

A. Application Information

PINELAND PRAIRIE RE-ZONING

Applicants:

Shadow Lake Groves, Inc.
Martin Gateway Estates, LLC
Martin Gateway Center, LLC
2400 SE Federal Hwy. Suite 230
Stuart, FL 34994
Company Representative: Knight Kiplinger, President

Agent:

Marcela Cambor & Associates
Marcela Cambor-Cutsaimanis, AICP
47 W. Osceola Street # 203
Stuart, FL 34994

Property Owners:	Same as Applicants
Planner in charge:	Irene A. Szedlmayer, AICP
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	CPA 18-3
Application Received:	09/29/2017
Date of Staff Report:	06/13/2018
LPA Meeting Date:	06/21/2018
BCC Meeting Date:	08/21/2018

B. Project Description and Analysis

1. Introduction

This Application requests the amendment of the Martin County Zoning Atlas to place ±3,411 acres located east and west of SW Citrus Boulevard and adjacent to Martin County's boundary with St. Lucie County, into the Planned Mixed-Use Village Zoning District. The current zoning of the land is as follows:

1. ±502 acres are LI, the Limited Industrial Zoning District;
2. ±125 acres are AR-5A, the Agricultural Ranchette 5-acre Zoning District; and
3. ±2,784 acres are A-2, an Agricultural Zoning District.

The application to re-zone these ±3,411 acres is one part of a 4-part application package regarding the proposed Pineland Prairie. The other three Pineland Prairie

applications are:

1. CPA 18-4, Pineland Prairie Text Amendment, to create a new future land use designation--Mixed-Use Village, modify the Primary Urban Service District, and accomplish other related amendments.
2. CPA 18-3, Pineland Prairie Future Land Use Map (FLUM) Amendment, to change the future land use designation on ±3,411 acres to the Mixed-Use Village Future Land Use designation from the Industrial Future Land Use designation (±502 acres) and Agricultural Ranchette (±2,909 acres).
3. to amend the Land Development Regulations (LDR) to adopt a new Article 11 which creates the new Planned Mixed-Use Village Zoning District and establishes the Form-Based Code applicable within that new Zoning District.

2. Previous Public Hearings

The Local Planning Agency (LPA) held a public hearing on February 28, 2018 on all four applications. At that meeting, the Local Planning Agency voted to recommend approval of CPA 18-3 and CPA 18-4. The consideration of the Pineland Prairie Form-Based Code and the re-zoning of the land was continued by the LPA until May 3, 2018, and then until June 21, 2018. At its meeting on June 21, 2018, the LPA voted unanimously to recommend approval of the adoption of the proposed Article 11 of the LDR, creating the Planned Mixed-Use Village zoning district, and voted unanimously to recommend that the subject 3,411 acres be placed into that zoning district.

On April 24, 2018, the Board of County Commissioners voted to transmit the two comprehensive plan amendments to the Florida Department of Economic Opportunity and other state and regional reviewing agencies.

The application to change the zoning district of the subject 3,411 acres to the Planned Mixed-Use Village District will be presented to the Board of County Commissioners at the September 11, 2018 meeting only if the Board adopted CPA 18-4, the Pineland Prairie Text Amendment, and CPA 18-4, the Pineland Prairie FLUM amendment, at its August 21, 2018 meeting and the Board of County Commissioners approved the proposed amendments of the LDR to create Article 11, Planned Mixed-Use Village zoning district.

