

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

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REQUEST NUMBER: CPA 21-15 West Jensen PUD FLUM

Report Issuance Date: April 25, 2022

APPLICANT: Jensen Beach Land Company, Ltd.
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Company Representative: Alberto Micha

REPRESENTED BY: Lucido & Associates
Morris A. Crady, AICP
Senior Vice President
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PLANNER-IN-CHARGE: Glenn Rosado, Planner
Growth Management Department

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	April 7, 2022	Voted 4-1 to approve
Board of County Commission Adoption:	May 17, 2022	

SITE LOCATION: The parcel is located on NW Goldenrod Road, east of the US-1, in Jensen Beach.

APPLICANT REQUEST: This is a request for a small-scale amendment to the Future Land use Map (FLUM) on a 40.47-acre parcel. The request will change 14 acres of General Commercial and 11.9 acres of Industrial land to Medium Density Residential (allowing a maximum of 8 units per acre) and 0.55 acres from Industrial to General Commercial. The parcel will be the subject of a concurrent amendment to the existing Planned Unit Development (PUD).

STAFF RECOMMENDATION:

Staff recommends approval of the proposed FLUM changes from General Commercial and Industrial to Medium Density Residential, and from Industrial to General Commercial future land use designations.

EXECUTIVE SUMMARY:

The subject site is shown below, highlighted in red (Figure 1).



Figure 1, a location map that shows the area proposed for change, highlighted in red.

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

1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

The subject property is 26.4 acres. The parcel is within the following:

Planning District: North County.

Adjacent Planning District: North River Shores.

Commission District: District 1.

Taxing District: District 1 Municipal Service Taxing Unit.

Urban Service District: Yes, the subject parcel is within the Primary Urban Service District

1.2 Major Roadways

The major roadways closest to the subject parcel are NW Federal Hwy, which is a major arterial, west of the subject parcel, and NW Goldenrod Road, which is a major collector, north of the subject parcel.

1.3. Current Amendment Requests

A. CPA 21-04, Florida Inland Navigation District (FIND), is a request to amend the FLUM on a

51.2-acre portion of the 64.3 acre FIND property located on S.E. Gomez Avenue, from Conservation to Residential Estate Density (2 units per acre). Approximately 13.1 acres will remain as Public Conservation.

- B. CPA 21-05, Loblolly Community Service Corporation (LCSC), is a request to amend the FLUM on 51.82 acres located on S.E. Gomez Avenue, from Residential Estate Density (2 unit per acre) to Institutional, Conservation.
- C. CPA 21-09, Becker B14 FLUM, is a request to amend the FLUM on 1493.91 acres located north of S.E. Bridge Road and east of the I-95 Interchange, from Agricultural to a newly created future land use designation, Rural Lifestyle.

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 02-3, Lyng, Ordinance 627: A FLUM amendment for the 3.85 acres located at the northwest intersection of NW Sunset Blvd and US Highway 1, changing the land from Commercial Office Residential to General Commercial.
- B. CPA 04-7, Sunlink, Ordinance 650: A FLUM amendment for the 3.82 acres located on the north side of Jensen Beach Blvd, changing the land from Medium Density Residential to Limited Commercial.

1.5. Adjacent Future Land Use

North: Medium Density Residential, Residential Estate Density and General Commercial, separated from subject site by NW Goldenrod Rd.

South: General Commercial and General Institutional.

East: Residential Estate Density, separated from subject site by NW Goldenrod Rd.

West: Medium Density Residential, separated from subject site by NW Federal Hwy.

1.6. Environmental Considerations

1.6.1. Wetlands, soils and hydrology

The soil on the subject site is Waveland, Lawnwood, and Immokalee fine sand. The Waveland series consists of very deep, very poorly and poorly drained, very slowly to moderately slowly permeable soils on broad areas of flatwoods and depressions in the Lower Coastal Plain of Peninsular Florida. They formed in sandy marine sediments. The Immokalee series consists of very deep, very poorly and poorly drained soils that formed in sandy marine sediments. Immokalee soils are on flatwoods and low broad flats on marine terraces. The Lawnwood series consists of very deep, poorly drained, very slowly to moderately slowly permeable soils on broad flatwoods in the lower Coastal Plain of Peninsular Florida. They formed in sandy marine sediments. See Figure 2.

