

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

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REQUEST NUMBER: CPA 19-24, Old Palm City FLUM
DATE of REPORT: January 22, 2020
APPLICANT: Martin County Board of County Commissioners
REPRESENTED BY: Nicki van Vonno, AICP
Martin County Growth Management Director
PLANNER-IN-CHARGE: Irene A. Szedlmayer, AICP
Senior Planner, Growth Management Department

<u>PUBLIC HEARINGS</u>	<u>DATE</u>	<u>ACTION</u>
Local Planning Agency:	Dec. 5, 2019	Recommended transmittal.
Board of County Commissioners Transmittal:	Dec. 17, 2019	Approved transmittal.
Board of County Commissioners Adoption:	Feb. 18, 2020	

SITE LOCATION: The proposed amendment of the Future Land Use Map will apply to the Old Palm City Community Redevelopment Area (CRA).

APPLICANT REQUEST: To amend the Future Land Use Map regarding the Old Palm City CRA by assigning the CRA Center, CRA Neighborhood, Public Conservation, Recreational and General Institutional future land use designations and repealing the Old Palm City Mixed-Use Future Land Use Overlay.

STAFF RECOMMENDATION: Staff recommends adoption of CPA 19-24, Old Palm City FLUM.

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EXECUTIVE SUMMARY

The proposed amendment of the Future Land Use Map (FLUM) regarding the Old Palm City Community Redevelopment Area (CRA) will make these changes:

1. Parcels with the Low Density, Medium Density, Commercial Office/Residential, Limited Commercial, and General Commercial future land use designations will be changed to the CRA Center or CRA Neighborhood Future Land Use designation.
2. Several parcels owned by Martin County and used for public purposes will be changed from General Commercial, Commercial Office/ Residential, Medium Density Residential, and Low Density Residential future land use designations to General Institutional future land use designation.
3. One small County-owned parcel will be changed from General Commercial to Public Conservation future land use designation. Additionally, the General Institutional future land use designation on Jock Leighton Park will be changed to Recreational (correcting a scrivener's error).

4. The Industrial Future Land Use designation will be retained on those properties on Martin Highway with that designation and the General Commercial future land use designation will be retained on a parcel with a Commercial PUD.
5. The Old Palm City Mixed-Use Future Land Use Overlay will be repealed.
6. Finally, the future land use designation will be removed from roadway right-of-way.

The total land area within the Old Palm City CRA is approximately 610 acres. More than 50 acres is roadway right-of-way. The amendment will designate approximately 69 percent of the Old Palm City CRA (387 acres) as CRA Neighborhood and 13 percent (77 acres) will be designated CRA Center future land use. The remaining land area will be Industrial (16± acres), General Institutional (34± acres), Recreational (21± acres), Public Conservation (0.8± acres) and General Commercial (9.2± acres) future land use designations. See Figure 7.

The Community Redevelopment Agency and the Local Planning Agency recommended approval of the proposed amendment of the Future Land Use Map. In response to the transmittal of the proposed amendment, no state or regional agency identified any impact to regional or statewide resources within its respective jurisdiction. See Correspondence.

BACKGROUND

In December of 2017, the Board of County Commissioners adopted Resolution 17-12.3 to initiate amendments to the text of the Comprehensive Growth Management Plan “to strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Redevelopment Areas.” In June of 2018, the Board of County Commissioners approved a contract with the Treasure Coast Regional Planning Council (TCRPC) to develop new Land Development Regulations for the Community Redevelopment Areas. In March of 2019, the Board of County Commissioners adopted Resolution 19-3.18, initiating the amendment of the Future Land Use Map for each of Martin County’s six CRAs.

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

The goal of this overall work program is to enable achievement of the vision in the Community Redevelopment Plans for socially and economically vibrant, environmentally-sustainable, compact, walkable communities, and realization of CGMP Goals 18.1 and 18.2:

“To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.” [CGMP Goal 18.1]

“To facilitate the revitalization, restoration and strengthening of the CRA town centers and neighborhoods by establishing future land use designations that allow and encourage a compact, walkable, small-town urban form.” [CGMP Goal 18.2]

The intent is to amend the Future Land Use Map for each CRA in four ways:

1. Assign the CRA Center future land use designation to the urbanized core of the CRAs and along certain corridors where mixed-use development patterns exist or are allowed;
2. Assign the CRA Neighborhood future land use designation to the areas in each CRA where residential uses predominate, that are outside the urbanized core and mixed-use corridors;
3. Eliminate the Mixed-Use Future Land Use Overlays; and
4. Retain the Marine Waterfront Commercial, Industrial and Recreational, Public Conservation and General Institutional future land use designations and delete other future land use designations.

The work program described above has been presented and discussed at numerous public forums. This public hearing for adoption of CPA 19-24 follows these public meetings and public hearings:

CRA Neighborhood Advisory Committees

January 2019 - Hobe Sound and Rio NACs

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

March 2019 - Jensen Beach NAC

May 2019 – Rio NAC

June 2019 – Jensen Beach NAC

July 2019 – Rio NAC

August 2019 – Old Palm City NAC

November 2019 – Old Palm City NAC

Community Redevelopment Agency

November 21, 2018

December 17, 2018

January 28, 2019

February 25, 2019

May 28, 2019

June 17, 2019

September 23, 2019

November 25, 2019

Local Planning Agency

Jan. 17, 2019 workshop

Feb. 21, 2019 workshop

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

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

Oct. 3, 2019 public hearing on CPA 19-23, Rio FLUM and Rio LDR

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

Board of County Commissioners

Feb. 26, 2019 presentation

April 9, 2019 workshop

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

Aug. 27, 2019 public hearing on Jensen Beach LDRs

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

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

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

Dec. 17, 2019 public hearings on CPA 19-23 Rio FLUM and Rio LDR and CPA 19-24, Old Palm City FLUM and Old palm City LDR

In addition to these meetings, the TCRPC staff interviewed at least eleven residents and owners of businesses or property within the Old Palm City CRA.

1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

CPA 19-24, Old Palm City FLUM, concerns approximately 610 acres comprising the Old Palm City Community Redevelopment Area. See Figure 1. Old Palm City is a waterfront community, bordered on the east by the South Fork of the St. Lucie River. The lots on or near the water between Martin Highway and Martin Downs Boulevard were created in 1912 with the recording of the "Map of Palm City." In 1916, the amended plat of Palm City extended west to what is now Mapp Road.

1.2. Major Roadways

The functional classification of SW Martin Highway and SW Martin Downs Boulevard is Major Arterial. SW Mapp Road, between Martin Highway and Martin Downs Blvd., is a Minor Arterial. North of Martin Downs Blvd. and south of Martin Highway, Mapp Road is a Major Collector. Minor Collectors include Sunset Trail and SW 34th Streets, west of West of Mapp Road, and All American Boulevard and SW Cornell Avenue. All other roadways in the Old Palm City CRA are local or residential streets.