Figure 1. Subject Land

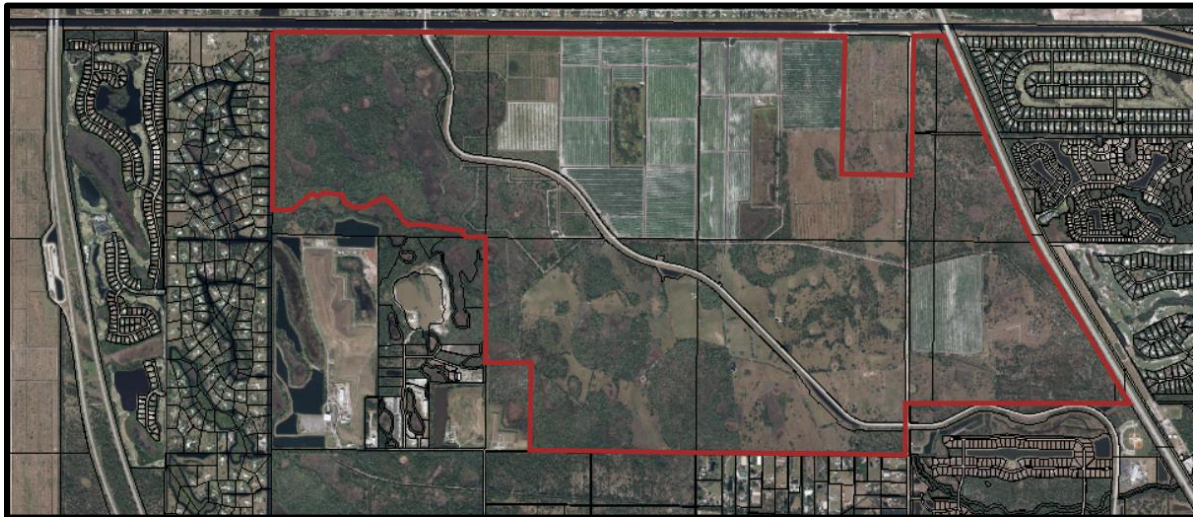
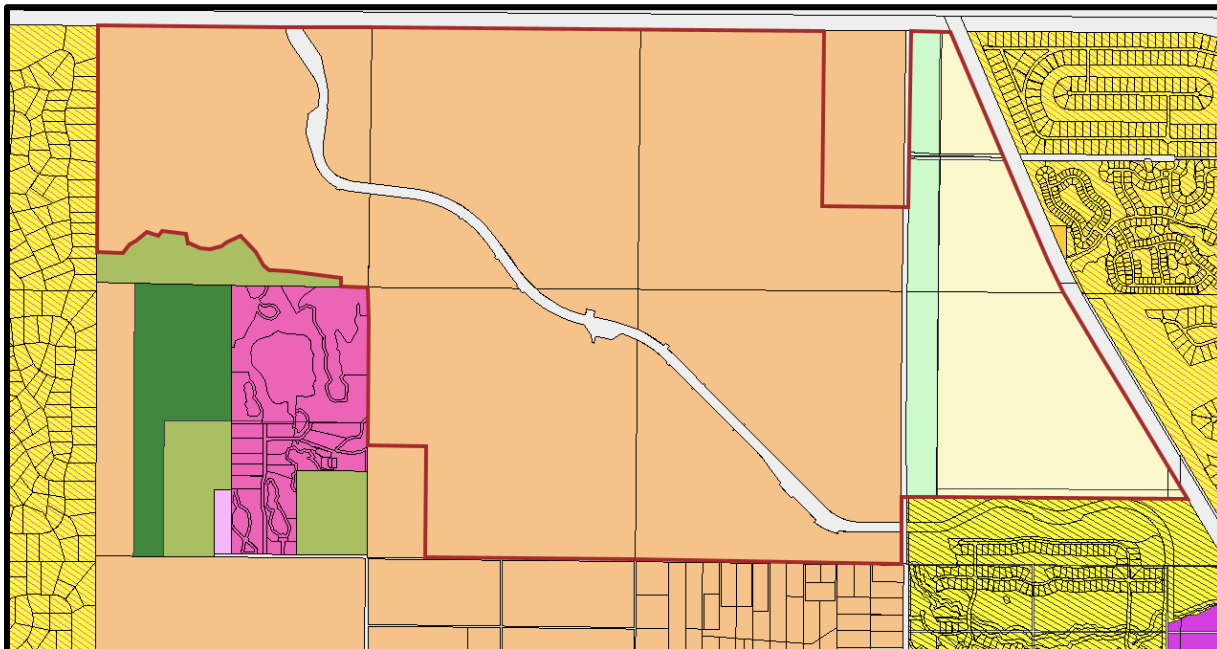


