



MARTIN COUNTY, FLORIDA COMPREHENSIVE PLANNING STAFF REPORT

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

REQUEST NUMBER: CPA 25-03, P3 Public Facility with Clinic FLUM

Report Issuance Date: April 9, 2026

APPLICANT: Martin County Board of County Commissioners

REPRESENTED BY: Paul Schilling, Director
Growth Management Department

PLANNER-IN-CHARGE: Jenna Knobbe, Senior Planner
Growth Management Department

PUBLIC HEARINGS:

Local Planning Agency (LPA): May 21, 2026
Board of County Commission Adoption: June 9, 2026

SITE LOCATION:

The subject property is located east of the intersection of SE Ruhnke Street and SE Willoughby Boulevard. The site is adjacent to Sailfish Splash Waterpark and is in proximity to the Martin County Health Department, the Martin County Building Department, and the Martin County Public Safety Complex.

APPLICANT REQUEST:

On October 21, 2025, the Board of County Commissioners approved Resolution 25-10.30, which initiated an amendment to the Future Land Use Map (FLUM) of Martin County. This FLUM amendment proposes to change the future land use designation of the subject property from Institutional-General to Commercial Office/Residential (COR). A concurrent rezoning to change the zoning district from PS-2 to CO is the subject of a separate staff report.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed FLUM amendment from Institutional-General to Commercial Office/Residential.

EXECUTIVE SUMMARY:

The subject property is 2.66 acres and is located north of SE Ruhnke Street in Stuart. The 2.66-acre property that is the subject of this FLUM amendment is a portion of a larger, approximately 9.08-acre parcel. Martin County has owned the 9.08-acre property since October 1990.

Figure 1. Subject property (outlined in red) location map of the area proposed for amendment.

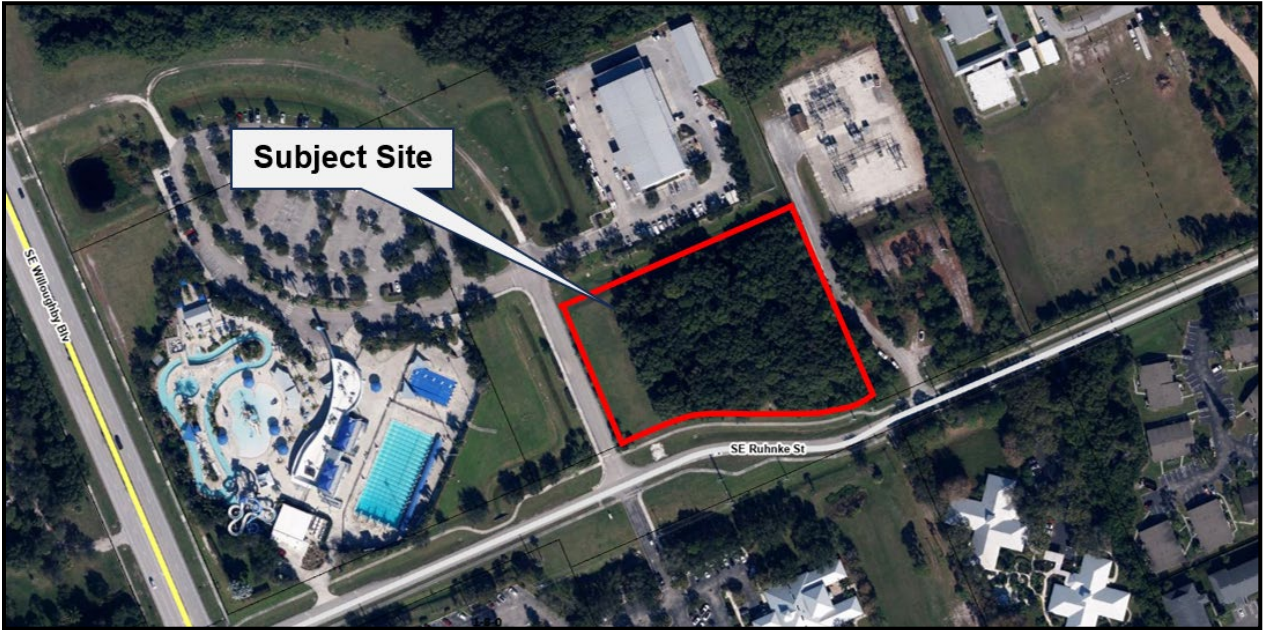
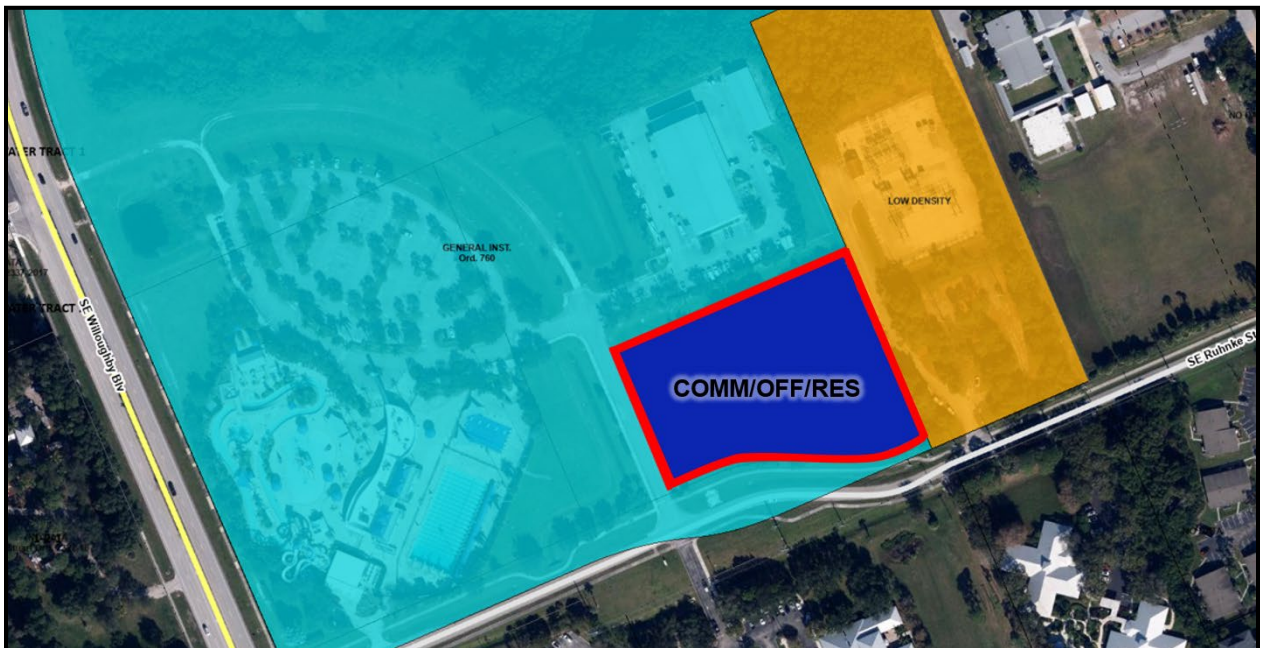


