

# PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN

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**REQUEST NUMBER:** CPA 23-04, Sunrise Grove Text

Report Issuance Date: February 13, 2025

**APPLICANT:** Martin Triangle Property, LLC  
Sunrise Grove Commerce Center, LLC  
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Rick Morton

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

**PUBLIC HEARINGS:**

Local Planning Agency (LPA):	February 20, 2025
Board of County Commission Transmittal:	March 25, 2025
Board of County Commission Adoption:	TBD

## EXECUTIVE SUMMARY

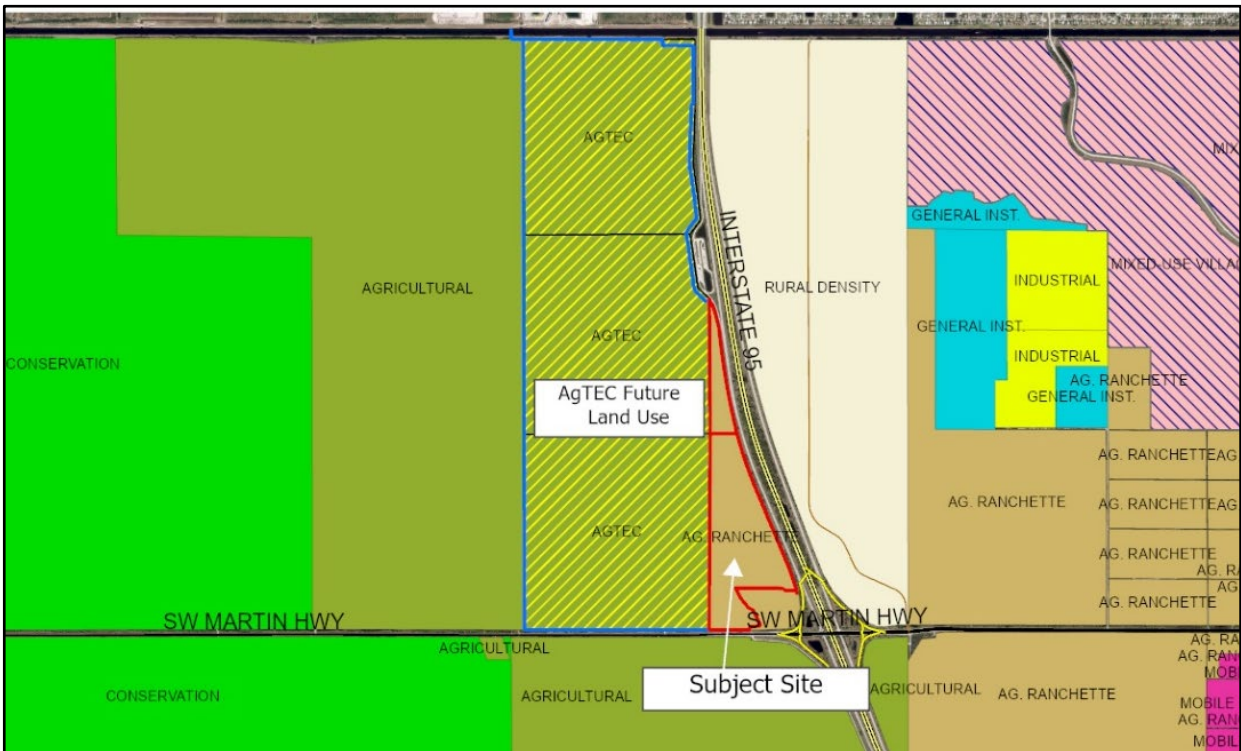
This a request for text amendments to Chapter 4, Future Land Use Element of the Comprehensive Growth Management Plan (CGMP). The proposed amendment would change the name of the future land use designation from AgTEC to Sunrise Grove and add a permitted use to the future land use in Policy 4.13A.9 and Policy 4.13A.10. It would add 205± acres to the existing 1,717-acre Freestanding Urban Service District known as AgTEC. The proposed text would change the name of the Freestanding Urban Service District to Sunrise Grove. The application materials indicate a desire to amend Figure 4-2 Urban Service Districts adding the Freestanding Urban Service District on a total of 1,939 acres.

This application has a companion future land use map amendment CPA 23-03, Sunrise Grove Future Land Use Map amendment (FLUM), that would change 205± acres of Agricultural Ranchette land to the AgTEC future land use designation (Sunrise Grove). The maps below show the existing AgTEC future land use and the proposed future land use change in CPA 23-03.

