

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

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REQUEST NUMBER: CPA 19-11 Cove Salerno Partners

Report Issuance Date: September 5, 2019

APPLICANT: Cove/Salerno Partners, LLC
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REPRESENTED BY: Lucido & Associates
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PLANNER-IN-CHARGE: Maria Jose, M.S., Planner
Growth Management Department

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	9/5/19	LPA recommended approval
BCC Transmittal:	9/24/19 (Continued to 10/22/19)	BCC voted 4-1 approving proposal
BCC Adoption:	2/18/2020	

SITE LOCATION: The 47.1 acre parcel is located just east of SW Kanner Highway between SE Salerno Road and SE Cove Road, in Stuart.

APPLICANT REQUEST: The request is for a comprehensive plan amendment to the Future Land Use Map (FLUM) to change the parcel from Residential Estate Density (up to 2 units per acre) to Low Density Residential (up to 5 units per acre) along with a concurrent separate application to rezone from RE- ½ A to PUD residential.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed FLUM change from Residential Estate Density (up to 2 units per acre) future land use, to Low Density Residential (up to 5 units per acre).

EXECUTIVE SUMMARY:

The application is for a Future Land Use Map (FLUM) change from Estate Density Residential (up to 2 units per acre) to Low Density Residential (up to 5 units per acre) future land use designation, on a parcel, located between Salerno Road and Cove Road, in Stuart. The subject site is shown below, highlighted in blue (Figure 1).



Figure 1, a location map that shows the subject site, highlighted in blue.

On April 15, 2019, the application was found sufficient by staff. The current future land use designation of the site, Residential Estate Density, permits a maximum of 2 units per acre. This staff report will consider Low Density Residential future land use (5 units per acre) and will analyze whether it is consistent with the Comprehensive Growth Management Plan (CGMP) and compatible with the surrounding properties.

1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

The subject property is 47.1 acres. The parcel is within the following:

Planning District: South County.

Adjacent Planning District: Port Salerno.

Commission District: District 2.

Taxing District: District 2 Municipal Service Taxing Unit.

1.2 Major Roadways

The major roadways closest to the subject parcel are SE Salerno Rd., which is a minor arterial road, north of the parcel and SE Cove Rd., which is a major arterial road, south of the parcel. Another major roadway near the subject parcel is S Kanner Hwy., a major arterial road, located west of the subject parcel.

1.3. Current Amendment Requests

CPA 19-6, Neil Parcels FLUM: A request to extend the Primary Urban Service District (PUSD) for a 499.4 acre property. The applicant, under a concurrent text amendment, proposes to expand the Primary Urban Service District to include the Neil Parcels and an additional 210 acres.

CPA 19-9, Realty Trust Parcels: A request to change the future land use designation on a 9.54 acre property from Rural Density Residential to Commercial Office/Residential (COR).

CPA 19-16 Winemiller Farms: A request to change the future land use designation on approximately 1,909.1 acres from Agricultural Ranchette to a new future land use designation, Agri Neighborhood Community. The applicant, under a concurrent text amendment, proposes to expand the Primary Urban Service District on approximately 545 acres within the larger 1901 acres.

1.4. Past Changes in Future Land Use Designations

There have been some changes in the surrounding area. Since adoption of the Comprehensive Growth Management Plan in 1982, many amendments to the FLUM have occurred in the immediate area. See Figure 2. The amendments are summarized below.

