



MARTIN COUNTY, FLORIDA
Comprehensive Planning Division

**PROPOSED AMENDMENT
TO THE MARTIN COUNTY
COMPREHENSIVE PLAN**

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REQUEST NUMBER:

CPA 24-25, Coral Gardens Vac Station FLUM

Report Issuance Date:

March 12, 2025

PROPERTY OWNERS:

Martin County

APPLICANT:

Martin County Board of County Commissioners
2401 SE Monterey Ave.
Stuart, FL 34996

REPRESENTED BY:

Leo Repetti, Technical Services Administrator
Utilities and Solid Waste

PLANNER-IN-CHARGE:

Amy Offenbach, Planner
Growth Management Department

PUBLIC HEARINGS:

Date

Action

Local Planning Agency:

April 3, 2025

Board of County Commission Adoption:

April 8, 2025

APPLICANT REQUEST:

The application was initiated by the Board of County Commissioners with the adoption of Resolution 24-12.2. on December 10, 2024. The request is to change the Future Land Use Map (FLUM) on a ±4.2-acre parcel, known as Coral Gardens Vac Station, from Institutional-Recreational to Institutional-General. A concurrent amendment to the Land Development Regulations with a separate staff report will review the amendment to the County Zoning Atlas to a zoning district that would allow for development of a utilities vacuum station building. The improvements will be located on the northern portion of the subject site to facilitate septic to sewer conversion of approximately 638 homes in the Coral Gardens Community, with provisions to allow for the septic to sewer conversion of the adjacent Coral Lakes Community in the future.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed FLUM assignment of the Institutional-General designation to the identified parcel herein.

EXECUTIVE SUMMARY:

As part of the ongoing Septic to Sewer Program, Martin County Utilities has commenced design and permitting of the Vacuum-based septic to sewer system for the Coral Gardens and Coral Lakes Communities. Martin County acquired the property from Willoughby Associates on March 18, 1988. The property is partially utilized for a pedestrian crossover between the Coral Lakes Community and facilities on the west side of Willoughby including Pinewood Elementary, Willoughby Learning Center, and Mary Brogan Park. This crossover will remain, and the vacuum pump building will be isolated from the public through the use of fencing and access-controlled gates.

Along with Mary Brogan Park on the west side of SE Willoughby Blvd., the property was given the Future Land Use of Recreation and a Zoning of Public Recreation. No public recreation facilities are proposed on this property with the community needs being met at the Mary Brogan Park across SE Willoughby Blvd with a skate park, basketball courts, a playground, picnic facilities and restrooms.

This staff report considers the Institutional-General future land use designation for the site and analyzes whether the amendment is consistent with the Comprehensive Growth Management Plan (CGMP) and compatible with the surrounding properties.

SITE LOCATION:

The subject site is a parcel of land located just south of SE Pomeroy Street on the northeast corner of SE Willoughby Boulevard and SE Coral Lakes Way. The parcel is depicted in Figure 1 below.

