

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

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)

**REQUEST NUMBER:** CPA 21-09 Becker B14 FLUM

Report Issuance Date: May 25, 2022

**APPLICANT:** Becker B-14 Grove, LTD and Hobe Sound Equestrian, LLC

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

**PLANNER-IN-CHARGE:** Clyde Dulin, AICP, Comprehensive Planning Administrator  
Growth Management Department

<b><u>PUBLIC HEARINGS:</u></b>	Date	Action
Local Planning Agency:	January 20, 2022	Voted 4-0 to recommend approval
BCC Transmittal:	February 22, 2022	Voted 3-2 to transmit
BCC Adoption:	April 19, 2022	Voted to table
BCC Adoption	June 21, 2022	

**SITE LOCATION:** The ±1493.91-acre assembly of parcels is located north of SE Bridge Road and east of the I-95 Interchange, in Hobe Sound.

**APPLICANT REQUEST:** The request is for a comprehensive plan amendment to the Future Land Use Map (FLUM) to change ±1493.91 acres from Agricultural to a new future land use designation proposed by the applicant, Rural Lifestyle. Concurrently, a separate application is being reviewed for the text amendment creating the new future land use designation, CPA 21-08 Becker B14 Text.

**STAFF RECOMMENDATION:** Staff recommends approval of the Future Land Use Map amendment CPA 21-09 based upon the analysis found in this report. However, this recommendation is dependent upon the adoption of a text amendment creating a new future land use designation. Please see the concurrent staff report for CPA 21-08, Becker B14 Text amendment. Please also see a supplemental memorandum dated April 12, 2022 responding to South Florida Water Management District Comments about CPA 21-09 Becker B14.