Figure 1. Location Map – Old Palm City CRA

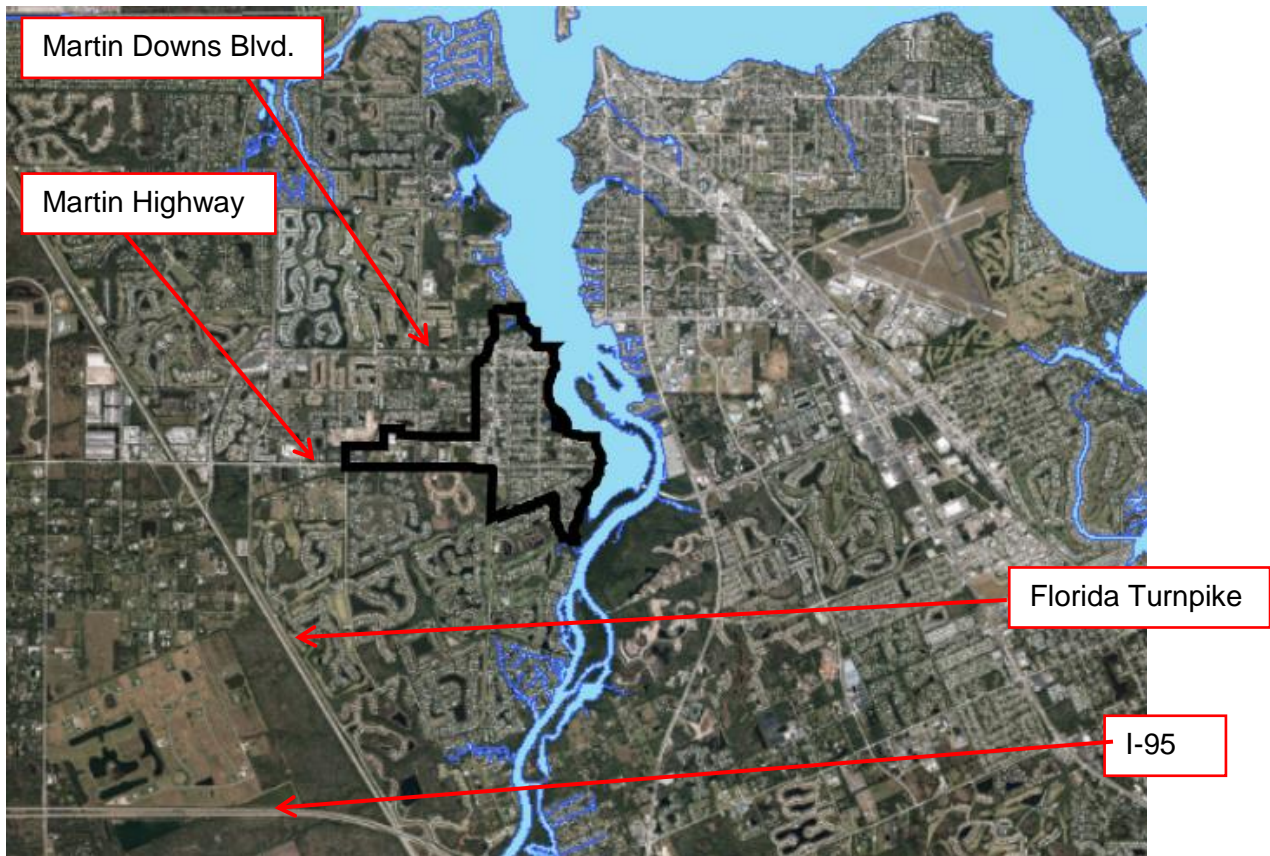
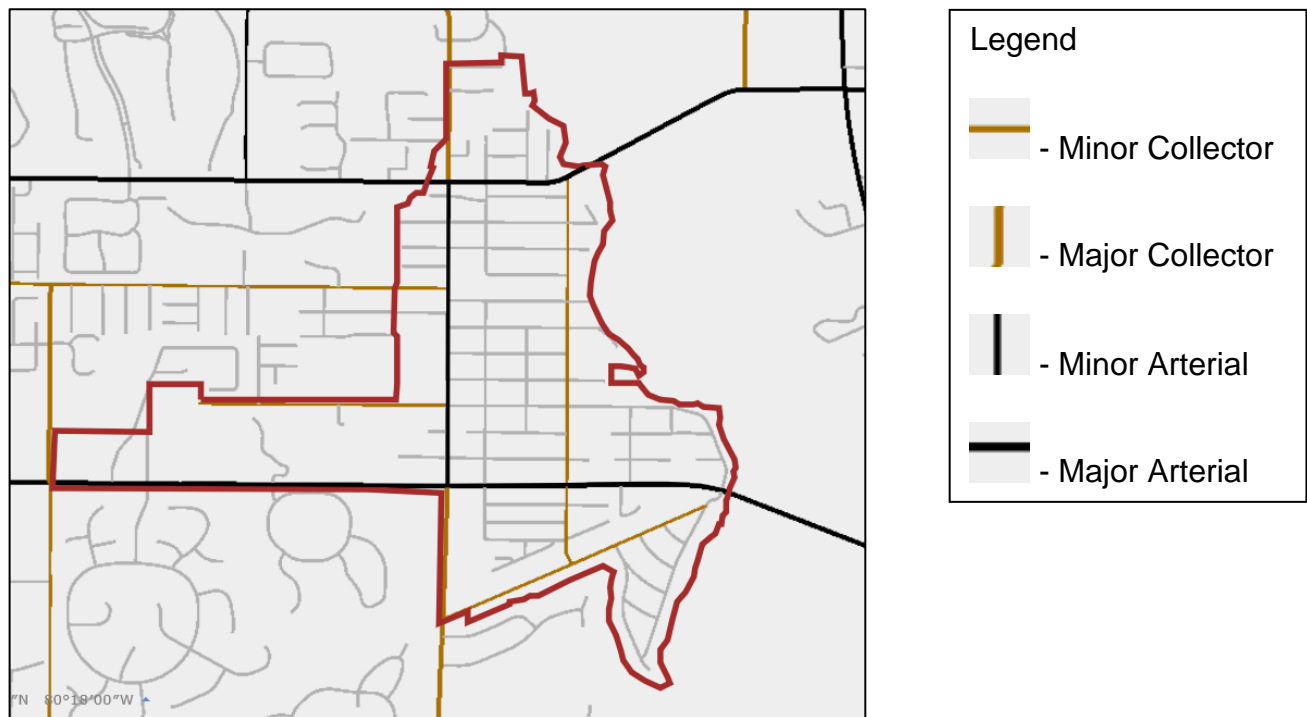


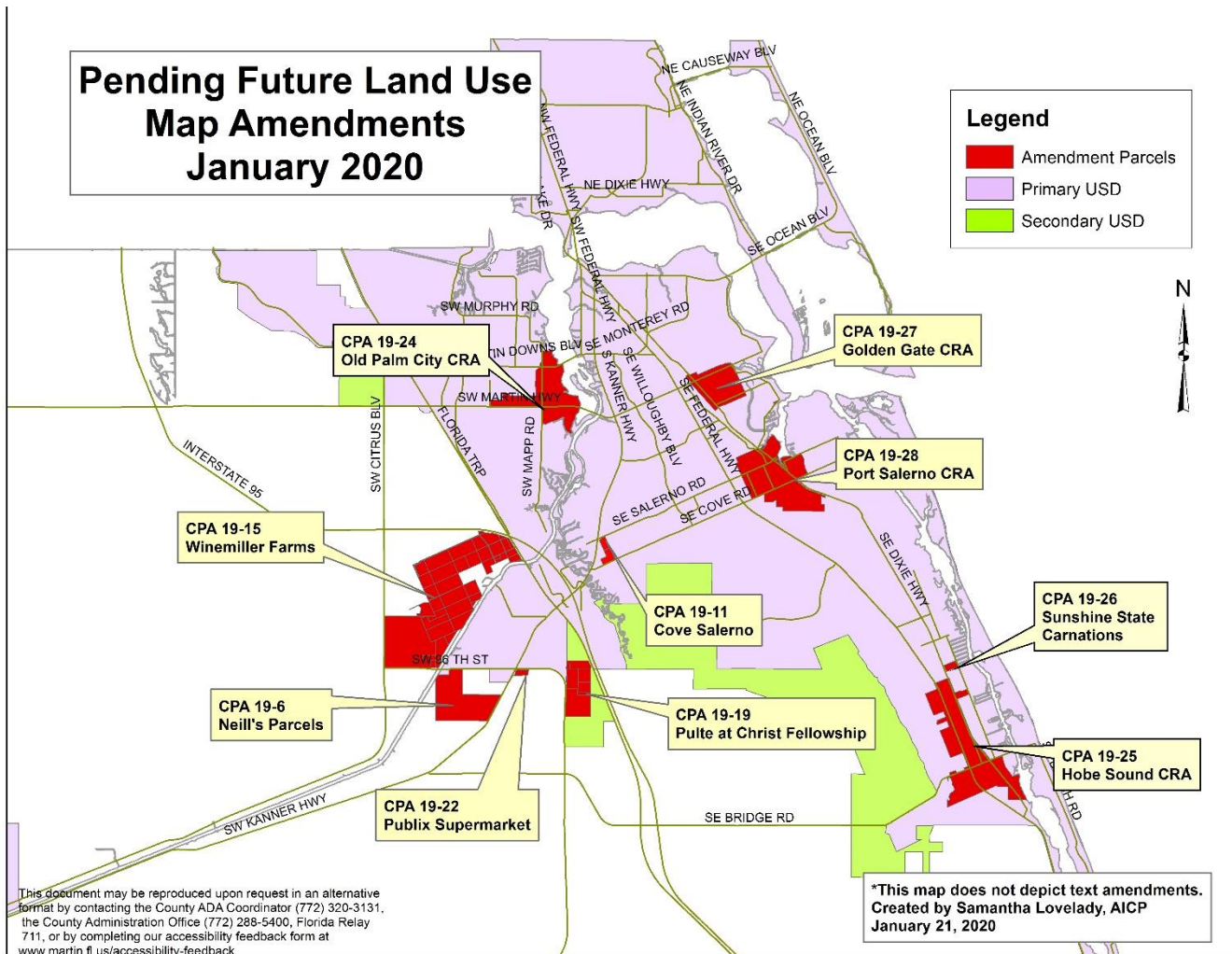
Figure 2. Roadway Network



1.3 Current Amendment Requests

Nine additional requests to amend the Future Land Use Map (FLUM) are pending. The locations of these proposed amendments are illustrated in Figure 3; brief narrative descriptions of each request follow the map.

