

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

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**REQUEST NUMBER:** CPA 22-11, Three Lakes Golf Club FLUM

Report Issuance Date: October 16, 2023

**APPLICANT:** Three Lakes Golf Club, LLC  
501 Fern Street  
West Palm Beach, FL 33401

**REPRESENTED BY:** Morris Crady, AICP  
Lucido & Associates  
701 SE Ocean Blvd  
Stuart, FL 34994

**PLANNER-IN-CHARGE:** Carolyn Grunwald, Planner  
Growth Management Department

<b><u>PUBLIC HEARINGS:</u></b>	Date	Action
Local Planning Agency:	November 2, 2023	
Board of County Commission Transmittal:	November 7, 2023	
Board of County Commission Adoption:	TBD	

**SITE LOCATION:** The parcel is 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 96<sup>th</sup> Street and west of SW Pratt Whitney Road.

**APPLICANT REQUEST:** This request is for an amendment to the Future Land Use Map (FLUM) on a ±1,216-acre parcel. The request proposes to change ±1,216-acres from Agricultural to Rural Lifestyle. A Planned Unit Development (PUD) zoning district and site plan application has been filed and will be reviewed separately.

**STAFF RECOMMENDATION:**  
Staff recommends approval of the proposed change from Agricultural to Rural Lifestyle.

### **EXECUTIVE SUMMARY:**

The application materials say the site was previously owned and used as a family retreat, a hunting preserve and tree farm. Currently, golf course construction is proceeding consistent with the Agricultural future land use designation. The application materials say the Rural Lifestyle future land use is sought to permit "Additional golf course clubhouse facilities

and ancillary uses that cannot other wise be permitted with a standard well and septic tank.” “These golf course elements, which include two club house facilities, swim and spa club, performance center buildings and employee dormitories, require connection to Martin County water and sewer lines that are located adjacent to the subject property.” The application materials also say the designation is “not intended to increase density or construct any homes.”

Figure 1 - The site is shown below on the location map, highlighted in red.

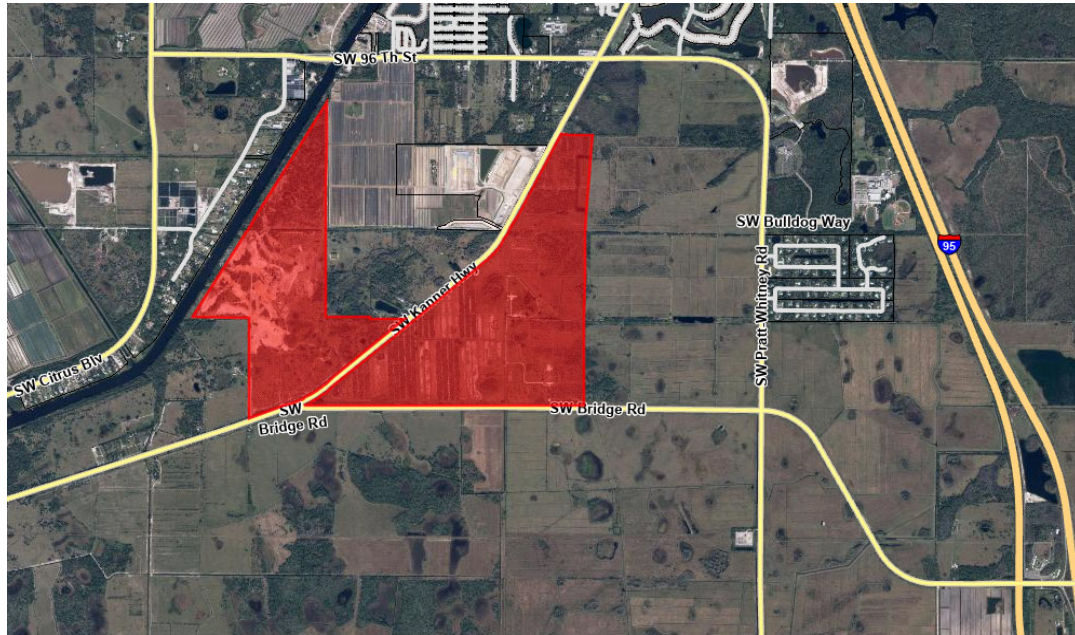


Figure 2 – Aerial photograph of the site, outlined in red.