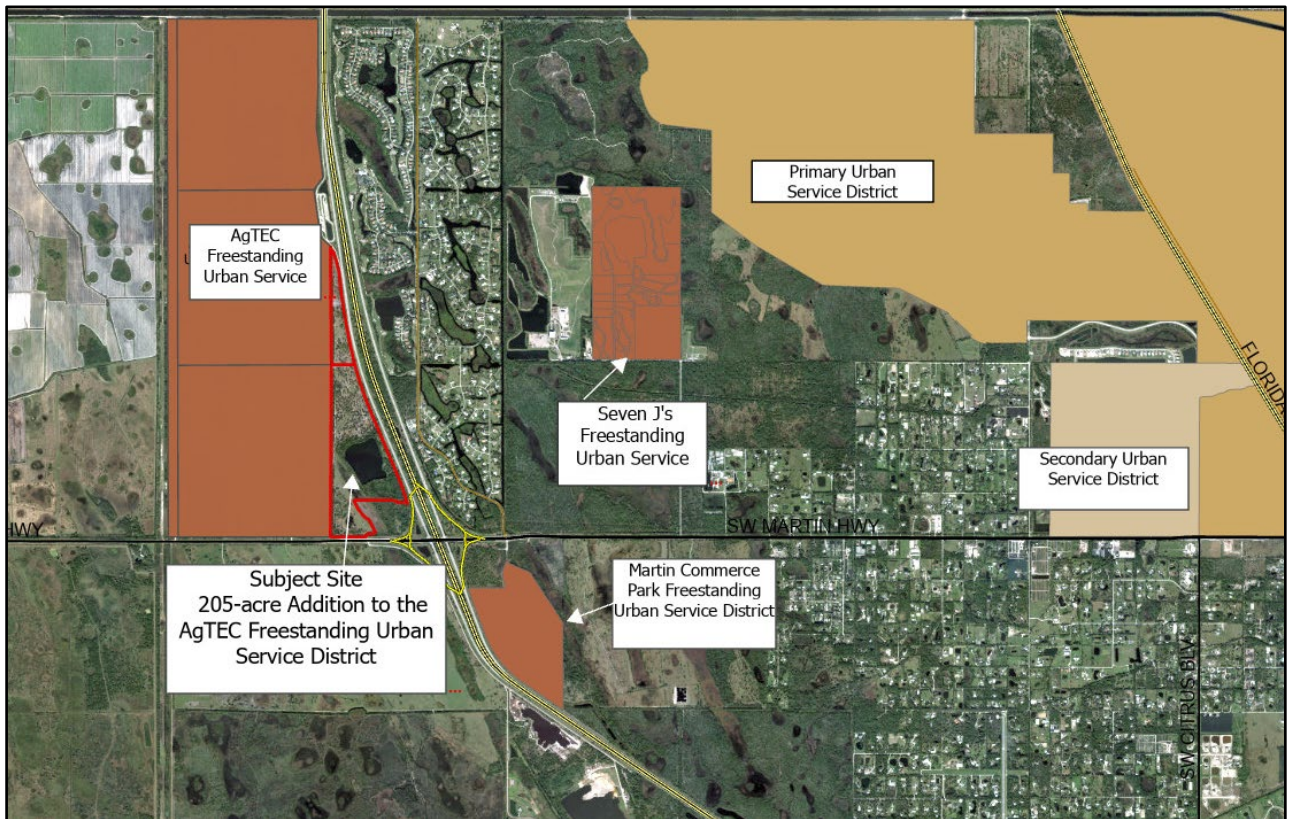
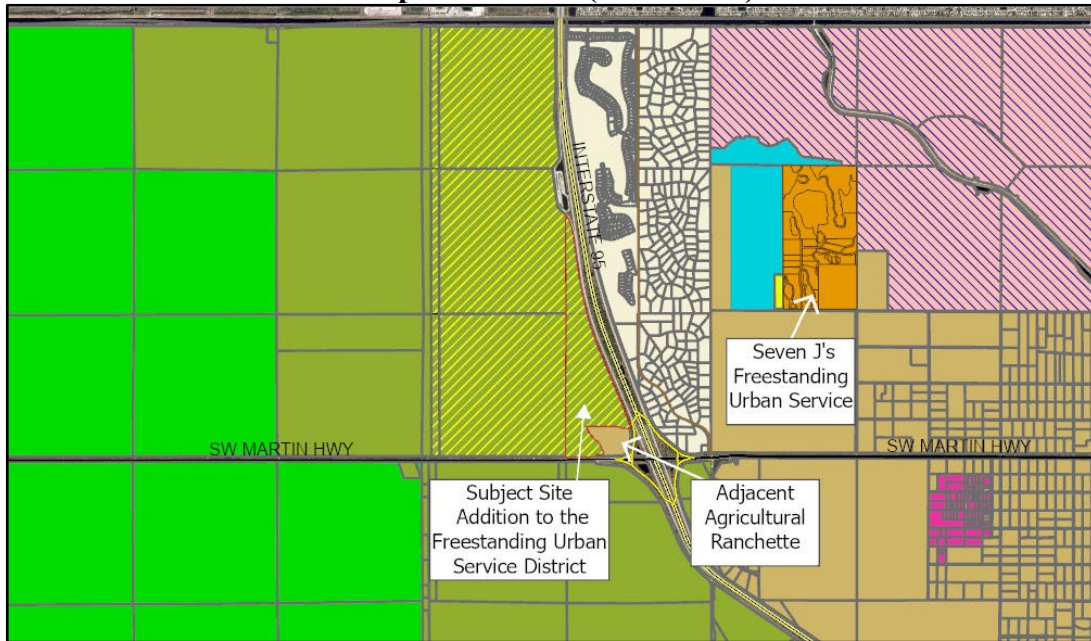
The applicant has noted a survey error may have occurred in the 2010 amendment assigning the AgTEC future land use designation. The survey documents in the current application materials show the existing acreage as 1,734.16 acres instead of 1,717.45 acres shown in Ordinances 881 and 882 in 2010.

