

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

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REQUEST NUMBER: CPA 19-21 Publix Supermarket Text

Report Issuance Date: December 31, 2019

APPLICANT: Publix Supermarket, Inc

REPRESENTED BY: Gunster Law Firm
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PLANNER-IN-CHARGE: Maria Jose, M.S., Planner
Growth Management Department

<u>PUBLIC HEARINGS</u>	<u>Date</u>	<u>Action</u>
Local Planning Agency:	2/6/2020	
Board of County Commission Transmittal:	tbd	
Board of County Commission Adoption:	tbd	

APPLICANT REQUEST: The proposed text amendment is to Martin County's Comprehensive Growth Management Plan (CGMP), Figure 4-2, Urban Service Districts, and 11-1, Areas Currently Served by Regional Utilities. Both Figures currently include 9.15 acres of the subject property and the proposed amendments would cover the entire 16.72-acre subject property. The applicant also proposes an amendment to Policy 4.1B.2. to establish sub-area development restrictions for the entire subject property.

A concurrent separate application would change a portion of the parcel from Agricultural to General Commercial on the Future Land Use Map and rezone the entire parcel from R3-A and A-1 to GC.

STAFF RECOMMENDATION:

Staff recommends approval of the text amendments, for the reasons identified in this staff report.

EXECUTIVE SUMMARY:

The application is for a text amendment to Figure 4-2 and 11-1 of the CGMP, extending the PUSD line approximately 599 feet east in order to cover the entire 16.72-acre subject property, which is located at the southeast corner of SW Kanner Hwy. and Pratt Whitney Road. Figure 4-2 Urban Service Districts, and Figure 11-1, Areas Currently Served by Regional Utilities, currently include 9.15 acres of the 16.72-acre site. The proposed text amendments to Figure 4-2 and 11-1 will include 7.57 additional acres.

Additionally, a text amendment to Chapter 4 of the CGMP is also proposed, where site-specific language is added to Policy 4.1B.2., establishing sub-area development restrictions for the subject property, limiting the maximum intensity to 63,810 sq. ft. of non-residential use. The text amendment to Policy 4.1B.2. will be applicable to the entire 16.72-acre site.

The following is the proposed text amendment by the applicant, where the underlined language is text proposed to be added to CGMP, Policy 4.1B.2.:

Policy 4.1B.2. Analysis of availability of public facilities. All requests for amendments to the FLUMs 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.

Compliance with this provision is in addition to, not in lieu of, compliance with the provisions of Martin County's Concurrency Management System. When a map amendment is granted under this provision, it does not confer any vested rights and will not stop the County from denying subsequent requests for development orders based on the application of a concurrency review at the time such orders are sought.

Martin County may adopt sub-area development restrictions for a particular site where public facilities and services, such as arterial and collector roads, regional water supply, regional wastewater treatment/disposal, surface water management, solid waste collection/disposal, parks and recreational facilities, and schools, are constrained and incapable of meeting the needs of the site if developed to the fullest capacity allowed under Goal 4.13 of this Growth Management Plan. The master or final site plan for a site that is subject to such sub-area development restrictions shall specify the maximum amount and type of development allowed. Sub-area development restrictions apply to the following sites:

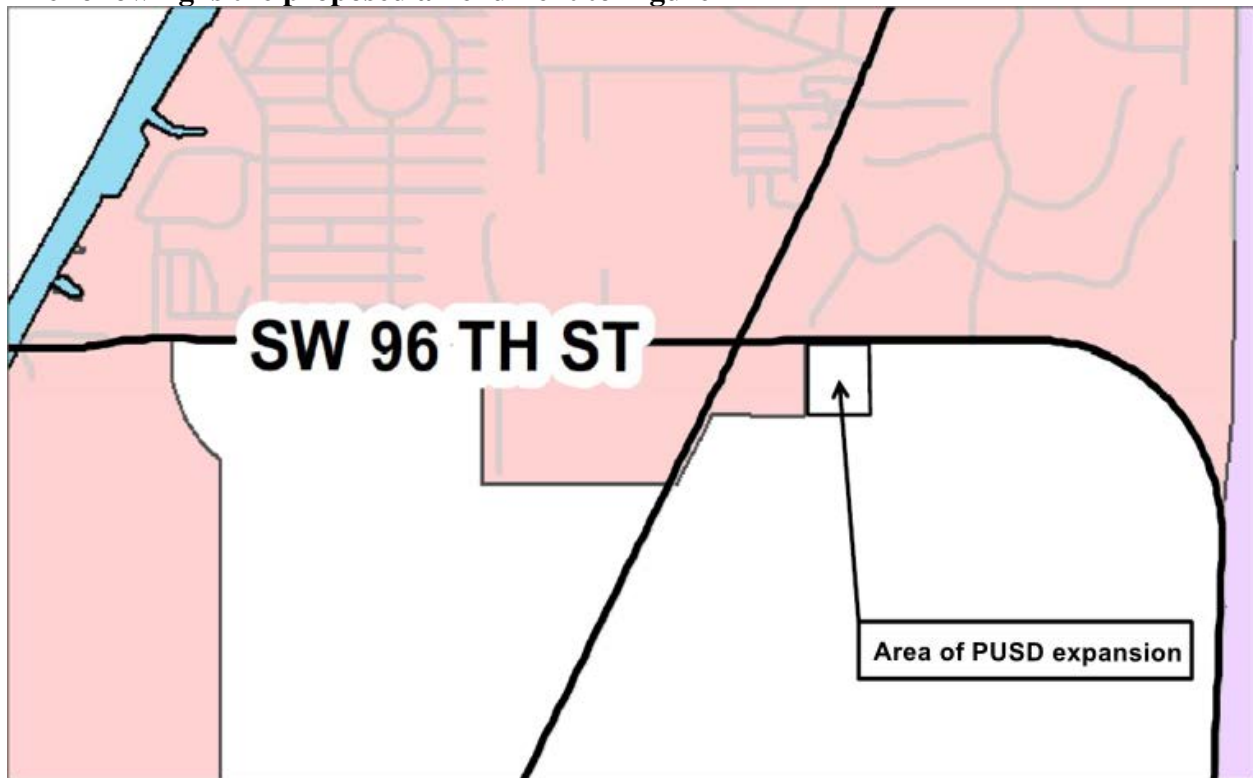
- (1) The tract of real property described in the Warranty Deed recorded at OR Book 2157, Page 2403, of the Public Records of Martin County, which is limited to 365,904 square feet of nonresidential use, consistent with the assigned future land use designation, and on which residential uses shall not be allowed.
- (2) The development of the tract of real property described in the Warranty Deed recorded in OR Book 2239, Page 2498, Public Records of Martin County, Florida, shall be restricted and managed as follows:
 - (a) Uses on the subject property shall be limited to nonresidential uses. Residential uses shall not be permitted.
 - (b) Uses on the property shall be consistent with the future land use designations for the property and the applicable land use policies of the Martin County Comprehensive Growth Management Plan (CGMP).
 - (c) The maximum intensities of uses on the subject property contained within a building or buildings shall not exceed 1,600,000 square feet.

- (d) All future applications for development approval shall be processed as a Planned Unit Development (PUD).
 - (e) The maximum intensities of all uses contained within a building or buildings shall not exceed 500,000 square feet on the subject property (of which up to 25,000 square feet may be in marina uses) prior to December 1, 2015.
- (3) This sub-area policy applies only to lands within the boundaries of Florida state parks within Martin County, Florida. Recreation facilities allowed in the state parks shall be limited to those supporting resource-based outdoor recreation activities specifically identified in the park's approved management plan which has been developed according to F.S. sections 253.034 and 259.032, and F.A.C. 18-2 including, but not limited to, hiking, biking and equestrian trails, swimming areas, interpretive visitor centers, resource-based camping accommodations for use by tents, pop-up campers and other recreational vehicles, and cabins. All uses within the state parks must conform to the park's management plan. Activities which are normally allowed in this land use category but are prohibited under this sub-area policy include fairgrounds, commercial marinas, ball fields, dredge spoil facilities and other user-based (active) recreation facilities.

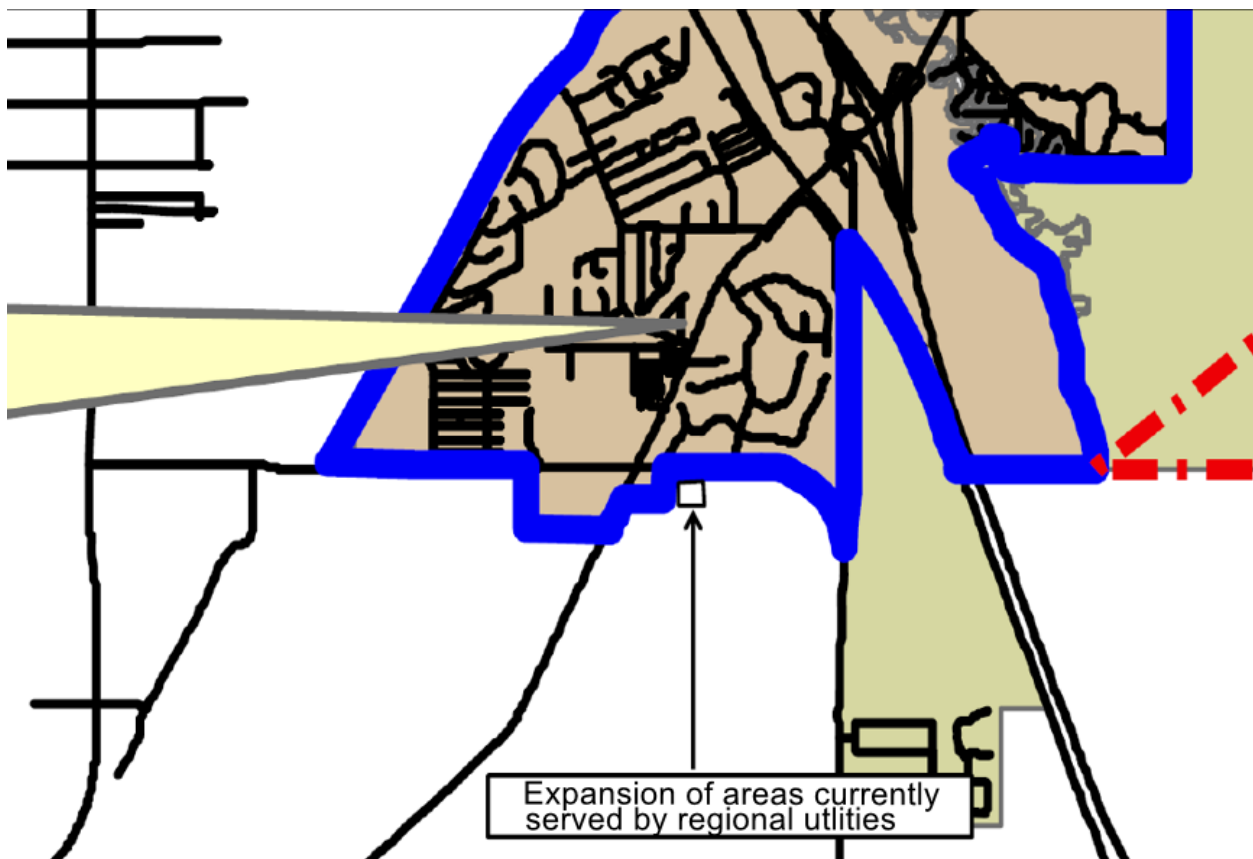
Staff note: subsection (4) was recently adopted by Ordinance 1118 and does not yet appear in the codified Chapter 4, published by MuniCode.

- (4) The tract of real property described in the Special Warranty Deeds recorded at OR Book 3020, Page 2321, and OR Book 3020, Page 2328 of the Public Records of Martin County that is limited to an 18-hole private golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 5,000 gallons per day for the clubhouse, maintenance area, guardhouse and golf course shelters; and up to four (4) golf cottages, which may be permitted as an accessory use to the golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 2,000 gallons per day subject to State Health Department regulations.
- (5) The development of the tract of real property described in the Warranty Deed recorded in OR Book 3022, Page 766, Public Records of Martin County, Florida, shall be restricted and managed as follows:
- (a) The maximum intensity of uses on the subject property contained within a building or buildings shall not exceed 63,810 square feet.

The following is the proposed amendment to Figure 4-2



The following is the proposed amendment to Figure 11-1



2. ANALYSIS

The proposed text amendment is regarding the 16.72-acre subject parcel. Currently, the parcel does not have a single future land use designation. A 6 acre portion (western portion) of the 16.72 subject site is Agricultural while the rest of the parcel (eastern portion) is designated as General Commercial. The applicant states that despite the inconsistencies, the property has always been considered as one unified parcel. Please see the separate staff report on the proposed Future Land Use amendment.

The proposed text amendment contains two parts that are concurrent. One is to amend Figures 4-2 and 11-1 of the CGMP so that the entire subject parcel can be included in the PUSD, and served by regional utilities. The other is to add new language to CGMP, Policy 4.1B.2. that limits development within the subject parcel. More detailed analysis follows.

A) Proposal for amending Figures 4-2 and 11-1 of the CGMP

The Future Land Use Maps were previously drawn at a scale of 1 inch equals 1000 feet and the maps did not always follow parcel boundaries. These facts may explain why the General Commercial future land use designation does not match the ownership of the parcel.

Additionally, the Primary Urban Service District (PUSD) and Secondary Urban Service District (SUSD) were depicted on a single page in the Comprehensive Plan. That drawing was not drawn to any scale. Prior to the use of digital maps, the future land use designations permitted in the Primary or the Secondary Urban Service Districts (as shown on the Future Land Use Map) were used to more accurately locate the boundary of the Primary and Secondary Urban Service Districts. The line between the General Commercial and the Agricultural future land use designations would have been used as the boundary for the PUSD. Please see Figure 4-5 attached to this staff report for a historic representation of the PUSD and SUSD. The proposed amendments to the FLUM and the PUSD present an opportunity to make the hatching of the PUSD match the boundary of the General Commercial future land use. Likewise, it allows Figure 11-1 to match the other drawings.

The applicant proposes to amend Figures 4-2 and 11-1, so that the entire 16.72-acre subject property will be within the PUSD. Currently, a majority of the property (10.72 acres) has a land use designation of General Commercial and could be referred to as the "Commercial Portion". A majority of this Commercial Portion is located within the PUSD. However, the applicant has pointed out that approximately 1.57 acres of the Commercial Portion is located outside of the PUSD, see Figure 1. The remaining portion of the subject property, located to the east of the Commercial Portion, has a land use designation of Agricultural and could be referred to as the "Agricultural Portion". This Agricultural Portion is currently located outside of the PUSD. See Figure 1 and Figure 2 below.



