



Cotleur & Hearing

**Pulte at Christ Fellowship
Future Land Use & Text
Amendment
BOCC**

Martin County, Florida

September 29, 2020

- **Owner/ Applicant**
Christ Fellowship Church / Pulte Homes
- **Planner/ Landscape Architect**
Cotleur & Hearing
- **Community Outreach**
The Firefly Group
- **Traffic Engineer**
O'Rourke Engineering & Planning
- **Legal Counsel**
Fox McCluskey Bush Robison, PLLC

1.) Future Land Use Map (FLUM)

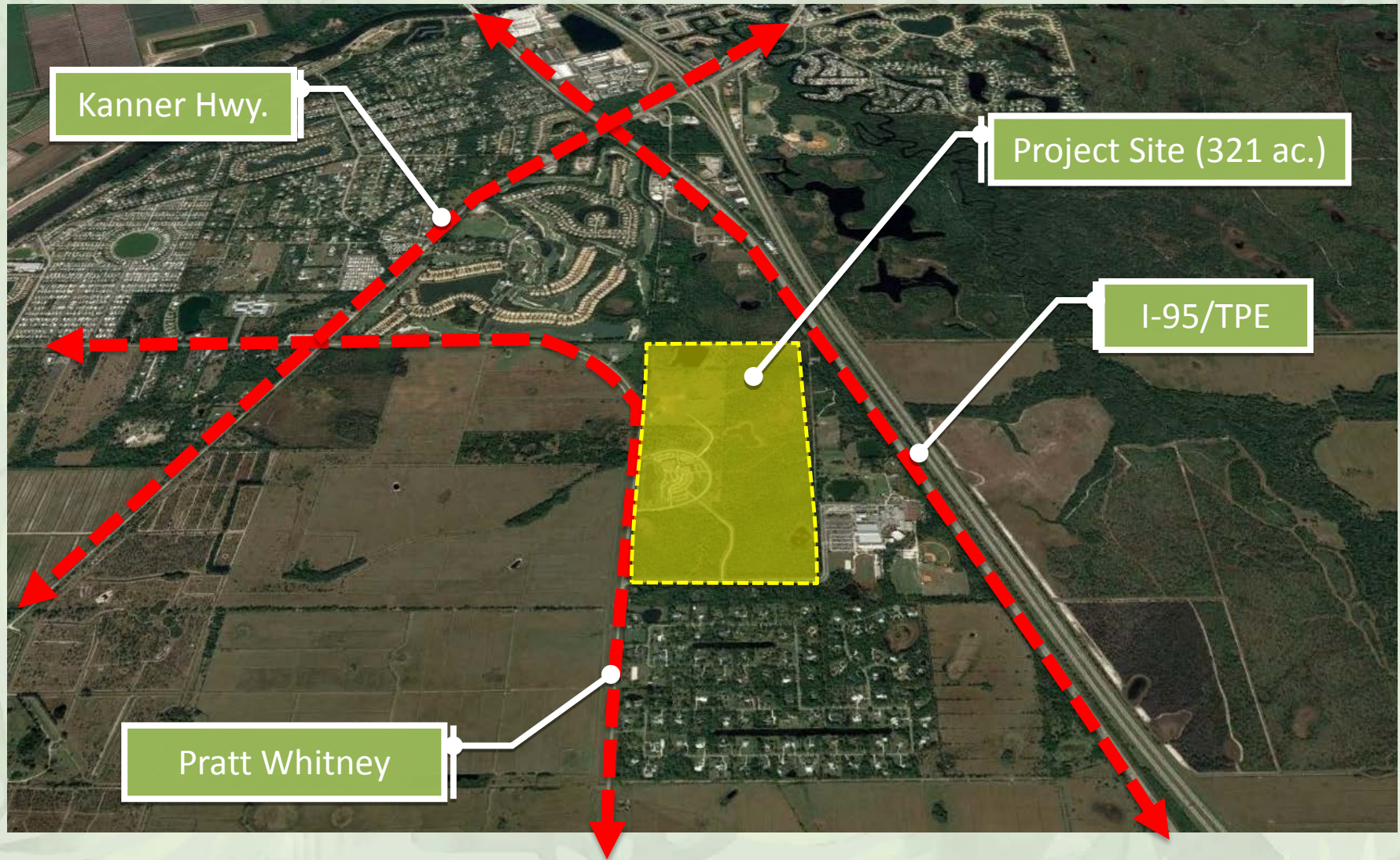
- From: Rural Density Residential (1 unit / 2 acres)
- To: Residential Estate Density (1 unit / 1 acre)

