

**Proposed Amendment to the
Martin County Comprehensive Growth Management Plan**

REQUEST NUMBER:

CPA 18-12, Leighton Farm Avenue
Text Amendment

APPLICANT:

Martin County Board of
County Commissioners

PLANNER-IN-CHARGE:

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REPRESENTED BY:

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Growth Management Director

DATE of REPORT: Sept. 21, 2018

Revised Oct. 5, 2018

Revised Dec. 20, 2018

Public Hearings	Meeting Date	Action
LPA	Oct. 4, 2018	The LPA unanimously approved approval amendment of CGMP Figures 4-2 and 11-1.
BCC Transmittal	Oct. 23, 2018	The BCC approved transmittal of the amendment of CGMP Figures 4-2 and 11-1.
BCC Adoption	Jan. 29, 2019	

Property: The property affected by CPA 18-12 is approximately 5.12 acres and includes right-of-way of the current and future SW Leighton Farm Avenue.

Request: Request to amend Chapter 4, the Future Land Use Element, to modify Figure 4-2, Urban Service District, and Chapter 11, Potable Water Services Element, to modify Figure 11-1, Areas Currently Served by Regional Utilities, in order to accommodate the realignment of SW Leighton Farm Avenue and maintain consistency between the Future Land Use Map and other Comprehensive Growth Management Plan figures.

Staff Recommendation: Staff recommends approval of the text amendment.

EXECUTIVE SUMMARY

This proposed amendment of the Comprehensive Growth Management Plan (CGMP) was initiated by the Board of County Commissioners (Board) and is associated with an agreement between the County and The Moyel Group, Inc. to exchange property in order to accomplish an important transportation improvement. This text amendment is a companion to CPA 18-11, the request to amend the Future Land Use Map from Agricultural Ranchette to General Commercial.

The Moyel Group, Inc. conveyed to the County ± 1.09 acres needed to create an 80-ft. wide right-of-way for a new alignment of SW Leighton Farm Avenue at SW Martin Hwy. In exchange, the County agreed to convey to The Moyel Group, Inc. the right-of-way of the current SW Leighton Farm Avenue alignment (± 0.88 acres), after the new alignment is constructed and the former road is removed and regraded.

Resolution 18-5.16 directed that Figure 4-2, Urban Service District, be revised to align the boundary of the Primary Urban Service District with the western edge of the new SW Leighton Farm Avenue alignment. That adjustment would increase the Primary Urban Service District (PUSD) by approximately 3.2 acres. See Figure 1.

At the October 23, 2018 public hearing, the Board of County Commissioners accepted the staff recommendation that the boundary of the PUSD also be extended approximately 100 feet to the south so that the PUSD coincides with the land designated General Commercial Future Land Use, the land that was the subject of two previous site plans (Turnpike Motel PUD (expired)) and Turnpike Plaza (approved in 2007 but never recorded), and the extent of the area already included in CGMP Figure 11-1, Areas Currently Served by Regional Utilities. As a result, the text amendment increases the PUSD by 5.12 acres. See Figure 2.

Figure 1. Revision to the Primary Urban Service District directed by Res. 18-5.16



Figure 2. Revision to the Primary Urban Service District approved for transmittal by the Board

