MARTIN COUNTY, FLORIDA
Comprehensive Planning Division

# PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

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| **REQUEST NUMBER:** | **CPA 24-21, Nine Gems FLUM** |
| Report Issuance Date: | December 26, 2024 |
| **PROPERTY OWNER(S):** | South Florida Water Management District<br>*and*<br>Martin County Board of County Commissioners |
| **APPLICANT:** | Martin County Board of County Commissioners<br>*and*<br>South Florida Water Management District<br>3301 Gun Club Road<br>West Palm Beach, FL 33406<br>Agent: Ray Palmer |
| **REPRESENTED BY:** | Public Works Department<br>Michael Yustin, Environmental Senior Project Manager<br>Martin County Board of County Commissioners<br>2401 S.E. Monterey Ave.<br>Stuart, FL 34996 |
| **PLANNER-IN-CHARGE:** | Amy Offenbach, Planner<br>Growth Management Department |

| **PUBLIC HEARINGS:** | **Date** | **Action** |
|---|---|---|
| Local Planning Agency: | January 16, 2025 | |
| Board of County Commission Transmittal: | January 28, 2025 | |
| Board of County Commission Adoption: | TBD | |

**SITE LOCATION:**

The subject site, known as Nine Gems, is a 1,533-acre portion of the Pal Mar East property which is a component of the John C. and Mariana Jones Hungryland Wildlife and Environmental Area located south of SW Bridge Road between SW Pratt-Whitney Road and Interstate 95, directly north of the Ranch Colony neighborhood in southern Martin County.

**APPLICANT REQUEST:**

The request is for a Future Land Use Map (FLUM) amendment, initiated by the Martin County Board of County Commissioners, to change the future land use on 1,533 acres from Agricultural to Institutional-Public Conservation. A concurrent request to change the zoning district from A-2, Agricultural to PC (Public Conservation) will be considered in a separate staff report.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed FLUM amendment from Agricultural to Institutional-Public Conservation on the subject property.

**EXECUTIVE SUMMARY:**

Pal Mar East is a 2,886-acre property purchased in 2006 by the South Florida Water Management District (SFWMD). The subject site is a 1,533-acre portion of the property, known as Nine Gems, that was funded by a grant from the Florida Communities Trust (FCT) which is a land acquisition program administered by the Florida Department of Environmental Protection (FDEP). The SFWMD subsequently provided a fifty percent ownership interest of the FCT funded portion to Martin County. The conveyance is subject to a Deed of Restrictive Covenants requiring that the future land use designation is "dedicated to open space, conservation, or outdoor recreation uses". A FLUM amendment along with a rezoning is necessary to comply with the FCT grant requirements as stipulated in the deed (see excerpts below). A request to initiate the change to the subject site was approved by the Board of County Commissioners with the adopted Resolution 24-3.1, on March 5, 2024, which is attached in the addenda of this report. As a result, this request is for a comprehensive plan amendment to the FLUM to change 1,533-acres from Agricultural to Institutional-Public Conservation.

The Restrictive Covenants of the deed, recorded in official records in Book 02263 and Page 0895 (Section VI #1, #2 and VII, #1), states the following.