Background. The text amendment that created the AgTEC future land use designation, Ordinance 882, requires 818 acres to be used for Common Open Space and Agriculture. It permits 900 acres to be used for Non-agricultural development/Targeted Employment Uses. The proposed text amendment proposes to allocate part of the additional 205 acres to Open Space and Non-agricultural development.

### Existing FLUM (CPA 23-04)



### Proposed FLUM (CPA 23-04)

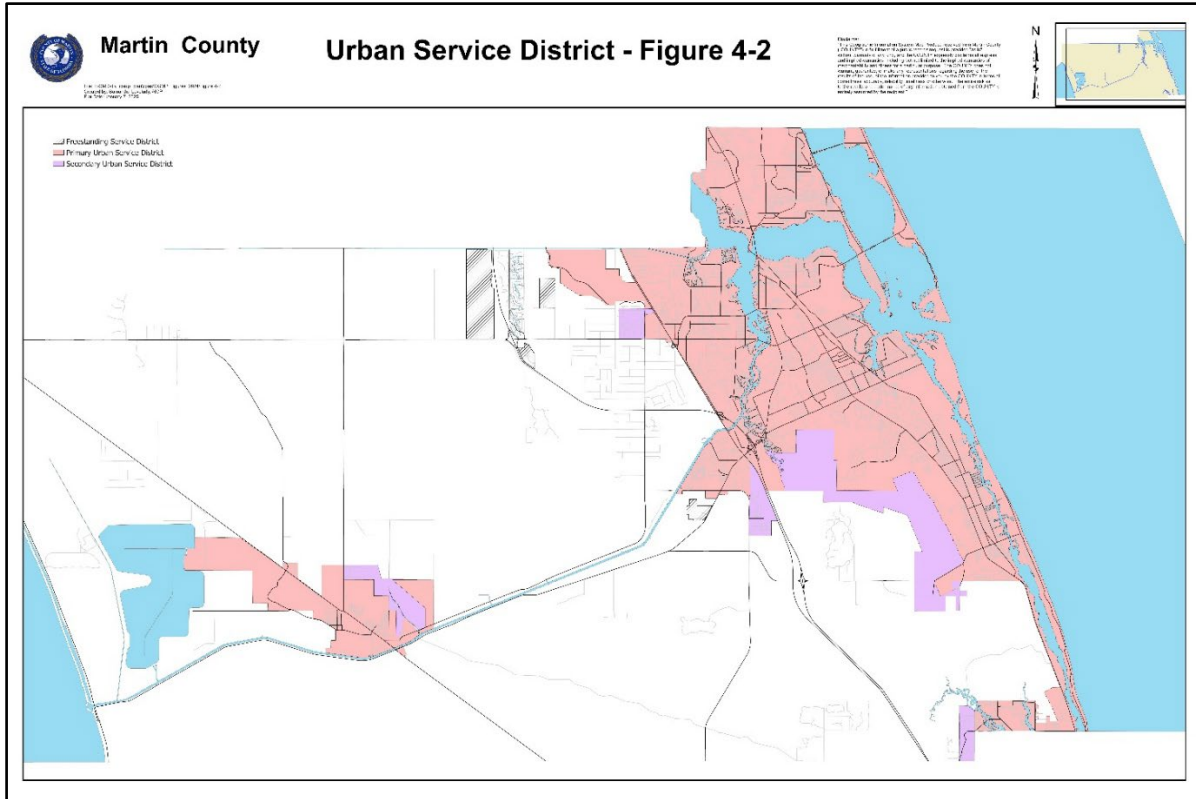


# STAFF ANALYSIS

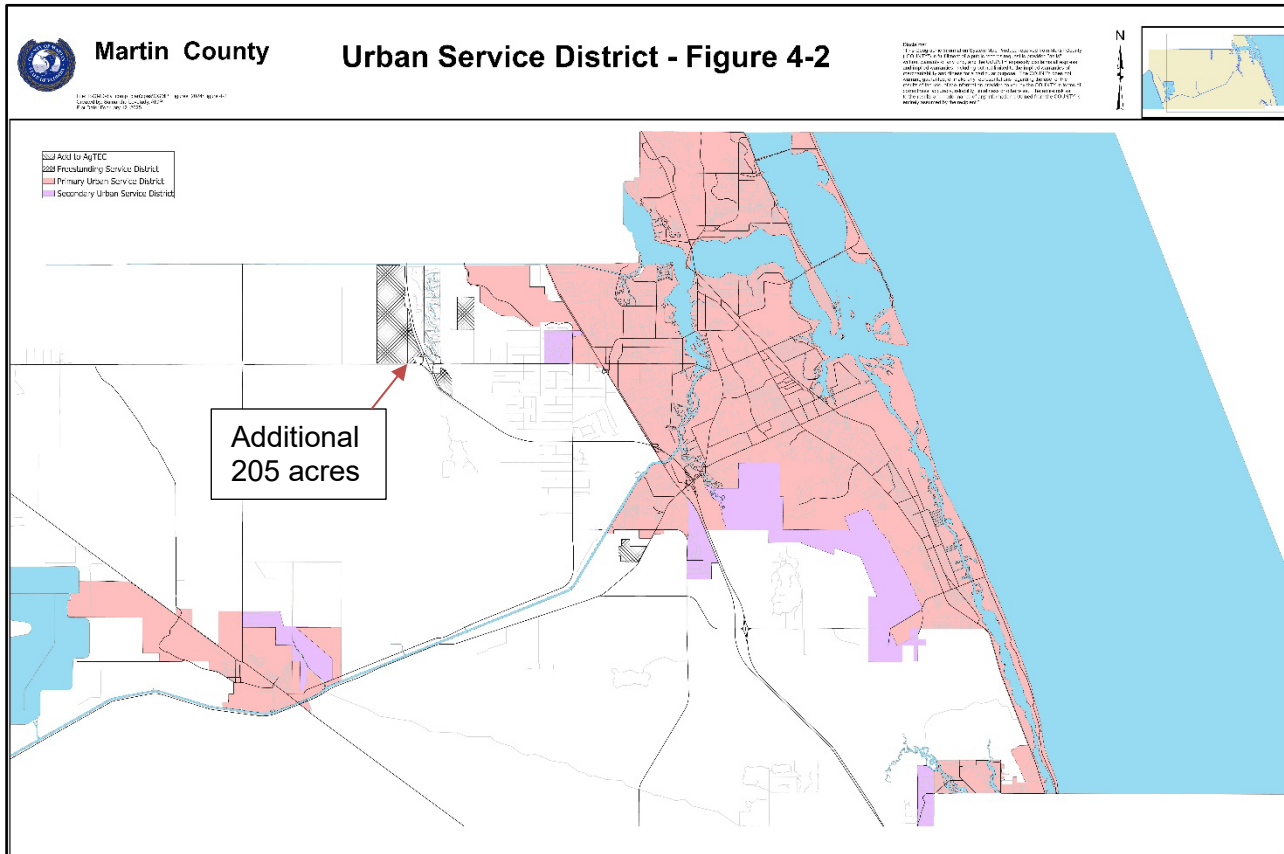
## Part I. Amendments to Figure 4-2 Urban Service Districts.

The application materials indicate the Freestanding Urban Service District at the AgTEC property is being proposed for alteration and addition to Figure 4-2.

Existing Figure 4-2



Proposed Figure 4-2



## 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, describing the Industrial future land use designation and changing the name of the Freestanding Urban Service District from AgTEC to Sunrise Grove.
- Policy 4.13A.9, describing the AgTEC future land use designation and changing the name of the Freestanding Urban Service District from AgTEC to Sunrise Grove and adding a permitted use. The text amendment would also add 122 acres to the Common Open Space/Agricultural area (for a total of 939 acres) and add 100 acres of Non-agricultural development/Targeted Employment Uses (for a total of 1,000 acres). The calculations above include the 17-acre difference between the 2010 survey and the current survey of the existing AgTEC property.

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.

*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 Sunrise Grove future land use category is hereby established as a Freestanding Urban Service District.*

Below is the proposed text change to the AgTEC Policy 4.13A.9:

*Policy 4.13A.9. AgTEC Sunrise Grove policies. The AgTEC Sunrise Grove land use category, is intended to allow the continuation of permitted economically viable agriculture, support the development of targeted businesses, tax base and employment opportunities, and facilitate environmental enhancement through the protection of common open space or restoration of natural systems while protecting and enhancing the Martin Grade Scenic Corridor. The AgTEC Sunrise Grove land use category shall apply solely to the ~~1,717~~ 1,939-acre parcel located west of Interstate 95 and north of S.W. Martin Highway and further described in Exhibit "A" attached to Ordinance #881 and Ordinance XXX, and identified on Figure 4-2, Martin County Urban Service Districts, as a Freestanding Urban Service District.*

*While a primary emphasis for this land use category is to provide an opportunity for targeted industries and institutions, this land use category shall also set the standard for green development in the region through sustainable, environmentally-friendly, and energy efficiency in planning and design, and the accommodation of an evolving agricultural industry.*

*(1) Uses permitted within the AgTEC Sunrise Grove land use category are limited to the following primary and ancillary uses:*

*(a) Primary "Targeted Employment" Uses (requires PUD approval):*

*Research and Biotech development laboratories and facilities*  
*Administrative services, not for profit*  
*Business and professional offices*  
*Educational institution*  
*Electronic equipment manufacturing and testing*  
*Limited impact industries (including distribution centers)*  
*Medical and dental labs*  
*Medical equipment manufacturing*  
*Optical equipment manufacturing*  
*Pharmaceutical products manufacturing*  
*Precision instrument manufacturing*  
*Public park and recreation, active*  
*Vehicle manufacturing sales and service*  
*Utilities*

The AgTEC future land use was created in 2010 for targeted industries. The following quote is found later in the text of this policy and references targeted industries defined by the State of Florida. The manufacturing of vehicles is consistent with the 2022 Target Industries Update document from Enterprise Florida, attached to this report.