Figure 2. Current Zoning Map



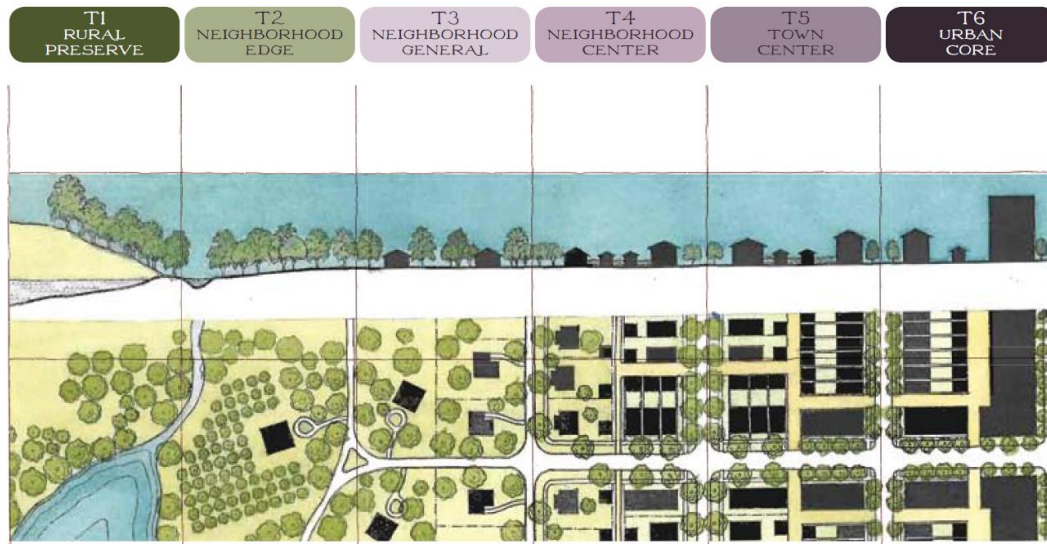


“A planning and zoning tool that organizes [land uses and intensities] in a continuum from rural to urban, referred to as T1, T2, T3, T4, T5, and T6 where T1 is the most rural and T6 is the most urban. Each Transect zone has common characteristics that facilitate form-based regulation.”

Not all Form-Based Codes include all six Transect Zones. Often towns do not include T6 while highly urbanized areas may include little or no T1. The PMUV provides no T6-Urban Core Transect. However, PMUV creates a Workplace District, to be located between Boat Ramp Avenue and the Turnpike, and a Civic Zone, to ensure civic uses are included within each neighborhood. PMUV permits the greatest variety of land uses in T5 (Mixed-Use Center Transect Zone) and in SD-W (Workplace District). The diversity of uses is reduced in T4-O and T4-R (General), further reduced in T3 (Edge). The fewest uses are permitted in T2 (Rural) and T1 (Natural).

In addition to regulating uses, each Transect Zone has different standards

regarding density, lot size, lot coverage, building type, and building placement. The Transects establish greater intensity and more varied uses in the center of the neighborhood, transitioning to larger lot, residential uses on the edge. A typical illustration of the six Transect Zones is set forth below, as is the draft Table of Permitted Uses.



Source: The Center for Applied Transect Studies, downloaded on June 13, 2018 from <https://transect.org/transect.html>

Permitted Use Table

RESIDENTIAL TYPES	T1	T2	T3	T4-R	T4-O	T5	SD-W	C
Mixed Use Building/Block					■	■	■	
Apartment Building				■	■	■	■	
Mansion Apartment			■	■	■	■	■	
Live/Work Unit					■	■	■	
Townhouse				■	■	■	■	
Duplex House			■	■	■	■		
Courtyard House				■	■	■		
Sideyard House			■	■	■	■		
Cottage			■	■	■			
House			■	■	■			
Villa			■					
Accessory Dwelling Unit			■	■	■	■		
Farm Labor Housing		□						
Residential Convertible to Retail					■	■	■	

