

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.

REQUEST NUMBER: **CPA 23-02**

Report Issuance Date: April 28, 2023

APPLICANT: Employees Money Purchase Pension Plan & Trust of Boca
Cardiology Associates Babic & Vinci PA FBO Stephen
Babic
7155 Queenferry Circle
Boca Raton, FL 33496
Company Representative: Stephen Babic

REPRESENTED BY: Thomas Engineering Group, LLC.
850 S.E. Osceola Street
Stuart, FL 34996
Company Representative: Brandon Ulmer

PLANNER-IN-CHARGE: Daphne Schaub, Senior Planner
Growth Management Department

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency	June 1, 2023	
Board of County Commission Adoption:	June 20, 2023	

SITE LOCATION: The parcel is located on the east side of S.E. Federal Highway, south of S.E. Heritage Boulevard and north of S.E. Poinciana Lane, Parcel Identification Number 34-38-42-000-140-00140-6.

APPLICANT REQUEST: This request is for a small-scale amendment to the Future Land Use Map (FLUM) on a 4.01-acres parcel. The request proposes to change from Medium Density Residential to General Commercial future land use designation. An application to rezone is being reviewed separately from this application.

STAFF RECOMMENDATION:
Staff recommends approval of the proposed Future Land Use Map (FLUM) change from Medium Density Residential to General Commercial future land use designation.

EXECUTIVE SUMMARY:

This staff report will consider the General Commercial future land use and will analyze whether it is consistent with the Comprehensive Growth Management Plan (CGMP) and compatible with the surrounding properties.

The subject parcel is shown below, highlighted in red (Figure 1).

