

**PROPOSED AMENDMENT TO THE  
MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN**

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**REQUEST NUMBER:** CPA 19-13, Jensen Beach FLUM

**DATE of REPORT:** July 10, 2019

**APPLICANT:** Martin County Board of County Commissioners

**REPRESENTED BY:** Nicki van Vonno, AICP  
Martin County Growth Management Director

**PLANNER-IN-CHARGE:** Irene A. Szedlmayer, AICP  
Senior Planner, Growth Management Department

**PUBLIC HEARINGS:**

Local Planning Agency: July 18, 2019

Board of County Commission Transmittal: July 30, 2019

Board of County Commission Adoption: September 10, 2019

**SITE LOCATION:** The proposed amendment of the Future Land Use map will apply to the Jensen Beach Community Redevelopment Area (CRA). See Figures 1 and 2 of this report.

**APPLICANT REQUEST:** To amend the Future Land Use Map regarding the Jensen Beach CRA to change the Limited Commercial, General Commercial, Commercial Office/Residential, and Mobile Home Density future land use designations to CRA Center future land use designation and to eliminate the Mixed-Use Future Land Use Overlay.

**STAFF RECOMMENDATION:** Staff recommends approval of the transmittal of CPA 19-13, Jensen Beach FLUM, contingent upon approval for transmittal of CPA 18-10, CRA Text Amendments.

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## **EXECUTIVE SUMMARY**

The Jensen Beach Community Redevelopment Area is the subject of this application. The proposed amendment of the Future Land Use Map will assign the CRA Center future land use designation to the 67 acres comprising the Jensen Beach CRA. The proposed amendment of will remove the Limited Commercial, General Commercial, Commercial Office/Residential, and Mobile Home Density future land use designations and the Mixed-Use Future Land Use Overlay from the 67 acres.

CPA 18-10, CRA Text Amendments, proposing the creation of a new Chapter 18, Community Redevelopment Element, of the Comprehensive Growth Management Plan, is the companion proposal to create the CRA Center and CRA neighborhood future land use designations. This is consistent with the current Future Land Use Map in that the Jensen Beach Mixed-Use Future Land Use Overlay applies to the entire Jensen Beach CRA.

The proposed amendment will also remove approximately 25,000 square feet from the Jensen Beach CRA because that land area is located within the Town of Ocean Breeze. It was a mapping error that included that 25,000 square feet within the Jensen Beach CRA.

The Community Redevelopment Agency recommended approval. A public hearing before the Local Planning Agency is scheduled for July 18, 2019.

## **BACKGROUND**

In December of 2017, the Board of County Commissioners adopted Resolution 17-12.3 to initiate amendments to the text of the Comprehensive Growth Management Plan “to strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Redevelopment Areas.” One aspect of the response to that Board direction is the proposed creation of Chapter 18, Community Redevelopment Element, of the Comprehensive Growth Management Plan (CGMP).

In June of 2018, the Board of County Commissioners approved a contract with the Treasure Coast Regional Planning Council to develop new Land Development Regulations for the Community Redevelopment Areas. In February of 2019, the Treasure Coast Regional Planning Council (TCRPC) explained to the Board of County Commissioners that the work on the land development regulations pointed to the benefit of and need to create new future land use designations-CRA Center and CRA Neighborhood. The creation of the CRA Center and CRA Neighborhood future land use designations is encompassed within CPA 18-10, CRA Text Amendments.

In March of 2019, the Board of County Commissioners adopted Resolution 19-3.18, initiating the amendment of the Future Land Use Map for each of Martin County’s six CRAs. The intent is to amend the Future Land Use Map for each CRA in three ways:

1. Assign the CRA Center future land use designation to the urbanized core of the CRAs and along certain corridors where mixed-use development patterns exist or are allowed;
2. Assign the CRA Neighborhood future land use designation to the areas in each CRA where residential uses predominate, that are outside the urbanized core and mixed-use corridors;

3. Eliminate the Mixed-Use Future Land Use Overlay; and
4. Delete the underlying future land use designations, except that the Marine Waterfront Commercial, Industrial and Institutional future land use designations will be retained in the CRAs.

The amendment of the Future Land Use Map for the Jensen Beach CRA is first. The amendment of the Future Land Use Map for the Rio, Old Palm City, Hobe Sound, Golden Gate and Port Salerno CRAs will follow.

The goal of this overall work program is to facilitate achievement of the vision in the Community Redevelopment Plans for socially and economically vibrant, environmentally-sustainable, compact, walkable communities, and realization of CGMP Goal 4.2 ("To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.") and 4.3. ("To provide opportunities for mixed residential and nonresidential uses, including Traditional Neighborhood Development.").

The overall process, expectations and intent regarding amendment of the Comp Plan to create a new element focused on the CRAs including creation of new CRA future land use designations and amendment of the Land Development Regulations to create new redevelopment codes, to be followed by amendment of the Future Land Use Map and Zoning Atlas to actually assign the new future land use designations and new redevelopment zoning districts to the land has been presented and discussed repeatedly and numerous public forums. This public hearing regarding transmittal of this amendment to the State Land Planning Agency (Florida Department of Economic Opportunity, Bureau of Community Planning and Growth) and other state and regional reviewing agencies follows sixteen (16) public meetings and two public hearings before the Local Planning Agency. The public meetings are listed below.

### ***CRA Neighborhood Advisory Committees***

January 2019 - Hobe Sound and Rio NACs

February 2019 - Golden Gate, Old Palm City and Port Salerno NACs

March 2019 - Jensen Beach NAC

### ***Community Redevelopment Agency***

November 21, 2018

December 17, 2018

January 28, 2019

February 25, 2019

May 28, 2019

June 17, 2019

### ***Local Planning Agency***

January 17, 2019

February 21, 2019

June 20, 2019 public hearing

July 18, 2019 public hearing

**Board of County Commissioners**

February 26, 2019

April 9, 2019

Special notices of the Community Redevelopment Agency meetings and the Local Planning Agency meetings were sent to the Constant Contact lists for the Community Redevelopment Agency and the Growth Management Department. Without adjusting for duplication, the combined number of people on these two lists approximates 1,800 contacts. The overwhelming public response at the public meetings to the proposed changes has been positive.

**1. PROJECT/SITE SUMMARY**

**1.1. Physical/Site Summary**

The subject of this application, CPA 19-13, Jensen Beach FLUM, is the sixty-seven (67) acres comprising the Jensen Beach Community Redevelopment Area, in the far northeast corner of Martin County.