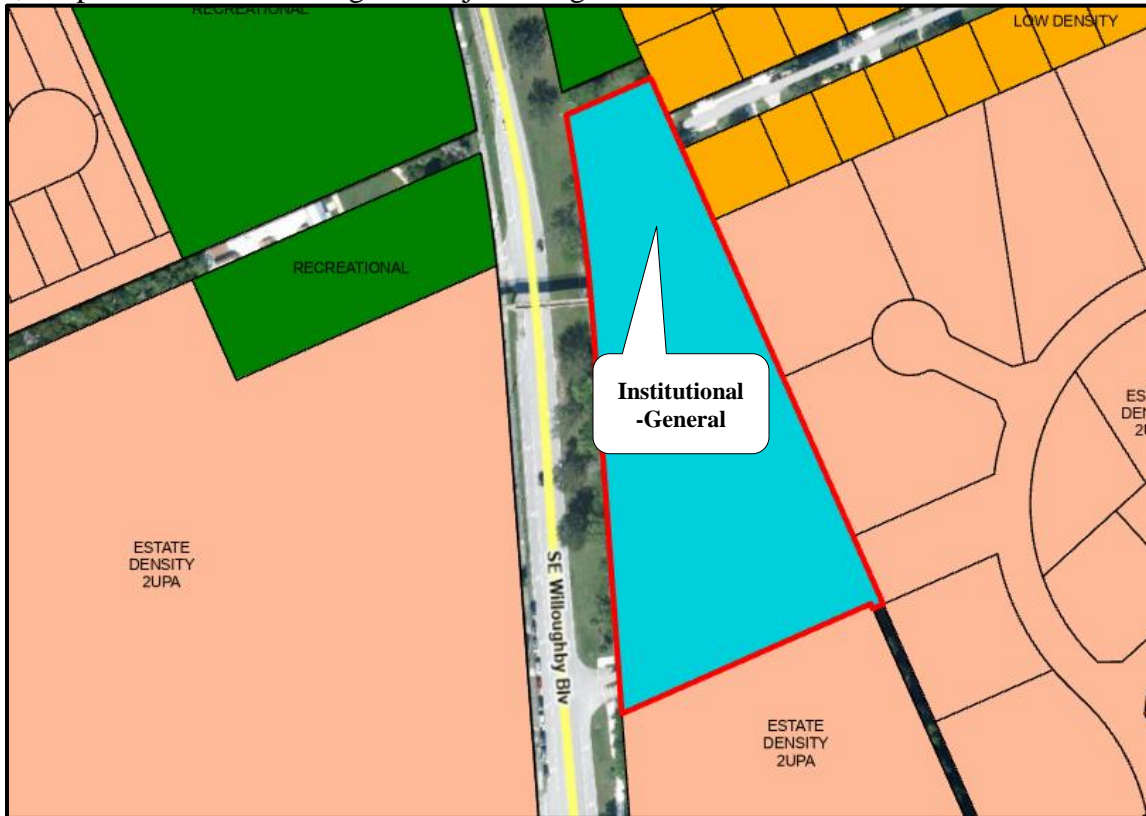
Figure 1 – Location of the subject site outlined in red.



Figure 2 - Adopted FLUM showing subject designated as Institutional-Recreation.



Figure 3, Proposed FLUM showing the subject designated as Institutional-General.



1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

This parcel is within the following:

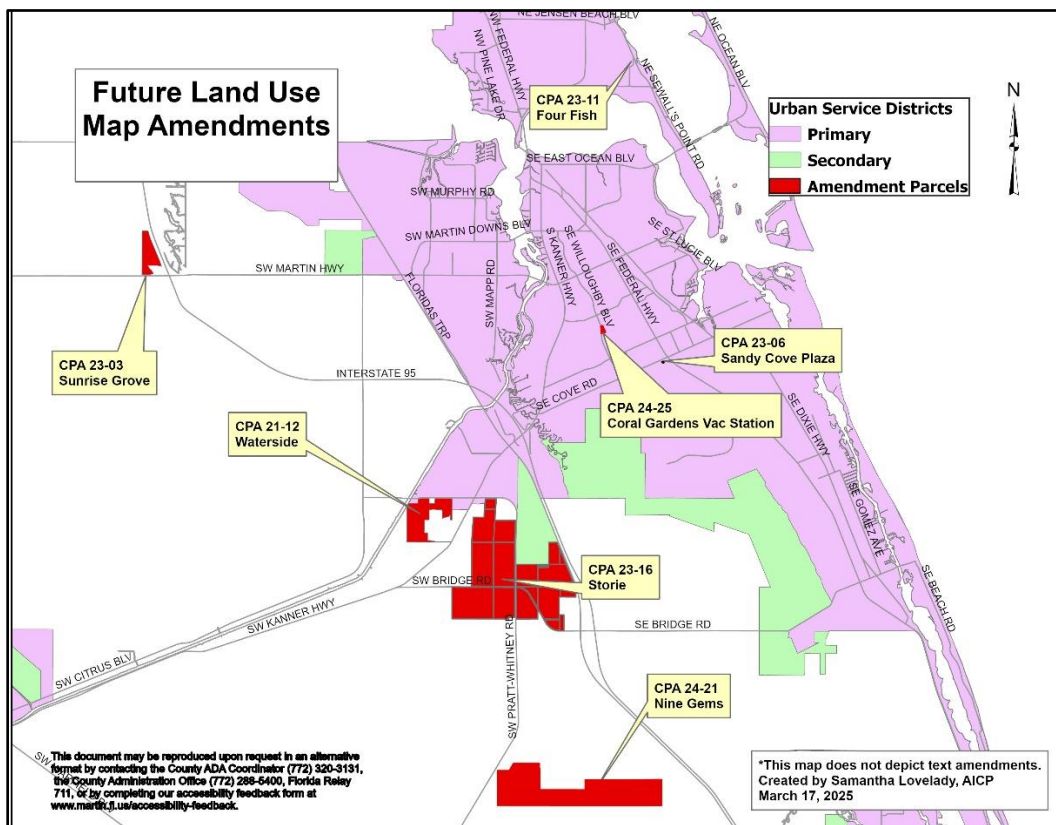
Planning District: Port Salerno / 76
Adjacent Planning District: Stuart Urban
Commission District: District 2
Taxing District: District 2 Municipal Service Taxing Unit
Urban Service District: Primary Use Service District (PUSD)

