



# MARTIN COUNTY

## DEVELOPMENT PATTERNS STUDY: COMMUNITY MEETINGS



GLATTING  
JACKSON  
KERCHER  
ANGLIN  
LOPEZ  
RINEHART

For additional information please see:

[www.martin.fl.us](http://www.martin.fl.us)

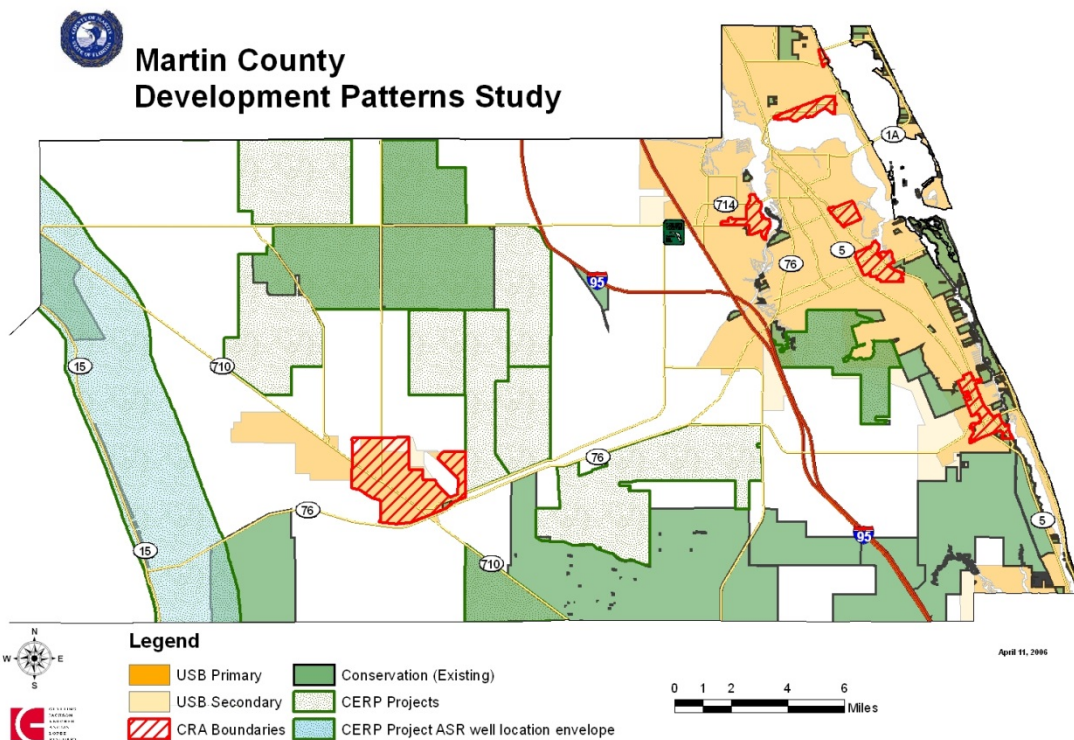


## STUDY PURPOSE

Prepare and evaluate alternative land patterns for unincorporated Martin County.

Includes:

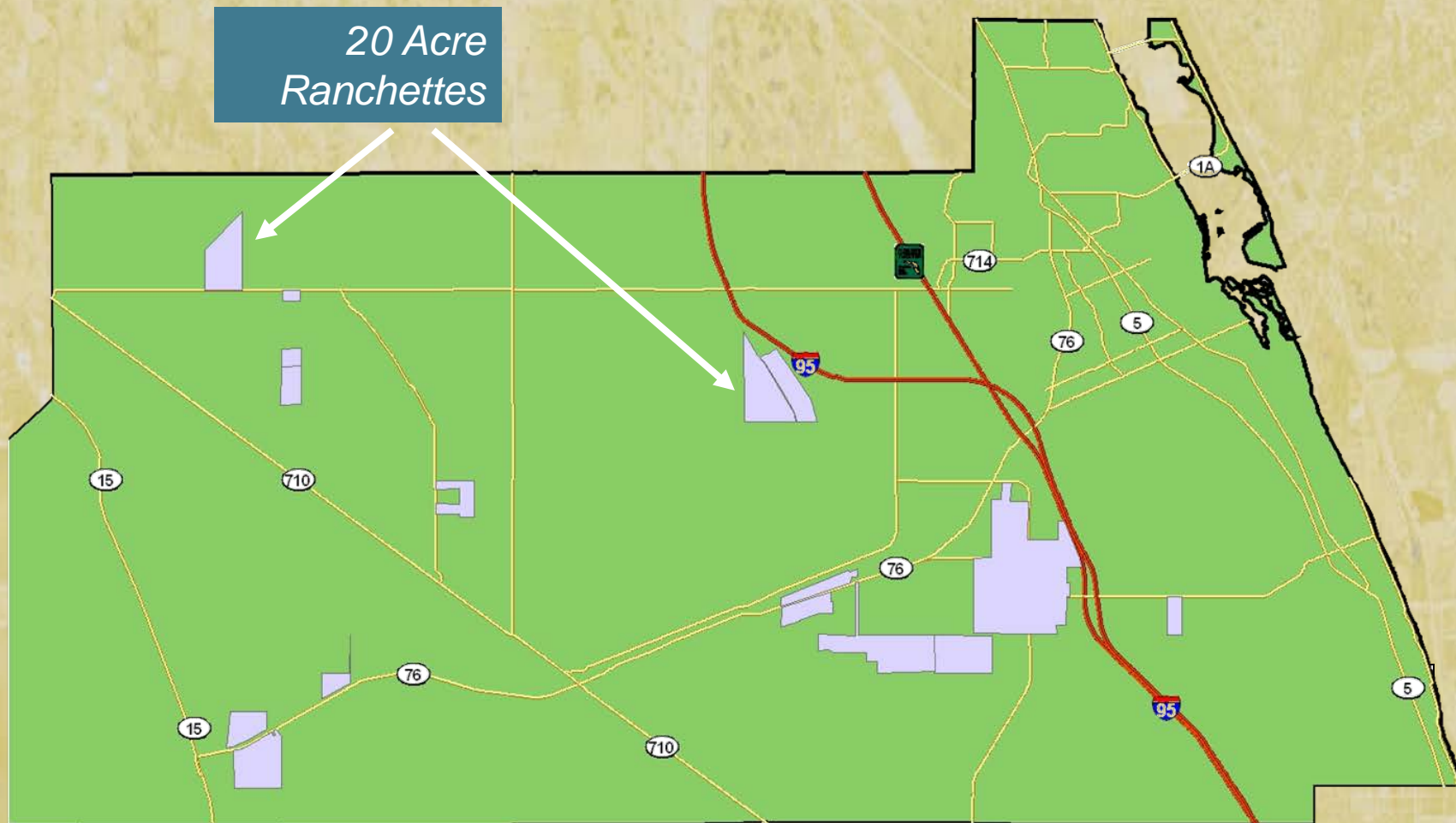
- Adopted Future Land Use Map
- Application of adopted Comprehensive Plan policies to accommodate growth
- Other options refined based upon a comprehensive community participation process.







# Why conduct this study?



**Proliferation of 20 Acre  
Ranchettes**



## The following goals, objectives and policies of the Martin County Comprehensive Plan require this study:

- Future Land Use Element Policy 4.4.E.2.a.
- Future Land Use Element 4.4.I.Goal (residential land use)
- Future Land Use Element Objective 4.4.I.1.
- Future Land Use Element Policy 4.4.I.1.a.
- Future Land Use Element Policy 4.4.I.1.b.

## Long-term Planning Issues

- ↻ Protection of Environmental Systems
- ↻ Suburban Sprawl Issues/Land Consumption
- ↻ Economic Viability
- ↻ Transportation
- ↻ Affordable Housing
- ↻ Energy Consumption
- ↻ Viability of Agriculture as an Industry