The Jensen Beach CRA is bordered on the east by the Indian River Lagoon. It has approximately three-quarters of a mile of shoreline on the Lagoon. To the west is the FEC Railroad and to the south is the Town of Ocean Breeze. To the north, the boundary with St. Lucie County is less than one-mile away. It is worth noting that approximately 13 acres of the Jensen Beach CRA's 67 acres is submerged.

The proposed amendment of the Future Land Use Map will also correct the boundary of the Jensen Beach CRA to exclude a small portion in the southwest corner that is actually located within the municipal boundary of Ocean Breeze. The County Surveyor has reviewed the legal descriptions of the Town of Ocean Breeze and the legal description of the Jensen Beach CRA and confirmed the error. The area to be excluded from Jensen Beach CRA measures approximately 25,000 square feet and is right-of-way. See Figures 3 and 4.

**1.2. Major Roadways**

Within the Jensen Beach CRA, NE Pineapple Avenue, Jensen Beach Boulevard and NE Ricou Terrace are functionally classified as Major Arterials. NE Indian River Drive is functionally classified as a Minor Arterial.

Figure 1. Location Map

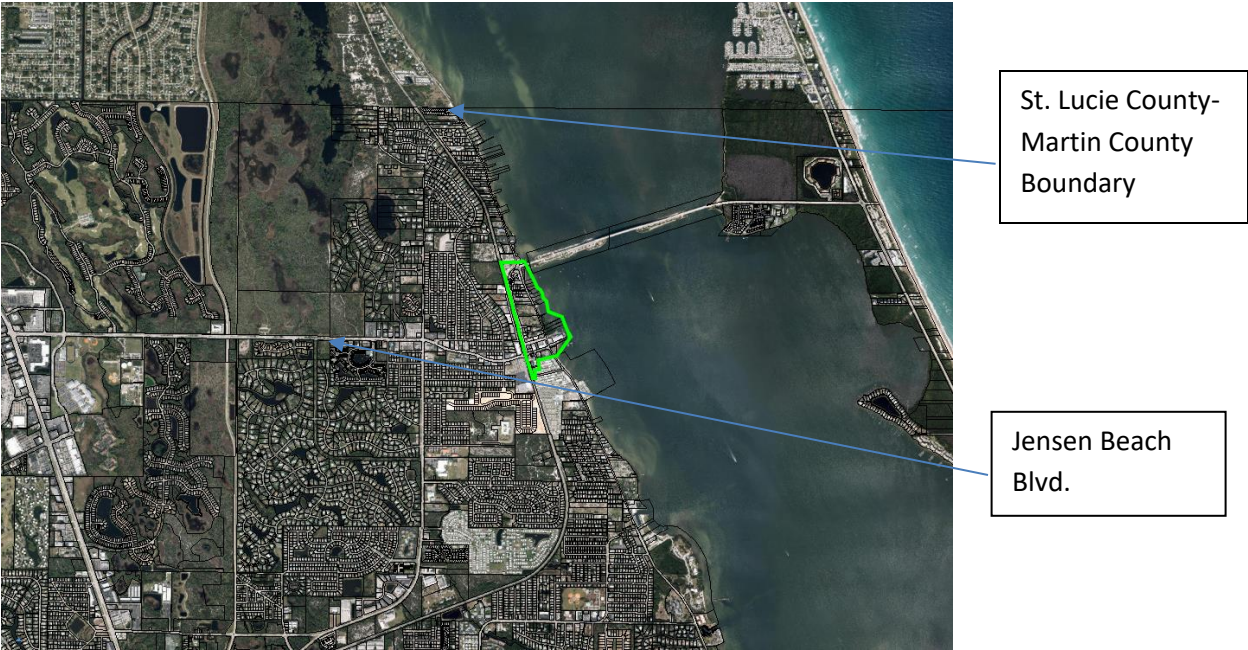


Figure 2. Subject Land

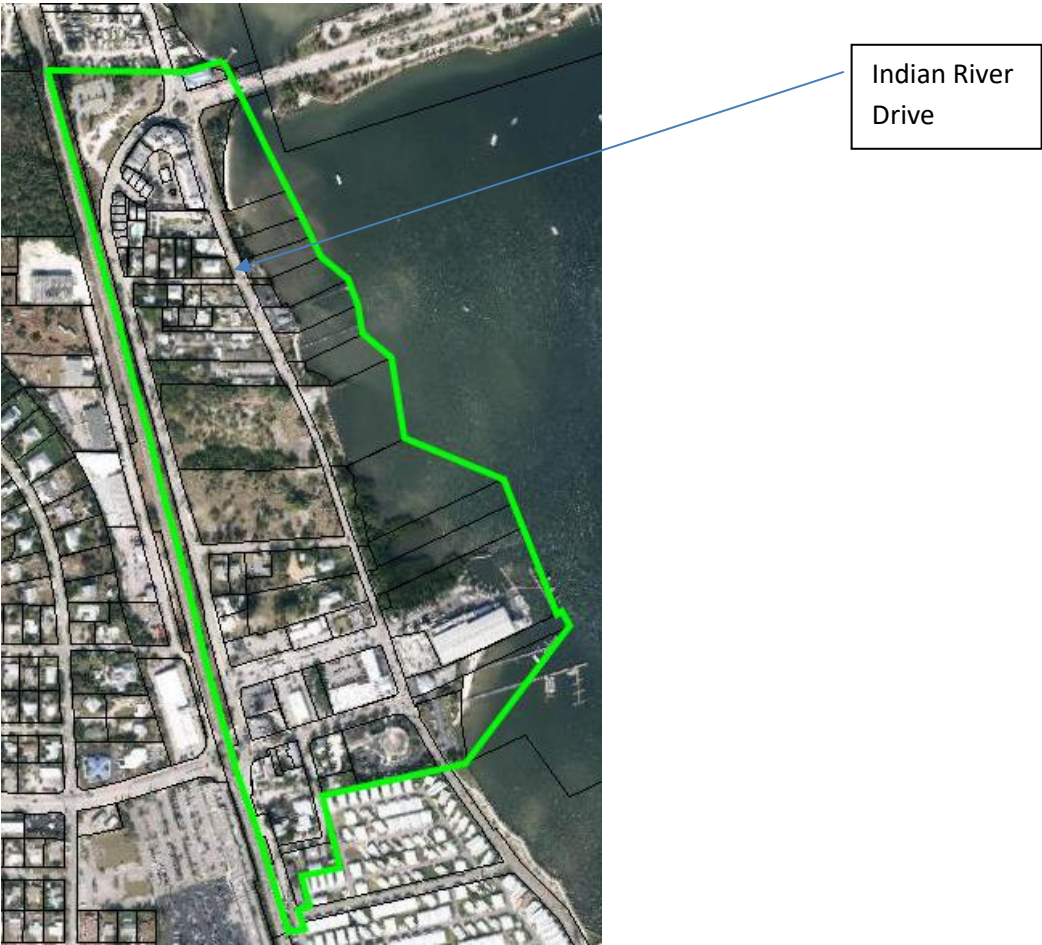




Figure 3. Current Map showing land area in both Jensen Beach CRA and Ocean Breeze