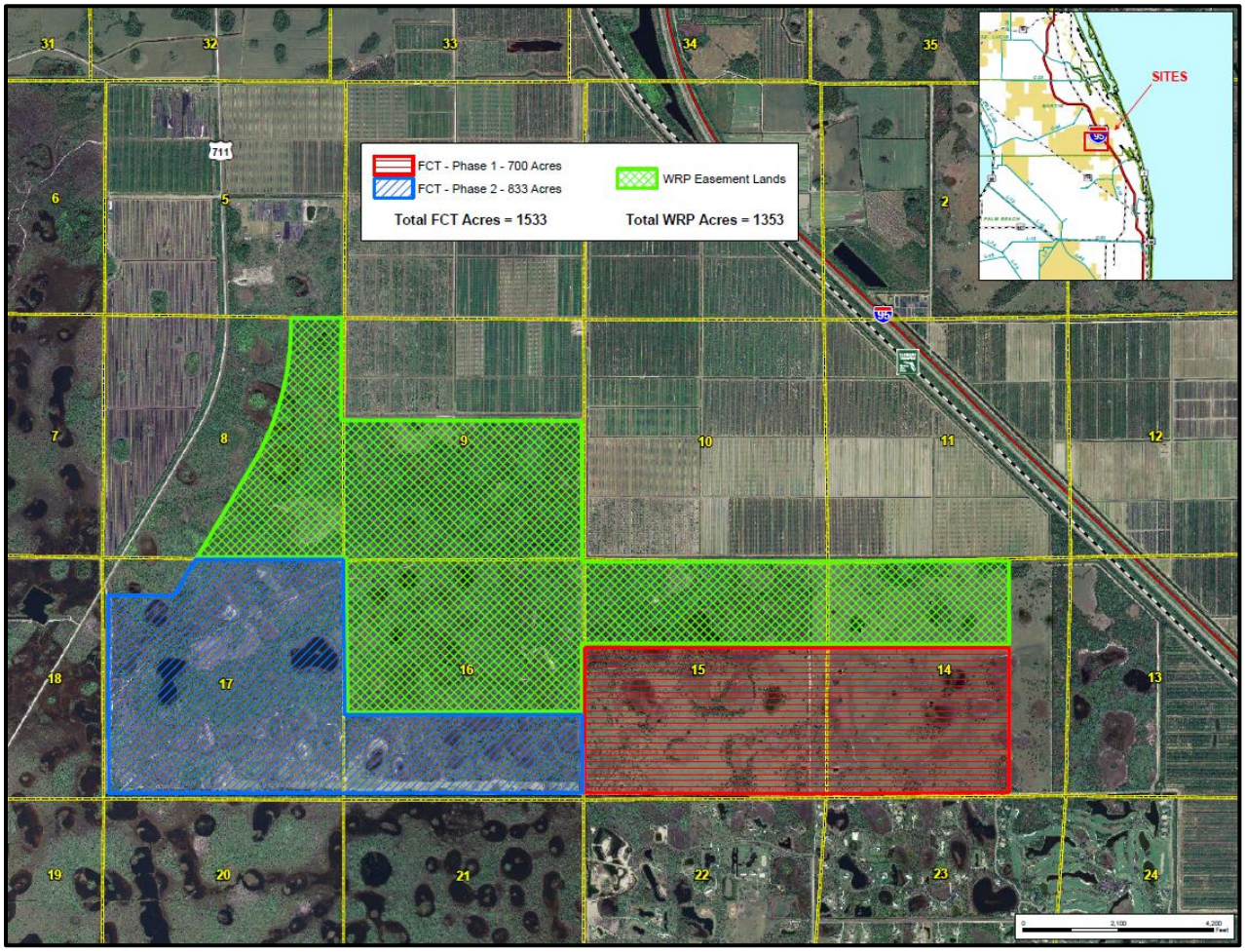
Section VI

1. The Project Site shall be managed only for the conservation, protection and enhancement of natural and historical resources and for compatible passive, natural resource-based public outdoor recreation, along with other related uses necessary for the accomplishment of this purpose. The proposed uses for the Project Site are specifically designated in the Management Plan approved by FCT.
2. The Recipient shall ensure that the future land use designation assigned to the Project Site is for a category dedicated to open space, conservation or outdoor recreation uses, as appropriate. If an amendment to the applicable comprehensive plan is required, the amendment shall be proposed at the next comprehensive plan amendment cycle available to the Recipient.

Section VII

1. Two or more resource-based outdoor recreational facilities including a picnic pavilion and nature trails shall be provided at the Project Site. The facilities shall be designed and located with minimal impact to natural resources on the Project Site.

*Figure 1- Location map showing the subject site outlined in blue and red.*




The land shown with a green hatching was acquired by the SFWMD with funding from the Wetlands Reserve Program (WRP) administered by the United States Department of Agriculture. The WRP lands are not the subject of this Future Land Use Map amendment but are protected by an easement.