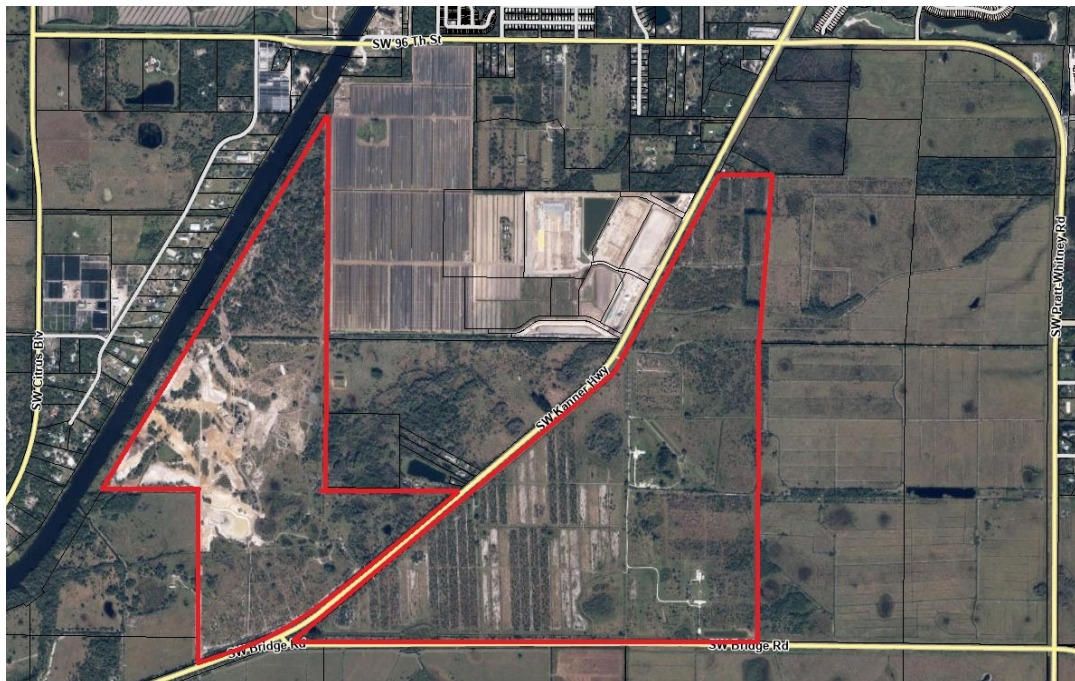


Figure 3 – Shows the existing future land use of the parcel outlined in red.

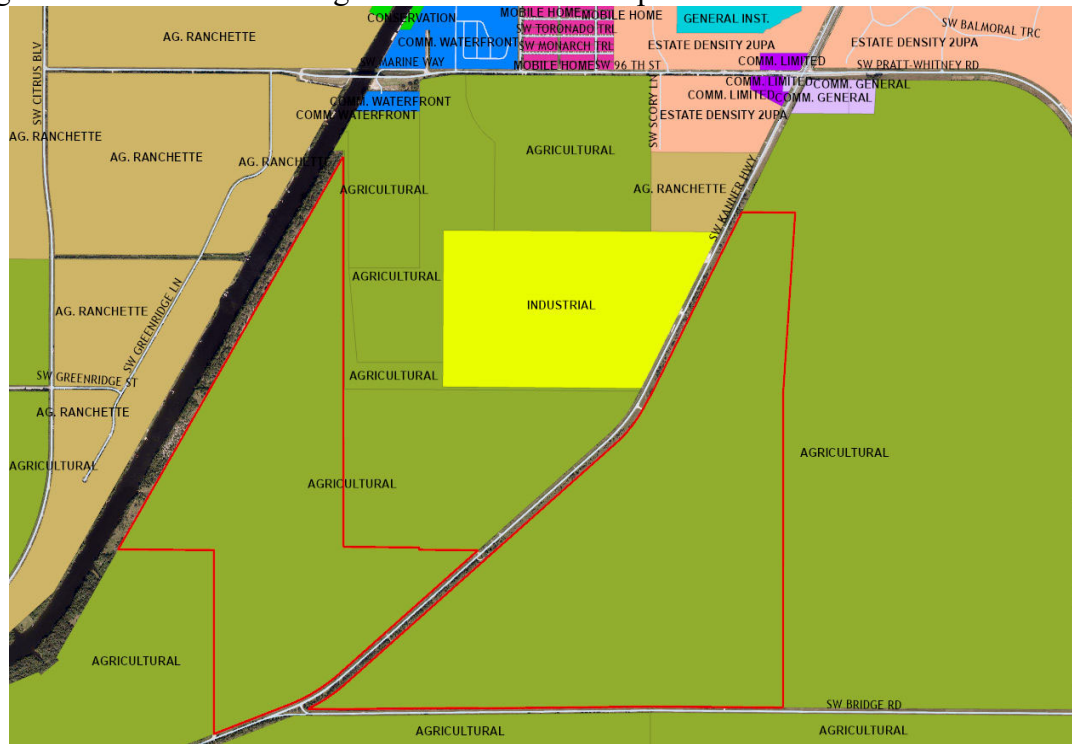
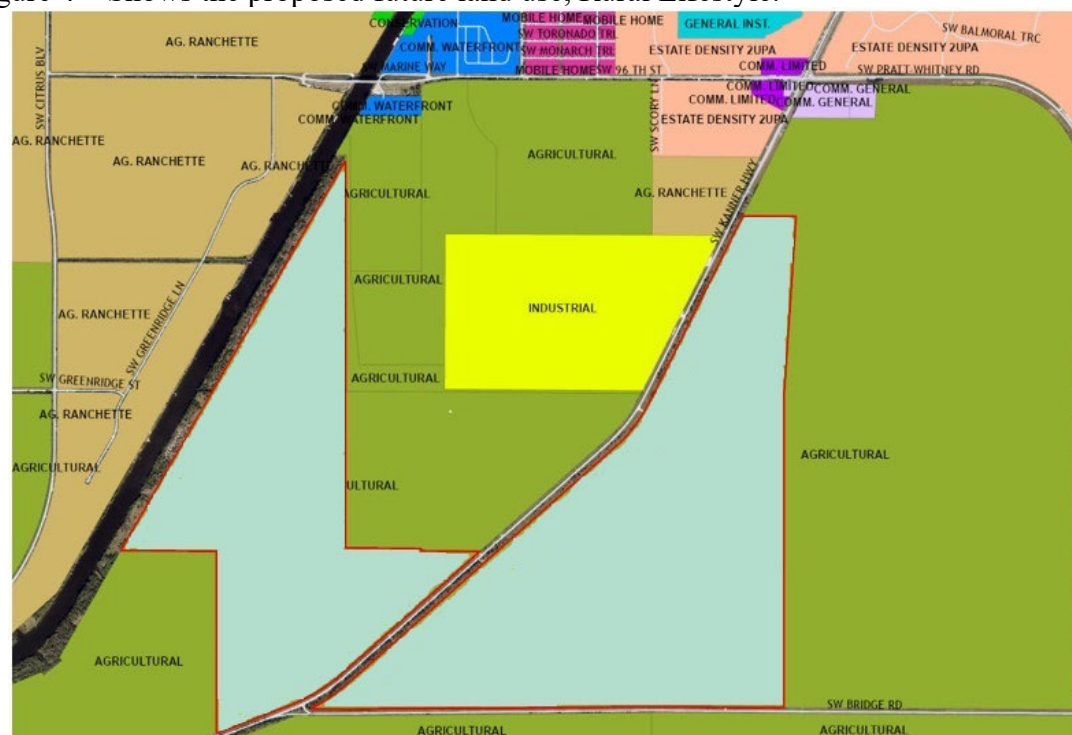


