

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN

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REQUEST NUMBER: CPA 23-10, Martin Commerce Park LLC FLUM

Report Issuance Date: September 4, 2024

APPLICANT: Martin Commerce Park LLC

REPRESENTED BY: Morris Crady, AICP
Lucido & Associates

PLANNER-IN-CHARGE: Samantha Lovelady, AICP, Principal Planner
Growth Management Department

<u>PUBLIC HEARINGS:</u>	<u>Date</u>	<u>Action</u>
Local Planning Agency:	September 19, 2024	Voted 2 – 1 to approve
BCC Transmittal Hearing	September 24, 2024	Voted 4 – 1 to approve
Board of County Commission Adoption:	TBD	

SITE LOCATION

The ±167-acre property is located east of Interstate-95 and south of SW Martin Highway. It is adjacent to the Martingale Commons Planned Unit Development (PUD). The 167 acres previously received site plan approval and plat approval as a subdivision of Agricultural and Agricultural Ranchette lots called Martingale Estates.

APPLICANT REQUEST

The request is for a comprehensive plan amendment to the Future Land Use Map (FLUM) changing the future land use from Agricultural and Agricultural Ranchette to Industrial. The application materials include a proposed change to the existing A-2, AG-20A and AR-5A zoning districts to Limited Industrial. The proposed zoning district change will be reviewed in a separate staff report.

Additionally, there is a concurrent Text amendment, CPA 23-09 Martin Commerce Park LLC Text, proposed for this property to extend water and sewer service to the 167 acres, create a Freestanding Urban Service District and place restrictions on development. The concurrent text amendment will be reviewed in a separate staff report.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment for the reasons identified in this staff report.

1. PROJECT/SITE SUMMARY

Figure 1 - The subject site is outlined in light blue in relation to the Urban Service Districts.

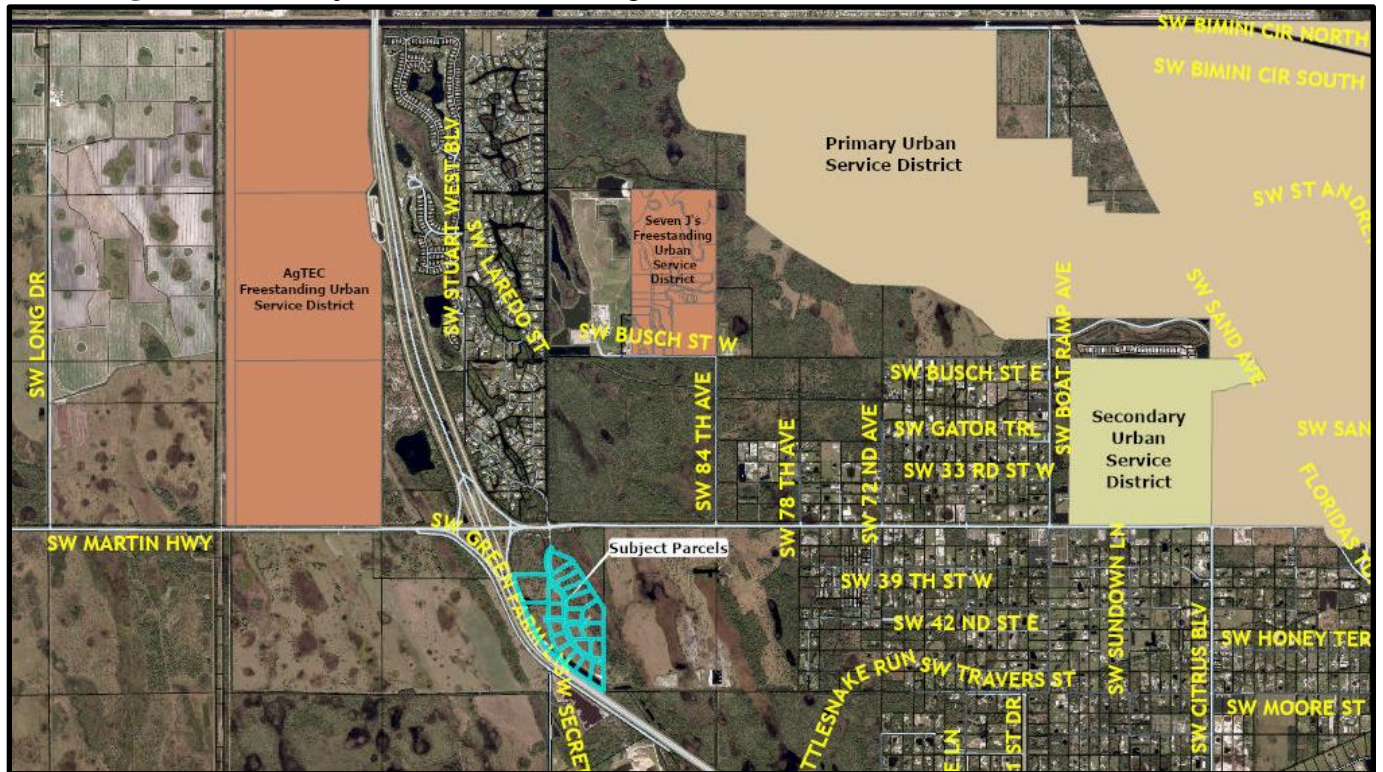
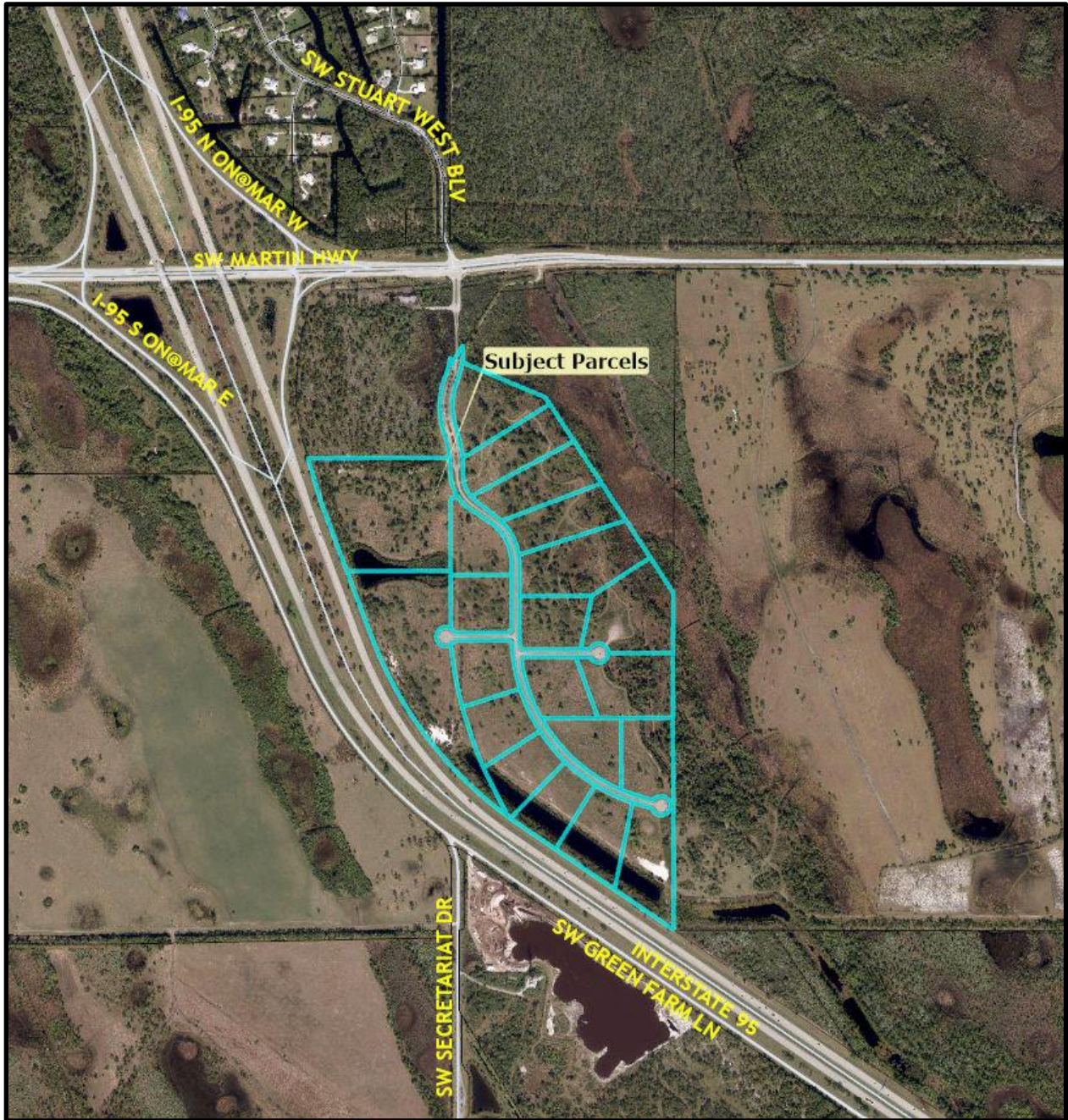