*Figure 2- Excerpt of adopted FLUM with the subject site outlined in red.*

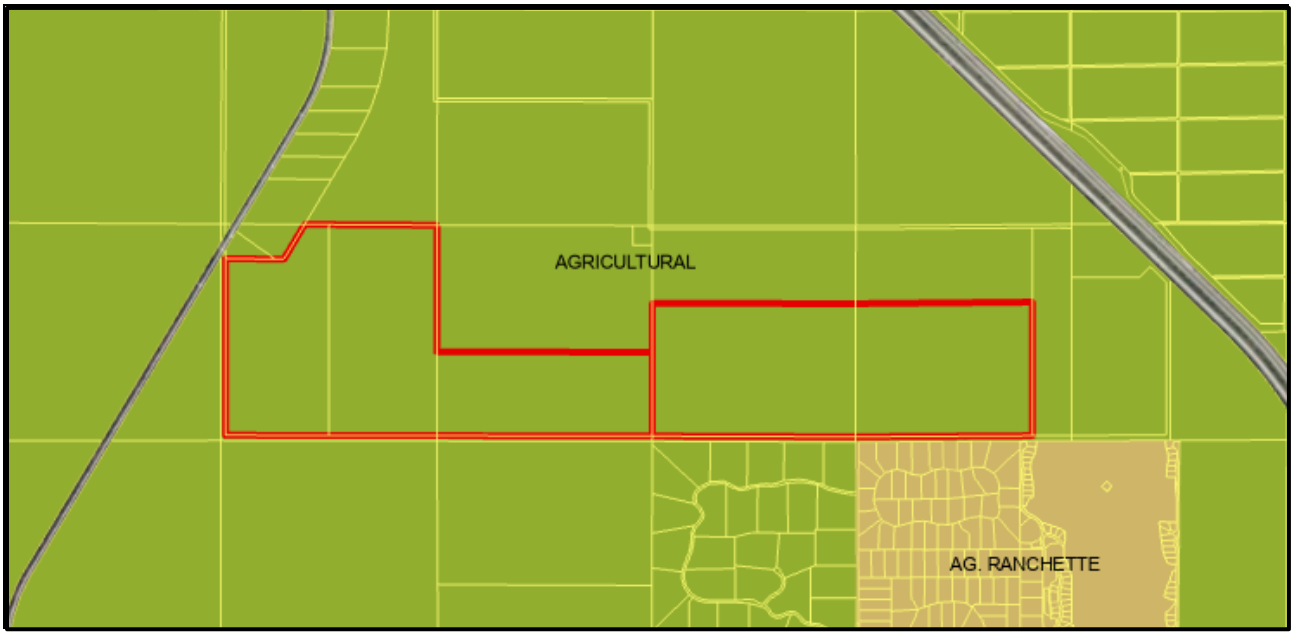
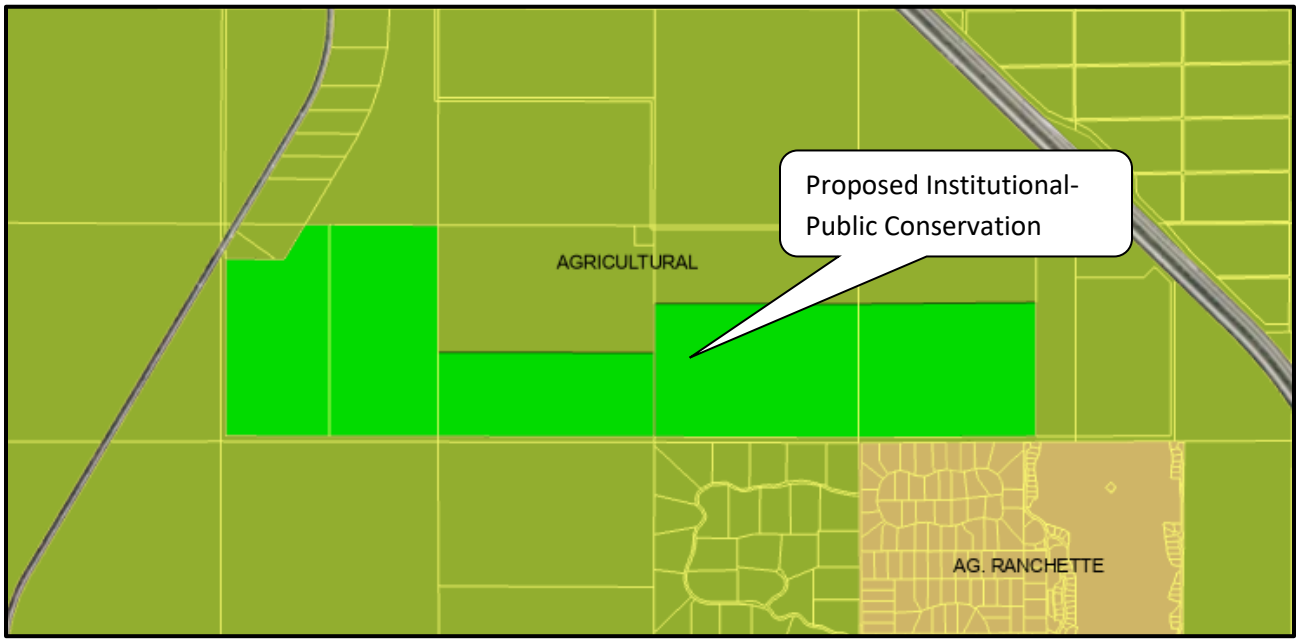



*Figure 3- Proposed FLUM with the subject site designated as Institutional-Public Conservation.*




## 1. PROJECT/SITE SUMMARY

### 1.1. Physical/Site Summary

The subject site is within the following:

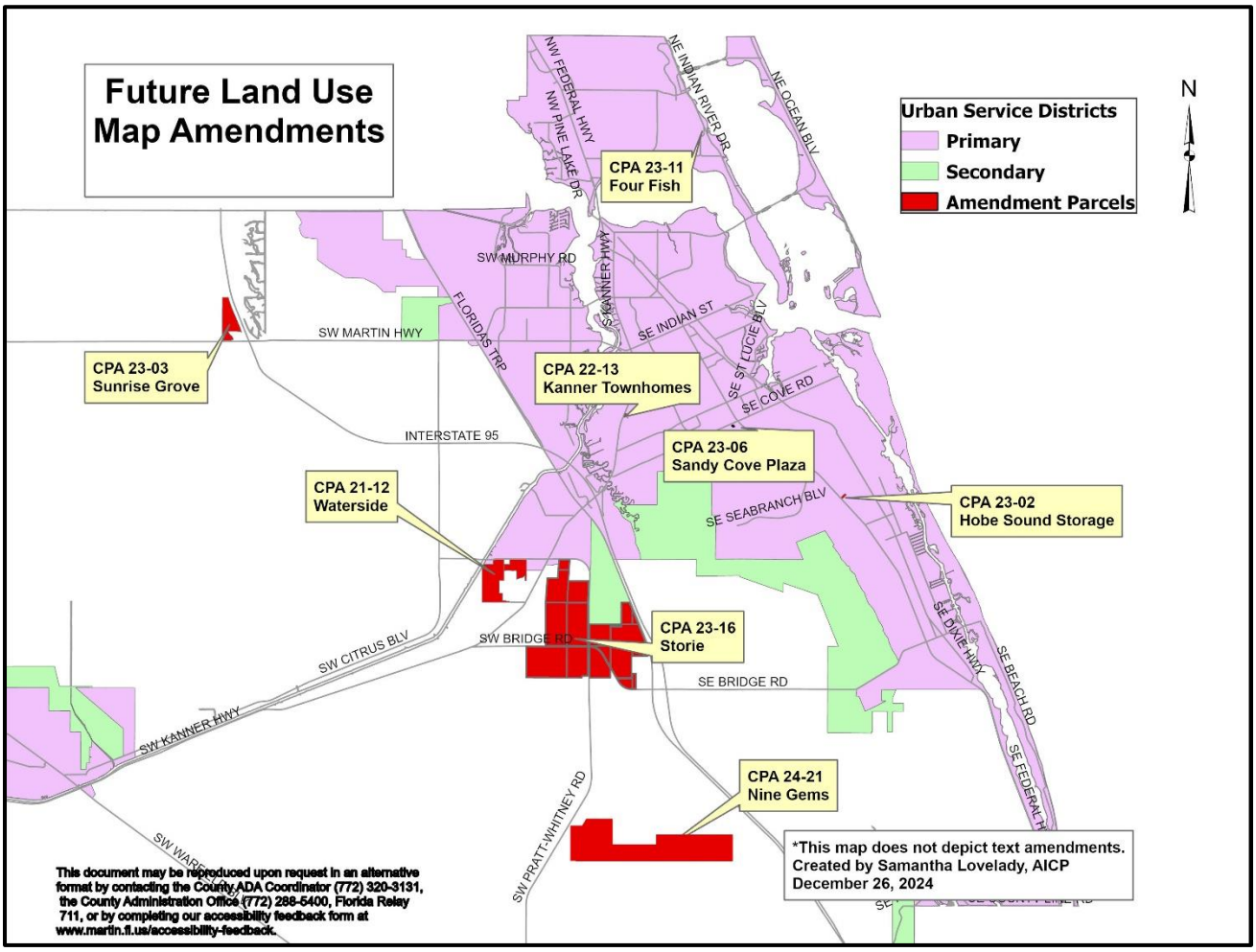
| | |
|---|---|
| Planning District: | Mid County |
| Adjacent Planning District: | South County and Indiantown/West County |
| Commission District: | District 3 |
| Taxing District: | District 3 Municipal Service Taxing Unit Urban Service District: Outside of the Primary Use Service District (PUSD) |

## 1.2 Major Roadways

The major roadways closest to the subject site are SW Pratt-Whitney Road, a minor arterial road, SW Bridge Road, a minor arterial road, Florida's Turnpike, an expressway road, and Interstate 95, also an expressway road.

## 1.3 Current Amendment Requests

*Figure 4- Future Land Use Map Amendment Requests.*




## 1.4. Past Changes in Future Land Use Designations

A. CPA 94-2, Pal Mar (Hungryland), Ord. 484: A FLUM amendment from Agricultural to Institutional-Public Conservation, on 981.23-acres of land located in south Martin County.

B. CPA 00-2, Regional Park (Halpatiokee), Ord. 576: A FLUM amendment from Residential Estate Density (2UPA) to Institutional, Recreation on 181.84-acres of variously owned parcels located on the eastern side of SW Lost River Road just southeast of the intersection at SW Kanner (SR76) and Interstate 95.

C. CPA 09-22, Citrus Blvd Public Lands, Ord. 841: A FLUM amendment from Agricultural to Institutional-Recreational on 107-acres of publicly owned land located on the north side of SW Citrus Boulevard just east of SW Minute Maid Road.