2.) Comprehensive Plan Text Amendment

- To allow lot sizes half-acre (.5) or less in SUSD

Martin County Growth Management Department and Local Planning Agency (LPA) recommended approval of both requested applications.

PULTE at CF| Location (Road Network)



Pulte at Christ Fellowship FLUM & TA
Martin County, FL



Christ Fellowship

- Received Site Plan approval in 2012
- 321 Total Acres (28 ac. dev. footprint)
- 49,500 SF Church Campus



Pulte Homes

- Numerous projects throughout MC in past decades
- Copperleaf Community most recent

Operation 300

- Currently using property to hold monthly events

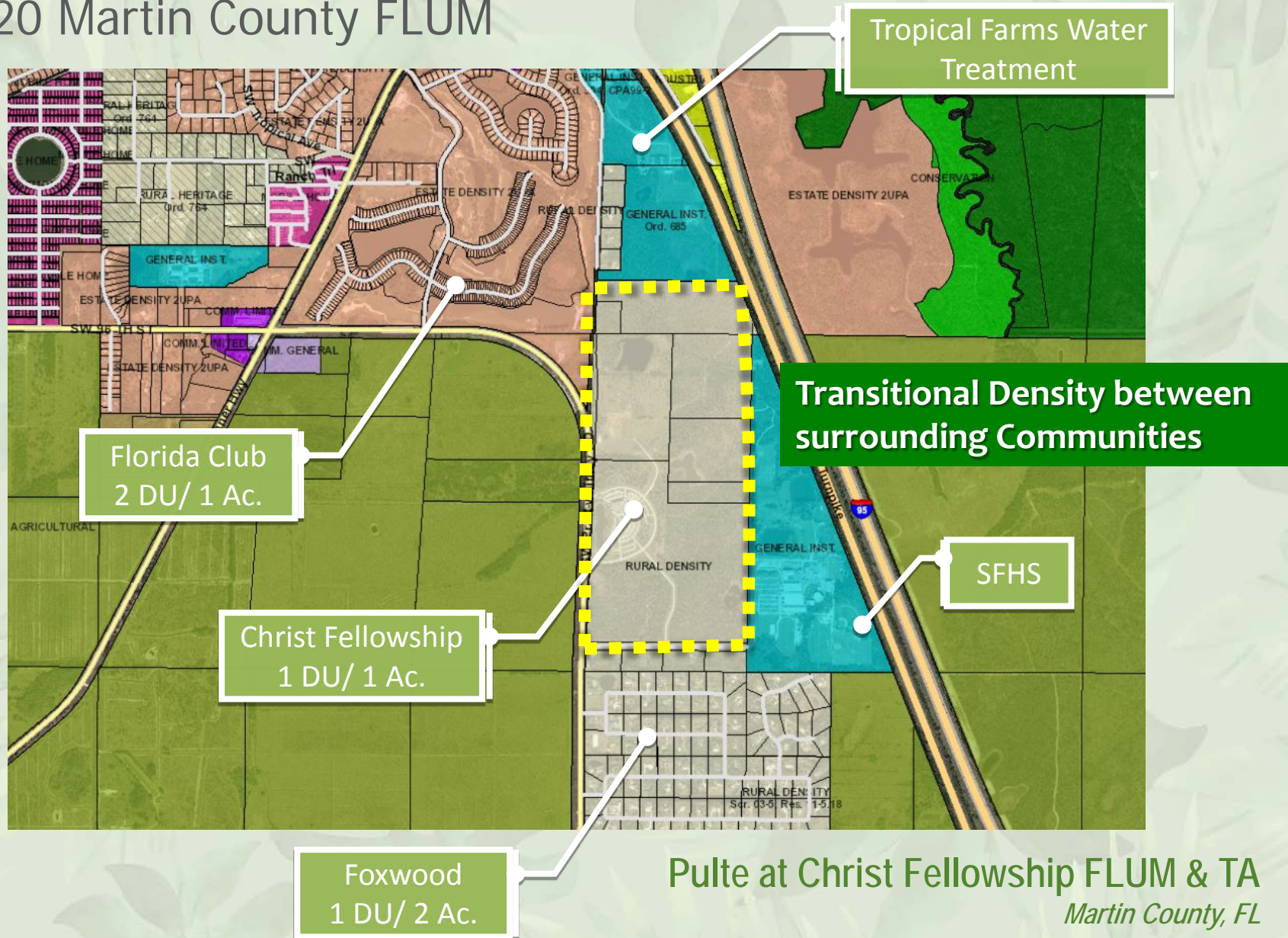
Pulte at Christ Fellowship FLUM & TA
Martin County, FL