Figure 2 - The subject site is shown below outlined in light blue.



1.1. Physical/Site Summary

The subject property is ±167 acres. The property is within the following:

Planning District: Mid County

Adjacent Planning District: Indiantown/West County

Commission District: District 5

Taxing District: District 5 Municipal Service Taxing Unit

Urban Service District: The subject property is located outside of the Primary Urban Service District (PUSD) and the Secondary Urban Service District (SUSD).

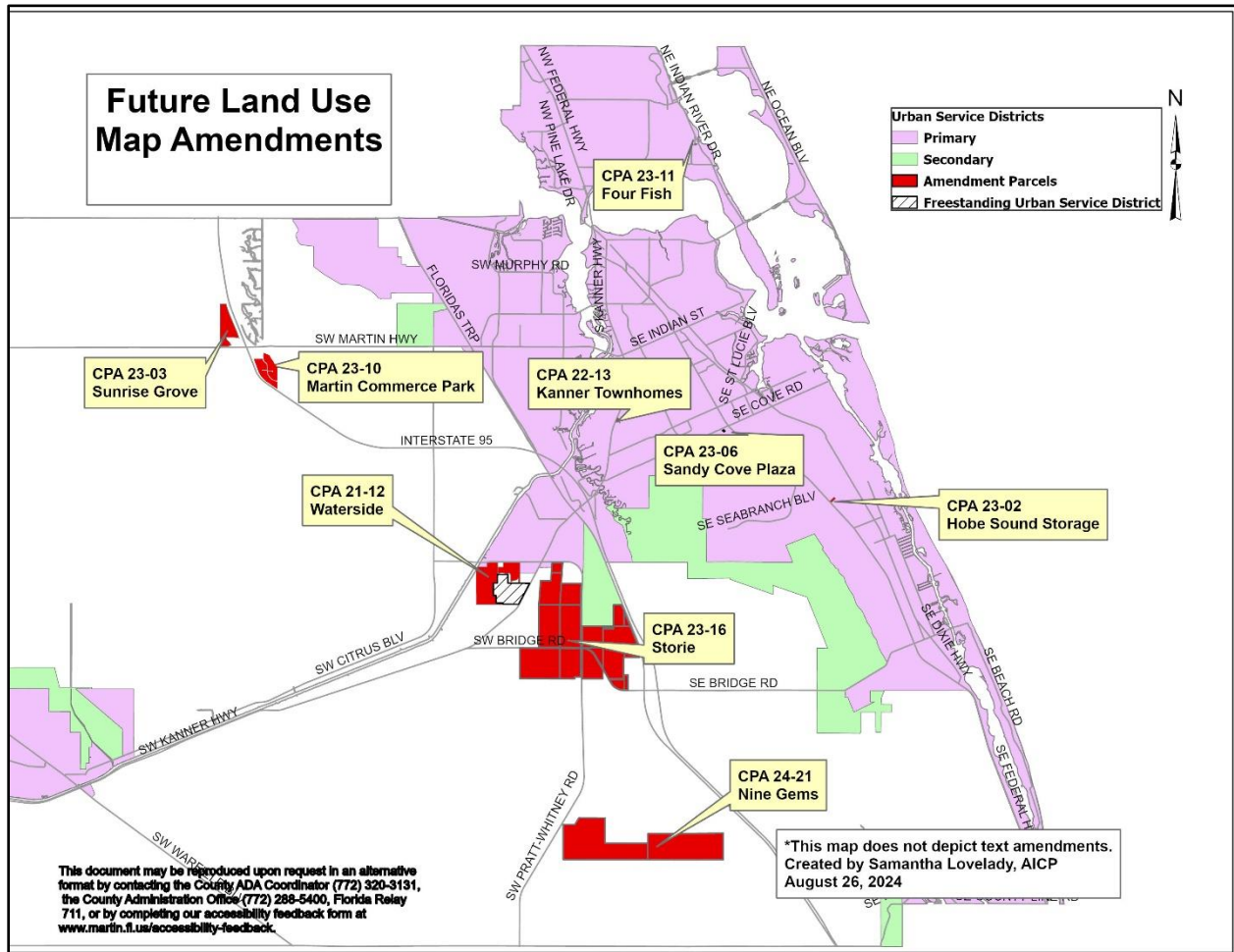
1.2 Major Roadways

The major roadway closest to the subject property is SW Martin Highway. This roadway is classified as a Major Arterial road and provides direct access to the property and runs east and west through the county. The property is also adjacent to Interstate 95 and an interchange at SW Martin Highway.

1.3 Current Amendment Requests

- A. CPA 21-12, Waterside, is a request to amend the FLUM on 369.89 acres from Agricultural to Low Density Residential and Industrial to Low Density Residential.
- B. CPA 22-13, Kanner Townhomes, is a request to amend the FLUM on 3.18 acres from General Commercial to Medium Density Residential.
- C. CPA 23-02, Hobe Sound Storage, is a request to amend the FLUM on 4 acres from Medium Density Residential to General Commercial.
- D. CPA 23-03, Sunrise Grove, is a request to amend the FLUM on 205 acres from Agricultural to AgTEC.
- E. CPA 23-06, Sandy Cove Plaza, is a request to amend the FLUM on 0.84 acres from Limited Commercial to General Commercial.
- F. CPA 23-11, Four Fish PUD, is a request to amend the FLUM on 0.9 acres from Limited Commercial and Low Density Residential to Martin Waterfront Commercial.
- G. CPA 23-16, Storie, is a request to amend the FLUM on 2716.51 acres from Agricultural to a proposed new Future Land Use Category of Storie Mixed Use Village.
- H. CPA 24-21, Nine Gems, is a request to amend the FLUM on 1,533 acres from Agricultural to Public Conservation.

Figure 3 – Map of Future Land Use Map amendments.



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, eight amendments to the FLUM have occurred in the immediate area. The adopted amendments are summarized below:

- A. CPA 82-14, Ordinance 211, was a request to amend the FLUM from Rural Ranchette to Industrial on 9-acres. This change became what is now the Martin County Landfill/Transfer Station.
- B. CPA 82-8, Ordinance 220, was a request to amend the FLUM from Rural Ranchette to Industrial on ±55.16-acres. CPA 83-7, Ordinance 231, was a request to amend the FLUM from Rural Ranchette to Industrial on ±48.33 acres. These future land use changes make up the 103 acres of industrial land currently within the Seven J's subdivision.
- C. CPA 00-2, Ordinance 576, was a request to amend the FLUM from Agricultural Ranchette to Institutional General on 77.5-acres. This property related to this amendment is located on the northern boundary of the Martin County Landfill/Transfer Station.
- D. CPA 06-20, Ordinance 766, was a request to amend the FLUM from Agricultural

Ranchette to Industrial on ±165-acres located north of SW Busch Street and east of the Martin County Landfill/Transfer Station.

- E. CPA 10-04, Ordinance 881, was a request to amend the FLUM from Agricultural to AgTEC on ±1,717-acre parcel located west of Interstate 95 and north of SW Martin Highway.
- F. CPA 14-06, Ordinance 965, was a request by the Board to restrict on-site sewage treatment and disposal system flows, removed policies that allowed water and sewer services in the Secondary Urban Service District except for vested plans, and removed all policy provisions for the Expressway Oriented Transient Commercial Service Center Districts (EOTCSC).
- G. CPA 18-3, Ordinance 1081, was a request to amend the FLUM from Agricultural Ranchette and Industrial to Mixed-Use Village on ±3,144-acres located east and west of SW Citrus Boulevard, north of SW Martin Highway and adjacent to the Martin County boundary with St. Lucie County.
- H. CPA 20-01, Ordinance 1144, was a request to amend the FLUM from Mobile Home to Agricultural Ranchette on a 5-acre parcel located on SW 39th Street, west of SW 72nd Drive and south of SW Martin Highway.