Figure 1, which shows that a portion of the subject parcel (highlighted in blue) is outside the PUSD (shown in yellow hatching), including some land that is designated as General Commercial.

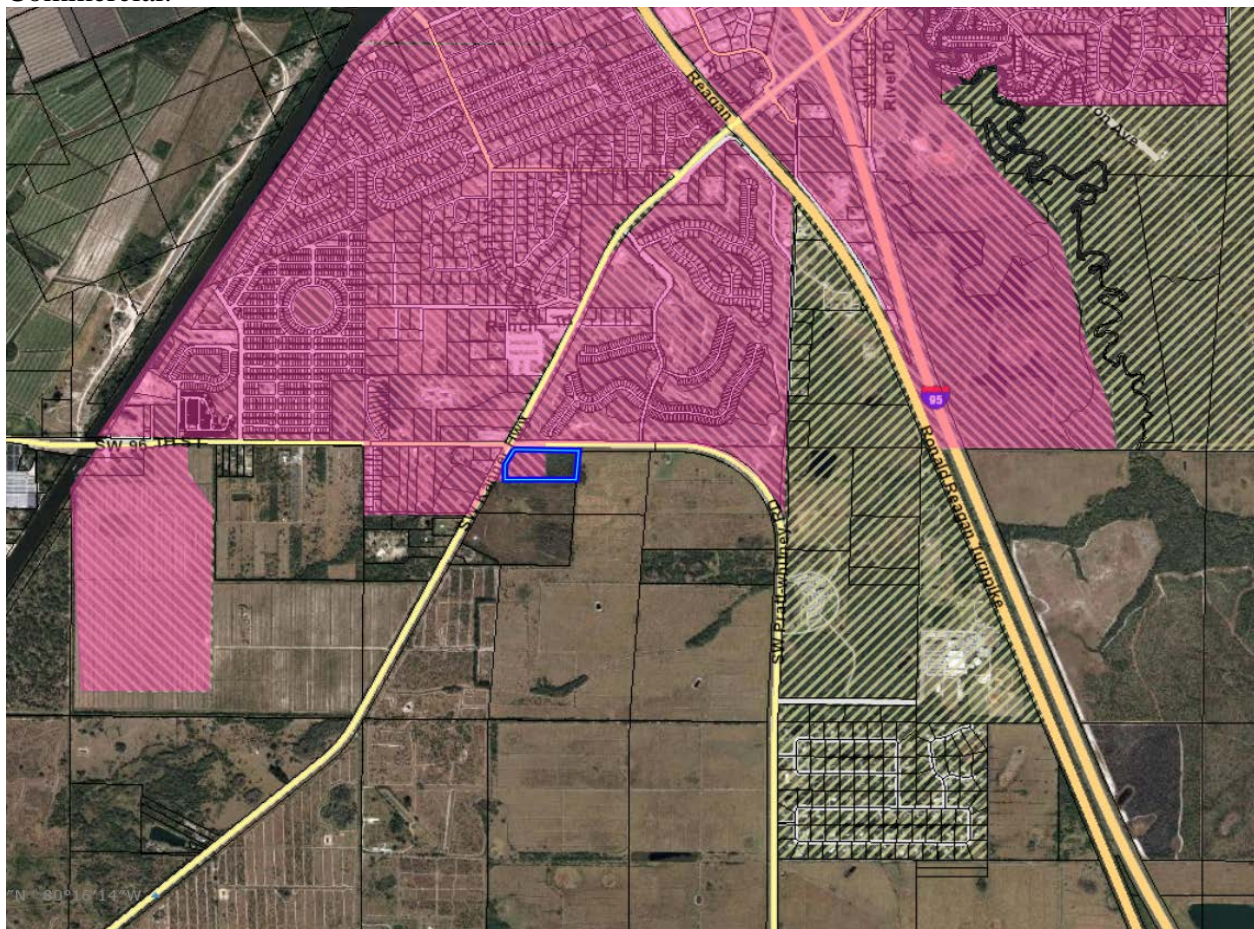


Figure 2, which shows the Primary Urban Service District highlighted in pink and the subject site highlighted in blue. The beige hatching depicts the Secondary Urban Service District (SUSD).

The applicant proposes to extend the Primary Urban Service District approximately 599 feet east to cover the entire 16.72-acre subject property. The concurrent application that proposes to change the Agricultural Portion to General Commercial will result in the ability of the property to be used for commercial development. The following is an excerpt from Objective 4.7A, Comprehensive Growth Management Plan, Martin County, Fla. (2019).

Objective 4.7A. To concentrate higher densities and intensities of development in strategically located Primary Urban Service Districts, including commercial, industrial and residential development exceeding a density of two units per acre, where all public facilities are available or are programmed to be available at the base levels of service adopted in the Capital Improvements Element.

Commercial land use designations belong in the PUSD, not outside of it. Therefore, it is necessary to pair the proposed FLUM change (Agricultural to General Commercial) with a proposal to extend the PUSD so that both will be consistent.

The request to extend the PUSD 599 feet east covers only a total of 7.57 acres, which is not a significant amount of land. The result of this proposal would be the subject parcel having a unified and consistent status rather than two separate ones, where the western portion is within the PUSD and the eastern portion is outside of the PUSD.

Another factor to consider is how the proposal could ultimately benefit the vicinity of the subject parcel and its residents. There is an existing concentration of residential development inside the PUSD and SUSD that may be served by commercial development of this parcel. For example, there are single family units and residential communities located nearby the subject parcel such as Florida Club, Saint Lucie Falls (both located within the PUSD) and Foxwood (located within the SUSD). Additionally, South Fork High School is located near the subject site and the pass by traffic generated by the school can have access to the services from the possible commercial development on the subject parcel.

B) Proposal to add language to Policy 4.1B.2. that limits development to the subject parcel

The following site-specific text change to Policy 4.1B.2. has been proposed by the applicant to limit the subject parcel's development. The new language is site-specific and establishes sub-area development restrictions for the subject property, limiting its maximum intensity to 63,810 sq. ft. of non-residential use. Please see the proposed new language below, marked as underlined.

Policy 4.1B.2. Analysis of availability of public facilities.

(5) The development of the tract of real property described in the Warranty Deed recorded in OR Book 3022, Page 766, Public Records of Martin County, Florida, shall be restricted and managed as follows:

(a) The maximum intensity of uses on the subject property contained within a building or buildings shall not exceed 63,810 square feet.

The site-specific proposed text is only limiting the square footage. It is not limiting the types of uses and thus it is not limiting the intensity. However, by limiting the building to not exceed 63,810 square feet, the applicant is limiting the impact of any commercial development. The maximum building coverage permitted by the General Commercial future land use is 60 percent. The subject site is 16.72 acres so 60 percent of that will be $16.72 \times .60 = 10.032$ acres or 436,993

square feet of building coverage. Even though the subject site can have a maximum building coverage of 436,993 square feet, the applicant chooses to limit themselves to 63,810 square feet, which is a substantial reduction in the potential building

3. CONSISTENCY WITH THE CGMP

Policy 4.7A.7. Allowed alterations to the Primary Urban Service District boundary. The Primary Urban Service District boundaries delineated on Figure 4-2 (Urban Services District Boundary Map) are intended to separate urban from nonurban areas. The land uses and intensity of development permitted in the Primary Urban Service District and development in the district must have all public facilities and services at adopted LOS standards. Therefore, during consideration of any expansion, creation or contraction of these boundaries through the plan amendment process, the Board of County Commissioners must find that the requested alteration to the Primary Urban Service District boundary will:

- (1) Not create any internal inconsistency with other elements of the adopted CGMP;
- (2) Not result in incompatibilities with adjacent land uses;
- (3) Not adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with this Plan;
- (4) Be consistent with Goal 4.9 relating to appropriate residential land use capacities;
- (5) Demonstrate that reasonable capacity does not exist on suitable land in the existing Primary Urban Service District for the 15-year planning period. For the purpose of this subsection, "reasonable" means available for development from the standpoint of environmental concerns, efficient use and expansion of public facilities and services, or availability of development sites in relationship to the projected needs of the population;
- (6) Demonstrate that the land affected is suitable for urban uses; at a minimum, unsuitable uses include environmentally sensitive areas (to the degree they are protected by this Plan), prime agricultural areas, prime groundwater recharge areas and critical habitat for endangered or threatened species. This criterion is not intended to preclude development of surrounding lands provided that the unsuitable areas are fully protected;
- (7) Demonstrate that the full range of urban public facilities and services can be economically and efficiently supplied at the adopted LOS standards; and
- (8) Be consistent with the adopted Capital Improvements Element.

Staff Analysis of Compliance with Policy 4.7A.7

- 1) Not create any internal inconsistency with other elements of the adopted CGMP

The proposed extension of the PUSD does not create internal inconsistencies within other elements of the CGMP. In fact, the proposal is consistent with the policies and objectives in the CGMP. E.g., it is stated that high intensity uses such as commercial uses must be concentrated within the PUSD, pursuant to Objective 4.7A, Comprehensive Growth Management Plan, Martin County, Fla. (2019).

Objective 4.7A. To concentrate higher densities and intensities of development in strategically located Primary Urban Service Districts, including commercial, industrial and residential development exceeding a density of two units per acre, where all public facilities are available or are programmed to be available at the base levels of service adopted in the Capital Improvements Element.

Additionally, the following is another excerpt, pursuant to Policy 4.7A.2, Comprehensive Growth Management Plan, Martin County, Fla. (2019).

Policy 4.7A.2. Development in Primary Urban Service District. Martin County shall require new residential development with lots of one-half acre or smaller, commercial uses and industrial uses to locate in the Primary Urban Service District. This requirement is to ensure consistency with the County's growth management policies and Capital Improvements Element and to assure that the Plan's LOS standards will be provided and maintained cost-efficiently.

According to the CGMP, commercial uses should be located in the PUSD to ensure consistency with the CGMP. The proposed extension of the PUSD is concurrent to the FLUM amendment proposal to change the subject property to General Commercial. Since General Commercial is a future land use designation that allows the property to be used for commercial uses, the proposed PUSD extension is consistent with CGMP policies. Criterion met.

2) Not result in incompatibilities with adjacent land uses

The proposal will extend the PUSD enough to cover the subject property only. There will be no difference in the compatibility. There is already General Commercial land in the PUSD adjacent to all of the same future land uses and actual uses. The proposed expansion of the PUSD will not change the compatibilities with adjacent land uses. Criterion met.

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

Any proposed development of the site must protect wetlands and preserve a percentage of the native upland habitat on site. The application materials do not identify any historical or archeological features. These issues must also be addressed at site plan review. Criterion met.

(4) Be consistent with Goal 4.9 relating to appropriate residential land use capacities;

Not applicable, because residential land use designations are not being requested.

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

Please see the attached Commercial Industrial Land Analysis, which shows data regarding existing commercial acreage within Martin County. The 2016 analysis identifies a total of 842 acres of vacant commercial land in the 57,027-acre PUSD. The analysis on Page 6 indicates there is a 671-acre surplus of vacant commercial land (all types).

The data is categorized according to parcel size, accessibility to water/sewer, land use designation, zoning category and compatibility to land use because the future land use designation without, consistent zoning, sufficient parcel size and utility services limits the options for commercial development. The commercial acreage is divided into categories such as "larger than 5 acres" and "Category A Zoning" and so forth. The 2016 analysis identified only 192 acres of vacant General Commercial land with a consistent zoning district and only 139

acres of vacant General Commercial land that is divided into parcels larger than five acres. Only 106 acres are identified with a General Commercial future land use designation, a consistent zoning district, water, sewer service and no concurrency issues. The concurrent proposed FLUM amendment will add 6 acres to the commercial inventory and move approximately 10.72 acres from the less suitable group of vacant parcels to the most suitable group of parcels.

Since the 2016 analysis was done, the Village of Indiantown incorporated. When the Commercial Industrial land Analysis is updated, parcels in the Village will not be included and the 671-acre surplus of vacant commercial land (all types) decreases. The most suitable acreage of General Commercial land will also decrease.

The subject site has access to water and sewer, is greater than 5 acres, and proposes Category A zoning that complies with its land use designation. Based upon the best available data, staff finds this Criterion has been met.

(6) Demonstrate that the land affected is suitable for urban uses

Yes, the land is suitable for urban uses. The 16.72 acre property is already designated as Commercial, except for the 6 acre portion of it, designated Agricultural. The concurrent FLUM change proposes to change the Agricultural portion to General Commercial so that the entire parcel can have a single future land use designation, General Commercial.

Approximately, 9.15 acres out of the 16.72 acre subject site is already within the PUSD. The existing and anticipated urban future land uses to the north and the west of the subject site are within the PUSD. The 9.15 acres of the subject site and the lands to the north and west are served by improved roads, recreation amenities, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities.

A full range of public facilities and services are currently available to the subject property. Additionally, the property is located on the intersection of SW Kanner Hwy., a major arterial road, and SW Pratt Whitney Rd., which is a minor arterial road. Criterion met.

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

Martin County Utilities has water and sewer lines across the street from the subject site and is capable of serving the existing PUSD and the proposed expansion of the PUSD. Please refer to the staff report of the concurrent FLUM amendment, CPA 19-22, where there is a generalized capacity analysis of the subject site. Also, attached to the CPA 19-22 staff report are memos from the Utility Department and the Public Works Department in which both analysis states that there is enough capacity to accommodate commercial developments on the subject site. Criterion met

(8) Be consistent with the adopted Capital Improvements Element.

The Capital Improvements Element already plans for commercial development on 10.72 acres of the 16.72 acre property. Water and sewer service is already available and the Florida Department of Transportation is currently expanding State Road 76 adjacent to this property. The 7.57 acre expansion of the Primary Urban Service District will not require an amendment to the Capital Improvements Element. Criterion met.

3. CONCLUSION

The amendments to Figure 4-2 and 11-1 will be limited to 7.57 acres of the site. The text amendment limiting building square footage will be applicable to the entire 16.72 acre property. The proposed amendments will have a small impact on the edge of the existing PUSD. Staff recommends approval.