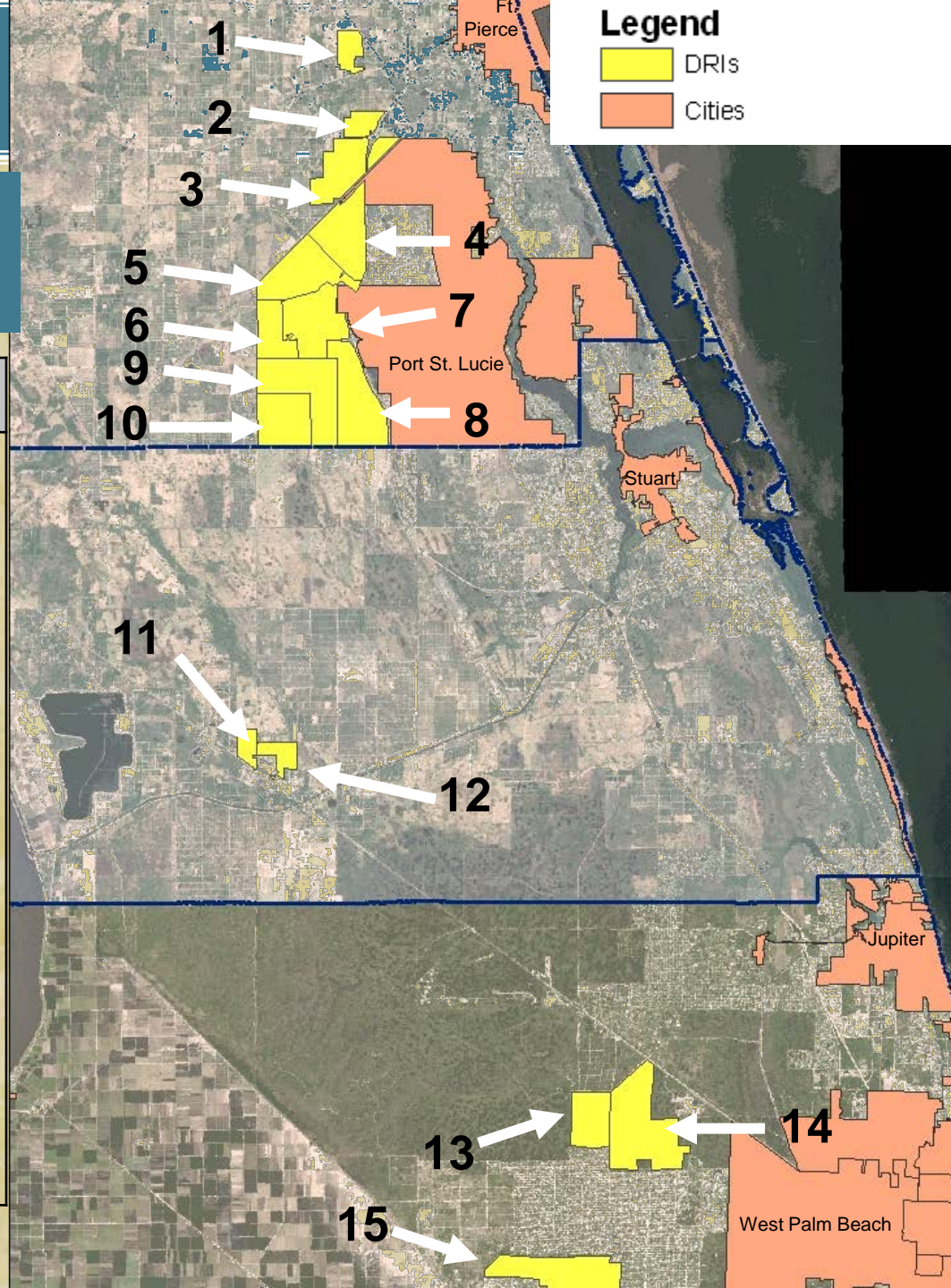




# Regional Influences

## Urban Environment

ID Number	DRI Name	Res. Units	Non-Res. Sq.Ft.
1	West St. Lucie Farm DRI	2,500	700,000
2	Provinces DRI	3,350	1,725,000
3	LTC Ranch DRI	6,500	4,193,700
4	The Reserve DRI	4,100	2,090,000
5	Montage DRI	6,000	250,000
6	Western Grove DRI	4,063	377,400
7	Tradition DRI	7,245	1,971,079
8	Southern Groves DRI	7,388	6,236,703
9	Riverland DRI	11,700	3,822,500
10	Wilson Groves DRI	7,700	3,922,500
11	Quillen DRI	2,250	320,000
12	Indiantown DRI	1,800	30,000
13	Palm Beach County Biotechnology Research Park DRI	2,000	8,930,000
14	Gardens Science and Technology Community DRI	9,982	3,764,000
15	The Callery Judge Grove DRI	10,000	5,000,000





1. Understand the Physical Context. (Regional and Local)
2. Understand the Current Regulatory Context. (Baseline)
3. Identify the Framework for Development Options. (Geography and Population)
4. Identify range of Development Pattern Options for Discussion.



## 1. Understand the Physical Context. (Regional and Local)

- ❧ Recognize the “Environmentally Sensitive” lands for preservation.
- ❧ Recognize the existing “built or approved” developments.
- ❧ Recognize the current City Boundaries and the County’s Urban Services District.
- ❧ Recognize the Transportation Framework.
- ❧ Recognize the CERP Footprint



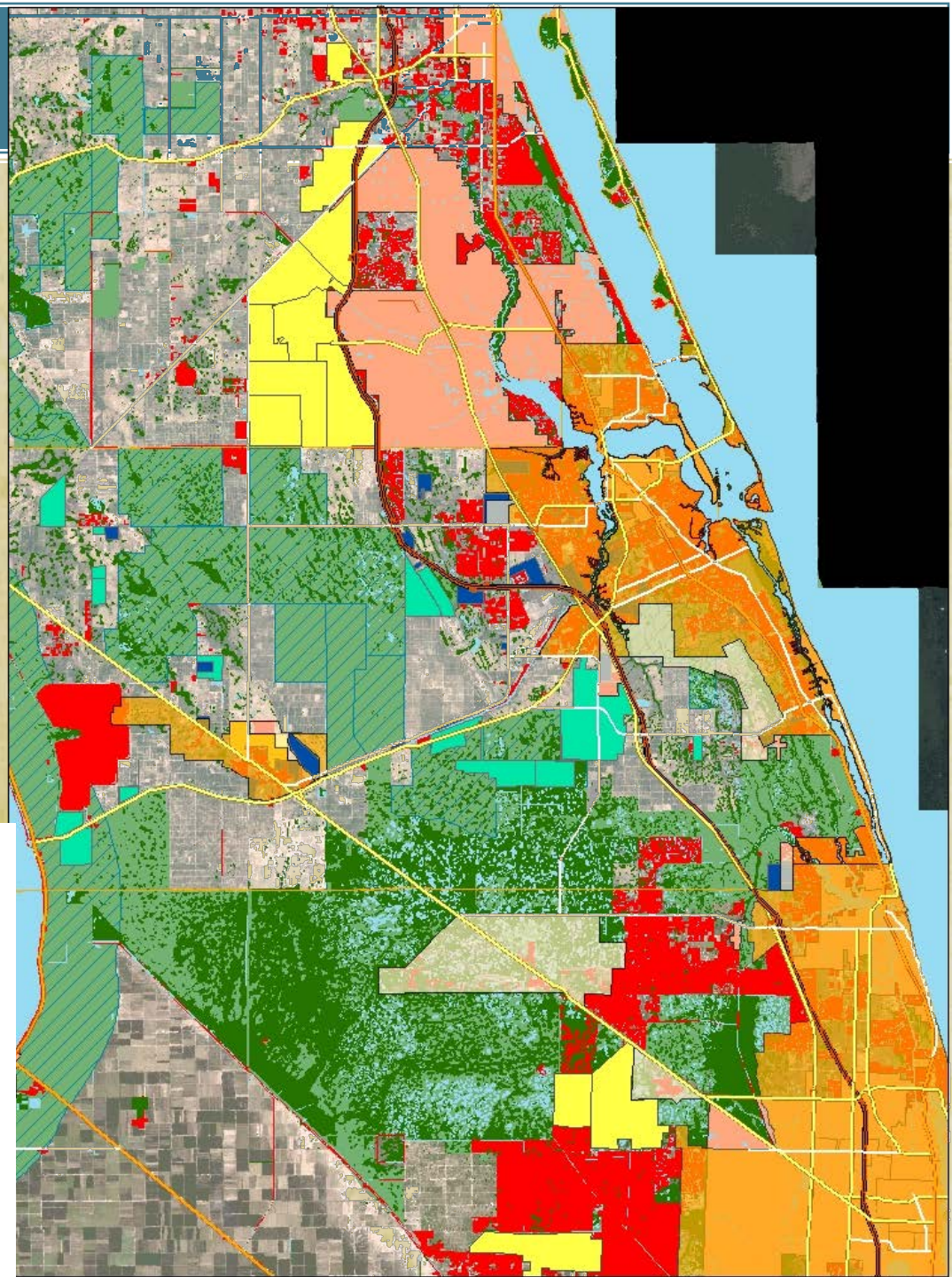


# Regional Context

1. Environmental Systems
2. Existing development
3. New proposed development
4. Cities
5. Urban Growth Boundaries
6. Major Transportation Network

## Legend

- Conservation Lands
  - CERP
  - Wetlands
  - Water
  - Existing Development
  - New Development
  - 20-Acre Subdivisions
  - DRIs
  - Cities
- USBs**
- Primary
  - Secondary