1.5. Adjacent Future Land Use

North: Agricultural Ranchette, Rural Density

South: Agricultural

East: Agricultural Ranchette

West: Agricultural

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:

- Waveland and Immokalee Fine Sand
- Placid and Basinger Fine Sand, Depressional
- Okeelanta Muck
- Sanibel Muck

Figure 4 - Soils map that shows the subject site, outlined in light blue

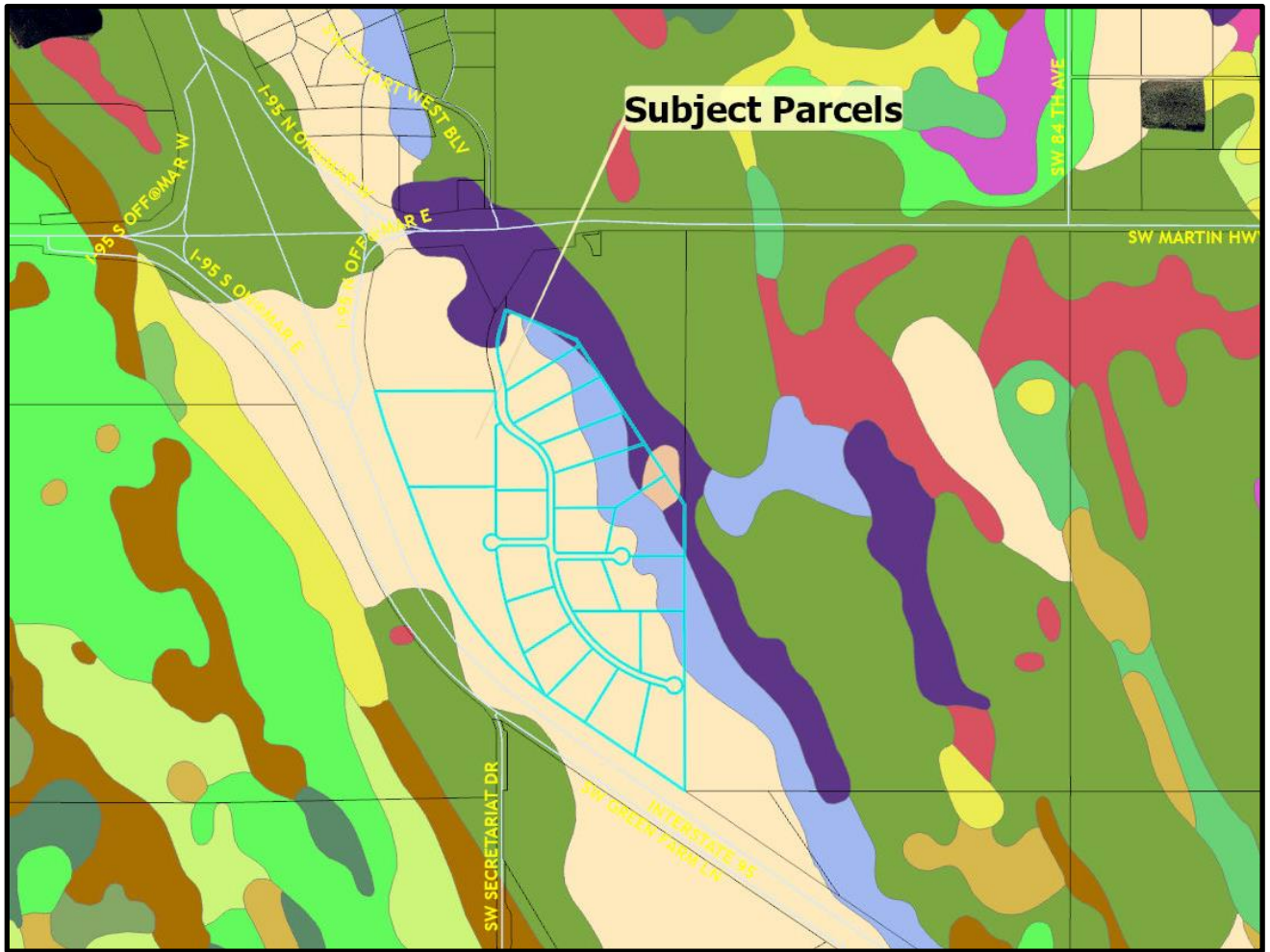
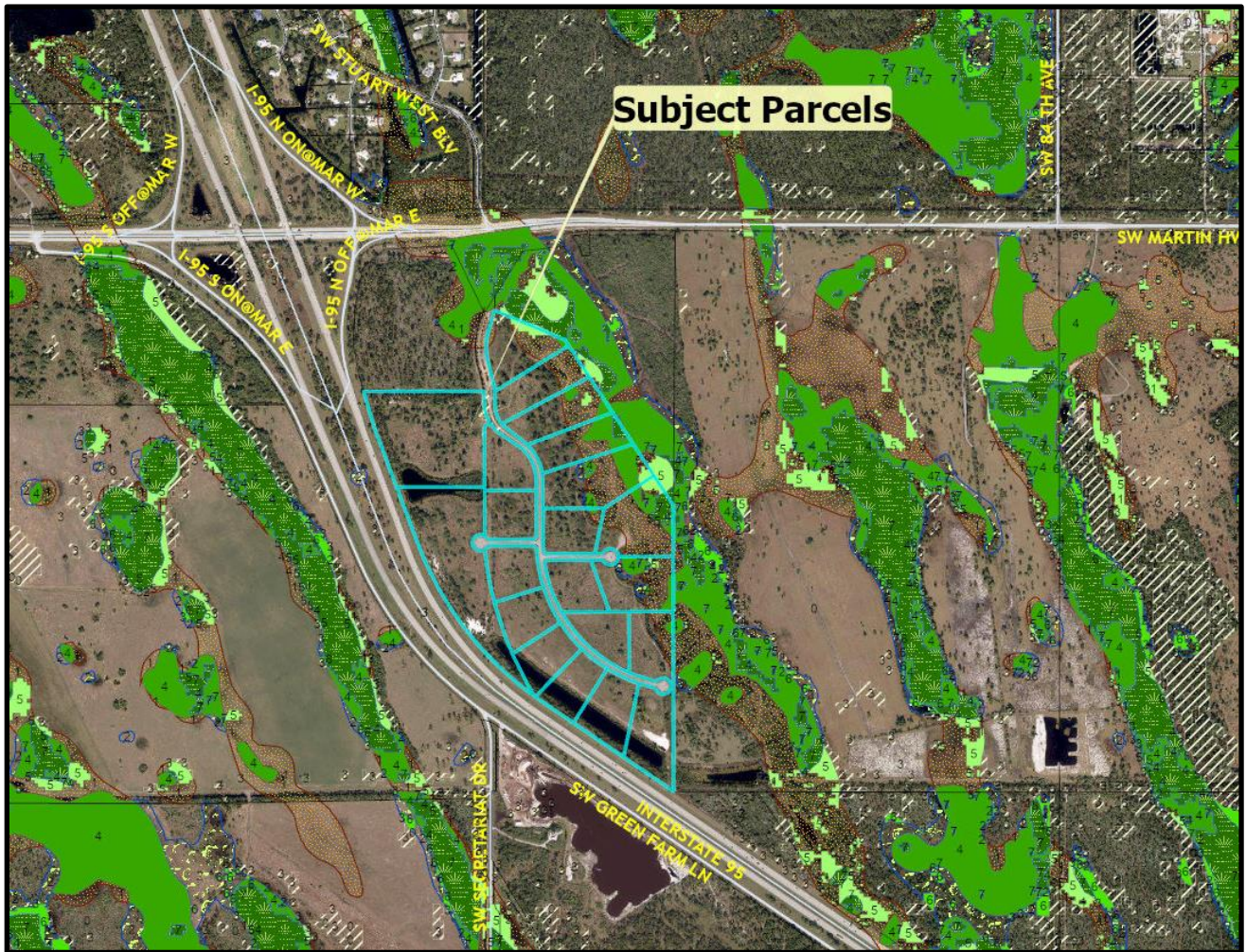