3. FIGURES/ATTACHMENTS

Figure 1, a location map that shows the subject property and the PUSD

Figure 2, a larger map that shows the subject property, the PUSD and the SUSD
Commercial Industrial Land Analysis

Figure 4-2, Urban Service Districts

Figure 11-1, Areas currently served by Regional Utilities

Figure 4-5

2016

Commercial and Industrial Land Analysis

Martin County Board of County Commissioners

Prepared by the
Growth Management Department



Approved
June 14, 2016

INTRODUCTION

Goal 4.10 and Goal 4.11 of the Martin County Comprehensive Growth Management Plan (CGMP) require the County to “provide for adequate and appropriate sites” for commercial and industrial land uses to serve the needs of the County’s anticipated residents and visitors. This report updates the County’s information regarding commercial and industrial future land use designations which will assist the County in achieving Goals 4.10 and 4.11 of the CGMP.

This report is made up of three parts. Part I shows the amount of acreage developed as commercial and industrial uses. Part II provides an inventory of vacant commercial and industrial parcels. This does not contain parcels that have approved site plans. A list of approved site plans can be found in Appendix I. Part III is an analysis to help guide the County’s implementation of Policy 2.4C.3 of the Comprehensive Growth Management Plan, which limits Commercial and Industrial land use amendments to that needed for projected population growth in the next 15 years.

Part I – Developed Commercial and Industrial Acreage

It is beyond the scope of this report to attempt to quantify the square footage of existing commercial and industrial facilities that may be vacant and available for lease. The exclusion of such properties could potentially overstate the amount of commercial or industrial land needed.

To aide in the implementation of the policy above, staff has created an inventory of acreage that is currently developed as commercial and industrial uses. To do this, a query was created in the County’s Geographic Information System (GIS) using the Property Appraiser’s data on Department of Revenue (DOR) codes of property uses. All parcels are within the Primary Urban Service District boundaries. All data from municipalities was removed. A detailed methodology on the GIS process is available in the Growth Management Department. The following DOR codes were queried:

711 - Stores	732 – Enclosed Theatres/Auditorium
712 - Mixed use/store/office	733 – Nightclub Bars Lounges
713 – Department store	734 – Bowling alley/skating rink
714 – Supermarket	735 – Tourist Attraction/Permanent exhibit
715 – Regional Shopping Center	736 – Camps
716 – Community Shopping Center	737 – Race track horse auto dog
717 – Office Building 1 story	738 - Golf course/driving range
718 – Office Building multistory	739 – Hotels/motels
719 – Prof serv/Medical offices	746 – Other food proc: baker/candy
720 – Marina/air/bus terminals	804 – Warehouse condo
721 – Restaurant/cafeterias	841 – Light equipment manufacturing
722 – Drive-in Restaurants	842 – Heavy equipment manufacturing
723 – Financial institutions	843 – Lumber yards, sawmills
724 – Insurance office	844 – Packing Plant/fruit/veg/meat
725 – Repair service shops	845 – Cannery Fruit/veg/brewers
726 – Service Station	847 – Mineral process Cement Phosp
727 – Auto Sales/Repair	848 – Warehouse distribution terminal
729 – Wholesale and Manufacturing outlets	849 – Open storage junk yard
730 – Florists/Greenhouses	910 – Utility Gas Electric Telephone
731 – Drive-in Theatre/Open stadium	960 – Sewage disposal solid waste

The query resulted in a total of 1,321 acres of developed Commercial land and a total of 4,815 acres of developed Industrial land.

Part II – Vacant Commercial and Industrial Land

The County strives to maintain a continuum of sites for business opportunities with a focus on sites with the correct land use and zoning, that are large enough to be buildable, and that have necessary infrastructure available or in place.

To accomplish this, the following site parameters were established:

- Sites with a Future Land Use Designation of Commercial or Industrial;
- Sites that have a Category “A” Zoning District that is compatible with the Future Land Use designation;
- Sites of 5 acres or more;
- Sites that are served or adjacent to water and sewer services;
- Sites that are not located on road segments that have concurrency constraints.

METHODOLOGY

The inventory includes only those parcels in unincorporated Martin County that have an Industrial or Commercial Future Land Use Designation. All parcels are within the Primary Urban Service District boundaries. The commercial inventory includes General Commercial, Limited Commercial, Commercial/Office/Residential (COR) and Commercial Waterfront.

Starting with the Future Land Use GIS layer, the following future land uses were queried:

General Commercial
Limited Commercial
Commercial Waterfront
Commercial/Office/Residential
Industrial

A geoprocess was performed that attached the future land use attributes of the query above to a Parcel layer. A new layer was created that contained parcel and land use data. From that new layer, the DOR property use codes listed below were queried and a new layer was extracted.

352 – Cropland	670 – Vacant Institutional
357 – Timber Site Index 4	700 – Vacant Commercial
363 – Grazing Land Soil Capacity 3	800 – Vacant Industrial
364 – Grazing Land Soil Capacity 4	989 – Muni other than prev cvrd
365 – Grazing Land Soil Capacity 5	990 – Vacant Acreage
366 – Orchard, Groves, Citrus, etc	991 – Acreage with Nominal
367 – Poultry, Bees, Tropical fish etc	Improvement
369 – Ornamentals Misc agric	992 – Vacant Acreage No Classed Ag

Next, the sites were categorized according to the zoning district designation on each site: Category A zoning district sites are compatible with the underlying Future Land Use Designation and Category C zoning districts in most cases require a rezoning prior to new development. For part of the Category A analysis, parcels were removed that did not have water and sewer services and/or had road concurrency issues. For the Category C analysis, vacant parcels with Category C zoning were extracted into a layer. The resulting Category A and Category C inventories were verified using the 2014 aerial photography. Figure 1 is a map of all vacant Commercial land before the site criteria was applied. Figures 1A through 1F show the same land zoomed in to different areas of the County. Figure 2 is a map of all vacant Industrial land before the site criteria was applied. Figures 2A through 2F show the same land zoomed in to different areas of the County.

A detailed methodology is available in the Growth Management Department.

Total Commercial Vacant Acreage before applying criteria: 842 acres

Size Category	Number of parcels	Total Acreage
Greater than 50 acres	1	75
20 – 50 acres	9	269
5 – 20 acres	24	188
1 – 5 acres	383	310
Total	417	842

Total Industrial Vacant Acreage before applying criteria: 3,399 acres

Size Category	Number of parcels	Total Acreage
Greater than 50 acres	10	1,917
20 – 50 acres	6	180
5 – 20 acres	23	278
1 – 5 acres	82	124
Total Industrial	124	2,499
AgTEC	3	900
Total	127	3,399

RESULTS AFTER APPLYING CRITERIA

1. “Category A” with Compatible Land Use

Commercial: 484.49 acres

<u>Future Land Use</u>	<u>Acres</u>	<u>Parcels</u>
Comm. General	192.81	40
Comm. Limited	46.85	37
Comm. Waterfront	163.79	13
Comm/Off/Res	40.55	22
Comm. General/Comm. Limited	5.8	1
Comm/Off/Res / & Comm. Limited	34.69	1
	<hr/> 484.49	<hr/> 114

Industrial: 2,187 acres

<u>Future Land Use</u>	<u>Acres</u>	<u>Parcels</u>
Industrial	1,286.77	69
AgTEC	900	3

2. “Category A” with Compatible Land Use, Greater than 5 acres in size

Commercial: 376 acres

<u>Future Land Use</u>	<u>Acres</u>	<u>Parcels</u>
Comm. General	139.76	12
Comm. Limited	24.39	2
Comm. Waterfront	154.9	4
Comm/Off/Res	16.74	3
Comm. General/Comm. Limited	5.8	1
Comm/Off/Res / & Comm. Limited	34.69	1
	<hr/> 376.28	<hr/> 23

Industrial: 2,125 acres

<u>Future Land Use</u>
Industrial: 22 parcels totaling 1,225 acres
AgTEC: 3 parcels totaling 900 acres

3. “Category A” with Water and Sewer, No concurrency Issues

Commercial: 17 parcels totaling 328 acres

<u>Future Land Use</u>	<u>Acres</u>	<u>Parcels</u>
Comm. General	106.53	7
Comm. Limited	24.39	2
Comm. Waterfront	140.04	3
Comm/Off/Res	16.74	3
Comm. General/Comm. Limited	5.8	1
Comm/Off/Res / & Comm. Limited	34.69	1
	<u>328.19</u>	<u>17</u>

Industrial: 10 parcels totaling 611 acres

“Category C” Analysis

This analysis looked at the commercial and industrial parcels that have Category C zoning.

Category C

Commercial: 285 parcels totaling 357 acres

Industrial: 51 parcels totaling 1,212 acres

Part III – Plan Amendment Analysis

Policy 2.4C.3 of the Comprehensive Growth Management Plan states:

Policy 2.4C.3. The county shall limit commercial and industrial land use amendments to that needed for projected population growth for the next 15 years. This shall be related to the increase in developed commercial and industrial acreage in relation to population increases over the preceding ten years.

For implementation of Policy 2.4C.3, staff has proposed a methodology to determine whether the amount of Commercial and Industrial acreage available accommodates what is needed in the 15 year planning period. This methodology assumes that the current ratio of commercial and industrial land is appropriate and that the same ratio in the future is sufficient to meet future need. Since permanent, peak and weighted average population have grown over time at the same rate, permanent population for the unincorporated area is used to show increased need for non-residential land use.

The acreages used in this analysis are from the developed land analysis in Part I and the total vacant acreage (before applying criteria) from the land use analysis in Part II.

Future Commercial Acreage

Source:		
1. 2015 Permanent Unincorporated Population	130,261	2015 Population Technical Bulletin
2. 2030 Permanent Unincorporated Population	148,208	
3. Ratio of growth	1.13	Row 2 divided by Row 1
4. Developed Commercial Acreage	1,321 acres	Part I Commercial Industrial Inventory
5. Acreage needed in 2030	1,492	Row 5 = Row 4 x Row 3
6. Additional acreage required for 15 year population increase	171 acres	Row 6 = Row 5 – Row 4
7. Total Commercial vacant acreage on FLUM	842 acres	Part II Commercial Industrial Inventory
8. (Deficit)/Surplus	671 acres	Row 8 = Row 7 – Row 6

Row 5 establishes the number of Commercial acres needed in the year 2030. The number of acres needed is then subtracted from the number acres available on the FLUM that is vacant (Row 7).

The result provides a surplus of Commercial acres of 671 acres. The same methodology is used for the Industrial analysis below, resulting in a surplus of 2,773 acres.

Future Industrial Acreage

Source:		
1. 2015 Permanent Unincorporated Population	130,261	2015 Population Technical Bulletin
2. 2030 Permanent Unincorporated Population	148,208	
3. Ratio of growth	1.13	
4. Developed Industrial Acreage	4,815 acres	Part I Commercial Industrial Inventory
5. Acreage needed in 2030	5,441	Row 5 = Row 4 x Row 3
6. Additional acreage required for 15 year population increase	626 acres	Row 6 = Row 5 – Row 4
7. Total Industrial vacant acreage on FLUM (includes AgTEC)	3,399 acres	Part II Commercial Industrial Inventory
8. (Deficit)/Surplus	2,773 acres	Row 8 = Row 7 – Row 6

It should be noted that in the Industrial Future Land Use, some Commercial uses are permitted. For example, business and professional offices, hotels/motels and restaurants are permitted in both Light Industrial and General Industrial zoning districts; retail stores are permitted in the Light Industrial category. In the developed Industrial acreage, 54 parcels, totaling 114 acres, have

Commercial uses. The 114 acres represents just 2.4% of total developed Industrial acreage, therefore this is not significant to the overall results.

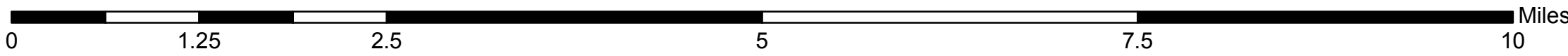
If the “Category A with Water and Sewer, No concurrency Issues” vacant Commercial acreage of 328 acres from Part II was used in the analysis above, there would be a surplus of 157 vacant commercial acres. If the “Category A with Water and Sewer, No concurrency Issues” vacant industrial acreage of 611 acres from Part II was used in the analysis above, added together with AgTEC, there would be a 885 acre surplus of Industrial Acreage.

Not included in the analysis above are approved, but unbuilt master or final site plans. A list of approved site plans can be found in Appendix I. The site plans were not classified as either vacant or developed land. There are 6 commercial site plans, totaling 141 acres. There are 8 industrial site plans, totaling 1,011 acres. Of those, 9 are subdivisions. Many are designed for specific businesses. This list can be provided upon request.