Figure 3. Pending Requests to Amend the Future Land Use Map



- CPA 19-06, Neill Parcels, is a request to amend the FLUM on 499.4 acres located south of SW 96th Street and between SW Kanner Highway (SR76) and the St. Lucie Canal. The site currently has the following future land use designations and acreages: Agricultural, 249 acres; Industrial, 175.4 acres, and Marine Waterfront Commercial, 75 acres. The applicant proposes the following future land use designations and acreages: Industrial, 196 acres; Marine Waterfront Commercial, 20 acres, and Low Density Residential, 278 acres.
- CPA 19-11, Cove/Salerno Partners, is a request to amend the FLUM on 47.12 acres from Residential Estate Density (2 units per acre) to Low Density Residential (5 unit per acre). The land is just east of Kanner Highway, between Cove and Salerno Roads.

- c. CPA 19-15, Winemiller, is a request to change the future land use designation on 1,909 acres from Agricultural Ranchette to AgriNeighborhood Community. The property is located west of the Okeechobee Waterway (also known as the St. Lucie Canal) and the Florida Turnpike, east of SW Citrus Blvd, south of I-95, and north of SW 96th Street.
- d. CPA 19-19, Pulte at Christ Fellowship Church, is a request to amend the FLUM from Rural Density (1/2 unit per acre) to Residential Estate Density (one unit per acre) on 321 acres located at 10205 Pratt Whitney Road.
- e. CPA 19-22, Publix Supermarket, is a request to amend the FLUM on approximately 6 acres from Agricultural to General Commercial near the intersection of SW Pratt-Whitney Road and SW Kanner Highway.
- f. CPA 19-25, Hobe Sound, is regarding the 1,024 acres within the Hobe Sound CRA. The amendment of the FLUM will be accompanied by revised Land Development Regulations and amended zoning atlas.
- g. CPA 19-26, Sunshine Carnation, is a request to amend the FLUM on approximately 19.5 acres from Residential Estate Density (allowing two dwelling units per acre) to Low Density Residential (allowing up to 5 dwelling units per acre.) The land is located between SE Gomez Ave. and the FEC Railroad about 650 feet north of Dharlys Street.
- h. CPA 19-27, Golden Gate, is regarding the 379 acres within the Golden Gate CRA. The amendment of the FLUM will be accompanied by revised Land Development Regulations and amended zoning atlas.
- i. CPA 19-28 Port Salerno, is regarding the 861 acres within the Port Salerno CRA. The amendment of the FLUM will be accompanied by revised Land Development Regulations and amended zoning atlas.

1.4. Past Requests to Amend the Future Land Use Map

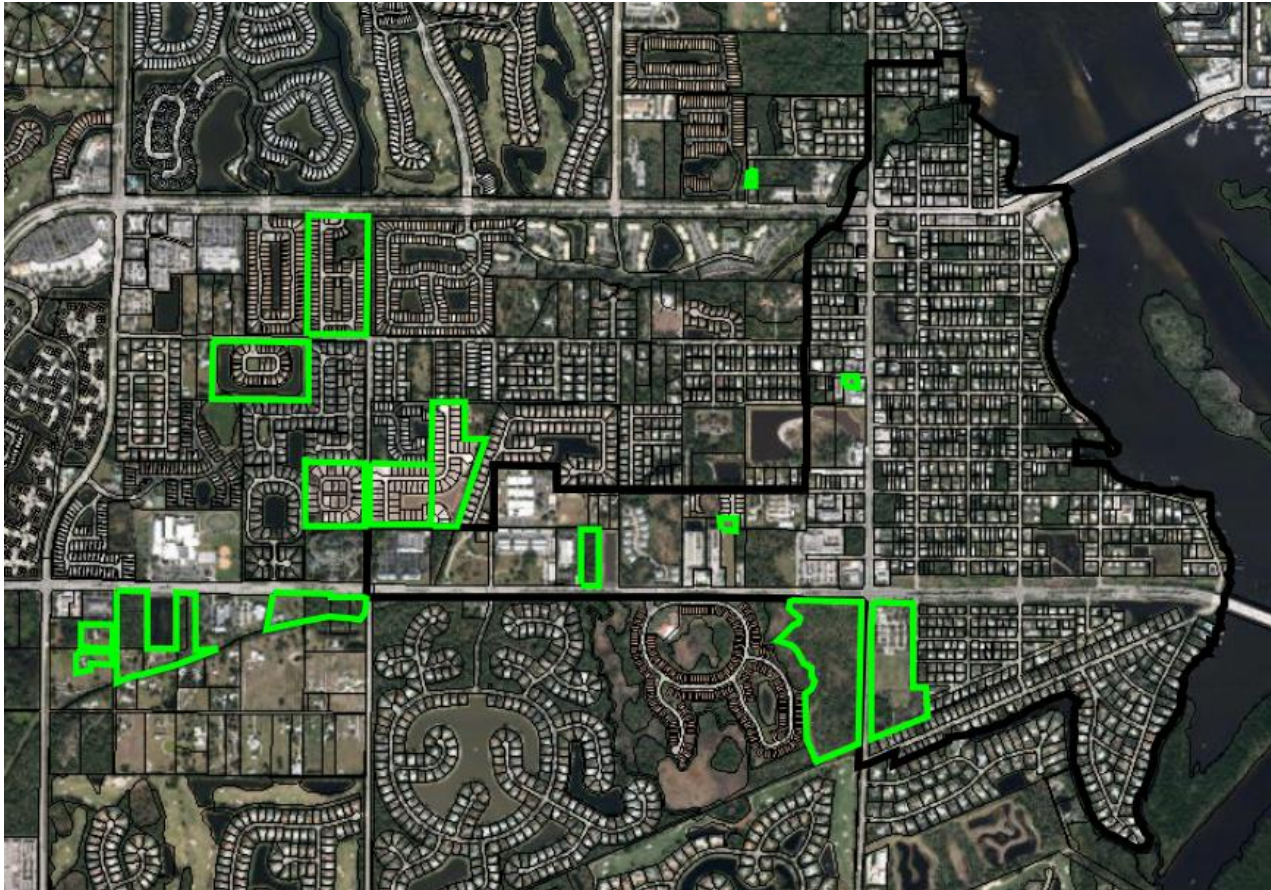
In the Palm City area, numerous amendments of the FLUM have occurred since adoption of the Comprehensive Growth Management Plan in 1982. See Figure 4.

1. CPA 00-02, Seven County-owned parcels, changed the future land use designation from Low Density Residential to Recreational on the 15-acres known as Jock Leighton Park.
2. CPA 03-7, Kirby, changed the future land use designation of 9.5 acres at the northeast corner of S.W. Berry Avenue and S.W. Martin Highway from Commercial Office Residential to Commercial General. The property is developed with mixed commercial uses.
3. CPA 03-8, Sunset Trail North, changed 10 acres from Estate Density and 10 acres from Rural Density to Low Density. Like, CPA 03-09, these 20 acres were developed as the Murano PUD with 91 single-family residential lots.

