

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

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REQUEST NUMBER: CPA 19-25, Hobe Sound FLUM

DATE of REPORT: April 6, 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
Principal Planner, Growth Management Department

<u>PUBLIC HEARINGS</u>	<u>DATE</u>	<u>ACTION</u>
Local Planning Agency:	April 2, 2020	Recommended approval.
Board of County Commissioners Transmittal:	May 5, 2020	Approved transmittal.
Board of County Commissioners Adoption:	June 16, 2020	

SITE LOCATION: This proposed amendment of the Future Land Use Map will apply to the Hobe Sound Community Redevelopment Area (CRA).

APPLICANT REQUEST: To amend the Future Land Use Map regarding the Hobe Sound CRA to change the Residential Estate Density, Low Density Residential, Medium Density Residential, Mobile Home Density, Commercial Office/Residential, Limited Commercial, and General Commercial future land use designations to CRA Center, CRA Neighborhood, General Institutional, Public Conservation, and Recreational future land use designations and to eliminate the Hobe Sound Mixed-Use Future Land Use Overlay. The Residential Estate Density future land use designation will be retained for the Shellbridge Subdivision and the High Density Residential future land use designation will be retained for 8.4 acres governed by a PUD Zoning Agreement.

STAFF RECOMMENDATION: Staff recommends approval of the transmittal of CPA 19-25, Hobe Sound FLUM.

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EXECUTIVE SUMMARY

This is the same staff report provided to the Board for the transmittal public hearing on May 5, 2020. Nothing has changed in the proposal or staff's recommendation.

The proposed amendment of the Future Land Use Map (FLUM) regarding the Hobe Sound Community Redevelopment Area generally will change the Residential Estate Density, Low Density Residential, Medium Density Residential, Mobile Home Density, Commercial Office/Residential, Limited Commercial, and General Commercial future land use designations to CRA Center, CRA Neighborhood, and General Institutional future land use designations. Additionally, the Hobe Sound Mixed-Use Future Land Use Overlay will be repealed. Several small parcels within the Zeus Park neighborhood will be designated Recreational future land use and the parts of the Nathaniel P. Reed Hobe Sound National Wildlife Refuge within the CRA will be designated Public Conservation.

Covering 1,024 acres, Hobe Sound is the largest of unincorporated Martin County's six CRAs. Twenty-two percent of that 1,024 acres is roadway or railroad right-of-way (225 acres). About

8% (80 acres) is now in the Hobe Sound Mixed-Use Future Land Use Overlay. The amendment will designate approximately 48% (487 acres) of the Hobe Sound CRA as CRA Neighborhood and 20% (209 acres) will be designated CRA Center future land use. The remaining will be General Institutional (12% or 123 acres), Recreational (4% or 42 acres), Public Conservation (2% or 19 acres), Residential Estate Density (3% or 26 acres) and High Density Residential (1% or 12 acre (PUD site)) future land use designations. (The figures for the proposed future land use designations includes some, but not all, right-of-way.) See Figure 7 (page 13).

BACKGROUND

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

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

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

The Future Land Use Map will be amended for each CRA in these ways:

1. the CRA Center future land use designation will be assigned to the urbanized core of the CRAs and along certain corridors where mixed-use development patterns exist or are allowed;
2. the CRA Neighborhood future land use designation will be assigned to the areas that are outside the urbanized core and mixed-use corridors where residential uses predominate;
3. repeal the Mixed-Use Future Land Use Overlays;

4. retain the Marine Waterfront Commercial, Industrial, Recreational, Public Conservation and General Institutional future land use designations; and
5. selectively assign the Recreational, Public Conservation and General Institutional future land use designations.

The overall work program described above has been presented and discussed at some 30 public forums. This public hearing regarding transmittal of CPA 19-25 to the state land planning agency (Florida Department of Economic Opportunity, Bureau of Community Planning and Growth) and other state and regional reviewing agencies follows the public meetings and public hearings identified below. Ninety-five (95) individuals have been interviewed by TCRPC and CRA staff, including some 24 interviews of individuals with a particular interest in the Hobe Sound CRA.

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

January and March 2020 – Hobe Sound 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

April 27, 2020

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
April 2, 2020 CPA 19-25, Hobe Sound CRA, LDR and Zoning Atlas

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 FLUM, LDR, Zoning Atlas
Nov. 12, 2019 public hearing on CPA 19-23 Rio FLUM and Rio LDR
Dec. 17, 2019 public hearing on CPA 19-23 Rio FLUM, LDR and Zoning Atlas and CPA 19-24, Old Palm City FLUM and LDR
May 5, 2020 public hearing on adoption of Article 12, Division 4, Old Palm City Community Redevelopment Code and amendment of the Zoning Atlas
May 5, 2020 public hearing on CPA 19-25 Hobe Sound FLUM, Zoning Atlas and LDR.