LODGING

Hotel (no room limit)						■	■	
Inn (up to 12 rooms)		□			■	■		
Bed & Breakfast (up to 5 rooms)		□	□	□	■	■		
Hostel					□	□		
School Dormitory				■	■	■	■	

OFFICE

Office Building					■	■	■	
Live-Work Unit					■	■	■	
Home Occupation			■	■	■	■	■	
Agricultural/Animal/ Veterinarian Facility		■			□	□	■	

RETAIL

Open-Market Building (Farm Markets)		■	■		■	■	■	
Retail					■	■	■	
Display Gallery					■	■		
Restaurant					■	■	■	
Kiosk					■	■	□	
Push Cart						□	□	
Food Truck		□		□	□	□	□	□
Liquor Selling Establishment						□	□	
Movie Theater						■		

CIVIC

	T1	T2	T3	T4-R	T4-O	T5	SD-W	C
Bus Shelter		■	■	■	■	■	■	■
Convention Center							□	
Conference Center		□				□	□	
Exhibition Center							□	
Fountain or Public Art			■	■	■	■	■	■
Library								■
Live Theater						■		
Museum						■		■
Amphitheater/Outdoor Auditorium		■						■
Parking Structure						■	■	
Playground								■
Sports Stadium							□	□
Surface Parking Lot	■	■		■	■	■	■	■
Religious Assembly								■
Government Building & Use								■

OTHER: CIVIL SUPPORT

Fire Station								■
Police Station								■
Hospital						■	■	
Medical Clinic					□	■	■	

OTHER: EDUCATION

College							□	■
High School								■
Trade School							□	■
Middle School								■
Elementary School								■
Adult Day Care Center			■	■	■	■		■
Child Day Care Center			■	■	■	■	■	■

OTHER: INDUSTRIAL

	T1	T2	T3	T4-R	T4-O	T5	SD-W	C
Industrial							■	
Truck Stop/Travel Center							□	
Laboratory Facility							■	
Water Supply Facility							□	
Sewer and Waste Facility							□	
Electric Substation		□	□	□	□	□	■	
Wireless Transmitter		□					■	
Warehouse							■	
Produce Storage		□					■	
Mini-Storage							■	

OTHER: AGRICULTURE

Agricultural Uses, Animals		□						
Agricultural Uses, Crops	■						■	
Agritourism	■							
Grain Storage	■						■	
Livestock Pen	□							
Greenhouse	■						■	
Stable	■							
Kennel	■	□	□	□	□	□	□	
Animal Rescue	■						□	

OTHER: AUTOMOTIVE

Gasoline						<input type="checkbox"/>	■	
Automobile Service							■	
Truck Maintenance							■	
Drive-Through Facility						<input type="checkbox"/>	<input type="checkbox"/>	
Rest Stop								
Roadside Stand		■					■	
Billboard							<input type="checkbox"/>	

4. Neighborhoods

Another organizing principle of the FBC is the establishment of Neighborhood Types. Four neighborhood types are proposed: (1) Crossroads, (2) General, (3) Hamlet; and (4) Workplace. The different neighborhood types are described as follows:

- The Crossroads Neighborhood – 80 to 160 acres, is intended as the commercial heart of Pineland Prairie, this is the most diverse and dense of the Neighborhood Types.
- General Neighborhood – 80 to 60 acres, is the typical Neighborhood Type in Pineland Prairie. It is similar in size and structure to the Crossroads Neighborhood, but with a lower intensity and higher percentage of single family residential.
- Hamlet Neighborhood – 30 to 80 acres, is the smallest and least intense of the Neighborhood Types. It takes the form of a small settlement standing free in the countryside.
- Workplace Neighborhood – 125 to 250 acres, is the largest within Pineland Prairie and consists primarily of the Special District - Workplace (SD-W) Transect Zone.

Pineland Prairie will have just one Crossroads Neighborhood. The number of Workplace, General, and Hamlet Neighborhoods will depend on the size of the neighborhoods actually developed.

