

PROPOSED TEXT AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN

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REQUEST NUMBER: CPA 22-07, County Operations Text Amendment

Report Issuance Date: 02/02/2023

APPLICANT: Martin County Board of County Commissioners

REPRESENTED BY: Paul Schilling
Director, Growth Management
Martin County Board of County Commissioners

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

<u>PUBLIC HEARINGS:</u>	<u>Date</u>	<u>Action</u>
Local Planning Agency (LPA):	2/16/2023	Recommend Approval
Board of County Commission Transmittal:	3/7/2023	
Board of County Commission Adoption:	TBD	

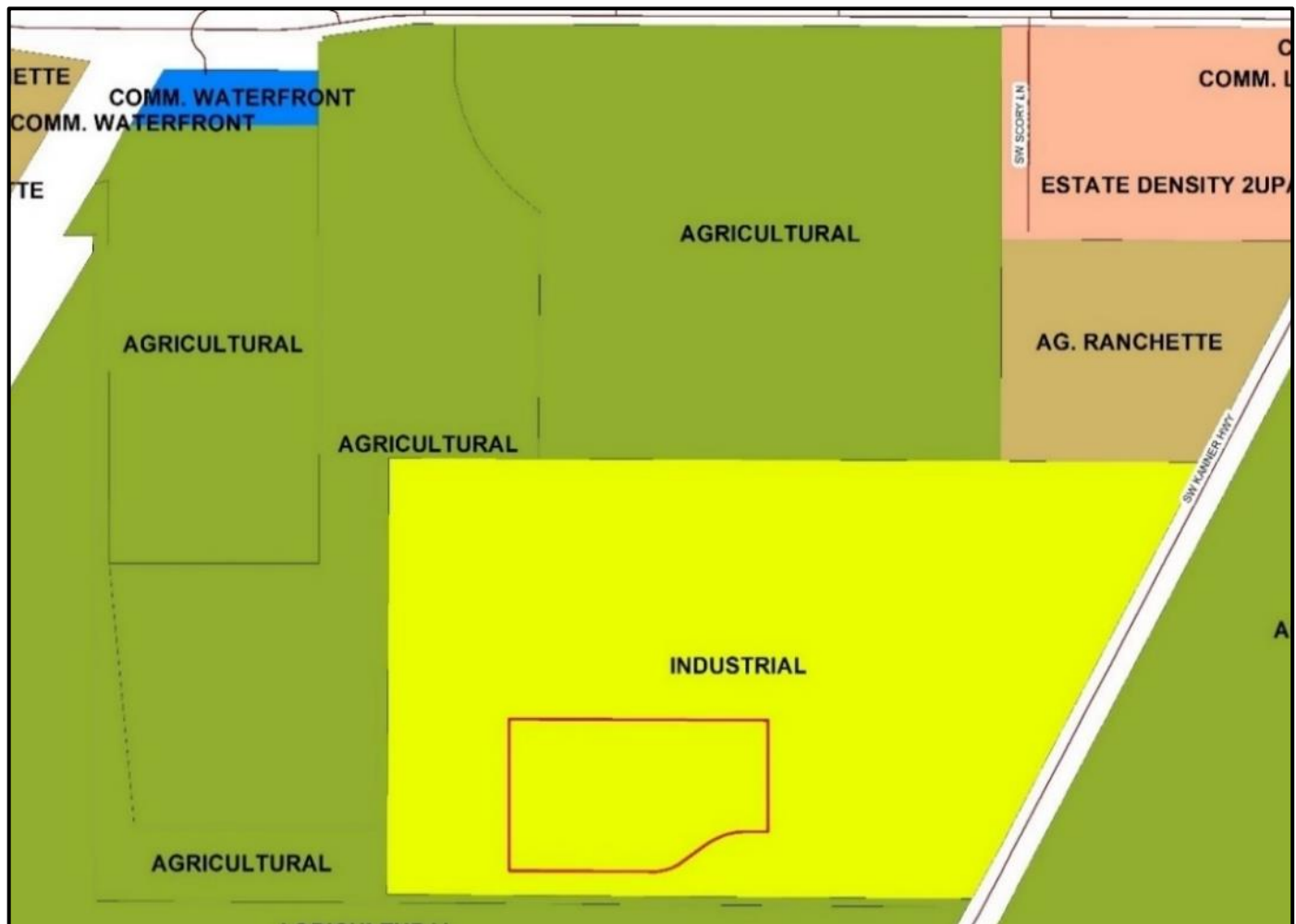
APPLICANT REQUESTS:

This is a request for a site-specific text amendment to Chapter 4, Future Land Use Element, specifically Policy 4.1B.2.(2). No amendment to the Future Land Use Map is proposed however, there is a concurrent zoning district change proposed for the same 29.8 acres discussed in this site-specific text amendment. The proposed rezoning of the 29.8 acres will be the subject of a separate staff report.