## Legend


 CRA boundaries


 Cities


 DRIs

## Urban service boundaries

 1

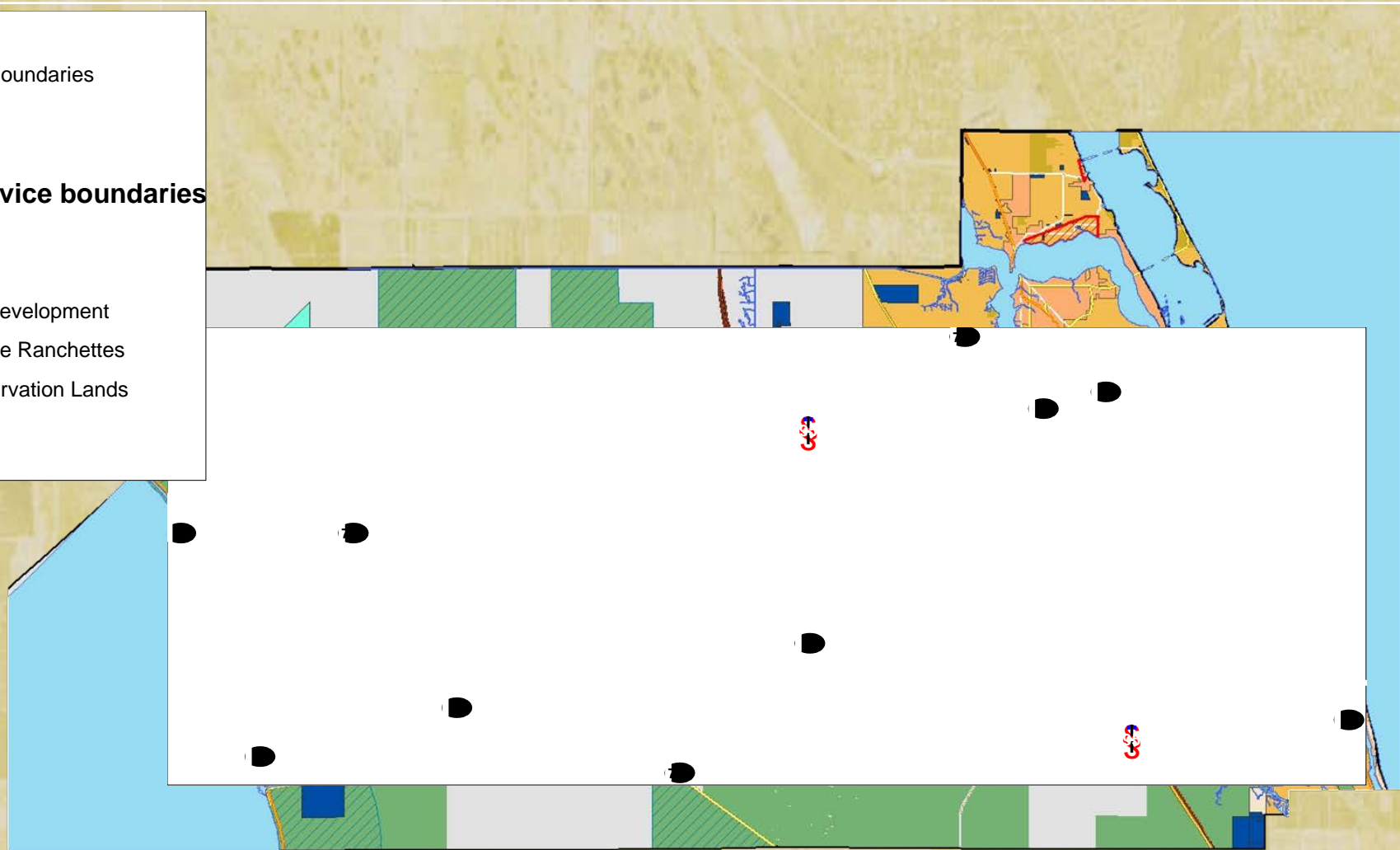
 2

 New development

 20 Acre Ranchettes

 Conservation Lands

 CERP





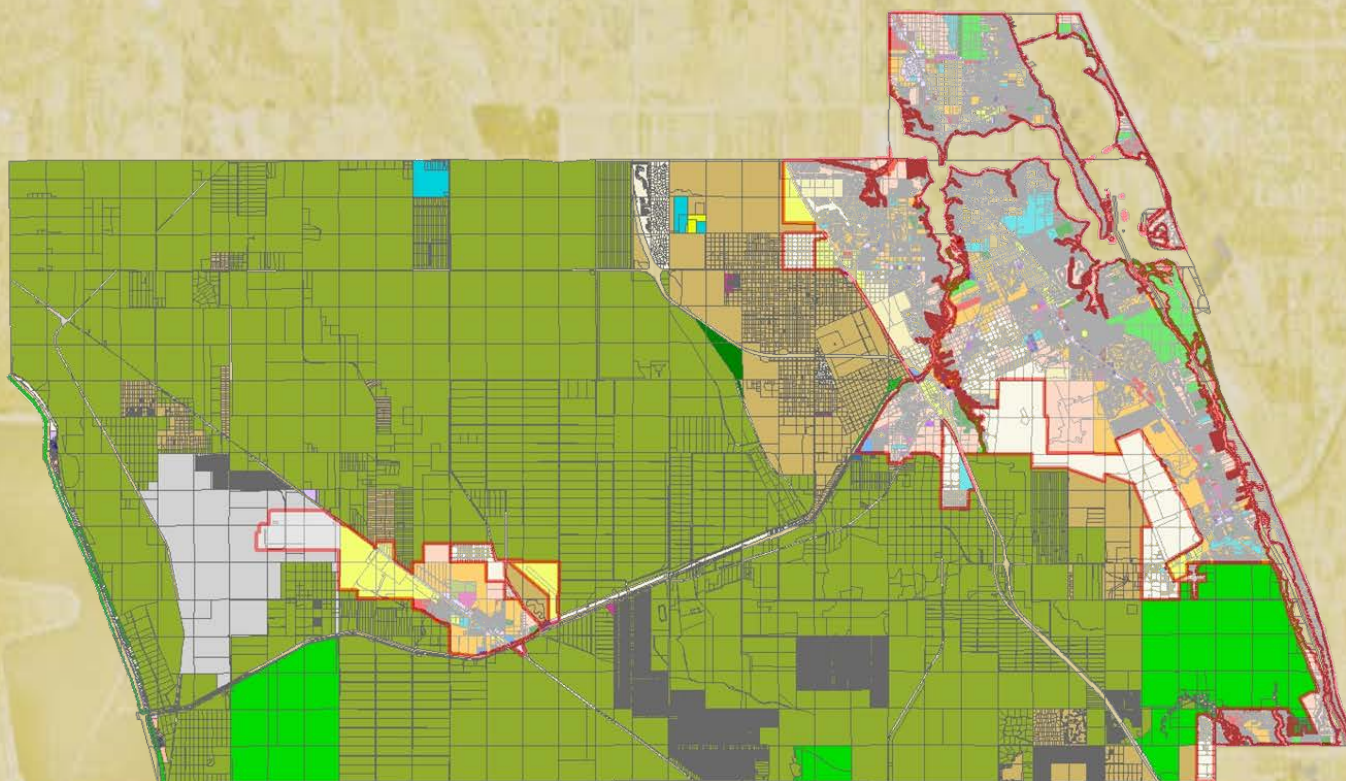
## 2. Understand the Current Regulatory Context. (Baseline)

- ↻ Adopted Future Land Use Map
- ↻ Adopted Policies of the Comprehensive Plan





## Martin County: Future Land Use



### Legend

- Rural Density - up to 0.5 UPA
- Estate Density - up to 1 UPA
- Estate Density - up to 2 UPA
- Low Density - up to 5 UPA
- Medium Density - up to 8 UPA
- High Density - up to 10 UPA
- Mobile Home Density - up to 8 UPA
- Commercial General
- Commercial Limited
- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (May Include Incorporated Area)
- WATER



## ADOPTED STANDARDS FOR THE REVIEW OF URBAN SERVICE DISTRICT

- ∞ Not create any internal inconsistency with other elements of the adopted Comprehensive Growth Management Plan;
- ∞ Not result in land use incompatibilities with adjacent land uses;



- ∞ Not adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with this plan;
- ∞ Be consistent with Goal 4.4.I relating to appropriate residential land use capacities;





↻ Demonstrate that reasonable capacity does not exist on suitable land within the existing Primary Urban Service District for the 15-year planning period...



∞ Demonstrate that the land affected is suitable for urban uses (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, at a minimum, are not suitable for urban uses)...



- Demonstrate that the full range of urban public facilities and services can be economically and efficiently supplied at the adopted level of service standards; and
- Be consistent with the adopted Capital Improvements Element.





**2003 Vacant Land Analysis  
identified that the adopted Future  
Land Use map could accommodate  
projected population through 2016**



# 3. Identify the Framework for Development Options.



## Characterizing Development Patterns: Existing Development Pattern of Martin County

### Spectrum of Land Uses

Environmental  
Systems

20-Acre  
Ranchettes

Rural  
Estates

Suburban  
Neigh.