4. CPA 03-9, Sunset Trail South, changed 10-acres from Estate Density and 5 acres from Rural Density to Low Density. This property was developed as the Murano PUD with 28 single-family lots.
5. CPA 06-13, Palm Royal, changed the future land use designation from Low Density Residential to General Commercial on 0.4 acres, which are part of a larger 2.3 acre property, which remains undeveloped.
6. CPA 06-15, Manetta Niessen, changed the Rural Density future land use designation on 2.4 acres southeast of SW Martin Hwy and SW High Meadow Ave. to Commercial General. The property continues to be utilized as a single-family residence.
7. CPA 06-18, Sentell, changed the future land use designation from Commercial Office /Residential to General Commercial on 0.97 acre on Thelma Street, just west of SW Mapp Road. This is the location of a veterinary and animal boarding facility.
8. CPA 06-22, Berry Avenue, amended the FLUM for five acres on Berry Avenue from Rural Density future land use to Low Density Residential and the zoning from A-1 (small farms) to RM-5. The property has been developed for detached, single-family dwellings.
9. CPA 06-25, Wolf, changed the future land use designation of 12.5-acres located at the southern end of Hollis Ave., adjacent to Danforth Creek, between Martin Hwy and Sunset Trail, from Agricultural to Low Density Residential. The property has been developed for detached, single-family dwellings.
10. CPA 06-30, Awareness Tech, changed the future land use of 2.8 acres within the Old Palm City CRA, from Commercial Office Residential to Industrial. It remains undeveloped.
11. CPA 15-01, Kingsley, changed the future land use of 5 acres on the west side of SW Berry Avenue from Rural Density to Low Density Residential. The property has been developed for detached, single-family dwellings.
12. CPA 15-02, Berry Retail, changed the future land use of 4.8 acres on east-bound SW Martin Highway, between SW Berry Avenue and High Meadow Avenue, from Rural Density to Commercial Office/Residential. It remains undeveloped.
13. CPA 15-06, Berry Retail-Galley, changed the future land use designation of 1.14 acres on the southwest corner of SW Martin Highway and SW Berry Avenue, from Rural Density to Commercial Office/Residential. It remains undeveloped.
14. CPA 16-01, Palm Bluff, changed the future land use designation of 3.57 acres on SW Martin Highway, between SW Berry Ave. and SW High Meadow Ave. from Rural Density to Medium Density Residential. It remains undeveloped.
15. CPA 16-04, Sunshine Carnations, changed the future land use designation of 9.8 acres on SW Berry Ave. from Agricultural to Low Density Residential. The property has been developed for detached, single-family dwellings.
16. CPA 16-07, Legg, changed the future land use designation of 8.5 acres on SW Martin Highway, and the east side of SW 30th St. from Rural Density to Medium Density Residential. It remains undeveloped.
17. CPA 16-10, Danforth, changed the future land use designation from Estate Density Residential 2 upa to Conservation on approximately 24 acres located between Whispering Sound and SW Mapp Road.

18.CPA 16-14, Legg II, changed the future land use designation of 1.75 acres on the west side of SW 30th St. from Rural Density to General Commercial. It remains undeveloped.

Figure 4. Prior Amendments of the Future Land Use Map



1.5. Adjacent Future Land Use Designations

North: Low Density Residential

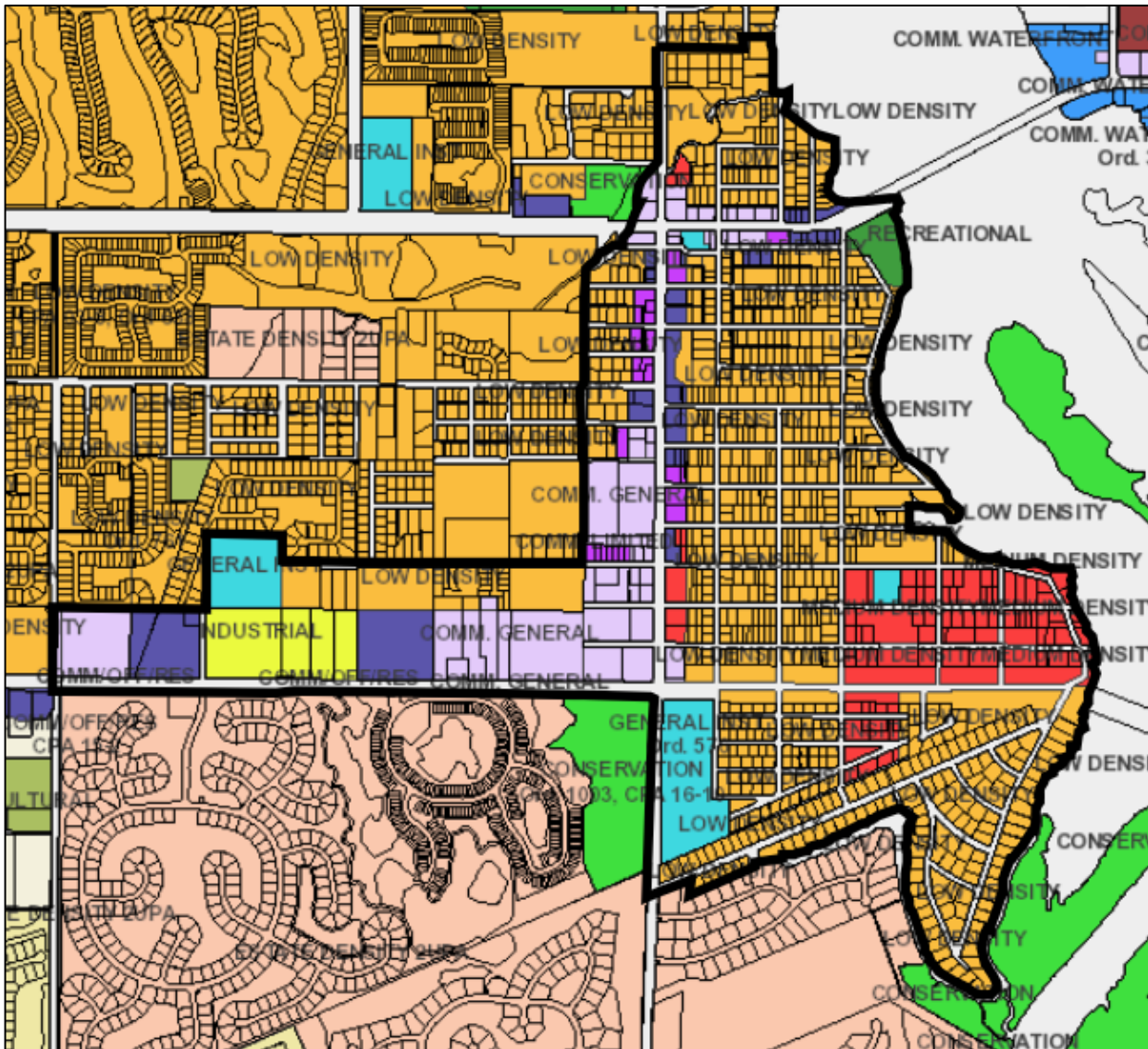
South: Estate Density Residential and Public Conservation

East: South Fork of the St. Lucie River

West: Low Density Residential and Public Conservation

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Figure 5. Existing Future Land Use Map