- A.** CPA 04-6, Ordinance 649, Wright: A Future Land Use Map amendment that changed 3.9 acres from the Commercial Office/Residential to General Commercial.
- B.** CPA 04-2 Ordinance 686: A Future Land Use Map amendment that changed a parcel from Estate Density Residential (allowing two units per acre) to Rural Heritage (allowing one unit per two acres) for ±250 acres located south of Banyan Bay PUD, east of Gaines Avenue, north of Salerno Road.
- C.** CPA 86-40, Ordinance 328: A Future Land Use Map amendment that changed a parcel to General Commercial future land use on 17 acres
- D.** CPA 07-1E, Ordinance 744, Council on Aging: A Future Land Use Map amendment that changed 9.2 acres at the corner of Salerno Road and Pepperwood Drive from Rural Density to Institutional General. This is the location of the Kane Center.
- E.** CPA 08-5, Ordinance 839, Grussmark: A Future Land Use Map amendment that changed 37.7 acres, located on the north side of Cove Road between Burnett Ave. and Ault Ave., from Rural Density to Estate Density.
- F.** CPA 08-3, Ordinance 837, A.I. Homes: A Future Land Use Map amendment that changed 49.8 acres, located on the south side of Cove Road, west of US 1 and east of Kanner Hwy., from Rural Density to Estate Density.
- G.** CPA 08-4, Ordinance 838, Wright: A Future Land Use Map amendment that changed 47.1 acres, located west of Burnett Ave. and east of Kanner Hwy., from Rural Density to Estate Density. (*This is the subject property, now under consideration for a land use change to Low Density.*)

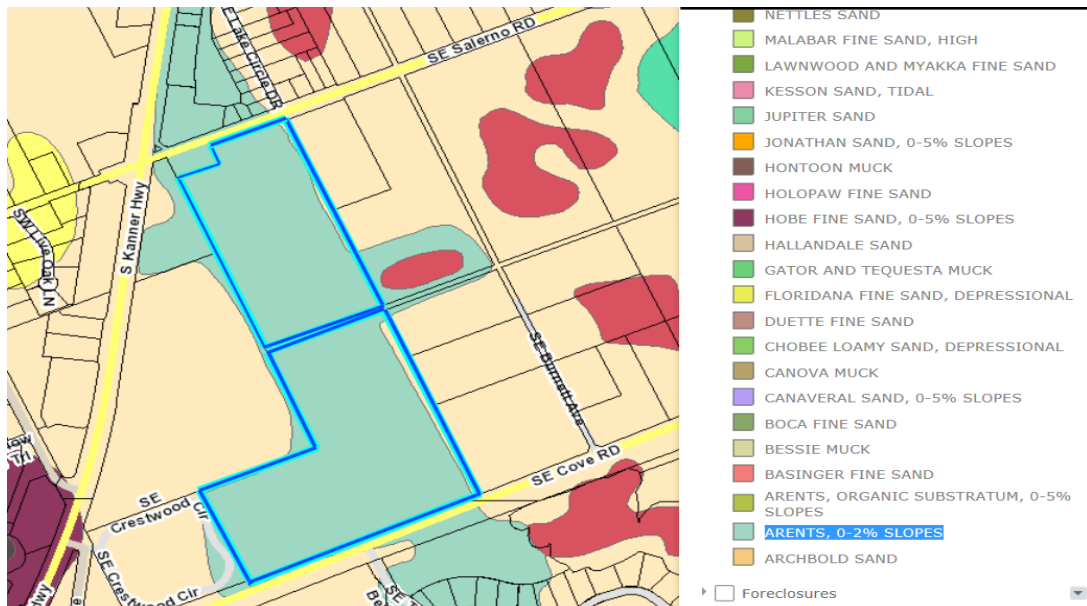


Figure 3, a soils map that shows the subject parcel has Arents soil.

The Composite Wetlands Map indicates a low potential for the presence of wetlands on the property. The property was previously developed with an extensive series of aquaculture ponds. The ponds have since been filled and the property has recently been used for cattle grazing. Only an environmental survey of the site could determine positively if wetlands occur on site. Any development on the property would require an environmental assessment to identify wetlands on or within 100 feet of the property. See Figure 4.