Urban  
Neigh.

Urban  
Waterfront







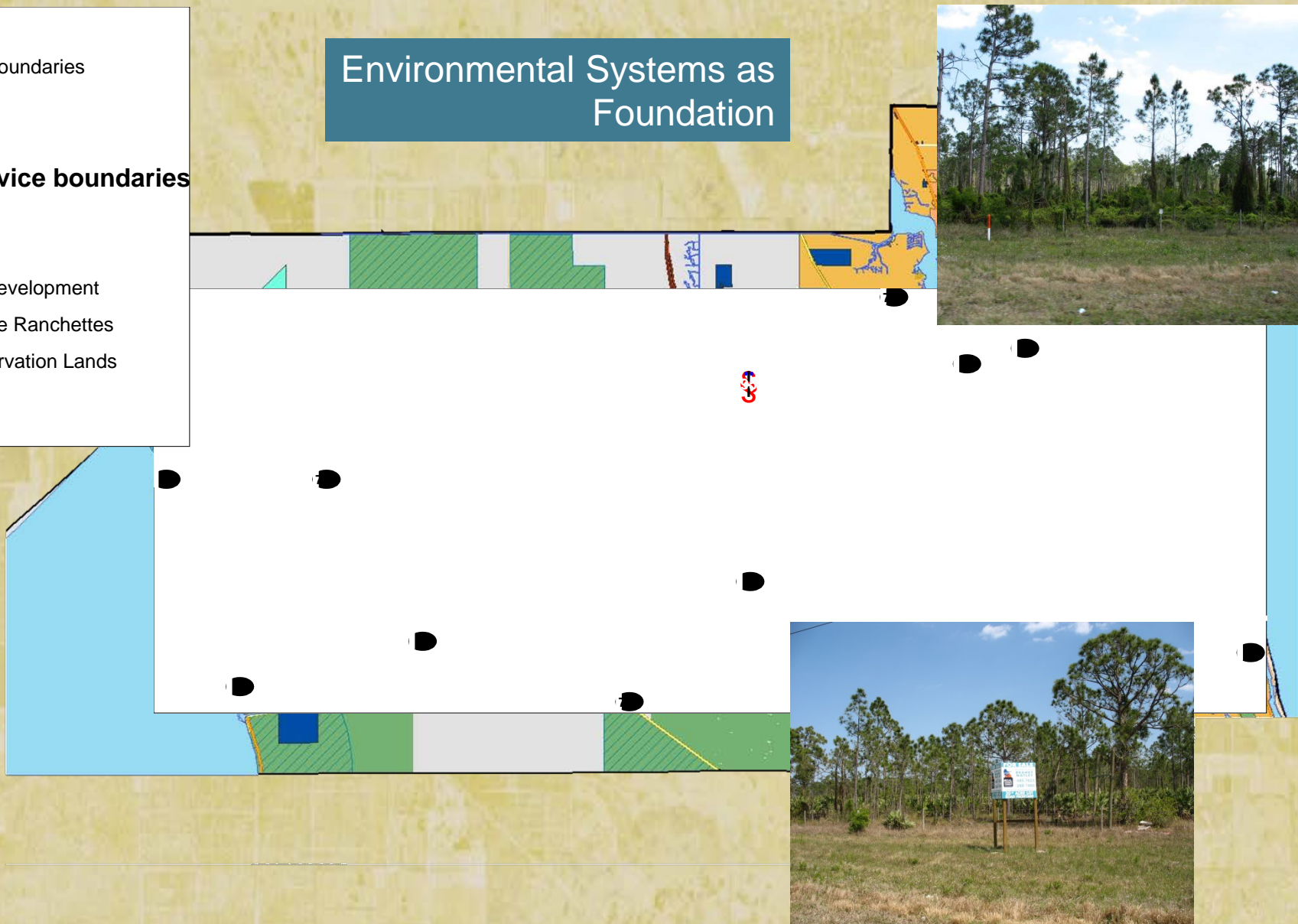
## Legend

- CRA boundaries
- Cities
- DRIs

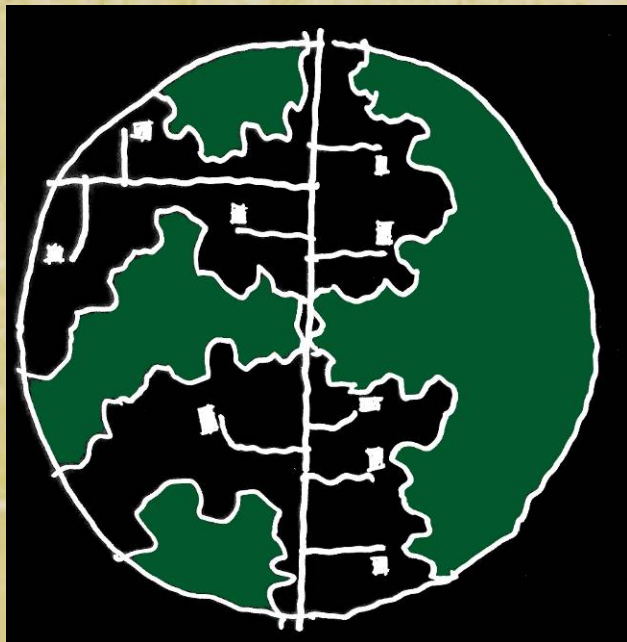
## Urban service boundaries

- 1
- 2
- New development
- 20 Acre Ranchettes
- Conservation Lands
- CERP

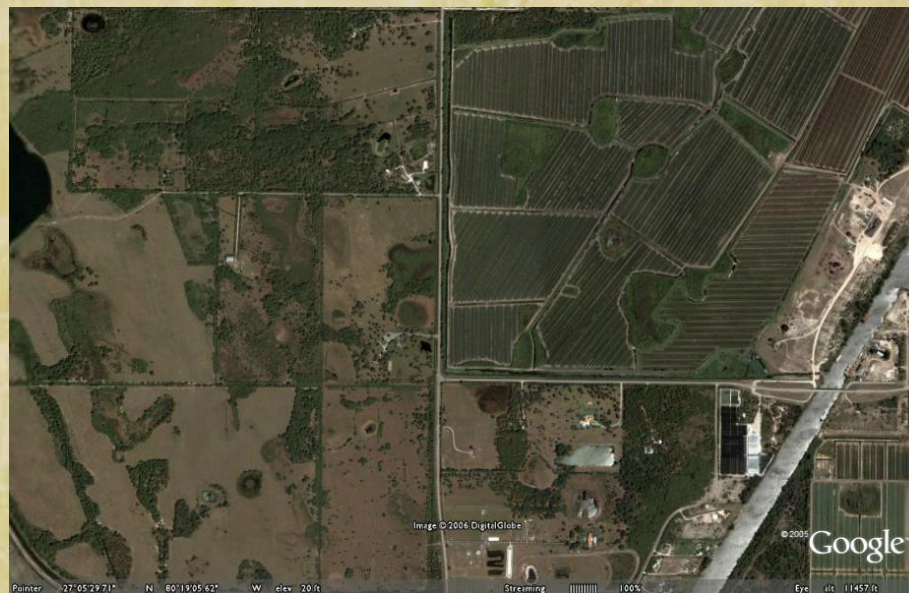
## Environmental Systems as Foundation







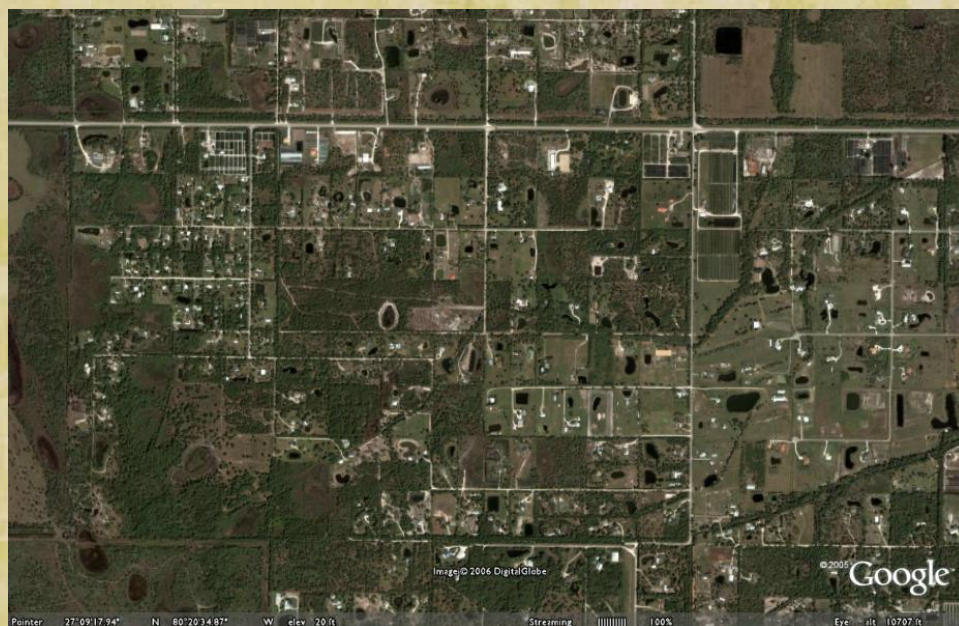
20 Acre Ranchettes



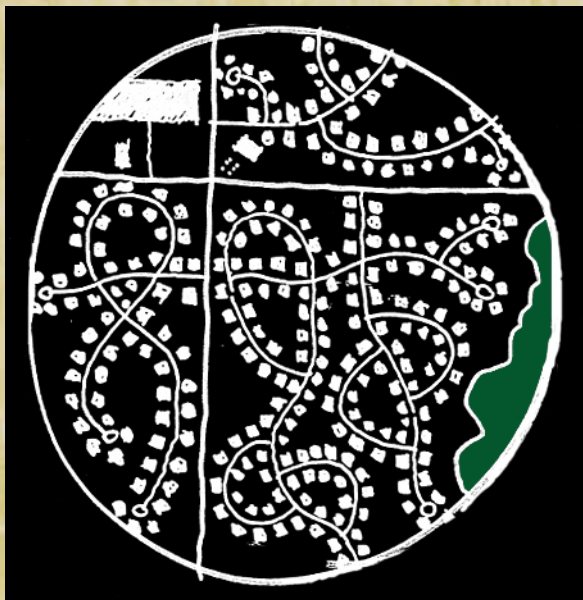