Each neighborhood type contains different proportions of T5, T4-O, T4-R, T3, T2 and T1. The intensity of the different neighborhoods varies based on the percentage of each Transect permitted within the neighborhood. For example, The Crossroads Neighborhood allows the greatest amount of T5 and T4. A General Neighborhood may have up to 10% T5, but a Hamlet will have none.

Each neighborhood will be organized around a destination such as a park, grocery store or mixed-use center within a typical pedestrian shed. A pedestrian shed

is defined as one quarter of a mile radius or 1,320 feet, a distance that most people will willingly and comfortably walk. The scale of the common destination varies depending on the neighborhood type.

The Summary Charts summarizing the allocation of Transect Zones in each neighborhood type is set forth below.

TABLE 3-1 NEIGHBORHOOD TYPE SUMMARY	Crossroads Neighborhood	General Neighborhood	Hamlet	Workplace District
General Standards				
Neighborhood Size	80 - 160 acres	70 - 160 acres	30 - 70 acres	125 - 250 acres
Max. Average Block Perimeter	1,800 ft	1,800 ft	1,800 ft	3,000 ft
Allocation of Transect Zones				
T1: Natural	no min.	no min.	50% min.	no min.
T2: Rural	no min.	no min.		no min.
T3: Edge	10 - 30 %	10 - 30%	10 - 30%	no min.
T4-R: General Restricted	30 - 60%	20 - 40%	5 - 35%	5 - 15%
T4-O: General Open	(Mix of R / O)	10 - 30%	5 - 15%	(Mix of R / O)
T5: Mixed-Use Center	10 - 30% ¹	0 - 10%	not permitted	5 - 15%
SD-W: Workplace	not permitted	not permitted	not permitted	65 - 85%
C: Civic	5% min.	5% min.	5% min.	5% min.

Notes:

1. At least 500 linear feet of Frontage shall be ground floor Office or Retail use with a Shopfront Frontage Type, exclusive of any grocery store Frontage.

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The Summary Charts summarizing the development standards applicable within each Transect Zone follows.

TABLE 3-2 TRANSECT STANDARDS SUMMARY	T1: Natural	T2: Rural	T3: Edge	T4-R: General	T5: Mixed Use Center	SD-W: Workplace	C: Civic
				T4-O: General			
Minimum Residential Density							
By Right ¹	n/a	n/a	7 units / ac. gross	12 units / ac. gross (R) 20 units / ac. gross (O)	32 units / ac. gross	n/a	n/a
Building Placement							
Front Build-to-Zone	20' min.	20' min.	20' min.	6' min. to 18' max.	0' min. to 10' max.	20' min. to 60' max.	0' min.
Frontage Buildout (Front Street)	n/a	n/a	40% min.	60% min.	80% min.	40% min.	40% min.
Frontage Buildout (Side Street)	n/a	n/a	30% min.	30% min.	30% min.	30% min.	30% min.
Side Setback (mid-block)	30' min.	30' min.	8' min.	0' min.	0' min.	15' min.	0' min.
Side Build-to-Zone (corner)	20' min.	20' min.	12' min.	6' min. to 18' max.	0' min. to 10' max.	15' min. to 40' max.	0' min.
Rear Setback (lot or Alley)	30' min.	30' min.	10' min.	5' min.	5' min.	15' min.	5' min.
Lot and Block Standards							
Maximum Block Perimeter	n/a	n/a	2,400 linear feet	2,000 linear feet	2,000 linear feet	3,000 linear feet	2,400 linear feet
Lot Width	n/a	n/a	40' min.	18' min., 200' max.	18' min., 180' max.	n/a	n/a
Lot Depth	n/a	n/a	80' min.	80' min., 300' max.	30' min., 180' max.	n/a	n/a
Lot Coverage ²	n/a	no max.	60% max.	70% max.	100% max.	60% max.	no max.
Building Heights							
Building Height	n/a	1 Story min.	1 Story min.	16' min.	22' min.	22' min.	16' min.
	1 Story max.	2 Stories max.	2 Stories max.	3 Stories max.	3 Stories max.	3 Stories max.	3 Stories max.
First Floor Height (Floor to Ceiling Clear)	n/a	9' min.	9' min.	12' min. (Comm.) 9' min. (Res.)	14' min.	14' min. (Non-Res.) 9' min. (Res.)	12' min.
Ground Floor Elevation (above sidewalk or finished grade)	n/a	6" max. (Comm.) 24" min. (Res.)	24" min. (Res.)	6" max. (Comm.) 24" min. (Res.)	6" max. (Comm.) 24" min. (Res.)	n/a (Industrial) 6" max. (Comm.) 24" min. (Res.)	n/a
Parking Location							
Front Setback	30' min.	30' min.	30' min.	30' min.	30' min.	30' min.	30' min.
Side Setback (mid-block)	20' min.	5' min.	8' min.	0' min.	0' min.	5' min.	0' min.
Side Setback (corner)	30' min.	30' min.	20' min.	20' min.	30' min.	20' min.	30' min.
Rear Setback	20' min.	5' min.	5' min.	5' min.	5' min.	5' min.	5' min.
Allowed Encroachments							
Allowed Frontage Types	n/a	n/a	Common Yard, Porch, Stoop	Shopfront*, Forecourt, Gallery, Porch, Stoop (*T4-O Only)	Shopfront, Forecourt, Gallery, Stoop	n/a	n/a