*“...all development proposals or activities shall be aimed at providing locations for Targeted Sectors as defined by the State of Florida, or for facilitating the growth and expansion of agriculture, or bona fide agriculturally related uses such as the growing of materials for renewable/bio fuels.”*

*(b) Ancillary Uses:*

*Commercial day care*  
*Convenience restaurants*  
*Copy services and duplicating services*  
*Financial institutions*  
*General restaurants*  
*Hotels and motels*  
*Mail services and parcel exchange*  
*Physical fitness centers*  
*Post offices*

*(c) Any Agricultural Use that is permitted in the Agricultural Future Land Use Designation (approved in accordance with current County requirements).*

*The total non-agricultural development within the ~~(AgTEC)~~ Sunrise Grove land use category shall be limited to 5 million square feet of Targeted Employment Uses, 1 million square feet of office/regional headquarters/Institutions floor area, 200,000 square feet of ancillary retail development and 500 hotel units. Only retail uses that are intended to service the permitted uses in the nearby agricultural land use designation or the Targeted Employment /commerce activities and are ancillary to the principal uses shall be allowed. Further, to promote distribution of the retail uses throughout the site, no more than 20 percent of the square footage contained in any non-agricultural Final Site Plan Approval shall be allocated to ancillary retail. Similarly, in order to ensure a mix of uses and provide for internal capture, a minimum of 25,000 square feet of ancillary uses shall be required for each 1,000,000 square feet of primary uses.*

*Bona fide agricultural uses and their support structures, or agriculturally related uses (such as the growing of feedstock for renewable fuels), shall not be counted against the total development allocations for non-agricultural development. Total acreages for non-agricultural and agricultural development are shown below.*

<i>Use</i>	<i>Minimum Area (Acres)</i>	<i>Maximum Area (Acres)</i>
<i>Non-agricultural development/ Targeted Employment Uses</i>	<i>0</i>	<i><del>900</del> <u>1,000</u></i>
<i>Common Open Space/ Agriculture</i>	<i><del>817</del> <u>939</u></i>	<i><del>1,717</del> <u>1,939</u></i>

- (2) Non-agricultural development on the property will be limited within the first 5 years (following the effective date) to a development program not to exceed 1,000,000 square feet of industrial land uses (or the trip generation equivalent of alternative land uses) unless the applicant is able to demonstrate that transportation concurrency requirements have been satisfied for additional development, or additional development is otherwise permitted by applicable laws and ordinances at time of development approval, and the requirements of Policy 4.13A.9(3)(e) are satisfied.*
- (3) The AgTEC Sunrise Grove land use category is for the expressed purpose of providing land for targeted employment uses and the ancillary uses that these businesses need to thrive, or for supporting agricultural activities and uses permitted in agricultural land use categories. Therefore, all development proposals or activities shall be aimed at providing locations for Targeted Sectors as defined by the State of Florida, or for facilitating the growth and expansion of agriculture, or bona fide agriculturally related uses such as the growing of materials for renewable/bio fuels.*

*Development within the AgTEC Sunrise Grove shall meet the following requirements:*

- (a) Permitted zoning categories within the AgTEC Sunrise Grove shall include A-2, AG-20A and non-residential Planned Unit Development. All development proposals that convert from agriculture to a non-agriculture employment use must be approved through the Planned Unit Development (PUD) process. Any Agricultural related activity that currently requires a non-residential site plan approval would still be required to obtain the same local permits for development.*
- (b) AgTEC Sunrise Grove uses shall be located no closer than 300 feet from any existing residential use.*
- (c) All development shall be limited to a maximum height of 40 feet, and as set forth in Policy 4.1F.8 a maximum height limit of four stories, excluding non-habitable structures as described in Section 3.14 of the Martin County Land Development Regulations.*
- (d) Prior to any non-agricultural master site plan approval within the AgTEC Sunrise Grove land use category, a water and wastewater service agreement with the City of Port St. Lucie shall be established. No non-agricultural development shall be approved unless it will be served by regional water and wastewater facilities provided by the City of Port St. Lucie by facilities located within the City.*
- (e) Non-agricultural development on the property shall be subject to Development of Regional Impact thresholds and be limited to 1,000,000 square feet of industrial land uses (or the trip generation equivalent of alternative land uses) until the applicant has*



achieved the following:

- i. *An Application for Development Approval (ADA) for a Development of Regional Impact (DRI) with the Treasure Coast Regional Planning Council, if required, a Sector Plan or other regional transportation planning effort. The purpose of the additional review is to identify mitigation measures and compensatory obligations necessary to address the development proposed within the application, and the transportation impacts on roadway, intersections, and interchange facilities in Martin County, St. Lucie County, and the City of Port St. Lucie.*
  - ii. *The applicant will provide the right-of-way for a typical multi-lane arterial roadway and shall commit to fund construction (including an additional 30 feet to accommodate the option for multi-modal forms of transportation and the bridge over the canal) for a north-south roadway, connecting Martin Highway to Becker Road, providing the opportunity for a regional parallel reliever road to I-95, consistent with the ~~AgTEC~~ Sunrise Grove Long Range Transportation Map. No development beyond the first 1,000,000 square feet of non-agricultural development shall be approved until the road and bridge have been constructed of sufficient length and lane geometry connecting the project to Becker Road. The timing of all phases of construction of road shall be determined by the Development of Regional Impact or other applicable transportation analyses. The right-of-way and construction costs of the north-south road may be impact fee creditable and/or creditable against any proportionate share established as part of an Application for Development Approval, pursuant to state and county regulations.*
  - iii. *An agreement with the City of Port St. Lucie has been entered into for the construction of the roadway connection to Becker Road, and funded by the applicant consistent with the schedule and geometric needs identified by the Development of Regional Impact or other applicable transportation analyses as agreed by the City of Port St. Lucie. Martin County shall amend Exhibits 5.5 A, B, and C of the Transportation Element to reflect the inclusion of this road through the next scheduled update. Furthermore, Martin County shall request its Metropolitan Planning Organization to update the Regional Long Range Transportation Plan to reflect Martin County's inclusion of the road through its next scheduled update.*
- (4) *Provide a minimum of 30 percent common open space for the entire property (gross acreage) and an additional 10 percent open space within each specific development parcel, for a total of 40 percent of the gross acreage ultimately being placed in open space or agricultural uses. The 30 percent Open Space shall be shown on the required Conceptual Master Plan. Final Site Plan approval for each specific site development area must demonstrate the provision of the additional 10 percent of open space. Further, a minimum of 75 percent of the common open space shall be provided in the western half of the ~~AgTEC~~ Sunrise Grove land use category to facilitate compact development oriented to the eastern portion of the site, and to provide a "transect" that reduces in intensity as you move away from Interstate 95. The common open space and required development tract open space shall be proportionately established with each development phase. Open space shall be defined in accordance with the Comprehensive Growth Management Plan.*
- (5) *The ~~AgTEC~~ Sunrise Grove future land use category is hereby established as a Freestanding Urban Service District. The provision of urban services shall be in accordance with Policies 4.7A.13A and 4.13A.9. except as otherwise provided in Policy 4.13A.9.*

**Staff Note: This change is required for internal consistency with updated reference in Policy 4.7A.**

- (6) *Agricultural activity, consistent with the Agricultural land use designation, may be pursued in compliance with the Comprehensive Growth Management Plan and the Land Development Regulations, and shall comply with the open space provisions for the Agricultural future land use. Any non-agricultural, primary or ancillary use must be approved through a PUD, and shall comply with the performance standards in Section 4.5 of the Comprehensive Growth Management Plan, except as otherwise specified in this policy.*
- (7) *Any PUD zoning within the ~~AgTEC~~ Sunrise Grove shall, at a minimum, incorporate the following sustainability and environmental design principles:*
- (a) *Maintain water quality in excess of the Martin County and SFWMD standards through the incorporation of low impact development techniques, Best Management Practices, and sustainable stormwater management practices. The applicant shall investigate financially feasible partnership opportunities with organizations including, but not limited to Martin County, the SFWMD, Martin Soil and Water Conservation District, IFAS and USDA on possible environmental service opportunities that could serve as demonstration projects to illustrate techniques in water quality enhancement, more environmentally beneficial surface water management activities, or restoration of localized hydrology or habitat.*
- (b) *Minimize greenhouse gas emissions and vehicle miles traveled (VMT) by locating employment intensive uses, such as regional headquarter offices or labor intensive industrial uses in such a manner as to locate them close to mass transit/alternative transit modes, or in close proximity to existing and planned residential areas; and provide a mix of uses to promote internal capture of trips during the work day in accordance with Chapter 163.3177 (6) (a). Provide transportation demand management strategies to support a reduction in VMT. Prior to approval of any Planned Development Application, a Transportation Demand Measures (TDM) implementation plan will be developed for each phase of the project. The following TDM elements shall incorporate any combination of the following as part of this implementation plan:*
- Land Use/Site Planning Measure - The Master Development Plan reflecting the proposed mix of uses shall demonstrate support for the use of non-motorized modes of travel (bicycle and pedestrian pathways) as well as a "park-once" philosophy.*
  - Land Use/Site Planning Measure - Concurrent with obtaining each certificate of occupancy for a non-residential building located on a parcel 50 acres or greater, implement parking strategies that provide preferred parking for alternative (i.e. hybrid or electric) vehicles and car pool vehicles.*
  - Land Use/Site Planning Measure - Provide right-of-way for implementation of future transit stops along the proposed Village Parkway.*
  - Land Use/Site Planning Measure - Upon the completion of 1,000,000 square feet of non-agricultural development, provide a dedicated car/van pool parking facility to be located near one of the interchanges to further reduce VMT for both project and non-project use.*
  - Transit Measure - Coordinate with Treasure Coast Connector to provide a bus route(s) to/from the site upon the certificate of occupancy of 3 million square feet of non-agricultural development.*
  - Transit Measure - Establish a development order condition or deed restriction for companies within the ~~AgTEC~~ Sunrise Grove land use category to provide a financial*