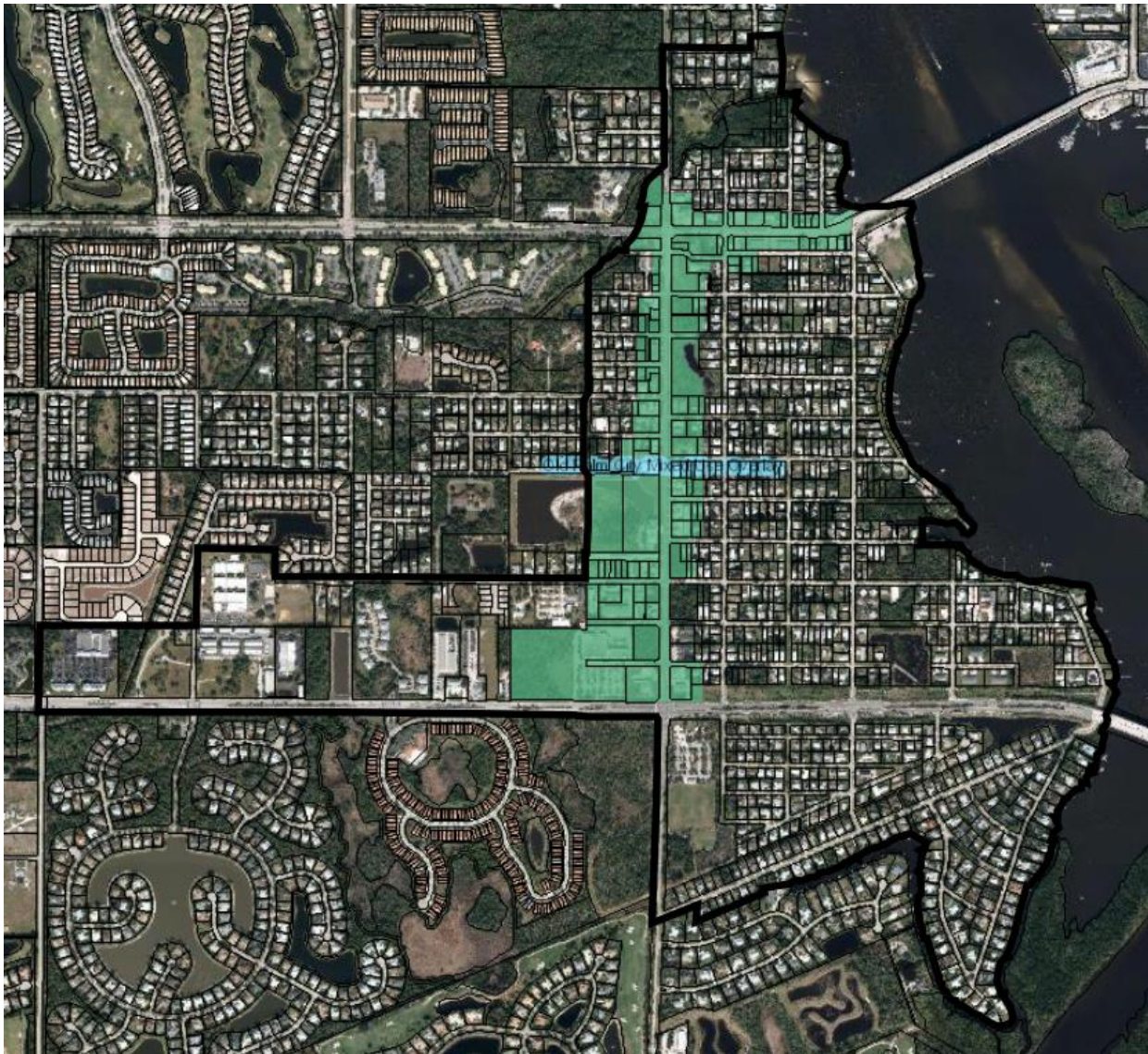
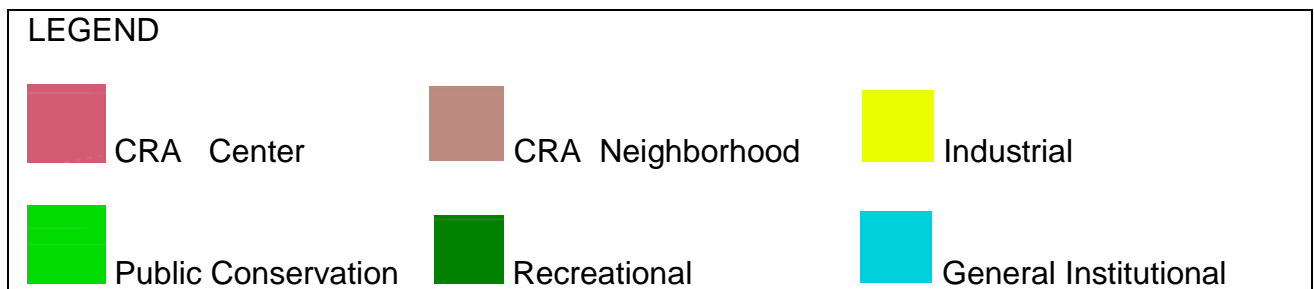
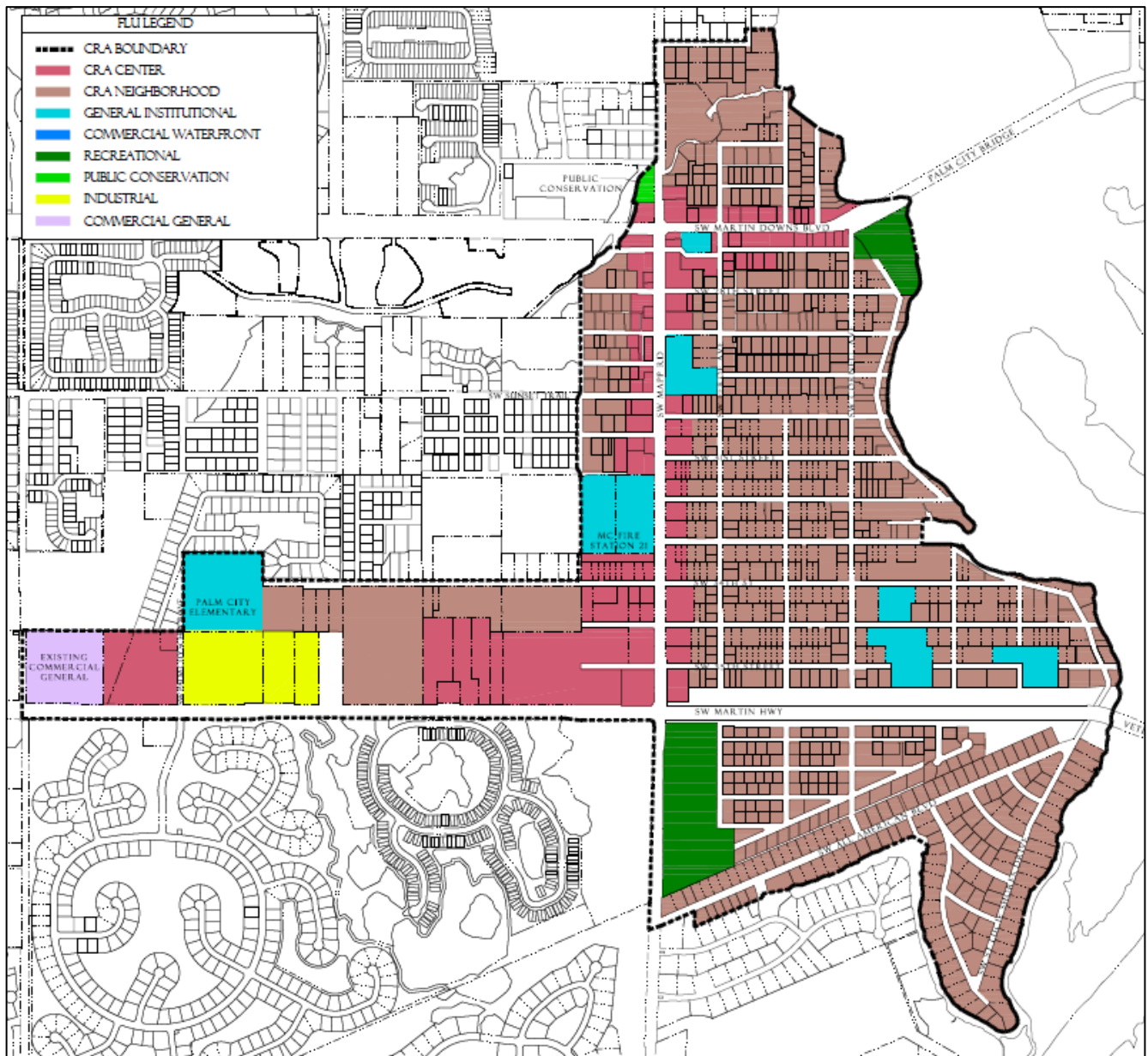
Future Land Use Map Legend	
 Low Density Residential	 Medium Density Residential
 Commercial Office/Residential	 Limited Commercial
 General Commercial	 Industrial
 General Institutional	 Public Conservation
 Recreational	

Figure 6. Existing Old Palm City Mixed-Use Future Land Use Overlay



[Remainder of page is blank.]