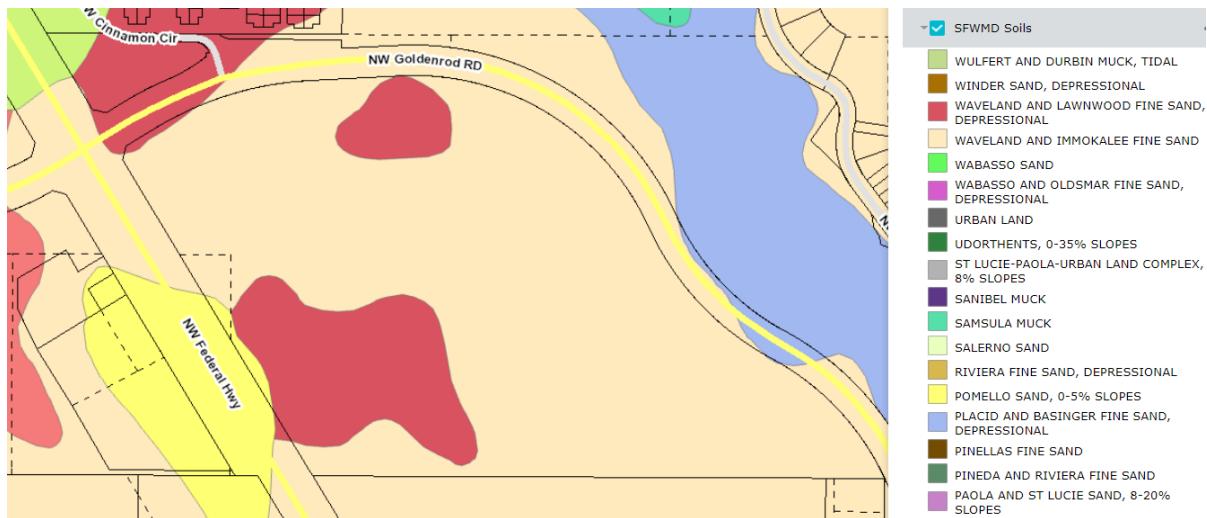


Figure 2, a soils map that shows the soils on the subject site.

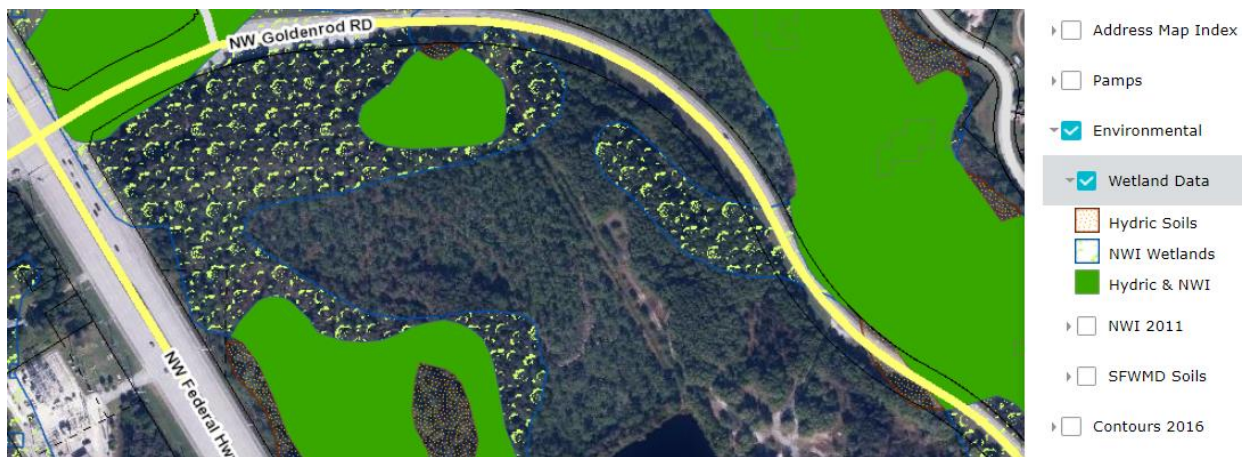


Figure 3, a composite wetlands map that shows the potential of wetlands on the subject site.

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 parcel is not within any wellfield protection zones but is very near them. See Figure 4.



Figure 4, which shows the subject site to be very near 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 – Cinnamon Tree, a residential condominium community

South – Commercial Plaza with Home Depot, Crafts Store and Restaurants

East – Jensen Beach Country Club, a residential community

West- FPL Substation

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. Criterion (a), and (b) have been met and Criterion (c) and (d) have 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

There have only been a few past changes in land use designations in the general area of the subject site. Except for the adopted change listed in Section 1.4 of this report, development has occurred consistent with the FLUM adopted in 1982. Please see Section 1.4 of this report showing the changes to the FLUM in this area. Changing the subject site to Medium Density Residential future

land use designation is consistent with the land use designations in the general area and adequate public services are available to the subject site. 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

Correct. Significant growth in the area has occurred since 1995, which has created a mix of land uses. The proposed request would continue this trend by taking 14 acres of Commercial General property and 11.90 acres of Industrial and converting them to Medium Density Residential, making it consistent with lands to the north and west. Criterion met.