D. CPA 10-19, 7th Edition, Ord. 876: A FLUM amendment from Agricultural to Commercial

Waterfront on 75-acres and Agricultural to Industrial on 174-acres on multiple properties located east of the Saint Lucie (C-44) Canal on 96th Street. This amendment occurred on the same property described in CPA 19-6, KL Waterside.

E. CPA 10-23, Atlantic Ridge State Preserve, Ord. 887/888: A FLUM amendment from Low Density Residential, Residential Estate Density, Rural Density and Agricultural Ranchette to Institutional-Recreational and a portion of property from Low Density Residential and Rural Density to Institutional-Public Conservation. The amendment included land totaling 5,747-acres lying east of Interstate 95, north of SE Bridge Road, and south of SE Cove Road. This appears to need two sentences.

F. CPA 16-11, DOT Property, Ord. 1012: A FLUM amendment from Agricultural to Conservation on 305-acres located at the southeastern corner of intersection of SW Citrus Boulevard and Interstate 95.

G. CPA 16-12, Datillio, Ord. 1004: A FLUM amendment from Rural Density to Conservation on 57.4-acres located south of Bridge Road, west of Powerline Avenue.

H. CPA 19-6, KL Waterside, Ord 1153: A FLUM amendment from Industrial and Marine Waterfront Commercial to Agricultural on approximately 250 acres of a 499-acre property. The amendment also changed approximately 249 acres from Agricultural to Industrial within the 499-acre property located south of SW 96$^{th}$ St. and west of SW Kanner Highway (SR76) just east of the Saint Lucie (C-44) Canal.

I. CPA 19-22, Publix Supermarket, Ord. 1129: A FLUM amendment from Agricultural to General Commercial on a 6-acre portion of the 16.72-acre property located at the southeast corner of SW Kanner Highway and SW Pratt-Whitney Road.

J. CPA 21-09, Discovery, Ord. 1186: A FLUM amendment from Agricultural to Rural Lifestyle on 1,493-acres located on the north side of SE Bridge Road and the west side of SE Atlantic Preserve Drive just east of Interstate 95.

K. CPA 21-10, Baldwin Estate, Ord. 1167: A FLUM amendment from Agricultural to Agricultural Ranchette on 5-acres located on the southwest corner of SE Mack Dairy Road and SE Ranch Road.

L. CPA 22-11, Three Lakes Golf Club, Ord. 1219: A FLUM amendment from Agricultural to Rural Lifestyle on ±1,216-acres located on both the east and west side of SW Kanner Highway and the north side of SW Bridge Road, east of the Okeechobee Waterway, south of SW 96th Street and west of SW Pratt Whitney Road.

M. CPA 22-12, South Florida Gateway PUD-Parcel 1, Ord. 1210: A FLUM amendment from Agricultural to Industrial on 32.26-acres located south of SW 96th Street, between Kanner Highway (SR 76) and the St. Lucie Canal.

N. CPA 23-12, The Ranch PUD, Ord. 1223: A FLUM amendment from Agricultural to Rural Lifestyle on 3,902-acres of land lying east of Interstate 95 at the intersection of SE Bridge Road and SW Kanner Highway (SR76).

O. CPA 23-14, South Florida Gateway PUD-Parcel 2: A FLUM amendment from Industrial to Agricultural on 32.26-acres located south of SW 96$^{th}$ Street, between SW Kanner Highway (SR 76) and the Saint Lucie (C-44) Canal.

### 1.5. Adjacent Future Land Use:

North: Agricultural
South: Agricultural and Ag. Ranchette
East: Agricultural
West: Agricultural

### 1.6. Environmental Considerations

#### 1.6.1. Wetlands, soils and hydrology

The National Wetlands Inventory (NWI) data map shows that a majority of the subject site contains potential wetlands indicating that it is an environmentally sensitive area.

Figure 5, 2022 NWI map with the subject site outlined in red.