- Two neighborhood public meetings held at the church (invitation sent to everyone within 2,500' radius)
- Florida Club POA and Government Affairs Committee
- Foxwood – specific outreach, including one meeting at Church and follow up ecomms
- One virtual (Zoom) public meeting last month with 50 people in attendance. We were able to answer questions and address concerns
- Guardians of Martin County – two in-person meetings
- Hobe Sound Concerned Citizens Coalition – two meetings, one in-person and one virtual
- More than 5,600 people received and read emails about the project multiple times.



2020 Martin County FLUM



Pulte at Christ Fellowship FLUM & TA
Martin County, FL

Comp. Plan Future Land Use Amendment

Objective 4.7B. To concentrate rural and estate densities not exceeding one unit per gross acre in Secondary Urban Service Districts, where a reduced level of public facility needs are programmed to be available at the base level of service adopted in the Capital Improvements Element.

Applicant Request: Estate Density at one unit per acre

PULTE at CF| Infill Development



From New York Times, Jan. 3, 1960.

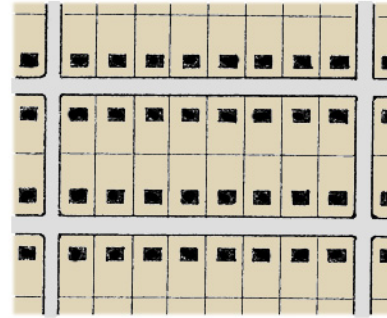


Figure 1a

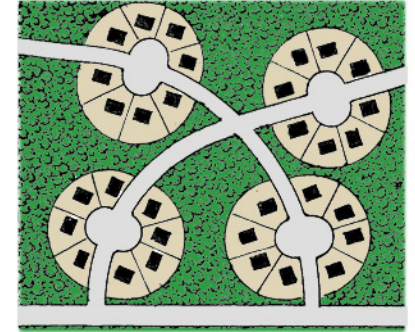


Figure 1b

PUD Development (low density consolidated cluster development with open space, amenities, lakes upland conservation)

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Comp. Plan Future Land Use Amendment

2.1 Future Land Use Amendment (Section 1-11 CGMP)

✓ Criteria Met

2.2 Urban Sprawl

✓ Criteria Met

2.2.1 Proliferation of Urban Sprawl

✓ Criteria Met

2.3 Land Use Compatibility

✓ Criteria Met

2.4 Consistency with the Comprehensive Plan

✓ Criteria Met

2.5 Capital Facilities Impact

✓ Criteria Met

2.5.1.1 Water Sewer Facilities

✓ Criteria Met

2.5.1.2 Drainage Facilities

✓ Criteria will be met during Site Plan Process

2.5.1.3 Transportation

✓ Criteria Met

2.5.1.4 Solid Waste Facilities

✓ Criteria Met

2.5.1.5 Parks/ Rec Facilities

✓ Criteria Met

2.5.1.6 Fire/Public Safety/EMS

✓ Criteria Met

2.5.1.7 Schools

✓ Criteria will be met during Site Plan Process

2.5.2.1 Libraries

✓ Criteria Met

Conversion of Land

Policy 4.13.A.5.(1), CGMP Policy governing Ag Land Conversion.