EXECUTIVE SUMMARY

Martin County recently purchased approximately 29.8 acres within a larger 250 acres of land with an Industrial future land use designation. Please see the area outline in red on Figure 2. A new County operations facility is planned for the area outline in red. This amendment proposes a small change to the text of sub-area Policy 4.1B.2.(2), applicable to the entire 250 acres shown in yellow on Figure 1. If the proposed change is adopted, the 29.8 acres would be excluded from a Planned Unit Development

Figure 2, Shows the acquired 29.8-acre parcel outlined in red.



STAFF ANALYSIS

Policy Changes

The existing text of Policy 4.1B.2. and proposed amendment is shown below. Subsection (2) identifies the 250 acres (shown in yellow) on Figure 1 and Figure 2. Paragraphs (2) (a) through (f) list restrictions applicable to the entire 250 acres. The proposed change to paragraph (d) would only exclude 29.8 acres from a PUD zoning district and development agreement. All other restrictions in Paragraphs (2) (a) through (f) would be applicable to the entire 250 acres.

The Industrial future land use designation would be implemented on 29.8 acres by a standard zoning district (such as LI, GI, or HI) listed in Article 3 of the Land Development Regulations. Please see the concurrent staff report for the proposed zoning district change. The Board of County Commissioners would not be in the position of both applicant and reviewing agency of a PUD development agreement. The warranty deed that conveyed the 29.8 acres is referenced in the text to distinguish the 29.8-acre

property from the surrounding lands.

Policy 4.1B.2. Analysis of availability of public facilities. 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.

Compliance with this provision is in addition to, not in lieu of, compliance with the provisions of Martin County's Concurrency Management System. When a map amendment is granted under this provision, it does not confer any vested rights and will not stop the County from denying subsequent requests for development orders based on the application of a concurrency review at the time such orders are sought.

Martin County may adopt sub-area development restrictions for a particular site where public facilities and services, such as arterial and collector roads, regional water supply, regional wastewater treatment/disposal, surface water management, solid waste collection/disposal, parks and recreational facilities, and schools, are constrained and incapable of meeting the needs of the site if developed to the fullest capacity allowed under Goal 4.13 of this Growth Management Plan. The master or final site plan for a site that is subject to such sub-area development restrictions shall specify the maximum amount and type of development allowed. Sub-area development restrictions apply to the following sites:

- (1) The tract of real property described in the Warranty Deed recorded at OR Book 2157, Page 2403, of the Public Records of Martin County, which is limited to 365,904 square feet of nonresidential use, consistent with the assigned future land use designation, and on which residential uses shall not be allowed.
- (2) The following restrictions shall be applied to the tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. 1153:
 - (a) Uses on the subject property shall be limited to nonresidential uses. Residential uses shall not be permitted.
 - (b) Uses on the property shall be consistent with the future land use designations for the property and the applicable land use policies of the Martin County Comprehensive Growth Management Plan (CGMP).
 - (c) The net inbound AM peak hour trips generated by all uses shall be limited to 950 trips, as demonstrated during the review of final site plans consistent with Article 5, Adequate Public Facilities Division 3, Traffic Impact Analysis, Land Development Regulations.

- (d) All future applications for development approval shall be processed as a Planned Unit Development (PUD), except for the 29.8-acre parcel described in the Warranty Deed recorded in OR Book 3325 and Page 2134, Public Records of Martin County, Florida.
- (e) The building footprint of any individual warehouse or distribution facility shall not exceed 1,050,000 square feet.
- (f) No final site plan shall be approved, which provides access to SW 96th Street from that portion of the property designated as Industrial on the Future Land Use Map, unless it is restricted to provide access for emergency purposes only.

Conclusion:

Staff recommends approval of the sub-area policy change found in Policy 4.1B.2. because it only excludes the 29.8-acre parcel from a PUD zoning district and development agreement. All other requirements of the sub-area policy remain applicable to the entire 250-acre property identified.

FIGURES/ATTACHMENTS

Figure 1, a location map that shows the subject area

Figure 2, a location map that shows the specific parcel that was purchased

Attachment 1, Resolution 22-6.17, regarding purchase of the 29.8-acre parcel

Attachment 2, Resolution 22-8.18, regarding initiating this text amendment