The lands designated as Mobile Home future land use contain mobile home units, part of the Ridgeway community. Southeast portion is also designated Mobile Home, with mobile home units, part of the Ridgeway Mobile home community, Martin County's Hobe Sound Fire Station, and a portion designated as General Commercial, which is currently under construction for a Publix Grocery Store. These lands and their uses will be compatible with the proposal to change the subject site to General Commercial designation.

The neighboring parcels along with their land uses will not be negatively impacted by the proposed land use change. Please see Figure 5 and 6 below.

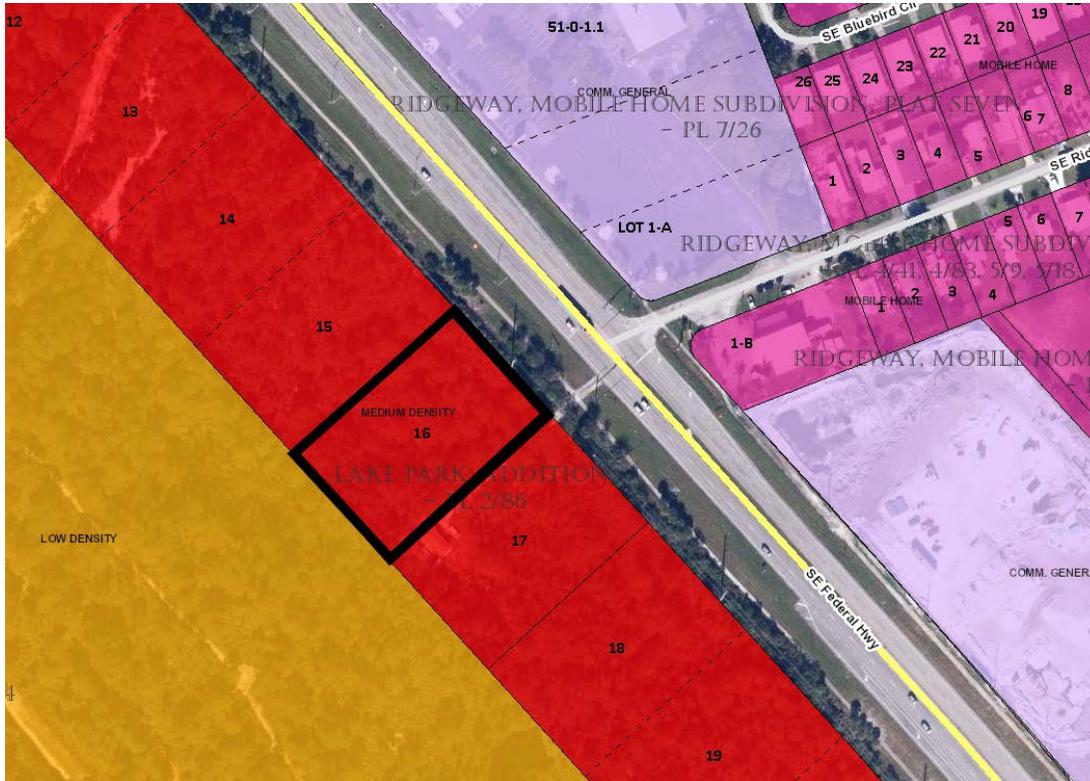


Figure 5, Existing FLUM, with the subject site highlighted in black.



Figure 6, Proposed FLUM, with the subject site highlighted in black.

2.4 Consistency with the Comprehensive Growth Management Plan

Below is an excerpt from the CGMP describing commercial development and specifically the future land use designation of General Commercial, extracted from Policy 4.13A.8.(3), CGMP, Martin County, Fla. (2021).

- (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 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. Areas planned for mixed-use developments as allowed under Goal 18.3 are considered compatible for mixed-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.

Residential use shall be allowed in the General Commercial future land use designation as part of a mixed-use development as allowed under Goal 18.3 in any of the six CRAs identified in Policy 18.1A.4. Residential densities shall be provided for under Goal 18.3.

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 located upon a major arterial road, S.E. Federal Hwy., and meets the standards mentioned in Policy 4.13A.8.(3), CGMP, Martin County, Fla. (2019), mentioned above. The site is within the PUSD and has access to all the public facilities and services. Commercial and more intense future land use designations such as General Commercial is appropriate for sites within the PUSD.

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 has water and sewer provisions via the South Martin Regional Utility. Any proposed development will be required to submit an application for Development Review. At that time, the level of service for water and wastewater will be determined and SMRU will provide service to the site. A memorandum from the Martin County Utilities Department staff is attached to this 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.

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 FDOT's Q/LOS Handbook.”

A memorandum (attached to this report) from Public Works Department staff indicates there is enough capacity to accommodate the proposed amendment.

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 2021 is 175,656 persons. In fiscal year 2021, there are 263,484 tons of available capacity or 1.50 tons per weighted person. A change from Medium Density Residential to General Commercial 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 2021 of 161,500 persons. There are currently 847 acres of active parkland available in the County. The 2021 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 | 847 acres | 5.25 acres per 1,000 residents |
| BEACH FACILITIES | 9 parking spaces per 1,000 residents | 1,350 spaces | 8.4 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 2021 (weighted average) population in unincorporated Martin County of 148,623 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 | 97 |

2.5.1.7. Schools

Not applicable. The proposed change will not bring in residential units to the area.

2.5.2. Non-Mandatory Facilities

2.5.2.1. 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 2021 Capital Improvement Plan shows the current LOS is 0.65 square feet per resident and 1.81 volumes per weighted resident. There is currently a deficit in volumes per weighted resident. The proposed future land use change will not impact the Library level of service.

3. FIGURES/ATTACHMENTS

- Figure 1, Location Map
- Figure 2, Soil Map
- Figure 3, Composite Wetlands Map
- Figure 4, Wellfield Protection Zone Map
- Figure 5, Existing FLUM
- Figure 6, Proposed FLUM
- Memo from Utilities Department
- Memo from Public Works Department