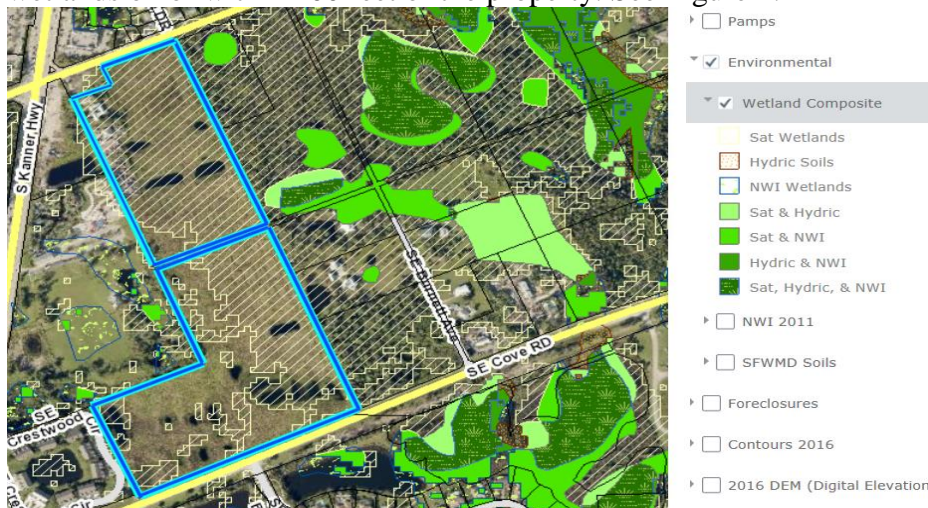


Figure 4, a composite wetlands map that shows the subject parcel to have a low potential for the presence of wetlands on the property.

1.6.2. Wellfield protection

The following is a description of the presence of existing wellfields proximate to the site and applicable wellfield protection measures.

The site is not near or within any wellfield protection zones. See Figure 5. The site is highlighted with a blue border.

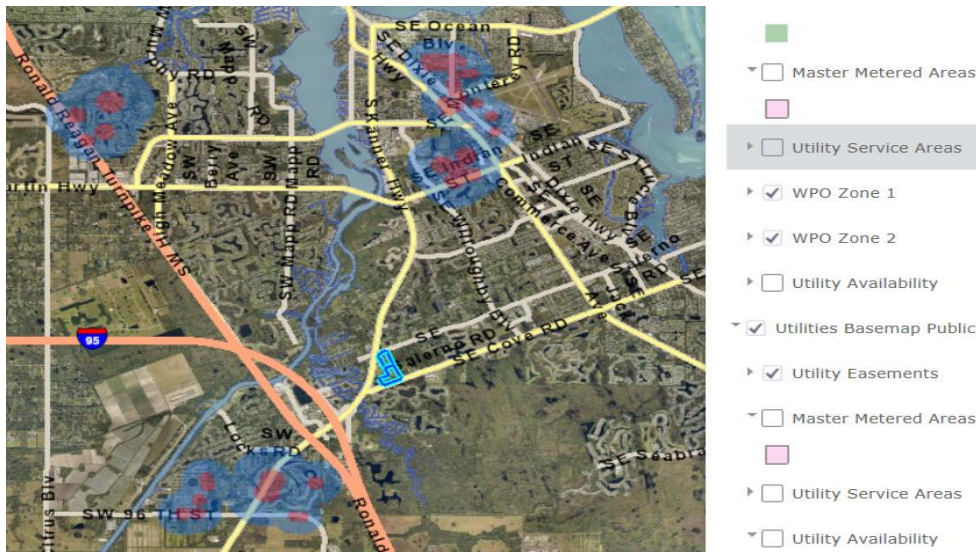


Figure 5, a map that shows the subject site is not within or near wellfield protection zones.

1.7. Adjacent Existing Uses

Below is a summary of the existing adjacent land uses in the general vicinity of the subject property:

North- A Walgreens drug store and private single-family homes.

South - The Tres Belle residential development.

East- Undeveloped rural density land and private single-family homes.

West- Crestwood condominiums; the “76 Golf World Family Fun Center” amusement park, and vacant general commercial property.

2. ANALYSIS

2.1. Criteria for a Future Land Use Amendment (Section 1-11 CGMP)

In evaluating each Future Land Use Map amendment request, staff begins with the assumption that the Future Land Use Map, 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. Based on this assumption, staff can recommend approval of a requested change provided that consistency is maintained with all other elements of this Plan and at least one of the following four items is found to apply. If staff cannot make a positive finding regarding any of the items in (a) through (d), staff shall recommend denial.