Figure 2. Existing Future Land Use Map (FLUM) of Martin County, FL with the subject property outlined in red.



Figure 3. Proposed Future Land Use Map (FLUM) of Martin County, FL with the subject property outlined in red.



This staff report will consider the COR future land use and will analyze whether it is consistent with the Comprehensive Growth Management Plan (CGMP) and compatible with the surrounding properties.

1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

The subject parcel is 2.66 acres. The parcel is within the following:

- I. Planning District: Stuart Urban
- II. Commission District: District 2
- III. Taxing District: District 2 Municipal Service Taxing Unit
- IV. Urban Service District: Primary USD

1.2 Major Roadways

The 2.66-acre subject parcel is located northeast of the corner of SE Willoughby Boulevard, which is a Minor Arterial, and SE Ruhnke Street, which is a Local Road.

1.3. Past Changes in Future Land Use Designations

There have been various changes in the surrounding area. Since adoption of the Comprehensive Growth Management Plan in 1982, amendments to the FLUM have occurred in the immediate area and growth of the City of Stuart has also changed the surrounding area. The amendments summarized below do not include properties in the City of Stuart.

- A. CPA 00-2, Mary Brogan Park/Pinewood School, Ord. 576: A FLUM amendment from Residential Estate Density (2UPA) and Rural Density to Institutional-Recreational on two county owned parcels containing a total of 36.06-acres located along Willoughby Boulevard, north of Salerno Road.
- B. CPA 07-2, Fire Station 23, Ord. 759: A FLUM amendment from Limited Commercial to the Institutional General future land use designation for a 7.9-acre parcel located southeast of the intersection of S Kanner Highway and SE Indian Street.
- C. CPA 07-17, Public Lands-Smith Parcel, Ord 760: A FLUM amendment from Institutional Recreational to the Institutional General future land use designation on a 29.6-acre parcel located at the northeast corner of SE Willoughby Boulevard and SE Ruhnke Street. This amendment included the subject property.
- D. CPA 08-2, Abundant Life Ministries, Ord. 869: A FLUM amendment from Rural Density to the Institutional-General future land use designation on a 15.68-acre parcel located at the northwestern corner of the SE Salerno Road and SE Willoughby Boulevard intersection.
- E. CPA 10-12, Willoughby Research Park, Ord. 802: A FLUM amendment from Rural Density to the Institutional-General future land use designation on a 35-acre, "L" shaped, parcel located along the west side of SE Willoughby Boulevard and the north side of SE Salerno Road.

F. CPA 15-16, Former EOC, Ord. 974: A FLUM amendment from Institutional-General to the Commercial Office/Residential future land use designation on a 5-acre portion of land located at the northeastern corner of the SE Willoughby Boulevard and SE Community Drive intersection.

1.4. Adjacent Future Land Use

- North: Institutional General
- South: City of Stuart jurisdiction
- East: Low Density Residential
- West: Institutional General

1.5. Environmental Considerations

1.5.1. Wetlands, soils and hydrology

Figure 4 below illustrates the soil map of the subject property from the U.S. Department of Agriculture Natural Resources Conservation Services. The map identifies the soil types present on the subject property as Waveland and Immokalee fine sands and Placid and Basinger fine sands, depressional.

Figure 4 - Soils map showing the soils on the subject site.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	1.7	50.9%
13	Placid and Basinger fine sands, depressional	1.6	49.1%
Totals for Area of Interest		3.4	100.0%

Figure 5 below shows the subject property with the Martin County environmental GIS layer. The data indicates there may be the possibility of hydric soils. No formal wetland delineation has taken place on the subject property and all applicable environmental regulations must be complied with.

Figure 5 – Martin County environmental GIS map indicates there may be hydric soils present in the center of the subject property.



1.5.2. Wellfield protection

The site is wholly located within Wellfield Protection Zone 2 and is partially located within Wellfield Protection Zone 1. This property lies within the City of Stuart Utility Service Area. All applicable wellfield protection regulations must be complied with.

1.5.3. Uplands and plant/animal species

The subject property is cleared on the westernmost portion of the parcel. The parcel itself is vacant and contains wooded vegetation. A preliminary environmental assessment of the subject property found that the upland habitat on site has been highly disturbed and is dominated by java plum (non-native species) with little to no understory present.

1.6. Adjacent Existing Uses

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

- North – Martin County Fire Rescue vehicle maintenance facility
- South – Martin County Building Department and Health Department
- East – Florida Power & Light sub-station
- West – Sailfish Splash Waterpark

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. Criteria (a), (b), and (d) have been met and criterion (c) has 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*

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. This parcel is directly adjacent to and in proximity to many County-owned properties used for public purposes. Ordinance 760, approved by the Board of County Commissioners on August 7, 2007, amended the future land use designation of a 29.6-acre parcel from Institutional Recreational to Institutional General. The subject property is part of the 29.6 acres that were changed to the Institutional General future land use. This designation was implemented to facilitate the construction of a Fire Rescue maintenance facility and has become the site of Sailfish Splash Waterpark.

Ordinance 759, approved by the Board of County Commissioners, changed the future land use from Limited Commercial to the Institutional General for a 7.9-acre parcel located southeast of the intersection of S Kanner Highway and SE Indian Street. This amendment allowed the construction of Martin County Fire Station 23, which continues to serve the public interest.

The COR future land use designation will facilitate the use of the property as part of a Public-Private Partnership (P3). A P3 facility is compatible with the existing uses surrounding the property that includes both public and private uses. The COR designation allows for professional and business offices, which is consistent with the surrounding uses in the area. The subject parcel is located within the Primary Urban Service District and adequate public facilities are available. This criterion has been 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

Since the adoption of the 1982 Comprehensive Plan, the character of the general area where the subject property is located has changed significantly. The Willoughby Boulevard corridor from SE Indian Street to SE Monterey Road has developed over time to be an area where many County-owned uses are located that serve the public. This includes the Martin County Building Department, Health Department, Utilities Department, Property Appraiser's Office, Public Safety Complex, and Sailfish Splash Waterpark. Across the street, Martin County High School has undergone various expansions over time to continue providing quality education to Martin County students.