Vacant Commercial Land

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Legend


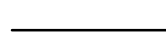

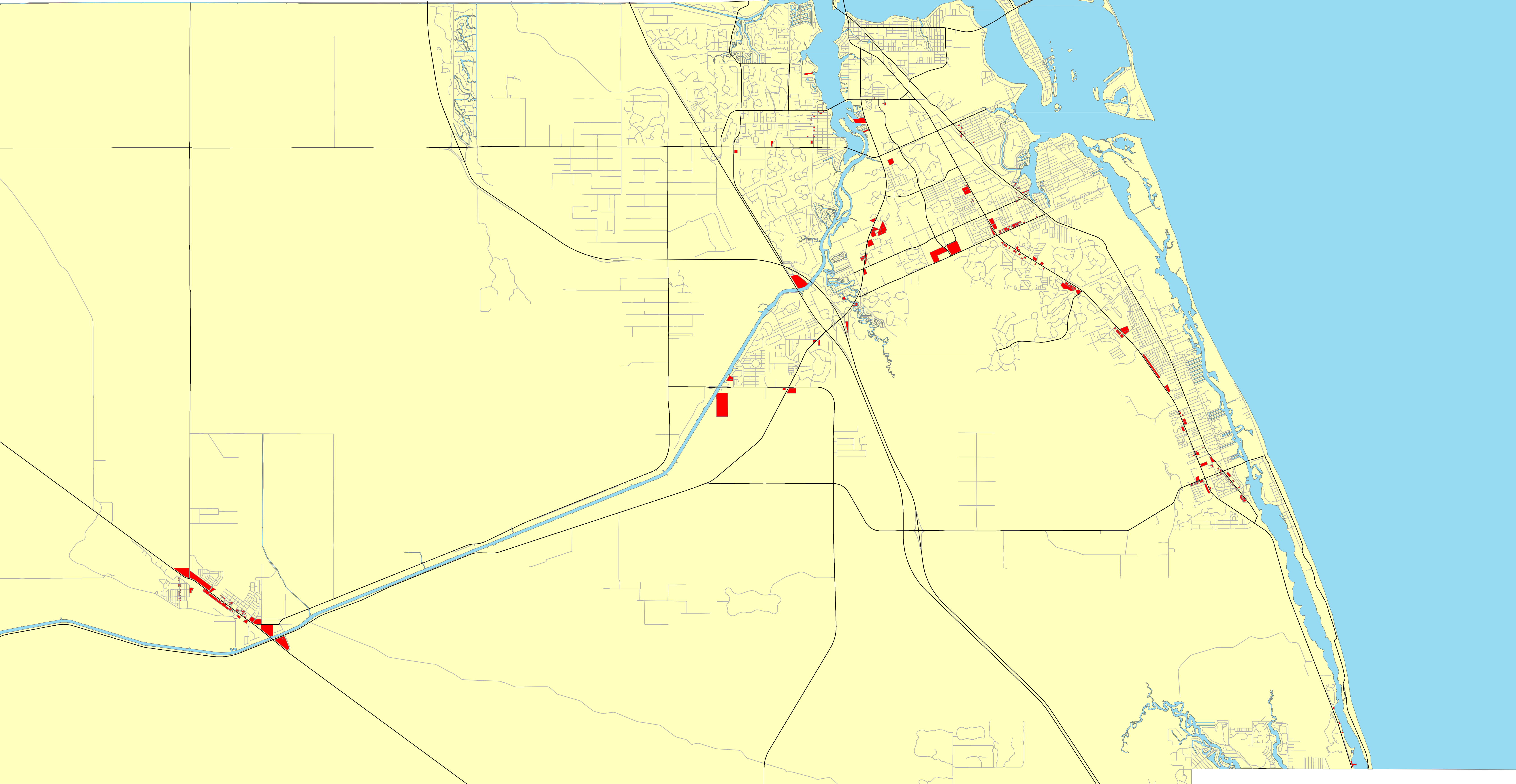
-  Vacant Commercial Land
-  Major Roads
-  Roads

Figure 1

417 Parcels





Vacant Commercial Land North

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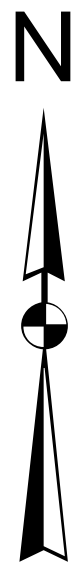
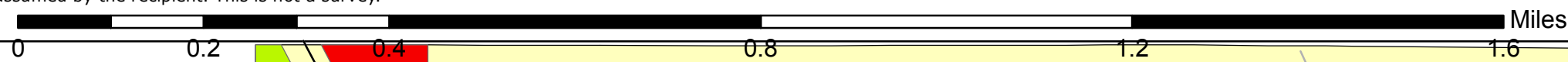
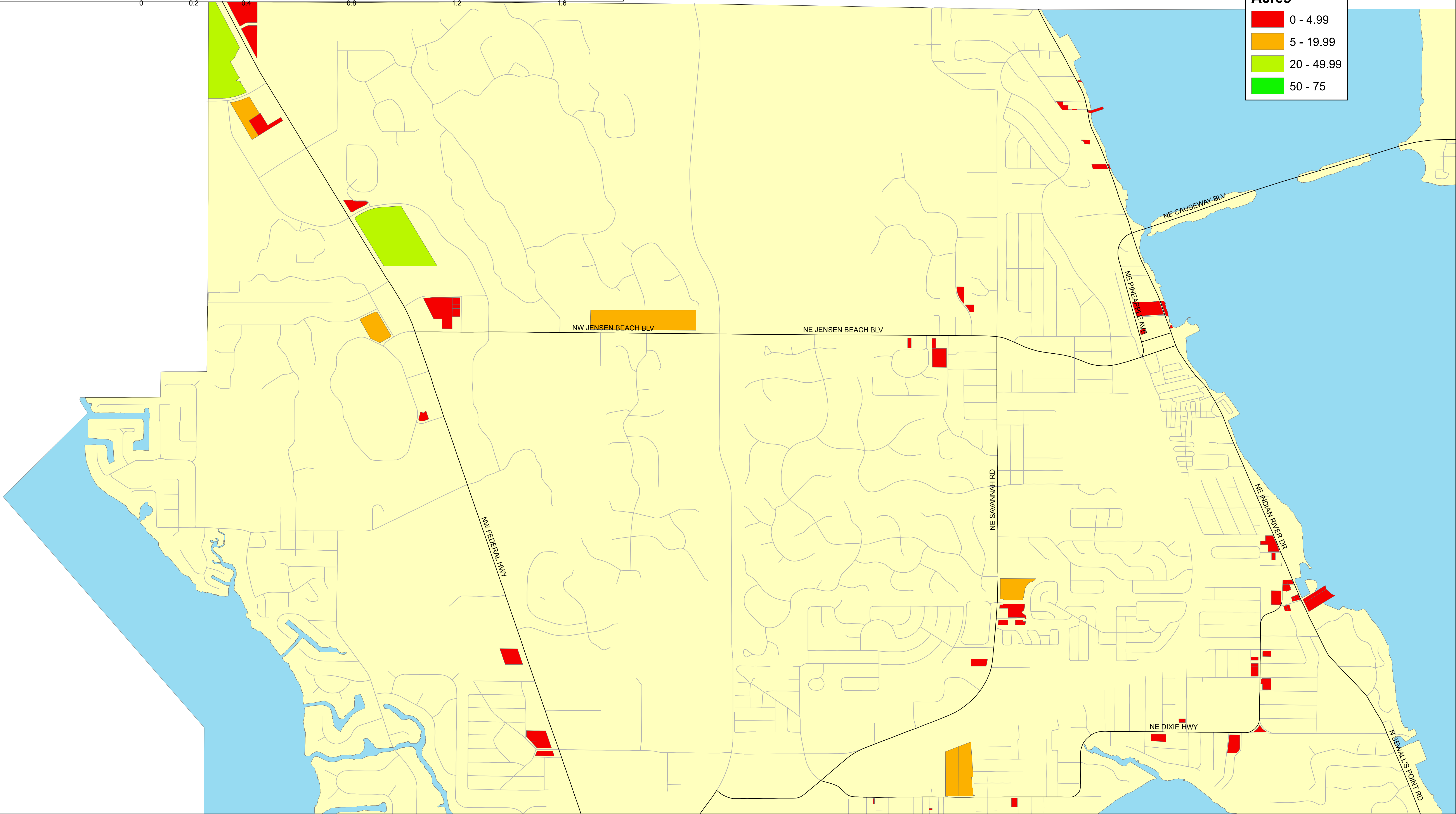
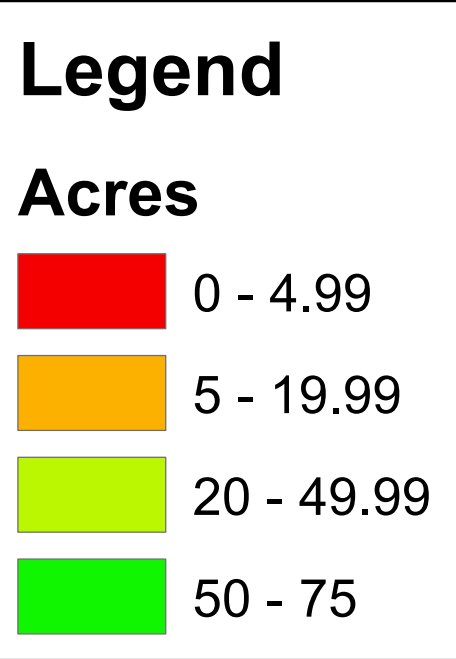
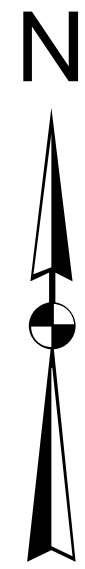


Figure 1A

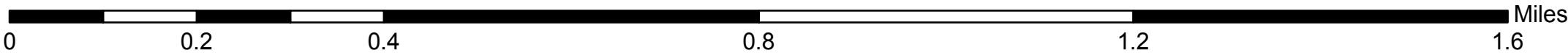




Vacant Commercial Land South



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Legend

Acres

0 - 4.99

5 - 19.99

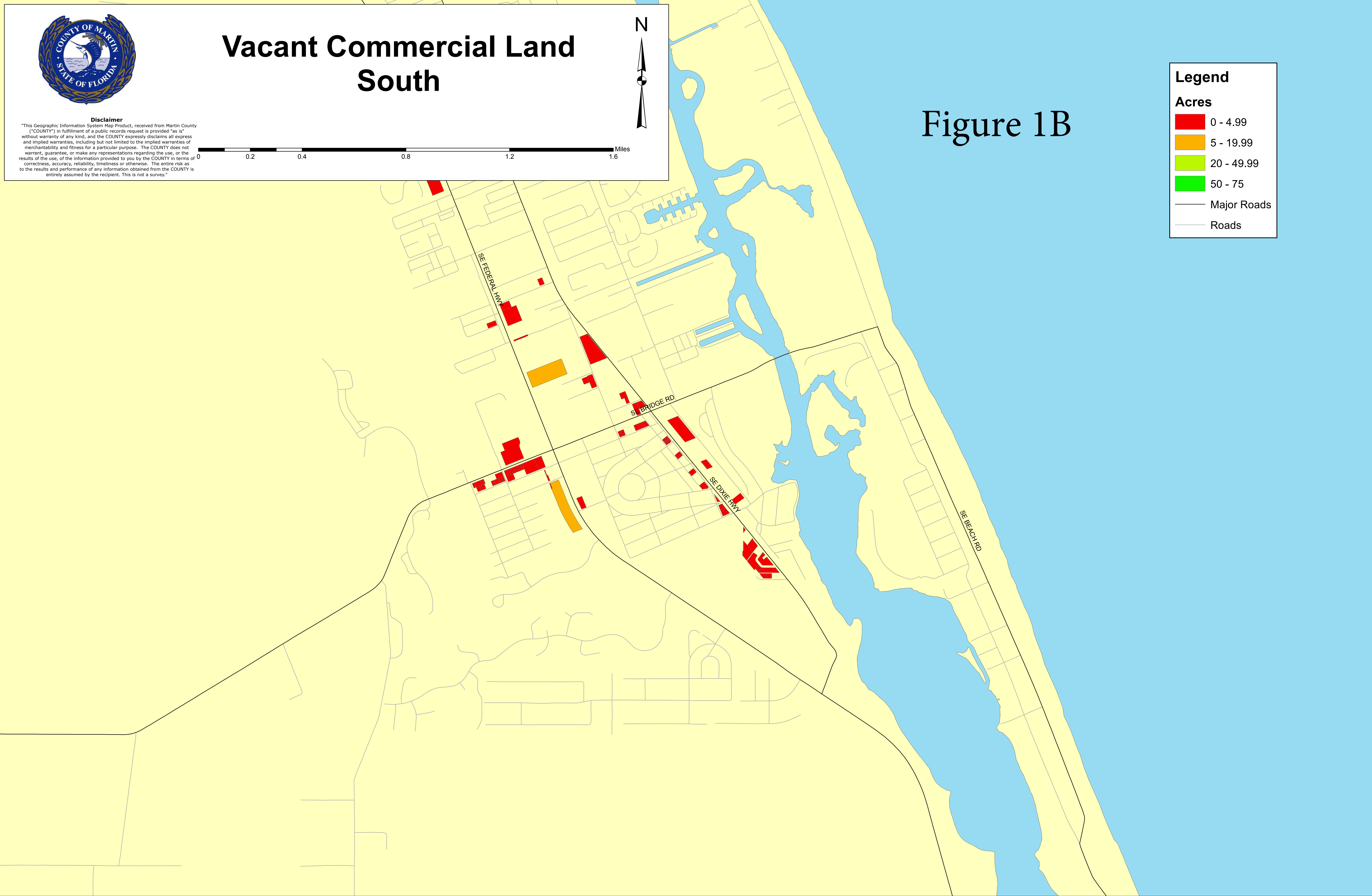
20 - 49.99

50 - 75

Major Roads

Roads

Figure 1B





Vacant Commercial Land Palm City

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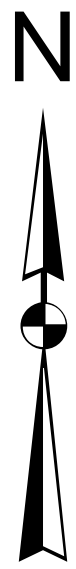
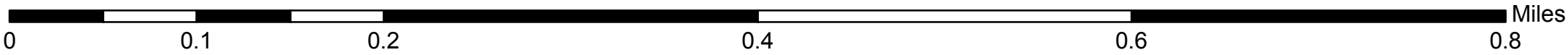