Figure 4 – Shows the proposed future land use, Rural Lifestyle.





## 1. PROJECT/SITE SUMMARY

### 1.1. Physical/Site Summary

The subject parcel is ±1,216 acres. The parcel is within the following:

*Planning District:* Mid County

*Commission District:* District 3

*Taxing District:* District 3 Municipal Service Taxing Unit

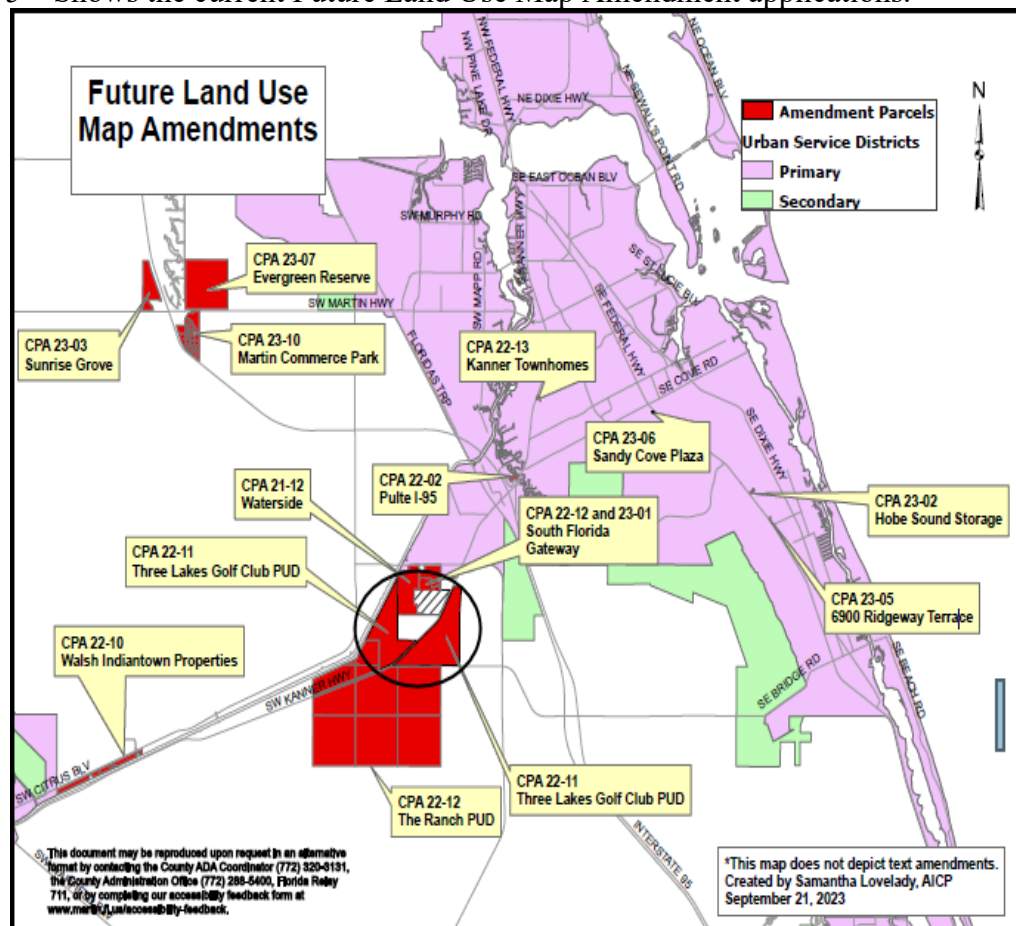
*Urban Service District:* Outside of the Primary and Secondary, adjacent to a Freestanding Urban Service District.