## **EXECUTIVE SUMMARY:**

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

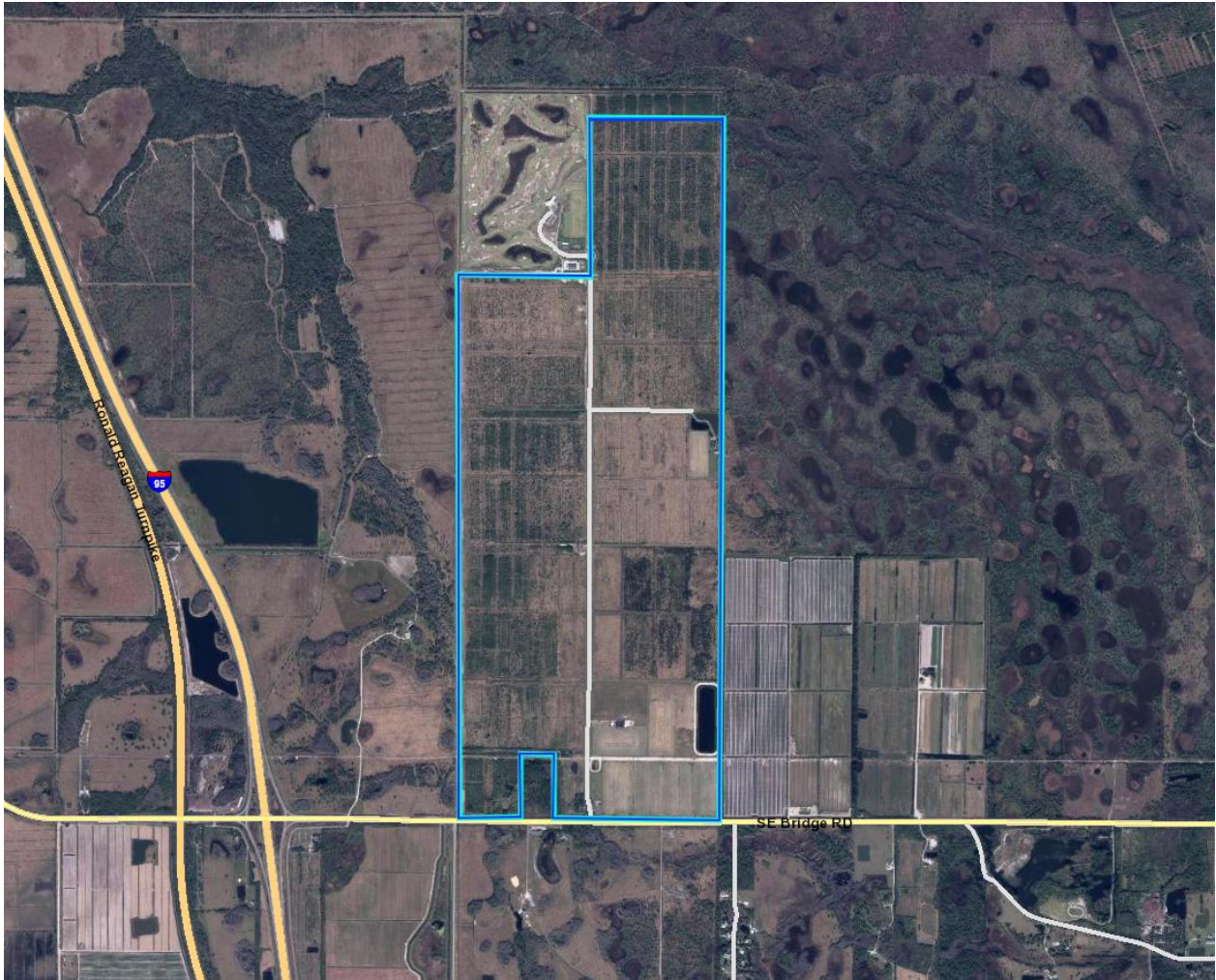


Figure 1, a location map that shows the subject site, highlighted in blue.

The subject site was a citrus grove that was later site planned for 20 acre lots and the Hobe Sound Polo Club. The property ownership also includes  $\pm 36$  acres with a Rural Density future land use designation (located in the Secondary Urban Service District) on the north boundary of the area outlined in blue. That 36 acres is not included in this future land use map amendment request. This staff report will consider amending the Future Land Use Map from Agricultural to Rural Lifestyle on the area outlined in blue above.

## **1. PROJECT/SITE SUMMARY**

### **1.1. Physical/Site Summary**

The subject property is  $\pm 1493.91$  acres. The property is within the following:

*Planning District:* South County.

*Adjacent Planning District:* Mid County.

*Commission District:* District 3.

*Taxing District:* District 3 Municipal Service Taxing Unit.

*Urban Service District:* The property is outside of both the Primary and Secondary Urban Service Districts.

## **1.2 Major Roadways**

The major roadways closest to the subject property are SE Bridge Rd., which is a minor arterial road. Interstate 95, an expressway is located approximately one mile west of the property.

## **1.3 Current Amendment Requests**

- A. CPA 21-14, Solana. A proposed future land use change from Industrial to Commercial Office/Residential on ±11.2 acres located on SW Armellini Avenue, east of the Florida Turnpike.
- B. CPA 21-04, Florida Inland Navigation District (FIND). A proposed future land use change from Conservation to Residential Estate Density (2 units per acre) on ±64.3 acres located on SE Gomez Avenue.
- C. CPA 21-05, Loblolly Community Service Corporation (LCSC). A proposed future land use change from Residential Estate Density (2 unit per acre) to Conservation on ±51.82 acres located on SE Gomez Avenue.
- D. CPA 21-12 Waterside. A proposed future land use change from Agricultural and Industrial to Low Density Residential on ±298 acres. The site is located south of 96<sup>th</sup> Street, east of the St. Lucie Canal and west of SW Kanner Hwy.
- E. CPA 21-15, West Jensen PUD FLUM. A proposed future land use change from General Commercial and Industrial to Medium Density Residential on ±25.9 acres located on NW Goldenrod Road.

## **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 adopted amendments are summarized below.

- A. CPA 99-02, Tropical Farms Utilities, Ordinance 554: A FLUM amendment for a ±15.24 acres located between SR 76 and the Florida Turnpike, changing the parcel from Rural Density Residential and Residential Estate Density (2 upa) to General Institutional.
- B. CPA 05-1, Public Lands - Tropical Farms, Ordinance 685: A FLUM amendment for ±88 acres of land lying adjacent to the Florida Turnpike just south of the intersection at Kanner Hwy. and the Turnpike, changing the parcel from Rural Density to General Institutional.
- C. CPA 19-22, Publix Supermarket FLUM, Ordinance 1129: A FLUM amendment for ±6 acres out of a ±16.72-acre parcel located at the southeast corner of SW Kanner Hwy. and SW Pratt Whitney Road, changing the land from Agricultural to General Commercial.
- D. CPA 19-19, Pulte at Christ Fellowship, Ordinance 1154: A FLUM amendment for ±321 acres located west of the Florida Turnpike, east of SW Pratt Whitney Road, north of SW Bulldog Way, changing the parcel from Rural Density Residential to Residential Estate Density.
- E. CPA 16-12, Datillio, Ordinance 1004: A FLUM amendment for ±57.4 acres located south of Bridge Road, west of Powerline Avenue, changing the parcel from Rural Density Residential to Conservation.
- F. CPA 10-23, Atlantic Ridge (State Park), Ordinance 887: A FLUM amendment for ±5,747 acres of land lying east of Interstate 95, north of SE Bridge Road, and south of SE Cove Road