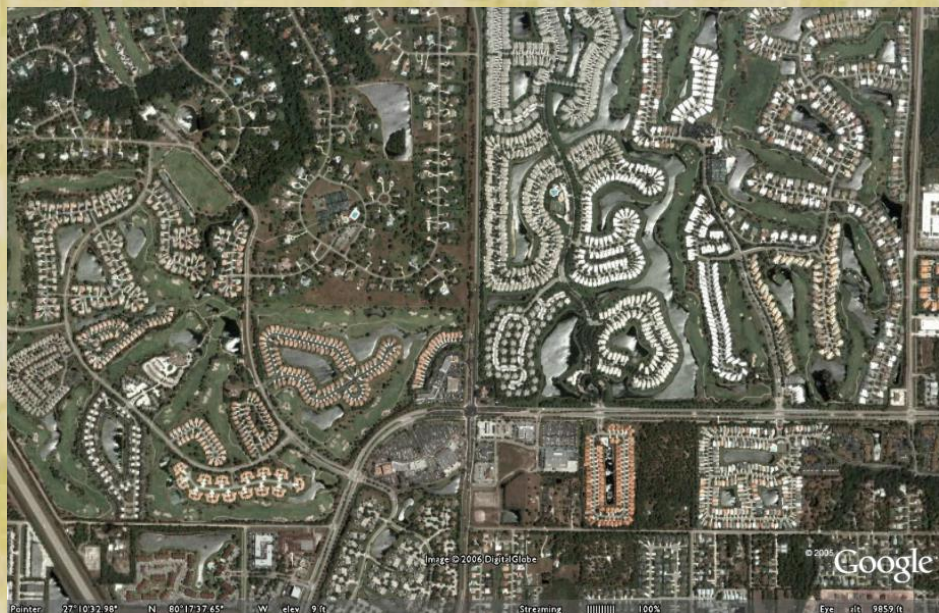
Rural Estates



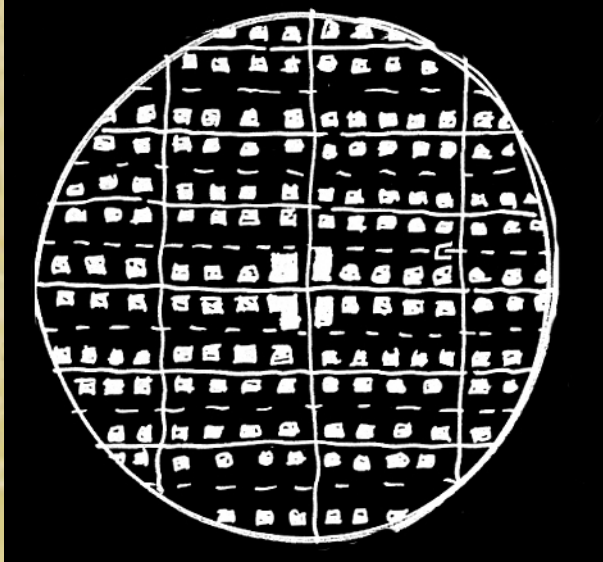




Suburban Neighborhood



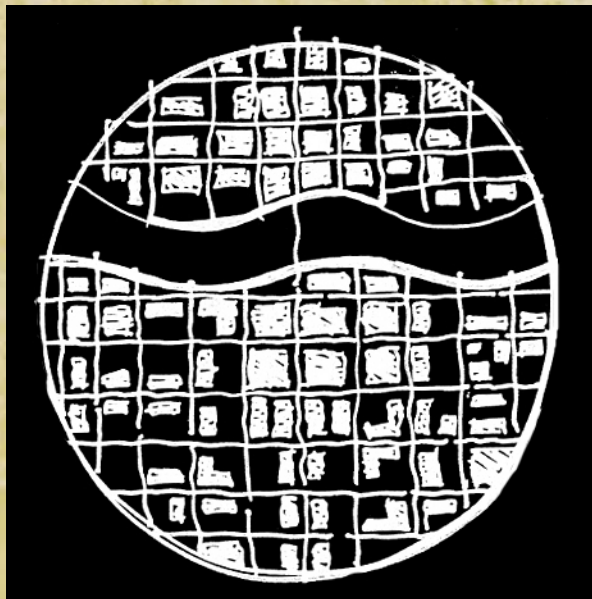




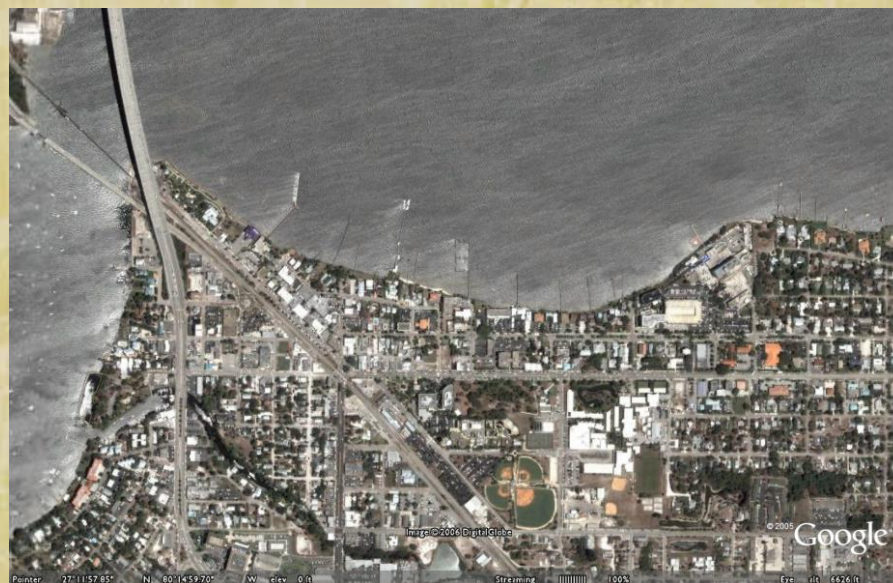
Urban Neighborhood







Urban Waterfront







## Characterizing Development Patterns: Existing Development Pattern of Martin County

### Spectrum of Land Uses

Environmental  
Systems

20-Acre  
Ranchettes

Rural  
Estates

Suburban  
Neigh.

Urban  
Neigh.