Figure 5 - Wetland Composite Map that shows the subject site, outlined in light blue.



The composite wetlands data map shows a high probability of wetlands on some of the site. However, the confirmation of wetlands, verifying the location and extent, can only be determined by on-site delineation by an environmental professional.

The property has a Preserve Area Master Plan (PAMP) on 66 acres, as shown below. The map shows the existing parcel lines of the previous site plan for the former Martingale Estates.



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 parcel is not in a Wellfield Protection area.

1.7. Adjacent Existing Uses

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

North – Cobblestone and Stuart West Residential subdivisions and Agricultural tax classification 6400, source Martin County Property Appraiser’s web site.

South – Interstate 95

East – Agricultural tax classification 6300, source Martin County Property Appraiser’s web site.

West – 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 (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 Martin County Landfill/Transfer station was formed by two amendments, CPA 82-14, a change from Rural Ranchette land use to Industrial and CPA 00-2 a change from Agricultural Ranchette to Institutional land use. The Seven J's Industrial Park stemmed from both CPA 82-8 and CPA 83-7, which changed the land use from Rural Ranchette to Industrial. Both the Transfer Station and Seven J's are adjacent to each other and situated north of the site but are not adjacent to the site.

Two of the past land use designation changes listed in Section 1.4, CPAs 06-20 and 10-04, are nonresidential changes that required concurrent text amendments to allow a Freestanding Urban Service District. CPA 06-20 was adopted to create a Freestanding Urban Service District that only permits Industrial development at the site of the Seven J's Industrial Park (Palm City Industrial Park) on the north side of SW Busch Street. CPA 10-04 is the site of the AgTEC future land use designation located west of I-95 and north of SW Martin Hwy.

CPA 14-06 is important as it restricted on-site sewage treatment and disposal system flows, removed policies that allowed water and sewer services in the Secondary Urban Service District except for vested plans, and removed all policy provisions for the Expressway Oriented Transient Commercial Service Center Districts (EOTCSC). The 32-acre Martingale Commons PUD parcel is a part of the vested plan which is to receive water and sewer, as well as the AgTEC, Seven J's and Martin County Landfill/Transfer station sites.

CPA 20-01 permitted a single-family residence and corrected what was deemed an inappropriate future land use designation.

CPA 18-3 assigned a new future land use designation concurrent with an expansion of the Primary Urban Service District. The Mixed-Use Village future land use designation was assigned on ±3,144-acres located east and west of SW Citrus Boulevard, north of SW Martin Highway and adjacent to the Martin County boundary with St. Lucie County. The Mixed-Use Village future land use includes 290,000 square feet of Commercial/Retail and Office space. It also permits 2,000,000 square feet of other non-residential uses.

Criterion met.

- (b) Growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or*

The most substantial change in the availability of public services after 1982 was the construction of Interstate 95 and the interchange at SW Martin Hwy.

The Stuart West and Cobblestone subdivisions (west of the subject site) predate the adoption of the Comprehensive Plan and the Future Land Use Map in 1982. Future land use designations assigned to Stuart West and Cobblestone in 1982 were a result of development established prior to the adoption of the Comprehensive Plan.

The most substantial developments in the immediate area have been the Martin County Transfer Station, the Sheriff's shooting range and the Seven J's Industrial Park (Palm City Industrial Park) on SW Busch Street. Seven J's is continuing its development on north end of the subdivision.

There are continuing road improvements to Martin Highway, along with the planned extension of utilities services adjacent to the parcel.

Criterion has been met.

