

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

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REQUEST NUMBER: CPA 22-01 Willis Custom Yachts

Report Issuance Date: May 31, 2022

APPLICANT: Willis Custom Yachts
6800 SW Jack James Drive, LLC

REPRESENTED BY: WGI, Inc.

PLANNER-IN-CHARGE: Glenn Rosado, Planner
Growth Management Department

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	April 21, 2022	Voted 3-0 to approve
Board of County Commission Adoption:	June 21, 2022	

SITE LOCATION: The 66.2-acres parcel are located on the north and south sides of the St. Lucie Canal, between the Florida Turnpike and Interstate 95.

APPLICANT REQUEST: The request is for a comprehensive plan amendment to the Future Land Use Map (FLUM) to assign the Marine Waterfront Commercial (Commercial Waterfront) future land use designation to abandoned rights of way on 2.065 acres of ± 66.2 acres located on the north and south sides of the St. Lucie Canal and accessed from SW Jack James Drive and SW Swallowtail Way. Concurrently, the application proposes to assign Waterfront General Commercial (WGC) or the most appropriate zoning district in conjunction with Comprehensive Plan Amendment 22-01, Willis Custom Yachts. That application also proposes to rezone ± 6.85 -acre portion of a ± 28.9 -acre parcel located on SW Jack James Drive from Limited Industrial (LI) to General Industrial (GI). These zoning district changes will be considered in a separate staff report.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed FLUM change to extend the current Commercial Waterfront designation to the abandoned right of way on the northern and southern parcels.

EXECUTIVE SUMMARY:

The subject sites are shown below, highlighted in yellow (Figure 1).

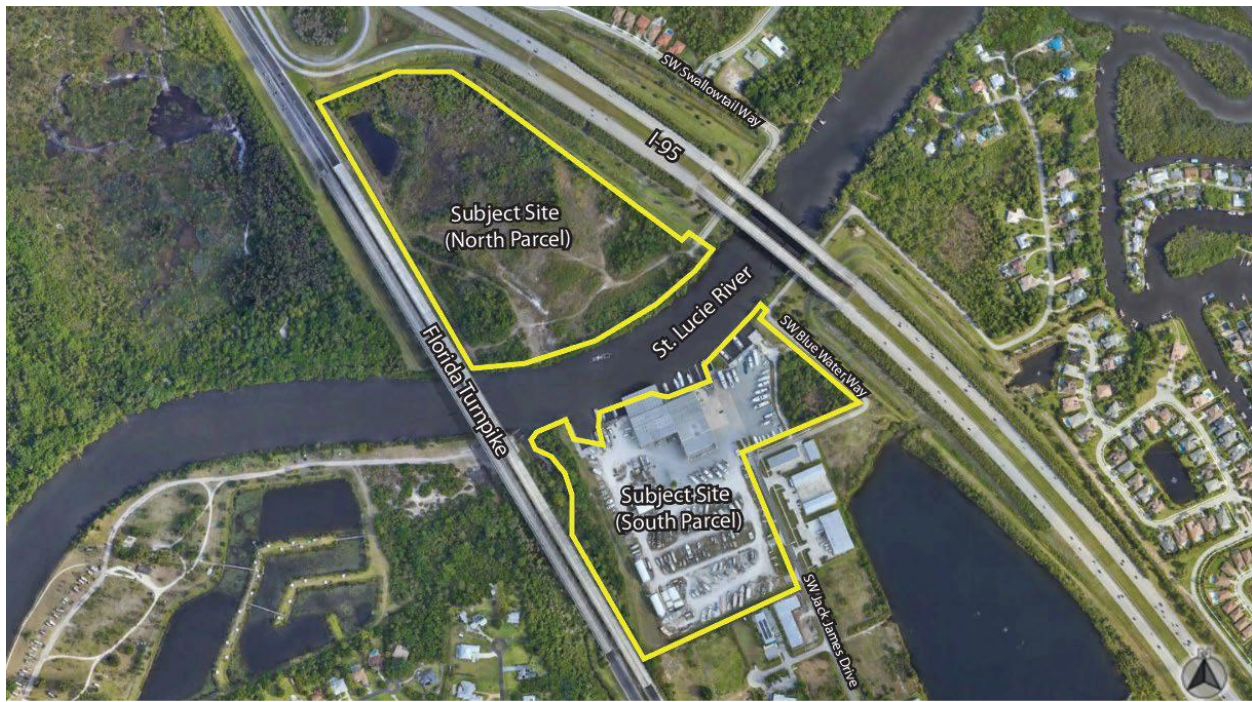


Figure 1, a location map that shows the subject sites, highlighted in yellow.