changing the land from Low Density Residential, Residential Estate Density, Rural Density and Agricultural Ranchette to Institutional Recreational.

- G. 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.

### 1.5. Adjacent Future Land Use

North: Rural Density Residential and Recreational

South: Agricultural and Agricultural Ranchette

East: Agricultural and Recreational and a portion of Agricultural Ranchette

West: Agricultural and Recreational

### 1.6. Environmental Considerations

#### 1.6.1. Wetlands, soils and hydrology

The Soil Survey of the Martin County Area, published by the United States Department of Agriculture (1978), lists the soil type on the subject property as a combination of many different soil types: Wabasso sand, Malabar fine sand, Pineda and Riviera fine sand, and Floridiana fine sand. They formed in thick beds of sandy and loamy marine sediments. Slopes range from 0 to 1 percent. See Figure 2. However, historic aerial photos document the entire site was in agricultural production by 1966.

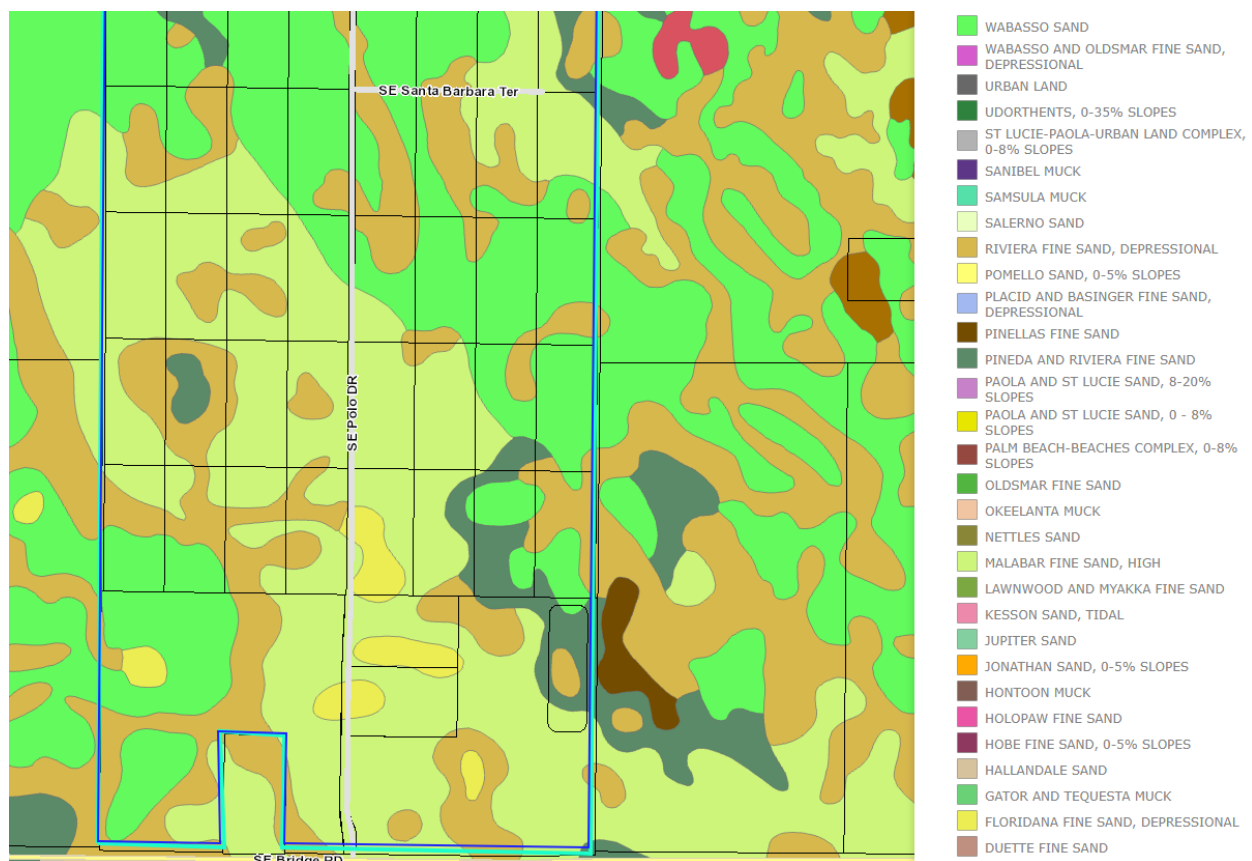