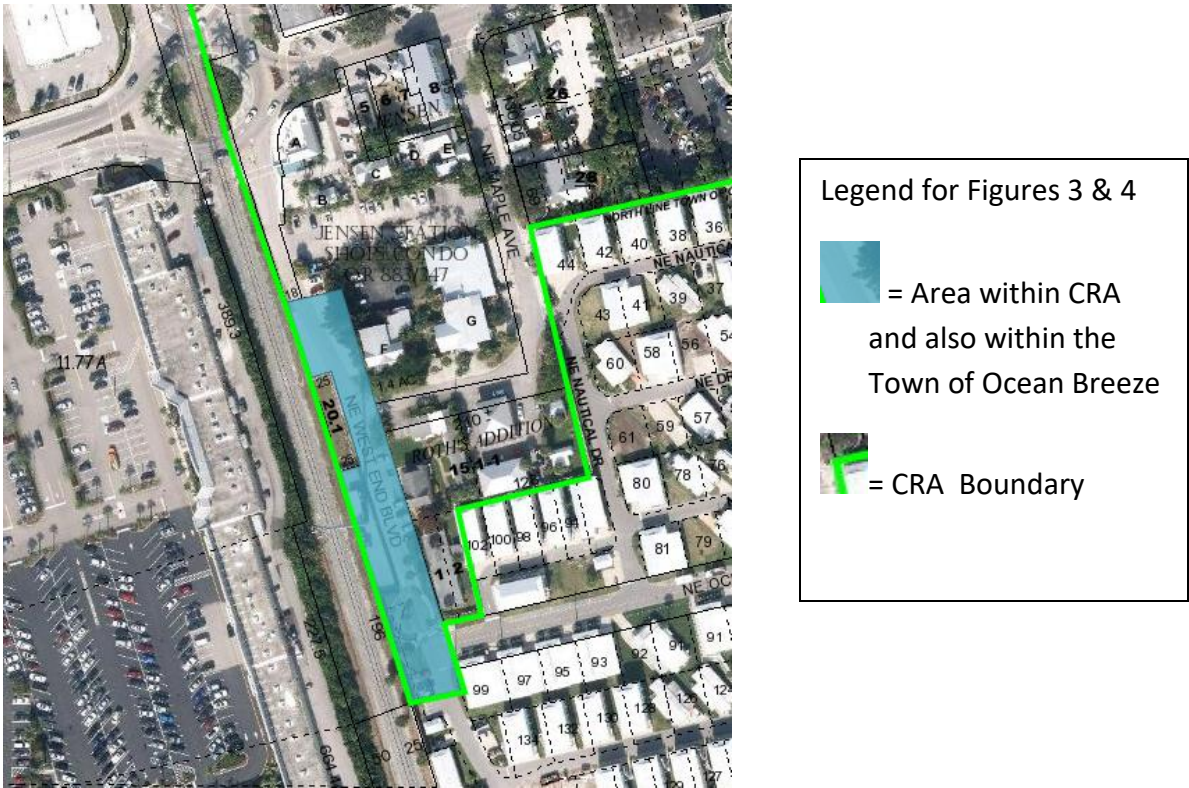
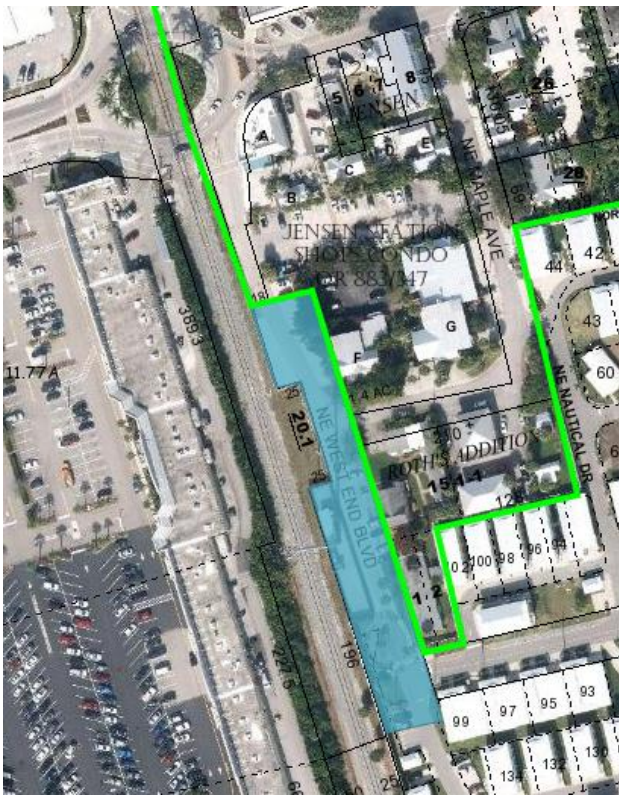