1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

The Hobe Sound CRA contains approximately 1,024 acres, of which approximately 225 acres are roadway and railroad right-of-way. See Figure 1. Hobe Sound is an historic community. Henry Flagler's railroad came to the area in 1894. The Hobe Sound Plat was recorded in 1913. Olympia Plat 1 (Zeus Park) and Olympia Plat 3 (Banner Lake) were recorded in 1924; the plat for Pettway Park was recorded in 1939.

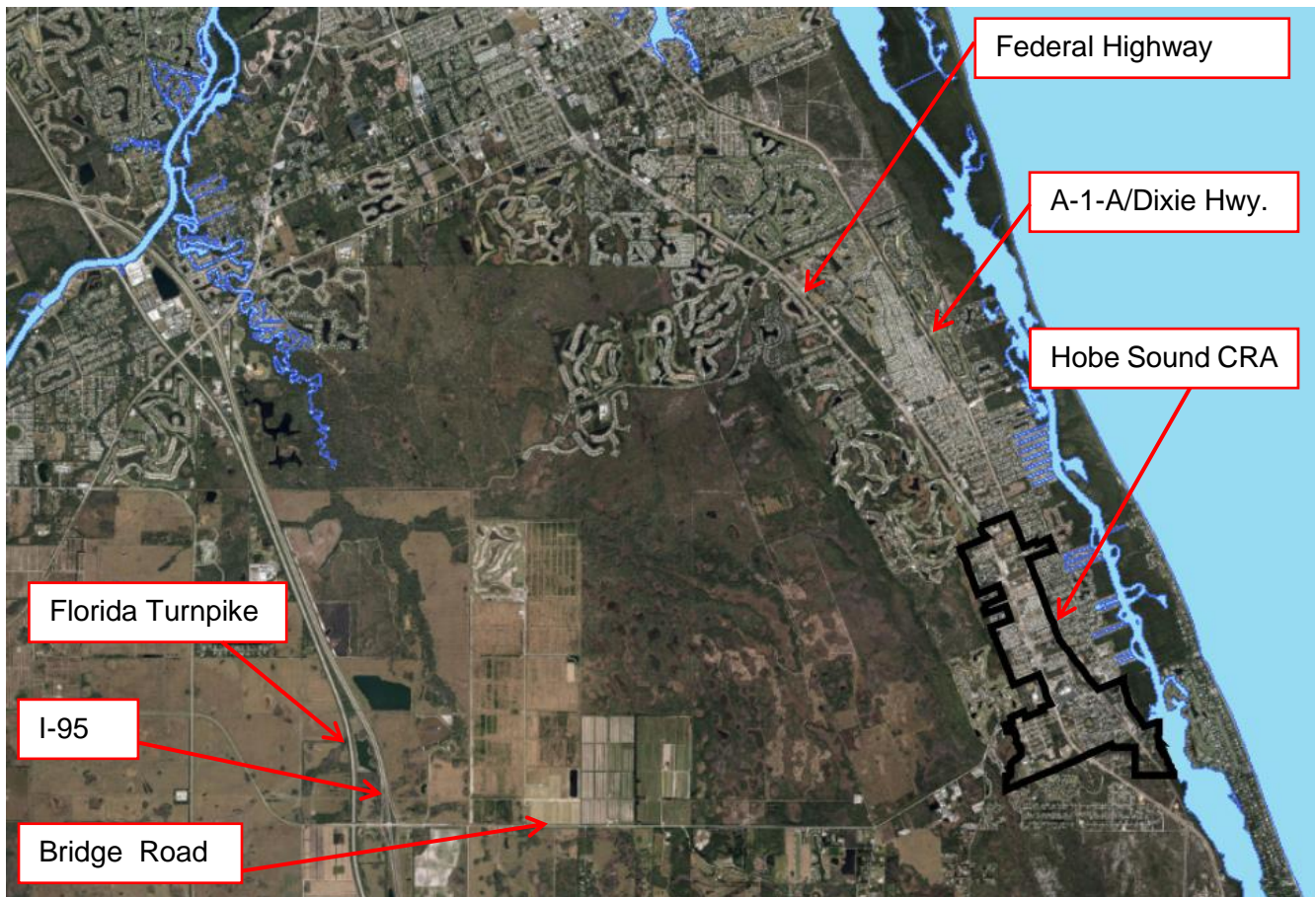
The Hobe Sound CRA lies in close proximity to large expanses of protected natural lands including the Hobe Sound National Wildlife Refuge, Jonathon Dickinson State Park, and land held by the South Florida Water Management District. A small number of residential properties within the Hobe Sound CRA are located on the Indian River Lagoon. The Atlantic Ocean is about one mile from the intersection of SE Dixie Highway and Bridge Road.

The FEC Railroad and the A-1A/Dixie Highway rights-of-way form the eastern boundary of the Hobe Sound CRA for more than 1.5 miles.