(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; or

Yes, it does. Past changes on the Future Land Use Map, listed in Section 1.4 of this report, and the expansion of the PUSD to include 870 acres of land south of Cove Road have occurred along with the expansion of public facilities listed below. Urban development has occurred on lands in the immediate area consistent with the adopted Future land Use Map. Changing the parcel to Low Density Residential (5 units per acre) future land use is consistent with the land use designations in the general area and the urban development in the larger area.

(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 use characteristics; or

Yes, the proposed request is now reasonable and consistent with the land use characteristics of the area. The construction of Interstate 95, the paving of Cove Road, the widening of Kanner Highway from two lanes to four lanes and the provision of water and sewer service has permitted the development of vacant land and redevelopment of developed parcels in ways that have altered the character of the area. An additional widening of Kanner Hwy from four lanes to six lanes is currently in the final stages. The land use changes discussed above and this increased availability of public services has permitted residential development in the larger area, a Publix shopping center and a Walgreens drug store at the intersection of Kanner Highway and Salerno Road, Popeyes Chicken and Taco Bell restaurants on Kanner Highway and extensive commercial development at the intersection of Kanner Highway and Interstate 95.

(c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or

Not applicable. Currently, the subject property is designated Estate Density Residential which allows a maximum of 2 units per acre. The proposed amendment is to change the subject parcel to Low Density Residential which allows up to 5 units per acre. Currently, the subject parcel is vacant and a change in the future land use to Low Density Residential would permit the property to be developed at a higher density. However, the proposed change does not correct an inappropriately assigned land use designation. The current land use permits a lower density but that cannot be categorized as an inappropriate designation.

(d) The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents.

Not applicable. The proposed change would not correct a public facility deficiency.

2.2. Urban Sprawl

Florida Statute 163.3177(3)(a)9. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl.

Urban sprawl is defined as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Florida Statute provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. An evaluation of the thirteen indicators for urban sprawl and a determination on the eight criteria for this future land use request follows:

(1) 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 site is located within the Primary Urban Service District, in an area that provides a wide mix of uses including commercial, institutional, and residential. The site is integrated within the urban areas. The proposal for Low Density Residential (up to 5 units per acre) does not encourage or propose low-intensity/low-density development. The existing Residential Estate

Density (up to 2 units per acre) is more of a “low-density” than the proposed designation. 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.

This is in-fill development on a site that is located within the Primary Urban Service District where urban development is intended. Existing urban and commercial areas exist nearby such as Walgreens store, located north of the subject property and 76 Golf World Family Fun Center” amusement park, located west of the subject property. 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 site is integrated within residential and urban areas and the proposed change will not promote development occurring in such patterns such as radial, strip or ribbon patterns emanating from the existing urban developments. It is located within the Primary Urban Service District in an area that is undergoing steady development. 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.

There are no environmentally sensitive areas related to rivers, shore lines, beaches and bays estuarine systems on this property. It can be noted that the subject site is not near or within wellfield protection zones (See Section 1.6.2 of this staff report). 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.

This site is within the primary urban service district. The proposed future land use designation does not diminish agricultural areas or agricultural activities. The subject site is not near or adjacent to active farmlands or agricultural areas. Discourages the proliferation of urban sprawl.

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

The parcel is located within the Primary Urban Service District where public facilities and services are available. Development of the site would utilize the existing facilities and services. Also, development of this site would be infill development. Development of the site at the proposed future land use designation will put additional trips on the road and require additional water and sewer service than currently provided to the site. Discourages the proliferation of urban sprawl.

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

The proposed change would maximize the use of future public facilities and services, including the planned widening of Cove road. The site is in an area where public facilities and services are available. 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 subject parcel is located within the Primary Urban Service District where public services including roads, potable water, sanitary sewer, storm water management, law enforcement, education, health care, fire and emergency response, and general government services are already provided. This proposal will not disproportionately increase the cost/time of providing these services. Discourages the proliferation of urban sprawl.