Various former rights of way which used to traverse the subject site have been vacated over time. The table below summarizes the three resolutions which vacated the various rights of way.

Resolution	Approval Date	Description
87-11.30	November 17, 1987	Vacated a 30' wide portion of SW Blue Water Way. See area marked as #4 on the image below.
02-12.7	December 3, 2002	Vacated a portion of SW Blue Water Way varying in width from 55' to 70' marked as #3 on the image below and vacated a portion of SW Jack James Drive 65' wide marked as #2 on the image below.
07-9.71	September 18, 2007	Vacated two unnamed 30' wide platted rights of way marked as #1 on the image below.



Figure 2, map showing the easements.



Figure 3, Existing future land use. The abandoned right of way has no future land use designation.



Figure 4, Proposed future land use.

This staff report will consider the extension of Commercial Waterfront future land use to the abandoned rights of way on North and South parcels 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 66.2 acres. The parcels are within the following:

Planning District: North parcel: Palm City. South Parcel: Port Salerno.

Adjacent Planning District: Stuart Urban.

Commission District: North parcel: District 5. South Parcel: District 4.

Taxing District: North parcel: District 5. South Parcel: District 4

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 Florida's Turnpike, which is an expressway, west of the subject parcels, and I-95, which is also an expressway, east 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 64.3 acres located on S.E. Gomez Avenue, from Conservation to Residential Estate Density (2 units per acre).
- 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 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.
- D. 21-15, West Jensen PUD, is a request to amend the FLUM on 25.9 acres located on NW Goldenrod Road, from Industrial and General Commercial to Medium Density Residential,

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 02-8, S&S Investments, Ordinance 627: A FLUM amendment for a 432-acre parcel located in southwestern Palm City east of Florida Turnpike, changing the land from Rural Density Residential (1 upa) to Estate Density Residential (1 upa).
- C. CPA 02-8, S&S Investments, Ordinance 627: A FLUM amendment for a 35-acre parcel located in southwestern Palm City east of Florida Turnpike, changing the land from Rural Density Residential (1 unit per two acres) to Commercial Waterfront. The northern portion of the subject 66 acres was changed by CPA 02-8 S&S Investments.

1.5. Adjacent Future Land Use

North: Estate Density (1 upa), separated from subject site by I-95.

South: Industrial.

East: Estate Density (1 upa) and Low Density (5 upa), separated from subject site by I-95.

West: AG. Ranchette and Recreational, separated from subject site by Florida's Turnpike.

1.6. Environmental Considerations

1.6.1. Wetlands, soils and hydrology

The soil on the subject site is Wabasso, Oldsmar fine sand, and Nettles Sand. The Wabasso series consists of very deep, very poorly and poorly drained, that formed in sandy and loamy marine sediments. Wabasso soils are on flatwoods, low broad flats, sloughs, depressions, and flood plains. The Oldsmar series consists of very deep, poorly drained and very poorly drained soils that formed in sandy marine sediments overlying loamy materials. Oldsmar soils are on flatwoods, low broad flats, and depressions on marine terraces. The Nettles series consists of very deep, poorly and very poorly drained, slow or very slow permeable soils on broad areas of flats and depressions of Peninsular Florida. They formed in sandy and loamy marine sediments.