Urban  
Waterfront






# Where do other options “fit in”?



## Legend

 CRA boundaries


 Cities


 DRIs

## Urban service boundaries

 1

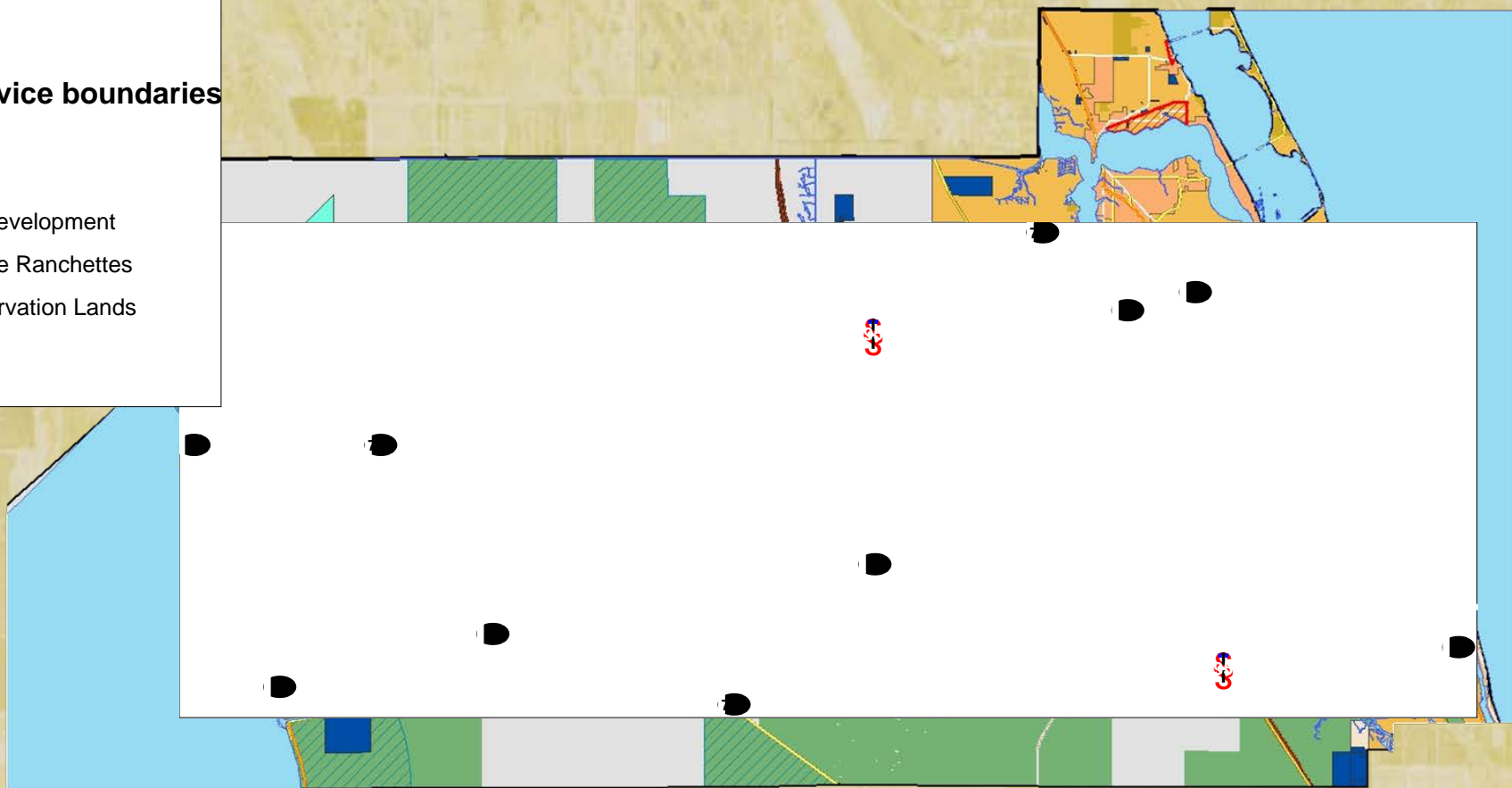
 2

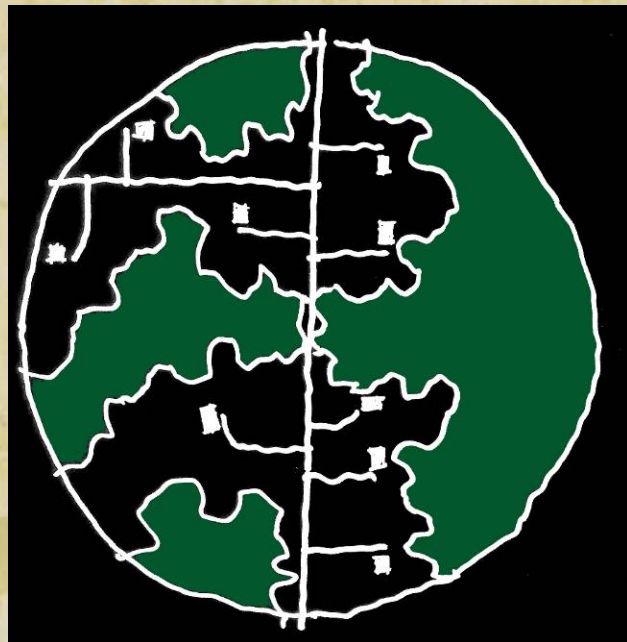
 New development

 20 Acre Ranchettes

 Conservation Lands

 CERP





20 Acre Ranchettes



Rural Estates





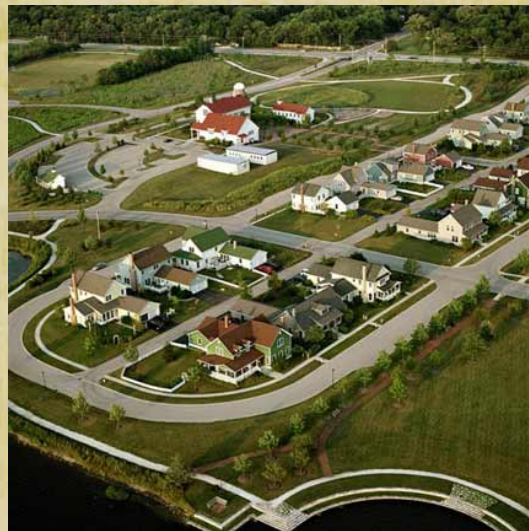




**Olde North Mill  
Hopkinton, MA**



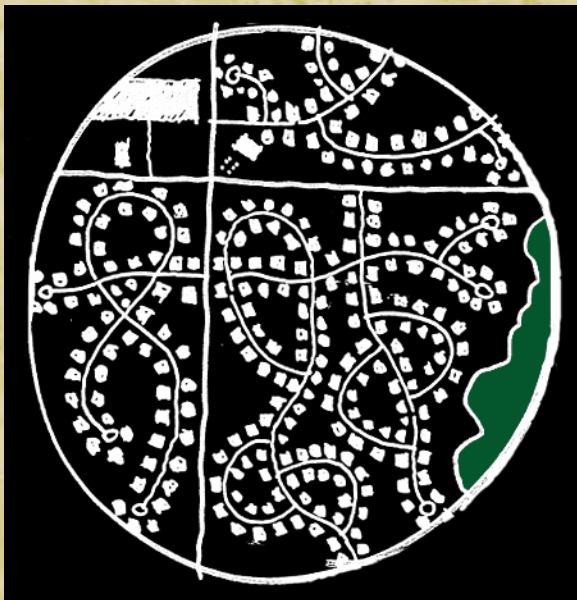




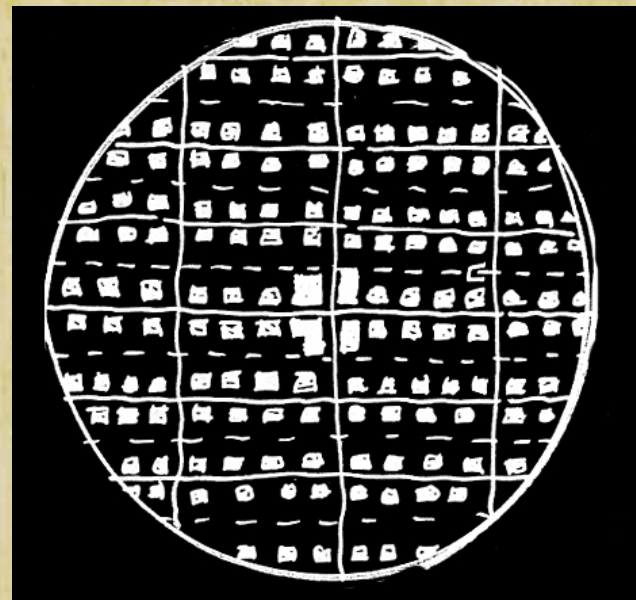
**Prairie Crossing  
Grayslake, IL**







Suburban Neighborhood



Urban Neighborhood



**Celebration, FL**



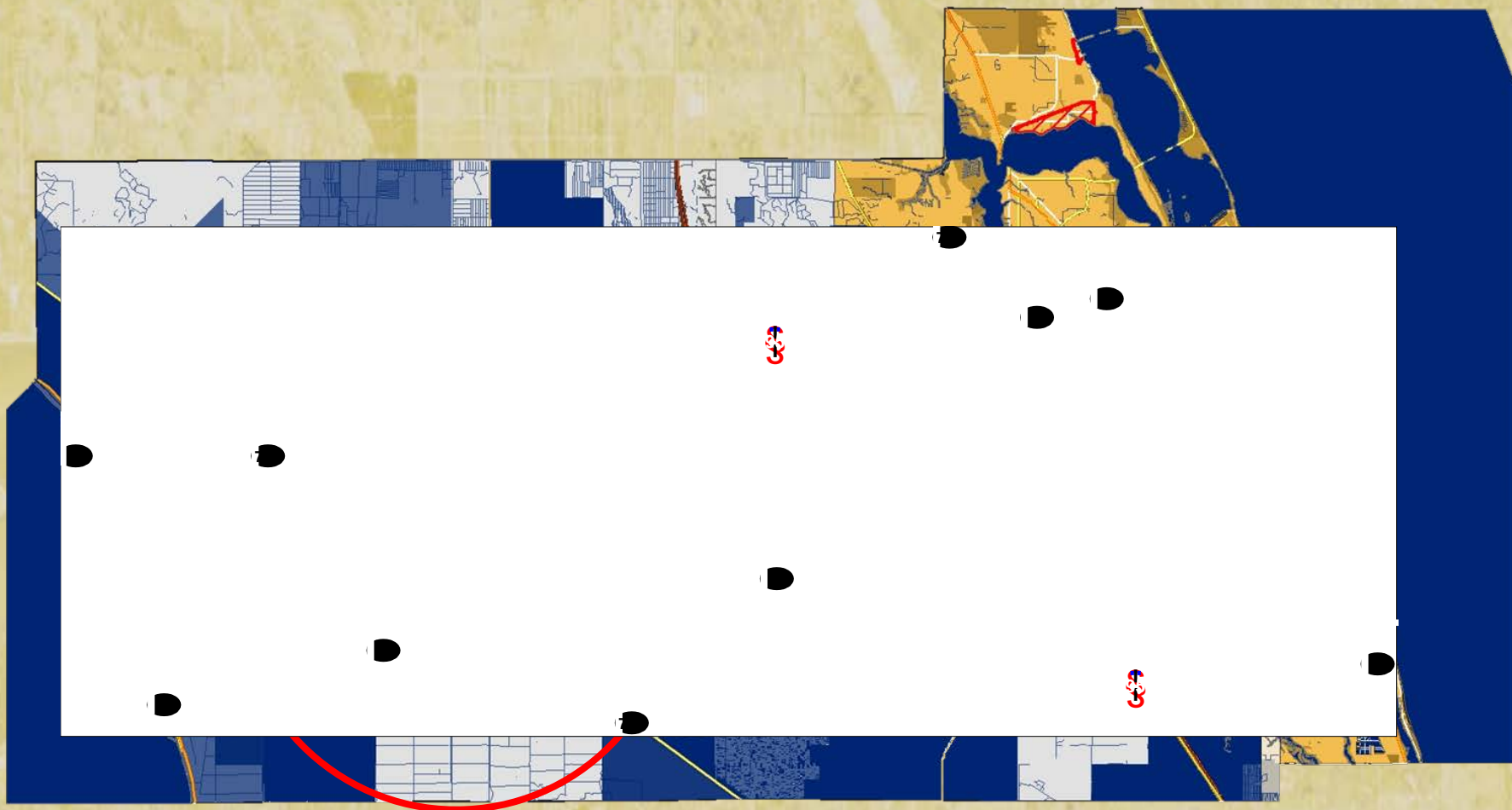


**Winter Park Village  
Winter Park, FL**





# Option: Expand the USB





# Option: Alternatives within the Secondary USB



## Legend


 CRA boundaries


 Cities

 DRIs

## Urban service boundaries

 1

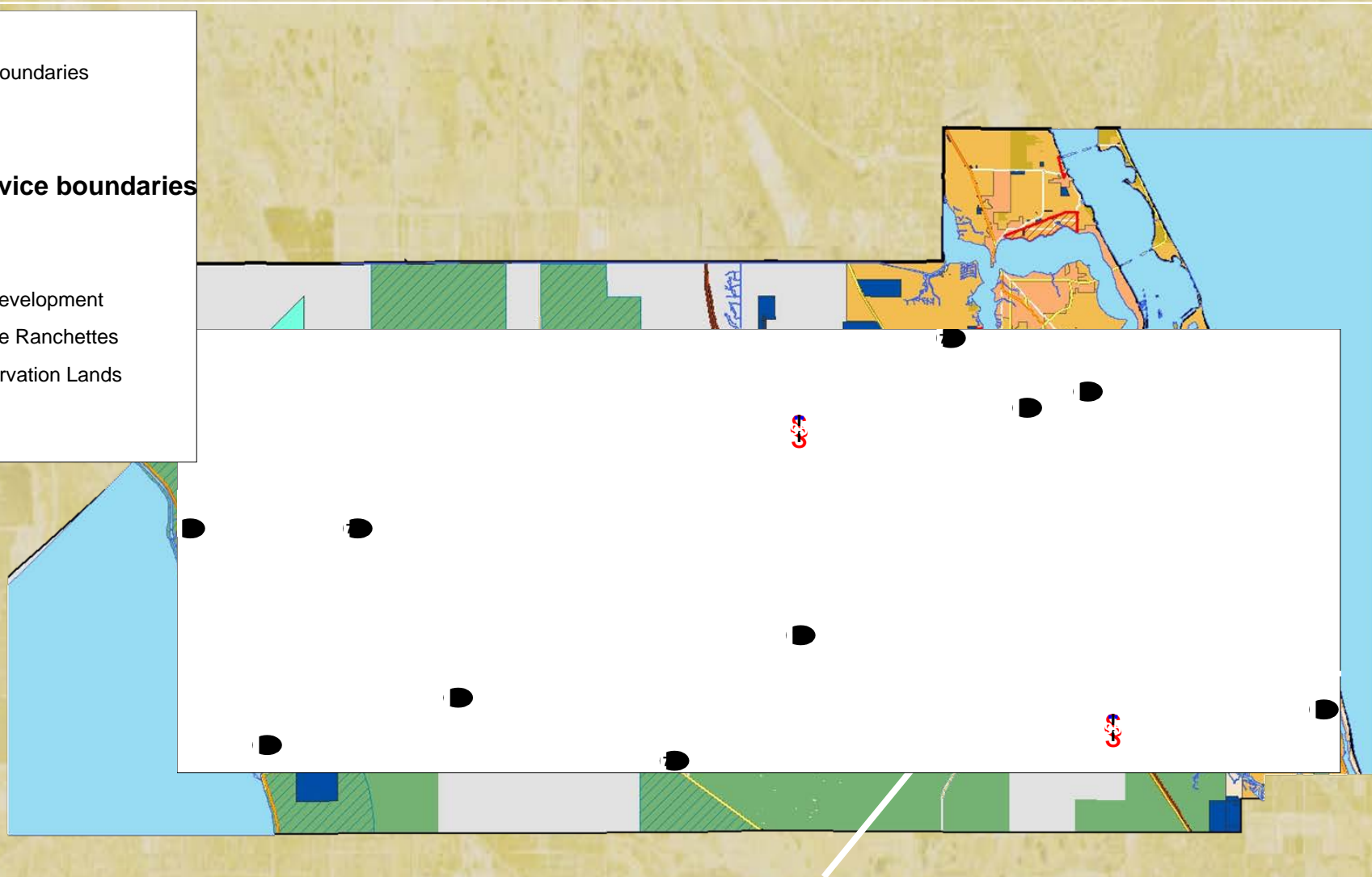
 2

 New development

 20 Acre Ranchettes

 Conservation Lands

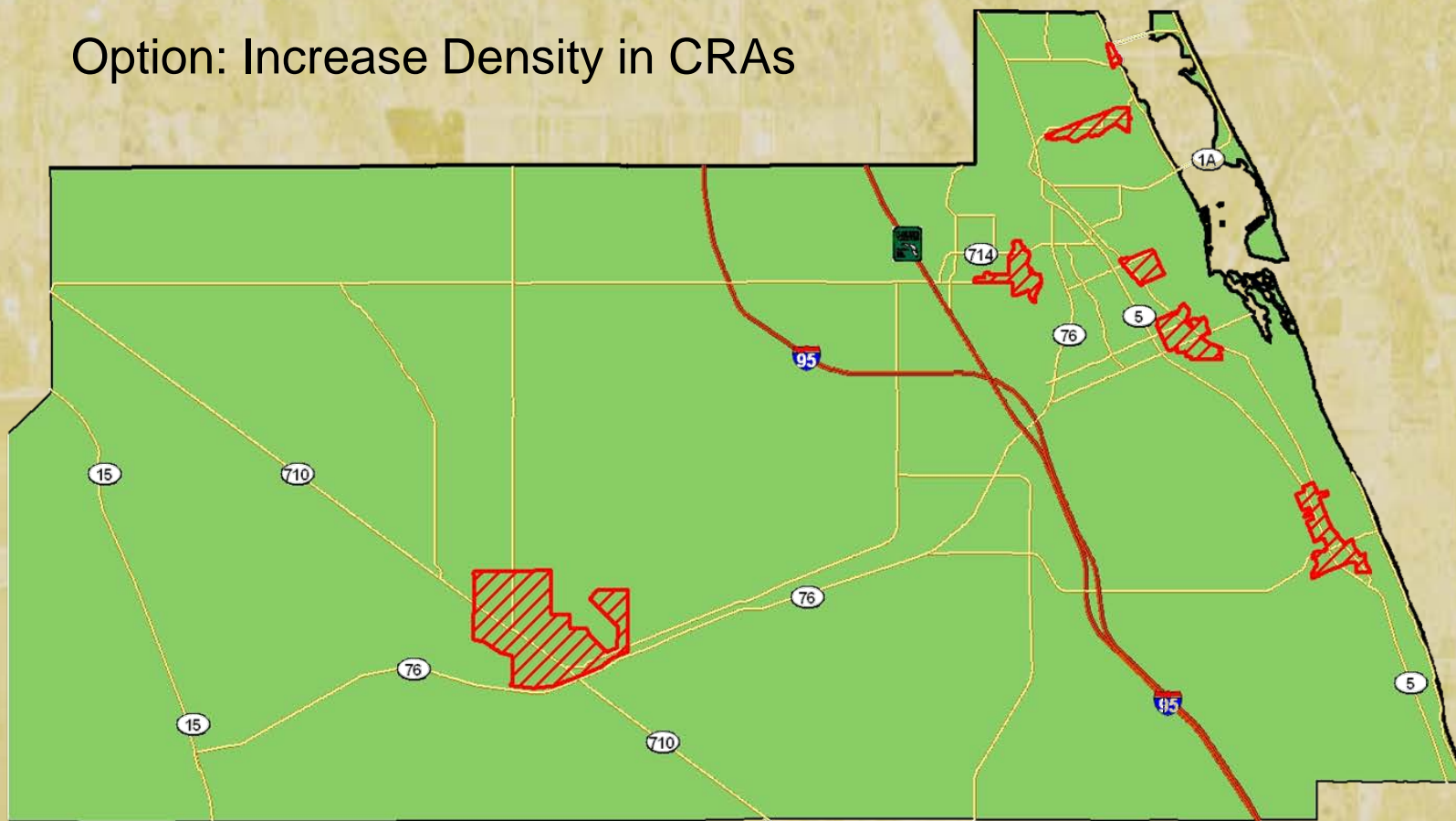
 CERP



*Secondary USB*



## Option: Increase Density in CRAs







## ***Important Implementation Concerns Expressed to Date:***

- *Ensured long-term protection of the CERP lands*
- *Protection of the water quality of the county's rivers and water bodies*
- *Transportation Capacity*
- *How would Open Space areas be protected in perpetuity under any "clustering" options*
- *How would TDRs work in this area*



## STUDY INFORMATION

1. Email List
2. County Website  
[www.martin.fl.us](http://www.martin.fl.us)
3. Community Workshops
4. Information Brochures
5. Local Newspaper Advertisements
6. Martin Television
  - Week in Review
  - Special information items



MARTIN COUNTY

## UPDATE

*A weekly report of current events within Martin County Government.  
Direct inquiries to the Office of the County Administrator, 221-2352*

SEPTEMBER 26, 2005

### *How to help our sister county*

Through a multi-organizational effort, both public and private, Martin County has adopted Jackson County, Mississippi as a sister county. The Martin County Chapter of the United Way has taken the lead and has made formal contact with the United Way Chapter in Jackson County and each will serve as a conduit to get relief supplies from us to them. At this time, what they're asking for is money. If you would like to make a donation, send your check to the United Way of Martin County, 50 Kindred Street, Stuart, FL 34994. Be sure to note "Jackson, MS" in the check memo line.

### *Mutual Aid Radio Communications Unit*

Martin County Fire Rescue is the home of a State Regional Mobile radio communications trailer. In the wake of Hurricane Andrew and the devastation southern Dade County endured in 1992, the Florida Fire Chief's Association and State Fire Marshal's Office developed a Mutual Aid Radio Communications (MARC) Unit to deploy into an area of a major disaster, where the existing communication system would be inoperable or severely compromised. In 