

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

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REQUEST NUMBER: CPA 19-23, Rio FLUM

DATE of REPORT: November 12, 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

<u>PUBLIC HEARINGS</u>	<u>DATE</u>	<u>ACTION</u>
Local Planning Agency:	Oct. 3, 2019	Recommended approval.
Board of County Commissioners Transmittal:	Nov. 12, 2019	Approved Transmittal.
Board of County Commissioners Adoption:	Dec. 17, 2019	

SITE LOCATION: The proposed amendment of the Future Land Use map will apply within the Rio Community Redevelopment Area (CRA).

APPLICANT REQUEST: To amend the Future Land Use Map regarding the Rio CRA to change the future land use designation from Estate Density Residential, Low Density Residential, Medium Density Residential, Mobile Home Density, Commercial Office/Residential, Limited Commercial, and General Commercial to the CRA Center or CRA Neighborhood future land use designations, and to eliminate the Rio Industrial, Western, Town Center, and Eastern Mixed-Use Future Land Use Overlays.

STAFF RECOMMENDATION: Staff recommends adoption of CPA 19-23, Rio FLUM.

Table of Contents

	page
EXECUTIVE SUMMARY	2
BACKGROUND	3
1. PROJECT/SITE SUMMARY	5
1.1 Physical/Site Summary	5
1.2 Major Roadways	5
1.3 Current Amendment Requests	6
1.4 Past Requests to Amend the Future Land Use Map	8
1.5 Adjacent Future Land Use Designations	9
1.6 Adjacent Current Land Uses	10
1.7 Environmental Considerations	11
2. ANALYSIS	13
2.1 Criteria for a Future Land Use Amendment	14
2.2 Urban Sprawl	14
2.3 Land Use Compatibility	18
2.4 Consistency with Comprehensive Growth Management Plan ..	18
2.5 Capital Facilities Impact (i.e. Concurrency Management)	19
3. CONCLUSION.....	21

EXECUTIVE SUMMARY

This proposed amendment of the Future Land Use Map will assign the CRA Center future land use designation and the CRA Neighborhood future land use designation to some 87 percent of the Rio CRA. The proposed amendment will change the Estate Density, Low Density, Medium Density, Mobile Home Density, Commercial Office/Residential, Limited Commercial, and General Commercial future land use designations to the CRA Center future land use designation (approximately 95 acres) or CRA Neighborhood future land use designation (approximately 358 acres). The Rio Industrial, Western, Town Center, and Eastern Mixed-Use Future Land Use Overlays will be eliminated. The Marine Waterfront Commercial (13 acres), Industrial (\pm 22 acres), Public Recreation (\pm 20 acres), and Conservation (3 acres)¹ future land use designations will be retained. Additionally, in the Rio CRA, the Medium Density Residential future land use designation is retained for the 29.4-acre Beacon 21 development that is governed by a PUD zoning agreement and the Low Density Residential and the Estate Density

¹ The number of acres within each future land use designation is a rough estimate. For example, some right-of-way is included, but other right-of-way is excluded. The total amount of land in the Rio CRA is approximately 542 acres and that number includes all right-of-way within the CRA boundary.

Residential future land use designations are retained for the 19.8 acres of the Langford Landing subdivision that are located within the Rio CRA.

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.” In June of 2018, the Board of County Commissioners approved a contract with the Treasure Coast Regional Planning Council (TCRPC) to develop new Land Development Regulations for the Community Redevelopment Areas. 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 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 18.1 (“To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.”) and 18.2 (“To facilitate the revitalization, restoration and strengthening of the CRA town centers and neighborhoods by establishing future land use designations that allow and encourage a compact, walkable, small-town urban form.”)

Martin County and TCRPC staff have worked jointly on both the creation of a new Chapter in the Plan and revised LDRs for the CRAs. Chapter 18, Community Redevelopment Element, of the Comprehensive Growth Management Plan (CGMP) was adopted on September 10, 2019 and includes the CRA Center and CRA Neighborhood future land use designations. The amendment of the Future Land Use Map for the Jensen Beach CRA was first. Rio is second. The amendment of the Future Land Use Map for the Old Palm City, Hobe Sound, Golden Gate and Port Salerno CRAs will follow.

The intent is to amend the Future Land Use Map for each CRA in four 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 Overlays; and
4. Delete the underlying future land use designations, except that the Marine Waterfront Commercial, Industrial, Recreation, Public Conservation, and General Institutional future land use designations will be retained.