1.2. Major Roadways

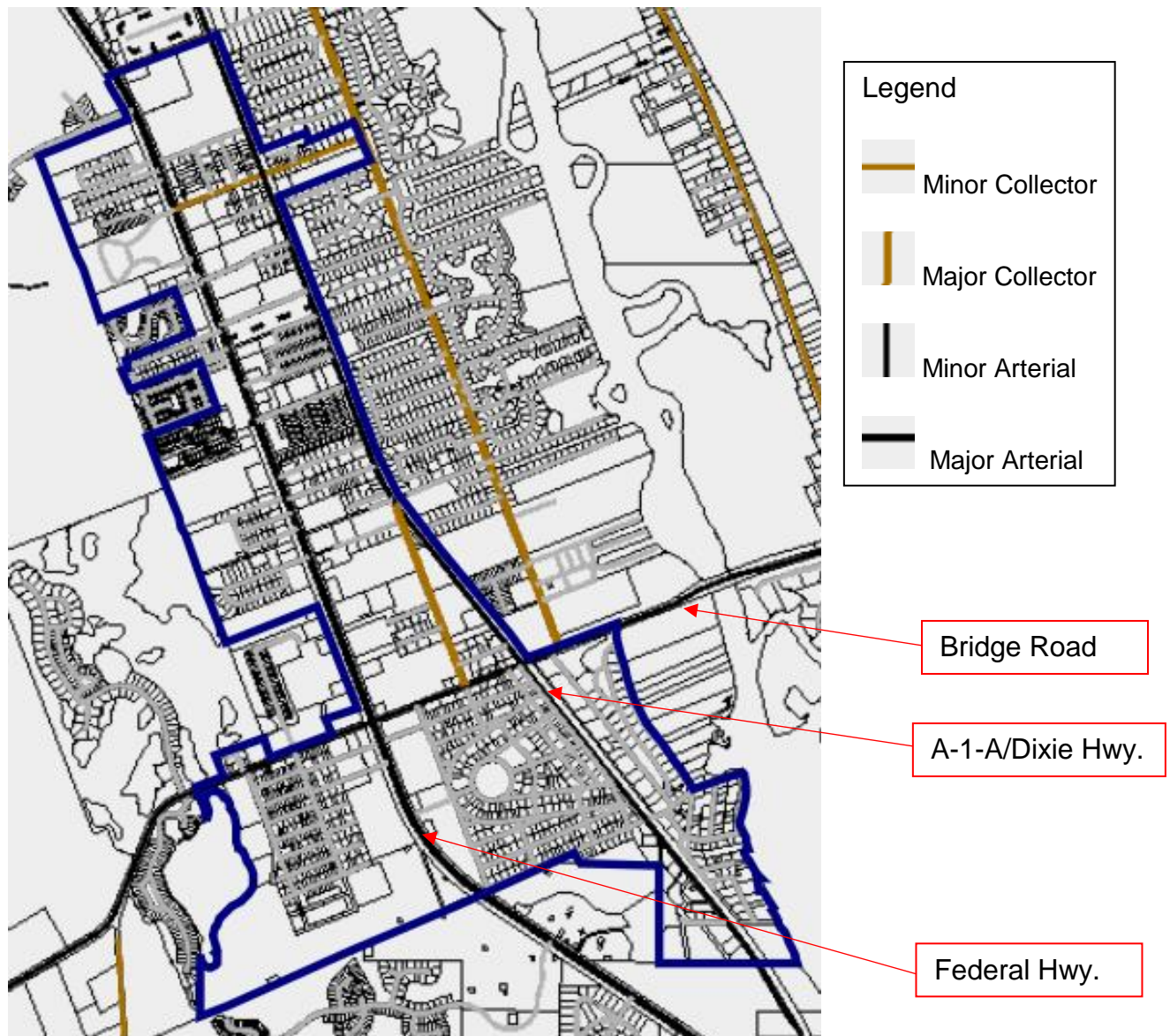
The functional classification of Federal Highway is Major Arterial. Bridge Road and SE Dixie Highway are Minor Arterials. Bridge Road provides the only access from Martin County to Jupiter Island. Lares Avenue is a Major Collector and SE Pettway Street is a Minor Collector. All other roadways in the Hobe Sound CRA are local or residential streets. See Figure 2.