Figure 7. Proposed Future Land Use Map



1.6. Adjacent Current Land Uses

North: Detached, single-family residential

South: Detached single-family residential and Residential PUD

East: South Fork of the St. Lucie River

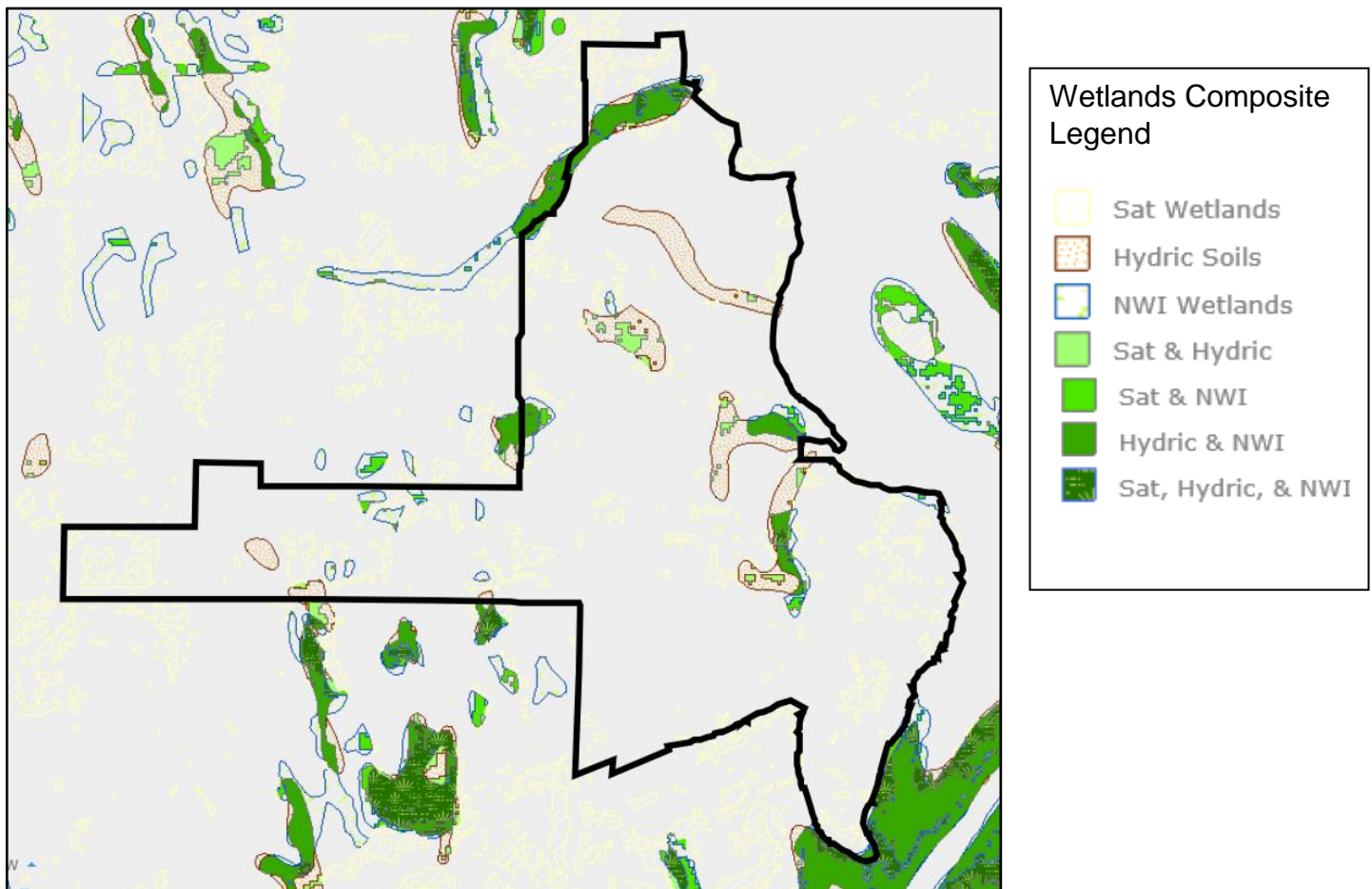
West: Detached single-family residential, Institutional and Townhouse PUD

1.7. Environmental Considerations

1.7.1. Wetlands, soils and hydrology

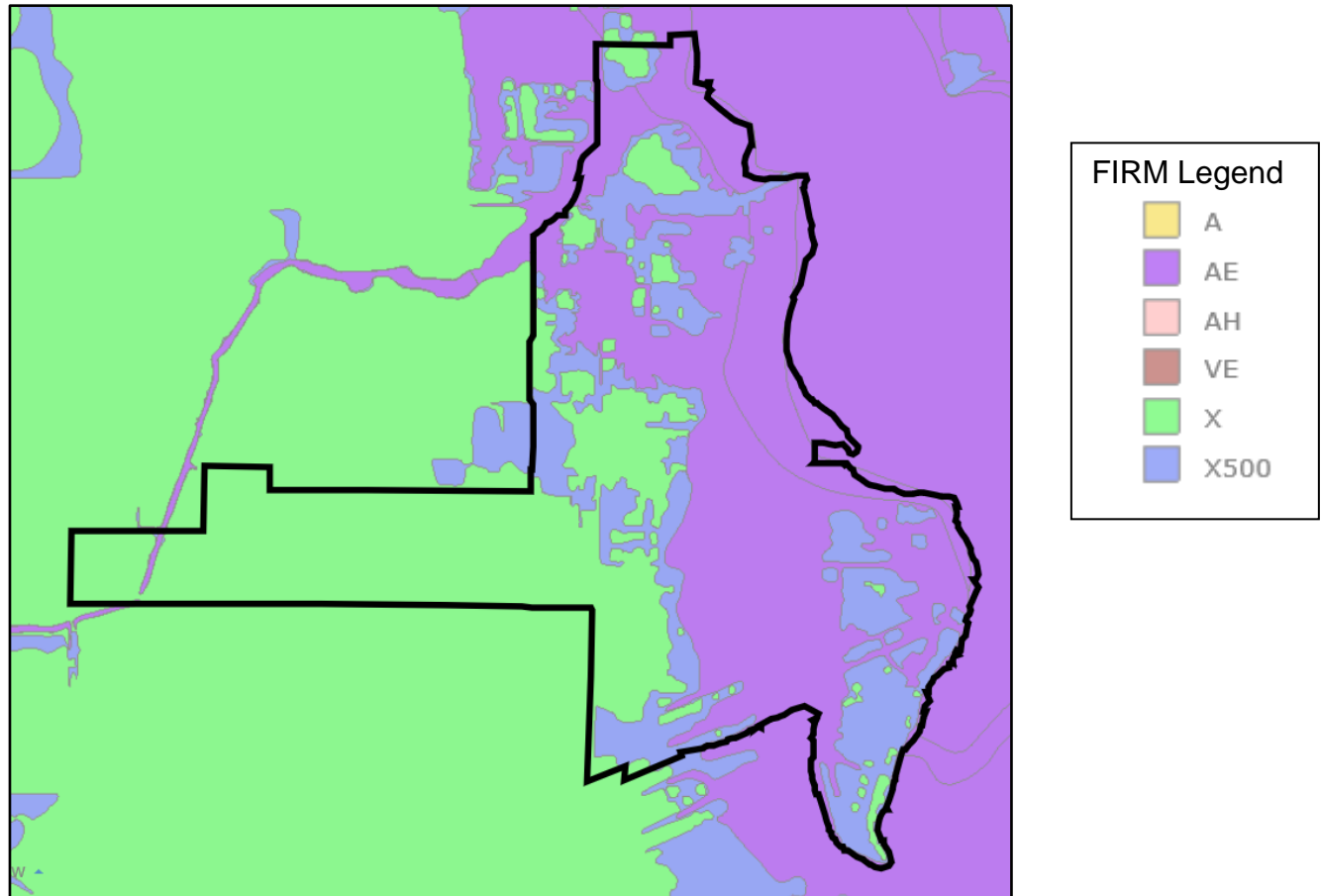
The County's wetlands composite map is a predictive tool based on satellite wetland mapping, presence of hydric soils, and inclusion on the National Wetlands Inventory. The more indications present, the more likely a wetland is present. The Wetlands Composite Map indicates wetlands are likely in locations throughout the Old Palm City CRA. A wetlands delineation is required to determine the exact location of wetlands.

Figure 8. Wetlands Composite Indicator Map



The Federal Emergency Management Agency's Flood Insurance Rate Map indicates a substantial portion of the land east of Mapp Road and near Danforth Creek is located in a special flood hazard area. New Construction and substantial renovations require a finished floor elevation above the base flood elevation.