Figure 2, a soils map that shows the subject parcel, highlighted in blue, with various soil types.



The Composite Wetlands Map indicates a very low or no potential for wetlands on the property. See Figure 3.

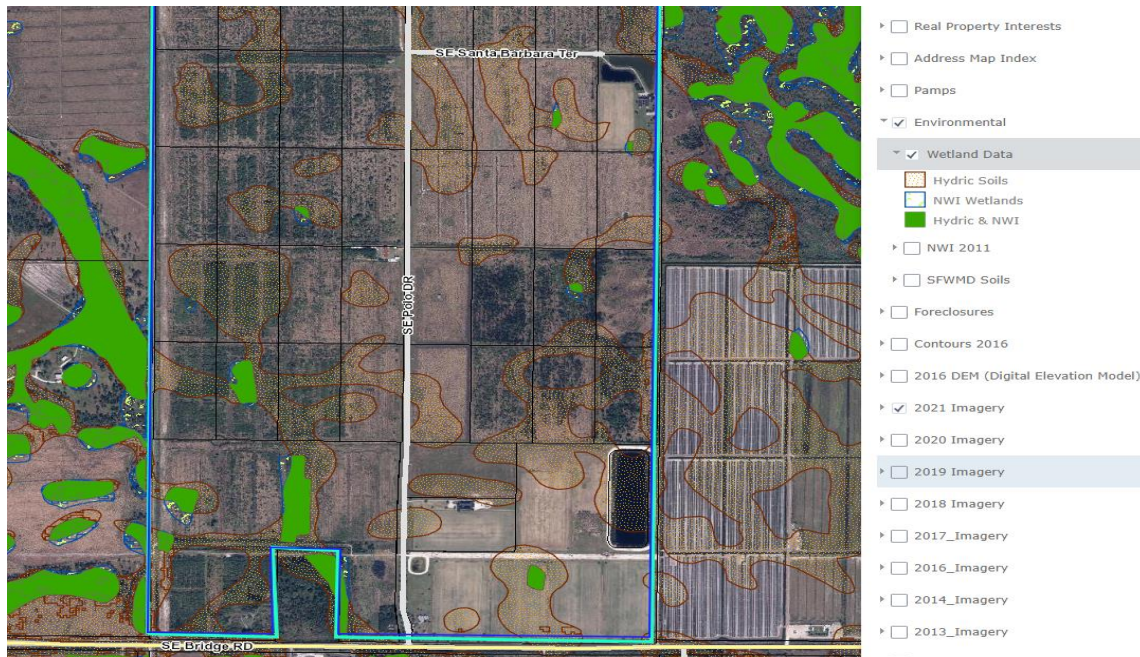


Figure 3, a composite wetlands map.

### 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 site is not near or within 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 The Grove XXIII Golf Club and the Atlantic Ridge Preserve State Park. Further north is the Retreat a residential community.

South Agricultural acreage and some single-family homes (Ranchland Ave)

East Agricultural acreage and Atlantic Ridge Preserve State Park.

West Agricultural acreage.

## 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 (b) and (d) have been met pending the adoption of a concurrent text amendment.

*(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*

Except for the adopted changes listed in Section 1.4 of this report, development has occurred consistent with the adopted FLUM. Centralized water and sewer are not currently available to the subject site. However other public services are available.