The City of Stuart has facilitated numerous annexations in this general area, specifically along S Kanner Highway between SE Monterey Road and SE Indian Street. This includes the Kanner CPUD (Costco) that is entitled for 398 residential units. Also within the City of Stuart jurisdiction is the Cleveland Clinic Medical Center, which was constructed in 2019 at the corner of S Kanner Highway and SE Indian Street less than a mile from the subject property.

Public infrastructure has also substantially increased in this area since the adoption of the 1982 Comprehensive Plan. Willoughby Boulevard from SE Indian Street to SE Monterey Road was extended and constructed in October 1994, providing open, public access to the properties that front this roadway. In 2001, SE Indian Street was expanded from two lanes to four lanes. Kanner Highway was expanded from four lanes to six lanes from SE Lost River Road to SE Monterey Road in June 2019. The Veterans Memorial Parkway Bridge, a significant public infrastructure project, was constructed and open to the public in 2013. This new bridge provided an additional route over the St. Lucie River to Palm City and greatly increased connectivity within the county.

The proposed amendment to the COR future land use designation is reasonable and consistent with land use characteristics of the general area because this area has a concentration of public uses whose primary mission is to serve Martin County residents. The growth of this area through development of vacant land, redevelopment, and the increase of public facilities and infrastructure makes the proposed amendment compatible with the surrounding uses. This criterion has been met.

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

The existing Institutional General future land use designation does not appear to be an inappropriately assigned land use designation given the intention behind

the designation and the surrounding uses that have been developed. The proposed COR designation will allow for the subject property to be developed for a public and private purpose, but the COR designation is not necessarily correcting an inappropriately assigned land use designation. This criterion has not been 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 will fulfill a public service need that enhances the health, safety, or general welfare of County residents. The proposed COR land use designation allows for an additional public facility and wellness clinic to be established on the subject property, which will serve both the public and County employees, many of whom are Martin County residents. This criterion has been met.

Three of the four criterion have been met; therefore, staff can make a positive recommendation.

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.

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

Section 163.3177(6)(a)9.b., Florida Statutes provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. This proposed amendment meets 8 out of 8 criteria that determine the application discourages urban sprawl.

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

(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 amendment does not promote, allow, or designate for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. The subject property is 2.66 acres and is not considered a “substantial area of the jurisdiction.” The COR future land use allows for many types of uses. Discourages the proliferation of urban sprawl.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed amendment is located within the Primary Urban Service District and is centrally located within areas of urban development. The subject property is undeveloped and would be considered “available and suitable for development.” 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 amendment does not promote, allow, or designate urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban developments. The subject property is compact and centrally located within the Primary Urban Service District. 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.

The proposed amendment does not fail to adequately protect and conserve natural resources. All applicable habitat protection standards and regulations must be complied with during the development process. 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 amendment is not located adjacent to agricultural areas and activities and will not have negative impacts on agricultural areas or activities. Discourages the proliferation of urban sprawl.

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

The proposed amendment is located within the Primary Urban Service District and will maximize the use of existing public facilities and services. Discourages the proliferation of urban sprawl.

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

The proposed amendment is located within the Primary Urban Service District and will maximize the use of future public facilities and services. The subject property will be able to utilize any future public facilities and services because of its location within the Primary Urban Service District. 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 proposed amendment will not allow for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services. The subject property is located within an urbanized area and within the Primary Urban Service District, meaning it is located near public facilities and services. Discourages the proliferation of urban sprawl.

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

The proposed amendment is located within the Primary Urban Service District and is surrounded by urban development. Discourages the proliferation of urban sprawl.

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

The proposed amendment would be considered infill development. The subject property is currently vacant but is surrounded by existing development within the Primary Urban Service District and is near existing services. Discourages the proliferation of urban sprawl.

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

The proposed amendment encourages a functional mix of uses through the COR future land use designation. The proposed amendment for this property will have a functional mix of uses through the services provided to County employees and the general public, and by its location adjacent to various other public uses. Discourages the proliferation of urban sprawl.

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

The proposed amendment will not result in poor accessibility among linked or related land uses. This amendment is proposing a P3 structure which includes public uses, and the subject property is directly adjacent to other County-owned properties that all serve a public purpose. The proposed amendment will be compatible with the surrounding, related land uses. Discourages the proliferation of urban sprawl.

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

The proposed amendment will not result in the loss of significant amount of functional open space. The subject property is approximately 2.66 acres and does not currently serve as functional open space. All applicable open space development standards shall be met during the appropriate site planning process. Discourages the proliferation of urban sprawl.

The site complies with 13 of 13 criteria for discouraging the proliferation of urban sprawl listed above.