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

The Agricultural Ranchette future land use designation is found on most of the land located between Interstate 95 and SW Citrus Boulevard and is outside of the Primary and Secondary Urban Service Districts. The existing Agricultural and Agricultural Ranchette designations remain appropriate. 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 would not correct a public facility deficiency. Criterion not met.

Two of the four criteria has been met.

2.2. Urban Sprawl

Urban sprawl is defined as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Florida Statutes Section 163.3177(6)(a)9.a. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl. This proposed amendment complies with 8 out of 13 sprawl criteria that discourages the proliferation of urban sprawl.

An evaluation of the thirteen indicators for urban sprawl and a determination on an additional eight criteria for this future land use request follows:

(1) 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 proposed would permit industrial activity that would not be considered low-intensity. It could include a single use or multiple commercial and industrial uses. Discourages the proliferation of 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 property is adjacent to I-95, Martingale Commons (vested), and the Freestanding Urban Services Districts of AgTEC and Seven J's Industrial park. Unlike residential development, the Freestanding Urban Service Districts do not require the full complement of urban services. The extension of water and sewer services is planned for the adjacent Martingale Commons. 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 proposed land use does not promote radial, strip, isolated or ribbon patterns. It is adjacent to the approved Martingale Commons. 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.

While an environmental assessment was not provided with the application, there is an existing Preserve Area Management Plan (PAMP) on a portion of the site. There appears to be other environmentally sensitive lands that are held in a perpetual conservation easement to the north and east that are not within the PAMP but in the same ownership. The site does not contain lakes, beaches, bays or estuarine systems. The Martin County Land Development Regulations will require the protection of all wetlands and 25 percent of the native upland habitat. 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.

The proposed future land use designation does appear to diminish agricultural activities. The parcel currently holds an agricultural tax classification 6300 – Grazing Soil. Lands to the east and south have the Agricultural Ranchette future land use and A-2, Agricultural zoning. The parcels to the east and south have agricultural tax classifications 6300- Grazing Soil. Encourages the proliferation of urban sprawl.

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

The extension of services is planned for the adjacent Martingale Commons. Discourages the proliferation of urban sprawl.

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

A 32-acre site west of the subject property, Martingale Commons PUD, may be connected to water and sewer services in the future. Extension of that service to the subject site would maximize the use of future public facilities. 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 Industrial future land use is intended for the Primary Urban Service District and this site is approximately 4 miles from the Primary Urban Service District. Water and Sewer service is not currently available to the 167 acres. However, due to the intensity of proposed impacts, the Comprehensive Growth Management Plan permits Freestanding Urban Service Districts permitting only industrial development. The site is also located at an Interstate 95 interchange and the applicant is proposing a Freestanding Urban Service District with the concurrent text amendment to permit the extension of utilities. Discourages the proliferation of urban sprawl.

“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.

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.”

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

This proposed future land use will extend Industrial uses in a primarily Agricultural setting. Encourages the proliferation of urban sprawl.

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

The proposed industrial uses in a primarily agricultural setting does not encourage infill or redevelopment. Encourages the proliferation of urban sprawl.

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

The proposed change does not encourage a functional mix of uses residential, commercial uses. Encourages the proliferation of urban sprawl.

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

By way of SW Martin Highway, a Major Arterial road, and SW 84th Avenue, a local road, this site has access to industrial uses in Seven J's Industrial Park and would have access to the AgTEC Freestanding Urban Service District west of I-95. Access to all public services, except the Martin County Transfer Station and Interstate 95, must be obtained by traveling 4 plus miles east to the Primary Urban Service District. Discourages the proliferation of urban sprawl.

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

The proposed FLUM and zoning change will not affect public open space. The existing Agricultural Ranchette requires a minimum of 50 percent open space and the proposed Industrial requires a minimum 20 percent private open space. Encourages the proliferation of urban sprawl.

The proposed change appears to encourage sprawl based upon 8 of the 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.

There is an existing PAMP on this site for ±24-acres and to the north and east there is a conservation easement encumbering ±57-acres in the same ownership as the subject parcels. This proposed change directs land development to an area of the community that has been previously impacted by agricultural uses and was platted for a subdivision of ranchettes. Discourages the proliferation of urban sprawl.

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

A previously approved exception will permit water and sewer service to a 32-acre site adjacent to the subject site. If the proposed text amendment in CPA23-09 is approved, the site would be added to Figure 4-2 as a Freestanding Urban Service District, not far from the Seven J's Freestanding Urban Service District. The extension of services is planned for the adjacent Martingale Commons. 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.

This proposed change does not promote a walkable, connected community, provide compact development or a mix of densities and intensities that support a multimodal transportation system. However, neither does the existing Agricultural Ranchette future land use. Encourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The location will require additional energy to provide public water, sewer and transportation services for Industrial between Primary Urban Service District and the site. Encourages 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 not preserve agricultural areas and activities. Currently, the site has a Department of Revenue tax classification 6300, Grazing Soil. Encourages 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 have no impact on open space and natural lands. 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 proposed FLUM amendment does provide the opportunity to meet the nonresidential needs for residents in the area. The attached 2023 Commercial and Industrial Land Analysis (Approved August 8, 2023) concludes that the County has a sufficient inventory of commercial and industrial land within the unincorporated areas for the present and near future. It also notes projection methods appear much less useful than they have been in the past. Changes in the marketplace like e-commerce could greatly reduce the need for both developed and undeveloped commercial land while increasing the demand for logistics centers on industrial land. Creating additional industrial land in this area is a policy decision that may be considered if the Board determines additional industrial development would be appropriate at this intersection. Discourages the proliferation of urban sprawl.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

The proposed future land use designation does not remediate an existing or planned development pattern in the vicinity that constitutes sprawl. The proposed use does not provide

for transit-oriented development or new towns as defined in s. 163.3164. Encourages the proliferation of urban sprawl.