- incentive in the form of a subsidy of at least 50 percent of the annual ticket cost to at least 5 percent of the persons employed at the project site for riding future transit service.*
- *Transit Measure - Provide onsite bus stop facilities within one year of provision of a bus service.*
  - *Transportation Demand Management (TDM) Measure - Provide an on-going ride-sharing information service to persons employed at the project site.*
- (c) *Incorporate design and development standards from programs such as the Leadership in Energy and Environmental Design (LEED), Florida Green Building Council or other programs for energy efficiency and environmental sustainability.*
- (d) *Utilize native vegetation and xeriscape techniques, including limiting irrigated turf to a maximum of 15 percent of lot area to decrease the overall consumption of irrigation water.*
- (e) *Incorporate compact development designs which provide large areas of common open space and provide opportunities for natural lands restoration.*
- (f) *Establish a continuous 100 foot wide conservation area, beginning at the southwestern corner of the property, and running northward 13,200 feet (along the western property line). This area shall be documented in phases that correspond with development approvals, through the adoption of a conservation designation on a PUD, or the establishment of deed restrictions or conservation easements. If a conservation easement is established, it shall benefit Martin County, the South Florida Water Management District, or any other appropriate entity. Within this conservation area, the following uses are permitted: access for management of publicly owned land, separation from preserve uses, agriculture, passive recreation, water quality and water management areas (in accordance with applicable permits), environmental service activities, and other similar uses.*
- (g) *Where appropriate, provide an open space management and enhancement plan as part of each PUD submittal to demonstrate interconnectivity of common open space areas.*
- (h) *Final Site Plan Approval for any development within the AgTEC Sunrise Grove land use category shall demonstrate that any external service areas or illumination are adequately screened for adjacent residential uses, or that illumination is shielded and oriented away from adjacent residential or preserve areas.*
- (i) *In conjunction with the approval of any PUD within the AgTEC Sunrise Grove land use category, the developer/owner shall provide a plan for supporting the protection and enhancement of the Martin Grade Scenic Corridor that includes at a minimum providing financial support and helping address traffic impacts on the corridor by exploring alternative roadway locations, traffic patterns, traffic timing, and roadway designs for the purpose of protecting and enhancing the scenic character of the corridor.*
- (j) *In furtherance of the intent of this land use category, the land owner or its designee shall obtain a Planned Unit Development approval from the Martin County Board of County Commissioners for an initial phase of development, consistent with the design and development criteria contained in this Policy, within 5 years of the effective date of this amendment.*
- (k) *In order to protect the allocation of the industrial land base, Martin County may initiate an amendment to remove the AgTEC Sunrise Grove land use category if the owner, or its designee, has not achieved a Planned Unit Development approval for an initial phase of development within 5 years of the effective date of the amendment.*
- (8) *Any PUD zoning within the AgTEC Sunrise Grove shall, at a minimum, incorporate the following design principles:*

- (a) *In order to support the "Martin Grade Scenic Corridor", any development within the AgTEC Sunrise Grove land use designation shall provide a minimum 100 foot building setback from the Martin Highway right-of-way, which shall include a minimum 50 foot buffer preserve area adjacent to the right-of-way.*
- (b) *A minimum of 90 percent of the native vegetation within the 100 foot building setback shall be preserved.*
- (c) *Prior to approval of any development plan for buildings abutting Martin Highway, the land owner shall submit a landscape plan that augments the preserved native vegetation with additional native ground cover, understory and canopy trees, with the goal of providing a Type "5" buffer, and/or meeting 50 percent opacity at eye level within 5 years.*
- (d) *Prior to approval of the first Final Site Plan for a phase within the AgTEC Sunrise Grove land use category, the land owner/developer shall submit a uniform signage plan that ensures a common design theme, clear requirements for signage location, size and materials, and a limit on the overall amount of signage permitted along the Martin Highway frontage.*
- (e) *In order to reinforce the rural character of properties located to the west of the AgTEC Sunrise Grove site, and to support the "Scenic Highway" designation of portions of Martin Highway, only agricultural uses that are consistent with the Agricultural land use category and AG-20A zoning shall be permitted on the western 40 percent of the frontage of Martin Highway to a depth of 1,000, subject to the necessary site development plan approval.*
- (f) *In cooperation with Martin County, the State of Florida and the South Florida Water Management District, the landowner/developer shall investigate the opportunity to incorporate additional water storage capacity within the proposed water management system of the ~~AgTEC area~~ Sunrise Grove site for any future widening of Martin Highway. As part of any such widening project that includes the Martin Grade Scenic Corridor, the land owner/developer will assist the county in exploring alternative traffic patterns, traffic timing, and roadway cross sections for the purpose of protecting and enhancing the scenic character of the corridor.*
- (g) *To assist Martin County with hurricane evacuation needs, the property owner shall coordinate with Martin County to identify opportunities for Martin County to fund upgrades to proposed public or private facilities such that they may serve the public as hurricane shelters, community relief centers or emergency operations centers during declared hurricane events.*

At the time of the original amendment that created the AgTEC future land use category through Ordinance 881 in 2010, the applicant (previously Turner Groves) submitted a survey that showed the property as being 1,717 acres. After Sunrise Grove Commerce Center, LLC purchased the property, a new survey was conducted when they conveyed 108.55 acres to the South Florida Water Management District (SFWMD). That survey showed the AgTEC property to be 1,625.61 acres, plus the 108.55 acres conveyed, for a total of 1,734 acres. Adding the additional 205± acres would result in the total property acreage to be 1,939 acres.