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

This site is located within the Primary Urban Service District which separates rural and urban uses. Discourages the proliferation of urban sprawl.

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

This site is infill development. It is also located in an area that is currently undergoing development. Discourages the proliferation of urban sprawl.

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

The site is located in an urban area in proximity to commercial lands and nearby residential lands. Discourages the proliferation of urban sprawl.

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

No, this site does not result in poor accessibility among related land uses. The parcel is located near two major arterials in an area with other land uses. The proposed land use changes will not change the accessibility among existing land uses. The proposed change will result in a higher density residential land in proximity to other residential and commercial lands. Discourages the proliferation of urban sprawl.

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

The proposed Low Density Residential future land use requires 50 percent of the gross land area to be set aside as open space. The proposed future land use designation will not result in a loss of public open space. Discourages the proliferation of urban sprawl.

The site complies with all 13 sprawl criteria listed above.

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.

Natural resources and ecosystems are not negatively impacted due to this site. The proposed change would locate higher density residential development in the Primary Urban Service District and in proximity to other residential and commercial lands. Discourages the proliferation of urban sprawl.

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

Development of this site will not require the extension of public infrastructure and services outside the Primary Urban Service District. The proposed amendment would allow for a cost-effective provision of services, utilizing already existing public infrastructure and services. 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.

The parcel is located near existing development that provides a mix of densities and intensities. The proposed density would add to the mix of housing choices within the immediate area, which includes a mix of active commercial and residential sites. Discourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The parcel is located in an urban area where facilities and services are in place. It is located within the Primary Urban Service District where public facilities and services can be provided at a minimum cost. Future developments to the subject parcel will not result in overconsumption of water and energy. Discourages the proliferation of urban sprawl.

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

Though the site was used for aquaculture in the distant past and cattle grazing more recently, it does not contain unique or prime farmlands and soils. The future land use designation was changed from a Rural Density to a Residential Estate Density in 2009 because it is located inside the PUSD and is no longer considered an “agricultural area”. Discourages the proliferation of urban sprawl.

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

The site is not public open space and the proposed land use change alone will not affect natural lands or open space. 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.

The parcel is located near existing development that provides a mix of residential densities and commercial and institutional uses. The site is already designated as Residential Estate Density (up to 2 units per acre) and the proposed change responds to demands for residential capacity while locating that capacity within the PUSD where it can be served by existing nonresidential development. If developed, the site would be in-fill development and will not negatively impact the balance of land uses in the area. 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.

Though the proposed future land use designation does not provide for transit-oriented development or new towns as defined in s. 163.3164, there is no need to remediate an existing

or planned development pattern in the vicinity that constitutes sprawl. The proposed change will bring forth infill development, providing residential units at a higher density than current permitted density on this site within the PUSD. Discourages the proliferation of urban sprawl.

All eight of the criteria have been met to determine the application discourages urban sprawl.

2.3 Land Use Compatibility

The properties to the west of the subject site include multiple-family residential and commercial development. The proposed Low Density Residential future land use will be compatible with the residential property on the west. Landscape buffering will be required along the commercial development by Section 4.663.B, Land Development Regulations, Martin County, Fla. (2014).

The existing developed area on the north side is separated from the subject site by Salerno Road is composed of commercial development and single-family residential development with a Low Density Residential future land use designation. This will be compatible with the proposed Low Density Residential future land use designation.

The Trae Belle subdivision to the south is separated from the subject property by Cove Road. Though it has a Rural Density future land use designation, it was developed as a Planned Unit Development and contains substantial landscape buffering and water management tracts between the single-family units and Cove Road. Landscape buffering required as part of a site plan approval on the subject site will increase compatibility between future development of the site and the Trae Bell subdivision.

The proposed Low Density Residential future land use will be least compatible with the Rural Density Residential lands to the east. However, most of the adjacent land to the east is undeveloped and there are only two residential units located east of the subject site. Each unit sits on approximately a four to five acre parcel. Landscape buffering will be required along the east site of the property by Section 4.663.B, Land Development Regulations, Martin County, Fla. (2014). Please see Section 2.4 of this report for analysis of the applicability of density transition policy to this site.