1.2 Major Roadways

The major roadways located less than one mile from the subject include SE Federal Highway and S Kanner Highway (SR 76). Minor arterials located nearby include SE Pomeroy Street to the north, and SE Salerno Road to the south. The roadways closest to the subject are SE Willoughby Boulevard (a minor arterial), SE Coral Lakes Way and SE Harrison Street (both of which are local roads).

1.3 Current Amendment Requests

Figure 4 - The current FLUM Amendment Request Map.



- A. CPA 21-12, Waterside: A FLUM amendment request to change 396.81 acres, located south of S.W. 96th Street, east of the St. Lucie Canal, and west of S.W. Kanner Highway, from Agricultural to Low Density Residential.

- B. CPA 23-03, Sunrise Grove: A FLUM amendment request to change 205 acres, located along the north side of S.E. Martin Highway and the west side of Interstate 95, from Agricultural Ranchette to AgTEC.
- C. CPA 23-06, Sandy Cove Plaza: A FLUM amendment request to change a portion of the parent site totaling 0.84 ± acres from Limited Commercial to General Commercial.
- D. CPA 23-11, Four Fish PUD: A FLUM amendment request to change 0.70-acres on 4 parcels from Limited Commercial to Marine Waterfront Commercial.
- E. CPA 23-16, Storie: A FLUM amendment request to change 2,716.51-acres from Agricultural to a new future land use designation, Storie Mixed Use Village.
- F. CPA 24-21, Nine Gems: A FLUM amendment request to change 1,533 acres south of Bridge Rd. on the east side of SW Pratt Whitney Rd. from Agricultural to Public Conservation.
- G. CPA 24-25, Coral Gardens Vac Station: A FLUM amendment request to change 4.2 acres south of SE Pomeroy Street on the northeast corner of SE Willoughby Boulevard and SE Coral Lakes Way.

1.4. Past Changes in Future Land Use Designations

- 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. This amendment included the subject site.
- B. 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.
- C. CPA10-12, 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.
- D. CPA15-16, 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.
- E. CPA 17-8, Fernlea Nurseries Inc., Ord. 1030: A FLUM amendment from Rural Density to the Residential Estate Density (2UPA) future land use designation on a 25.06-acre parcel located at the southeastern corner of the SE Willoughby Boulevard and SE Coral Lakes Way intersection.
- F. CPA 19-9, Realty Trust Properties, Ord. 1106: A FLUM amendment from Rural Density to the Commercial Office/Residential future land use designation on a 9.54-acre parcel located at the southeastern corner of the SE Willoughby Boulevard and SE Darling Street intersection.

1.5. Adjacent Future Land Use:

North: Institutional-Recreational and Low Density Residential
 South: Residential Estate Density (2UPA)
 East: Residential Estate Density (2UPA) and Low Density Residential
 West: Institutional-Recreational and Residential Estate Density (2UPA), adjacent to ROW