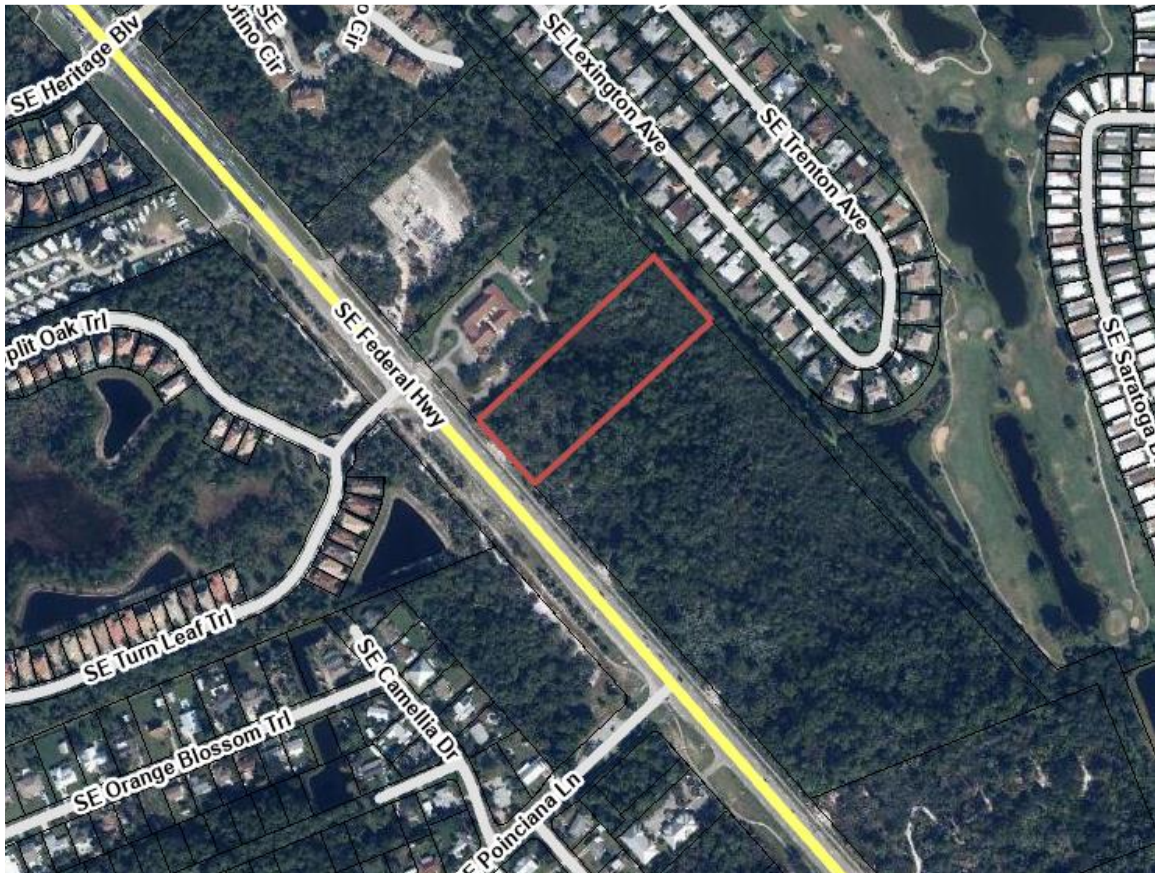


Figure 1, a location map that shows the entire parcel bounded in red.

Future Land Use Designation	
Existing Medium Density Residential	Proposed General Commercial
Reserved for land in the core of the Primary Urban Service District (PUSD) accessible to employment centers	Principally located in highly accessible parts of the USD
Maximum Density Residential: 8 units per acre	Maximum Density: 20 UPA (hotel/motel) Floor Area Ratio: Governed by Parking Standards
Maximum Building Height: 40'	Maximum Building Height: 40'
Minimum Open Space: 50%	Minimum Open Space: 20%
	Maximum Building Coverage: 60%

Shown below is an excerpt of the FLUM with a depiction of the area proposed for amendment (Figure 2).

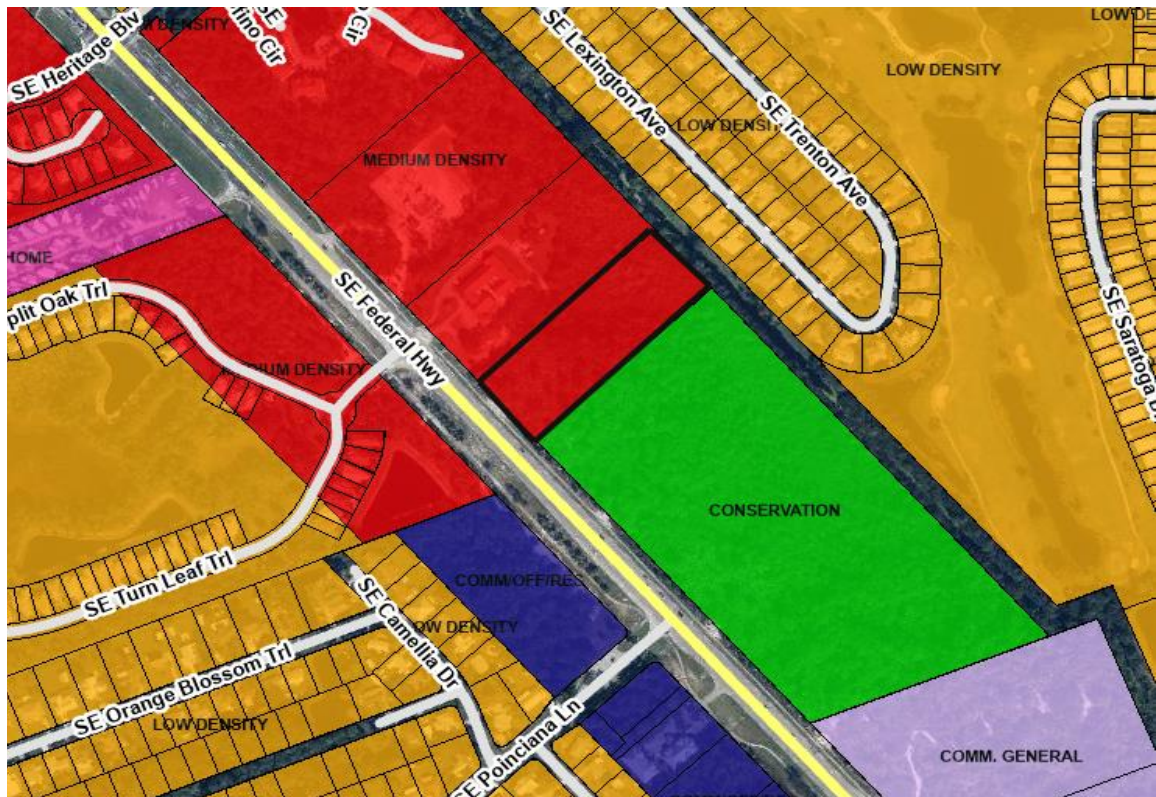


Figure 2, excerpt of existing FLUM with parcel bound in black. The whole site is Medium Density Residential.