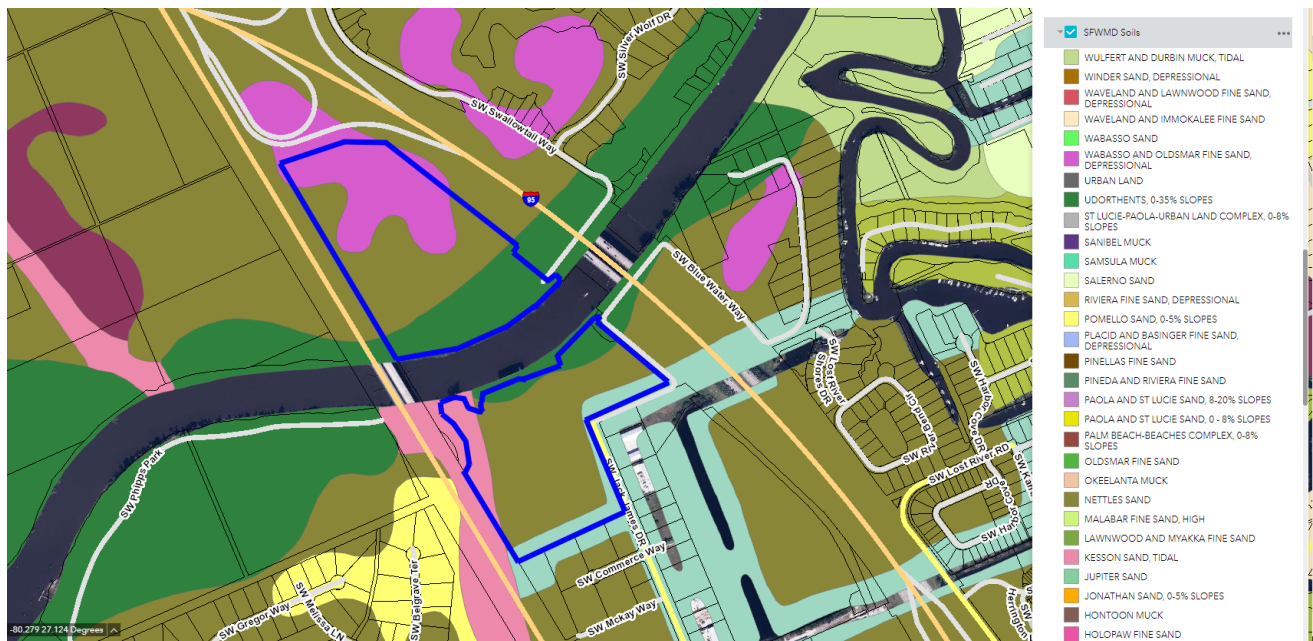


Figure 5, a soils map that shows the soils on the subject site.

The composite wetlands map shows a probability of wetlands on the site. Please see Figure 3.