Figure 1C

Legend

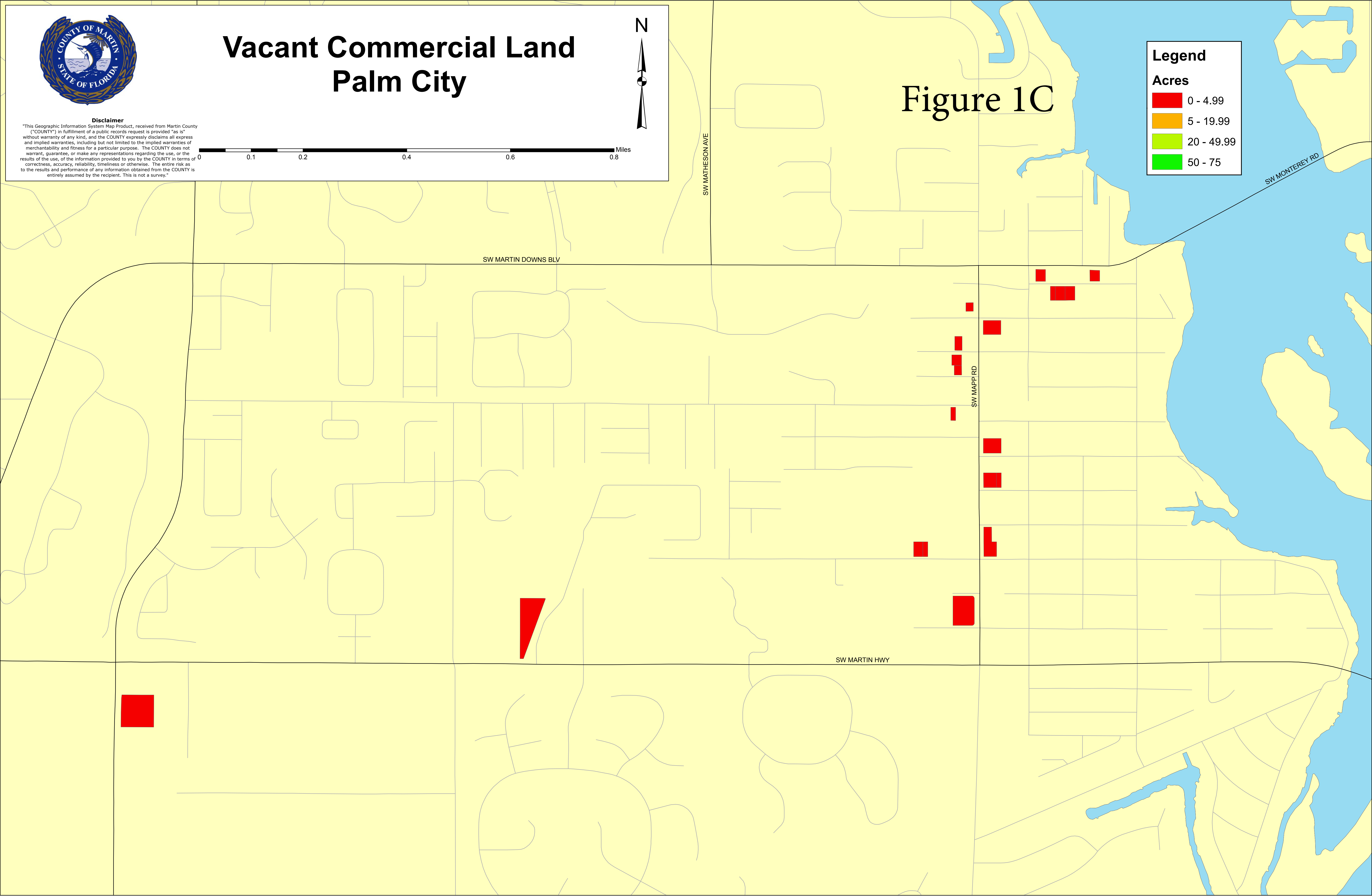
Acres

0 - 4.99

5 - 19.99

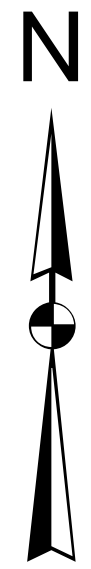
20 - 49.99

50 - 75

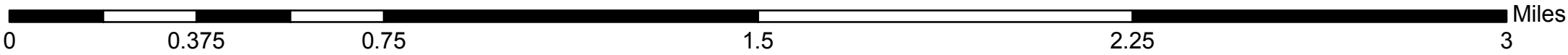




Vacant Commercial Land Mid-County



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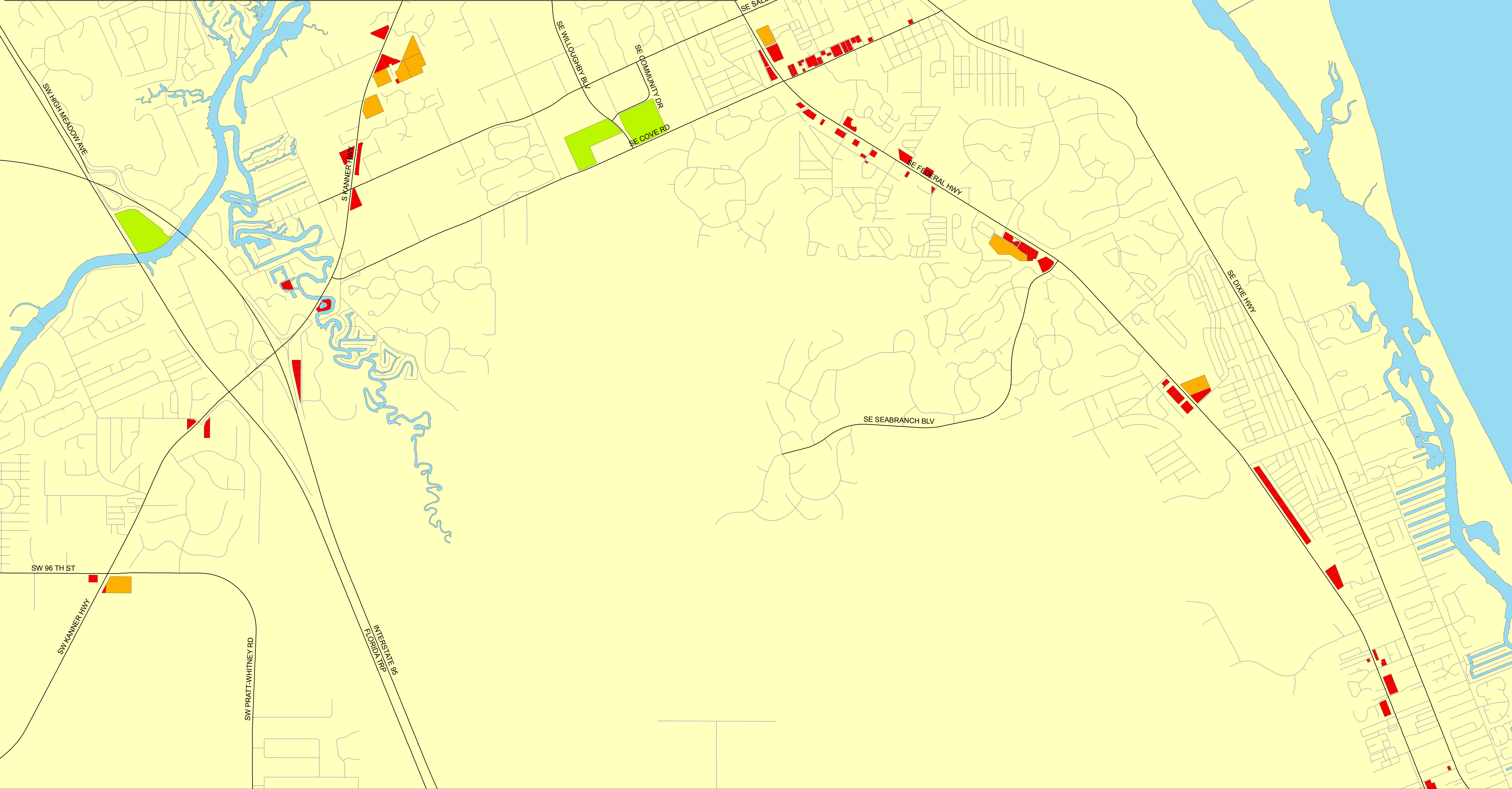


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Acres

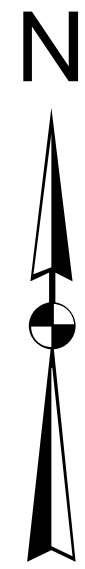
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<div></div>	20 - 49.99
<div></div>	50 - 75

Figure 1D

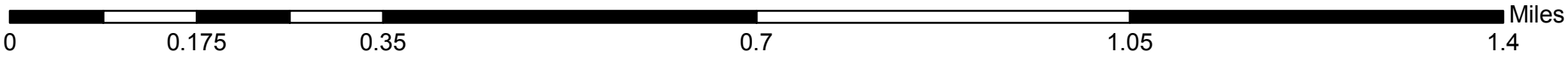




Vacant Commercial Land Stuart



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Legend

Acres

0 - 4.99

5 - 19.99

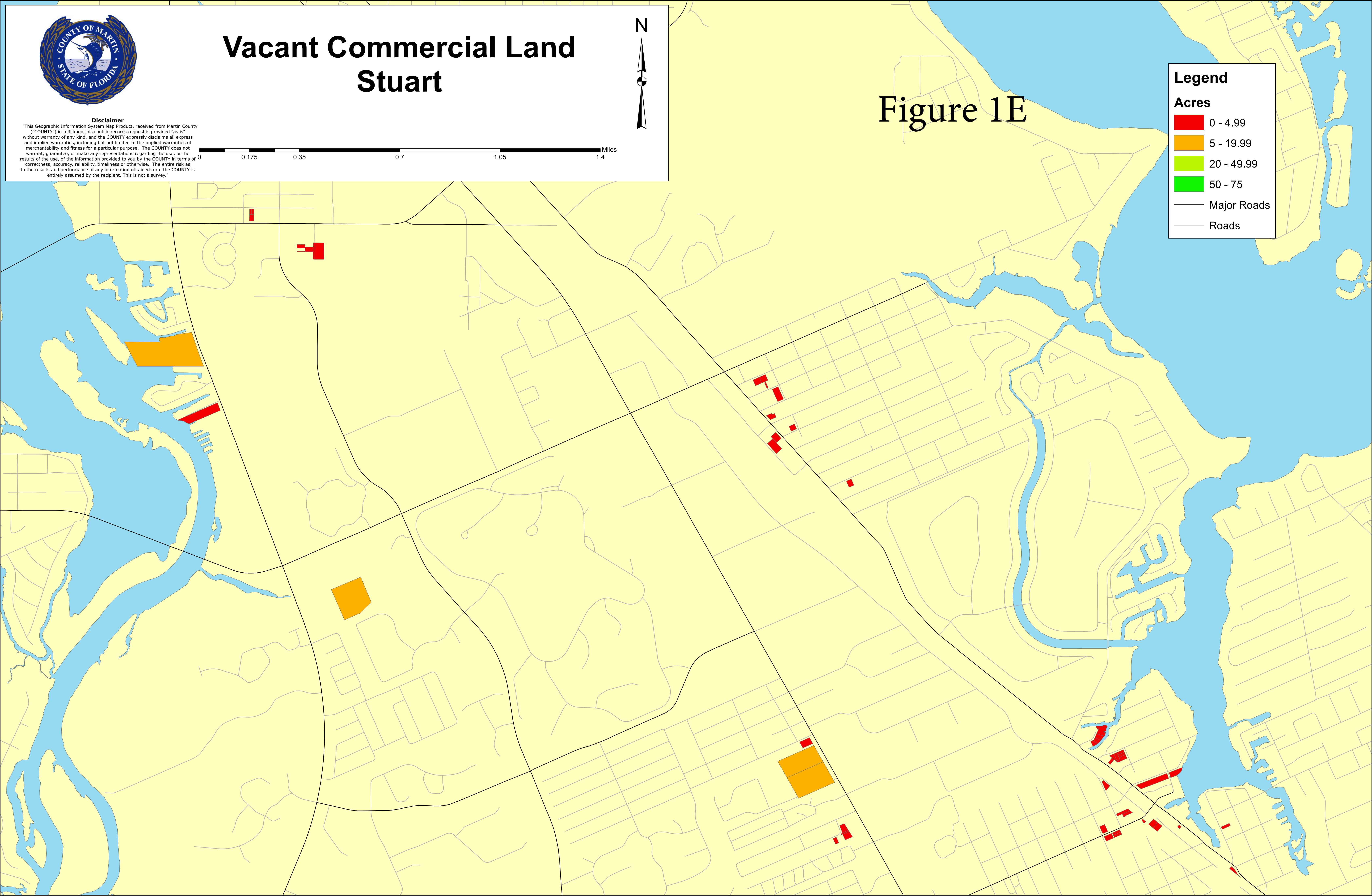
20 - 49.99

50 - 75

Major Roads

Roads

Figure 1E





Vacant Commercial Land Indiantown



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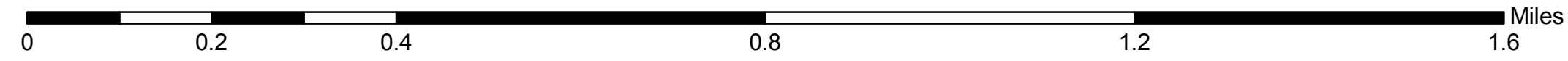
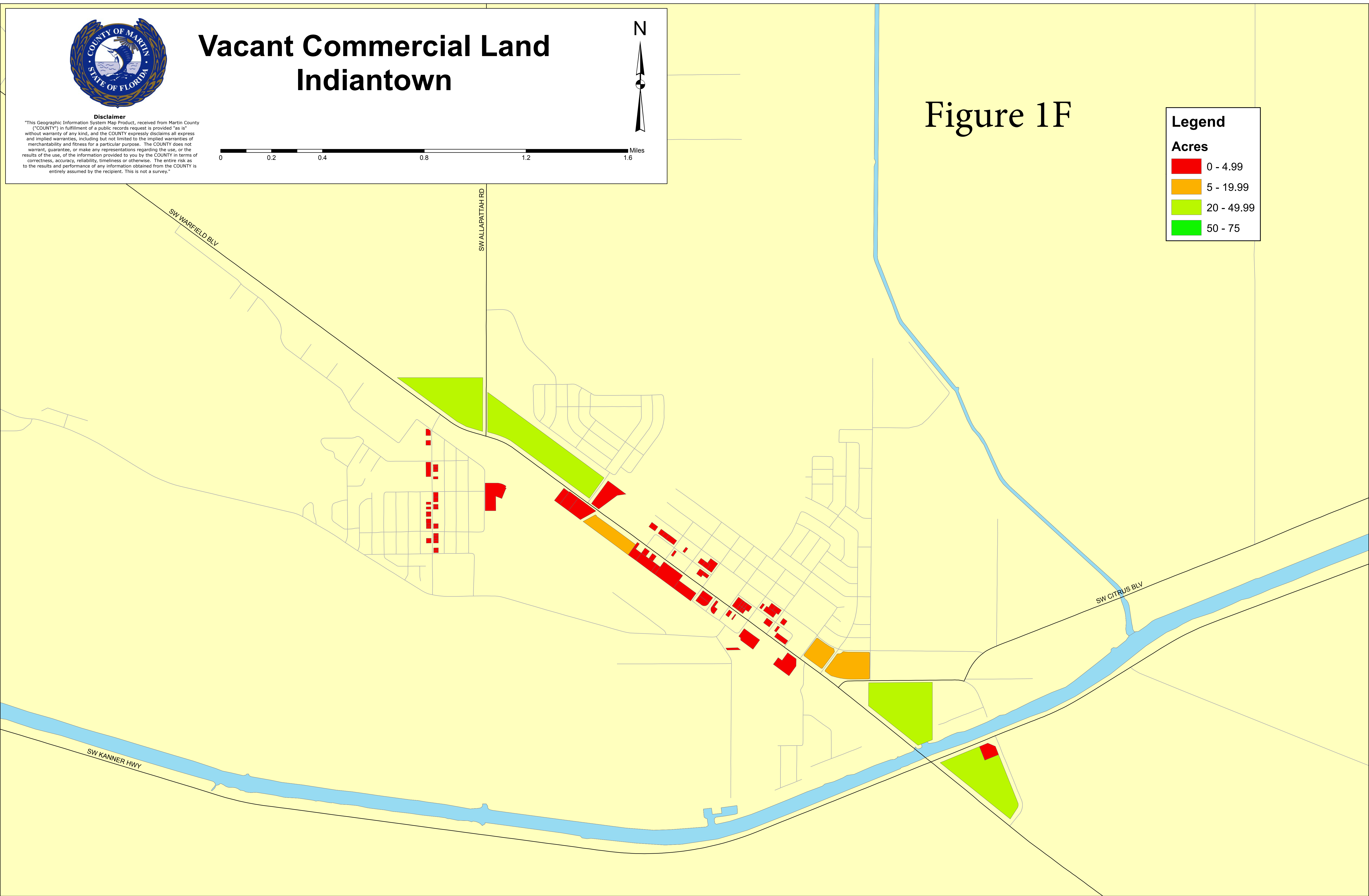
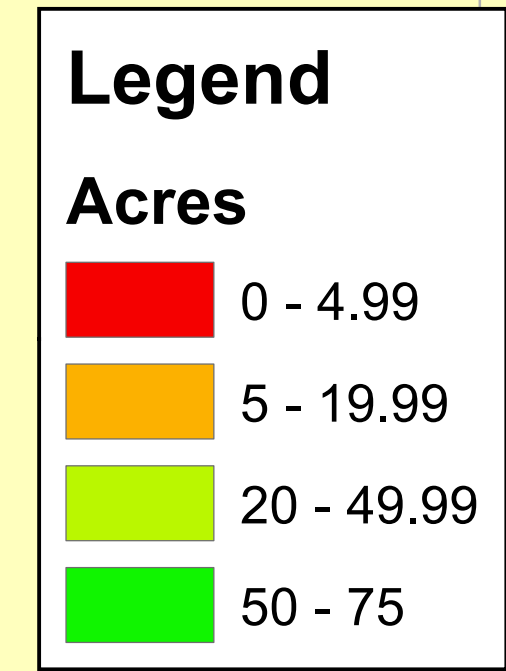