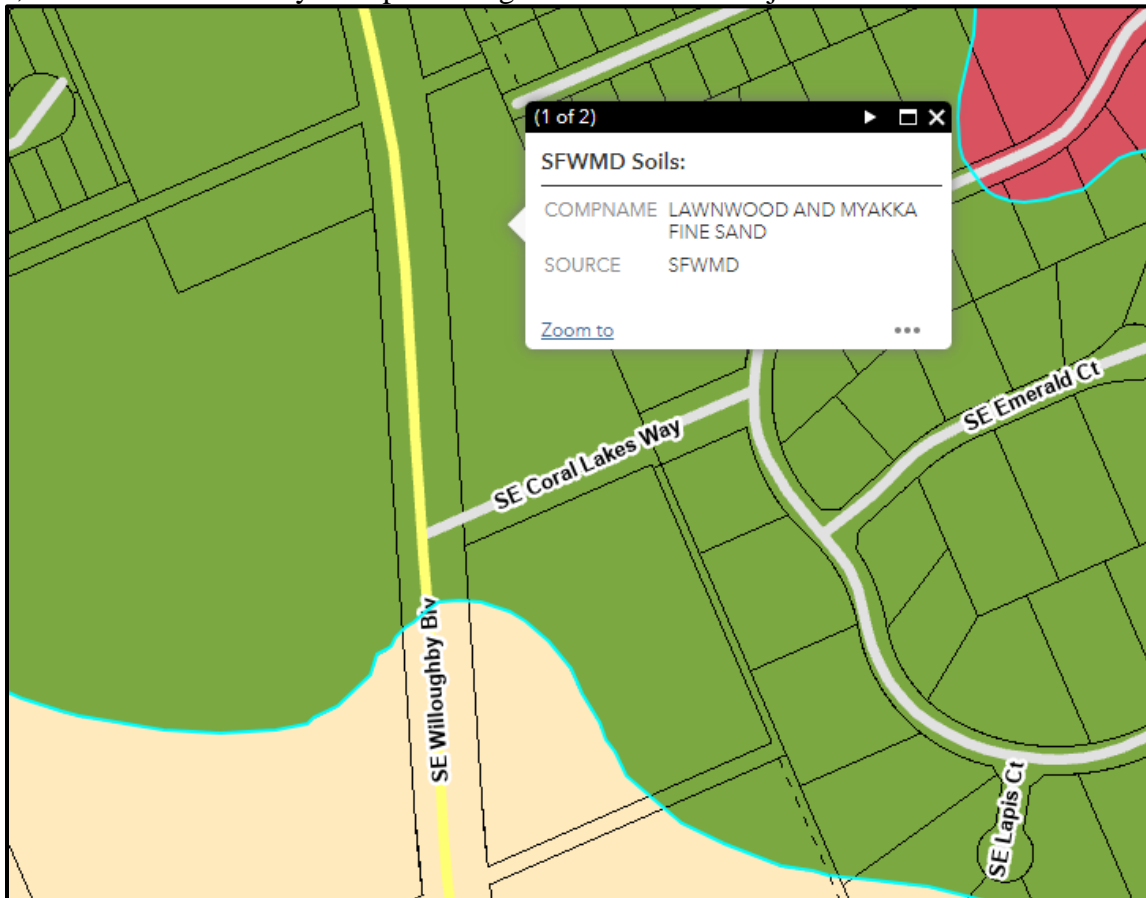
1.6. Environmental Considerations

1.6.1. Wetlands, soils and hydrology

The Composite Wetlands Map does not indicate the likelihood of wetlands being located on the parcel.

The soil on the subject site is primarily Lawnwood and Myakka Fine Sand. The Lawnwood series consists of nearly level, poorly drained soils with 0-2% slopes that formed in broad areas of flatwoods. The Myakka series consists of very deep, very poorly or poorly drained, moderately rapid or moderately permeable soils with 0-8% slopes that formed in sandy marine deposits that occur primarily in mesic flatwoods of peninsular Florida.

Figure 5, the SFWMD soils layer map showing the soils on the subject site.



1.6.2. Wellfield protection

The subject site is not near any wellfields in the area served by Martin County Utilities.

1.7. Adjacent Existing Uses

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

The adjacent properties are designated with the Residential and Institutional-Recreational future land uses. Nearby uses include single family residential homes, small farms and recreational/educational uses. The following describes the uses adjacent to the subject property.

North: Undeveloped Land and Single-Family Homes

South: Agricultural farming

East: Single-Family Homes

West: Right-of-Way and Recreational/Educational uses

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) and (d) have been met, while 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*

The past land use changes described in Section 1.4 of this report show that there have been land use designations in the general area which have changed significantly since the Coral Gardens Plat in 1960. Development of the subject site with a Utilities vacuum station will contribute to the adequacy of available public services in the area. Criterion met.