### 1.2 Major Roadways

SW Kanner Highway is a Major Arterial (State Highway 76) that extends from Lake Okeechobee to Stuart. SW Bridge Road is a Minor Arterial road that extends from SW Kanner Hwy. to Interstate 95.

### 1.3. Current Amendment Requests –

Figure 5 – Shows the current Future Land Use Map Amendment applications.



- A. CPA 21-12, Waterside, is a request to amend the FLUM on 369.89 acres from Agricultural to Low Density Residential and Industrial to Low Density Residential.
- B. CPA 22-02, Pulte I-95, is a request to amend the FLUM on 12.33 acres of General Commercial to Commercial Office/Residential (allowing 10 units per acre).
- C. CPA 22-10, Walsh/Indiantown Property Holdings, is a request to amend the FLUM on 123 acres from Rural Density to Marine Waterfront Commercial.
- D. CPA 22-12, South Florida Gateway Parcel 1 PUD, is a request to amend the FLUM on 32.26 acres from Agricultural to Industrial.
- E. CPA 22-13, Kanner Townhomes, is a request to amend the FLUM on 3.18 acres from General Commercial to Medium Density Residential.
- F. CPA 23-02, Hobe Sound Storage, is a request to amend the FLUM on 4 acres from Medium Density Residential to General Commercial.
- G. CPA 23-03, Sunrise Grove, is a request to amend the FLUM on 205 acres from Agricultural to AgTEC.
- H. CPA 23-06, Sandy Cove Plaza, is a request to amend the FLUM on 0.84 acres from Limited Commercial to General Commercial.
- I. CPA 23-07 Evergreen Reserve is a request to amend the FLUM on 633 acres from Agricultural Ranchette to Residential Estate Density (allowing 1 unit per acre).
- J. CPA 23-10 Martin Commerce Park is a request to amend the FLUM 167 acres from Agricultural and Agricultural Ranchette to Industrial.
- K. CPA 23-11 Four Fish PUD is a request to amend the FLUM on 0.9 acres from Limited Commercial and Low Density Residential to Martin Waterfront Commercial.
- L. CPA 23-12 The Ranch PUD is a request to amend the FLUM on 3,902 acres from Agricultural to Rural Lifestyle.
- M. CPA 23-14 South Florida Gateway Parcel 2 PUD is a request to amend the FLUM on 32.26 acres from Agricultural to Industrial.

#### **1.4. Past Changes in Future Land Use Designations**

There have been some changes in the surrounding area. Since adoption of the Comprehensive Growth Management Plan in 1982, some amendments to the FLUM have occurred in the immediate area. The amendments are summarized below.

- A. CPA 10-19, Ordinance 876 adopted a change from Agricultural to Marine Waterfront Commercial (75 acres) and Industrial (174 acres).
- B. CPA 10-23, Atlantic Ridge (State Park). Ordinance 887 changed 5,747 acres from Low Density Residential, Residential Estate Density, Rural Density and Agricultural Ranchette to Institutional Recreational and Conservation.
- C. CPA 19-22, Publix Supermarket. Ordinance 1129 changed 16.72 acres from Agricultural to General Commercial.

- D. CPA 19-6, KL Waterside LLC. Ordinance 1153: A FLUM amendment for ±499 acres of land lying south of SW 96<sup>th</sup> Street, east of the St. Lucie Canal and west of SW Kanner Hwy. The amendment changed 249 acres of Agricultural, 175 acres of Industrial and 75 acres of Marine Waterfront Commercial to ±249 acres of Agricultural and ±250 acres of Industrial. This amendment involved land described in CPA 10-19 above.
- E. CPA 19-19, Pulte at Christ Fellowship. Ordinance 1154 adopted a change from Rural Density (one unit per two acres) to Residential Estate Density (one unit per acre) on 321 acres east of S.W. Pratt Whitney Rd. and north of S.W. Bulldog Way.
- F. CPA 21-09, Becker B14 FLUM. Ordinance 1186 amended the FLUM to change ± 1493.91 acres from Agricultural to a new future land use designation, Rural Lifestyle.