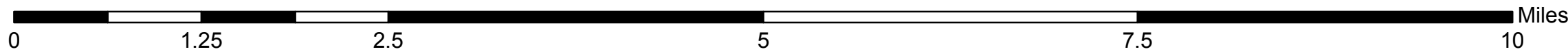
Figure 1F





Vacant Industrial Land

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N

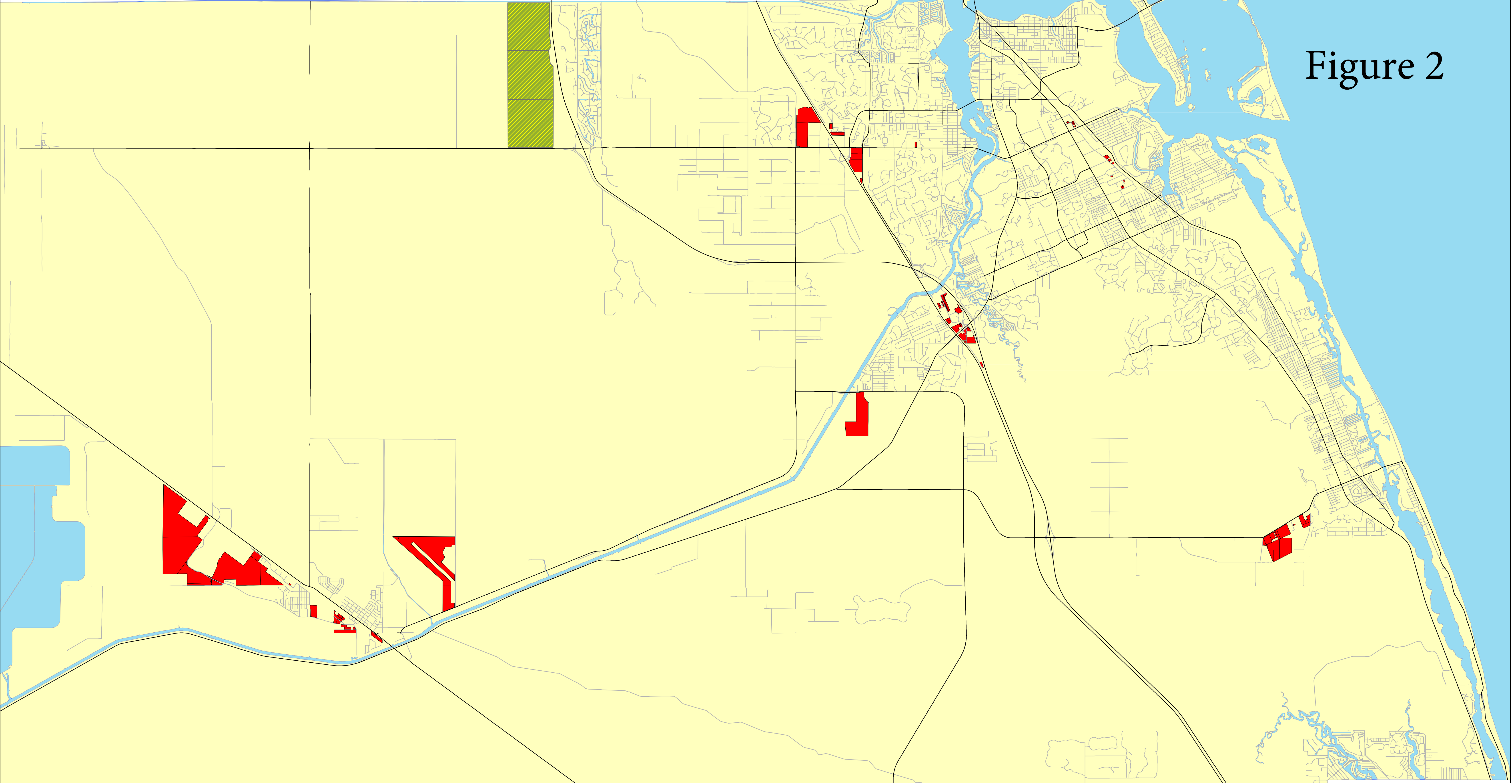


Legend

-  Vacant Industrial Land
-  AgTEC
-  Major Roads
-  Roads

**122 Parcels +
3 AgTEC Parcels**

Figure 2





Vacant Industrial Land North

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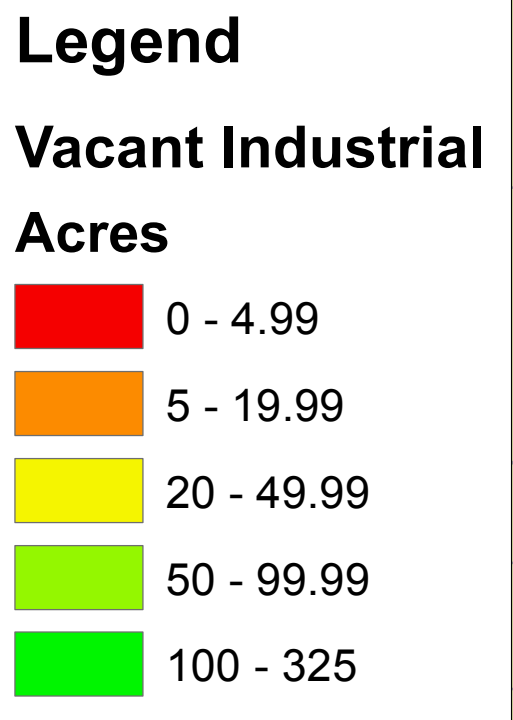
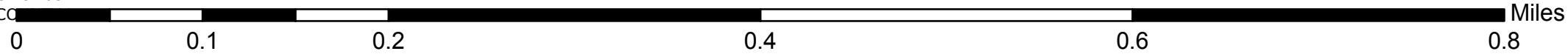
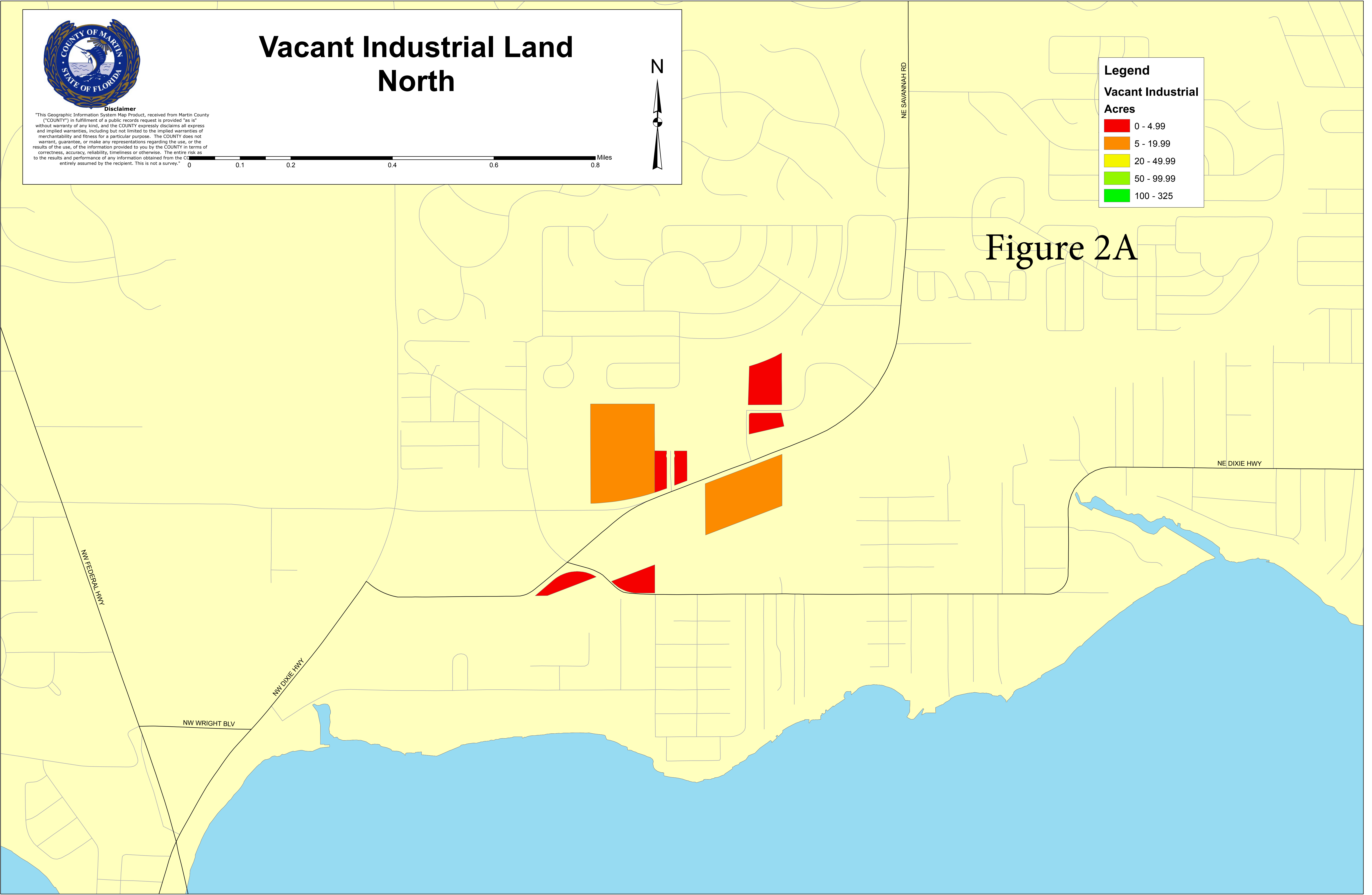


Figure 2A





Vacant Industrial Land South

N



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0 0.325 0.65 1.3 1.95 2.6 Miles

Legend

Vacant Industrial Acres

0 - 4.99
5 - 19.99
20 - 49.99
50 - 99.99
100 - 325
AgTEC

Figure 2B

SE BRIDGE RD

SE DIKE HWY

SE FEDERAL HWY

SE BEACH RD



Vacant Industrial Land Palm City

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0 0.325 0.65 1.3 1.95 2.6 Miles