Figure 1. Location Map – Hobe Sound CRA



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Figure 2. Roadway Network



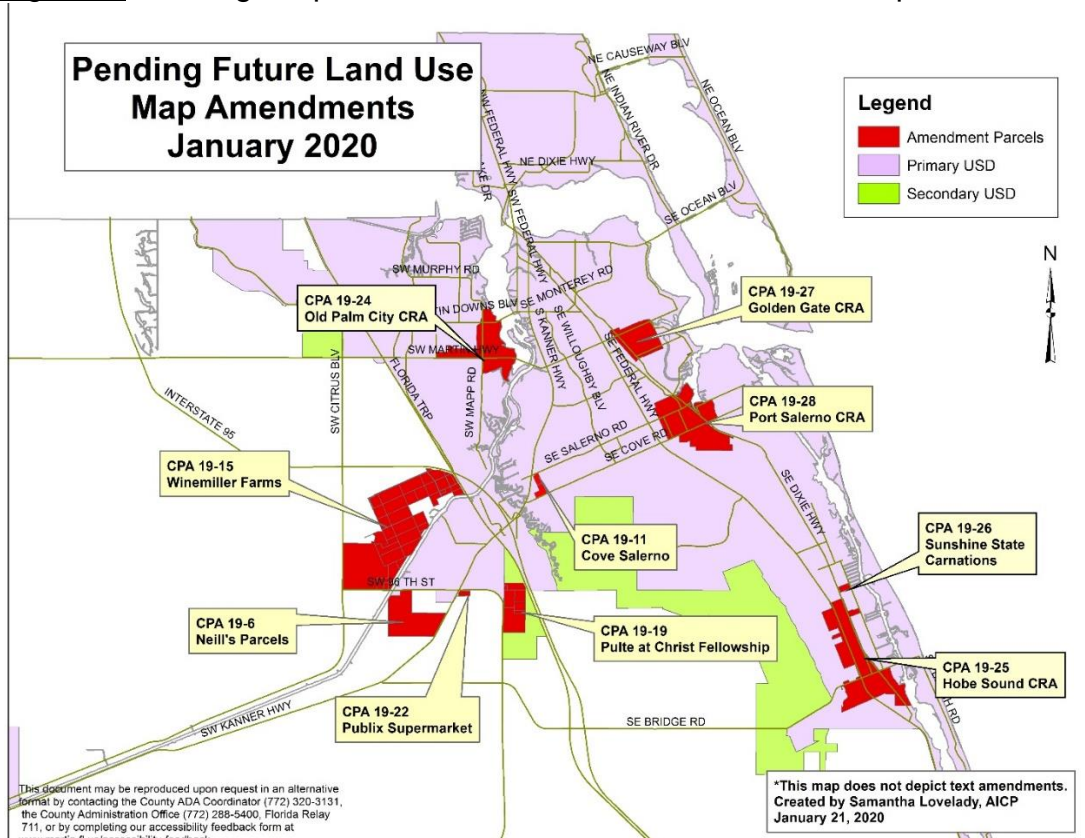
1.3 Current Amendment Requests

Seven additional requests to amend the Future Land Use Map (FLUM) are pending. The locations of the land that is the subject of these amendments are shown in Figure 3.

- a. CPA 19-06, Neill Parcels, is a request to amend the FLUM on 499.4 acres located south of SW 96th Street and between SW Kanner Highway (SR76) and the St. Lucie Canal. The site currently has these future land use designations: Agricultural on 249 acres; Industrial on 175.4 acres, and Marine Waterfront Commercial on 75 acres. The applicant proposes the following future land use designations and acreages: Industrial on 196 acres; Marine Waterfront Commercial on 20 acres, and Low Density Residential on 278 acres.

- b. 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.
- c. 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.
- d. 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.
- e. CPA 19-26, Sunshine State Carnations is a request to amend the FLUM from Residential Estate Density (two dwelling units per acre) to Low Density Residential (5 dwelling units per acre) on 19.5 acres located between SE Gomez Ave. and the FEC railroad and 650 feet north of SE Dharlys Street.
- f. 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 amendments to the zoning atlas.
- g. 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 amendments to the zoning atlas.

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



1.4. Past Requests to Amend the Future Land Use Map in the Vicinity

CPA 89-2 Business Planning Associates, Inc. changed the future land use designation from Medium Density Residential to Commercial Office/Residential on 0.8 acres at the corner of SE Oleander St. and Dixie Hwy. A professional office building occupies the site.

CPA 04-05 Granite Point changed the future land use designation from Commercial Office/Residential to General Commercial on 2 acres located northwest of the intersection of Bridge Road and Federal Hwy. The property is occupied by a bank.

CPA 04-08 Brandstatter changed the future land use designation from General Institutional to Residential Estate Density on 4 acres, on Bridge Road between Shell Avenue and Laurel Lane. This land became preserve area and a stormwater treatment area for the Shellbridge Subdivision.

CPA 06-2, Angle In changed the future land use designation from Mobile Home to Medium Density Residential on 7.9 acres located between Federal Hwy and A-1-A/Dixie Hwy. and Porter Blvd. and Woodland Street.

CPA 06-9, Key West changed the future land use designation from Mobile Home Density to Medium Density Residential on 2.2 acres on Federal Hwy., south of Porter. The property remains vacant.

CPA 09-1, Sunset Ridge changed the future land use designation from Mobile Home to High Density Residential on 12.3 acres on the west side of Federal Hwy. In 2009 a site plan for a 120-unit multi-family residential PUD was approved but not developed. In 2017 a revised site plan and PUD Agreement was approved for a residential care facility.