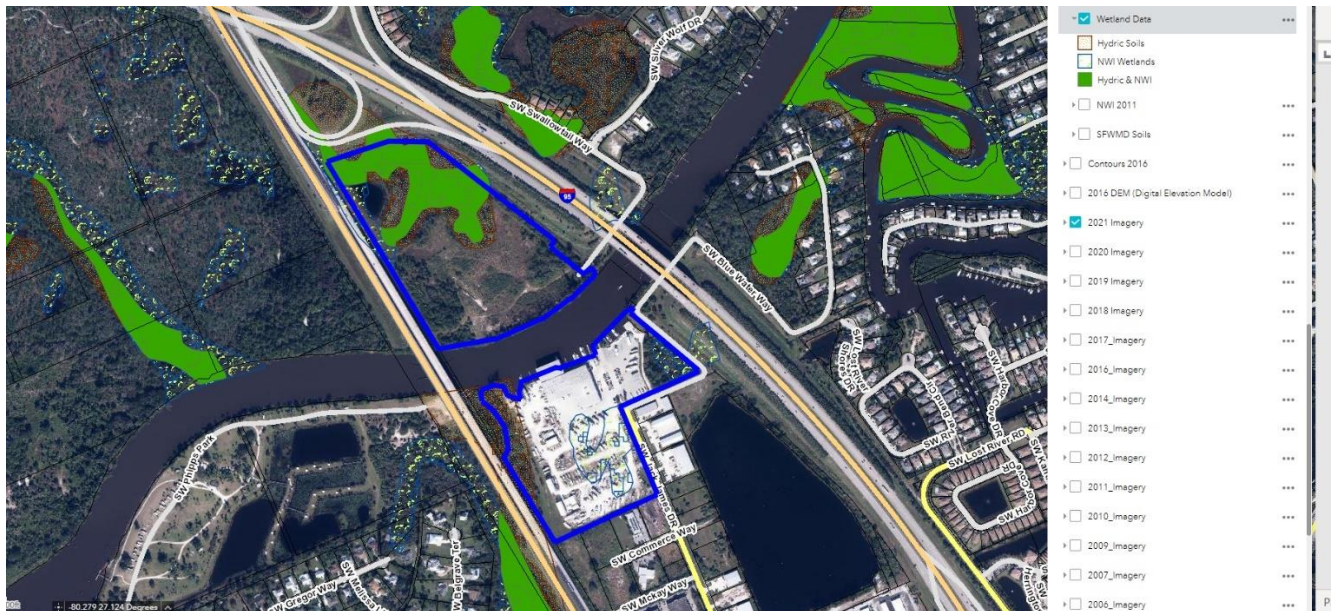


Figure 6, a composite wetlands map that shows the potential of wetlands on the subject site.

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. See Figure 4.



Figure 7, which shows the subject site to be outside the 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 – Highlands Reserve, a residential community (East of I-95)

South –Industrial park

East –Industrial park

West- Gregor Woods, a single-family residential subdivision (West of Florida's Turnpike)

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 Criterion (c) have been met, and (d) has not been met. Criterion (b) is not applicable.

(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 the future 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 abandoned rights of way to Commercial Waterfront future land use could have been done with past changes found in section 1.4. 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

Not applicable. Development on the lands in the immediate area has been consistent with the adopted Future Land Use Map.

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

Yes, the proposed change would correct the undesignated rights of way. Criterion met.

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

No, extending the Commercial Waterfront designation to the abandoned rights of way 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 proposal to extend the Commercial Waterfront land use designation to the abandoned rights of way does not propose low-intensity or low-density development. 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, 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 commercial and urban areas and the proposed change will not promote 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 North parcel, which is currently vacant and has never been developed. Any proposed development on the property would require an environmental assessment to identify wetlands on or within 100 feet of the property. 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, the subject sites are within the Primary Urban Service District and are surrounded by mostly 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.

No, the proposed change maximizes the use of the future land use designation. 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, the sites have adequate utilities, water/sewer systems and will not demand an extra increase in cost/time towards that. The subject sites are located within the PUSD. Public services (law enforcement, fire, libraries, parks etc.) are currently provided to the area of the subject sites. The proposal to extend the Commercial Waterfront designation to the abandoned rights of way 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, these sites do not fail to do that. Both sites are 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, the sites are 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 subject sites are located within the PUSD and are in an urban area with a mix of various uses such as commercial and industrial uses. 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 expressways. 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.

The proposed change would simply extend the Commercial Waterfront designation to the abandoned rights of way. The composite wetlands map shows a 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 these two sites 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 proposed change does not involve housing. The parcels are located near existing development that provides a mix of densities and intensities. Discourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The subject parcels are 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 sites are 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 parcels are 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.

The proposed change will not affect a balance of land uses. Discourages the proliferation of urban sprawl.

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

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. The proposed land use change corrects the undesignated rights of way on 2 acres of land surrounded by the same land use designation. The proposed change will have de minimis impact. 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 2 acres of land are surrounded by Commercial Waterfront and Industrial. The proposed land use would be compatible with the surrounding land use designations.

2.4 Consistency with the Comprehensive Growth Management Plan

Below is an excerpt from the CGMP describing commercial development and specifically the future land use designation of Commercial Waterfront, extracted from Policy 4.13A.8.(4), CGMP, Martin County, Fla. (2021).

- (4) Marine Waterfront Commercial. The Future Land Use Map designates Marine Waterfront Commercial areas to accommodate marine resort, marina and water-related services along highly accessible waterfront sites with the potential to satisfy the unique location, market and resource needs of water-dependent more intense marine service/industrial uses. Commercial Waterfront uses are generally either water-dependent or water-related. Specific zoning regulations shall regulate the nature of marine waterfront commercial operations. They shall also assist in maintaining the stability of adjacent and nearby residential areas through use restrictions, landscaping and screening, and nuisance abatement standards. The regulations shall also guard against environmentally adverse impacts to biologically active and environmentally sensitive habitats in a manner consistent with the Coastal Management and Conservation and Open Space Elements.