2001, Martin County Fire Rescue assumed responsibility for the MARC Unit. These units are strategically placed throughout the state. In Martin County, the MARC Unit is operated by Fire Rescue personnel. It is equipped with radios, antennas, and related equipment to be self-sufficient in an area that has suffered from a disaster. The unit's goal is to set up a communication infrastructure, so Fire Rescue emergency units can begin recovery efforts. This unit has already been sent on many deployments, throughout Florida. Martin County is currently a participant in both the Florida Fire Chief's Disaster Response Plan and Treasure Coast Mutual Aid Plan.

### *Development Patterns Study underway*

A contract with the firm of Glatting-Jackson for the Development Patterns Study was approved by the County Commission on September 6, 2005. The Study will analyze and critique Martin County's current land use policies, provide alternatives and recommendations, including those from the community regarding the County's future development and land use policies. This Study will also compare the social, economic and environmental impact of the current policies and the alternatives and recommendations on both Martin County, generally and Martin County government, specifically. In order to hear from Martin County residents and property owners an Open House will be held in late October. There will also be a series of four community meetings to be held in different locations throughout the County during the winter months.

### *Hurricane Housing Recovery Program*

Martin County's Hurricane Housing Recovery Program (HHRP) is in full swing. Funded through the State's Affordable Housing Trust Fund, Martin County will be receiving over \$8,000,000 to assist homeowners with repairs to their homes affected by the 2004 hurricanes. Eligibility requirements are the same as the SHIP program with priority given to the extremely low income households. Maximum award amounts are \$60,000 repair/rehabilitation of existing home; \$100,000 for complete new construction; \$80,000 for Mobile/Manufactured home replacement; \$10,000 for Emergency Repair/Hazard Mitigation which includes minor repairs; building materials, hazard mitigation such as storm shutters etc. and rental housing re-entry deposits etc. The assessed value of the property cannot exceed \$189,682. All funds awarded are no interest loans, except Emergency Repair which is a grant, with no repayment unless the home is sold. For application information, call 288-5495.

### *At the Elliott*

The Historical Society of Martin County will host a demonstration and calendar signing by original Highwaymen artist R.L. Lewis on Saturday, October 1 at 12:00 pm at the Elliott Museum. The Highwaymen is a name given to African American landscape artists who painted Florida scenes during the 1950-70s. In addition to demonstrating his own unique style, Mr. Lewis will be signing calendars featuring his own paintings during the program. Calendars are available at the Elliott gift shop for \$16. Admission is \$6 per person and, of course, members are always admitted free. Seating is available on a first-come, first-served basis. For more information or to RSVP, please call 225-1961, ext. 110.

