

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN

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REQUEST NUMBER: CPA 23-01, South Florida Gateway PUD Text – Parcel 1

Report Issuance Date: October 17, 2023

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Growth Management Department

PUBLIC HEARINGS:

Local Planning Agency (LPA):	November 16, 2023
Board of County Commission Adoption:	December 5, 2023

APPLICANT REQUESTS:

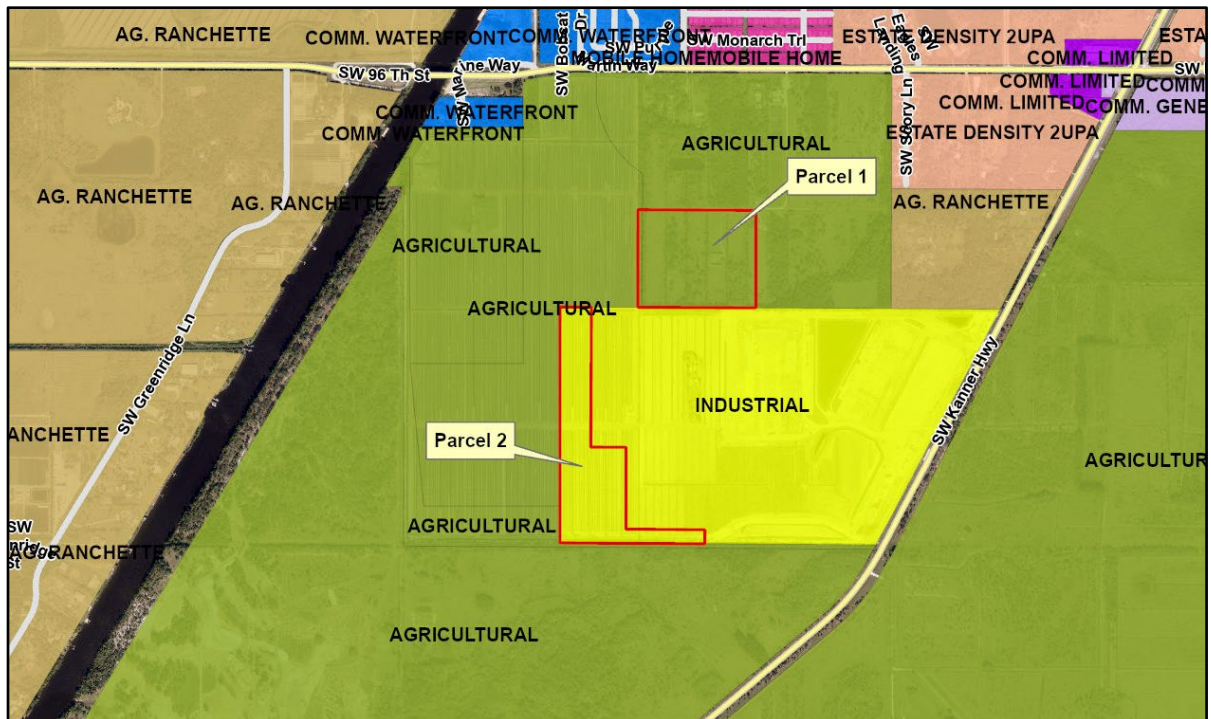
This is a request for site specific text amendments to Policy 4.1B.2, Policy 4.13A.10, Policy 4.7A.3(3) and Policy 4.7A.14 and other policies for internal consistency. The request includes the expansion of the Freestanding Urban Service District on Parcel 1. The application also includes amendments to Figure 4-2 Urban Service Districts to alter the Freestanding Urban Service District and make changes to Figures 11-1, Areas Currently Served by Regional Utilities and 11-2, Potential Service Areas.

EXECUTIVE SUMMARY

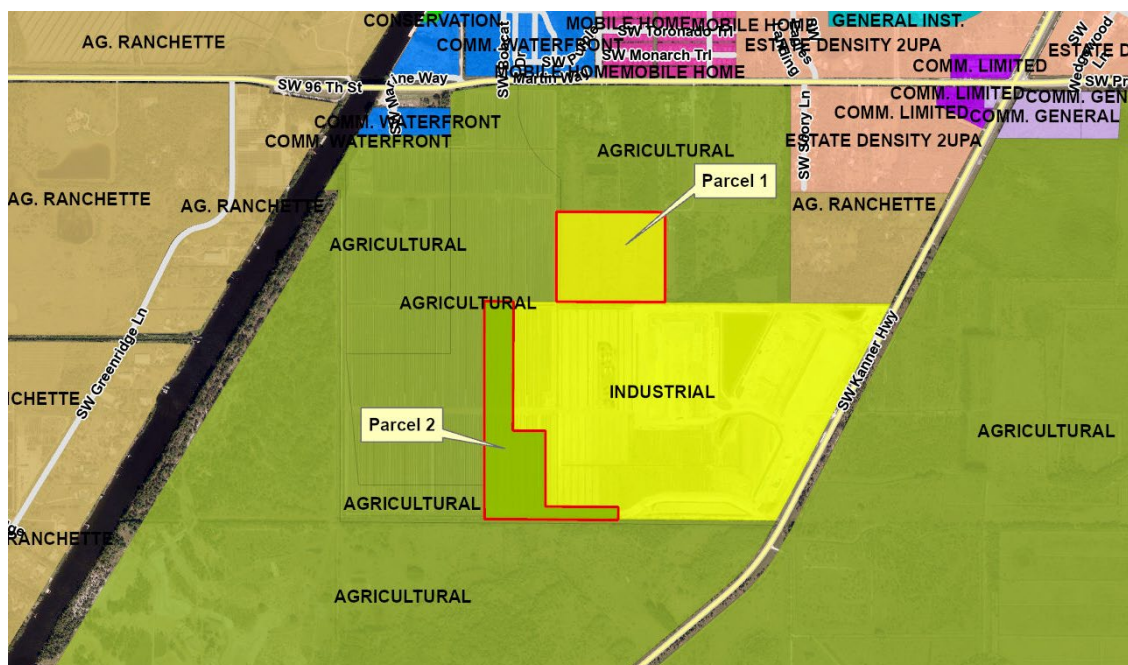
This is a request for text amendments to Chapter 4, Future Land Use Element. The application also includes amendments to Figure 4-2 Urban Service Districts altering the Freestanding Urban Service District; and changes to Figures 11-1, Areas Currently Served by Regional Utilities and 11-2, Potential Service Areas. The changes to Figures 11-1 and 11-2 are considered text amendments to Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan.