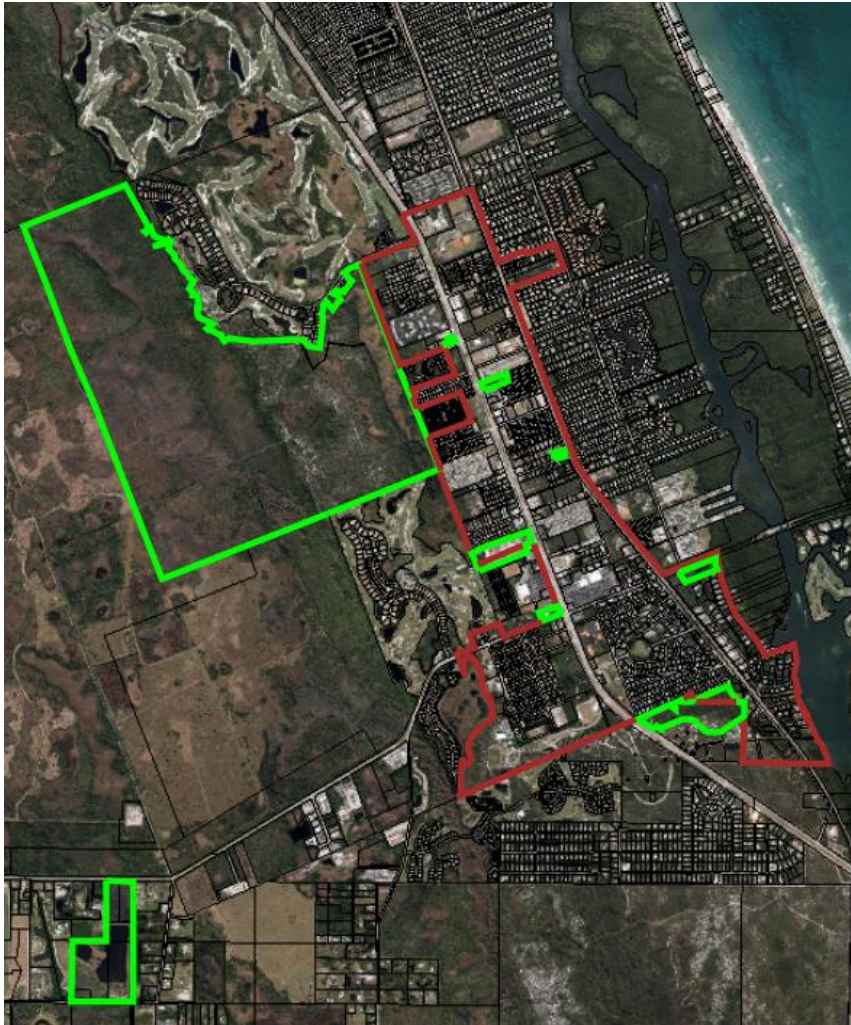
CPA 10-23, Atlantic Ridge State Preserve changed the future land use designation from Low Density and Rural Density to Public Conservation on approximately 873 acres.

CPA 16-12, Datillio changed the future land use designation from Rural Density Residential to Conservation on 57 acres owned by Martin County and located south of Bridge Road and west of Powerline Road.

CPA 18-7, Hamm changed the future land use designation from Low Density Residential to Public Conservation on 27 acres owned by Martin County and now known as the Hobe Sound Scrub Preserve.

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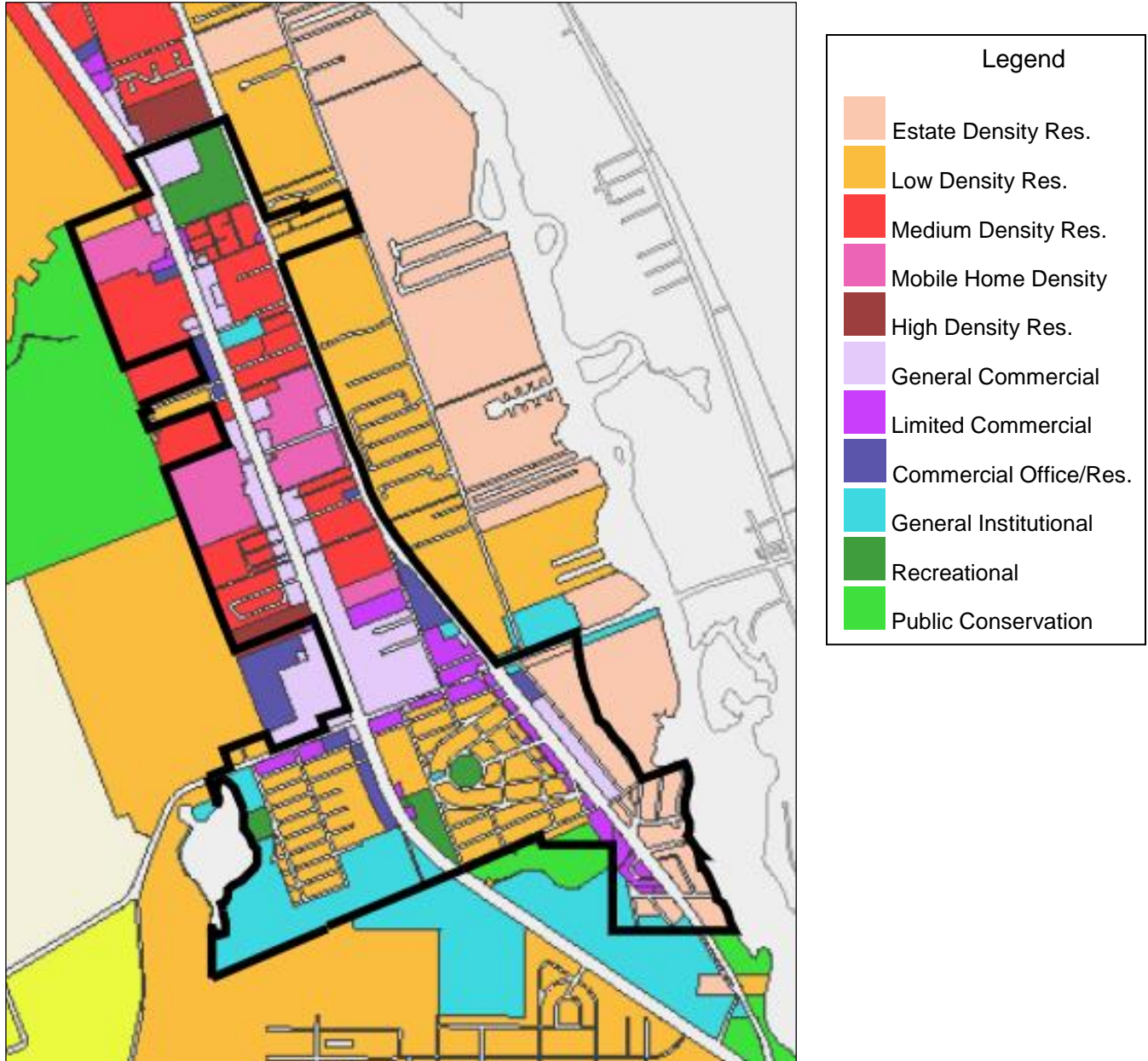
Figure 4. Prior Amendments of the Future Land Use Map