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5. Adjacent Zoning Districts (See Figure 2)

North: C-23 Canal and Port St. Lucie (Currently zoned for single-family residential use but amendment of the Port St. Lucie Comprehensive Plan is currently underway to allow commercial uses, higher density residential and mixed-use within the Becker Road corridor.)

South: A-2 (Agricultural)

East: AR-5A (Agricultural Ranchette, 5 acres)

West: PUD-R, General Industrial, Public Servicing District

C. Standards for Amendments to the Zoning Atlas

The Martin County Land Development Regulations (LDR), Article 3, Section 3.2.E.1. provides the following “Standards for amendments to the Zoning Atlas.”

The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

The permitted uses and development standards of the requested zoning district must be evaluated pursuant to criteria governing a request to change the zoning district of a property. Pursuant to LDR Section 3.2.E., these are:

- a. Whether the proposed zoning amendment is consistent with all applicable provisions of the Comprehensive Plan.

This re-zoning will be appropriate only if the CGMP is amended to create the Mixed-Use Village Future Land Use designation, expand the Primary Urban

Services District, and amend the Future Land Use Map to designate this property as Mixed-Use Village. When and if those approvals transpire, the re-zoning of this property will be consistent with the CGMP.

- b. Whether the proposed zoning amendment is consistent with all applicable provisions of the LDR.

This re-zoning will be appropriate only if the LDR have been amended to create the Planned Mixed-Use Village Zoning District. When and if those adoptions occur, the re-zoning of this property will be consistent with all applicable provisions of the LDR. At such time that staff recommends adoption of the proposed Planned Mixed-Use Village Zoning District, the re-zoning will be consistent with all applicable provisions of the LDR.

- c. Whether the proposed amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use.

The proposed Planned Mixed-Use Village Zoning District has been designed specifically for the subject land and is compatible with the surrounding area. The most intense land uses will largely be buffered from nearby uses by preserved natural lands on the outskirts.

- d. Whether and to what extent there are documented changed conditions in the area.

In the time since the subject property was placed in the A-2 (Agricultural) Zoning District in 1982, significant change in development patterns and land use have occurred in the area. The extent of the change can be summarized by the growth in population. In 1980, Martin County population was 64,014. In 2016, the County population was estimated to be 150,870. In these 36 years, population increased 136%.