Four of the eight criteria listed above have been met to determine the application discourages urban sprawl.

2.3 Land Use Compatibility

The Industrial future land use designation is not compatible with the Agricultural parcels to the north, south east, and west is Interstate 95. The Industrial land use may be compatible with one parcel to the north as there is a vacant, vested Commercial PUD approved for the parcel. North of Martin Highway is a residential neighborhood and vacant agricultural lands.

2.4 Consistency with the Comprehensive Growth Management Plan

Staff Analysis:

The following is an excerpt from the Comprehensive Plan describing the Agricultural Ranchette future land use designation currently assigned to most of the property. The Agricultural future land use designation is also assigned to approximately 35 acres. The existing Agricultural Ranchette land use allows a residential density of 1 unit per 5 acres in association with an agricultural use.

The subject site is consistent with the following text because it is west of the Florida Turnpike (Sunshine State Parkway) and is between the Secondary Urban Service District and the Agricultural lands west of Interstate 95 and is removed from urban services. The surrounding lands to the east and south maintain their original agricultural and rural character. The lands located between the subject site and urban service districts include equestrian stables and plant nurseries.

Policy 4.13A.3. Agricultural Ranchette development. The FLUM identifies lands allocated for Agricultural Ranchette development. These lands are primarily located west of the Sunshine State Parkway and in the western part of Martin County. The Agricultural Ranchette designation is intended to protect and preserve areas of Martin County generally located between the fringe of the agricultural heartland and the outer fringe of urban development. These areas are situated in locations removed from urban services, have developed at very sparse densities and maintain their original agricultural and rural character. The CGMP recognizes the primary value of these lands for small agricultural operations, recreational equestrian activities and small stables, rural residences and open space. It therefore assigns reasonable development options consistent with the existing and anticipated agricultural character in the area. A density of one single-family dwelling unit per five gross acres shall be permitted in areas designated for Agricultural Ranchettes.

Residential dwelling units on these lands should be related to the agricultural uses. Five-acre lots with this land use designation shall meet this requirement. This Plan recognizes the need to concentrate urban development near the urban core where facilities may be more economically provided, maintained and operated. These areas still require minimal levels of urban services, such as fire and emergency medical service, so Ranchette areas should be located adjacent to the Secondary Urban Service District.

The zoning regulations shall govern future development options in the areas designated for Agricultural Ranchette development and shall be consistent with the CGMP.

Standards in the Land Development Regulations shall assure that future development is compatible with established uses sharing common lot lines to provide for smooth transitions in use and densities. All Agricultural Ranchette development shall have a maximum building height of 40 feet and maintain at least 50 percent of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists of open space.

Staff Analysis:

The following excerpt from the Plan describes the Industrial future land use designation proposed for the ±167-acre property. The proposed Industrial future land use does not generally allow for residential density unless it's part of a planned mixed-use project. However, a hotel/motel density of 20 units per acre is permitted. The Plan policy quoted below, clearly intends for the proposed intensity to be located within the Primary Urban Service District or provide a Freestanding Urban Service District. A separate application has been submitted to create a fourth Freestanding Urban Service District in this area. Please see Figure 1.

“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.

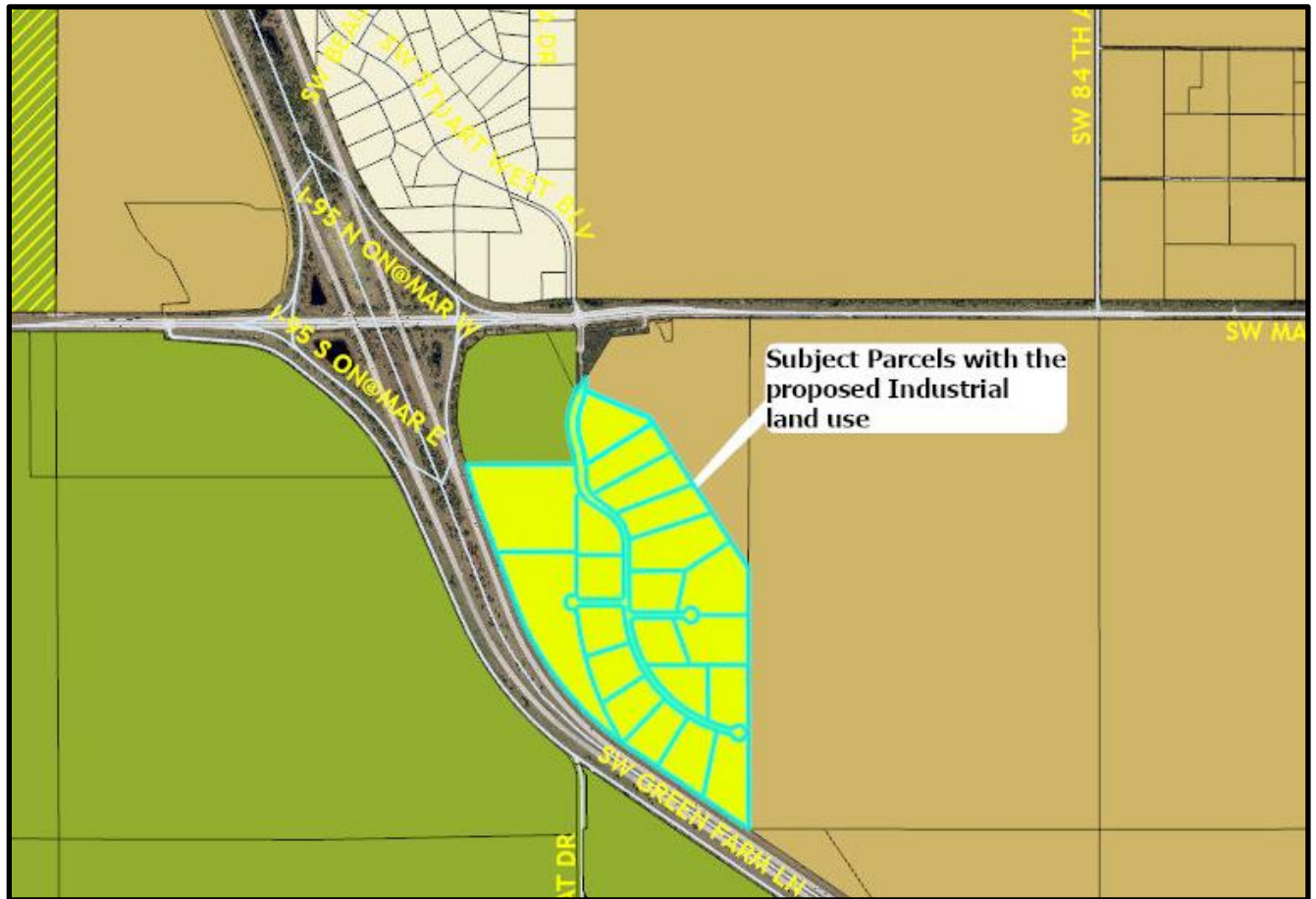
The locational criteria require that all development in areas designated Industrial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system, as described in the Sanitary Sewer Services Element and the Potable 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.