Figure 4. Revised boundary of CRA excluding land in the Town of Ocean Breeze



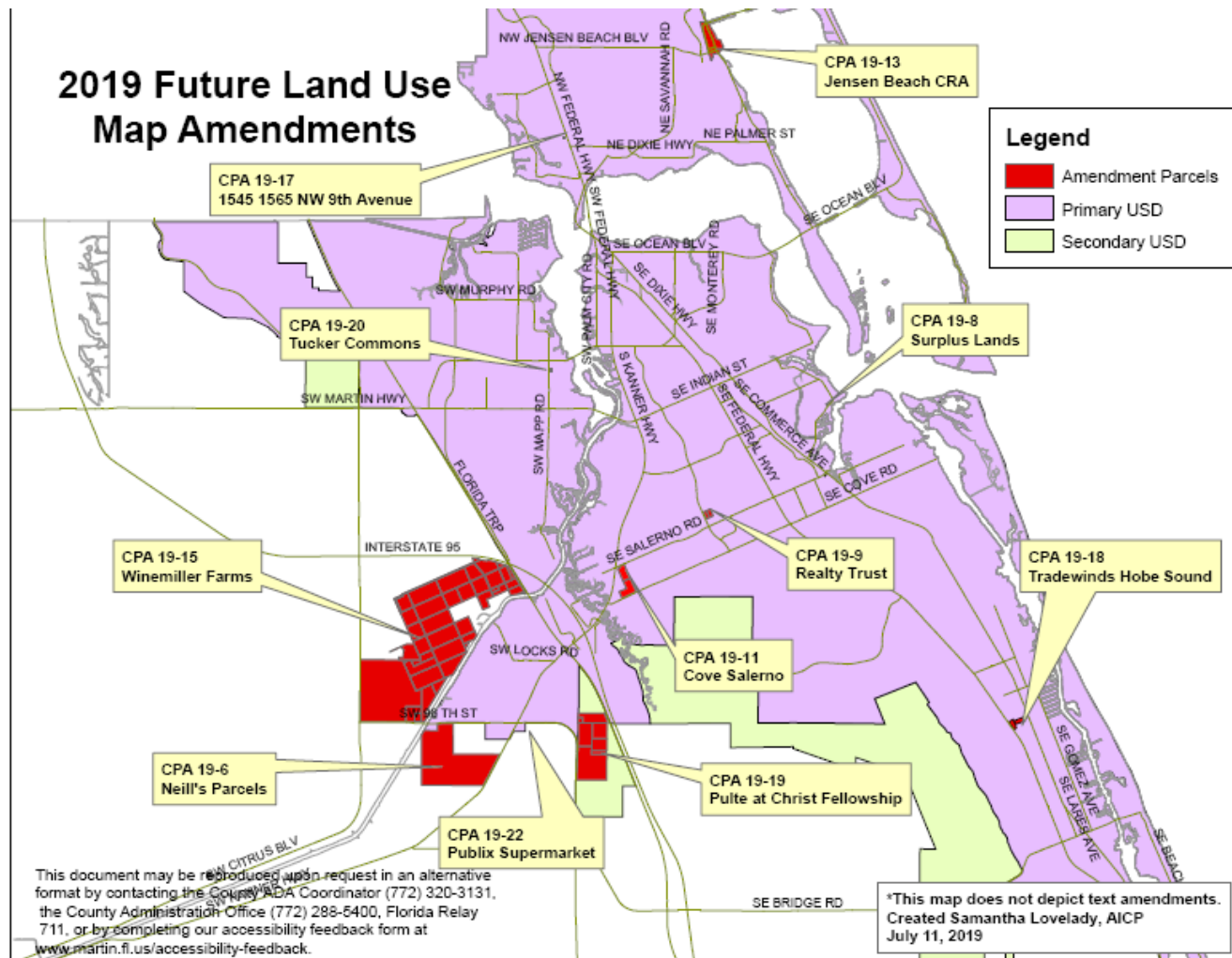
### 1.3 Current Amendment Requests

Nine additional requests to amend the Future Land Use Map (FLUM) are pending. The locations of the proposed amendments are shown in Figure 5.

- a. **CPA 19-08, Surplus Lands**, is a Small-Scale Amendment proposing to change the future land use designation of 1.2 acres from Institutional-Recreation to Residential Estate Density (2 units per acre). The land is on SE. St. Lucie Boulevard near Sandsprit Park.
- b. **CPA 19-06, Neill Parcels**, is a request to amend the FLUM on 499.4 acres located south of SW 96<sup>th</sup> Street and between SW Kanner Highway (SR76) and the St. Lucie Canal. The land currently has three future land use designations--Agricultural, Industrial and Commercial Waterfront Future Land Use designations; seven future land use designations are proposed—Industrial, Marine Waterfront Commercial, Low Density Residential, Medium Density Residential, High Density Residential and General Commercial.
- c. **CPA 19-09, Realty Trust Parcels**, is a request to amend the FLUM from Rural Density Residential (1/2 unit per acre) to Commercial Office/Residential on 9.5 acres on SE Willoughby Boulevard, north of SE Salerno Road.
- d. **CPA 19-11, Cove/Salerno Partners**, is a request to amend the FLUM on 47.12 acres from Estate Density Residential (2 unit per acre) to Low Density Residential (5 unit per acre). The land is just east of Kanner Highway, between Cove and Salerno Roads.
- e. **CPA 19-15, Winemiller FLUM**, is a request to amend the FLUM from Agricultural Ranchette to a newly created future land use designation, Agri-Neighborhood on 1,909 acres, west and north of the St. Lucie Canal, west and south of Interstate 95, east of Citrus Boulevard and north of SW 96<sup>th</sup> Street.
- f. **CPA 19-17, 1545 and 1565 NW 9<sup>th</sup> Avenue**, is a request to amend the FLUM on two lots with split future land use designations—Commercial General and Low Density Residential—on each lot. The request is to designate the entirety of the lots General Commercial.
- g. **CPA 19-18, Tradewinds at Hobe Sound**, is a request to amend the FLUM on 13.3 acres from Medium Density Residential (7.8 acres), Commercial Office/Residential (1.92 acres) and Limited Commercial (3.89 acres) to High Density Residential, located between SE Federal Highway and SE Dixie Highway, just north of SE Dharlys St. West.
- h. **CPA 19-19, Pulte at Christ Fellowship Church**, is a request to amend the FLUM from Rural Density to Estate Density on 321 acres located at 10205 Pratt Whitney Road.
- i. **CPA 19-20, Tucker Commons**, is a request to amend the FLUM on 0.75 acres from Commercial Office/Residential and Low Density Residential to Commercial General on SW Mapp Road.



**Figure 5. Pending Requests to Amend the Future Land Use Map**



#### 1.4. Past Requests to Amend the Future Land Use Map

Previous amendments of the Future Land Use Map in the vicinity of Jensen Beach CRA are described below and their location is illustrated on Figure 6.

**CPA 2006-19, Pitchford's Landing**, changed the Mobile Home Density future land use designation to the Low Density Residential future land use designation on 13.25 acres and to Limited Commercial on 0.8 acres. The site, on Indian river Drive just north of the Jensen Beach CRA, remains in use as a Recreational Vehicle Park.