Florida Statute 163.3187(b) allows for small scale site specific text changes that relate directly to a small scale future land use amendment. This application has a companion future land use map amendment CPA 22-12, South Florida Gateway PUD – Parcel 1 Future Land Use Map amendment (FLUM). That is a small scale application to change 32.26 acres of Agricultural to Industrial (Parcel - 1). FLUM and text amendments are also proposed for Parcel 2, shown in the following maps, resulting in a proposed exchange of future land use designations. If all four of the proposed amendments are adopted there will be no net change in the 250-acre Freestanding Urban Service District.

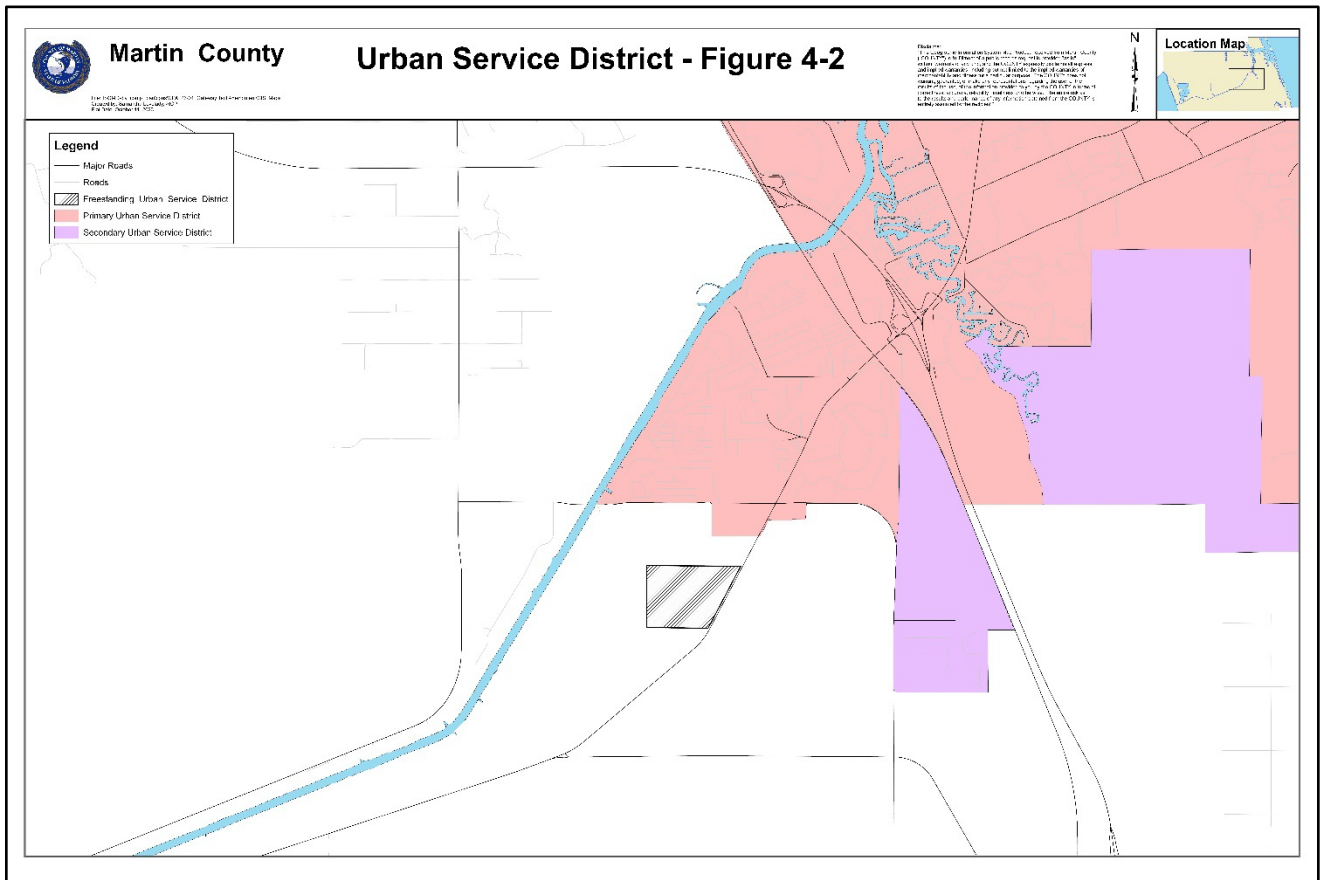
Existing FLUM (CPA 22-12)