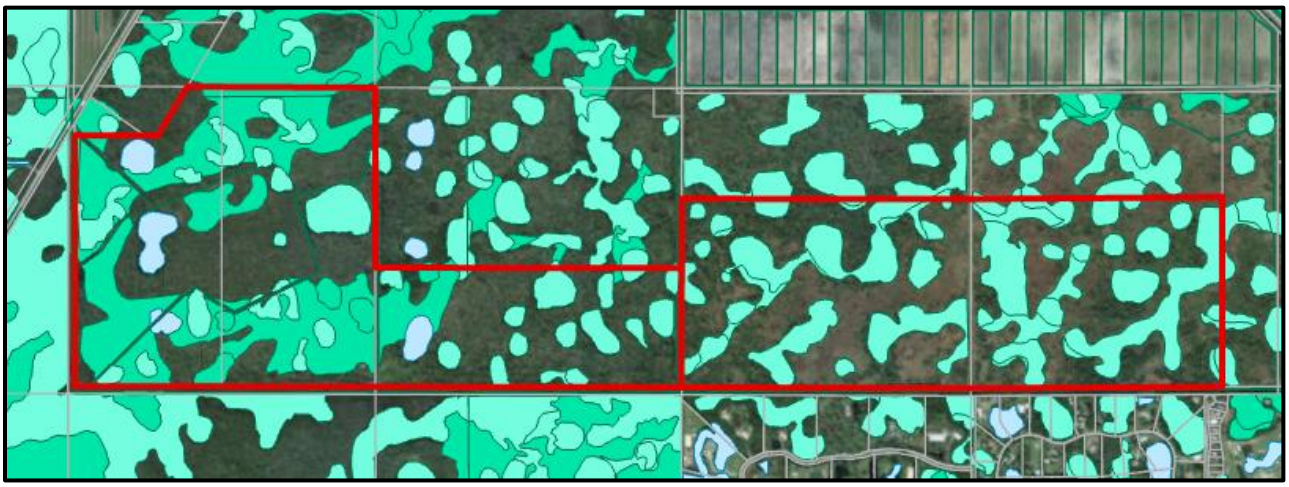


Figure 6, map showing the soil types on the subject site.

According to the Natural Resources Conservation Service (NRCS), the soils on the subject site are primarily Wabasso, Pineda-Riviera, and Riviera fine sand. These soil types are nearly level with 0-2% slopes and poor drainage. Wabasso fine sand formed in open land areas with flatwood areas. Pineda-Riviera fine sand consists of broad sloughs interspersed with flatwood areas. Riviera fine sand is typically found in depression areas.

Figure 7, the following chart shows the approximate amounts of soil types on the subject site.

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 17 | Wabasso sand, 0 to 2 percent slopes | 336.4 | 21.7% |
| 19 | Winder sand, frequently ponded, 0 to 1 percent slopes | 16.8 | 1.1% |
| 21 | Pineda-Riviera fine sands association, 0 to 2 percent slopes | 510.7 | 33.0% |
| 38 | Floridana fine sand, frequently ponded, 0 to 1 percent slopes | 6.6 | 0.4% |
| 42 | Brynwood sand, wet, 0 to 2 percent slopes | 67.0 | 4.3% |
| 44 | Cypress Lake fine sand, 0 to 2 percent slopes | 119.6 | 7.7% |
| 47 | Pinellas fine sand, 0 to 2 percent slopes | 3.9 | 0.2% |
| 49 | Riviera fine sand, frequently ponded, 0 to 1 percent slopes | 479.3 | 31.0% |
| 58 | Gator and Tequesta mucks | 7.1 | 0.5% |

### 1.6.2. Wellfield protection

The subject site is not near any wellfield protection areas.

## 1.7. Adjacent Existing Uses

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

North: State owned, undeveloped lands
South: State owned, undeveloped lands and residential agricultural ranchette properties
East: State owned, undeveloped lands
West: State owned, undeveloped lands and privately owned undeveloped properties

# 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 at least one of the items in (a) through (d), staff shall recommend denial. Criterion (a), (b), (c) and (d) have 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 past land use changes described in Section 1.4 of this report show that there have been large tracts of land placed into Institutional recreation and conservation in the general area of the subject property. 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*

The lack of development of vacant land and the lack of public services available in this area makes the proposed Public Conservation future land use equally or more appropriate than the Agricultural future land use. The acquisition of this land and land to the north, south and west of this property for conservation and passive recreation by the State of Florida make the proposed request reasonable and consistent with area land use characteristics. 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 future land use cannot be considered "inappropriate" because it is assigned to hundreds of acres surrounding the subject property. However, this property and surrounding lands have been purchased with public funds in an effort to protect environmentally sensitive land. The proposed designation would appear to be equally if not more appropriate. Criteria has been met.

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

The site provides public open space and access to lands that are intended to be preserved in its natural state. The land provides natural habitat and wetland protection. Criteria has been met.

Four out of the four criterion above have been met, and 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.

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

Florida Statute provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. This proposed amendment meets 8 out of 8 criteria that determine the application discourages urban sprawl.

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

*(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

No. The site is proposed for conservation, no unrelated development will be allowed on the site. 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.*

No. The site is located in a rural area of the county. The site is intended for conservation to protect environmentally sensitive wetland areas. The intent is to protect the site from urban 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 site is proposed for conservation and no urban development will be allowed on the site. 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 site has been specifically identified as environmentally sensitive wetland areas. The intent is to preserve the area in its natural state. 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 amendment to Conservation will not affect the ability of adjacent agriculture landowners to utilize the land for agriculture. Discourages the proliferation of urban sprawl.