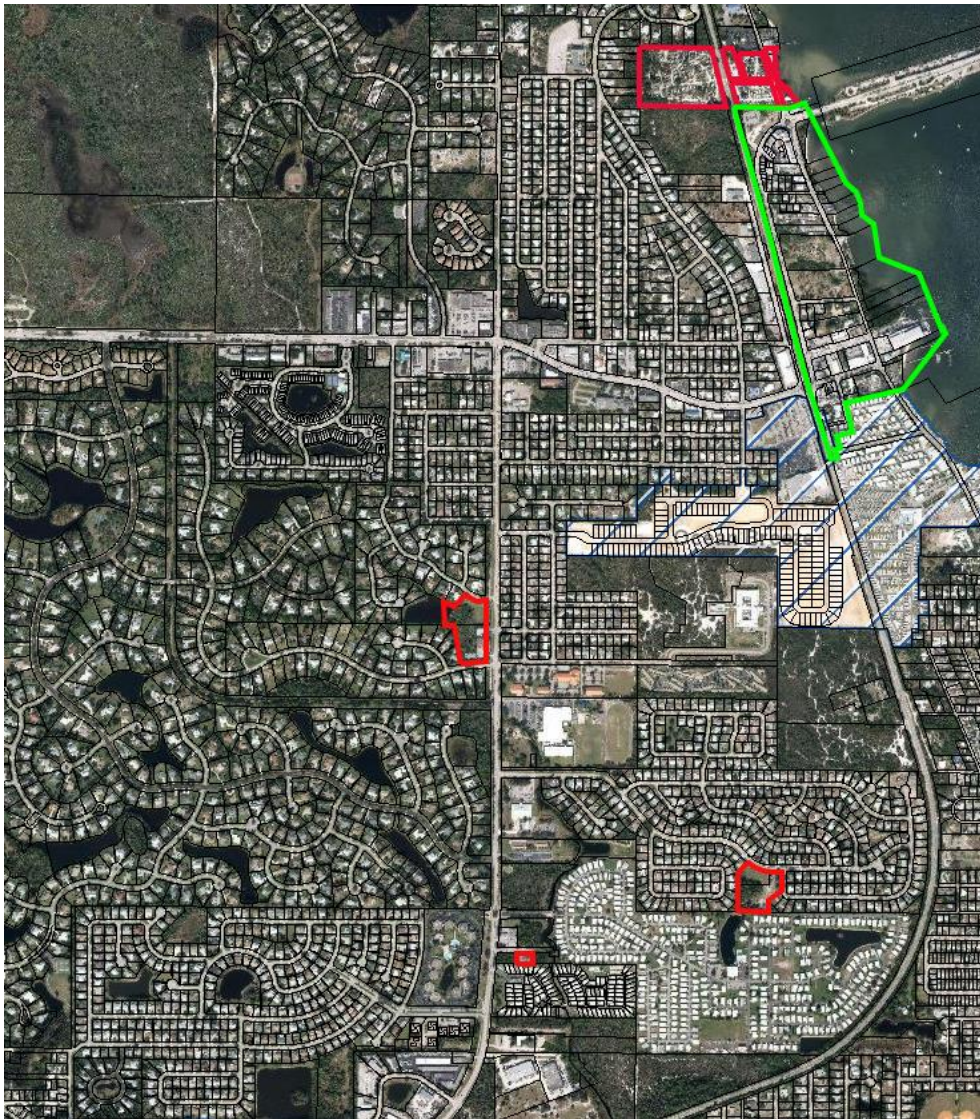
**CPA 2018-09, Leilani Heights**, changed the future land use designation from Low Density Residential to Institutional-Recreation on 3.14 acres of County-owned land in the Leilani Heights subdivision.

**CPA 2018-8, Fire Station No. 10** changed the future land use designation from General Institutional to Limited Commercial on 0.34 acres of County-owned land on NE Samaritan Street, just east of NE Savannah Road.

**Resolution 04-7.19** changed the future land use designation to General Institutional on 4.26

acres on NE Savannah Road. It is the location of a fire station constructed in 2006 and a stormwater treatment area.

Figure 6. Prior Amendments of the Future Land Use Map



### **1.5. Adjacent Future Land Use Designations**

North: Low Density Residential

South: Town of Ocean Breeze

East: Indian River Lagoon

West: across approximately 200 feet of roadway and railroad right-of-way, are the Mobile Home, Industrial, and General Commercial future land use designations.



Figure 7. Existing Future Land Use Map

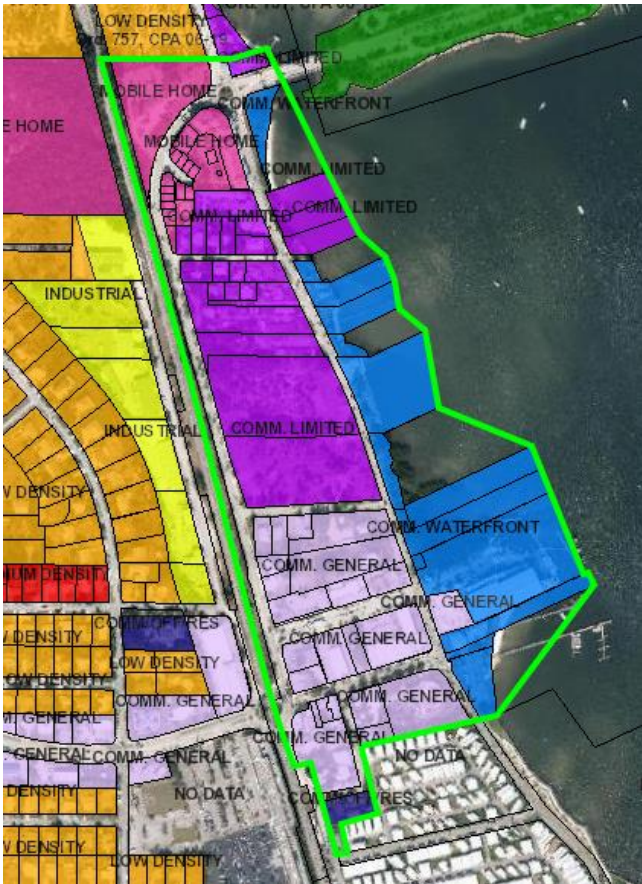


Figure 8. Jensen Beach Mixed-Use Future Land Use Overlay



Figure 9. Proposed Future Land Use Map for the Jensen Beach CRA



### 1.6. Adjacent Current Land Uses

North: Pitchford's Landing Mobile Home and recreational Vehicle Park

South: Single-family residential –recently refurbished modular home community in the Town of Ocean Breeze.