## 1.5. Adjacent Future Land Use

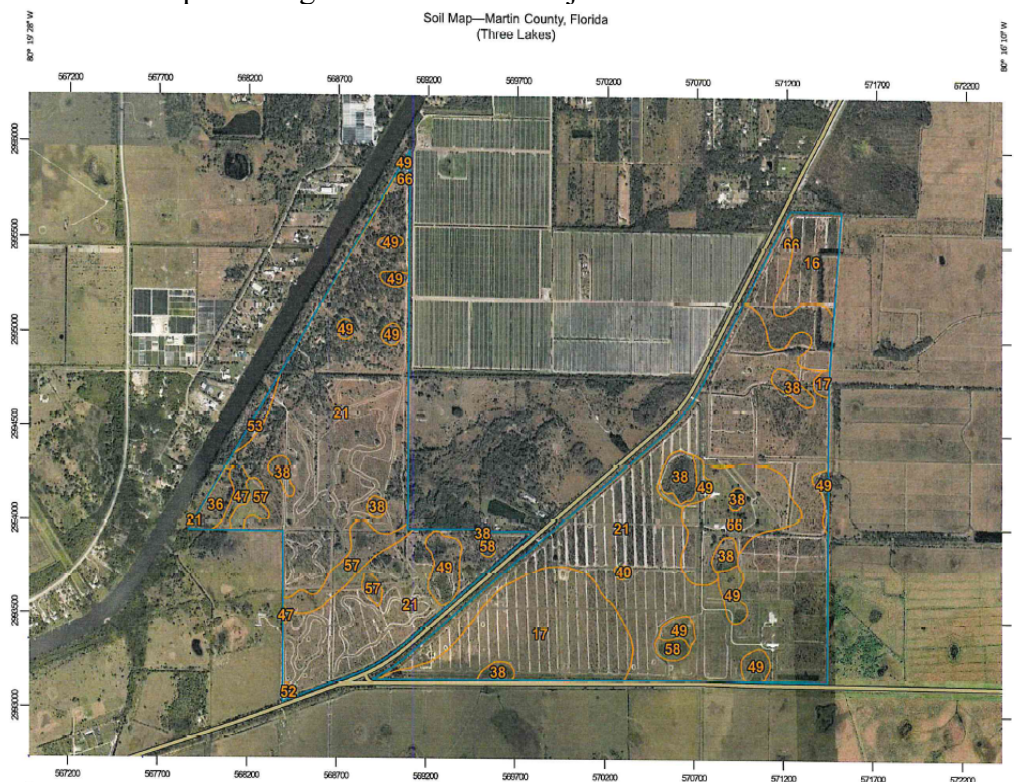
North: Agricultural  
 South: Agricultural  
 East: Agricultural  
 West: N/A

## 1.6. Environmental Considerations

### 1.6.1. Wetlands, soils and hydrology

The soil on the subject site is a combination of 12 different soil types. Please see the below figure as provided from the applicant.

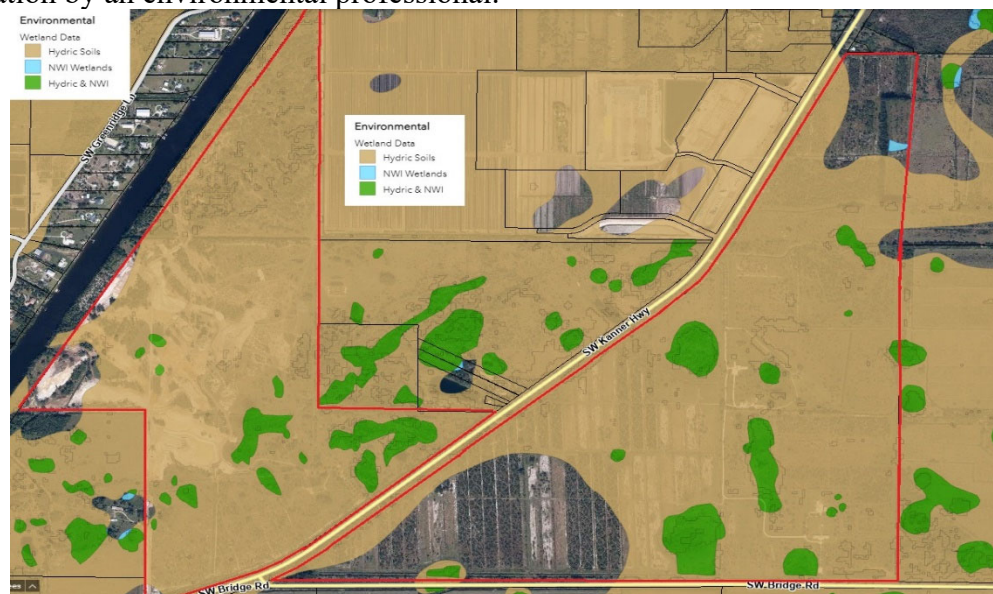
Figure 6 - A soils map showing the soils on the subject site.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Oldsmar fine sand, 0 to 2 percent slopes	36.9	3.0%
17	Wabasso sand, 0 to 2 percent slopes	122.3	10.0%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	814.5	66.8%
36	Arents, 0 to 2 percent slopes	9.7	0.8%
38	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	34.5	2.8%
47	Pinellas fine sand, 0 to 2 percent slopes	7.0	0.6%
49	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	52.5	4.3%
52	Malabar fine sand, high, 0 to 2 percent slopes	1.3	0.1%
53	Udorthents, 0 to 35 percent slopes	4.8	0.4%
57	Chobee muck, frequently ponded, 0 to 1 percent slopes	32.5	2.7%
58	Gator and Tequesta mucks	6.6	0.5%
66	Holopaw fine sand, 0 to 2 percent slopes	96.3	7.9%
<b>Totals for Area of Interest</b>		<b>1,218.9</b>	<b>100.0%</b>

Figure 7 - A composite wetlands map that shows the presence of Hydric Soils and National Inventory Wetlands. The composite wetlands data only provides an indicator of potential wetlands. The data shown on the composite wetlands map is not equivalent to on site delineation by an environmental professional.