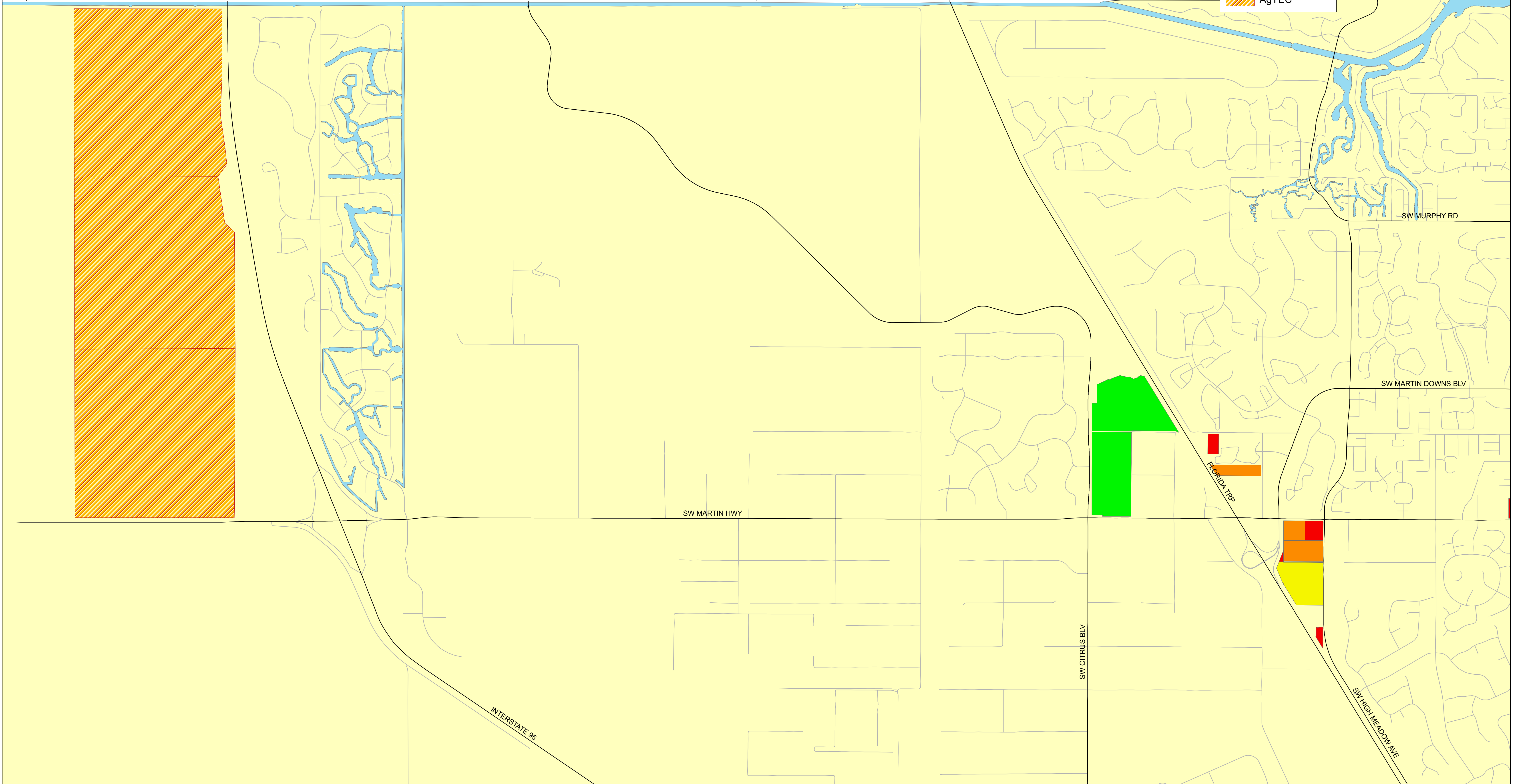


Legend

Vacant Industrial Acres

	0 - 4.99
	5 - 19.99
	20 - 49.99
	50 - 99.99
	100 - 325
	AgTEC

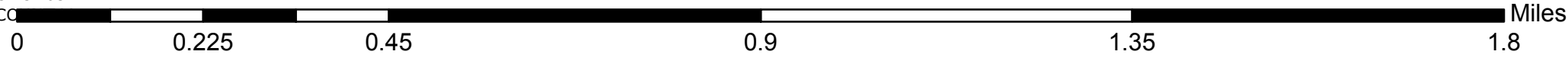
Figure 2C





Vacant Industrial Land Mid-County

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Legend

Vacant Industrial Acres

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<div></div>	5 - 19.99
<div></div>	20 - 49.99
<div></div>	50 - 99.99
<div></div>	100 - 325
<div></div>	AgTEC

Figure 2D

SW CITRUS BLV

SW 96 TH ST

SW KANNER HWY

SW PRATT-WHITNEY RD

INTERSTATE 95
FLORIDA TRP

S KANNER HWY

SE SALERNO RD



Vacant Industrial Land Stuart

N



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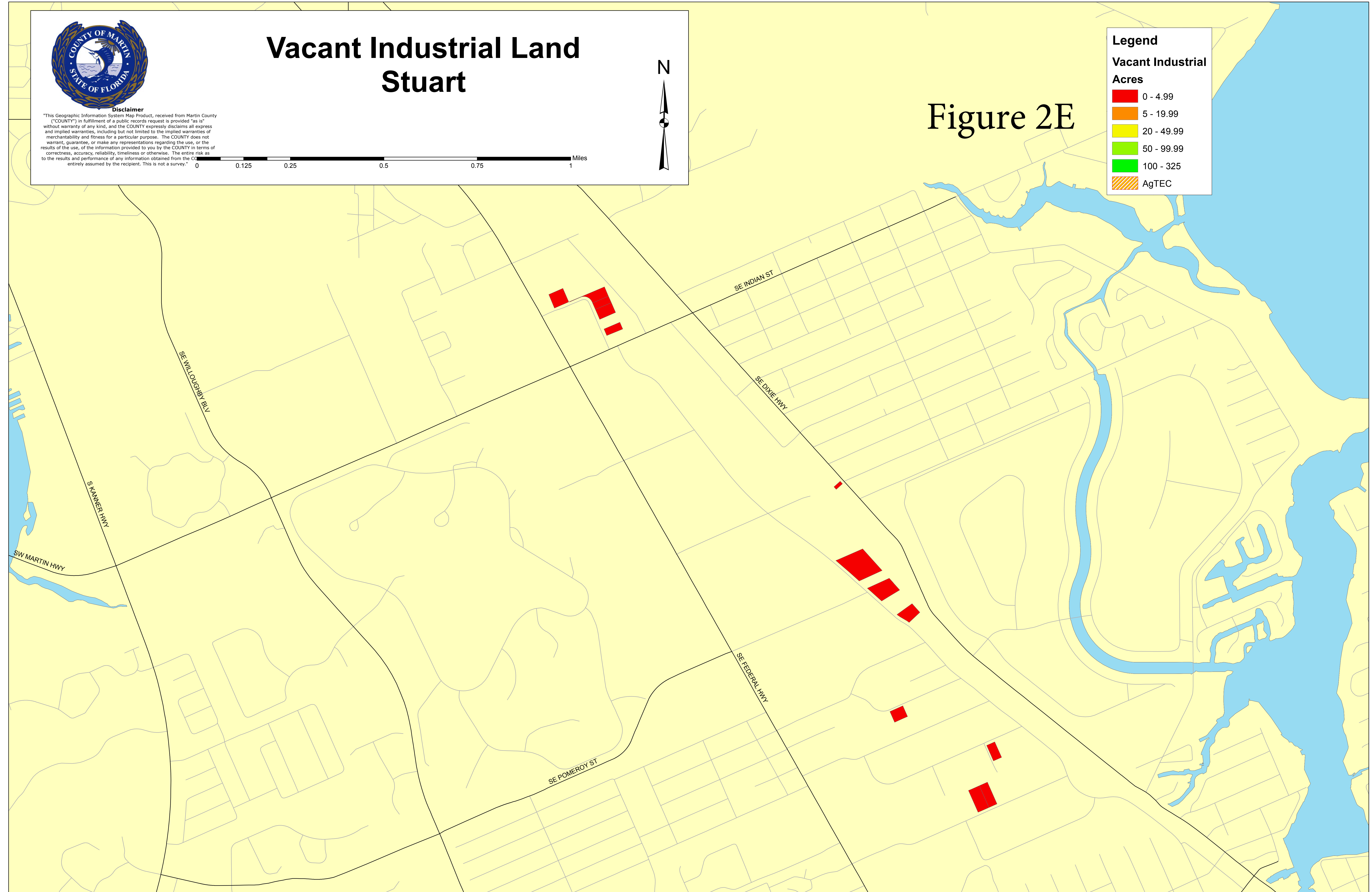
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Legend

Vacant Industrial Acres

	0 - 4.99
	5 - 19.99
	20 - 49.99
	50 - 99.99
	100 - 325
	AgTEC

Figure 2E





Vacant Industrial Land Indiantown

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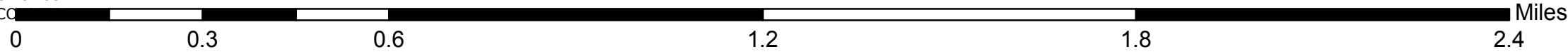
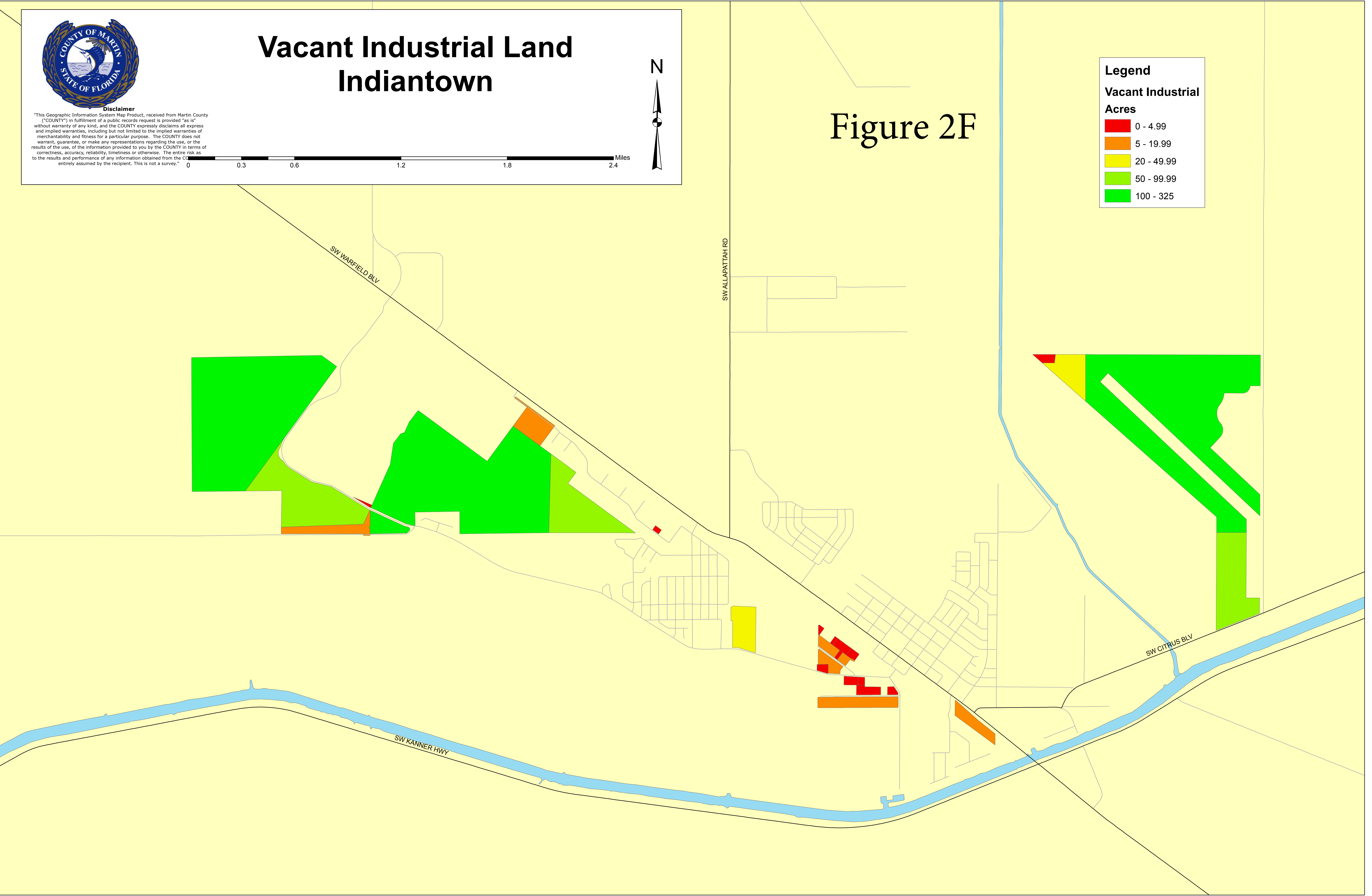


Figure 2F

Legend

Vacant Industrial Acres

<div></div>	0 - 4.99
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<div></div>	20 - 49.99
<div></div>	50 - 99.99
<div></div>	100 - 325



APPENDIX I

COMMERCIAL AND INDUSTRIAL REPORT

APPROVED SITE PLANS

Martin County, FL

Approved Site Plans

The following development applications have received site plan approvals from the County. Some are free standing development, while others are subdivisions where active development has or will occur on individually platted lots. All the development applications in the table that follows are considered active.

2016 Commercial/Industrial Inventory

Table 1
Approved Site Plans

MAP #	NAME	ACRES	TYPE	APPROVED SQ.FT./NO. OF LOTS	APPROVAL DATE	EXP. DATE	SPECIAL CONDITIONS OR CONSTRAINTS
1	West Jensen PUD Par.6.1	12.53	Master	63,000 s.f. Limited Industrial	11/18/08	Ph 3 (all remaining parcels) need permitting by 12/30/2017 and completion by 12/30/18	
2	Port Salerno Industrial Park	19.74	Master/ Final	7-lots ¹	11/29/05 Plat appr. 4/25/06	Lots require Final site plan approval.	
3	American Custom Yachts (South Half, boat storage area)	12.67	Ph- 1 Final Ph- 2 Master	Ph 1 -10,000 s.f. Building, 16,500 s.f. uncovered boat storage area and 31,000 s.f. covered boat storage area Ph 2- 18,823 s.f. covered boat storage and 50,000 s.f. Building	1/7/10	Ph 1 must obtain building permits by 1/7/2013 and completed by 1/7/2014 Ph 2- needs Final by 1/7/2015 October 2015, applicant has requested a preapplication meeting to	Prop-Share Agreement (paid)

¹ Four lots available. Three lots have obtained Final Site Plan.