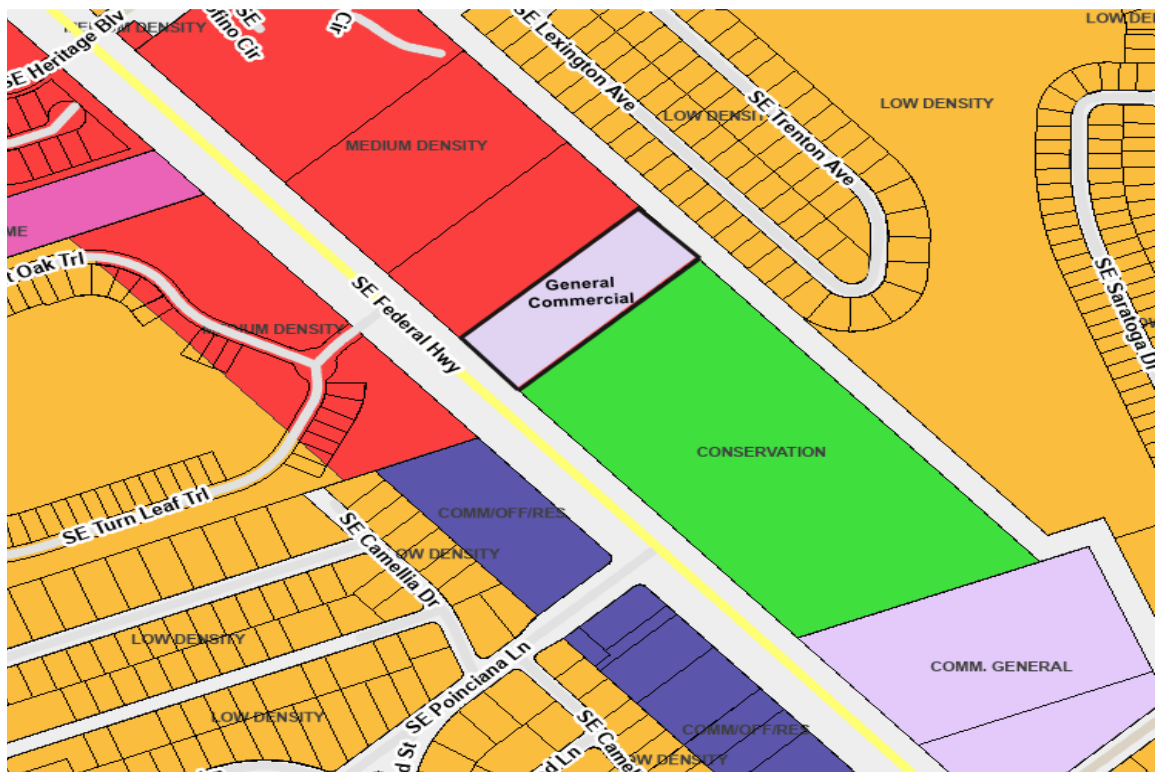


Figure 3, proposed future land use.

1. PROJECT/SITE SUMMARY

1.1 Physical/ Site Summary

The subject parcel is a 4.01 acres site. The parcel is within the following:

Planning District: South County

Adjacent Planning District: Port Salerno/76

Commission District: District 3

Taxing District: District 3 Municipal Service Taxing Unit

Urban Service District: Primary USD

1.2 Major Roadways

The major roadways closest to the subject parcel are S.E. Federal Highway, which is a major arterial west of the site, S.E. Seabranh Boulevard, a minor arterial north of the site, and S.E. Osprey Street, a major collector south of the site.

1.3 Current Amendment Requests

- A. 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.
- B. CPA 21-12, Waterside FLUM, is a request to amend the FLUM on 369.89 acres located south of S.W. 96th Street, east of the St. Lucie Canal, and west of S.W. Kanner Highway, from Agricultural and Industrial to Low Density Residential.
- C. CPA 22-02, Riverside Pulte I-95, is a request to amend the FLUM to change 12.33 acres of General Commercial to Commercial Office/Residential.
- D. CPA 22-10, Walsh/Indiantown Property Holdings LLC, is a request to amend the FLUM to change 123 acres from Rural Density to Marine Waterfront Commercial.
- E. CPA 22-11, Three Lakes Golf Club, is a request to amend the FLUM to change 1,219 acres of Agricultural to Rural Lifestyle.
- F. CPA 22-12, South Florida Gateway, is a request to amend the FLUM to change 57 acres from Agricultural future land use to Industrial.
- G. CPA 23-03, Sunrise Grove FLUM, is a request to amend the FLUM to change 205 acres from the Agricultural Ranchette future land use to AgTEC.