The overall work program described above has been presented and discussed at numerous public forums. This public hearing regarding adoption of CPA 19-23 follows these public meetings and public hearings:

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

May 2019 – Rio NAC

June 2019 – Jensen Beach NAC

July 2019 – Rio NAC

August 2019 – Old Palm City NAC

Community Redevelopment Agency

November 21, 2018

December 17, 2018

January 28, 2019

February 25, 2019

May 28, 2019

June 17, 2019

September 23, 2019

Local Planning Agency

Jan. 17, 2019 workshop

Feb. 21, 2019 workshop

June 20, 2019 public hearing on CPA 18-10, CRA Text Amendments

July 18, 2019 public hearing on CPA 19-13, Jensen Beach

July 30, 2019 public hearing on CPA 18-10, CRA Text Amendments

Oct. 3, 2019 public hearing on CPA 19-23, Rio CRA

Dec. 5, 2019 public hearing on CPA 19-24, Old Palm City CRA

Board of County Commissioners

Feb. 26, 2019 presentation

April 9, 2019 workshop

July 30, 2019 public hearing on CPA 18-10 and CPA 19-13, Jensen Beach

Aug. 27, 2019 public hearing on Jensen Beach LDRs

Sept. 10, 2019 public hearing on CPA 18-10, CRA Text Amendments

Sept. 24, 2019 public hearing on CPA 19-13, Jensen Beach and Jensen Beach LDR

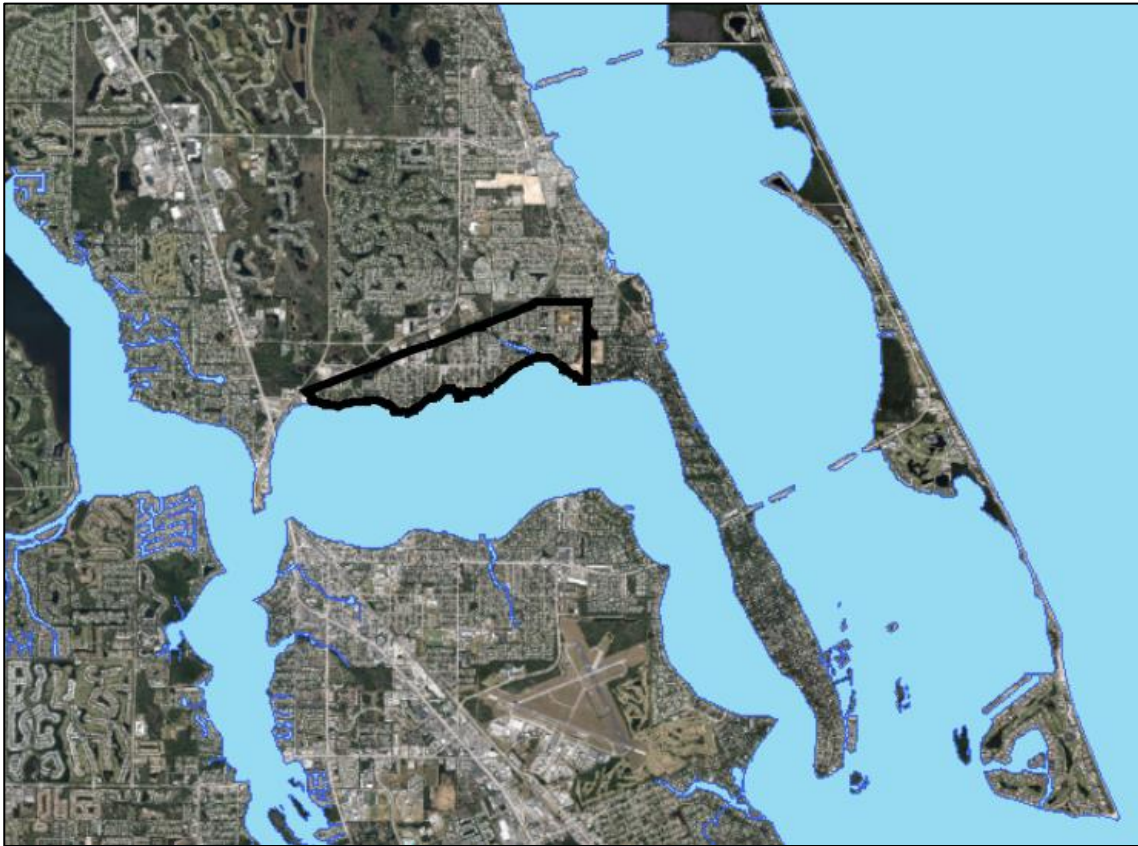
Nov. 12, 2019 public hearing on CPA 19-23 Rio FLUM and Rio LDR

1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

CPA 19-23, Rio FLUM, is regarding the 542 acres comprising the Rio Community Redevelopment Area (CRA), in the northeast corner of Martin County. See Figure 1. The Rio CRA is a waterfront community, bordered on the south by the St. Lucie River. To the north is the FEC Railroad. The Rio CRA shares small borders with the City of Stuart on the west and the Town of Sewell's Point on the east.

Figure 1. Location Map – Rio CRA



1.2. Major Roadways

NE Dixie Highway (also known as County Route 707), through the Rio CRA, is functionally classified as a Minor Arterial. NE Alice Street is a Minor Collector. All other roadways in the Rio CRA are local or residential streets.