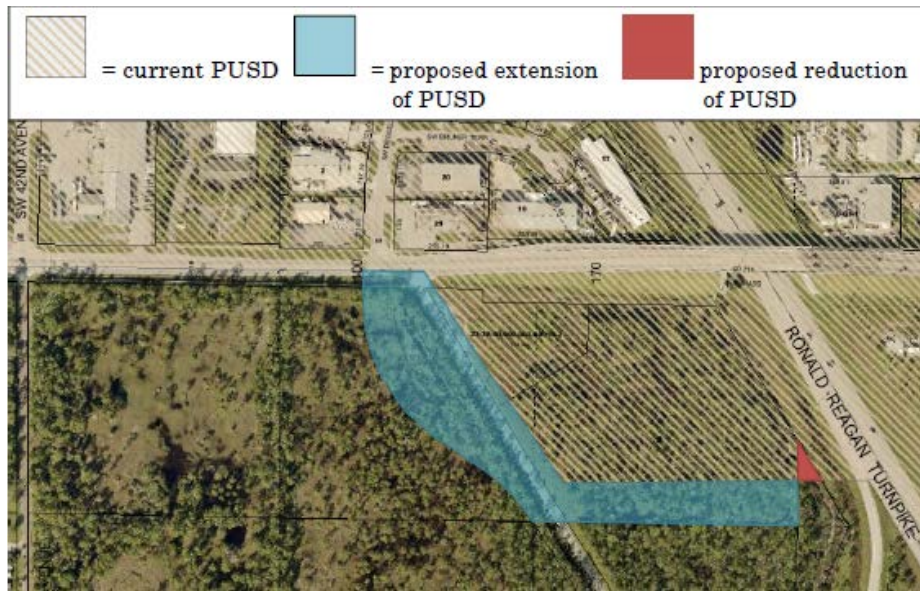


Figure 3. Recommended Revision to the Primary Urban Service District showing the General Commercial and Agricultural Ranchette Future Land Use designations.



CGMP Policy 4.7A.8, addresses extension of the Primary Urban Service District boundary, and provides:

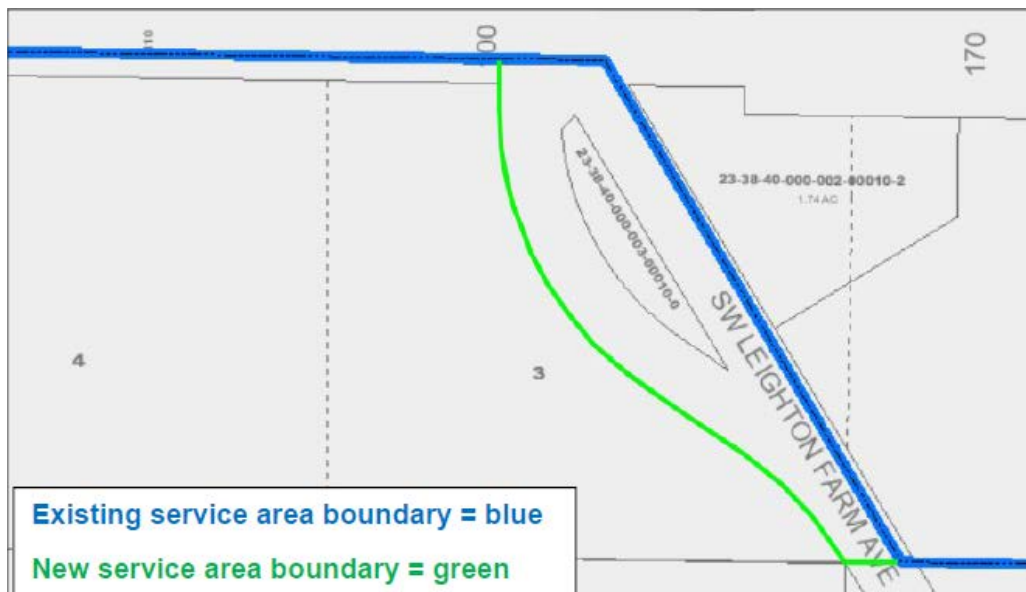
“Boundaries may extend beyond the established delineation or to major boundaries, such as railroads, water bodies or transportation corridors, to a maximum distance of 660 feet, providing that such

extensions are consistent with all provisions of the adopted CGMP. Any additional extension must be approved through a comprehensive plan amendment.”

Extending the PUSD Boundary to the realigned SW Leighton Farm Avenue is a distance of less than 660 feet and therefore, pursuant to Policy 4.7A.8, technically does not require an amendment of the CGMP. Nonetheless, Resolution 18-5.16, at the suggestion of staff, initiated the text amendment to formalize the change on the Urban Service District Map. Similarly, the adjustment of the PUSD boundary to coincide with the land that has the General Commercial Future Land Use designation and is within the Martin County Utility Service Area is also an extension of less than 660 feet and technically does not require a CGMP amendment.

At the October 23, 2018 public hearing, the Board also accepted staff’s recommendation that amendment Figure 11-1, Areas Currently Served by Regional Utilities, be amended concurrently. Such an adjustment is essentially a house-keeping item intended to make and maintain consistency between Figure 11-1 and Figure 4-2. As transmitted to the State Land Planning Agency, the western boundary of both figures will be the western boundary of the SW Leighton Farm Avenue right-of-way. See Figure 4.