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

The transition of this area of Martin County from rural to urban development began well before 1982 when the County adopted the CGMP, and this area was included within the Primary Urban Service District (PUSD). Pinewood Elementary School and SE Willoughby Boulevard were constructed in the early 1990s providing public services that substantially changed the character of the area. Though the Coral Gardens Plat was recorded in 1960 much of the Plat was vacant until the 1980s and numerous homes have been constructed. The proposed amendment will permit the construction of a vacuum station that will provide sewer service to the existing residential neighborhoods still using septic tanks for waste disposal. Criterion met.

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

The future land use designation of the subject property is currently Institutional-Recreational. A future land use amendment to develop the property with a Utilities vacuum station would not correct an otherwise inappropriate designation. Criterion not met.

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

The proposed amendment will permit the construction of a vacuum station that will provide sewer service to the existing residential neighborhoods still using septic tanks for waste disposal. Criterion met.

Three of the four criterion 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(3)(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, this amendment is to assign 4.2-acres of land with a future land use to allow for the development of a Vacuum Station. 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 subject is within the Primary Urban Service District (PUSD) and the surrounding area is not rural. The was area identified by the County twenty years ago as suitable for infill development and redevelopment. 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.

This site is within a community that is deep within the PUSD. 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.

There are no wetlands, floodplains, environmentally sensitive areas natural groundwater aquifer recharge areas, lakes rivers, shorelines, beaches, bays, estuarine systems, or other significant natural systems. 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.

No, although the subject site is across the street from an agricultural use, the proposed future land use designation does not diminish agricultural areas or agricultural activities. Also, the site with the agricultural activity to the south received a future land use change from Rural Density to the Residential Estate Density (2UPA) future land use designation in 2017. Discourages the proliferation of urban sprawl.

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

When this site is developed, it will more fully utilize the available public facilities and services in the PUSD. Discourages the proliferation of urban sprawl.

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

The proposed change will further maximize the use of future public facilities and services. 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 subject parcel is located within the PUSD where public services, including roads, potable water, sanitary sewer, storm water management, law enforcement, education, fire and emergency response, and general services are already provided. Discourages the proliferation of urban sprawl.

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

The site is located within the PUSD close to established urban uses and not adjacent to rural uses. Discourages the proliferation of urban sprawl.

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

This proposed amendment encourages infill development. Discourages the proliferation of urban sprawl.

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

The proposed amendment will have no impact on the functional mix of uses in the surrounding area. Discourages the proliferation of urban sprawl.

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

The proposed change will not change accessibility among the residential, agricultural and institutional uses surrounding the site. Discourages the proliferation of urban sprawl.

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

Although the subject site is considered open space, the development of a Utilities vacuum station will not result in significant loss of functional open space. Discourages the proliferation of urban sprawl.

Discourages urban sprawl pursuant to all 13 sprawl criteria listed above.

2.2.1. Proliferation of Urban Sprawl

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

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

Economic growth in this area has been realized and related commercial, residential and institutional development are in the area. The site's development will not have any adverse impacts 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.

Public infrastructure and services are available to the site with no extension required. The proposed change will permit the cost-effective provision of sewer service to the existing residential subdivisions. 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 will have no impact on the walkability of the community, the mix of uses, or transportation system. Discourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The site is located in an urban area where facilities and services are in place. Discourages the proliferation of urban sprawl.

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

The subject site is located within the PUSD, and the proposed change will have no impact on agricultural areas and activities. Discourages the proliferation of urban sprawl.

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

There will be minimal loss of public open space and a majority of the subject site will remain undeveloped land. The subject site is in an urban area where public open space and recreation needs are being met by nearby properties. Discourages the proliferation of urban sprawl.

(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The proposed change from Institutional Recreational to the Institutional-General future land use and institutional does not change the balance between residential and nonresidential land uses. Discourages the proliferation of urban sprawl.

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

The proposed intensity does not change the pattern of development or provide an innovative development pattern such as transit-oriented development. It does remediate an existing development pattern in the vicinity by permitting the construction of utility facilities that can move homes from septic systems to centralized sewer service. 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 full range of uses permitted in the Institutional-General future land use designation and the PS-1 and PS-2 zoning districts, such as an airport, will not all be possible on a 4.2-acre site. Many of the

uses permitted will be compatible with the institutional uses on the west side of SE Willoughby Blvd. Any development proposed must comply with landscape buffer requirements found in the Land Development Regulations at time of site plan approval.