Thirty-eight years ago, the Martin Downs PUD/DRI was approved. The PUD included 1,614 acres of land, 5,154 dwelling units, and 1.2 million square feet of office, commercial and industrial uses. ("Planned Unit Development Zoning Agreement" between Southern Land Group, Inc., South Florida Land, Inc. and Martin County, August 8, 1980.) Development of Martin Downs profoundly transformed Palm City. In 1980, the plat for Stuart West I was recorded and in 1982, the plat for Stuart West II was recorded. The plats for Cobblestone were recorded between 1989 and 1992. The development of Stuart West and Cobblestone did not require an amendment of the FLUM; the future land use designation on the 1,454 acres was Rural Density, allowing up to one dwelling unit per two acres. Additionally, in adjacent St. Lucie County, in 1958 the General Development Corporation purchased some 40,000 acres. Decade after decade, year after year, the General Development Corporation lots have been

built to the point where the 2016 population estimate for Port St. Lucie is 185,132.

- e. Whether and to what extent the proposed amendment would result in demands on public facilities.

The requested re-zoning along with the requested amendment of the FLUM, by allowing some 3,800 additional residential units than would be achieved pursuant to AR-5A Zoning, will place demands on public facilities, including roads and other transportation systems, water and wastewater facilities, schools, and parks. The re-zoning will be appropriate only if the proposed amendments of the Comprehensive Growth Management Plan to create the Mixed-Use Village Future Land Use designation, to amend the FLUM to designate this property Mixed-Use Village, and to expand the Primary Urban Services District are approved. Those approvals will occur only if found to be in compliance with County policies regarding the funding and provision of public facilities and services.

- f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the County's resources.

The proposed re-zoning of this property is intended to implement a proposed Future Land Use designation that mandates Traditional Neighborhood Development (TND) and maintains some ±2400 acres as preserved uplands and wetlands, recreation areas and small farms. The CGMP recognizes that TND can conserve the value of existing development and County natural resources.

- g. Consideration of the facts presented at the public hearings.

All facts presented at the public hearings on this item should be considered.

D. Staff Recommendation

Staff recommends that the land be placed in the Planned Mixed-Use Village Zoning District, conditioned upon amendment of Article 3 to create the Planned Mixed-Use Village Zoning District and adopt the Form-Based Code and approval of the related amendments of the Comprehensive Growth Management Plan.

E. Review Board action

The choice of the most appropriate district for the subject property is a policy decision the LPA and the Board of County Commissioners are asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2 E.2., Land Development Regulations (LDR), Martin County Code (MCC).

A review and recommendation is required on this application from the LPA. Final action is required by the Board of County Commissioners. Both the LPA and the BCC meetings are advertised public hearings.

F. Location and site information

Location: east and west of SW Citrus Blvd., north of Martin Highway, and adjacent to the County's boundary with St. Lucie County.

Parcel Numbers and Existing Zoning:

Parcel Control Number	Acreage	Current Zoning
03-38-40-000-000-00012-6	38.9	Limited Industry
03-38-40-000-000-00060-7	118.00	Limited Industry
10-38-40-000-000-00020-1	339.50	Limited Industry
11-38-40-000-000-00070-8	2.69	Limited Industry
03-38-40-000-000-00013-0	33.90	AR-5
03-38-40-000-000-00061-0	34.00	AR-5
10-38-40-000-000-00022-0	56.21	AR-5
04-38-40-000-000-00010-6	479.78	A2-Agricultural
09-38-40-000-000-00010-5	594.52	A2-Agricultural
05-38-40-000-000-00010-3	600.93	A2-Agricultural
06-38-40-000-000-00010-1	520.48	A2-Agricultural
08-38-40-000-000-00010-7	571.05	A2-Agricultural
Total Acreage	3,389.96	

Commission District: 5
 Community Redevelopment Area: none
 Municipal Service Taxing Unit: District 5 MSTU
 Planning Area: Palm City

G. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Findings of Compliance:

Approval of this application requires amendments to the text of Comprehensive

Growth Management Plan and the Future Land Use Map. When and if those amendments are adopted, this re-zoning will be consistent with the CGMP.

H. Fees

Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount</i>	<i>Fee payment</i>	<i>Balance</i>
Comprehensive Plan Amendment:	\$6,100	\$6,100	\$0.00
Advertising*:		TBD	
Recording**:		TBD	

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.