### **1.6.2. Wellfield protection**

*The following is a description of the presence of existing wellfields proximate to the site and applicable wellfield protection measures.*

The subject, 1,216 acres, site is not within any wellfield protection zones.

### **1.7. Adjacent Existing Uses**

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

North – Agricultural

South – Agricultural

East – Agricultural

West – Okeechobee Waterway

## **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.

- (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*

CPA 19-6 assigned the Industrial future land use designation on 250 acres near the subject site within a freestanding urban service district intended for industrial development and not the full range of urban development types. CPA 21-09, Becker B14 received the Rural Lifestyle future land use on ± 1493.91 acres east of Interstate 95 and north of Bridge Rd. The Rural Lifestyle future land use is intended for rural areas and densities comparable with the Agricultural and Agricultural Ranchette future land use designations outside the Primary and Secondary Urban Service Districts. 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 subject site is no longer used for silviculture. Golf course construction is underway consistent with the Agricultural future land use designation. Site plans



and building permits have been approved and extensive industrial development is occurring on vacant land across SW Kanner Hwy from the subject. Water and sewer service is being constructed to serve the industrial development across SW Kanner Hwy. from the subject site in a Freestanding Urban Service District. SW Kanner Hwy. was widened from two lanes to four lanes between SW Locks Rd. and a point beyond the intersection of SW Kanner Hwy and SW Pratt Whitney Rd... Criterion met.

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

The proposed change would not correct an inappropriately assigned land use 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.*

No, changing the land use to Rural Lifestyle does not fulfill a public service need. This criterion has not been met.

Two of the four criteria 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.a. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl. This proposed amendment complies with 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 4 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:

- (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.*

The proposed future land use designation, Rural Lifestyle, does allow clustered units at a density comparable to Agricultural or Agricultural Ranchette future land use

designations. However, neither the maximum density nor the open space requirements can be considered “urban.” The extension of water and sewer facilities must be paid for by those persons in the Rural Lifestyle future land use designation. 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 future land use designation, Rural Lifestyle, does not promote “significant amounts of urban development” or urban density to occur in rural areas. It does allow clustered residential units, private golf course development and open space preservation in rural areas. 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 change will not promote “urban development.” It does allow clustered residential units, private golf course development and open space preservation in rural areas. 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 application materials describe 1,216-acre site (including approximately 500 acres between SW Kanner Hwy. and the St. Lucie Canal) as a “private family retreat, tree farm and hunting preserve for several decades.” “It contains 3 single family structures, farm buildings and access paths scattered throughout the site among the various native wetlands and upland habitat that have been impacted by these activities.”

It does not contain rivers, shorelines, beaches, bays, estuarine systems. Prior to any development, an Environmental Assessment will be required from a qualified Environmental Consultant. Wetlands found on site must be protected and native upland habitat must be protected in compliance with Plan policies and a Preserve Area Management Plan. 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 loss of agriculture will occur on lands immediately west of the St. Lucie Canal (Okeechobee Waterway) that have been developed with homes. Industrial development is occurring across SW Kanner Hwy. from a portion of the subject site. Agricultural lands to the south are separated from the subject site by SW Bridge Rd. The minimum 70 percent open space and the density limits of the Rural Lifestyle future land use designation will

limit the impact on adjacent agricultural areas. Golf course construction, permitted under the Agricultural future land use designation, has eliminated the silviculture and passive agricultural activities that were occurring onsite and may be permitted on adjacent Agricultural lands. Discourages the proliferation of urban sprawl.

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

The proposed future land use will utilize most public facilities and services at the same level (or lower) than the Agricultural Ranchette future land use designation. The maximum density of one unit per five acres will have a minimal demand on regional water and sewer facilities. The cost of extending water and sewer facilities must be paid for by those persons in the Rural Lifestyle future land use designation. Discourages the proliferation of urban sprawl.

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

The proposed future land use will utilize public facilities and services at a comparable level to the Agricultural Ranchette future land use designation. The maximum density of one unit per five acres will have a minimal demand on regional water and sewer facilities. The cost of extending water and sewer facilities must be paid for by those persons in the Rural Lifestyle future land use designation. 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 will utilize public facilities and services at a comparable level to the Agricultural Ranchette future land use designation. The maximum density of one unit per five acres will have a minimal demand on regional water and sewer facilities. The cost of extending water and sewer facilities must be paid for by those persons in the Rural Lifestyle future land use designation. Discourages the proliferation of urban sprawl.

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

The Rural Lifestyle designation requires substantial open space and development approval through a Planned Unit Development. This permits site design that can minimize residential units adjacent to agricultural areas off-site. Discourages the proliferation of urban sprawl.

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

The Rural Lifestyle designation does not provide a less expensive development option to urban infill. The text of the Rural Lifestyle designation text will permit higher tax

assessments than Agricultural and Agricultural Ranchette areas while permitting comparable densities. The numerous public benefits required will cause a high cost of development and limit the extent to which the Rural Lifestyle designation is assigned. Discourages the proliferation of urban sprawl.

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

The golf facilities permitted by the Rural Lifestyle future land use will be a functional mix with the golf course currently under construction, on the subject site and permitted on all lands with the Agricultural future land use designation. Discourages the proliferation of urban sprawl.