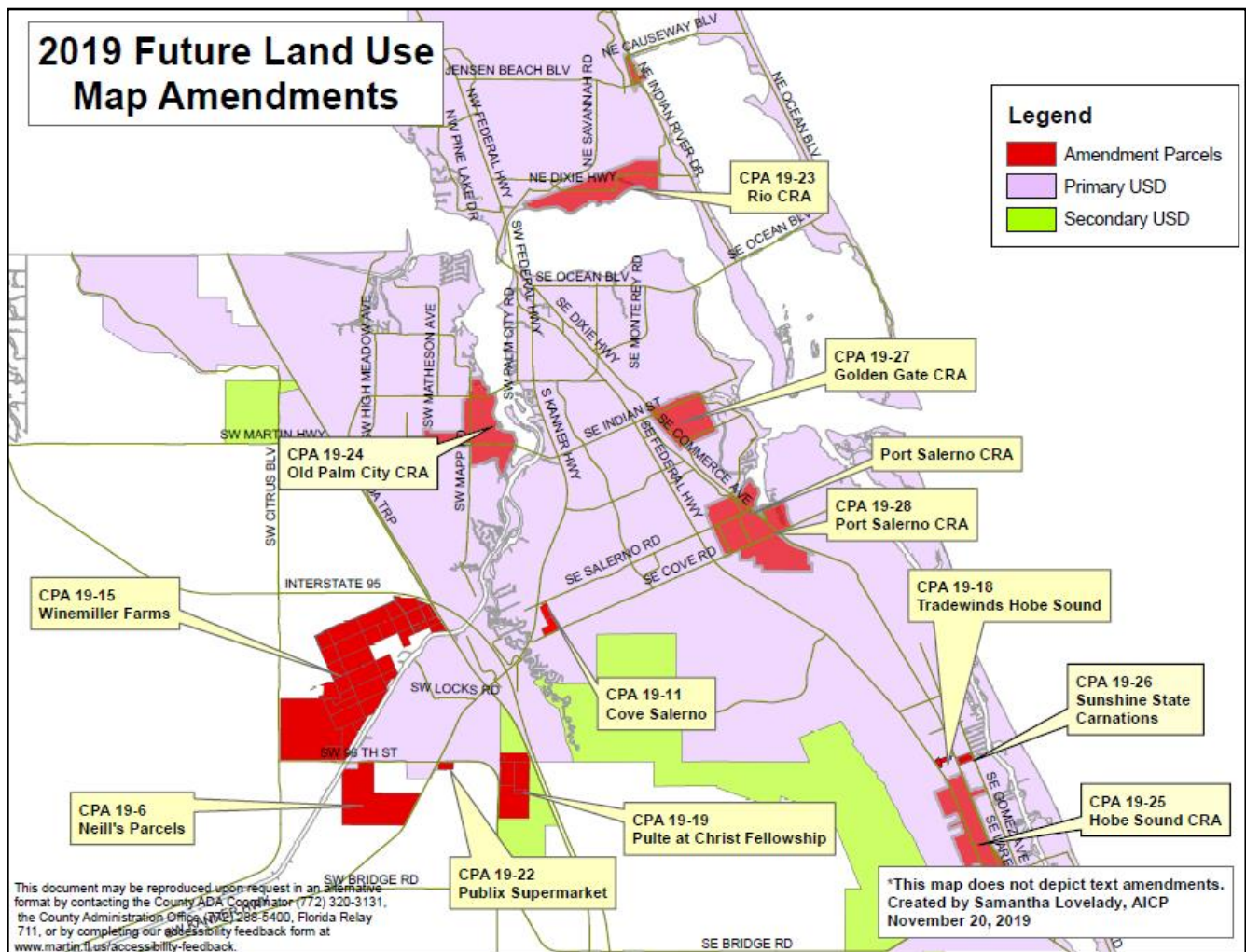
1.3 Current Amendment Requests

Twelve additional requests to amend the Future Land Use Map (FLUM) are pending. The locations of the land that is the subject of the proposed amendments are shown in Figure 2.