The subject parcel is in an urban area that has a mix of various uses that include residential and commercial uses, at various densities. It is in the Primary Urban Service District and contains necessary infrastructure required for residential uses, including higher density use.

Considering all these factors, staff recommends approval of the proposed change from Estate Density Residential (up to 2 units per acre) to Low Density Residential future land use (up to 5 units per acre).

2.4 Consistency with the Comprehensive Growth Management Plan

Below is an excerpt from the CGMP describing residential development and specifically the future land use designation of Low Density Residential, extracted from Policy 4.13A.7, CGMP, Martin County, Fla. (2017)

Policy 4.13A.7. Residential development. The FLUM allocates urban residential density based on population trends; housing needs; and past trends in the character, magnitude and distribution of residential land consumption patterns. Consistent with the goals, objectives and policies of the CGMP, including the need to provide and maintain quality residential environments, it also preserves unique land and water resources and plans for fiscal conservancy.

- (1) General policies for all urban Residential development:
- (a) All Residential development described in subsections (1) through (6) of this policy shall have a maximum building height of 40 feet.
 - (b) All Residential development shall maintain a minimum of 50 percent of the gross land area as open space, except as described under Goal 4.3. Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space. This section shall not apply to construction of a single-family home on a lot of record.
 - (c) Proposed Residential developments with golf courses should be encouraged to retain and preserve native vegetation over 30 percent of the total upland area of the golf course, due to the characteristically high water and nutrient loads of golf courses. Golf course developments that retain over 30 percent of their golf course area in preserved native habitat may count this in calculating open space as long as 30 percent of the residential area consists of open space.
 - (d) One accessory dwelling unit shall be allowed on Residential lots consistent with Section 10.2.B and the following criteria:
 - 1) An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.
 - 2) It shall not count as a separate unit for the purpose of density calculations.
 - 3) Neither the accessory dwelling unit nor the land it occupies shall be sold separate from the primary dwelling unit.
 - 4) Accessory dwelling units shall not be approved until Martin County adopts amendments to the Land Development Regulations that implement this policy.
 - (e) In mixed-use projects developed in accordance with Objective 4.3A, and in affordable housing consistent with Policy 6.1D.5., impervious areas may be credited toward the required open space if designated as community gathering spaces such as plazas, esplanades, covered gathering spaces, etc.
 - (f) The following Residential future land use designations may be a part of a mixed-use project, as allowed by policies under Goal 4.3 in any of the mixed-use overlays found in the seven CRAs designated in Policy 4.2B.4. Residential densities for a mixed-use project in a mixed use overlay shall be as provided in Goal 4.3.
- (3) *Low Density Residential development.* The Low Density Residential designation is reserved for land in the Primary Urban Service District. Densities shall not exceed five units per gross acre. In reviewing specific densities, the aim shall be to preserve the stability and integrity of established residential development and provide equitable treatment to lands sharing similar characteristics. Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

In reviewing specific densities, the aim shall be to preserve the stability and integrity of established residential development, maintain compatibility with it and provide equitable treatment of lands with similar characteristics. Landscaping,

screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

The proposed density is higher than the density permitted to the property adjacent to the subject site. The following excerpt from the CGMP describes the different conditions and criteria for density changes, extracted from Objective 4.1F, CGMP, Martin County, Fla. (2017)

Objective 4.1F. Density allocations and intensity. All projects must comply with the provisions of the concurrency management system (Goal 4.1) to assure all required services are available. In considering density allocation in site plan approvals, the County shall consider the following:

Policy 4.1F.1. Projects directly adjacent to lands used or designated for higher intensity use may be given maximum density.

Policy 4.1F.2. Projects immediately adjacent to lands used or designated for lower density use should be given less than maximum density.

(1) In all such cases the project with higher density shall provide for reduced density next to the existing lower density residential area.