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

No, this site does not result in poor accessibility among related or existing land uses. SW Kanner Highway is a Major Arterial route spanning from Lake Okeechobee to Downtown Stuart. Both Kanner Hwy. and SW Bridge Rd. connect agricultural, residential, industrial, commercial, and recreational uses. Discourages the proliferation of urban sprawl.

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

The existing future land use, Agricultural, requires a minimum 50 percent open space. The proposed future land use designation, Rural Lifestyle requires 70 percent as a minimum and requires additional open space with a higher proposed density. The proposed future land use will not result in a loss of public open space and may require the preservation of substantially more private open space than the Agricultural future land use designation. Discourages the proliferation of urban sprawl.

The site complies with 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.*

The Rural Lifestyle future land use directs density (comparable to agricultural densities) in a clustered fashion while requiring 70 percent open space. Discourages the proliferation of urban sprawl.

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



The proposed future land use does permit the extension of water and sewer service outside the Primary, Secondary and Freestanding Urban Service Districts. Encourages 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 Rural Lifestyle future land use does not promote walkable, connected communities or a mix of uses at densities and intensities that support a range of housing choices. It does not support multimodal transportation, including pedestrian, bicycle and transit. Encourages the proliferation of urban sprawl.

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

The proposed land use designation may require increased treatment of stormwater prior to discharge. However, additional energy will be necessary to serve the future land use designation. Encourages the proliferation of urban sprawl.

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

On the site where the Rural Lifestyle future land use designation is assigned, agricultural production, where it exists, will be replaced. However, consistent with the Agriculture future land use designation, the silviculture that occurred on this land previously has been replaced with golf course construction. Encourages the proliferation of urban sprawl.

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

The Rural Lifestyle future land use designation requires 70 percent open space compared with the 50 percent required by the Agricultural future land use designation. Neither the Rural Lifestyle nor the Agricultural future land use designation provide for public open space. The clustering of residential units may permit more preservation of natural lands. Discourages the proliferation of urban sprawl.

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

The Rural Lifestyle (as proposed on this site) and the Agricultural future land use both allow for a maximum of 1 unit per 20 acres for single-family homes. The proposed amendment will concentrate a select residential population that will demand nonresidential needs providing employment. 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.*

Neither the proposed future land use designation nor the existing Agricultural future land use designation permits an urban form, transit-oriented development or new towns as defined in s. 163.3164. The proposed Rural Lifestyle designation will allow clustering of residential units and increased open space within the minimum 1,000-acre PUD. Discourages the proliferation of urban sprawl.

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

### **2.3 Land Use Compatibility**

The lands south of the subject site have the future land use designation of Agricultural. The lands north have the future land use designations of Agricultural, Industrial, Single Family, Mobile Home, and a blend of Commercial. The Agricultural and Industrial future land use designations separate the subject site from the residential and commercial uses in the Primary Urban Service District. The lands to the east are Agricultural. The Okeechobee Waterway borders the west side of the site. Please see Figures 3 and 4.

The proposed Rural Lifestyle future land use will not conflict with the Industrial land across SW Kanner Hwy. or the Okeechobee Waterway. The density proposed in the application materials will be the same or lower than the density permitted by the land with an Agricultural future land use on the east, south and southwest sides. A golf course and clubhouse facilities are permitted in both the Agricultural and Rural Lifestyle future land use designations. The compatibility of the proposed use will be comparable to the permitted uses in the Agricultural future land use designation.

### **2.4 Consistency with the Comprehensive Growth Management Plan**

Attached to this staff report are excerpts from the CGMP describing the Agricultural future land use designation assigned to the site and the Rural Lifestyle future land use designation proposed.

Staff analysis of the Agricultural future land use designation. Policy 4.13A.1. describes most agricultural lands as “far removed from urban service districts.” The 1,216-acre site is adjacent to a freestanding Urban Service District but, it is not far removed from the Primary Urban Service District. At its closest point the Three Lakes property is approximately 2,800 feet from the Primary Urban Service District.

The Policy also says, “The further intent of the Agricultural designation is to protect agricultural land from encroachment by urban or even low-density residential development.” The proposed future land use is not urban and, as proposed, will have the same or less density than the existing Agricultural future land use designation.

The Policy goes on to say, “In agriculturally designated lands, the Agriculture zoning districts shall provide definitive policy regarding development options.” A golf course and

related facilities is permitted by the AG-20A zoning district and is currently under construction on the subject site.

The following text of Policy 4.13A.1.(2) must be considered in order to determine whether the proposed change is appropriate.

The following is an excerpt from Policy 4.13A.1.(2), CGMP, Martin County, Fla. (2019),

*(2) Conversion of land designated Agricultural on the FLUM. Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:*

*(a) The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;*

*(b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.*

Staff Analysis of criterion (a):

The site has access to the C-44 Canal (aka Okeechobee waterway) for irrigation water. This has the potential to minimize ground water withdrawn for irrigating turf grass. The proposed text of the Rural Lifestyle future land use designation requires enhanced water quality above minimum requirements in the Martin County Land Development Regulations through retention, detention and on-site irrigation prior to discharge to receiving waters. The use of retention and detention should not adversely impact the hydrology of the area and may improve the hydrology.