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

The site is located outside of the Urban Service Districts. Any activity on the property would access existing public facilities and services in place to support rural and agricultural uses. Discourages the proliferation of urban sprawl.

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

The site is located outside of the Urban Service Districts. Any activity on the property would access existing public facilities and services in place to support rural and agricultural uses. 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 future land use designation allows only conservation and passive recreation. It will not allow for land use patterns which increase the cost in time, money, and energy of providing facilities and services. Discourages the proliferation of urban sprawl.

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

The subject site is located outside of the Urban Service Districts in a rural part of the county. The County's Urban Service Districts separate rural and urban uses. Discourages the proliferation of urban sprawl.

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

The proposed change adds a layer of protection to undeveloped natural areas discouraging expansion of urban or suburban development. Discourages the proliferation of urban sprawl.

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

The proposed land use encourages the acquisition of additional conservation and passive recreation areas in this portion of the County. Discourages the proliferation of urban sprawl.

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

This parcel can be accessed from SW Pratt-Whitney Road where there are other Conservation lands, residential and Agricultural uses which are accessible via legally open roads or easements. The proposed change will allow for further conservation and protection of environmentally sensitive lands without impeding accessibility among linked land uses. The proposed future land use change has no impact on accessibility of surrounding lands. Discourages the proliferation of urban sprawl.

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

The site has been specifically identified as environmentally sensitive wetland area. The Institutional-Public Conservation designation is intended for the preservation of functional publicly owned open space. Discourages the proliferation of urban sprawl.

Pursuant to all 13 criteria the proposed change discourages sprawl.

**2.2.1. Proliferation of Urban Sprawl**

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

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

The proposed future land use will not allow land development or have any adverse impact~~s~~ on natural resources or ecosystems. Discourages the proliferation of urban sprawl.

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

No extension of public infrastructure or services will be necessary. 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 site does not allow for walkable and connected communities as it is a site for environmental conservation. Discourages the proliferation of urban sprawl.

*(IV) Promotes conservation of water and energy.*

The site is intended for conservation to protect environmentally sensitive wetland areas. No development of the site is proposed. Discourages the proliferation of urban sprawl.

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

The site is intended for conservation to protect environmentally sensitive wetland areas. The conversion to Conservation will not affect use of adjacent agricultural land. Discourages the proliferation of urban sprawl.

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

The site is identified as environmentally sensitive land. The conservation designation preserves natural land and provides for public open space and passive recreation needs. 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 site is identified as environmentally sensitive land. The conservation designation provides for public open space and fulfills the need for passive recreation area. Discourages the proliferation of urban sprawl.

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

The site is located outside of the Urban Service Districts in a rural area of the county, and the proposed future land use designation will not allow any urban development on the site. Discourages the proliferation of urban sprawl.

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

### 2.3 Land Use Compatibility

The proposed Institutional-Public Conservation future land use is compatible with the surrounding Agricultural future land use designations as it does not impose harmful impacts by preserving environmentally sensitive lands. Additionally, lands to the south and west are in public ownership and the proposed future land use will be compatible with these publicly owned lands.

Below are the existing adjacent land uses in the general vicinity of the subject property:

North – Agricultural
South – Agricultural and Agricultural Ranchette
East – Agricultural
West – Agricultural

### 2.4 Consistency with the Comprehensive Growth Management Plan

The CGMP provides the following development standards for the Institutional – Public Conservation future land use designation below:

***Policy 4.13A.11.*** Institutional development. The FLUM contains three separate land use categories for institutional development. Recreational, Public Conservation and General Institutional categories allow for varying degrees of use and development. Institutional land shall be owned by public agencies or nonprofit service providers, except for investor-owner public water and sewer systems, private cemeteries and private hospitals existing as of October 26, 1993. In addition, privately owned land subject to perpetual easements as provided under Objective 4.5F may be designated Institutional Public Conservation.

(2) Public Conservation. The Public Conservation category recognizes publicly owned areas designed for conservation uses. In addition, privately owned land subject to perpetual easements as provided under Objective 4.5F may be designated Institutional Public Conservation. Only development compatible with conservation and passive recreation uses shall be permitted in the Public Conservation category. This may include access, parking and other facilities that enable the management of the resource and the public's enjoyment of it. Conservation areas include the DuPuis Preserve in south Martin County and the Savannas in north Martin County. Environmentally sensitive lands acquired by the County shall be reclassified to the Institutional-Conservation land use designation during the next plan amendment cycle.

**Staff Analysis:**

The subject site is a 1533-acre site. The Public Conservation future land use designation is intended for "publicly owned areas designed for conservation uses." "Only development compatible with conservation and passive recreation uses shall be permitted in the Public Conservation category." The site is subject to a Deed of Restrictive Covenants requiring that the future land use designation is dedicated to open space, conservation, or outdoor recreation uses. The Institutional-Public Conservation future land fulfills the covenant requirement.