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

No such correction is needed because the current future land use designation of the subject site is not inappropriate. This criterion has not been met.

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

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

Two of the four criterion has 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 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.

The 25.9-acre subject property is not a “substantial area” of the jurisdiction. The site is integrated within the urban, commercial, and residential use areas. The proposal for Medium Density Residential does not propose low-intensity or low-density development. The proposed land use allows up to eight units per acre and is appropriate for lands located in the Primary Urban Service District. 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, this site is within the Primary Urban Service District and is within an existing urban, residential, and commercial area. Developing this site would be infill 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.

No, the site is integrated within residential, and urban areas and the proposed change will not promote to development occurring in such patterns. 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.

Currently, according to the composite wetlands maps, there is a probability of wetlands on the subject site, which is currently vacant and has never been developed. All preservation areas must be protected with preserve area barricades and inspected by Martin County prior to construction, according to the PUD agreement. Designated preserve areas shall not be altered except in compliance with the 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, this subject site is within the Primary Urban Service District and is surrounded by mostly residential and commercial uses. The proposed future land use designation does not diminish agricultural areas or agricultural activities. The subject site is not near or adjacent to active farmlands or agricultural areas. Discourages the proliferation of urban sprawl.

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

Development of the subject site at the proposed future land use designation and proposed PUD will put additional trips on the road. However, the subject site is located within the Primary Urban Service District where public facilities and services are available. Also, development of this site would be infill development and it would utilize the existing facilities and services. Discourages the proliferation of urban sprawl.

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

No, the proposed change would 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.

No, this site has adequate utilities, water/sewer systems and will not demand an extra increase in cost/time towards that. The subject site is located within the PUSD. Public services (law enforcement, fire, libraries, parks etc.) are currently provided to the area of the subject site. The proposal to change the subject site to Medium Density Residential will not result in land use patterns that will disproportionately increase the cost/time of providing the public services. Discourages the proliferation of urban sprawl.

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

No, this site does not fail to do that. This site is located within the Primary Urban Service District which separates rural and urban uses. Discourages the proliferation of urban sprawl.

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

No, this site is infill development. Discourages the proliferation of urban sprawl.

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

No, the proposed change does not fail to encourage a functional mix of uses. The site is located within the PUSD and is in an urban area with a mix of various uses such as commercial, and residential uses. The subject site is adjacent to a commercial plaza that contains restaurants and retail stores such as Home Depot. 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 land uses. The parcel is located nearby major arterial roads and is located within a walking distance from retail stores, restaurants and gas stations. The proposed land use change will not change the accessibility among existing land uses. Discourages the proliferation of urban sprawl.

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

No, the proposed future land use designation will not result in a loss of public open space. 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.

Yes, the natural resources and ecosystems are not negatively impacted. The proposed change would locate residential development in the Primary Urban Service District and in proximity to other commercial and residential lands. The composite wetlands map shows a low probability of

wetland on the subject site. Any type of development proposed on the subject site may require some habitat preservation, which will be determined during the site planning and development review process. Discourages the proliferation of urban sprawl.

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

Development of this site will not require the extension of public infrastructure and services outside the Primary Urban Service District. Water and sewer provisions are available to the subject site via Martin County Utilities. The proposed amendment would allow for a cost-effective development process, utilizing already existing public infrastructure and services. 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 parcel is located near existing development that provides a mix of densities and intensities. It is located within walking distance of various retail and commercial uses. The proposed density would add to the mix of housing choices within the immediate area, which includes a mix of active commercial, urban and residential sites. Discourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The site is only 25.9 acres, and future developments to the site will not result in overconsumption of water and energy. The subject parcel 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 proposed change will have no impact on agricultural areas and activities. The subject site is located in the PUSD, within an urban area. Discourages the proliferation of urban sprawl.

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

The subject parcel is not public open space and the proposed land use change alone will not affect public open space. 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.

Yes, if developed, the subject site would be in-fill development and will not negatively impact the balance of land uses in the area. The proposed amendment responds to demands for residential capacity while locating that capacity within the PUSD where it can be served by existing nonresidential development. Higher density residential land uses such as Medium Density Residential is appropriate for the PUSD. 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.