Subject Site is not Agriculture, it has existing church and W&S service. Conversion will not adversely affect surrounding Agriculture Uses.

FLU Application Amendment

Florida Statute 163.3177(3)(a)9 – Urban Sprawl

"This proposed amendment complies with 13 out of 13 sprawl criteria that discourages the proliferation of urban sprawl"

Staff report page 12 of 20

Florida Statute additional 8 Criteria – Urban Sprawl

"This proposed amendment meets all relevant criteria that discourages urban sprawl"

Staff report page 13 of 20

"Positive Evaluation meaning sufficient roadway Capacity"

Pratt Whitney

Bulldog Way

MARTIN COUNTY, FLORIDA INTER-OFFICE MEMORANDUM

www.martin.fl.us

2401 SE Monterey Road, Stuart, Florida 34996

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TO: Maria Jose, M.S.

DATE: August 15, 2019

FROM: Lisa A. Wichser, P.E., CFM

SUBJECT: Comprehensive Management Plan
Proposed Amendment 19-19: Pulte at Christ Fellowship

Traffic Engineering staff has received the Traffic Analysis prepared by O'Rourke Engineering and Planning, dated August 2019 in support of the proposed amendment to the Future Land Use Map designation from Rural Density Residential (up to 0.5 unit per acre) to Estate Density Residential (up to 1 unit per acre) on approximately 321 acres located at 10205 SW Pratt Whitney Road in Stuart, west of the Florida Turnpike, east of SW Pratt Whitney Road and north of SW Bulldog Way.

O'Rourke Engineering and Planning demonstrated that the proposed Future Land Use Map designation of Estate Density Residential would result in a net increase of 144 PM peak hour trips. Staff finds that CR-711 (SW Pratt Whitney Road) is the recipient of a majority of the generated trips and has the available capacity to absorb the additional trips in the anticipated build-out year of development.

For the purpose of this proposed amendment, staff can provide a "positive evaluation", meaning sufficient roadway capacity is available in the appropriate year [Martin County, Fla., CGMP Policy 14.1C.5.(2)(c) (2013)]. However, this evaluation shall not be used by the applicant, or their successors in title, in any way whatsoever as committing the County legally through the theory of equitable estoppel or any other legal theory, to approve any final development order for the project without a determination and reservation of roadway adequate capacity [Martin County, Fla., CGMP Policy 14.1C.5.(2)(c) (2013)].

Staff will reevaluate the traffic impacts prior to the issuance of any development order associated with the property.

LL/LAW:ll

RECEIVED

AUG 19 2019

GROWTH MANAGEMENT
DEPARTMENT

PULTE - CHRIST FELLOWSHIP STUART

Martin County, Florida

Legend

- Major Roads
- Roads
- Primary Urban Service District
- Secondary Urban Service District

Inside Urban Service Boundary
Existing Water and Sewer Agreement for Church

"Adequate Treatment Plant Capacity
currently exists to service the
proposed Development (321 Units)"

URBAN SERVICES DISTRICT

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Maria Jose, M.S.
Planner

DATE: July 22, 2019

FROM: Jim Christ
Planner

SUBJECT: Comprehensive Plan Amendment 2019-19 Pulte at Christ Fellowship

After a review of the materials received on May, 2019 the Utilities and Solid Waste Department has the following comments:

BACKGROUND:

Description: The subject property is 321 acre parcel is located at 10205 Pratt Whitney Road in Stuart, west of the Florida Turnpike, east of SW Pratt Whitney Road and north of SW Bulldog Way. The property is located within the Secondary Urban Services District and Martin County water and wastewater services are available.