East: Indian River Lagoon

West: across approximately 200 feet of roadway and railroad rights-of-way, there is a mixture of uses including vacant, native upland scrub, various small industrial

enterprises including warehousing, manufacturing, and lumber, and a Publix-based shopping center.

## **1.7. Environmental Considerations**

### ***1.7.1. Wetlands, soils and hydrology***

The MC Navigator wetlands composite map is a predictive tool based on satellite wetland mapping, presence of hydric soils, and inclusion on the National Wetlands Inventory. The more indications present, the more likely a wetland is present. The MC Navigator Wetlands Composite Map indicates wetlands are unlikely on the subject land although there are mangroves along some of the shoreline.

Figure 10. Wetlands Composite Indicator Map

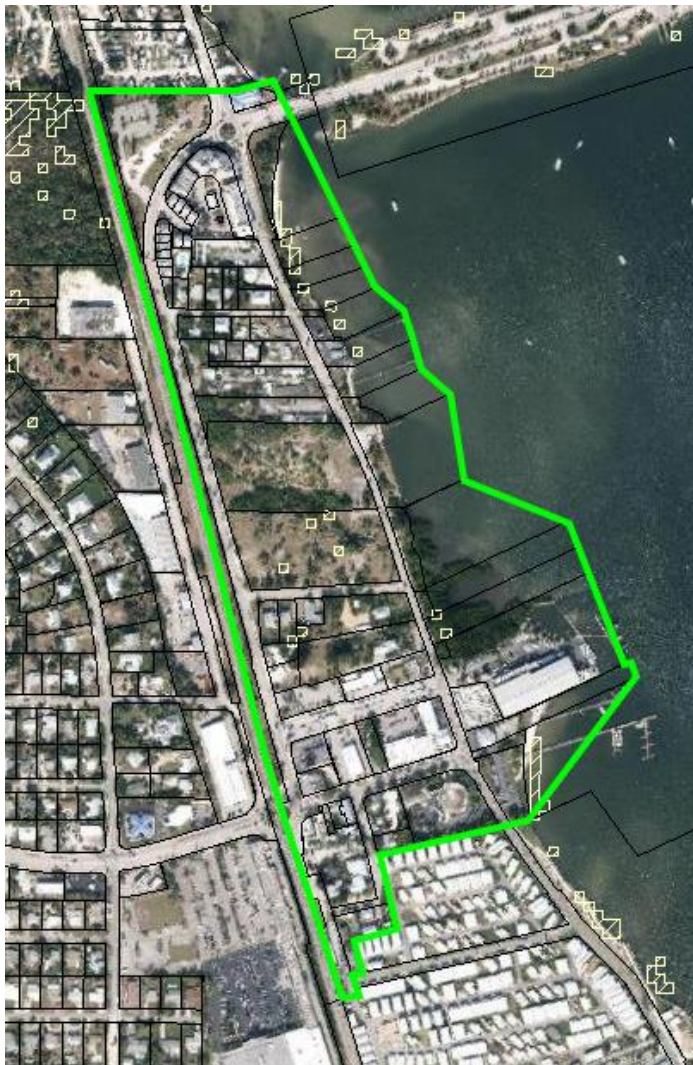
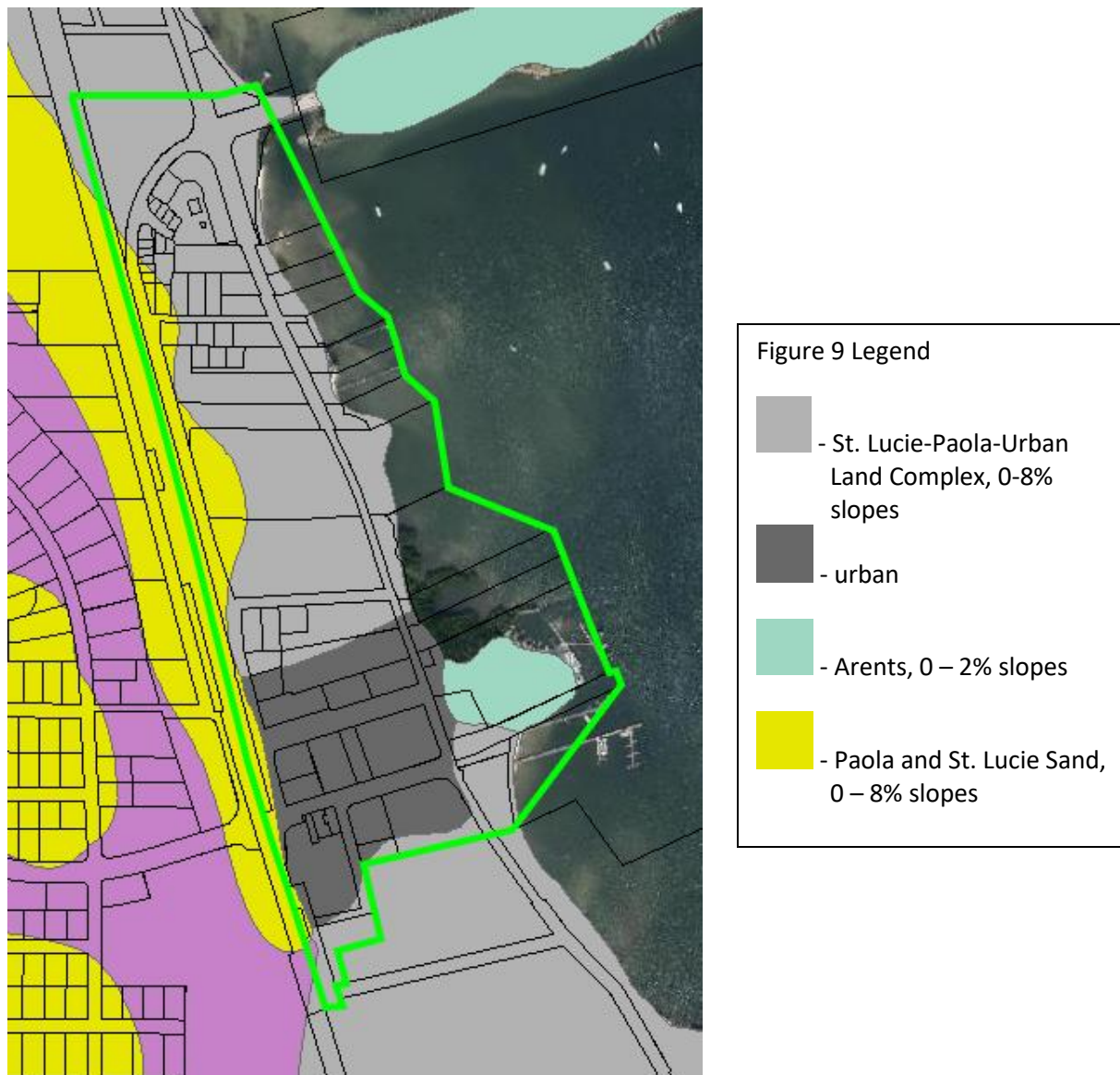