Figure 4. Excerpt of Figure 11-1 as proposed to be amended



ANALYSIS

The land area covered by CPA 18-12 is larger than that covered by CPA 18-11 due to mapping conventions and the history of the property. Figure 4-2, Urban Service District, does not distinguish between roadway rights-of-way and other land, whereas the Future Land Use Map does not give rights-of-way a future land use designation. Consistent with that practice, the proposed amendment of the PUSD includes the right-of-way for both the current and future alignment of SW Leighton Farm Avenue and a small section of the right-of-way of SW Martin Hwy, whereas the amendment of the FLUM proposed by CPA 18-11 does not include the right-of-way for the future roadway alignment or SW Martin Hwy. Additionally, the current boundary of the PUSD ends east of the current roadway alignment, whereas the General Commercial Future Land Use designation includes the right-of-way of the current alignment.

The PUSD is “intended to separate urban from nonurban areas.” CGMP Policy 4.7A.7. The same policy establishes eight criteria to guide consideration of an alteration of the PUSD and requires the Board of County Commissioners to make a finding on the eight criteria. Those eight criteria are stated in italics and the staff analysis follows.

1. *Not create any internal inconsistency with other elements of the adopted CGMP.*

Analysis: The amendment will not create internal inconsistencies in the CGMP.

2. *Not result in incompatibilities with adjacent land uses.*

Analysis: The amendment will not create incompatibilities with adjacent land uses. It will be more compatible with the abutting 10 acres under common ownership with the Commercial General Future Land Use.

3. *Not adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with this Plan.*

Analysis: The amendment will not impact such resources to a degree that is inconsistent with the Plan.

4. *Be consistent with Goal 4.9 relating to appropriate residential land use capacities.*

Goal 4.9 provides as follows: “To provide for appropriate and adequate lands for residential land uses to meet the housing needs of the anticipated population and provide residents with a variety of choices in housing types and living arrangements throughout the County.”

Analysis: This amendment will not impact the County's residential land use capacity.

5. *Demonstrate that reasonable capacity does not exist on suitable land in the existing [PUSD] for the 15-year planning period. For the purpose of this subsection, 'reasonable' means available for development from the standpoint of environmental concerns, efficient use and expansion of public facilities and services, or availability of development sites in relationship to the projected needs of the population.*

Analysis: This text referring to reasonable capacity for the 15-year planning period is not referring to commercial development. Additionally, this criterion is not relevant to this particular amendment, given the facts and circumstances of the property exchange.

6. *Demonstrate that the land affected is suitable for urban uses. At a minimum, unsuitable uses include environmentally sensitive areas (to the degree they are protected by this Plan), prime agricultural areas, prime groundwater recharge areas and critical habitat for endangered or threatened species. This criterion is not intended to preclude development of surrounding lands provided that the unsuitable areas are fully protected.*

Analysis: The land is suitable for urban uses. It does not appear to contain sensitive environmental resources.

7. *Demonstrate that the full range of urban public facilities and services can be economically and efficiently supplied at the adopted LOS standards;"*

Analysis: This amendment is regarding 5.12 acres adjacent to 7.2 acres already within the PUSD, with the General Commercial Future Land Use designation, within the Martin County Utilities Service Area, and under common ownership. The road realignment of SW Leighton Farm Rd. is part of capacity improvements planned by the Department of Transportation. The County has water and wastewater capacity to serve the property. At such time as development is proposed, the developer will be required to extend water and wastewater lines to serve the property.

8. *Be consistent with the adopted Capital Improvements Element.*

Analysis: This amendment is consistent with the Capital Improvements Element. CGMP Policy 14.1B.2(a) requires new development to "pay for the full cost of the capital improvements needed to address the impact of such development." At the time any development is

proposed, the applicant will be required to demonstrate that adequate public facilities are available.

CONCLUSION

Staff recommends approval. The amendment of Figure 4-2 to extend the PUSD will also include all land which already has the General Commercial Future Land Use designation, is within the Martin County Utility Services Area, and was included in previously approved site plans. The amendment of Figure 11-1 makes and maintains consistency between the Future Land Use Map, Figure 4-2 and Figure 11-1.