Existing Future Land Use: Rural Density Residential

Proposed Future Land Use: Estate Density Residential (up to 1 unit per acre)

Existing Development: The subject property is the location of Christ Fellowship Church.

Utilities: Water and wastewater services for the project will be provided by Martin County Utilities.

Project Coordinator: Maria Jose, M.S., Planner

Future Potential Development:

Projected Utilities for the Existing Future Land Use:

There is a potential for approximately 160 houses on the 321 acres of Rural Density Residential Land Use designation.

Projected Utilities for the Proposed Future Land Use:

There is a potential for approximately 321 houses on the 321 acres of Estate Density Residential (1 unit per acre) Land Use designation. Adequate treatment plant capacity currently exists to service the proposed Comprehensive Plan Amendment.

Why a Comp. Plan Text Amendment?

What the code currently says

Policy 4.7B.6 Criteria for change from SUSB to PUBS (.5 acre or less must be in the primary)
Lots in SUSB are required to be no less than .5 acre in size.

Why is it relevant?

Min. lot size of .5 acre was required for well and septic separation.

*Larger space reduces potential for wells pulling water from septic system on same lot.

What the Text Amendment (Growth Management) proposes

Exempt Subject Site. No requirement to change to the PUBS (2014)

Exempt SFHS from requirement to change to the PUBS (2002)

Increase lot size from .5 ac to 1 ac for parcels located in SUSB with well and septic (CPA 14-6)

*Policy 4.7B.6 needs to be consistent with CPA 14-6 Policy 10.2A.7.4

What it does not propose

Increase in density beyond 1 unit per acre

Why does it matter?

Allows greater conservation of natural areas

*PUD Masterplan (under review by MCGM) provides 12.95 acres conservation, and 1.86 acres of littorals above code requirement

Impact Fee Schedule

Figure 6.1
Martin County Impact Fees
Effective June 20, 2016

Land Use	Unit	Roads	Public Buildings	Law	Fire Rescue	Parks	Conservation / Open Space	Libraries	Subtotal	Adm Fee (1.5%)	Total Impact Fees
Residential:											
800 FT ² & Under	Dwelling	\$2,268.00	\$410.11	\$264.00	\$208.00	\$1,196.55	\$540	\$439	\$5,325.66	\$79.88	\$5,405.54
801 to 1,100	Dwelling	\$2,293.00	\$469.31	\$363.00	\$286.00	\$1,377.09	\$579	\$471	\$5,838.40	\$87.58	\$5,925.98
1,101 to 2,300	Dwelling	\$2,815.00	\$645.97	\$760.00	\$599.00	\$1,971.91	\$661	\$537	\$7,989.88	\$119.85	\$8,109.73
2,301 & Over	Dwelling	\$4,063.00	\$809.84	\$991.00	\$780.00	\$2,699.40	\$755	\$614	\$10,712.24	\$160.68	\$10,872.92

Currently, the church has exempt status for Ad valorem taxes

Developer Impact Fee Payment per Home: \$10,872.92

@ 284 homes = \$3.08 million total

Estimated Ad valorem taxes per Home: \$6,000

@ 284 homes = \$1.7 million annual tax revenue

✓ **Compatibility**

The requested change of Land Use to allow a density of 1 unit per acre is transitionally compatible with Florida Club at 2 du/ acre and Foxwood at 1du/ 2 acres

✓ **Concurrency**

Located within the Urban Service Boundary with existing water and sewer service to the church

✓ **Smart Growth**

Lots less than half-acre allow cluster development with additional environmental benefits.

✓ **Previous Recommendations**

Martin County Growth Management Department
Local Planning Agency (LPA)

THANK YOU

We look forward to your favorable approval and are happy to answer any questions you may have.