



Agenda Item Summary

File ID: 22-1051

CNST-7

Meeting Date: 8/16/2022

PLACEMENT: Consent

TITLE:

RESOLUTION TO INITIATE A TEXT AMENDMENT TO THE COMPREHENSIVE GROWTH MANAGEMENT PLAN

EXECUTIVE SUMMARY:

Staff requests approval to initiate an amendment to Policy 4.1B.2(2), Comprehensive Growth Management Plan (CGMP), Martin County Code, regarding sub-area development restrictions applicable to ± 29.8 acres of property within a larger ± 250 -acre tract of real property and to initiate an amendment to the Zoning Atlas regarding ± 29.8 acres.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Clyde Dulin

Title: Comprehensive Planning Administrator

REQUESTED BY: Lisa Wichser, P.E., County Engineer

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

On January 12, 2021, the Board adopted Ordinance 1152 creating a freestanding urban service district and adopting sub-area restrictions applicable to the ± 250 acres of industrial land where the subject site is located.

On January 12, 2021, the Board adopted Ordinance 1153 which was a Future Land Use Map Amendment assigning the Industrial future land use designation on the eastern ± 250 acres of a larger ± 499 -acre property. That same ordinance assigned the Agricultural future land use designation on the western ± 249 acres. The Board also adopted a concurrent rezoning, Resolution 21-1.14, amending the Zoning Atlas to assign the Limited Industrial (LI) and AG-20 A zoning districts.

On February 1, 2022, the Board adopted Resolution 22-2.3 amending the Zoning Atlas from LI to a Planned Unit Development (PUD) zoning on ± 179.9 acres of the ± 250 acres of Industrial land.

On July 20, 2022, the Board acquired ± 29.8 acres within the ± 250 acres of Industrial land to develop a County Operations and Maintenance Facility. The subject ± 29.8 acres retain the LI zoning district.

Staff seeks approval to amend the text of Policy 4.1B.2(2), CGMP, as it applies to the ±29.8 acres purchased for the County Operations and Maintenance Facility. The text quoted below would require the ±29.8 acres to be part of the PUD and would require the trips generated from the site to be included in the net inbound AM peak hour trip limit.

- (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).
 - (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 also seeks approval to initiate an amendment to the zoning atlas to change the ±29.8 acres from LI, Limited Industrial to GI, General Industrial or the most appropriate zoning district.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law, has identified and addressed legal risks, and has development strategies for legal defensibility.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board adopt the Resolution initiating an amendment to the text of Policy 4.1B.2(2) sub area development restrictions in the Comprehensive Growth Management Plan and initiate a rezoning on ±29.8 acres.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and provide staff with further direction.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

ALTERNATIVE RECOMMENDATIONS

Staff time.

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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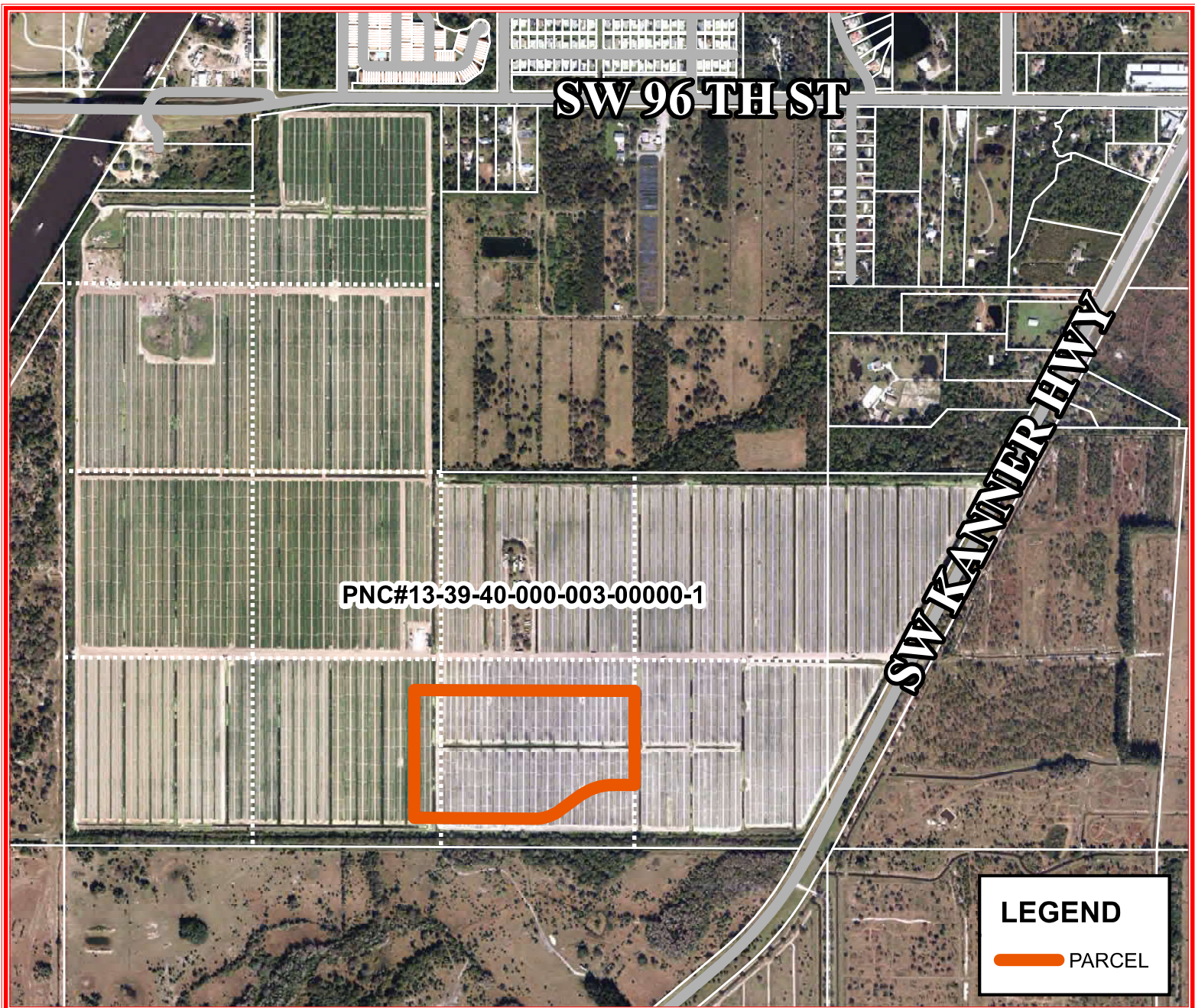