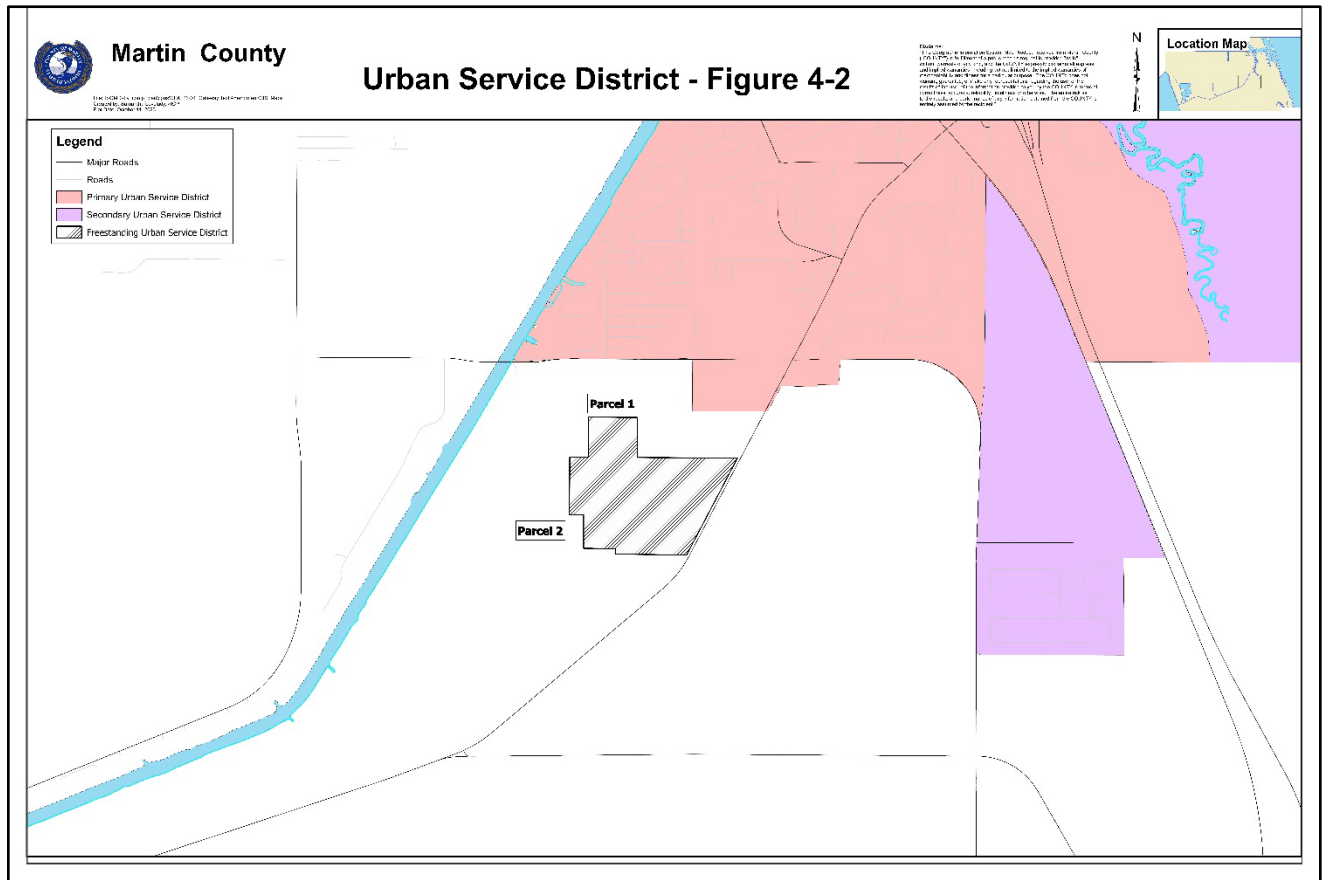
Proposed FLUM (CPA 22-12)