- a. CPA 19-06, Neill Parcels, is a request to amend the FLUM on 499.4 acres located south of SW 96th Street and between SW Kanner Highway (SR76) and the St. Lucie Canal. The site currently has the following future land use designations and acreages: Agricultural, 249 acres; Industrial, 175.4 acres, and Marine Waterfront Commercial, 75 acres. The applicant proposes the following future land use designations and acreages: Industrial, 196 acres; Marine Waterfront Commercial, 20 acres, and Low Density Residential, 278 acres.
- b. CPA 19-11, Cove/Salerno Partners, is a request to amend the FLUM on 47.12 acres from Residential Estate Density (2 units per acre) to Low Density Residential (5 unit per acre). The land is just east of Kanner Highway, between Cove and Salerno Roads.
- c. CPA 19-15, Winemiller, is a request to change the future land use designation on 1,909 acres from Agricultural Ranchette to AgriNeighborhood Community. The property is located west of the Okeechobee Waterway (also known as the St. Lucie Canal) and the Florida Turnpike, east of SW Citrus Blvd, south of I-95, and north of SW 96th Street.
- d. 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.
- e. CPA 19-19, Pulte at Christ Fellowship Church, is a request to amend the FLUM from Rural Density (1/2 unit per acre) to Residential Estate Density (one unit per acre) on 321 acres located at 10205 Pratt Whitney Road.
- f. CPA 19-22, Publix Supermarket, is a request to amend the FLUM on approximately 6 acres from Agricultural to General Commercial near the intersection of SW Pratt-Whitney Road and SW Kanner Highway.
- g. CPA 19-23, Rio, is regarding the 542 acres within the Rio CRA. The amendment of the FLUM will be accompanied by revised Land Development Regulations and amendments to the Zoning Atlas.
- h. CPA 19-24, Old Palm City, is regarding the 640 acres within the Old Palm City CRA. The amendment of the FLUM will be accompanied by revised Land Development Regulations and amendments to the Zoning Atlas.
- i. CPA 19-25, Hobe Sound, is regarding the 1,024 acres within the Hobe Sound CRA. The amendment of the FLUM will be accompanied by revised Land Development Regulations and amended zoning atlas.
- j. CPA 19-26, Sunshine Carnations, is regarding 19.5 acres on SE Gomez Avenue, about ½ mile south of SE Cross Rip St. The request is to amend the FLUM from Estate Density Residential (2upa) to Low Density Residential (5 upa) (This CPA is not identified on Figure 2 below.)

- k. CPA 19-27, Golden Gate CRA, is regarding the 379 acres within the Golden Gate CRA. The amendment of the FLUM will be accompanied by revised Land Development Regulations and amendments to the Zoning Atlas
- l. CPA 19-28, Port Salerno CRA, is regarding the 860 acres within the Port Salerno CRA. The amendment of the FLUM will be accompanied by revised Land Development Regulations and amendments to the Zoning Atlas

Figure 2. 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 Rio CRA are described below and their location is illustrated on Figure 3.

CPA 02-06, IBSCO. Changed the future land use designation from Low density Residential to Industrial on 3.64 acres (a former wastewater treatment plant site) located northwest of Savannah Road.

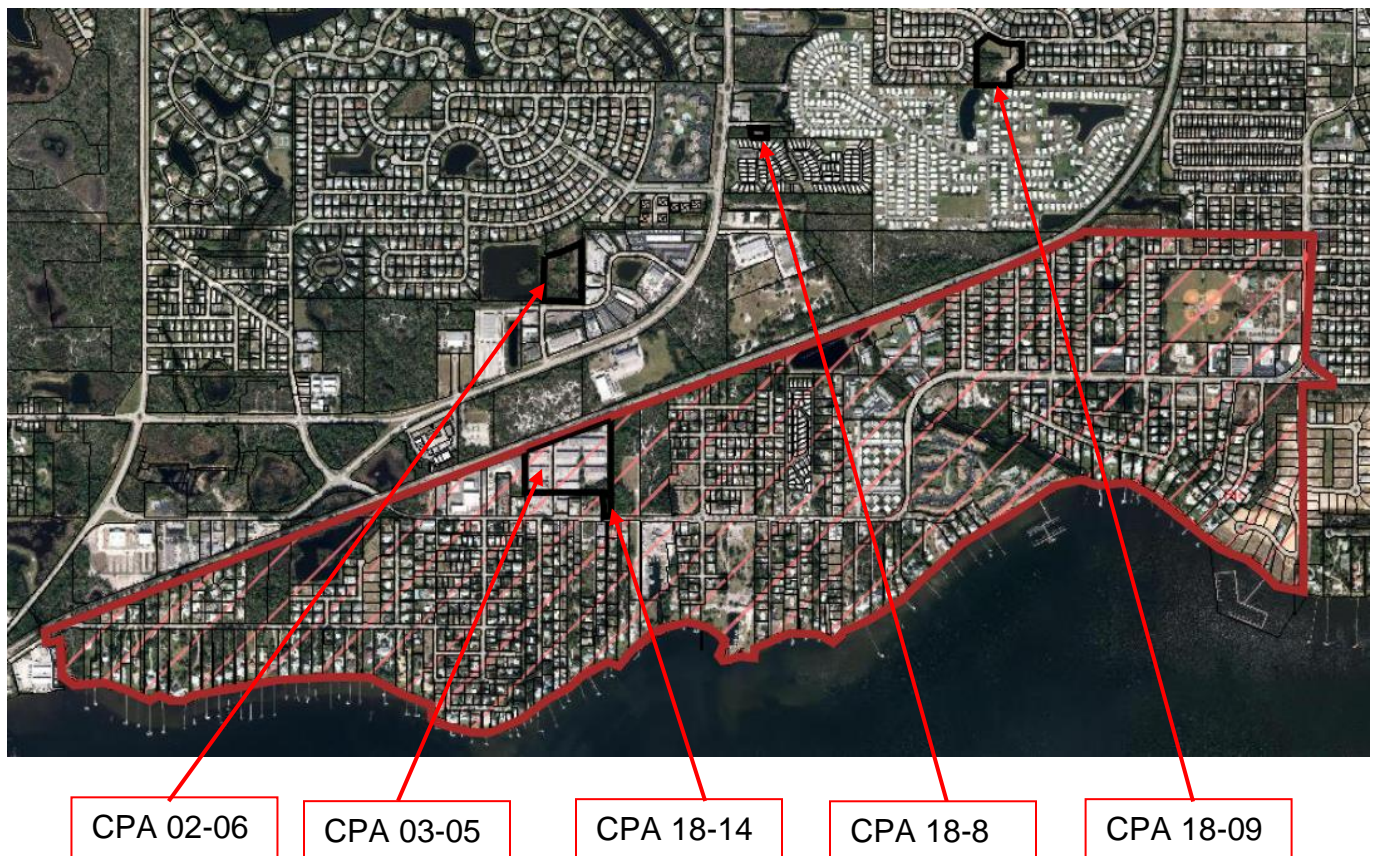
CPA 03-05, Rio Industrial Center, changed the future land use designation from General Commercial to Industrial on 9.78 acres located on NE Dixie Hwy, in the Rio CRA.