2.2.1. Proliferation of Urban Sprawl

In order for the application to be deemed to discourage the proliferation of urban sprawl, the amendment must incorporate development patterns or urban forms that achieve four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The subject property is in an urbanized area where economic growth has been realized. The proposed amendment and development of the site will not have an adverse impact on natural resources and ecosystems. Discourages the proliferation of urban sprawl.

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

The subject property is centrally located within an existing urbanized area and within the Primary Urban Service District, meaning that existing public infrastructure and services are currently available to the property. Discourages the proliferation of urban sprawl.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The proposed amendment provides for compact development on a 2.66-acre property in proximity to compatible uses. The subject property, located on the north side of SE Ruhnke Street, has access to public sidewalks and is near existing bus stops at the intersection of SE Ruhnke Street and SE Willoughby Boulevard. There is an existing mix of uses at various densities and intensities in the general vicinity, and the proposed amendment would contribute to this. Discourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The proposed amendment is centrally located in an urbanized area where existing services are located. Discourages the proliferation of urban sprawl.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

The proposed amendment will have no impact on agricultural areas and activities because it is not located adjacent to or near these uses. Discourages the proliferation of urban sprawl.

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

The proposed amendment will not have an adverse impact on public open space and recreation needs. Development of the subject property will comply with all applicable open space requirements. Recreation opportunities are in the general vicinity of the subject property. 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 addition of nonresidential uses on the subject property aims to satisfy the demand that Martin County employees and residents have for these services.

The proposed amendment will aid in fulfilling a public need that benefits the general population. 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 town as defined in s. 163.3164.

The proposed amendment does not change the pattern of development or provide an innovative development pattern such as transit-oriented development. However, the amendment would be considered infill development on a compact, centrally located site where existing services and infrastructure are readily available. The proposed amendment provides uses and intensities of urban form, which are compatible with the surrounding area. Discourages the proliferation of urban sprawl.

The site complies with 8 of 8 criteria above to determine the application discourages urban sprawl.

2.3 Land Use Compatibility

Both the existing Institutional-General future land use and the proposed COR future land use are compatible with the uses surrounding the subject property. The property is directly adjacent to many County-owned properties that serve a public purpose. The proposed amendment to the COR future land use designation is compatible with surrounding uses because there are numerous commercial, office, and residential uses in the immediate area of the subject property. The change in land use would be consistent and in-scale with existing commercial and office developments in this vicinity. These existing businesses include Treasure Coast Hospice, professional offices, and various medical and dental practices that are in proximity to the subject site.

The Institutional-General and COR future land use designations both require a minimum of 40 percent open space. The maximum building coverage in the Institutional-General future land use is 45 percent, while the COR future land use allows a maximum building coverage of 40 percent. The maximum building height permitted in the Institutional-General designation is 40 feet, and the maximum building height permitted under the COR designation is 30 feet. The appropriate development standards shall be complied with at the time of site plan review.

2.4 Consistency with the Comprehensive Growth Management Plan

Policy 4.13A.8(1) of the CGMP states that “Commercial Office/Residential development shall be allocated to accessible sites adjacent to major thoroughfares.” Section 4.768.C, Land Development Regulations, identifies that “only major thoroughfares shall be

designated 'boulevard,' 'expressway,' 'highway,'...' Based on the quoted text, SE Willoughby Boulevard is considered a major thoroughfare and the placement of the COR future land use in an accessible location to a major thoroughfare is consistent with Policy 4.13A.8(1), CGMP.

The existing General Institutional future land use designation permits a range of intensive uses, such as prisons and airports, as evidenced by the Martin County Jail that is located directly north of the subject property. The COR future land use allows for a wide variety of uses, including uses that are less intense than what is currently permitted. The proposed COR future land use designation provides for land uses of lower intensity that are consistent and compatible with surrounding uses, providing transition in accordance with Policy 4.13A.8(1), CGMP.

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 Water/Sewer Facilities

The subject property is in the City of Stuart Utilities Area. There is sufficient utility capacity to accommodate the proposed amendment. Please see the attached Service Availability Letter from the City of Stuart Utilities and Engineering Department dated January 27, 2026.

2.5.2. 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 surface water management systems:

(a) Conveyance

- 1) Drainage Facilities serving major basins (over one square mile) shall accommodate runoff from a 25 year/24-hour design storm.
- 2) Underground Storm Sewers shall accommodate runoff from a 5 year/24-hour design storm.