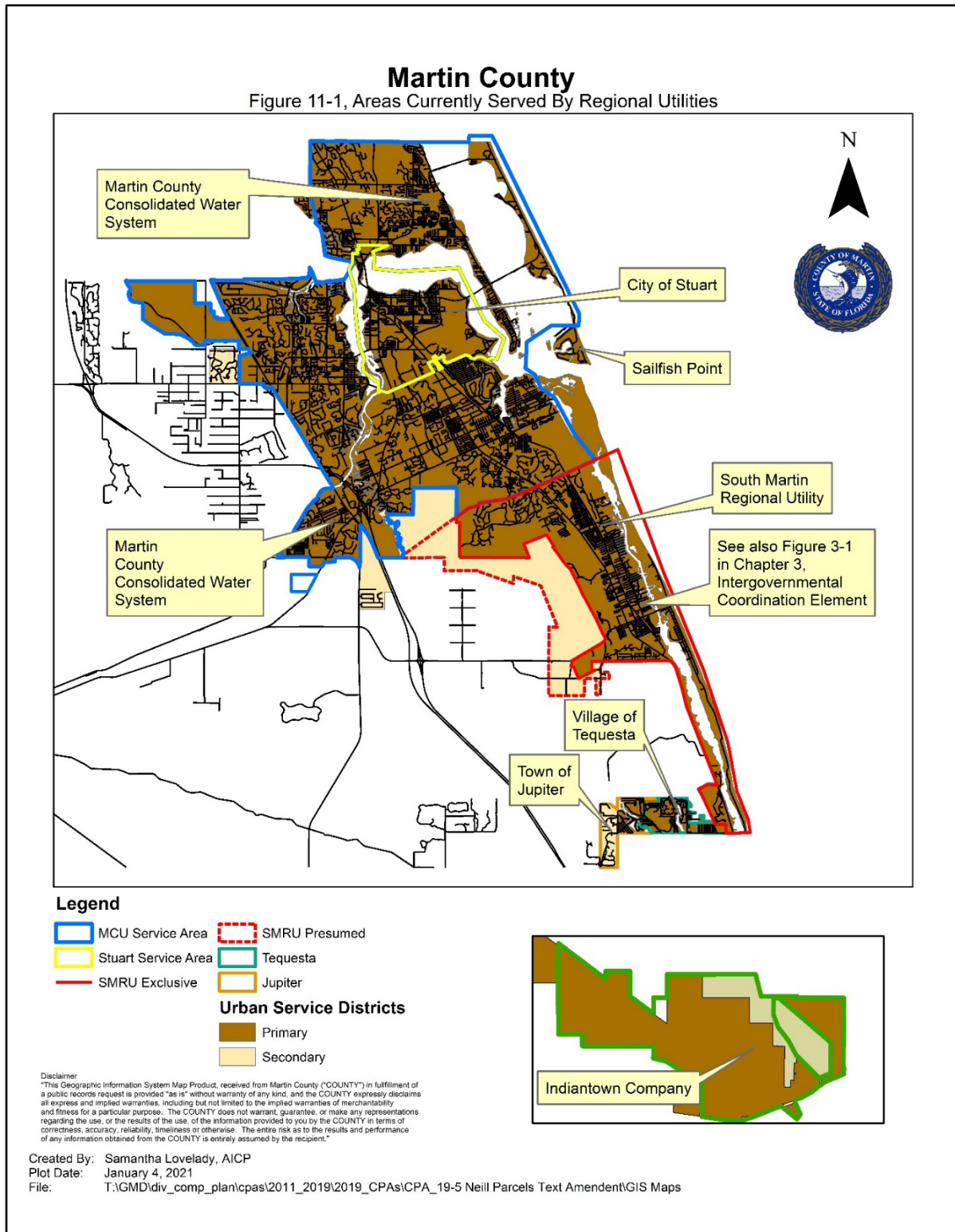
Excerpt of Existing Figure 4-2, Urban Service Districts



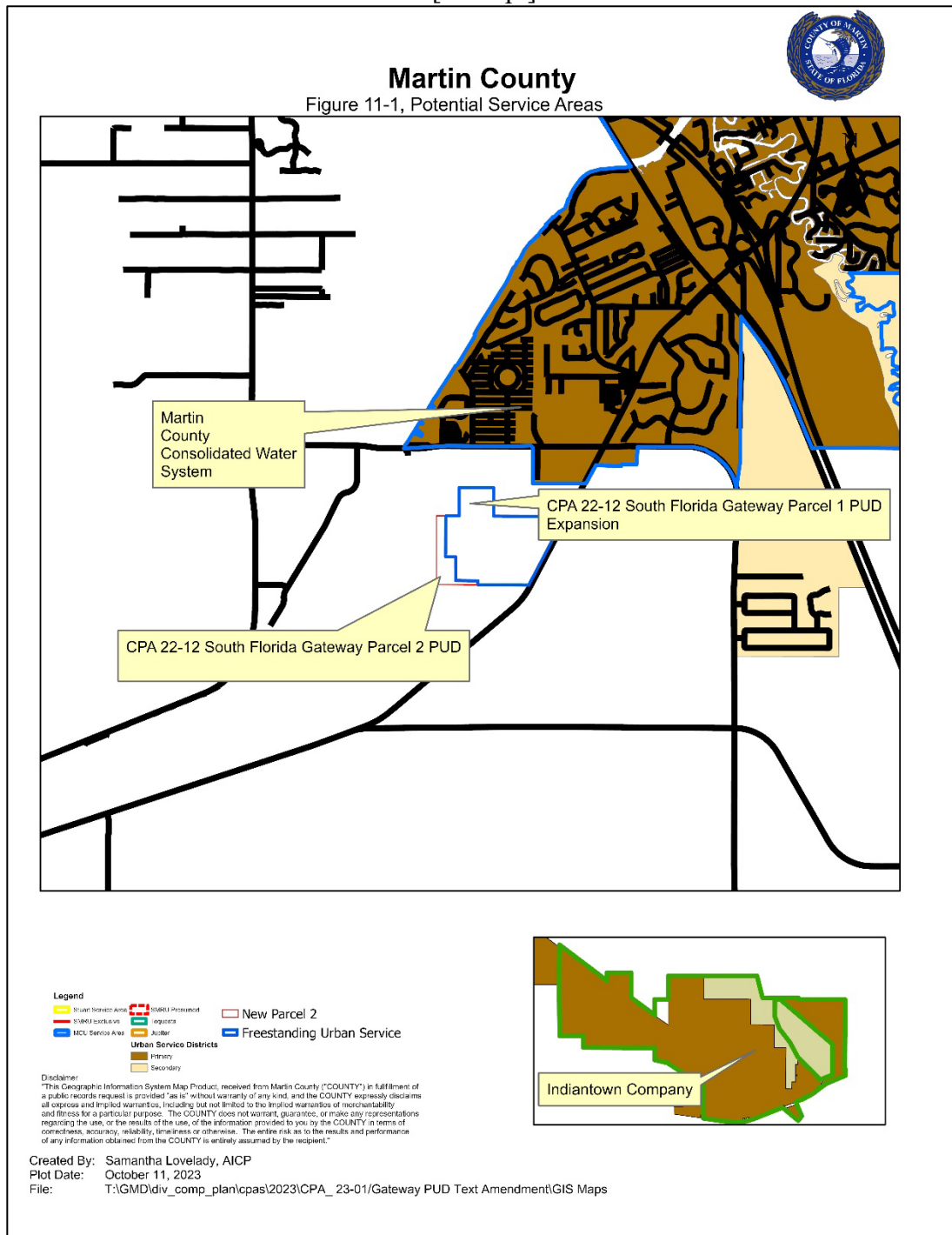
Excerpt of Proposed Figure 4-2, Urban Service Districts