CONTINUED ON REVERSE



## ***Future Land Use Element Policy 4.4.E.2.a.***

- a. Policy: The following shall be investigated, at a minimum:*
- (1) The use of overlay zoning districts for environmentally sensitive geographic areas. The underlying zoning district boundaries will retain the applicable minimum development regulations.*
  - (2) The use of scenic highway corridor overlay zones to protect the natural beauty and scenic vistas that exist along roadways that serve as major access ways, gateways and canopy routes through Martin County.*
  - (3) The use of fiscally sound mechanisms, such as tax incentives and transfer of development rights, to encourage landowners to preserve critical habitats, and to discourage development adjacent to lands held for conservation or preservation that are identified in the Conservation Element of the Growth Management Plan.*
  - (4) The use of natural systems for multiple purposes to the maximum extent possible, such as combining wellfields within natural system preserve areas and designating park systems to prevent development in floodplains or high hazard coastal areas.*
  - (5) The use of transfer of development rights (TDR's) or other flexible methods of land development transfer that would direct development from nonsuitable lands to those most suitable for active use.*





# Why conduct this study?



## ***Future Land Use Element 4.4.I.Goal (residential land use).***

*Martin County shall 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.*



## ***Future Land Use Element Objective 4.4.I.1.***

*1. Objective. In 2000/2001, the County will reassess and refine the future residential land needs of Martin County and utilize those needs in the establishment of appropriate residential land use capacities and patterns within the County.*





## ***Future Land Use Element Policy 4.4.I.1.a.***

*a. Policy: Residential development shall occur in locations which are suitable as reflected by such factors as the following: efficient land use planning principles in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers, and fire and police protection; avoidance of adverse impacts to natural resources; and continued viability of agricultural uses. The guideline in determining proximity is that distance and trip times to commercial and employment opportunities should not exceed 7.5 miles or 20 minutes.*



# Why conduct this study?



## ***Future Land Use Element Policy 4.4.I.1.b.***

*b. Policy: By December 2000, the County will establish policies and criteria to guide mixed use development as recommended in Martin County's EAR Sufficiency Response (dated 10/28/97) consistent with Rule 9J-5.006(3)(c)5. and (4)(c), F.A.C.*