Though the proposed future land use designation does not provide for transit-oriented development or new towns as defined in s. 163.3164, there is no need to remediate an existing or planned

development pattern in the vicinity that constitutes sprawl. The proposed change will bring forth infill development, providing residential units at a higher density that is appropriate for sites within the PUSD. The proposed future land use designation will allow intensities of use and urban form that are consistent with the existing and planned development pattern in the vicinity. However, it does not constitute sprawl because it is located well within the PUSD and is consistent with the adopted Future Land Use Map. 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 lands south of the subject site have the future land use designation of General Commercial and on a small portion, General Institutional. South of the subject site is developed as a commercial plaza and contains a Home Depot, Thrift Store and restaurants. The lands north and east are separated from the subject site via NW Goldenrod Rd.

The lands north of the subject site have the future land use designation of Medium Density Residential with a condominium community. Also, north of the subject site is Residential Estate Density (2 upa) and a portion of General Commercial, both vacant.

East of the subject site is Residential Estate Density (2 upa) and contains Jensen Beach Country Club, a residential community. There is 350 feet of buffering between the subject site and Jensen Beach Country Club, along with the rights of way of NW Willow Creek DR and NW Goldenrod RD, which provide an additional layer of buffering between the two sites.

North – Cinnamon Tree, a residential condominium community

South – Commercial Plaza with Home Depot, Crafts Store and Restaurants

East – Jensen Beach Country Club, a residential community

West- FPL Substation

Please see Figure 5 and 6 below.



Figure 5, Existing FLUM, with the subject site highlighted in black.