Figure 11. SFWMD Soil Map



### **1.7.2. Wellfield protection**

There are no public water wells or wellfield protection zones on the subject land or in the vicinity of the subject land.

## 2. ANALYSIS

### 2.1. Criteria for a Future Land Use Amendment

Section 1.11.C.(1) requires County staff to assume that the current FLUM, 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.” Staff can recommend approval of a requested change only if it is consistent with all other elements of the Comprehensive Plan and at least one of four criteria has been demonstrated by the Applicant. The four criteria are:

- “(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”*
- “(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 characteristics.*
- “(c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or,*
- “(d) The proposed change would correct a public service need that enhances the health, safety or general welfare of County residents.”*

Application of Section 1.11.C.(1) to CPA 19-13, Jensen Beach FLUM, is somewhat awkward given the particular circumstances of the proposed amendment. The amendment of the FLUM will not substantially change the uses or the intensity of development that are permitted. Rather, the intent is to modify the regulatory framework in order to simplify interpretation and implementation for property owners, developers and County staff and provide greater flexibility regarding permitted uses. The intent is to realize the longstanding vision for the CRAs as represented in the Redevelopment Plans adopted in the late 1990s and early 2000s more efficiently and effectively.

The amendment of the Future Land Use Map is proposed along with these other changes:

1. Amendment of the text of the CGMP in order to create Chapter 18, Community Redevelopment Element, including the creation of the CRA Center future land use designation and the CRA Neighborhood future land use designation.
2. Amendment of the Martin County Land Development Regulations to create Article 12, the Redevelopment Code, including new redevelopment zoning districts and sub-districts, a regulatory plan, and building and frontage types.
3. Amendment of the Future Land Use Map Zoning Atlas to apply the new CRA Center and CRA Neighborhood future land use designations and the new redevelopment zoning districts and sub-districts.

The goal of the overall work program is to facilitate achievement of the vision for the CRAs of economically and socially vibrant, environmentally-sustainable, compact, walkable communities as represented in the Community Redevelopment Plans and realization of

CGMP Goal 4.2 (“To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.”) and 4.3. (“To provide opportunities for mixed residential and nonresidential uses, including Traditional Neighborhood Development.”)

Therefore, staff finds that criterion (a) and (d) are met. The proposed designation of the Jensen Beach CRA as CRA Center is consistent with the prior application of the Jensen Beach Mixed-Use Future Land Use Overlay to Jensen Beach’s entire 67 acres.

## **2.2. Urban Sprawl**

Florida Statute 163.3177(3)(a)9. 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. 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 Statute provides 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. 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 CRA Center future land use designation encourages a mix of residential and commercial uses on the 67 acres it covers. The amendment 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.*

The subject land area is not in a rural area. The amendment 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 subject land area is integrated into the fabric of the surrounding neighborhoods, except as separated due to location on the shoreline of the Indian River Lagoon and bordered by the FEC railroad tracks. The amendment 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.*

The County's shoreline and mangrove protection policies remain in effect. The special flood hazard areas identified by FEMA with a 1% chance of inundation in any given year is almost entirely east of Indian River Drive. The land area in FEMA's 0.2% chance of inundation in any given year also tracks fairly closely with Indian River Drive. There appear to be no wetlands outside the shoreline mangroves. The amendment 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.*

No agricultural or silvicultural areas or activities are impacted by this amendment. The amendment discourages the proliferation of urban sprawl.

- (VI) *Fails to maximize use of existing public facilities and services.*

No. The amendment discourages the proliferation of urban sprawl.

- (VII) *Fails to maximize use of future public facilities and services.*

No. The amendment 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.*

The amendment encourages a compact urban form and therefore provision of these public facilities and services can be expected to be cost-efficient. The amendment discourages the proliferation of urban sprawl.

- (IX) *Fails to provide a clear separation between rural and urban uses.*

The land is in the Primary Urban Service District and far from any rural area. The amendment discourages the proliferation of urban sprawl.

- (X) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

The proposed amendment is intended to encourage infill development and redevelopment. The amendment discourages the proliferation of urban sprawl.

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

The CRA Center future land use designation allows a full range of commercial, residential and institutional uses. The amendment discourages the proliferation of urban sprawl.

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

The CRA Center future land use designation encourages a highly-connected urban form. The amendment discourages the proliferation of urban sprawl.

(XIII) *Results in the loss of significant amounts of functional open space.*

No functional open space will be lost as a result of the amendment. The amendment discourages the proliferation of urban sprawl.

In summary, this proposed amendment discourages the proliferation of urban sprawl.

### **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.*

Yes. The amendment discourages the proliferation of urban sprawl.

(II) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

Yes. The amendment 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.*

Yes. The amendment discourages the proliferation of urban sprawl.

(IV) *Promotes conservation of water and energy.*

Yes. Criterion met to the extent that a compact, walkable urban form contributes to conservation of energy and water. The amendment discourages the proliferation of urban sprawl.

(VI) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

Not Applicable. This criterion is irrelevant to this application.



- (VI) *Preserves open space and natural lands and provides for public open space and recreation needs.*

Yes. The Jensen Beach CRA will be required to adopt an open space plan. The amendment 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.*

Yes. Allowing residential development to occur will help support the local business community. The amendment 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.*

Yes. The CRA Center future land use designation permits 15 dwelling units per acre which is high density in Martin County. The amendment discourages the proliferation of urban sprawl.

In conclusion, this amendment of the FLUM discourages urban sprawl.