(2) Within the urban service districts where lot sizes in the existing residential development are two acres or less and density is more than 1 unit per 2 acres, the following shall apply:

For the residential portion of said project abutting the existing development or area of lesser density, a density transition zone of comparable density and compatible dwelling unit types shall be established in the new project for a depth from the shared property line that is equivalent to the depth of the first tier of the adjoining development's lower density (i.e., the depth of the first block of single-family lots).

Policy 4.1F.3. The following criteria shall be met when applying Policy 4.1F.2.

(1) For purposes of this policy, abutting property is the same as "adjacent" or "adjoining" or "immediately adjacent" property and shall refer to property with a shared property line regardless of easements on the abutting properties. Properties separated by an existing road with a minimum 30 foot right of way shall not be considered abutting.

(2) Lands outside the urban service district, agricultural property and residential lots 2 acres or larger shall be protected by buffers and by 4.1F.2. but the tiering Policy in 4.1F.2. (2) shall not apply.

(3) Where the tiering Policy 4.1F.2. (2) applies, there shall be no requirement to construct residential units within the applicable area of the proposed development. However, if the area is left vacant, no other construction shall be allowed except for underground utilities, sidewalks, swales, stormwater ponds and dry retention areas.

(4) Other buffers required by the Comprehensive Plan or Land Development Regulations shall also be applicable.

(5) Residential structures within a Mixed Use Overlay. A mixed use development containing residential units within a Mixed Use Overlay shall not be required to have a residential structure on that part of the project abutting existing development or area of lesser density within the Mixed Use Overlay. Buffers shall be as provided in Policy 4.3A.7.

(6) Policy 4.1F.2 shall not apply to development within the Mixed-Use Village future land use designation.

Policy 4.1F.3(2) states that for residential lots 2 acres or larger, buffers will be required but the policies in Policy 4.1F.2 shall not apply. Therefore, no density transition will be applicable to the two developed residential lots adjacent to the subject site because those residential lots are larger than 2 acres. The density transition policy shall not apply to the lower density, vacant lands adjacent to the subject site since the adjacent lands have no existing development.

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 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.”

2.5.1. Mandatory Facilities

2.5.1.1. Water/Sewer Facilities

The parcel is located in the Martin County Utilities Area. The site has adequate water and sewer lines, with a potable water line and a main sewer line, Sewer Force Main. Any proposed development will be required to submit an application for Development Review. The County will provide services subject to development plan approval, execution of a service agreement and a payment of appropriate fees and charges. Please see Figure 6.

a) Sewer Force Main, shown in green



b) Potable water, shown in blue



Figure 6

A staff memorandum from Utilities Department staff indicates there is enough capacity to accommodate the proposed amendment.

2.5.1.2. Drainage Facilities

Level of Service for drainage facilities is listed below. Compliance with the following levels of service requirements must be evaluated with the submittal of a site plan. The developed site must comply with the following policies.

Policy 14.1A.2.(2) County water management systems:

Level of Service

Major Drainage Ways (over one square mile) - 8.5" in a 24-hour period (25 year/24-hour design storm)

Underground Facilities Utilizing Storm Sewers - 6" in a 24-hour period (5 year/24-hour design storm)

All Other Facilities - 7" in a 24-hour period (10-year/24-hour design storm)

Finished Floor Elevation - 100-year/3-day storm

(a) Building floors shall be at or above the 100-year flood elevations, as determined from the most appropriate information, including Federal Flood Insurance Rate Maps. Both tidal flooding and the 100-year, 3-day storm event shall be considered in determining elevations. Lower floor elevations will be considered for agricultural buildings and boat storage facilities that are nonresidential and not routinely accessed by the public.

(b) All project sites shall control the timing of discharges to preclude any off-site impact for any storm event. The peak discharge rate shall not exceed the predevelopment discharge rate for the 25-year frequency, 3-day duration storm event.

The minimum roadway flood protection design storm shall be the 10-year frequency, 24-hour duration storm event unless the roadway is classified as a scenic corridor, in which case the flood protection design storm will consider maintaining the character of the roadway.