In Policy 4.13A.9(7)(f), which requires a 100-foot conservation area along the western edge of the property. The applicants have conveyed a 300-foot wide, 108-acre area, to the SFWMD for water management. The 108-acre area owned by the SFWMD will retain the AgTEC/Sunrise Groves future land use designation. There is a Conceptual Master Plan that was submitted with the first PUD

(Exhibit D, attached) that shows that conveyance as a 300-foot Western Buffer Area. That conveyance appears to satisfy (7) (f) of the AgTEC/Sunrise Grove future land use designation. Although this may help with future site planning, that conveyance does not, in itself, justify the addition of the 205 acres.

Although not included with the application materials, Policy 4.7A.14 must be changed for internal consistency, as shown below, if the amendment is approved by the Board of County Commissioners.

*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 Sunrise Grove land use category as set forth in Policy 4.13A.9.*

Also, Section 4.2. Analysis of Land Use Features, number (12)(a) needs to be amended to reflect the name change proposed by the applicant. Staff recommends also changing the acreages in the following text to be consistent with data from the most recent Commercial Industrial inventory.

- (12) Future nonresidential requirements.*
  - (a) Industrial land. The supply of industrial land was estimated by Martin County staff, who evaluated current comprehensive land use plan designations for industrial land. That assessment indicated the presence of ~~5,933~~ 2,559 acres of land that is already developed or may be developed for industrial use. The ~~5,933~~ 2,559 acres includes ~~900~~ 700 acres of the AG-TEC Sunrise Grove future land use designation.*

The data stricken above comes from a 2016 Commercial and Industrial Land Inventory that showed there were 5,933 developed acres of the Industrial future land use. In the 2023 update, the inventory found there were actually 1,012 acres of developed Industrial. This reduction is due to a common problem that can occur in the Geographic Information System (GIS) analysis of condominiums, known as “stacking”. Stacking occurs because entire parcel acreage was being assigned to each condominium unit, resulting the overstating of industrial use. According to the 2023 Commercial and Industrial Land Analysis, approved by the Board on August 8, 2023, there are 1,012 acres of developed Industrial land area. The study also shows there are 1,547 acres of vacant Industrial land for a total of 2,559 acres. Of the 1,547 acres of vacant industrial land, the study allocated 700 acres of the 900 original acres of AgTEC non-agricultural to industrial.

Therefore, (12)(a) is also being updated to show a more accurate figure.

Since the 2023 study, an industrial future land use amendment, known as Martin Commerce Park, has been adopted, adding 167 acres of industrial land.

Industrial land	Acreage	Notes
Vacant	1, 547	Source: 2023 Commercial and Industrial Land Inventory. Included 700 acres of AgTEC.

Developed	1,012	Source: 2023 Commercial and Industrial Land Inventory
Martin Commerce Park	167	CPA 23-10, Ordinance 1234
Sunrise Grove	100	As proposed in CPA 23-04.
Total (Proposed)	2,826	

### Part III. Policy Analysis

1. Intensity. The proposed concurrent future land use amendment seeks to add 205± acres to the AgTEC property. As a result, the table in Policy 4.13A.9(1)(c) is proposed for amendment to distribute the 205± acres to the Open Space/Agriculture uses and to the Non-Agricultural uses. No intensity increase has been proposed.
2. The AgTEC future land use designation currently requires a minimum 817 acres of Common Open Space and Agriculture. It currently permits a maximum 900 acres of Non-agricultural development/Targeted Employment Uses. The proposed amendment will require a minimum 939 acres of Common Open Space and Agriculture. It will permit a maximum 1,000 acres of Non-agricultural development/Targeted Employment Uses. The maximum square footages for the different types of non-agricultural development, shown below, are not proposed for change. Though the building square footages would not be increased, the potential for outside storage and surface parking would be allowed.
3. Economic Development. At an April 19, 2022, Board of County Commissioners meeting, the Business Development Board of Martin County (BDB) gave a presentation regarding economic development in the county. In summary, a letter was sent to the BDB recapping the presentation. It stated the Board believes this location to be one of the most viable areas in the county for economic development. Please see the attached letter dated June 7, 2022, addressed to the Business Development Board from the Assistant County Administrator. The presentation and letter list a group of properties that are considered areas of opportunity. The Sunrise Grove Commerce Center (AgTEC) is listed as one of those areas. If the AgTEC (Sunrise Grove) Freestanding Urban Service District is expanded by 205± acres, the inventory of Commercial and Industrial acreage will also expand.

### CONCLUSION SUMMARY

- The proposed change will add 205± acres to the Freestanding Urban Service District known currently as AgTEC. Should the Board adopt the proposed text changes, staff recommends an amendment to Figure 4-2, Urban Service District, showing the entire 1,939-acre Freestanding Urban Service District.
- The amendment would add 100± acres available for Non-agricultural development/Targeted Employment Uses.

- Additional building square footage will not be available in the 1,000 acres for Non-agricultural development/Targeted Employment Uses.
- If the Board approves this amendment, staff recommends an amendment to Policy 4.7A.13 and Section 4.2.A for consistency.
- Staff has no objection to the proposed name change to Sunrise Grove and no objection to the addition of the permitted use vehicle manufacturing sales and service, a targeted industry.

Attachments:

2022 Target Industry Update

Chapter 5, Transportation Figures

MPO 2045 Long Range Transportation Plan Cost Feasible Map

Correspondence between Martin County and the City of Port St. Lucie

Correspondence between Martin County and the Business Development Board

2023 Commercial and Industrial Land Analysis