Figure 10. Flood Insurance Rate Map



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Figure 9. SFWMD Soil Map

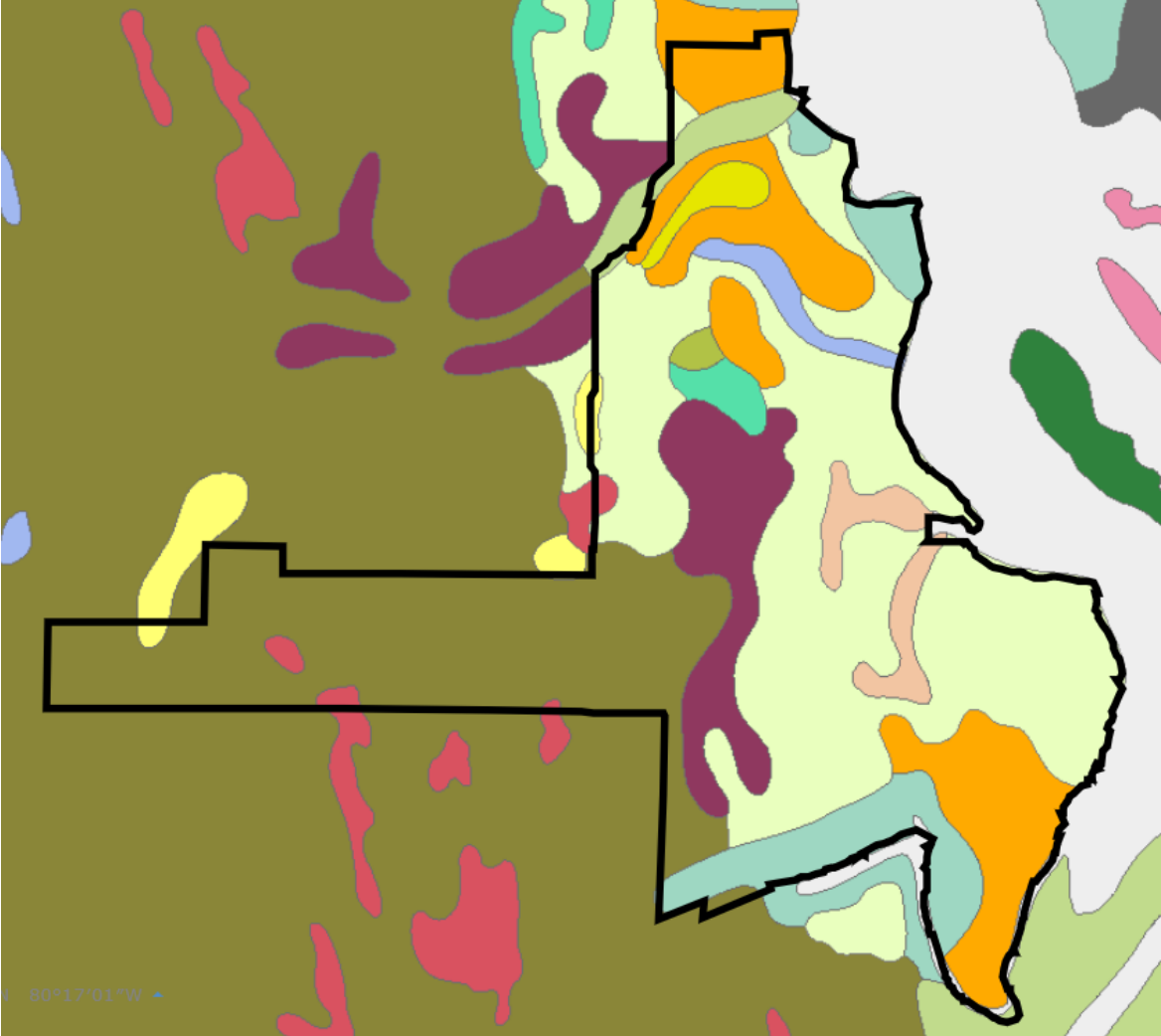














Figure 9 Legend

- | | |
|--|---|
|  Hobe fine sand, 0-5% slopes |  Okeelanta Muck |
|  Paola and St. Lucie Sand, 0 – 8% slopes |  Samsula Muck |
|  Jonathan Sand, 0 – 5% slopes |  Salerno Sand |
|  Arents, organic substratum, 0–5% slopes |  Arents, 0-2% slopes |
|  Placid and Bassinger Fine Sand, Depressional |  Nettles Sand |
|  Wolfert and Durbin Muck, Tidal |  Pomello Sand, 0-5% slopes |

1.7.2. Wellfield protection

According to the Martin County Utilities Map, there are no Wellfield Protection Zones in the Old Palm City CRA.

2. ANALYSIS

2.1. Criteria for a Future Land Use Amendment

Section 1.11.C.(1) requires County staff to assume that the current FLUM, as amended, “is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County.” Staff can recommend approval of a requested change only if it is consistent with all other elements of the Comprehensive Plan and at least one of four criteria has been demonstrated by the Applicant. The four criteria are:

- “(a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available”*
- “(b) Growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with area land characteristics.*
- “(c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or,*
- “(d) The proposed change would correct a public service need that enhances the health, safety or general welfare of County residents.”*

The amendment of the FLUM will not substantially change the uses or the intensity of development permitted. Rather, the intent is to modify the regulatory framework in order to simplify interpretation and implementation for property owners, investors and County staff and provide greater flexibility regarding permitted uses. The intent is to realize the longstanding vision for the CRAs as represented in the Redevelopment Plans adopted in the late 1990s and early 2000s more efficiently and effectively.

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

1. Amendment of the text of the CGMP to create Chapter 18, Community Redevelopment Element, including the creation of the CRA Center future land use designation and the CRA Neighborhood future land use designation.
2. Amendment of the Martin County Land Development Regulations to create Article 12, the Redevelopment Code, including redevelopment zoning districts and subdistricts, a regulating plan, and building and frontage types.

3. Amendment of the Future land Use Map and Zoning Atlas to apply the new CRA Center and CRA Neighborhood future land use designations and the new redevelopment zoning districts and sub-districts.
4. The goal of the overall work program is to enable achievement of the vision in the Community Redevelopment Plans for socially and economically vibrant, environmentally-sustainable, compact, walkable communities, and realization of CGMP Goals 18.1 and 18.2:

“To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.” [CGMP Goal 18.1]

“To facilitate the revitalization, restoration and strengthening of the CRA town centers and neighborhoods by establishing future land use designations that allow and encourage a compact, walkable, small-town urban form.” [CGMP Goal 18.2]

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

2.2. Urban Sprawl

Florida Statute 163.3177(6)(a)9.a. requires any amendment to the future land use element to discourage the proliferation of urban sprawl and provides thirteen indicators to evaluate 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 163.3177(6)(a)9.b. provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. An evaluation of the thirteen indicators for urban sprawl and a determination on the eight criteria for this future land use request follows:

- (I) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

The CRA Center future land use designation encourages a mix of residential and commercial uses and the CRA Neighborhood Future Land Use permits a variety of housing types. The amendment discourages the proliferation of urban sprawl.

- (II) *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

The subject land area is not in a rural area. Much of the subject area was platted into 7,500 square foot lots in 1912 and 1916. It is an area that has been designated as suitable for urban infill development and redevelopment. The amendment discourages the proliferation of urban sprawl.

- (III) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

The Old Palm City CRA is mostly developed and adjacent to other lands that are mostly developed. The proposed amendment of the Future land Use Map does not promote, allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. The amendment discourages the proliferation of urban sprawl.

- (IV) *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

The County's shoreline, mangrove and wetland protection policies remain in effect. The County's native upland habitat and open space policies for the CRAs remain in effect. The amendment discourages the proliferation of urban sprawl.

- (V) *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

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

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

The amendment seeks to more efficiently and effectively encourage infill development and redevelopment where urban services are provided or intended to be provided. The amendment seeks to maximize use of existing public facilities and services. The amendment discourages the proliferation of urban sprawl.

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

The amendment seeks to more efficiently and effectively encourage infill development and redevelopment and will thereby make the maximize the use of future public facilities and services. The amendment discourages the proliferation of urban sprawl.

- (VIII) *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

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

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

The subject land is in the Primary Urban Service District and fully surrounded by urbanized land. The closest rural area is Palm City Farms, a distinctive area developed with rural homesteads on 5, 10 and 20 acre parcels. Palm City Farms is west of the land that is the subject of this application, west of the Florida Turnpike and clearly distinguishable from the land that is the subject of this application. The amendment discourages the proliferation of urban sprawl.

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

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

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

The CRA Center future land use designation allows a full range of commercial, residential and institutional uses within walking distance of many residents. The CRA Neighborhood allows a mix of dwelling types. The amendment discourages the proliferation of urban sprawl.

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

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

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

No functional open space will be lost as a result of the amendment. The Comprehensive Plan policies and the Land Development Regulations that accompany this amendment of the Future Land Use Map seek to encourage creation of additional public open space and to improve the quality of the public realm. The amendment discourages the proliferation of urban sprawl.

None of the 13 indicators of urban sprawl are present in this proposal. The proposed amendment discourages the proliferation of urban sprawl.

2.2.1. Proliferation of Urban Sprawl

Florida Statute 163.3177(6)(a)9.b provides that if the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criterion, it shall be found to discourage the proliferation of urban sprawl:

- (I) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

Yes. The amendment seeks to encourage infill development and redevelopment in an already urbanized section of the Martin County. The County's shoreline, mangrove and wetland protection policies remain in effect. The County's native upland habitat and open space policies for the CRAs remain in effect. The amendment discourages the proliferation of urban sprawl.