*(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 construction of Interstate 95, approximately one mile west of the subject site in the 1990s represents the most substantial change in the availability of public services. It has to some extent altered the character of the area. Otherwise, growth in the area, in terms of development of vacant land and redevelopment has not altered the rural, agricultural character of the area. However, the proposed 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. In this respect it may be considered reasonable and consistent with the area land use characteristics. Criterion met.

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

No. The current land use designation of the property is not inappropriate.

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

Compliance with this criterion depends on the creation of a future land use designation (adoption of CPA 21-8) providing the opportunity for open space preservation and taxable values that far exceed the taxable values typically found on Agricultural lands. These benefits may be obtained without creating urban sprawl. This may enhance the general welfare of County residents.

Staff can make a positive finding regarding two out of the four criteria.

## **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 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 additional 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 proposed future land use designation, Rural Lifestyle, does allow clustered units at an Agricultural Ranchette density. However, neither the maximum density of one unit per five acres 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 subject site does not contain wetlands, floodplains, native vegetation, lakes, rivers, shorelines, beaches, bays, estuarine systems and other significant natural systems. The subject site has been farmed since at least 1966 and has had a managed drainage system related to that farming. Discourages the proliferation of urban sprawl.

*(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

The lands to the north and east do not include agricultural areas or activities. The lands to the north and east consist of a private golf club and the Atlantic Ridge Preserve State Park. Most agricultural lands to the south are separated from the site by SE Bridge Road. The Rural Lifestyle designation requires substantial open space and development approval through a Planned Unit Development (PUD). Care in the design of a PUD master plan should locate open space within the Rural Lifestyle future land use adjacent to off-site agricultural areas. 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 as 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 in the future 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 most public facilities and services in the future 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 (as proposed) 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 proposed change on  $\pm 1493.91$  acres is adjacent to  $\pm 36$  acres with a Rural Density future land use designation. The 36 acres of Rural Density land is within the Secondary Urban Service District and is isolated from other Rural Density land and other portions of the Secondary Urban Service District. However, the clustering of residential units in the Rural Lifestyle future land use will function with the density and the development type permitted in Rural Density.

The golf and other recreation facilities permitted by the Rural Lifestyle future land use will be a functional mix with the existing Grove XXIII golf club developed on  $\pm 225$  acres north of the proposed future land use change. Equestrian facilities permitted by the Rural Lifestyle future land



use are consistent with surrounding Agricultural lands and equestrian trail riding permitted in the Atlantic Ridge State park.

The Rural Lifestyle future land use may encourage the recordation of agricultural or conservation easements on hundreds of acres. This may encourage a functional mix of Rural Lifestyle uses, open space preservation and existing agricultural areas. Discourages the proliferation of urban sprawl.

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

No, the existing Agricultural land, polo facilities, Rural Density land and the Grove XXII golf club have the same access point to SE Bridge Road. The Grove XXIII golf club, a linked or related use, will continue to access SE Bridge Road thru the subject site. 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 establishes 50 percent as a minimum and requires more 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. Discourages the proliferation of urban sprawl.

The site complies with 13 out of 13 sprawl criteria that discourages urban sprawl.

### **2.2.1. Proliferation of Urban Sprawl**

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

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

The Rural Lifestyle future land use directs density (comparable to agricultural densities) in a clustered fashion while requiring more than the minimum 50 percent open space. Potentially, it could reduce impact on natural resources and ecosystems. 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 well outside the Primary and Secondary 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, the placement of an agricultural easement on other property will preserve 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.*

The site does not contain public open space or natural lands and the proposed land use change will not affect public open space, natural lands or public recreation. Encourages 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, the proposed amendment will concentrate a select residential population that will demand nonresidential needs providing employment. If developed, the site will not negatively impact the balance of land uses in the area. Discourages the proliferation of urban sprawl.

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

Neither the proposed future land use designation nor the existing Agricultural future land use designation permits an urban form for 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.

Additional open space may be provided through the assignment of agricultural or conservation easements on additional parcels separate the land with the Rural Lifestyle future land use. Please see Figure 4 below. It shows 811 acres with an Agricultural future land use designation. An agricultural easement is proposed to permit continued agricultural use but, remove the potential for residential units. Discourages the proliferation of urban sprawl.