2.5.1.3. Transportation

Policy 5.2A.1, states: *"Establish a base level of service.* The LOS standard for all roadways in unincorporated Martin County is LOS D in the peak hour/peak direction. Standards for the State Highway System are guided by FDOT's latest 'LOS Policy'. The methodology for determining roadway facilities' level of service shall adhere to the methodologies identified in the latest FDOT's Q/LOS Handbook."

A staff memorandum (attached to this report) from Public Works Department staff indicates there is enough capacity to accommodate the proposed amendment.

2.5.1.4 Solid Waste Facilities

The proposed Future Land Use designation does not exceed the level of service (LOS) criteria for solid waste facilities. The required LOS in Martin County is 1.06 tons of capacity per weighted population. The weighted average population (the average of seasonal and full time residents) countywide in Fiscal year 2019 is 162,499 persons. In fiscal year 2019, there are 243,749 tons of available capacity or 1.50 tons per weighted person. A change from Residential Estate Density (up to 2 units per acre) to Low Density Residential (up to 5 units per acre) will not reduce the level of service below capacity.

2.5.1.5. Parks/Recreation Facilities

Parks and recreation facilities are calculated on a countywide basis. The county has a total population in Fiscal Year 2019 of 155,321 persons. There are currently 1,097 acres of active parkland available in the County. The 2019 Capital Improvements Plan provides the following LOS analysis for services. The proposed amendment could make the subject property have a maximum density of 235 units. The proposed 235 residential units will not reduce active parks and recreation level of service below capacity.

The 2019 Capital Improvements Plan also projects a population of 161,528 persons by 2023. The

level of service is projected to drop to 8.9 parking spaces per 1000 residents.

	REQUIRED LOS	PROVIDED	CURRENT LOS
ACTIVE PARKLAND	3 acres per 1,000 residents	1,097 acres	7.06 acres per 1,000 residents
BEACH FACILITIES	9 parking spaces per 1,000 residents	1,439 spaces	9.3 spaces per 1,000 residents

2.5.1.6. Fire/Public Safety/EMS

The following table shows the levels of service adopted in Chapter 14, Capital Improvements. Level of Service Area: Unincorporated Martin County. The analysis is based upon a 2019 (weighted average) population in unincorporated Martin County of 140,945 persons. The proposed future land use change will not diminish the level of service below capacity.

The Capital Improvements Plan, Levels of Service Analysis – Fire/Rescue – FY19, projects a (weighted average) unincorporated population of 148,853 persons in 2025 and a level of service that meets the travel time requirements 89 percent of the time.

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

2.5.1.7. Schools

School facilities are calculated based on residential units.
CGMP Section 17.7.A.2.b.

Policy: Within 30 days after the School District Staff receives a completed public school impact form for amendments to the Comprehensive Plan future land use map, rezonings, developments of regional impact, and master site plans which include residential units, the School District Staff shall provide the local government with a general capacity analysis which indicates the generalized capacity for all applicable school facilities. This analysis shall be used in the evaluation of the development proposals but shall not provide a guarantee of availability of services or facilities.

Please see the attached General School Capacity Analysis. At a future date, during the final site plan review process, the County must coordinate with the School Board of Martin County for a LOS analysis as provided for under Section 17.7. CGMP.

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

Library level of service is calculated on a countywide basis and has a goal of 0.60 gross square feet of library space for each resident. Two volumes of reading material are also planned for each weighted resident.

The Fiscal Year 2019 LOS shows the current gross square footage of library space is 105,226. When the square footage is divided by total County population of 162,499 the result is 0.65 square feet per resident.

There are currently 299,069 volumes available for a weighted average population of 162,499 resulting in 1.84 volumes per weighted resident. There is currently a deficit.

3. FIGURES/ATTACHMENTS

Figure 1, Location Map

Figure 2, Past Changes Map

Figure 3, Soil Map

Figure 4, Composite Wetlands Map

Figure 5, Wellfield Protection Zone Map

Figure 6, Utilities Map

Attachment 1, Memo from Utilities Department

Attachment 2, Memo from Public Works Department

Attachment 3, General School Capacity Analysis