- 3) Other Facilities shall accommodate runoff from a 10-year/24-hour design storm.
- 4) All 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/72-hour design storm.

(b) Flood protection

- 1) Roadways that are classified as a minor collector or a local street shall be above the predicted elevation of stormwater that will stage after a 10-year/24-hour design storm.
- 2) Roadways that are classified as a major collector or an arterial shall be above the predicted elevation of stormwater that will stage after a 25-year/24-hour design storm with allowable discharge.
- 3) The lowest floor of a building outside a Special Flood Hazard Area shall be above the predicted elevation of stormwater that will stage after a 100-year/72-hour design storm without discharge, unless the building is on a lot that was subdivided without an approved or permitted stormwater management plan, in which case, the lowest floor shall be as set forth in the Land Development Regulations.
- 4) The lowest floor of a building inside a Special Flood Hazard Area shall be at least two feet above the 100-year flood elevations as determined from the Federal Flood Insurance Rate Map.
- 5) The lowest floor of a building shall be set upon consideration of future flood risks associated with tidal influences, storm surge, increased rainfall, and sea level rise, which may be higher than (3) or (4) above.”

2.5.3. Transportation

Policy 5.3A.1, states: “Establish a base qualitative level of service. The qualitative level of service (Q/LOS) target for roadways in unincorporated Martin County is Q/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' qualitative level of service shall adhere to the methodologies identified in the latest FDOTs Multimodal Q/LOS Handbook.”

Please see the attached memorandum from the Public Works Department dated February 25, 2026.

2.5.4. 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 2026 is 168,960 persons. In

Fiscal Year 2026, there are 263,031 tons of available capacity or 1.56 tons per weighted person.

The proposed change will not reduce the level of service below capacity.

2.5.5. Parks/Recreation Facilities

Parks and recreation facilities are calculated on a countywide basis. The County has a total population in Fiscal Year 2026 of 166,980 persons. There are currently 1,730 acres of active parkland available in the County. The 2026 Capital Improvements Plan provides the following LOS analysis for services. The proposed change will not reduce active parks and recreation level of service below capacity.

	REQUIRED LOS	PROVIDED	CURRENT LOS
ACTIVE PARKLAND	3 acres per 1,000 residents	1730 acres	10.36 acres per 1,000 residents
BEACH FACILITIES	9 parking spaces per 1,000 residents	1488 spaces	8.9 spaces per 1,000 residents

2.5.6. Fire/Public Safety/EMS

The following table shows the levels of service adopted in Chapter 14, Capital Improvements.

	Travel time	Areas of Martin County	Required LOS Percent of time	Current LOS Percent of time
Life Support and Fire Suppression	8 minutes	Urban	90	90.04
Life Support and Fire Suppression	20 minutes	Rural	90	95.68

Source: Martin County Fire Rescue analysis of calls between July 1, 2024 and July 1, 2025.

2.5.7. Schools

The LOS for public school facilities is established by CGMP Policy 17.1A.1. Pursuant to CGMP Policy 17.1B.1, final site plans that include residential units can be approved by

the County “only after receipt of a School Concurrency Report from the School District stating that adequate capacity exists for the anticipated students.”

At a future date, during the final site plan review process, the County must coordinate with the School Board of Martin County for a LOS analysis as provided for under Section 17.8, CGMP.

The proposed use for this property does not contemplate residential units and therefore will not impact school capacity.

2.5.8. Libraries

Library level of service is calculated on a countywide basis and has a goal of 0.60 gross square feet of library space for each resident. Two volumes of reading material are also planned for each weighted resident. The Fiscal Year 2026 LOS shows the current gross square footage of library space is 106,126, with the LOS at 0.64. There are currently 478,725 volumes available for a weighted average population of 170,240 resulting in 2.81 volumes per weighted resident. The proposed future land use change will not diminish the level of service below capacity.

CONCLUSION:

Based upon the analysis in Sections 2.3 and 2.4 of this report, staff recommends approval of the proposed Future Land Use Map amendment from Institutional-General to Commercial Office-Residential for the 2.66-acre subject property. The appropriate zoning district may be used to address the most compatible commercial uses permitted by the proposed future land use designation.

Figures/Attachments:

- Figure 1, Location Map
- Figure 2, Excerpt of Existing FLUM
- Figure 3, Proposed FLUM
- Figure 4, Soils Map
- Figure 5, Environmental Map
- City of Stuart Service Availability Letter dated January 27, 2026
- Public Works Transportation Memorandum dated February 25, 2026
- Resolution to Initiate – Resolution 25-10.30