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

Yes. The amendment seeks to encourage infill development and redevelopment in an already urbanized section of the Martin County. The amendment encourages a compact, walkable, mixed-use development pattern and therefore provision of public facilities and services can be expected to be cost-efficient. The amendment discourages the proliferation of urban sprawl.

- (III) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

Yes. The amendment seeks to encourage compact, walkable and bikeable, mixed-use development patterns, with a range of housing types. Incremental increases in residential density are allowed. The amendment discourages the proliferation of urban sprawl.

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

Yes. Criterion met to the extent that a compact, walkable urban form contributes to conservation of energy and water by encouraging smaller dwellings and smaller lawns that require irrigation. The amendment discourages the proliferation of urban sprawl.

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

Not Applicable. This criterion is irrelevant to this application.

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

Yes. The Old Palm City CRA is required to adopt an open space plan and allows development to meet the minimum open space requirements by contributing land or funds for public open space in lieu of providing private open space. Additionally, Martin County's requirements for preservation of native upland habitat, wetlands and shorelines remain in place. The amendment discourages the proliferation of urban sprawl.

- (VII) *Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.*

Yes. A mix of commercial and civic uses are permitted within walking distance of many residences. The amendment discourages the proliferation of urban sprawl.

- (VIII) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

Yes. The CRA Center future land use designation, directed to the urbanized core of the Old Palm City CRA, permits 15 dwelling units per acre. Additionally, in recognizing the benefits of mixed-use development patterns (a mix of compatible uses within walking distance of each other) and not limiting development incentives or flexibility to mixed-use projects (planned and approved as a single project), this amendment will help remediate an existing development pattern. The CRA Neighborhood future land use designation permits up to 10 dwelling units per acre, an increase from that permitted by the Low Density Residential future land use designation (5 dwelling units per acre) or the Medium Density Residential future land use designation (8 dwelling units per acre), which are the existing predominate future land use designations. The amendment discourages the proliferation of urban sprawl.

In conclusion, the proposed amendment meets 7 of the 8 criterion and therefore discourages urban sprawl.

2.3 Land Use Compatibility

The proposed CRA Center and CRA Neighborhood future land use designations for the Old Palm City CRA are compatible with the future land use designations in the surrounding area.

The amendment of the FLUM will not substantially change the uses or the intensity of development that are permitted. The intent of the amendment is to modify the regulatory framework to simplify interpretation and implementation for property owners, developers and County staff and provide greater flexibility regarding permitted uses. The intent is to realize the longstanding vision for the CRAs as represented in the Redevelopment Plans adopted in the late 1990s and early 2000s more efficiently and effectively. Increased flexibility may enable

densities and intensities that are now permitted to be achieved. The proposed CRA Center and CRA Neighborhood future land use designations should complement nearby land uses.

2.4 Consistency with the Comprehensive Growth Management Plan

As discussed in Section 2.1, the impetus of the proposed amendment is to realize CGMP Goal 18.1 (“To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.”) and Goal 18.2 (“To facilitate the revitalization, restoration and strengthening of the CRA town centers and neighborhoods by establishing future land use designations that allow and encourage a compact, walkable, small town urban form.”) The CRA Center future land use designation is intended for “the urbanized core of the CRAs.” (CGMP Objective 18.2A.) The CRA Center future land use designation recognizes and encourages both mixed-use patterns as well as mixed-use projects. CGMP Policy 18.2A.2. Realization of the vision for compact, walkable, vibrant mixed-use communities does not require each project to be a mixed-use project (residential and commercial uses planned and approved as one project). The CRA Neighborhood future land use designation is intended to maintain and upgrade the quality of the residential neighborhoods in the CRAs and to attain or maintain a small town urban form with well-connected, walkable streets, public open spaces and recreational facilities and buildings whose form and proportion are consistent with existing development. (CGMP Policy 18.2C.1)

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

2.5. Capital Facilities Impact (i.e. Concurrency Management)

Policy 4.1B.2. of the Future Land Use Element states:

“All requests for amendments to the FLUM shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses. This analysis shall address, at a minimum, the availability of category A and category C service facilities as defined in the Capital Improvements Element. No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted LOS standards of this Plan for the proposed land uses. The Capital Improvements Element, or other relevant plan provisions, and the FLUMs may be

amended concurrently to satisfy this criterion. The intent of this provision is to ensure that the elements of the CGMP remain internally consistent.”

2.5.1. Mandatory Facilities

The Old Palm City CRA is located within the Primary Urban Service District. Therefore, pursuant to CGMP Objective 4.7A., the full range of public facilities and services at the adopted Level of Service are to be provided or programmed to be provided. Because the maximum residential density allowed pursuant to the proposed future land use designations is approximately the same as that permitted pursuant to the current future land use designations, as implemented by the Land Development Regulations, no significant additional impact on the adopted Level of Service for public facilities and services is anticipated by the amendment of the FLUM. Present or planned public facilities and services will be capable of meeting the adopted LOS standards for the proposed future land use designation.

2.5.1.1. Water and Sewer Facilities

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

Most of the Old Palm City is without public sanitary sewer service and substantial areas also lack public water service. More than \$21 million is in scheduled to be invested in 2020 and 2021 to implement the septic-to-sewer program and to extend public water services in the Old Palm City CRA. The proposed FLUM amendment should have no significant impact on this LOS.

2.5.1.2. Drainage Facilities

The amendment of the FLUM will have no significant impact on the maintenance of the drainage LOS. All development is required to comply with the applicable Land Development Regulations regarding stormwater and drainage. Additionally, the 2020 Capital Improvements Plan earmarks nearly \$5 million for restoration of neighborhood streets and drainage systems. Compliance with the following levels of service for drainage facilities must be demonstrated at the time a development application is submitted:

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

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

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

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

2.5.1.3. Transportation

Pursuant to CGMP Policy 5.2A.1., “The LOS standard for all roadways in unincorporated Martin County is LOS D in the peak hour/peak direction.” Old Palm City has an existing well-connected street network which allows vehicles to disperse throughout the neighborhood rather than be funneled onto a small number of streets. Additionally, the 2020 Capital Improvements Plan earmarks nearly \$5 million for restoration of neighborhood streets, installation of sidewalks and improvement of drainage systems.

2.5.1.4 Solid Waste Facilities

The required LOS in Martin County is 1.06 tons of capacity per weighted population. The weighted average population (the average of seasonal and full time residents) countywide in Fiscal Year 2020 is 175,341 persons. In Fiscal Year 2020, there are 263,012 tons of available capacity or 1.50 tons per weighted person. The proposed future land use changes will not reduce the level of service.

2.5.1.5. Parks/Recreation Facilities

The LOS for parks and recreation facilities are calculated on a countywide basis. Martin County’s total population in Fiscal Year 2020 is 158,400 persons. Available of parking at beach facilities has fallen below the adopted LOS. The proposed FLUM amendment will have no significant impact on this LOS. The 2020 Capital Improvements Plan provides the following LOS:

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

2.5.1.6. Fire/Public Safety/EMS

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

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

Fire response	Urban	6 minutes	90	94
	Rural	15 minutes	90	94

The 2020 Capital Improvements Plan indicates that, based on projected population growth and the assumption that neither the size of nor the densities within the County’s Urban Service District have changed, Fire/Rescue LOS will not be met in FY2025. The proposed FLUM amendment will have no significant impact on this LOS.

2.5.1.7. Public Educational Facilities

The LOS for public school facilities is established by CGMP Policy 17.1A.1. Pursuant to CGMP Policy 17.1B.1, final site plans that include residential units can be approved by the County “only after receipt of a School Concurrency Report from the School District stating that adequate capacity exists for the anticipated students.” The proposed FLUM amendment is not expected to have a significant impact on this LOS.

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

Library LOS is calculated on a countywide basis and requires 0.60 gross square feet of library space for each resident and two volumes of reading material per weighted resident. The Fiscal Year 2020 Capital Improvement Plan shows the current LOS is 0.66 square feet per resident and 1.80 volumes per weighted resident. There is currently a deficit in volumes per weighted resident. The proposed FLUM amendment is not expected to have a significant impact on this LOS.

3. CONCLUSION

For the reasons set forth in this staff report, staff recommends adoption of the proposed amendment of the Future Land Use Map concerning the Old Palm City CRA.