CPA 18-09, 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 18-8, 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.

CPA 18-14, Dixie Hwy-Rio, changed the future land use designation from the dual designation of General Institutional and General Commercial to General Commercial on 0.28 acres on Dixie Highway in the Rio CRA.

Figure 3. Prior Amendments of the Future Land Use Map



1.5. Adjacent Future Land Use Designations

North: North and west of the FEC Railroad Right-of-Way, the future land use designations include Industrial, Commercial Office/Residential, Medium Density and Mobile Homes. The land in the City of Stuart has the Industrial, Downtown and Neighborhood-Special future land use designations. The adjacent land in Sewell's Point is single-family residential.

South: St. Lucie River

East: Low Density Residential

West: Marine future land use (City of Stuart)

Figure 4. Existing Future Land Use Map

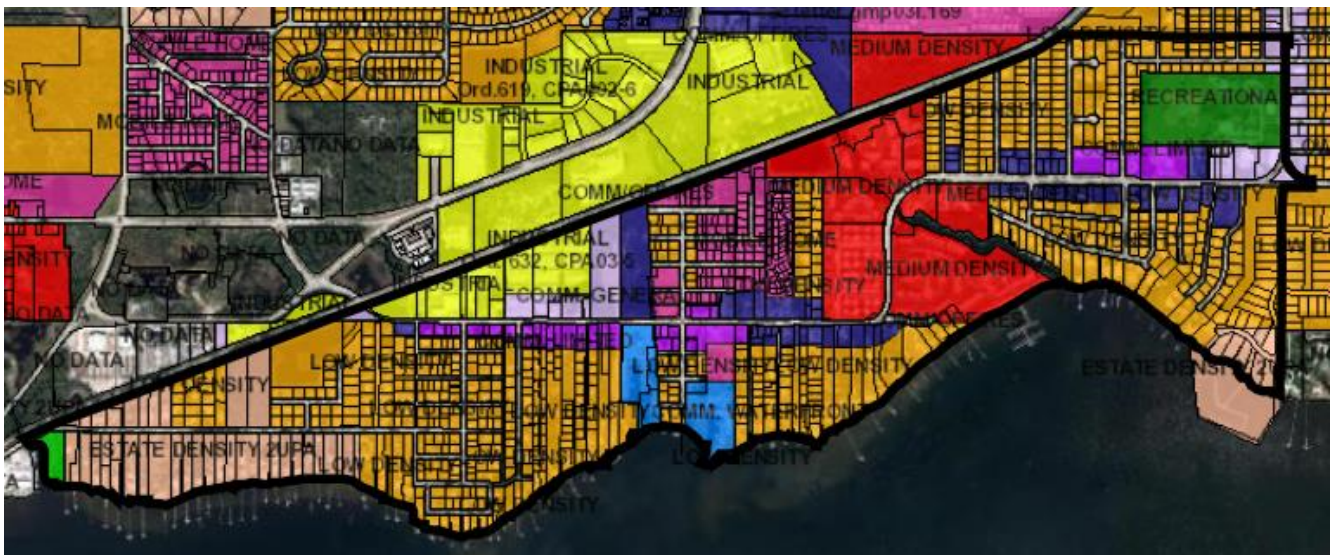
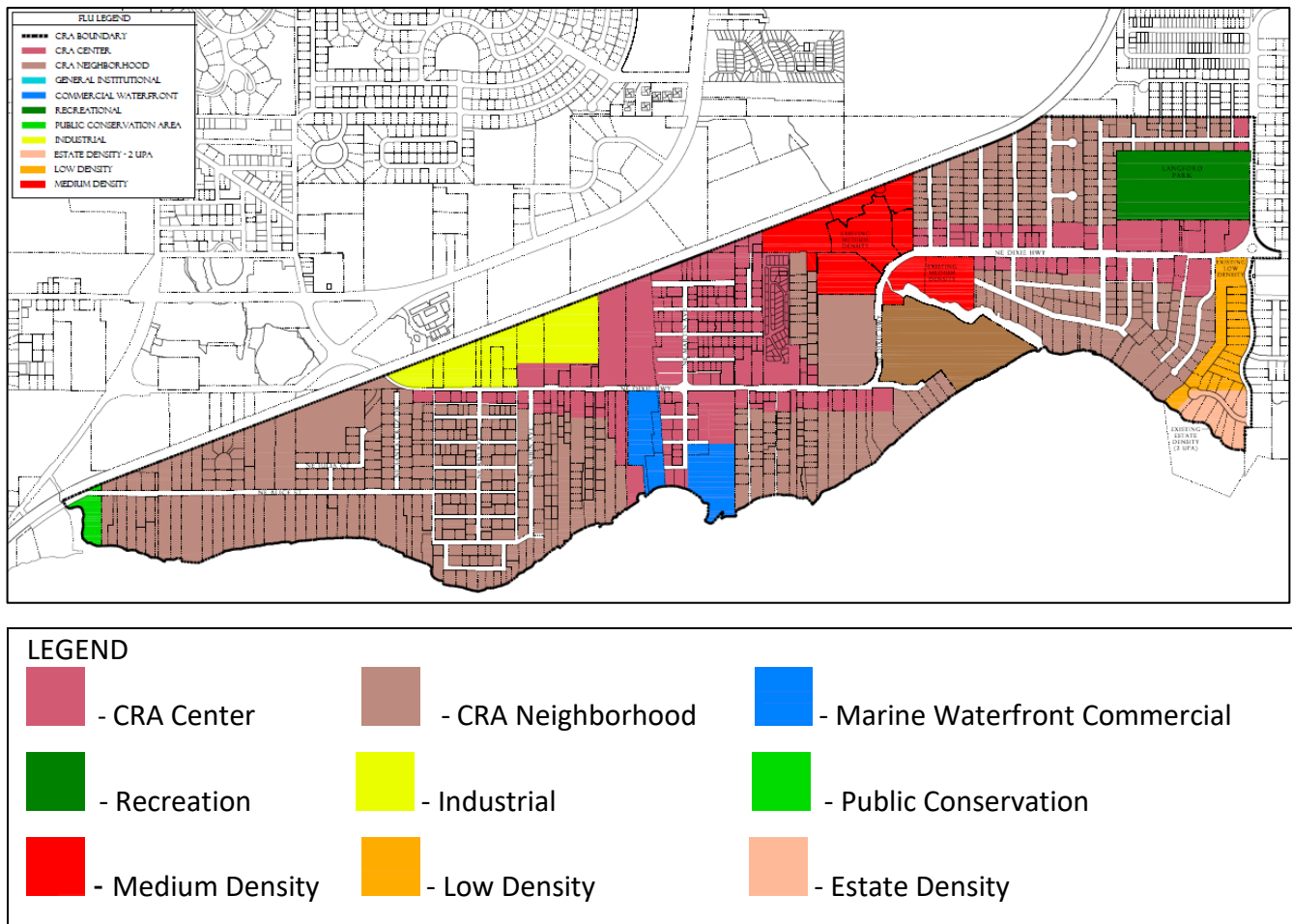


Figure 5. Rio Mixed-Use Future Land Use Overlays



Figure 6. Proposed Future Land Use Map



As noted in the staff report for transmittal of this amendment of the Future Land Use Map, the Treasure Coast Regional Planning Council recommended that the future land use designations for two Martin County-owned parcels (3-acre skateboard park adjacent to Langford Park and 0.76 acre parcel south of the FEC railroad-crossing by NE Dixie Highway) be changed to Recreation and Public Conservation, respectively. Because the public notice provided for the public hearings for CPA 19-23 did not identify those changes, they will have to be accomplished via a separate amendment.

1.6. Adjacent Current Land Uses

North: Across the FEC Railroad right-of-way, there are a variety of current land uses, including, a place of worship, warehouses, mixed commercial, offices, lumberyard, industrial park, utility sub-station, vacant land, and residential.

South: St. Lucie River

East: single-family residential neighborhoods

West: a marina

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 most of the Rio CRA.