**2.4.1 Conversion of Land Analysis**

Policy 4.13A.1. (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:

There is no proposed development on the subject site. No adverse impacts to the hydrology or the productive capacity of adjacent farmlands exists.

The existing land use and development patterns within the immediate vicinity are rural in nature. The proposed land use change of the subject site is compatible with nearby areas. The subject site will not require supportive services.

### 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 located outside of the Martin County Utilities Area. There will be no impacts to the Martin County Utility system.

##### *2.5.1.2. Drainage Facilities*

The proposed future land use designation only permits development compatible with conservation and passive recreation uses. This may include access, parking and other facilities that enable the management of the resource and the public's enjoyment of it. The following CGMP policy will have very limited or no applicability.

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*

The proposed future land use designation only permits development compatible with conservation and passive recreation uses. This may include access, parking and other facilities that enable the management of the resource and the public's enjoyment of it. The following CGMP policy will have very limited or no applicability.

> Policy 5.2A.1 of the CGMP, states the following: *"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 memorandum from Public Works Department staff is attached. Transportation impacts will be de minimis.

### *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 2025 is 167,680 persons. In fiscal year 2025, there are 263,031 tons of available capacity or 1.57 tons per weighted person. The proposed change will have no effect on level of service.

### *2.5.1.5. Parks/Recreation Facilities*

Parks and recreation facilities are calculated on a countywide basis. The County has a total population in Fiscal Year 2025 of 165,700 persons. There are currently 1730 acres of active parkland available in the County. The 2025 Capital Improvements Plan provides the following LOS analysis for services. The proposed change will have no effect on active parks and recreation level of service.

| | REQUIRED LOS | PROVIDED | CURRENT LOS |
|---|---|---|---|
| ACTIVE PARKLAND | 3 acres per 1,000 residents | 1730 acres | 10.44 acres per 1,000 residents |
| BEACH FACILITIES | 9 parking spaces per 1,000 residents | 1464 spaces | 8.8 spaces per 1,000 residents |

### *2.5.1.6. Fire/Public Safety/EMS*

The following table shows the levels of service adopted in Chapter 14, Capital Improvements. Level of Service Area: Unincorporated Martin County. The analysis is based upon a 2025 (weighted average) population in unincorporated Martin County of 167,680 persons. The proposed future land use change will have no effect on the level of service.

| | Travel time | Areas of Martin County | Required LOS Percent of time | Current LOS Percent of time |
|---|---|---|---|---|
| Advanced life support | 8 minutes | Urban | 90 | 85 |

| | | | | |
|---|---|---|---|---|
| Advanced life support | 20 minutes | Rural | 90 | 85 |
| Basic life support | 6 minutes | Urban | 90 | 85 |
| Basic life support | 15 minutes | Rural | 90 | 85 |
| Fire response | 6 minutes | Urban | 90 | 85 |
| Fire response | 15 minutes | Rural | 90 | 85 |

#### *2.5.1.7. Schools*

School facilities are calculated based on residential units.

> Policy 17.1B.2., CGMP
> "Within 30 days after the School District receives a completed public school impact form from an applicant for an amendment to the Comprehensive Plan future land use map, rezonings, developments of regional impact, and master site plans which include residential units, the School District shall provide the local government with a general capacity analysis which indicates the generalized capacity for all applicable school facilities. This analysis shall be used in the evaluation of the development proposals but shall not provide a guarantee of availability of services or facilities."

The proposed future land use does not propose residential land uses. It will not affect school capacity.

### 2.5.2. Non-Mandatory Facilities

#### *2.5.2.1. Libraries*

The proposed future land use change does not propose residential land uses, therefore there would be no impact on 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 2025 LOS shows the current gross square footage of library space is 106,126, with the LOS at 0.63. There are currently 380,994 volumes available for a weighted average population of 167,680 resulting in 2.27 volumes per weighted resident.

## 3. FIGURES/ATTACHMENTS

Figure 1, Location map showing the subject site outlined in blue and red.
Figure 2, Excerpt of adopted FLUM with subject site outlined in red.
Figure 3, Proposed FLUM with the Institutional-Public Conservation color for subject site.
Figure 4, Future Land Use Map Amendment Requests.
Figure 5, 2022 NWI map with the subject site outlined in red.
Figure 6, an Area of Interest (AOI) map showing the soil types on the subject site.
Figure 7, AOI chart showing the approximate amounts of soil types on the subject site.
Deed recorded in OR Book 2170 Page 2646 on 8-10-06
SFWMD letter of compliance
Martin County Resolution No. 24-3.1