2.4 Consistency with the Comprehensive Growth Management Plan

The CGMP provides the following development standards for the Institutional-General future land use proposed for the 4.2-acre site.

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.

- (1) Recreational. Recreational lands are designed for activity-based and resource-based recreational uses and typically contain recreational facilities and substantial access improvements. Lands assigned to the Recreational category may be developed only as public recreation areas or used for temporary storage of dredged spoil material resulting from the construction, reconstruction or maintenance of recreation facilities. Examples include Langford Park in Jensen Beach, Pendarvis Cove Park in Palm City and J.V. Reed Park in Hobe Sound. Lands acquired by the County for Recreational uses shall be reclassified to the Institutional-Recreation land use designation during the next plan amendment cycle. The minimum open space shall be 40 percent, maximum building coverage shall be 45 percent and maximum building height shall be 40 feet.
- (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.
- (3) General Institutional. The General Institutional category accommodates public and not-for-profit facilities such as schools, government buildings, civic centers, prisons, major stormwater facilities, fire and emergency operation centers, public cemeteries, hospitals, publicly owned water and sewer systems, dredge spoil management sites and airports. Investor-owned regional public water and sewer systems and private cemeteries may be allowed in General Institutional. Lands acquired by the County for General Institutional uses shall be reclassified to the Institutional-General land use designation during the next plan amendment cycle, as will lands or property rights acquired by the Florida Inland Navigation District as future dredge spoil management sites.

Although Institutional use is reserved for the uses cited above, this shall not prohibit for-profit medical offices and other ancillary facilities owned by a nonprofit hospital as long as

they are part of a PUD. The impervious area covered by buildings and required parking for such medical offices shall not include more than 12 percent of the site.

Public and/or private development of airport property owned or managed by the County shall be subject to an Airport Zoning District or Planned Unit Development (Airport) zoning district developed to implement this policy. It shall apply only to airports owned or managed by the County.

Privatized government operations shall be allowed in Institutional land use when the land is publicly owned and the private entity is acting under contract with the government that would normally provide the service.

All Institutional development must meet all suitability and compatibility standards in the CGMP. Minimum open space requirement shall be 40 percent, maximum building height shall be 40 feet and maximum building coverage shall be 45 percent.

Staff Analysis:

Though the Institutional General future land use permits a range of uses, listed above, most would require a larger parcel and the application of an appropriate zoning district can further limit the range of uses. The Institutional-General future land use designation applies to publicly owned water and sewer systems. This area of Stuart has been comprised of residential uses since the 1980s and has had significant residential development in the 2000s.

Please see the enclosed Section 10.4 of the Comprehensive Growth Management Plan (CGMP). As the policies quoted above describe, the future land use designation will be implemented by Land Development Regulations designed to work with the overall LOS standards.

The subject site is appropriately located in the PUSD and has access to all the public facilities and services and permits in-fill development located near major arterial and collector roads.

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 LOSs 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 subject site is located in the Martin County Utilities service area. The proposed land use change will facilitate the extension of sewer service to the surrounding residential subdivisions.

2.5.1.2. Drainage Facilities

The LOS 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 24-hour period (25 year/24-hour design storm)

Underground Facilities Utilizing Storm Sewers- 6" in 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

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 not reduce the level of service below capacity.

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 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	10.44 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 existing level of service is operating below capacity; however, the proposed future land use change will not further diminish the level of service below capacity.

	Travel time	Areas of Martin County	Required LOS Percent of time	Current LOS Percent of time
Advanced life support	8 minutes	Urban	90	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 application 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 of the subject site outlined in red

Figure 2 - Adopted FLUM showing subject designated as Institutional-Recreation

Figure 3, Proposed FLUM showing the subject designated as Institutional-General

Figure 4, Current FLUM Amendment Requests Map

Figure 5, the SFWMD soils layer map showing the soils on the subject site

CGMP, Section 10.4- Goals, Objectives and Policies

Martin County Resolution No. 24-12.2 (to initiate)

Draft Ordinance