Figure 8. Wetlands Composite Indicator Map



Figure 9. SFWMD Soil Map

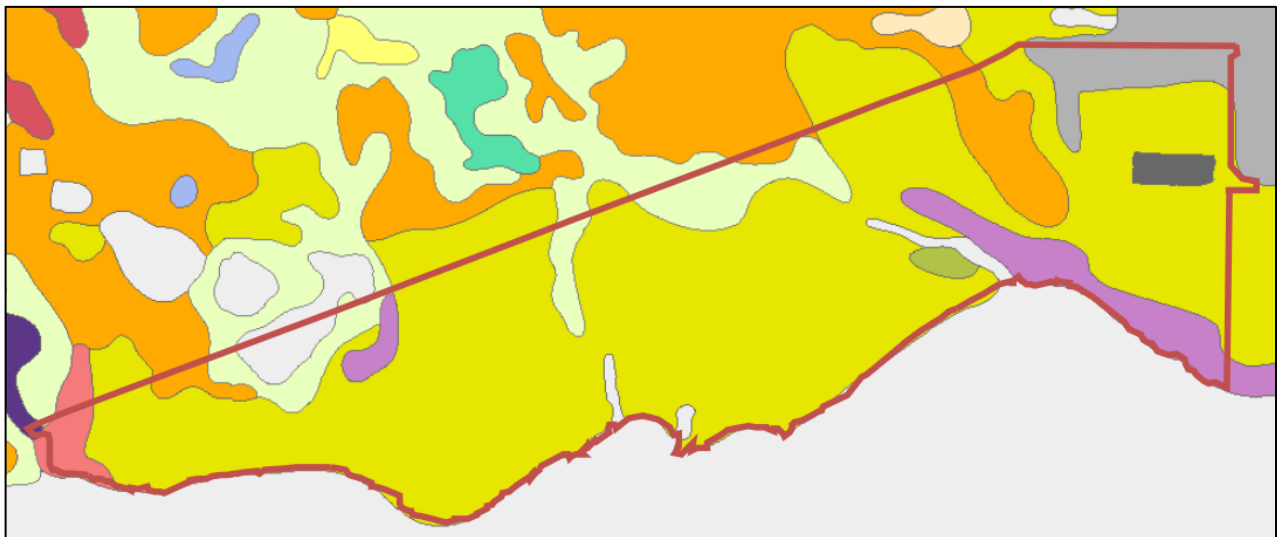
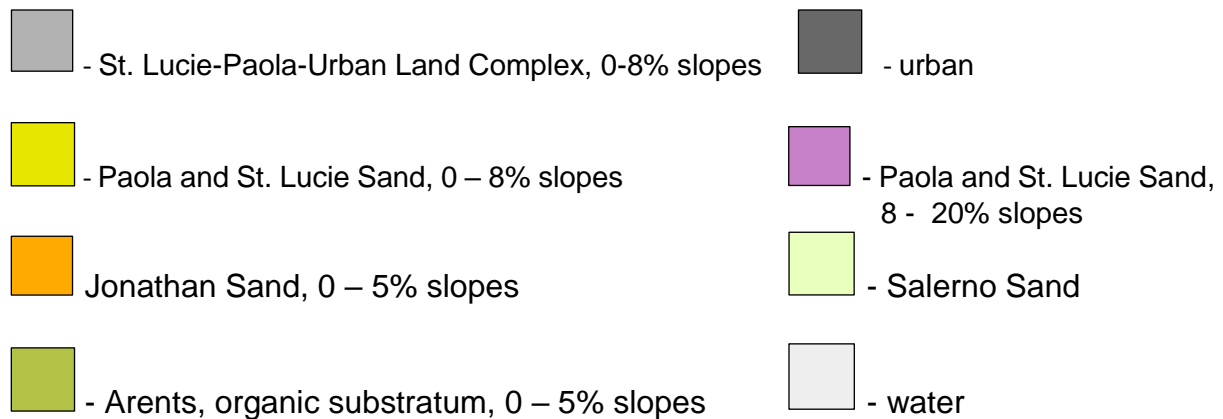


Figure 9 Legend



1.7.2. Wellfield protection

Some land in the Rio CRA is located within Wellfield Protection Zone 2, as shown in Figure 10. Septic tanks and nonresidential activities involving certain regulated substances within Wellfield Protection Zones are subject to the rules set-forth in Article 4, Division 5, Wellfield Protection, LDR.

Figure 10. Wellfield Protection Zones



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.”*

The amendment of the FLUM will not substantially change the uses or the maximum intensity of development 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 more efficiently and effectively the longstanding vision for the CRAs as represented in the Redevelopment Plans adopted in the late 1990s and early 2000s.

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

1. Amendment of the text of the CGMP 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. This amendment was adopted on September 10, 2019 and became effective on October 12, 2019.
2. Amendment of the Martin County Land Development Regulations to create Article 12, the Redevelopment Code, including new redevelopment zoning districts and subdistricts, a regulatory plan, and building and frontage types for each CRA. Article 12, Redevelopment Code, Division 1, General, and Division 2, Jensen Beach, were adopted on September 24, 2019 and became effective on November 8, 2019.
3. Amendment of the Zoning Atlas to apply the Rio Redevelopment Zoning District.

The goal of the overall project 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 18.1 (“To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.”) and 18.2 (“To facilitate the revitalization, restoration and strengthening of the CRA town centers and neighborhoods by establishing future land use designations that allow and encourage a compact, walkable, small-town urban form.”)