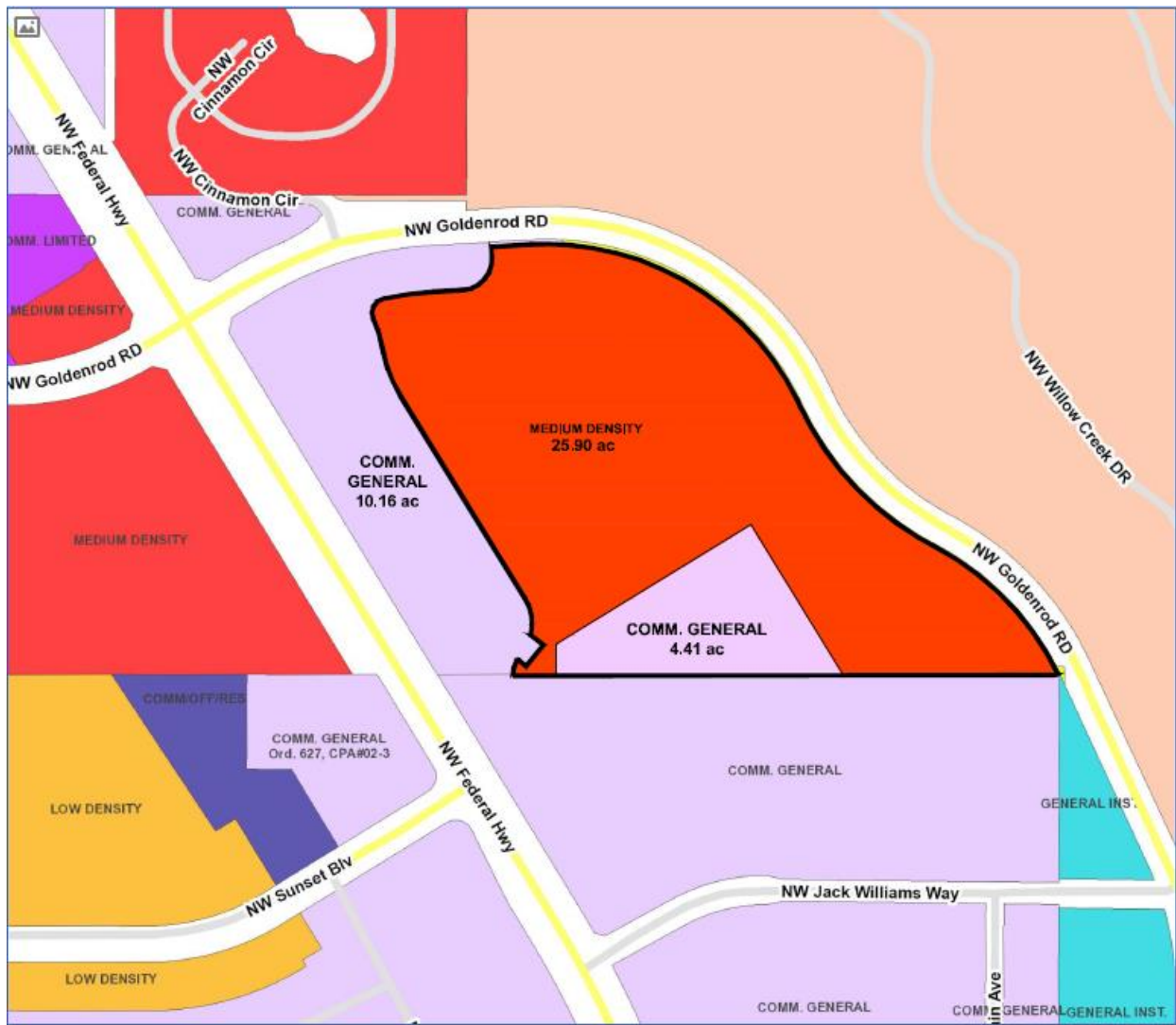


Figure 6, Proposed FLUM, with the subject site highlighted.

2.4 Consistency with the Comprehensive Growth Management Plan

Below is an excerpt from the CGMP describing residential development and specifically the future land use designation of Medium Density Residential, extracted from Policy 4.13A.7.(4), CGMP, Martin County, Fla. (2021).

(4) *Medium Density Residential development.* The Medium Density Residential designation is reserved for land in the core of the Primary Urban Service District and accessible to employment centers. The maximum density is eight units per gross acre. However, sites may be approved for a maximum of 10 units per gross acre (a density bonus), after demonstrating compliance with all of the following criteria:

- (a) The development commits to providing affordable housing to eligible households as defined by Chapter 2 Overall Goals and Definitions;
- (b) The site is or can be serviced by a full complement of urban services including water and wastewater service from a regional public utility;

(c) The applicant provides a significant open space buffer, natural landscape (including a landscaped berm where appropriate), plant material and/or an aesthetic wall or fence to effectively shield the Residential use from any existing or potential adjacent nonresidential use or from any single-family use.

In reviewing specific densities, the aim shall be to preserve the stability of established residential areas. Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

Staff Analysis:

Medium Density Residential allows for residential units at a maximum of 8 units per acre. Since the subject property is 25.9 acres, the maximum potential number of units the subject site can have with the proposed change is 207 units. However, the land is located within an existing PUD. Therefore, the total number of units will depend on the PUD process and final approval by the Board. Depending on what type of use the subject property will have, appropriate buffering and screening will be determined as part of the final site plan approval to ensure that none of the neighboring properties are negatively impacted.

The subject site is located near major arterial roads and is within the PUSD and has access to all the public facilities and services. Future land use designations such as Medium Density Residential is appropriate for sites within the PUSD. Additionally, development of the subject parcel will be infill development.

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, Sewer Forcemain. Any proposed development will be required to submit an application for Development Review. The County will provide services subject to development plan approval, execution of a service agreement and a payment of appropriate fees and charges.

A staff memorandum from Utilities Department staff is attached to this staff report.

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 FDOT's Q/LOS Handbook."

A memorandum from Public Works Department staff is attached.

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 2022 is 163,180 persons. In fiscal year 2022, there are 244,770 tons of available capacity or 1.50 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 2022 of 163,280 persons. There are currently 943.61 acres of active parkland available in the County. The 2022 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	844 acres	5.17 acres per 1,000 residents
BEACH FACILITIES	9 parking spaces per 1,000 residents	1,350 spaces	8.3 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 2022 (weighted average) population in unincorporated Martin County of 149,797 persons. The proposed future land use change will not 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	96
Advanced life support	20 minutes	Rural	90	96
Basic life support	6 minutes	Urban	90	96
Basic life support	15 minutes	Rural	90	96
Fire response	6 minutes	Urban	90	96
Fire response	15 minutes	Rural	90	96

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.”

Please see the attached General School Capacity Analysis. At a future date, during the final site plan review process, the County must coordinate with the School Board of Martin County for a LOS analysis as provided for under Section 17.7. CGMP.

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 2022 Capital Improvement Plan shows the current LOS is 0.59 square feet per resident and 1.76 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, as they are already below the required level of service.

3. FIGURES/ATTACHMENTS

Figure 1, Location Map

Figure 2, Soil Map

Figure 3, Wetland Map

Figure 4, Wellfield Protection Zone Map

Figure 5, Existing FLUM

Figure 6, Proposed Map

Memo from Utilities Department

Memo from Public Works Department

Memo from School District (General School Capacity Analysis)