1.5. Adjacent Future Land Use Designations

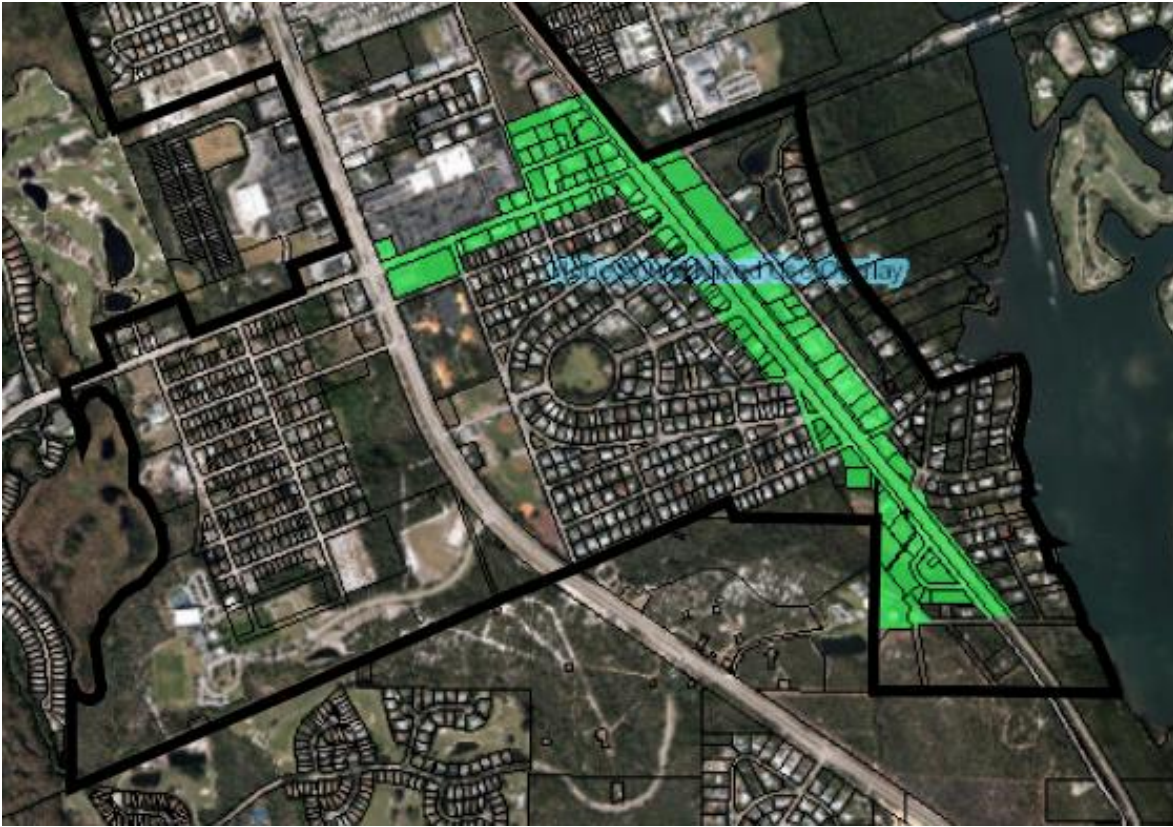
The predominate future land use designations surrounding the Hobe Sound CRA are Low Density Residential, Public Conservation, and General Institutional. Additionally, to the north, across SE Dharlys St, there is High Density Residential; along the western boundary, there is Medium Density Residential and General Commercial; and the eastern boundary, south of Bridge Road, abuts Estate Density Residential. See Figure 5.