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 a mixed-use development allowed under Goal 4.3 or in a large-scale PUD.

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

Figure 7 - Proposed Future Land Use Map which shows the subject site, outlined in light blue.



2.4.1 Conversion of Land

Policy 4.13A.1(2) must be considered when changing the Agricultural, Agricultural Ranchette or the Rural Density future land use designations to another designation. The Board must make findings described in subsections (a) and (b) below.

- (2) *Conversion of land designated Agricultural on the FLUM. Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:*
 - (a) *The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;*
 - (b) *The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and*

agricultural site assessment.”

Staff analysis of subsections (a) and (b). An analysis of the hydrology, soils potential and agricultural site assessment were included in the application materials. The site is formerly known as the Martingale Estates neighborhood, east of Interstate 95 and south of SW Martin Highway, which platted the parcels and established the PAMP, created the improved roadway, and installed culverts. The analysis provided that the protected wetland areas are in their natural state, but the remaining site area had been impacted by a failed residential neighborhood which is now overrun with invasive non-native vegetation. The soils are poor and would require extensive measures to provide viability for cropland. Currently, supportive urban services and facilities including water and sanitary sewer service are not available to this site. The platted neighborhood would have had private wells for potable water and private septic tanks with drainfield being outside of the Urban Service Districts and the current AG-20A, AR-5A, and A-2 zoning and Agricultural and Agricultural Ranchette land use would permit one single family home on 5- or 20-acre parcels on the 21 platted parcels.

The existing PAMP on the eastern portion of the site encumbering approximately ±24-acres. Maintenance of the PAMP was abandoned in conjunction with the overall site. Not included in the amendment but under the same ownership, adjacent to the north and east of the subject parcels there is a total of ±55-acres in conservation easements. Hydrology will not be affected, nor will these areas be used for urban development. According to the property appraisers' site, the subject area and adjacent areas are used for cattle grazing.

The Industrial future land use requires a minimum open space of 20%, which is far less than the existing Agricultural and Agricultural Ranchette as they require a minimum of 50%.

The proposed land use change may be a logical extension of the Martingale Commons PUD zoning west of the subject site.

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 not located in the Martin County Utilities Area. The site does not have access to centralized water and sewer service.

A staff memorandum from Utilities Department staff is attached.

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.”*

A staff memorandum from the Public Works Department is attached.

2.5.1.4 Solid Waste Facilities

The proposed Future Land Use designation does not exceed the level of service (LOS) criteria for solid waste facilities. The required LOS in Martin County is 1.06 tons of capacity per weighted population. The weighted average population (the average of seasonal and full-time residents) countywide in Fiscal year 2024 is 178,927 persons. In fiscal year 2024, there are 263,031 tons of available capacity or 1.47 tons per weighted person. The proposed change will not reduce the level of service below capacity.

2.5.1.5. Parks/Recreation Facilities

Industrial development does not place demands on Parks and recreation facilities. The proposed change will not reduce active parks and recreation level of service below capacity.

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 FY 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	97

2.5.1.7. Public Educational Facilities

Industrial development does not place demands on School facilities.

2.5.2. Non-Mandatory Facilities

2.5.1.1. Libraries

Industrial development does not place demands on library facilities.

Conclusion:

- Two of the four criteria in Section 2.1, Criteria for a Future Land Use Map amendment, have been met. Staff may recommend approval if 1 of the criteria is met.
- In Section 2.2, Urban Sprawl, 8 of the 13 criteria have been met.
- Section 2.2.1, Proliferation of Sprawl, 4 out of 8 criteria have been.
- This may be considered a logical change in the context of two other Freestanding Urban Service Districts located near the I-95 interchange.
- If the proposed text amendment in CPA23-09 is approved, the site would be added to Figure 4-2 as a Freestanding Urban Service District, not far from the Seven J's Freestanding Urban Service District. The extension of services is planned for the adjacent Martingale Commons.

3. FIGURES/ATTACHMENTS

Figure 1, Location Map in relation to USD

Figure 2, Subject site

Figure 3, Current FLUM Amendments Map

Figure 4, Soils Map

Figure 5, Wetland Composite Map

Figure 6, FLUM Map

Figure 7, Proposed FLUM Map

Utilities Memorandum

Transportation Memorandum

Attachment, 2023 Commercial and Industrial Land Analysis