Staff Analysis of criterion (b):

The proposed Rural Lifestyle future land use designation does not involve a conversion to urban development. The proposed designation has densities comparable to the Agricultural and Agricultural Ranchette future land use designations. The existing and anticipated use of the property is a golf course which is permitted by both the Agricultural and the Rural Lifestyle future land use designations. An agricultural site assessment is unnecessary since any passive agriculture that occurred previously has been replaced by golf course construction.

Staff analysis of the proposed Rural Lifestyle future land use designation.

Attached to this staff report is the text of the Rural Lifestyle future land use designation proposed for the Three Lakes site. The site comprises more than 1,000 contiguous acres adjacent to a Freestanding Urban Service District. The application materials indicate the applicant will be proposing a density of one unit per 20 acres, or less, in the Planned Unit Development. Additional off site open space will not be necessary. The preservation of

wetlands and native upland habitat must occur consistent with all other Comprehensive Plan policies and a minimum 70 percent open space must occur within the ±1,216-acre site.

The text of the Rural Lifestyle future land use designation permits the extension of potable water and sanitary sewer service. But all costs associated with the extension, ongoing service and maintenance of utility services to the site, shall be paid by the Planned Unit Development. All other public services will be provided at the same service levels provided to the Agricultural and Agricultural Ranchette future land use designations.

## **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 in the Martin County Utilities Area. The site has adequate water and sewer lines, with a potable water line and a main sewer line available for connection.

Please see the attached memorandum from the Utilities and Solid Waste Department.

#### ***2.5.1.2. Drainage Facilities***

Level of Service for drainage facilities is listed below. Compliance with the following levels of service requirements must be evaluated with the submittal of a site plan. The developed site must comply with the following policies.

Policy 14.1A.2.(2) County water management systems:

Level of Service

Major Drainage Ways (over one square mile) - 8.5" in a 24-hour period (25 year/24-hour design storm)

Underground Facilities Utilizing Storm Sewers - 6" in a 24-hour period (5 year/24-hour design storm)

All Other Facilities - 7" in a 24-hour period (10-year/24-hour design storm)

Finished Floor Elevation - 100-year/3-day storm

(a) Building floors shall be at or above the 100-year flood elevations, as determined from the most appropriate information, including Federal Flood Insurance Rate Maps. Both tidal flooding and the 100-year, 3-day storm event shall be considered in determining elevations. Lower floor elevations will be considered for agricultural buildings and boat storage facilities that are nonresidential and not



routinely accessed by the public.

- (b) All project sites shall control the timing of discharges to preclude any off-site impact for any storm event. The peak discharge rate shall not exceed the predevelopment discharge rate for the 25-year frequency, 3-day duration storm event.

The minimum roadway flood protection design storm shall be the 10-year frequency, 24-hour duration storm event unless the roadway is classified as a scenic corridor, in which case the flood protection design storm will consider maintaining the character of the roadway.

#### **2.5.1.3. Transportation**

Policy 5.2A.1, states: “Establish a base level of service. The LOS standard for all roadways in unincorporated Martin County is LOS D in the peak hour/peak direction. Standards for the State Highway System are guided by FDOT's latest 'LOS Policy'. The methodology for determining roadway facilities' level of service shall adhere to the methodologies identified in the latest FDOTs Q/LOS Handbook.”

Please see the attached memorandum from the Public Services Department.

#### **2.5.1.4 Solid Waste Facilities**

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

#### **2.5.1.5. Parks/Recreation Facilities**

Parks and recreation facilities are calculated on a countywide basis. The county has a total population in Fiscal Year 2024 of 163,560 persons. There are currently 1730 acres of active parkland available in the County. The 2024 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	10.58 acres per 1,000 residents
BEACH FACILITIES	9 parking spaces per 1,000 residents	1,398 spaces	8.5 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 2024 (weighted average) population in unincorporated Martin County of 149,109 persons. The proposed future land use change will not diminish the level of service below capacity in the Rural areas of Martin County.

	Travel time	Areas of Martin County	Required LOS Percent of time	Current LOS Percent of time
Advanced life support	8 minutes	Urban	90	97
Advanced life support	20 minutes	Rural	90	97
Basic life support	6 minutes	Urban	90	97
Basic life support	15 minutes	Rural	90	97
Fire response	6 minutes	Urban	90	97
Fire response	15 minutes	Rural	90	97

#### **2.5.1.7. 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.”

The property will have no impact on existing schools because the proposed density of residential units will be equal to the existing density on the property.

#### **2.5.2. Non-Mandatory Facilities**

##### **2.5.2.1. 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 2024 Capital Improvement Plan shows the current LOS is 0.65 square feet per resident and 2.04 volumes per weighted resident. There is currently a deficit in volumes per weighted resident. The proposed future land use change will not impact the Library level of services, because the proposed density of residential units will be equal to the existing density on the property.

### **3. FIGURES/ATTACHMENTS**

Figure 1, Location Map

Figure 2, Aerial photograph of the site

Figure 3, Excerpt of Existing FLUM

Figure 4, Proposed FLUM

Figure 5, Map of Current Future Land Use Map Amendment applications

Figure 6, Current Soil Map

Figure 7, Composite Wetlands Map

Plan Policies

Traffic memorandum

Utilities memorandum

Application Materials