Therefore, staff finds that criteria (a) and (b) are met. Criterion (c) is not met because the current future land use designations and mixed-use overlays are not “inappropriate.” Criterion (d) is not satisfied because a specific public service is not provided.

2.2. Urban Sprawl

Florida Statute 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. 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, Section 163.3177(6)(a)9.b., 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 and the CRA Neighborhood Future Land Use permits a variety of housing types. 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. It is an area that has been designated as suitable for urban infill development and redevelopment. 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 Rio CRA is mostly developed and adjacent to other lands that are mostly developed. The proposed amendment of the Future Land Use Map does not promote, allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. While commercial development and

mixed-commercial and residential development are permitted and encouraged along NE Dixie Hwy., this is a function of the geographic shape of the Rio CRA and its situation between the FEC railroad right-of-way to the north and the St. Lucie River to the south. 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, mangrove and wetland protection policies remain in effect. The County's native upland habitat and open space policies for the CRAs remain in effect. 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 seeks to better encourage infill development and redevelopment where urban services are provided or intended to be provided. The amendment discourages the proliferation of urban sprawl.

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

No. The amendment seeks to better encourage infill development and redevelopment and will thereby make the provision of future public facilities and services more efficient. 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 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 within walking distance of many residences. The CRA Neighborhood allows a mix of dwelling types. The amendment discourages the proliferation of urban sprawl.

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

The CRA Center and CRA Neighborhood future land use designations encourage 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 seeks to encourage infill development and redevelopment in an already urbanized section of the Martin County. The County's shoreline, mangrove and wetland protection policies remain in effect. The County's native upland habitat and open space policies for the CRAs remain in effect. 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 seeks to encourage infill development and redevelopment in an already urbanized section of the Martin County. The amendment encourages a compact

urban form and therefore provision of public facilities and services can be expected to be cost-efficient. 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 seeks to facilitate the vision for Martin County's CRA by encouraging compact, walkable, mixed-use development patterns and a range of housing types. The amendment discourages the proliferation of urban sprawl.

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

Yes. This criterion is 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 Rio CRA is required to adopt an open space plan and allows development to meet the minimum open space requirements by contributing land or funds for public open space. Additionally, Martin County's requirements for preservation of native upland habitat remain in place. 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. A mix of commercial and civic uses are encouraged within walking distance of many dwellings. 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 and the CRA Neighborhood future land use designation permits up to ten dwelling units an acre. This represents an increase in allowable density for most of the land affected by the amendment. 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 and CRA Neighborhood future land use designations for the Rio CRA is compatible with the future land use designations in the surrounding area. Due to the natural boundary created by the St. Lucie River to the south and the FEC Railroad right-of-way to the north, future land use designations adjacent to the Rio CRA are limited.

The amendment of the FLUM will not substantially change the uses or intensity of development that is 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 effectively. The proposed CRA Center and CRA Neighborhood future land use designations should have no negative impact on nearby land uses. Nor should nearby land uses negatively impact the CRA Center or CRA Neighborhood future land use designations.

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 18.1 (“To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.”) and Goal 18.2 (“To facilitate the revitalization, restoration and strengthening of the CRA town centers and neighborhoods by establishing future land use designations that allow and encourage a compact, walkable, small town urban form.”) 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). The CRA Neighborhood future land use designation is intended to maintain and upgrade the quality of the residential neighborhoods in the CRAs and to attain or maintain a small town urban form with well-connected, walkable streets, public open spaces and recreational facilities and buildings whose form and proportion are consistent with existing development. (CGMP Policy 18.2C.1)

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 Rio CRA 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 designations is approximately the same as that permitted pursuant to the current future land use designations, no significant 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

The amendment of the FLUM will have no significant impact on the maintenance of the drainage LOS. All development is required to comply with the applicable Land Development Regulations regarding stormwater and drainage. Compliance with the following levels of service for drainage facilities must be demonstrated at the time a development application is submitted:

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

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 2020 is 175,341 persons. In Fiscal Year 2020, there are 263,012 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 2020 is 158,400 persons. The 2020 Capital Improvements Plan provides the following LOS:

	REQUIRED LOS	PROVIDED	CURRENT LOS
Active Park Land	3 acres/1,000 residents	1,013 acres	6.39 acres/1,000 residents
Beach Facilities	9 parking spaces/1,000 residents	1,350 spaces	8.5 spaces/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

Martin County's 2020 Capital Improvements Plan indicates that the Fire/Rescue LOS will not be met in FY2025, 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 Concurrency Report from the School District stating that adequate capacity exists for the anticipated students."

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

Library LOS is calculated on a countywide basis and requires two volumes of reading material per weighted resident. The Fiscal Year 2020 Capital Improvement Plan shows the current LOS is 1.66 volumes per weighted resident. There is currently a deficit in volumes per weighted resident.

3. CONCLUSION

Staff recommends adoption of the proposed amendment of the Future Land Use Map for the 542 acres comprising the Rio CRA.