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

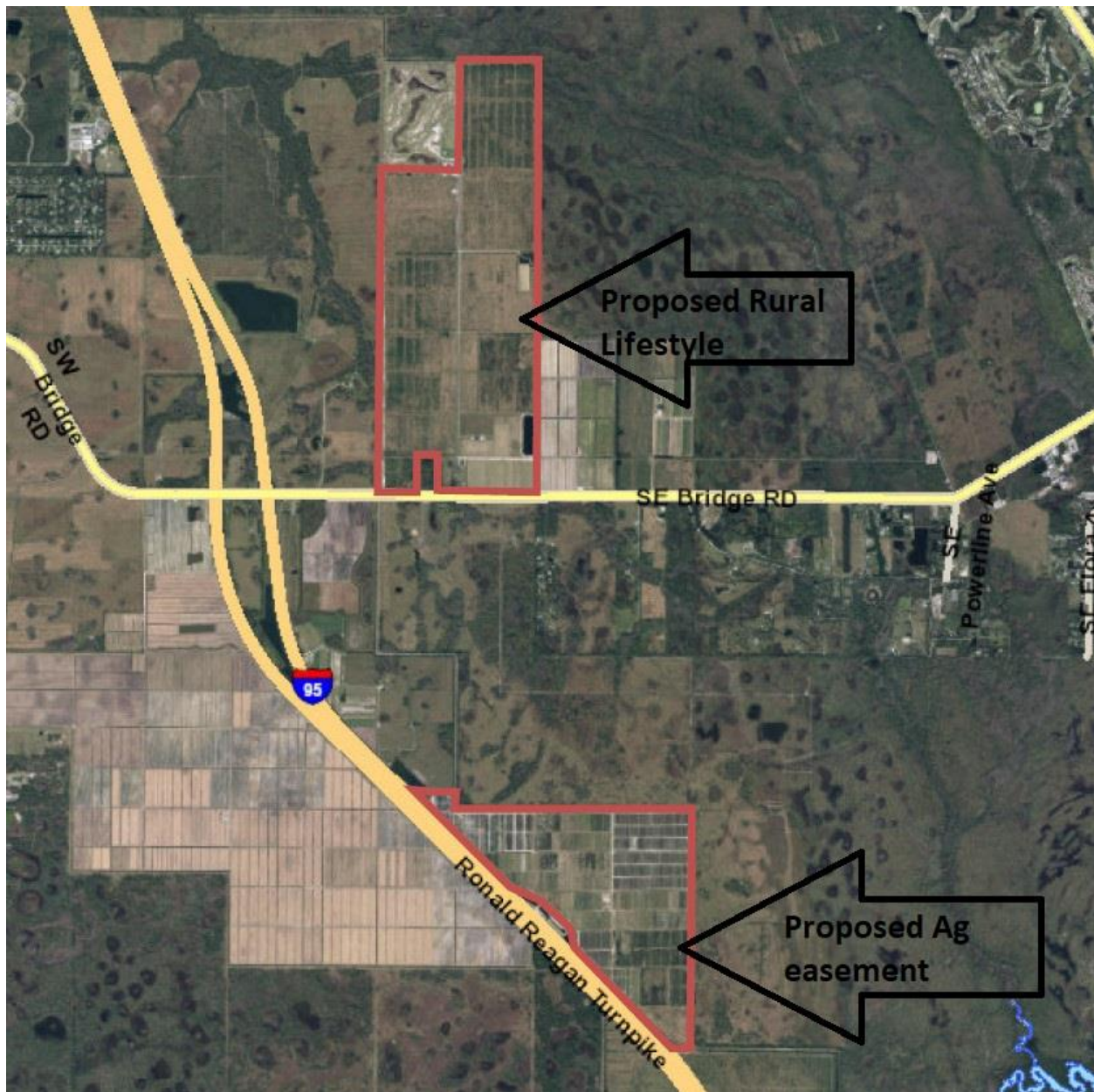


Figure 4, Proposed agricultural easement

### 2.3 Land Use Compatibility

The neighboring parcels along with their land uses will not be negatively impacted by the proposed land use change. Please see Figures 5 and 6 below. Part of the Rural Density lands shown below are included in the Grove XXIII golf club. Part of the Rural Density lands shown below are under the same ownership as the land in this proposed amendment. The proposed Rural Lifestyle future land use will not conflict with the Grove XXIII golf club or with the Atlantic Ridge State Park identified as Recreational on the following figures.