## **2.3 Land Use Compatibility**

The proposed CRA Center future land use designation for the Jensen Beach CRA's 67 acres is compatible with the future land use designations in the surrounding area. Due to the natural boundary created by the Indian River Lagoon on the east and the approximately 200 feet of right-of-way devoted to NE Pineapple Avenue, the FEC Railroad, and NE Candice Ave on the west, future land use designations adjacent to the Jensen Beach CRA are limited. To the south is the Town of Ocean Breeze and the land adjacent to Jensen Beach has the Mobile Home Residential future land use. It is zoned primarily for mobile homes with densities ranging from 6 to 15 units per acre. The zoning on the north is the Low Density Residential future land use designation.

As explained in Section 4.1, the amendment of the FLUM will not substantially change the uses or the intensity of development that are permitted. The intent of the amendment is to modify the regulatory framework to simplify interpretation and implementation for property owners, developers and County staff and provide greater flexibility regarding permitted uses. The intent is to realize the longstanding vision for the CRAs as represented in the Redevelopment Plans adopted in the late 1990s and early 2000s more efficiently and effectively. The proposed CRA Center future land use designation should have no negative impact on these nearby zoning districts. Nor should these nearby zoning districts negatively impact the proposed Redevelopment Zoning District.

## **2.4 Consistency with the Comprehensive Growth Management Plan**

As discussed in Section 2.1, the impetus of the proposed amendment is to realize CGMP Goal 4.2 (“To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County. “) and Goal 4.3. (“To provide opportunities for mixed residential and nonresidential uses, including Traditional Neighborhood Development.”). The CRA Center future land use designation is intended for “the urbanized core of the CRAs.” (CGMP Objective 18.2A.) The CRA Center future land use designation recognizes and encourages both mixed-use patterns as well as mixed-use projects. CGMP Policy 18.2A.2. Realization of the vision for compact, walkable, vibrant mixed-use communities does not require each project to be a mixed-use project (a mix of residential and commercial uses planned and approved as one project). Allowing and encouraging a mix of uses to develop based on the decisions of individual property owners, incrementally, over time will more naturally yield the mix of uses envisioned by CGMP Goal 4.3 since 2003 and Chapter 18, Community Redevelopment Element.

The proposed amendment also advances realization of Goal 4.1 (“To manage growth and development in a way that is fiscally efficient, consistent with the capabilities of the natural and manmade systems, and maintains quality-of-life standards acceptable to Martin County's citizens.”); Goal 4.7 (“To regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at the levels of service adopted in this Plan.”); Goal 4.8 (“To encourage energy conservation and promote energy-efficient land use and development that implements sustainable development and green building principles.”); and Goal 4.9 (“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.”) Therefore, the proposed amendment of the FLUM is consistent with the CGMP.

## **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 FLUM 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**

The land is located within the Primary Urban Service District. Therefore, pursuant to CGMP Objective 4.7A., the full range of public facilities and services at the adopted Level of Service

are to be provided or programmed to be provided. Because the maximum residential density allowed pursuant to the proposed future land use designation—CRA Center—is the same as that permitted pursuant to the current Jensen Beach Mixed-Use Future Land Use Overlay, no additional impact on the adopted Level of Service for public facilities and services is anticipated by the amendment of the FLUM. Present or planned public facilities and services will be capable of meeting the adopted LOS standards for the proposed future land use designation.

#### **2.5.1.1. Water and Sewer Facilities**

The land is located in the Martin County Utilities Service area. The adopted Level of Service (LOS) for water and wastewater (106 gallons per person per day for potable water and 100 gallons per person per day for wastewater for residential uses).

#### **2.5.1.2. Drainage Facilities**

Compliance with the LOS for drainage facilities must be demonstrated at the time a site plan application is submitted. The developed site must comply with the CGMP Policy 14.1A.2.(2), which provides that the LOS for County water management systems is as follows:

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**

Pursuant to CGMP Policy 5.2A.1., "The LOS standard for all roadways in unincorporated Martin County is LOS D in the peak hour/peak direction."

#### **2.5.1.4 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 2019 is 162,499 persons. In Fiscal Year 2019, there are 243,749 tons of available

capacity or 1.50 tons per weighted person. The proposed future land use changes will not reduce the level of service.

#### 2.5.1.5. Parks/Recreation Facilities

The LOS for parks and recreation facilities are calculated on a countywide basis. Martin County's total population in Fiscal Year 2019 is 155,321 persons. The County currently has 1,097 acres of active parkland. The 2019 Capital Improvements Plan provides the following LOS:

	REQUIRED LOS	PROVIDED	CURRENT LOS
Active Park Land	3 acres per 1,000 residents	1,097 acres	6.93 acres per 1,000 residents
Beach Facilities	9 parking spaces per 1,000 residents	1,439 spaces	9.3 spaces per 1,000 residents

#### 2.5.1.6. Fire/Public Safety/EMS

CGMP Policy 14.1A.2(7)(a) establishes the LOS for fire/rescue as follows:

	Area of Martin County	Travel time	Percent of time	
			Required LOS	Current LOS
Advanced life support	Urban	8 minutes	90	94
	Rural	20 minutes	90	94
Basic life support	Urban	6 minutes	90	94
	Rural	15 minutes	90	94
Fire response	Urban	6 minutes	90	94
	Rural	15 minutes	90	94

The 2018 *Public Facilities Analysis* concluded that the Fire/Rescue LOS will not be met in FY2024, based on projected population growth and the assumption that neither the size of nor the densities within the County's Urban Service District have changed.

#### 2.5.1.7. Public Educational Facilities

The LOS for public school facilities is established by CGMP Policy 17.1A.1. Pursuant to CGMP Policy 17.1B.1, final site plans that include residential units can be approved by the County "only after receipt of a School Concurrence Report from the School District stating that adequate capacity exists for the anticipated students." See, Correspondence.

### 2.5.2. Non-Mandatory Facilities

#### 2.5.2.1. Libraries

Library LOS is calculated on a countywide basis and requires 0.60 gross square feet of library space for each resident and two volumes of reading material per weighted resident.

The Fiscal Year 2019 Capital Improvement Plan shows the current LOS is 0.66 square feet per resident and 1.66 volumes per weighted resident. There is currently a deficit in volumes per weighted resident.

### **3. CONCLUSION**

Staff recommends approval of the proposed amendment of the Future Land Use Map for transmittal to state and regional agencies, contingent upon approval for transmittal of CPA 18-10, CRA Text Amendments.