1.4. Past Changes in Future Land Use Designations

There have been changes in the surrounding area. Since adoption of the CGMP in 1982, some amendments to the FLUM have occurred in the immediate area. The amendments are summarized below.

- A. CPA 95-24, Kremser Trust, Ordinance 502: A FLUM amendment for 1.12 acres located southwest of intersection of S.E. Federal Highway and S.E. Salerno Road, changing the parcel from Low Density Residential to General Commercial.
- B. CPA 16-5, DeMartini, Ordinance 1008: A FLUM amendment for 2.07 acres located on the east side of S.E. Federal Highway north of Cove Road, changing from Limited Commercial to General Commercial.
- C. CPA 19-18, Tradewinds Hobe Sound, Ordinance 666: A FLUM amendment for 13.66 acres located on S.E. Federal Highway, changing the parcel from Medium Density Residential, Commercial/Office/Residential, and Limited Commercial to High Density Residential.

- D.** CPA 19-25, Hobe Sound FLUM, Ordinance 1133: A FLUM amendment that changed most of the future land use designations in the Hobe Sound Community Redevelopment Area to CRA Center and CRA Neighborhood.
- E.** CPA 21-02, Federal Highway and Ridgeway Terrace, Ordinance 1166: A FLUM amendment for 1.38-acre parcel from Medium Density Residential to General Commercial.
- F.** CPA 21-04, Florida Inland Navigation District (FIND), Ordinance 1189: A FLUM amendment for 54.3 acres located on S.E. Gomez Avenue from Public Conservation to Residential Estate Density and General Institutional.
- G.** CPA 21-05, Loblolly Community Service Corporation (LCSC), Ordinance 1190: A FLUM amendment for 51.79 acres located on S.E. Gomez Avenue from Residential Estate Density to Public Conservation and General Institutional.

1.5. Adjacent Future Land Use

North: Medium Density Residential (up to 8 upa)

South: Public Conservation

East: Low Density Residential (up to 5 upa)

West: Medium Density Residential (up to 8 upa)

1.6 Environmental Considerations

1.6.1. Wetlands, soils and hydrology

The soil on the subject site is primarily composed of Waveland and Lawnwood fine sand/depressional, Salerno sand, and Archbold sand. The Waveland series consists of very deep, very poorly and poorly drained, very slowly to moderately slowly permeable soils on broad areas of flatwoods and depressions in the Lower Coastal Plain of Peninsular Florida. They formed in sandy marine sediments. The Lawnwood series also consists of very deep, poorly drained, very slowly to moderately slowly permeable soils on broad flatwoods in the Lower Coastal Plain of Peninsular Florida. They formed in sandy marine sediments. The Salerno series consists of very deep, poorly drained, very slowly permeable soils on the flatwoods of Peninsular Florida. These soils also formed in sandy marine sediments. The Archbold series consists of deep, well drained, very rapidly permeable sandy soils that formed in marine or eolian deposits. These droughty soils are on low ridges in central Florida. (See Figure 4)