MARTIN COUNTY
PUBLIC WORKS DEPARTMENT
REAL PROPERTY DIVISION
#3537

WATERSIDE
KL WATERSIDE LLC



NOT TO SCALE
2021 AERIAL



Zoning Atlas Excerpt Martin County, FL

SW Montego Ter
SW Versailles Ter
SW Marquis Ter
SW Olds Pl
SW Pontiac Pl
SW Monarch Trl
SW 96 TH ST
SW Scory LN
SW Kanner Hwy
SW Bobcat Dr
SW Porpoise Cir
SW Eagles Landing
SW Star Drive
SW Ranch Trl
Martin Way
Marine Way
AG-20A Zoning District
PUD Zoning District
LI Zoning District

0 0.45 mi

Date: 7/13/2022
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A horizontal scale bar with a black segment on the left and a white segment on the right. The number '0' is at the left end, and '0.45 mi' is at the right end.

Date: 7/13/2022

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 22-

**REGARDING THE INITIATION OF TEXT AMENDMENTS TO THE
COMPREHENSIVE GROWTH MANAGEMENT PLAN**

WHEREAS, in 2021 the Board of County Commissioners adopted Ordinance 1152, which was a text amendment to Chapter 4, Future Land Use Element; and Chapter 11, Potable Water Services Element/10-year Water Supply Facilities Work Plan of the Comprehensive Growth Management Plan to establish a Freestanding Urban Service District; and

WHEREAS, Ordinance 1152 also adopted sub-area development restrictions for the site described in Ordinance 1153; and

WHEREAS, in 2021 the Board of County Commissioners adopted Ordinance 1153 amending the Future Land Use Map and designating a tract of real property with the Industrial future land use designation; and

WHEREAS, the Board of County Commissioners has purchased approximately 29.8 acres for the development of a County Operations and Maintenance Facility; and

WHEREAS, the Board of County Commissioners seeks to rezone 29.8 acres from Limited Industrial to General Industrial and amend the sub-area development restrictions described in Ordinance 1152; and

WHEREAS, the Martin County Comprehensive Growth Management Plan, Section 1-11, Amendment Procedures, states that the Martin County Board of County Commissioners may, by resolution, initiate a request to amend, modify, add to, or change the Comprehensive Growth Management Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Martin County Board of Commissioners initiates a Comprehensive Growth Management Plan text amendment to Policy 4.1B.2.(2) providing sub-area development restrictions applicable to 29.8 acres of the real property described in Ordinance 1153.

DULY PASSED AND ADOPTED THIS 16TH DAY OF AUGUST 2022.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN,
CLERK OF THE CIRCUIT
COURT AND COMPTROLLER

BY: _____
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: _____
SARAH W. WOODS,
COUNTY ATTORNEY

DRAFT