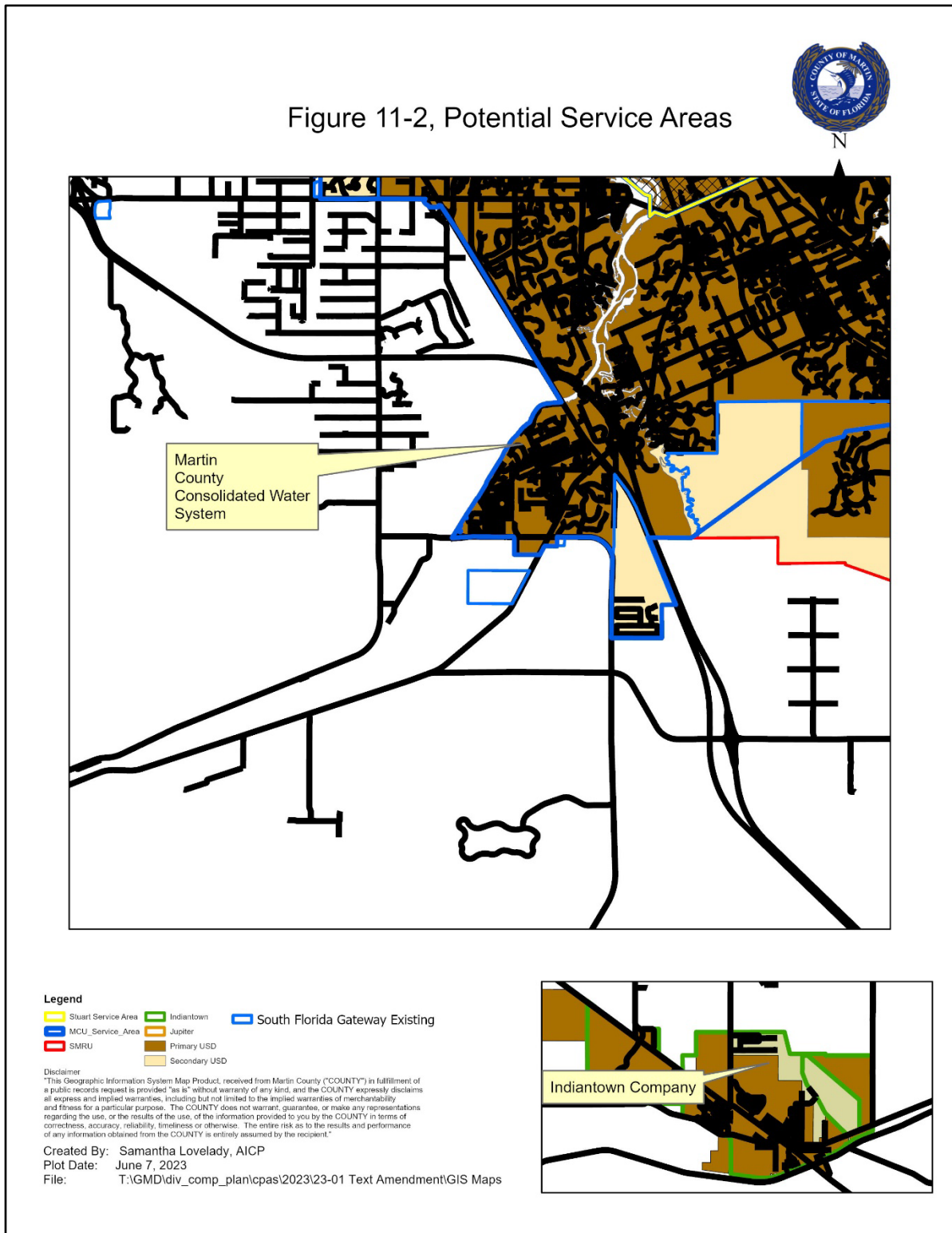
Excerpt of Existing Figure 11-1, Areas Currently Served by Regional Utilities