Figure 5. Future Land Use Map



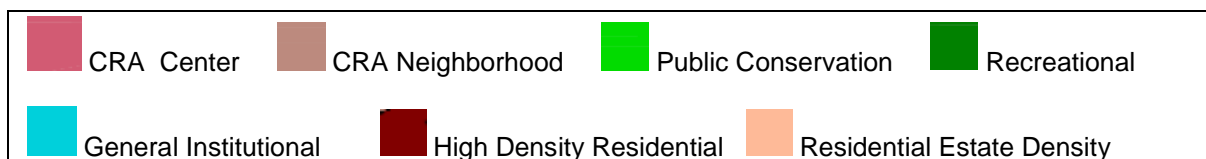
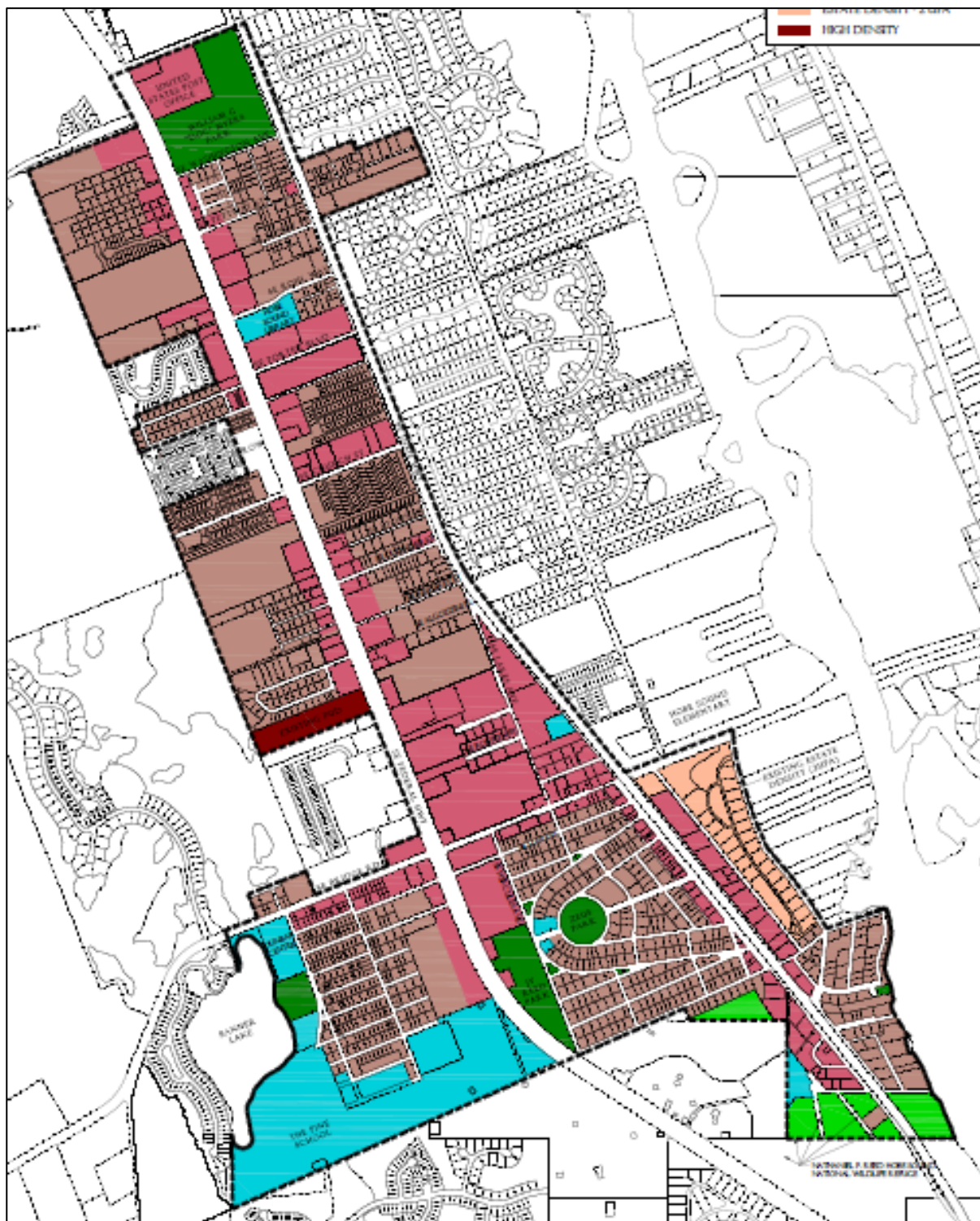
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Figure 6. Hobe Sound Mixed-Use Future Land Use Overlay



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Figure 7. Proposed Future Land Use Map (3/26/2020 draft)



1.6. Adjacent Current Land Uses

The nearby current land uses closely reflect the future land use designations.