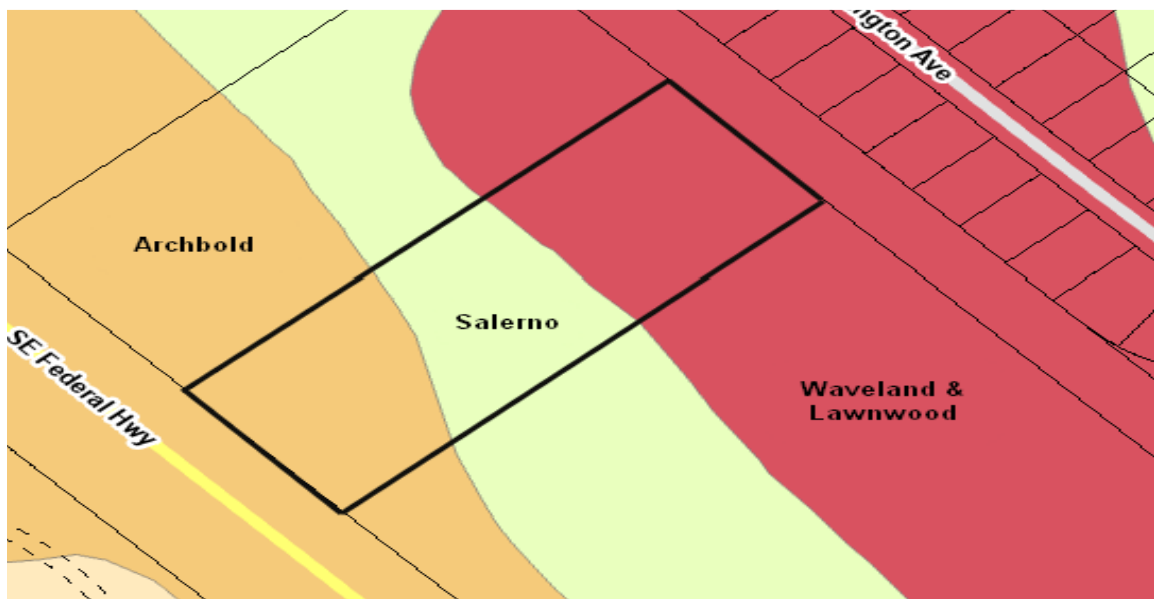


Figure 4, a soils map shows the soils on the subject site.

The Composite Wetland Map show there is a high probability of wetlands on the eastern portion of the site. However, confirmation of wetlands and verifying the location and extent of wetlands can only be determined by on-site delineation by an environmental professional. (See Figure 5)



Figure 5, a composite wetlands map that shows a high probability of wetlands.

1.6.2. Wellfield protection

The following is a depiction of the presence of existing wellfields proximate to the.



Figure 6, the subject parcel is not within any 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: RM-8 - Bethel Lutheran Church of Hobe Sound

South: PC (Public Conservation) - Martin County

East: PUD-R - Heritage Ridge North P.U.D.

West: PUD-R - Pastelle Residential P.U.D. (The Oaks)

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

(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 FLUM adopted in 1982. Changing the subject site to General Commercial future land use designation is consistent with the land use designations in the general area and adequate public services are available to the subject site. 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

The Hobe Sound Tennis Center approved November 2022 at the northeast corner of S.E. Constitution Boulevard and S.E. Federal Highway. Also, in 2019 a Dollar General developed at the southeast corner of S.E. Constitution Boulevard and S.E. Federal Highway. However, the Hobe Sound Fire station at the corner of S.E. Ridgeway and S.E. Federal Highway was sold this year and replaced by a new fire station near Heritage Ridge Boulevard. South of the subject site Martin County is constructing a stormwater treatment facility to improve water quality, treatment, rehydrate and restore a wetland near the subject site. The site of a hotel, destroyed by the 2004 hurricanes, was redeveloped in 2021 and is now a Publix supermarket. Farther to the south, a FLUM amendment permitted the 177-unit Tradewinds of Hobe Sound apartments to be developed, see Section 1.4 of this report. A percentage of units at Tradewinds are classified as “Workforce” housing. Farther south, new future land use designations have been assigned to most of the Hobe Sound Community Redevelopment Area. These changes to the FLUM are encouraging additional redevelopment. Criterion met.

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

No such correction is needed because the current future land use designation of the subject site is not inappropriate. Criterion not met.

(d) The proposed change would fulfill a public service need that enhances the health, safety

or general welfare of County residents.

The proposed change will not correct a public facility deficiency. Criterion not met.

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 Statutes, Section 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 Statutes provide 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 4.01-acre subject property is not a “substantial area” of the jurisdiction. The site is integrated within the urban, commercial, and residential use areas. The proposal for General Commercial does not propose low-intensity or low-density development. The proposed land use allows up to twenty units per acre (hotel/motel) and is appropriate for lands located in the Primary Urban Service District. 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.

This site is within the Primary Urban Service District and is within an existing urban, residential, and 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.

The site is integrated within residential, 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 subject site, which is currently vacant and has never been developed. Pursuant to Policy 9.1G.2(2), “No negative impacts shall be allowed in wetlands or within the surrounding buffer”, Martin County, Fla. CGMP (2021). 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.