The Land Development Regulations shall provide several marine waterfront commercial zoning districts to accommodate relevant activities, including transient residential facilities, other facilities oriented to marine resorts such as restaurants and shops, and more intense marine service uses that have specific siting criteria to assure compatibility with human and natural resources identified in section 8.4.A5.

Marine Waterfront Commercial sites shall have a minimum net lot size of 10,000 square feet, with a residential density not exceeding 10 units per gross acre and a hotel/motel density not exceeding 20 units per gross acre. The FAR shall be governed by the parking standards of the Land Development Regulations. Maximum building coverage shall be 50 percent. Minimum open space shall be 30 percent. Maximum building height shall be 30 feet for parcels zoned for resort (water-related) uses and 40 feet for parcels zoned for general (water-dependent) uses.

Residential use shall be allowed in the Marine Waterfront Commercial future land use designation as part of a mixed-use project in a CRA. Residential densities shall be as provided for in this policy. The nonresidential use in a mixed-use project on a parcel with the Marine Waterfront Commercial future land use designation shall

be a water-related or water-dependent use. Mixed-use projects are subject to the restriction on the conversion of Marine Service Areas to permanent residential use. Marine Service Areas. Although Marine Waterfront Commercial areas allow for a variety of uses, Marine Service Areas shall not be developed or converted to permanent residential uses other than as an accessory use such as a watchman's quarters.

(a) At a minimum, the following shall be considered Marine Service Areas:

1) Parcels zoned Waterfront General Commercial, including those zoned after the effective date of the Marine Service Area provision; and

2) Parcels or portions of parcels used as marinas or marine repair facilities, including all related boat storage and repair areas, but not including vacant areas or portions of the parcel devoted to uses other than marinas or marine repair.

(b) This restriction on permanent residential use in Marine Service Areas took effect on March 20, 2006. However, Land Development Regulations shall also be adopted to allow landowners to petition for amendments to the Marine Service Area map under certain circumstances. At a minimum, the petition process shall provide for amendments to the map where the landowner can demonstrate that:

(c) Land equally or more suitable for use as a Marine Service Area can be redesignated as such, so as to ensure no net loss of the total Marine Service Area. The Land Development Regulations may provide limits as to acceptable locations for such new Marine Service Areas; or

(d) The existing marine service uses on the site proposed for conversion to permanent residential uses can be replaced by developing similar marine service uses on the same parcel or on a different parcel not already designated as a Marine Service Area (including combinations of on-site and off-site improvements). The Land Development Regulations may provide limits as to acceptable locations for such new marine service uses; or

(e) A particular parcel of land in a Marine Service Area cannot reasonably be developed or redeveloped for marine service uses due to changes in the surrounding area or government regulations related to marine service uses.

Where new Commercial Waterfront lands are created via amendments to the Future Land Use Map, the Board of County Commissioners shall also determine whether such lands shall be designated as Marine Service Area. Lands that are changed from Commercial Waterfront to another future land use designation shall automatically be removed from the Marine Service Area with no additional action required.

Staff Analysis:

Commercial Waterfront accommodates marine resort, marina and water-related services along highly accessible waterfront sites with the potential to satisfy the unique location, market and resource needs of water-dependent more intense marine service/industrial uses.

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 Commercial Waterfront is

appropriate for sites within the PUSD. Additionally, development of the subject parcel will be infill development.

2.5. Capital Facilities Impact

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 Force Main. 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.”

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

No impact.

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

No impact.

3. FIGURES/ATTACHMENTS

Figure 1, Location Map

Figure 2, Showing easements

Figure 3, Existing future land use

Figure 4, Proposed future land use

Figure 5, Soil Map

Figure 6, Wetlands Map

Figure 7, Wellfield Protection Zone Map

Memo from Utilities Department