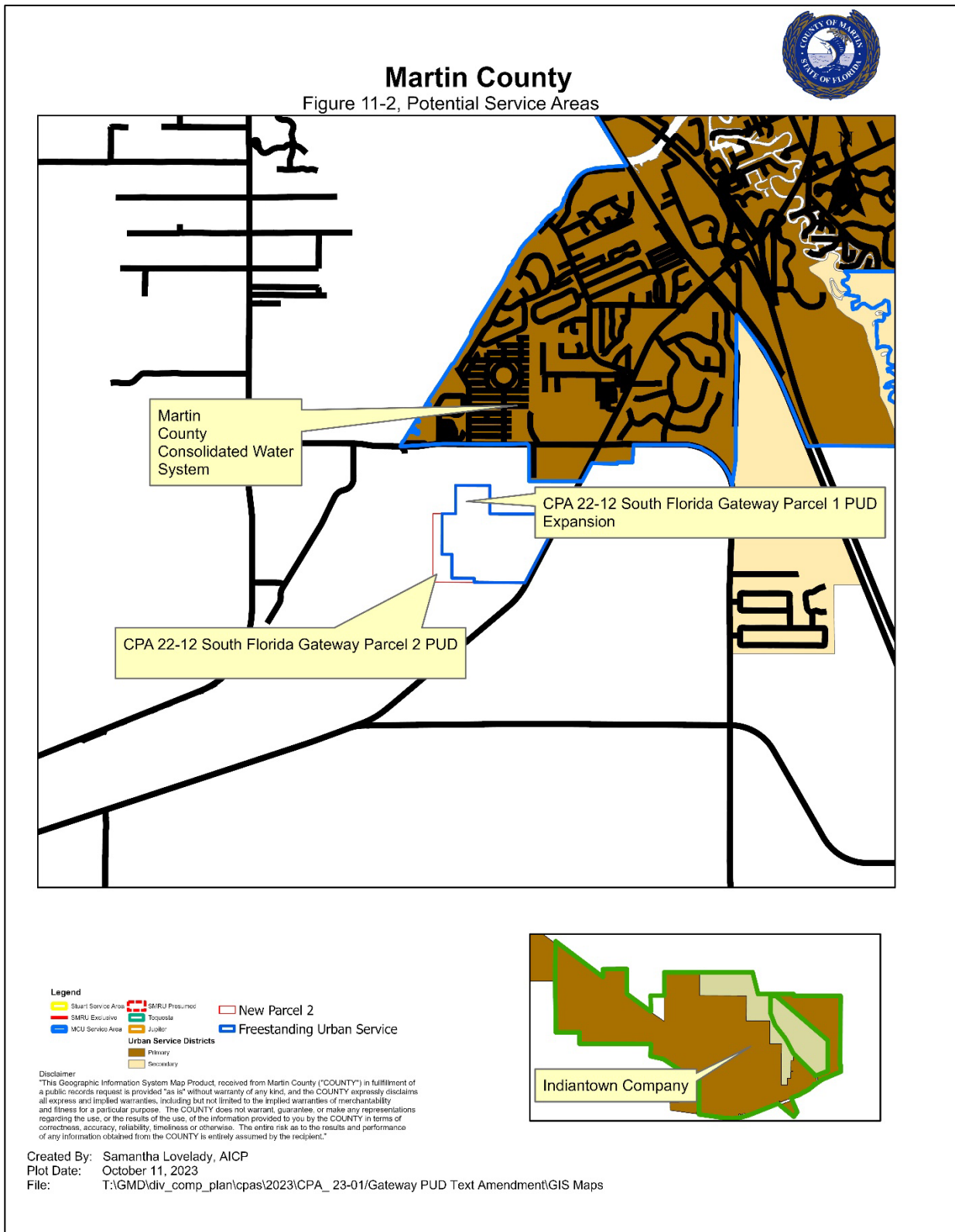
Proposed Figure 11-1, Areas Currently Served By Regional Utilities [Excerpt]



Excerpt of Existing Figure 11-2, Potential Service Areas



Proposed Figure 11-2, Potential Service Areas [Excerpt]



STAFF ANALYSIS

Part I. Amendments to Figure 4-2 Urban Service Districts, Figure 11-1, Areas Currently Served by Regional Utilities, and Figure 11-2, Potential Service Areas.

As shown in the maps in the Executive Summary, the Freestanding Urban Service District at the Gateway PUD is being proposed for alteration on Figure 4-2, Figures 11-1 and 11-2.

Part II Policy Changes

The following policies are proposed for revision. Text shown underlined is proposed for addition and text shown ~~stricken~~ is proposed for deletion.

- Policy 4.13A.10.
- Policy 4.7A.14
- Policy 4.7A.3
- Policy 4.7A.3.1
- Policy 4.1B.2

Policy 4.13A.10 allows for the creation of freestanding urban service districts to provide for regional utilities for groups of industrial users in areas outside the PUSD. This has been applied to the Gateway PUD, Seven J's Industrial Area and the AgTEC future land use.

The changes proposed would be reflected in replacement ordinances which will reflect a new legal description.

Below is the proposed text change to the boundary of the Freestanding Urban Service District:

Policy 4.13A.10. Industrial development. The FLUM allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District (Figure 4-2). Industrial development includes both Limited Impact and Extensive Impact Industries. Limited Impact Industries include research and development, light assembly and manufacturing. Extensive Impact Industries include heavy assembly plants, manufacturing/processing plants, fabricators of metal products, steam/electricity co-generation plants and uses customarily associated with airports.