This site is within the Primary Urban Service District and is surrounded by primarily residential uses. There are conservation and commercial uses in the immediate area as well. 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.

The subject site is located within the Primary Urban Service District where public facilities and services are available. Development of this site will be infill development. 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.

This site has adequate utilities, water/sewer systems and will not demand an extra increase in cost/time towards that. The subject site is located within the PUSD. Public services (law enforcement, fire, libraries, parks etc.) are currently provided to the area of the subject site. The proposal to change the subject site to General Commercial 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.

This site does not fail to provide a clear separation between rural and urban uses. This site is 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.

This site is infill development. Discourages the proliferation of urban sprawl.

(XI) Fails to encourage a functional mix of uses.

The proposed change does not fail to encourage a functional mix of uses. The site is located within the PUSD and is in an urban area with a mix of various uses such as commercial, and residential uses. Discourages the proliferation of urban sprawl.

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

This site does not result in poor accessibility among related land uses. The parcel is located nearby major arterial roads and is located central to thousands of dwellings that will benefit from service made available should this amendment request be granted. 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.

This 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 natural resources and ecosystems are not negatively impacted. The proposed change would locate commercial development in the Primary Urban Service District and in proximity to other commercial and residential lands. The composite wetlands map shows a high probability of wetland on the subject site. Any type of development proposed on the subject site will 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 this site 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 South Martin Regional Utility. 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 parcel is located near existing development that provides a mix of densities, intensities and uses. Discourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The site is only 4.01 acres, and future development to the site will not result in overconsumption of water and energy. The subject parcel is 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 site is 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 parcel is 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.

If developed, the subject site will be in-fill development and will not negatively impact the balance of land uses in the area. The proposed amendment responds to demands for commercial capacity while locating that capacity within the USD where it will serve existing residential development. The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities primarily located in highly accessible parts of the urban service district. 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 that constitutes sprawl. The proposed change will bring forth infill development, providing commercial services and uses that are appropriate for sites within the USD. The proposed future land use designation will allow intensities of use and urban form that are consistent with the existing and planned development pattern in the vicinity. However, it does not constitute sprawl because it is located well within the USD and is consistent with the adopted Future Land Use Map. 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 lands north of the subject site have the future land use designation of Medium Density Residential and contain a church. Also, north of the subject site is an FPL substation and a condominium development. The lands south of the subject site have the future land use designation of Conservation. There do not appear to be any compatibility issues with properties on the north or the south of the subject property.

East of the subject site is Low Density Residential (5 upa) and contains Heritage Ridge North, a residential community. The composite wetlands map shows a high probability of wetlands to the back of the subject site, between the developable site area and Heritage Ridge North; that may provide a buffer between development on site and Heritage Ridge North. To the west is Medium Density (8 upa) and contains The Oaks, a residential community.

North – Bethel Lutheran Church

South – Martin County

East – Heritage Ridge North

West – The Oaks

2.4 Consistency with the Comprehensive Growth Management Plan

Below is an excerpt from the CGMP describing the existing Medium Density Residential future land use designation and the proposed General Commercial future land use designation, extracted from Policy 4.13A.7.(4) and Policy 4.13A.8.(3), CGMP, Martin County, Fla. (2021).

(4) Medium Density Residential development. The Medium Density Residential designation is reserved for land in the core of the Primary Urban Service District and accessible to employment centers. The maximum density is eight units per gross acre. However, sites may be approved for a maximum of 10 units per gross acre (a density bonus), after demonstrating compliance with all of the following criteria:

- (a) The development commits to providing affordable housing to eligible households as defined by Chapter 2 Overall Goals and Definitions;
- (b) The site is or can be serviced by a full complement of urban services including water and wastewater service from a regional public utility;
- (c) The applicant provides a significant open space buffer, natural landscape (including a landscaped berm where appropriate), plant material and/or an aesthetic wall or fence to effectively shield the Residential use from any existing or potential adjacent nonresidential use or from any single-family use.

In reviewing specific densities, the aim shall be to preserve the stability of established residential areas. Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

Staff Analysis:

The subject site is consistent with the Medium Density Residential future land use because it is located in the core of the PUSD where it has access via US 1 to employment centers such as Port Salerno and Hobe Sound. The Medium Density Residential future land use designation would also allow a maximum of 32 residential units on the 4.01 acre site.