MAP #	NAME	ACRES	TYPE	APPROVED SQ.FT./NO. OF LOTS	APPROVAL DATE	EXP. DATE	SPECIAL CONDITIONS OR CONSTRAINTS
						combine into one plan.	
4	Seven J's North	166.10	Master	42-lots General Industrial	2/3/09	Need 1 st Final by 2/3/2013 and last Final by 5/9/2016	
5	Lake Michigan Marine Facility	38.12	Revised Master/Final	9,200 s.f. Office	5/9/06 Approval pending	Time Ext. Pull Bldg. Permits by 10/12/15 and Complete by 10/12/16	
6	Prism Business Park	19.20	Master/Final	13 – lots General/Light Industrial	5/6/08 Plat approved 8/11/09	Time Ext: Pull Bldg. permits by 5/6/2015 and complete construction by 2/2/2016	
7	Indiantown Commerce Park PUD	97.25	Master/Final	31-lot Commerce & Technology Park	4/3/07	Time Ext. Until April 3, 2017	
8	Venture Park PUD	103.72	Master/Final	22-lots Industrial 2- lots Agricultural Industrial & Ag Ranchette	4/12/11	Time Ext: Pull Bldg. permits by 10/16/15 and Infrastructure by 10/16/16	No water or sewer, except lots 6 – 14, which have an exception for well and septic until such time that Indiantown Company utilities are available.
9	Jensen Beach Professional Center	4.27	Master/Final	Professional Office 25,805 sf & 5,031 sf medical office	2/18/08	Time Ext: Pull Bldg. permits by 2/18/2016 complete project 2/18/17	
10	Floridian Natural Gas Storage	144.64	Master/Final	Warehouse Building/Storage Tanks	5/6/2008	Time Ext: Building permits by 2/2/2015 and 2/2/16 to complete project	

MAP #	NAME	ACRES	TYPE	APPROVED SQ.FT./NO. OF LOTS	APPROVAL DATE	EXP. DATE	SPECIAL CONDITIONS OR CONSTRAINTS
11	Tarmac Ready Mix Concrete Batch plant	4.74	Master/Final	Redi-mix concrete batch facility Industrial	4/21/08	Deadline for 1 st Final 4/21/12 Past due and last Final by 4/21/15	Deadline for 1 st Final past due.
12	Rybovich Boat Works n/k/a Ferreira Marine Way	8.16	Final Targeted Industry	Boat Building Facility Includes 5,900 sf Office 42,800 sf Warehouse	5/18/06	Time Ext. Pull Bldg. permits by 5/18/14 Complete by 5/18/2015	6/17/15 revised final under review
13	Sands Commerce Park PH 3	35.48	Master	(3) Buildings Totaling 459,500 sf	4/3/07	Phase 1 approved 4/3/07 Time Ext. Phase 2 & 3 Final site plan approval no later than 4/3/16. Complete all construction by 4/3/18.	
14	Jensen Beach Chamber of Commerce		Final	2746 s.f. Office	4/24/12	4/24/17	
15	Bridgeview	22.57	Master	99,000 s.f. Office/Commercial (4 buildings)	10/23/12	All final site plan approvals by 10/23/17	
16	Kanner Business Park	9.17 acres	Plat			Timetable May 23, 2017	
17	Martin Enterprise Park	492.26	Major Master	99 Industrial Lots	10/23/12		

Table 2
Seven J's Detail

Lot	Company	Project	Process	Activity
Lot 1	Coating Supply Inc	C139-002	Approved	
Lots 2 & 3		P102-005 P102-015	Approved	
Lot 4	No application			
Lot 5	High Times Crane	P102-012	Approved	
Lot 6&7	Waterblasting Technologies	P102-045		Application under review
Lot 8	VM Iron Works	P102-043	Approved	
Lot 9	Centerline Utilities	P102-041	Approved	
Lot 10	Ferreira Industrial	P102-011	Approved	
Lot 11	Mancil's Tractor Service	P102-038	Approved	
Lot 12	No application	P102-009	Approved	
Lot 13	Volker	P102-046		
Lot 14	Haverty's Furniture	P102-010	Approved	
Lot 15	Redi-Tilt	P102-007 P102-008	Approved	
Lot 16		P102-046		
Lot 17	Scammell Construction	P102-028	Approved	
Lot 18 & 19	Classic Golf International	P102-029	Approved	
Lot 20	Just Keep Going	P102-006	Approved	

 Built

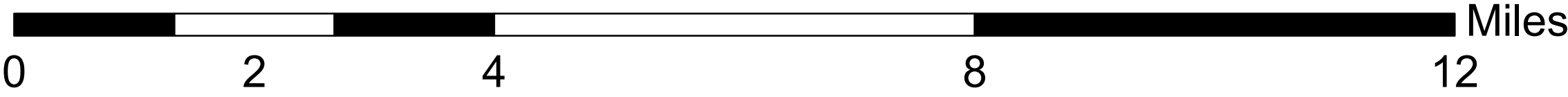
The County's development application process includes Master Site Plan and Final Site Plan options. A Final Site Plan approval is required before construction can occur. All Final Site Plan development orders mandate a timetable of development that requires permits to be obtained within one year of approval and the completion of the development within 2 years of approval. Master Site Plans are optional. They are generally less expensive to obtain and they do not permit construction to occur after approval is granted. The Master Site Plan option is often selected for larger more complex developments and multi-phased projects. Master Site Plan approvals are given a maximum of five years for completion. Within that period all Final Site Plan approvals are required for each of the phases within the development. The County's development review process permits application for Master Site Plans and Final Site Plans to be combined into a single process. This is especially useful for permit-ready industrial projects.



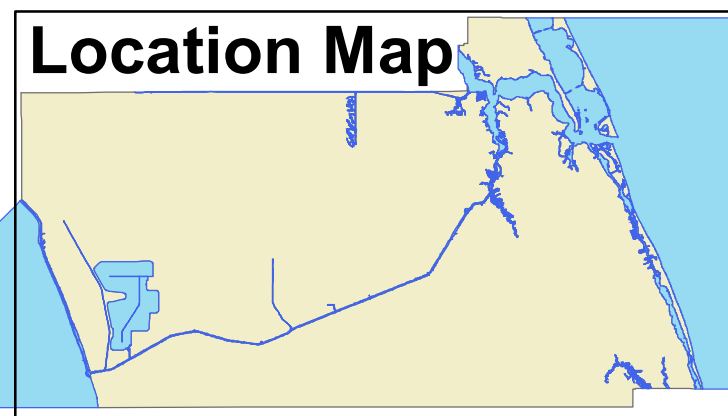
Martin County

File: G:\projects\its\rlawton\CPAs\CGMP_Figures
Created By: Emily Kohler (GMD)
Plot Date: Feb 21, 2019

Urban Service District - Figure 4-2



Disclaimer
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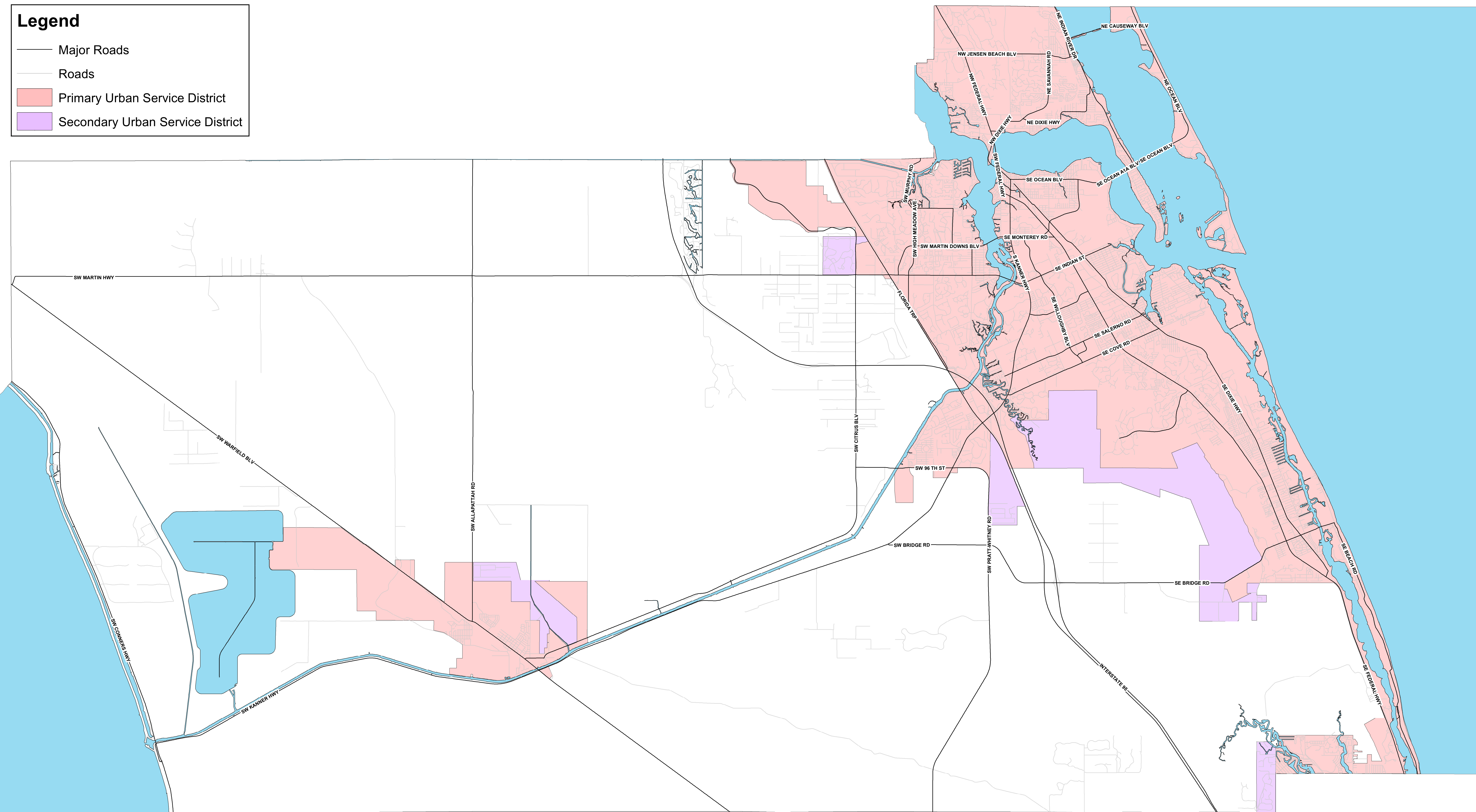
Legend

Major Roads

Roads

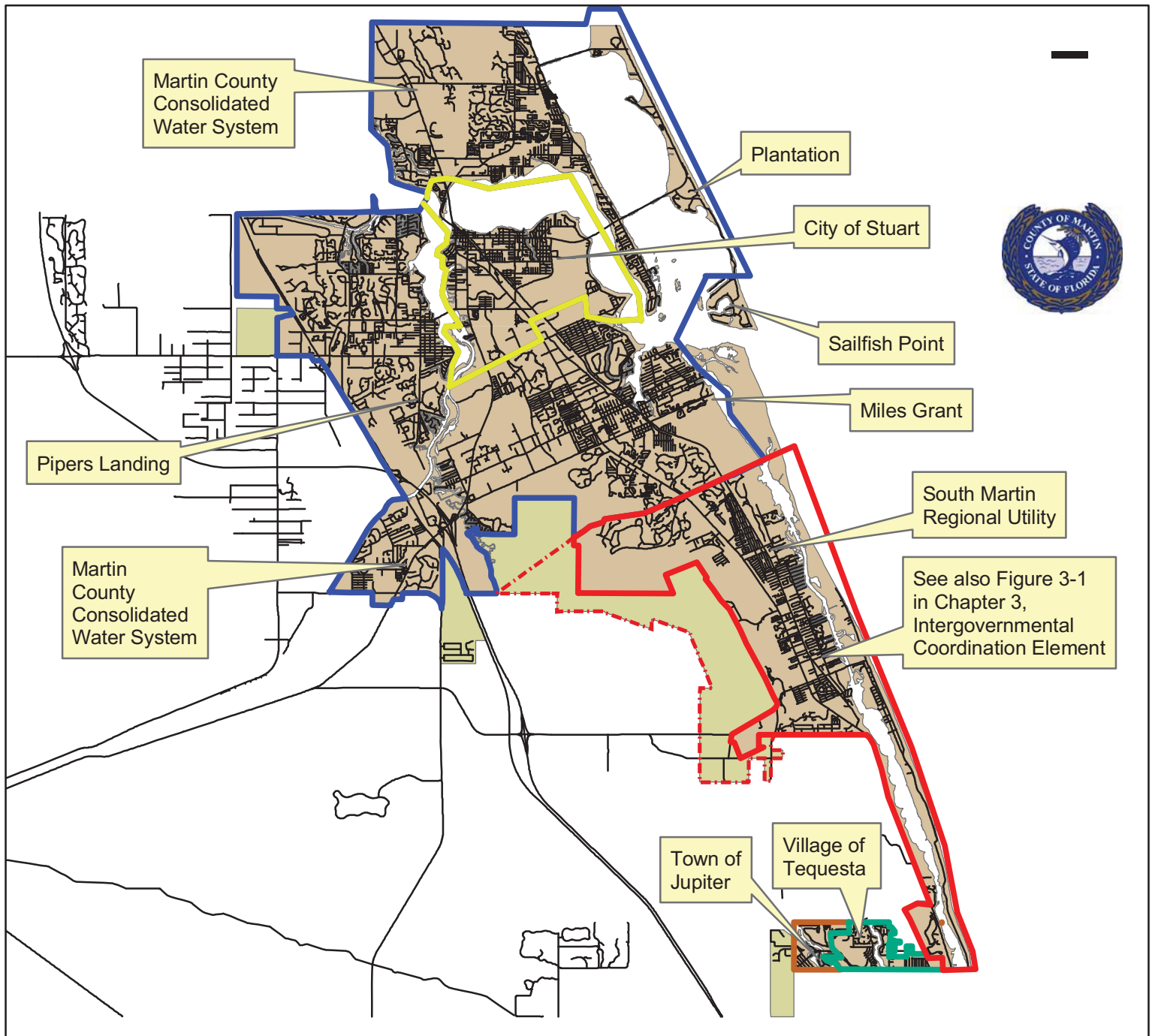
Primary Urban Service District

Secondary Urban Service District



Martin County

Figure 11-1, Areas Currently Served By Regional Utilities



Legend

- StuartServArea
- SMRU Exclusive
- - - SMRU Presumed
- MCSerArea
- Tequesta
- Jupiter
- Primary USD
- Secondary USD

Created by: C.Dulin
 Plot Date: August 23, 2007
 Project File T:\gmd\div_comp_plan\cpas\cpa03.04\cpa04-11

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0 6,500 13,000 26,000 39,000 52,000 Feet

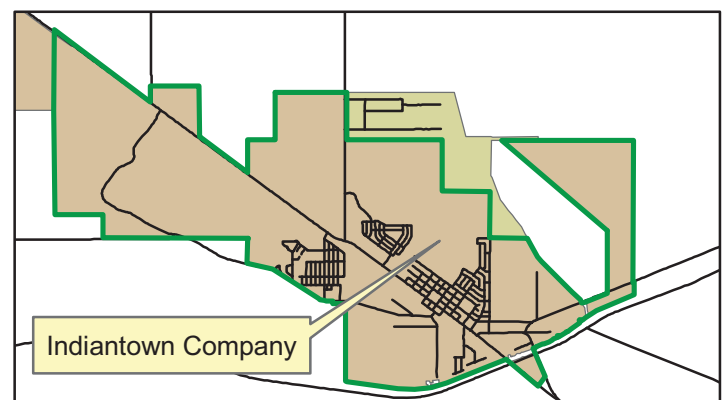


FIGURE 4-5

URBAN SERVICES BOUNDARIES