Private development of airport property shall be subject to an Airport Zoning District or Planned Unit Development (Airport) Zoning District, when such a district is adopted to implement this policy.

The locational criteria require that all development in areas designated Industrial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system, as described in the Sanitary Sewer Services Element and the Potable Water Services Element. Areas of the County where freestanding urban services (i.e., regional utility system) can be provided by a group of industrial users may be considered as independent or freestanding urban service

districts. They may be illustrated as such on Figure 4-2 in conjunction with formal amendments to the FLUM as provided in section 1.11, Amendment Procedures. All such freestanding urban service districts must comply with the adopted LOS standards in this Plan and the Capital Improvements Element.

The Seven Js Industrial Area (which covers the same area as the plat of Seven Js Subdivision, recorded in Plat Book 15, Page 97 of the Public Records of Martin County, Florida) is hereby established as a Freestanding Urban Service District. Any package wastewater treatment plants constructed in it shall be fully funded and maintained by the landowner.

The AgTEC future land use category is hereby established as a Freestanding Urban Service District.

The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance ~~No. Numbers 1153~~ is XXXX and XXXX are hereby established as a Freestanding Urban Service District. [STAFF NOTE: The reference to ordinance numbers will be filled in when/if the amendment is adopted.]

Industrially designated areas are not generally adaptive to residential use, and they shall not be located in areas designated for residential development unless planned for in a mixed-use development allowed under Goal 4.3 or in a large-scale PUD.

This provision shall not prohibit residences for night watchmen or custodians whose presence on industrial sites is necessary for security purposes. Such a use may be permitted through the Land Development Regulations.

Residential use is permitted in the Industrial future land use designation as part of a mixed-use project in a CRA, pursuant to Policy 18.2G.1. or Policy 18.3A.2.(1), except as restricted by the LDR. Residential densities shall not exceed 15 dwelling units per acre and may be further limited in the LDR.

Based on the extensive impacts that industrial development frequently generates, industrial development shall be encouraged to develop under provisions of a PUD zoning district to give the applicant maximum design flexibility and to avoid major unanticipated adverse impacts.

The Land Development Regulations shall be amended to include performance standards for regulating the nuisance impacts sometimes associated with intense commercial and industrial development. Sites acceptable for development by limited impact industries shall contain a minimum of 15,000 square feet, maximum building coverage of 40 percent and maximum building height of 30 feet. Sites better suited for development by extensive impact industries shall have a minimum lot size of 30,000 square feet, maximum building coverage of 50 percent and maximum building height of 40 feet. Minimum open space for either use shall be 20 percent. The FAR shall be governed by the parking standards of the Land Development Regulations. Salvage yards shall be considered an industrial use due to the potential intensity and nature of the use, acreage requirements, aesthetic impact and associated heavy truck traffic.

The proposed alteration of the Freestanding Urban Service District will be adjacent to and part of the existing Freestanding Urban Service District. The changes proposed would be reflected in replacement ordinances which will reflect a new legal description.

The proposed amendment to Policy 4.7A.14. is shown below.

Policy 4.7A.14. Allowable development outside the Primary Urban Service District. The following forms of development are recognized exceptions to the general prohibitions on development outside of the Primary Urban Service District set forth in Policies 4.7A.1. through 4.7A.13.:

- (1) The County landfill, parcel number 07-38-40-000-000-00020-7.*
- (2) The AgTEC land use category as set forth in Policy 4.13A.9.*
- (3) Facilities in Jonathan Dickinson State Park, as set forth in Policy 10.1A.7. and Policy 11.1C.10.*
- (4) Seven J's Industrial Area, as recorded in Plat Book 15, Page 97 and/or any replat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.*
- (5) Martingale Commons PUD f/k/a Palm City 95 PUD.*
- (6) Sheriff's Shooting Range, parcel number 07-38-40-000-000-00030-5.*
- (7) Parcel number 28-40-42-000-000-00020-5, parcel number 28-40-42-000-000-00040-1, parcel number 28-42-000-000-00011-0, and parcel number 21-40-42-004-000-00005-0 on S.E. Island Way.*
- (8) The 107-acre parcel of County owned land located on the north side of SW Citrus Boulevard, approximately 2,000 feet east of the Indiantown airport, parcel number 03-40-39-000-000-00011-0 and parcel number 34-39-39-000-000-00021-0.*
- (9) The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance ~~No. 4453~~ Numbers XXXX and XXXX.*
- (10) Development on the parcels described in that certain deed recorded in Official Records Book 2571, Page 1380, of the Public Records of Martin County, Florida, consisting of 321 acres, more or less, and located south of Kansas Avenue and east of SW Pratt Whitney Road.*
- (11) South Fork High School.*

Policy 4.7A.3. also provides an exception to the prohibition of urban services outside the PUSD. The proposed changes are shown below:

Policy 4.7A.3. Exceptions to location in the Primary Urban Service District. All future development of a use or intensity that requires public urban facilities, including water and sewer, will be permitted only in the Primary Urban Service District. The only exceptions are for the currently approved developments below:

- (1) The County landfill, parcel number 07-38-40-000-000-00020-7.*

- (2) *The AgTEC land use category as set forth in Policy 4.13A.9.*
- (3) *Facilities in Jonathan Dickinson State Park, as set forth in Policy 10.1A.7. and Policy 11.1C.10.*
- (4) *Seven J's Industrial Area, as recorded in Plat Book 15, Page 97 and/or any replat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.*
- (5) *Martingale Commons PUD f/k/a Palm City 95 PUD.*
- (6) *Sheriff's Shooting Range, parcel number 07-38-40-000-000-00030-5.*
- (7) *Parcel number 28-40-42-000-000-00020-5, parcel number 28-40-42-000-000-00040-1, parcel number 28-42-000-000-00011-0, and parcel number 21-40-42-004-000-00005-0 on S.E. Island Way.*
- (8) *The 107-acre parcel of County owned land located on the north side of SW Citrus Boulevard, approximately 2,000 feet east of the Indiantown airport, parcel number 03-40-39-000-000-00011-0 and parcel number 34-39-39-000-000-00021-0.*
- (9) *The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance ~~No. 1153~~ Numbers XXXX and XXXX.*
- (10) *Development on the parcels described in that certain deed recorded in Official Records Book 2571, Page 1380, of the Public Records of Martin County, Florida, consisting of 321 acres, more or less, and located south of Kansas Avenue and east of SW Pratt Whitney Road.*
- (11) *South Fork High School.*

For consistency, the proposed amendment to Policy 4.7A.3.1. is shown below:

Policy 4.7A.3.1. All future development of a use or intensity that requires public urban facilities, including water and sewer, will be permitted only within the Primary Urban Service District, except the following facilities may be served with water and sewer service:

- (1) *The Martin Correctional Institution, consistent with an interlocal agreement between Martin County, the City of Port St. Lucie and the Florida Department of Corrections for service to be provided by the City of Port St. Lucie.*
- (2) *The 107-acre parcel of County owned land located on the north side of SW Citrus Boulevard, approximately 2,000 feet east of the Indiantown airport, parcel number 03-40-39-000-000-00011-0 and parcel number 34-39-39-000-000-00021-0.*
- (3) *The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance ~~No. 1153~~ Numbers XXXX and XXXX.*

The restrictions listed in Policy 4.1B.2 were placed on the 250- acre Freestanding Urban Service District to limit impacts on public facilities. By amending the ordinance numbers concurrent with the future land use change on the subject site, the 32.26 acres will be under the same restrictions. It should be noted that residential uses are not allowed in the Freestanding Urban Service District. The proposed

amendment to Policy 4.1B.2. is shown below:

Policy 4.1B.2. Analysis of availability of public facilities. 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. Compliance with this provision is in addition to, not in lieu of, compliance with the provisions of Martin County's Concurrency Management System. When a map amendment is granted under this provision, it does not confer any vested rights and will not stop the County from denying subsequent requests for development orders based on the application of a concurrency review at the time such orders are sought.

Martin County may adopt sub-area development restrictions for a particular site where public facilities and services, such as arterial and collector roads, regional water supply, regional wastewater treatment/disposal, surface water management, solid waste collection/disposal, parks and recreational facilities, and schools, are constrained and incapable of meeting the needs of the site if developed to the fullest capacity allowed under Goal 4.13 of this Growth Management Plan. The master or final site plan for a site that is subject to such sub-area development restrictions shall specify the maximum amount and type of development allowed. Sub-area development restrictions apply to the following sites:

- (1) The tract of real property described in the Warranty Deed recorded at OR Book 2157, Page 2403, of the Public Records of Martin County, shall be developed consistent with the assigned future land use designation. However, the net outbound PM peak hour trips generated by all uses on the subject property shall be limited to 340 trips, as demonstrated during the review of final site plans consistent with Article 5, Adequate Public Facilities, Division 3, Traffic Impact Analysis Land Development Regulations.*
- (2) The following restrictions shall be applied to the tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance ~~No. 1153~~ Numbers XXXX and XXXX.*
 - (a) Uses on the subject property shall be limited to nonresidential uses. Residential uses shall not be permitted.*
 - (b) Uses on the property shall be consistent with the future land use designations for the property and the applicable land use policies of the Martin County Comprehensive Growth Management Plan (CGMP).*
 - (c) The net inbound AM peak hour trips generated by all uses shall be limited to 950 trips, as demonstrated during the review of final site plans consistent with Article 5, Adequate Public Facilities, Division 3, Traffic Impact*

Analysis Land Development Regulations.

- (d) All future applications for development approval shall be processed as a Planned Unit Development (PUD).*
- (e) The building footprint of any individual warehouse or distribution facility shall not exceed 1,050,000 square feet.*
- (f) No final site plan shall be approved, which provides access to SW 96th Street from that portion of the property designated as Industrial on the Future Land Use Map, unless it is restricted to provide access for emergency purposes only.*

Conclusion:

- This is a proposed change, adding 32.26 acres to the existing 250-acre Freestanding Urban Service District. This text amendment is being processed concurrent with a small-scale future land use map amendment on the same 32.26 acres.
- The restrictions listed in Policy 4.1B.2 were placed on the 250- acre Freestanding Urban Service District to limit impacts on public facilities. By amending the ordinance numbers concurrent with the future land use change on the subject site, the 32.26 acres will be under the same restrictions.
- Staff recommends approval of the changes to the Figure 4-2, Urban Service District; 11-1, Areas Currently Served by Regional Utilities; and 11-2, Potential Service Areas and the text changes shown with strike thru and underline above.