(3) *General Commercial development.* The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses. The sites are located on major or minor arterials and require

a minimum net lot size of 10,000 square feet. The floor area ratio (FAR) shall be governed by the parking standards of the Land Development Regulations. Maximum densities for hotel/motel units located in a General Commercial future land use designation shall be 20 units per gross acre. Maximum building coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

The Land Development Regulations implementing the General Commercial future land use designation shall be consistent with the development standards described above. This area is not intended to accommodate businesses, trades or services that generate significant nuisance impacts, including glare, smoke or other air pollutants; noise; vibration; major fire hazards; need for extensive outside storage and display; or other impacts associated with more intensive industrial uses. Automotive sales and services shall be located in the General Commercial land use classification on sites appropriately designated for highway-oriented commercial uses in the Land Development Regulations.

The areas designated for General Commercial development are specifically not adapted to permanent residential housing, and such uses shall be located in other areas designated for residential development. On the other hand, transient residential facilities including hotels and motels, timesharing or fractional fee residential complexes, or other transient quarters should be located in areas designated for commercial use.

The General Commercial site should generally be removed from single-family residential development and able to be buffered and screened consistent with the Land Development Regulations requiring appropriate landscaping and screening. Screening shall include vegetative berms (where feasible), plant material and/or aesthetic decorative fences or walls to assure compatibility with less intensive uses existing or anticipated on adjacent sites.

Prior to approval of a development plan, all applicants for development in the area designated General Commercial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system.

The General Commercial future land use designation is the most intense of the three commercial future land use designations. It permits automotive sales and service and highway-oriented commercial uses. General Commercial allows hotels/motels a maximum of 20 units per acre. Since the subject property is 4.01 acres, the maximum potential number of units the subject site can have with the proposed change is 80 units.

Appropriate buffering and screening will be determined as part of the final site plan approval to ensure that none of the neighboring properties are negatively impacted. The Landscape regulations require a 30-foot-wide landscape buffer between GC and residential, regardless of the proposed use in the GC zoning district.

The subject site is located near a major arterial road and is within the PUSD and has access to all the public facilities and services. Future land use designations such as General Commercial are appropriate for sites within the PUSD. Additionally, development of the subject parcel will be infill development.

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 parcel is located in the South Martin Regional Utility Area (SMRU). SMRU has provided a certification stating that based upon the information provided there is currently adequate water and wastewater capacity to serve this project. Off-site utility construction improvements, at the developer’s expense, may be required to serve the project. Any proposed development will be required to submit an application for Development Review.

An SMRU memorandum 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.”

A memorandum from Public Works Department staff is attached.

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 2024 is 178,927 persons. In fiscal year 2024, there are 263,031 tons of available capacity or 1.47 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 2024 of 163,560 persons. There are currently 1730 acres of active parkland available in the County. The 2024 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	1730 acres	10.58 acres per 1,000 residents
BEACH FACILITIES	9 parking spaces per 1,000 residents	1398 spaces	8.5 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 2024 (weighted average) population in unincorporated Martin County of 149,109 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	97
Advanced life support	20 minutes	Rural	90	97

Basic support	life	6 minutes	Urban	90	97
Basic support	life	15 minutes	Rural	90	97
Fire response		6 minutes	Urban	90	97
Fire response		15 minutes	Rural	90	97

2.5.1.7. Schools

School facilities are calculated based on residential units.

Policy 17.1B.2., CGMP

“Within 30 days after the School District receives a completed public school impact form from an applicant for an amendment to the Comprehensive Plan future land use map, rezonings, developments of regional impact, and master site plans which include residential units, the School District shall provide the local government with a general capacity analysis which indicates the generalized capacity for all applicable school facilities. This analysis shall be used in the evaluation of the development proposals but shall not provide a guarantee of availability of services or facilities.”

The revised application does not propose residential land uses. It will not affect school capacity.

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

The proposed applications do not propose residential land uses, therefore there would be no impact on 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 2024 LOS shows the current gross square footage of library space is 106,126, with the LOS at 0.65. There are currently 365,892 volumes available for a weighted average population of 178,927 resulting in 2.04 volumes per weighted resident.

3. FIGURES/ATTACHMENTS

Figure 1, Location Map

Figure 2, Existing FLUM

Figure 3, Proposed FLUM

Figure 4, Soils Map

Figure 5, Composite Wetlands Map

Figure 6, Wellfield Protection Zone Map

Memo from South Martin Regional Utilities