The proposed density of the Rural Lifestyle future land use is comparable to the Agricultural and Agricultural Ranchette future land use designations shown on Figures 5 and 6 below. The Rural Lifestyle future land use designation will permit clustering of residential units and open space design adjacent to the active agricultural areas on the south, east and the west.

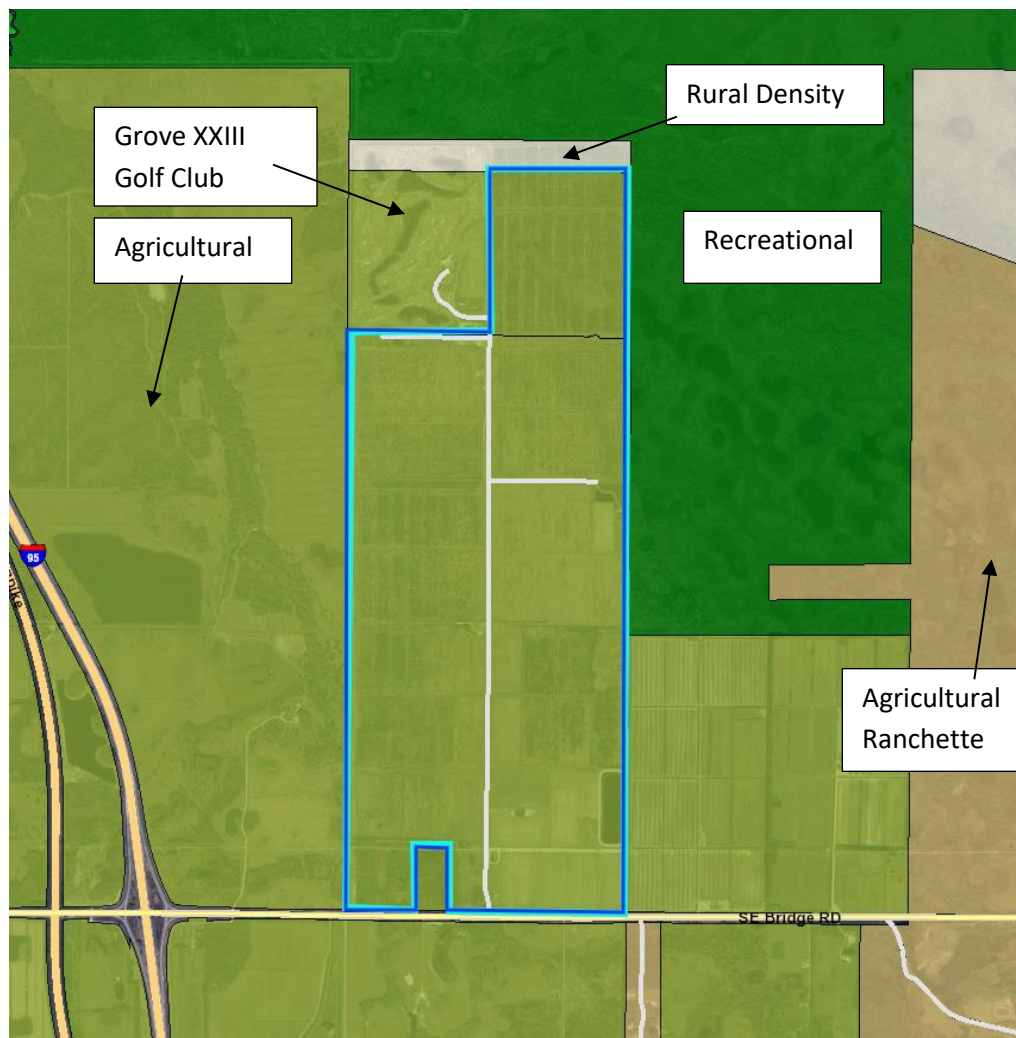


Figure 5, Existing FLUM, with the subject site highlighted in blue.





Figure 6, Proposed FLUM, with the subject site highlighted in blue

## 2.4 Consistency with the Comprehensive Growth Management Plan

Please see the staff report for CPA 21-08, Becker B14 Text amendment. The proposed text creates a new future land use designation designed for lands outside the urban service districts. It will permit clustering of residential units and require open space preservation that far exceeds the minimum 50 percent open space permitted by the Agricultural and Agricultural Ranchette future land use designations shown on Figures 5 and 6 above. The proposed future land use designation will also permit open space preservation through agricultural and conservation easements off-site.

