

CPA 22-07

Board of County Commissioners
Public Hearing

March 7, 2023

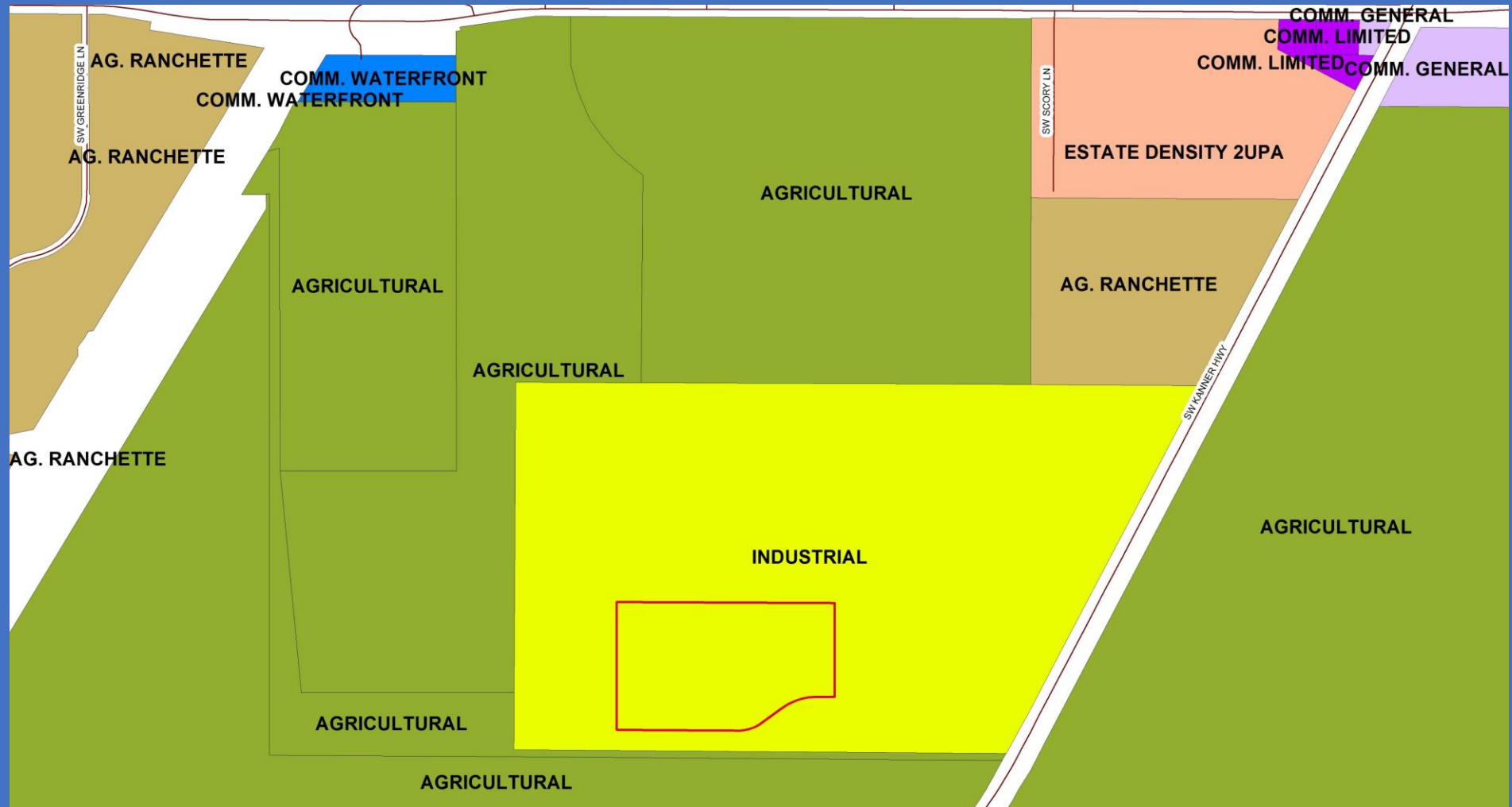
Carolyn Grunwald, Planner

County Operations Site-Specific Text Amendment

Proposed Text Amendment

- Board initiated site-specific text amendment to Policy 4.1B.2.(2) of the CGMP to add language excluding a 29.8-acre parcel from a Planned Unit Development (PUD) requirement and development agreement
- This is being proposed so that the Board would not be in the position of both the applicant and reviewing agency of a PUD agreement

29.8-acre County Operations site outlined in red



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

Sub-area development restrictions apply to the following sites:

(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.

Staff Recommendation

Staff recommends approval of the sub-area policy change found in Policy 4.1B.2. as 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.

This concludes the presentation.

Questions?