The Agricultural future land use designation assigned to the site requires minimum 20 acre lots. The existing Hobe Sound Polo Club plat on the subject site depicts the minimum 20-acre lot development pattern. Please see the attached plat of the Hobe Sound Polo Club. The Grove XXIII golf club north of the Hobe Sound Polo Club also represents a permitted use in the Agricultural future land use.

The following text is from Policy 4.13A.1 of the Comprehensive Growth Management Plan.



Policy 4.13A.1. Intent of agricultural designation. The FLUM identifies those lands in Martin County that are allocated for agricultural development. This designation is intended to protect and preserve agricultural soils for agriculturally related uses, realizing that production of food and commodities is an essential industry and basic to the County's economic diversity. Most agricultural lands are far removed from urban service districts and cannot be converted to urban use without substantial increases in the cost of providing, maintaining and operating dispersed services. The allocation of agricultural land is furthered by Goal 4.12.

The further intent of the Agricultural designation is to protect agricultural land from encroachment by urban or even low-density residential development. Such development affects the natural environment and may cause adverse impacts such as erosion, run-off, sedimentation and flood damage, all of which reduce the land's agricultural productivity. Residential development in the Agricultural future land use designation is restricted to one single-family residence per gross 20-acre tract. To further avoid activities that adversely affect agricultural productivity on such lands on the FLUM, development shall not be permitted that divides landholdings into lots, parcels or other units of less than 20 gross acres. Acreage may be split for bona fide agricultural uses into parcels no smaller than 20 gross acres. Subdivisions containing residential dwellings must be platted, provide for all necessary services and maintain a minimum of 50 percent open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists of open space. Buildings in Agricultural developments shall be no more than 40 feet in height.

Subdivisions containing residential dwellings at a density greater than one single-family dwelling unit per 20 gross acre lot shall not be allowed.

In agriculturally designated lands, the Agriculture zoning districts shall provide definitive policy regarding development options. All such provisions in agricultural zoning districts shall be consistent with the CGMP. Limited residential and other uses are permitted where they are directly related to and supportive of agriculture or would not jeopardize the integrity of the agricultural purpose of the district.

- (1) Congregate housing for farm workers. Farm worker housing shall be considered an agricultural activity and shall only be permitted as part of bona fide agricultural activity, consistent with Policies 4.12A.4. through 7. Agricultural zoning shall include farmworker housing as a permitted use, implementing this provision.

### **Conversion of Land**

Since the subject property is currently designated as Agricultural, the standards mentioned in 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:**

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. Lands to the north and north east do not include farmlands.

Additionally, the property is located within the Hobe-St. Lucie Conservancy District that controls the distribution of irrigation water for agricultural lands. The District retains the responsibility for distributing water to agricultural lands.

The proposed Rural Lifestyle future land use designation does not involve a conversion to urban development as described in criterion (b). The proposed designation has densities comparable to the Agricultural and Agricultural Ranchette future land use designations. It requires open space preservation far in excess of the minimum 50 percent found in other future land use designations. And it may result in the placement of easements on hundreds of acres of agricultural and environmentally sensitive lands, off site. This could result in the protection of productive agricultural lands.

The property was planted with citrus since the late 1960s. It was later site planned and platted for a subdivision of 20-acre lots, the Hobe Sound Polo Club.

### **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 site may be served, potentially, by either Martin County Utilities or the South Martin Regional Utility. Please see attached memorandum from the Martin County Utilities Department. The application materials have Water and Sewer Availability Worksheets for the respective regional utilities. Each of the regional utilities show available capacity.

##### **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 attached memorandum from the Public Works 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 2022 is 163,180 persons. In fiscal year 2022, there are 244,770 tons of available capacity or 1.50 tons per weighted person. A change from Agricultural to 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, Soils Map

Figure 3, Composite Wetlands Map

Figure 4, Proposed agricultural easement

Figure 5, Future Land Use Map  
Figure 6, Proposed Future Land Use Map  
Plat of the Hobe Sound Polo Club  
General School Capacity Analysis  
Memo from Utilities Department  
Memo from Public Works Department  
Application materials  
Agency comments provided after February 22, 2022  
Supplemental Memorandum (April 19, 2022) responding to SFWMD and supporting documents  
Draft Ordinance