EAST: North of Bridge Road, for more than 7,000 feet, the eastern most land uses in Hobe Sound CRA are the A-1-A/Dixie Highway and FEC railroad rights-of-way. The Hobe Sound Child Care Center and the Hobe Sound Bible College are located on the other side of the railroad, but mostly the adjacent land use is detached, single-family residences. East of the Hobe Sound CRA, south of Bridge Road, are single-family residences, mangrove wetlands and the Indian River Lagoon.

WEST: Along the western boundary of the CRA, there is a Publix Shopping Center, as well as townhouse neighborhoods, small lot single-family residences, and publicly- and privately-owned conservation areas.

NORTH: To the northwest is the Medalist Golf Club; directly north is the Villas of Hobe Sound Condominium community.

SOUTH: To the south is the Hobe Sound Scrub Preserve, the Nathaniel Reed Hobe Sound National Wildlife Refuge, land owned by the Pine School, and a residential golf community.

1.7. Environmental Considerations

1.7.1. Wetlands, soils and hydrology

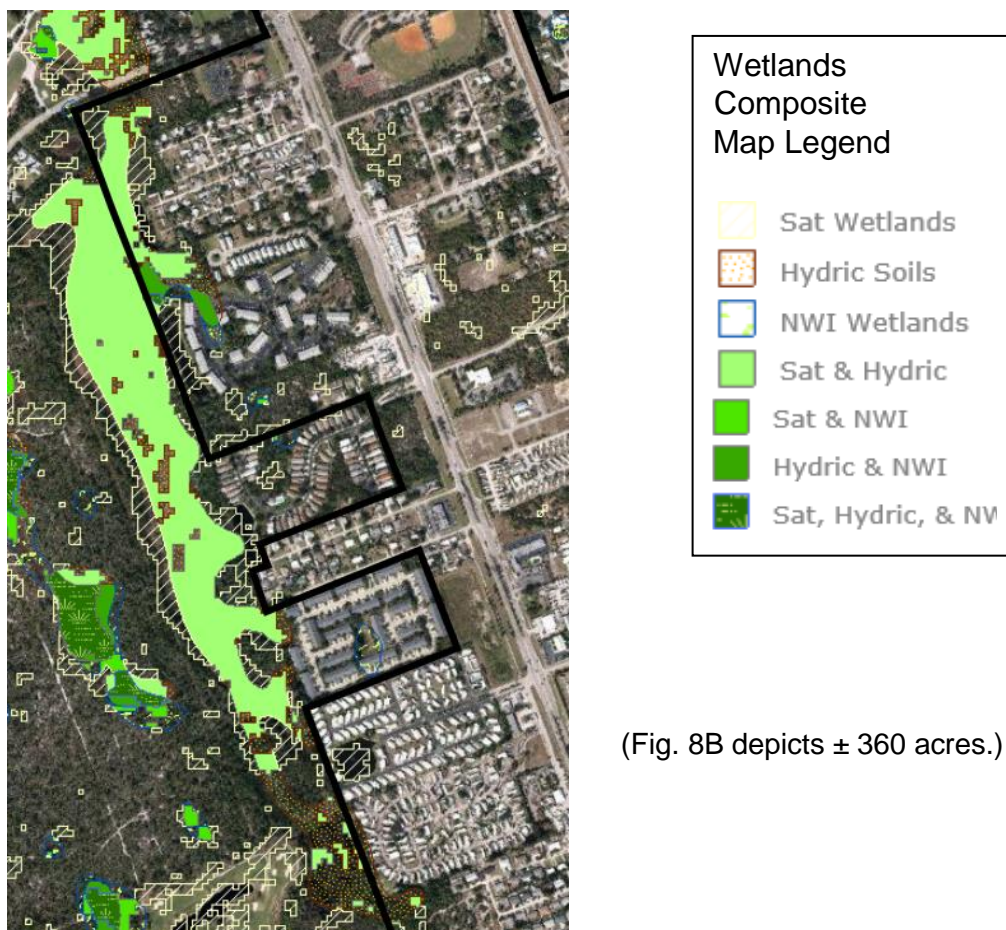
The County's wetlands composite map is a predictive tool based on satellite wetland mapping, presence of hydric soils, and inclusion on the National Wetlands Inventory. The more indications present, the more likely a wetland is present. With the exception of the northwest boundary of the CRA and the far southeast corner of the CRA, the County wetlands composite map indicates low probability of wetlands in the Hobe Sound CRA.

Figure 8A. Wetlands Composite Indicator Map – north of Bridge Rd, west of Florida Ave.



(Scale: Fig. 8A depicts approximately 14 acres)

Figure 8B. Wetlands Composite Indicator Map – north of Bridge Rd, west of Federal Hwy.



(Fig. 8B depicts \pm 360 acres.)

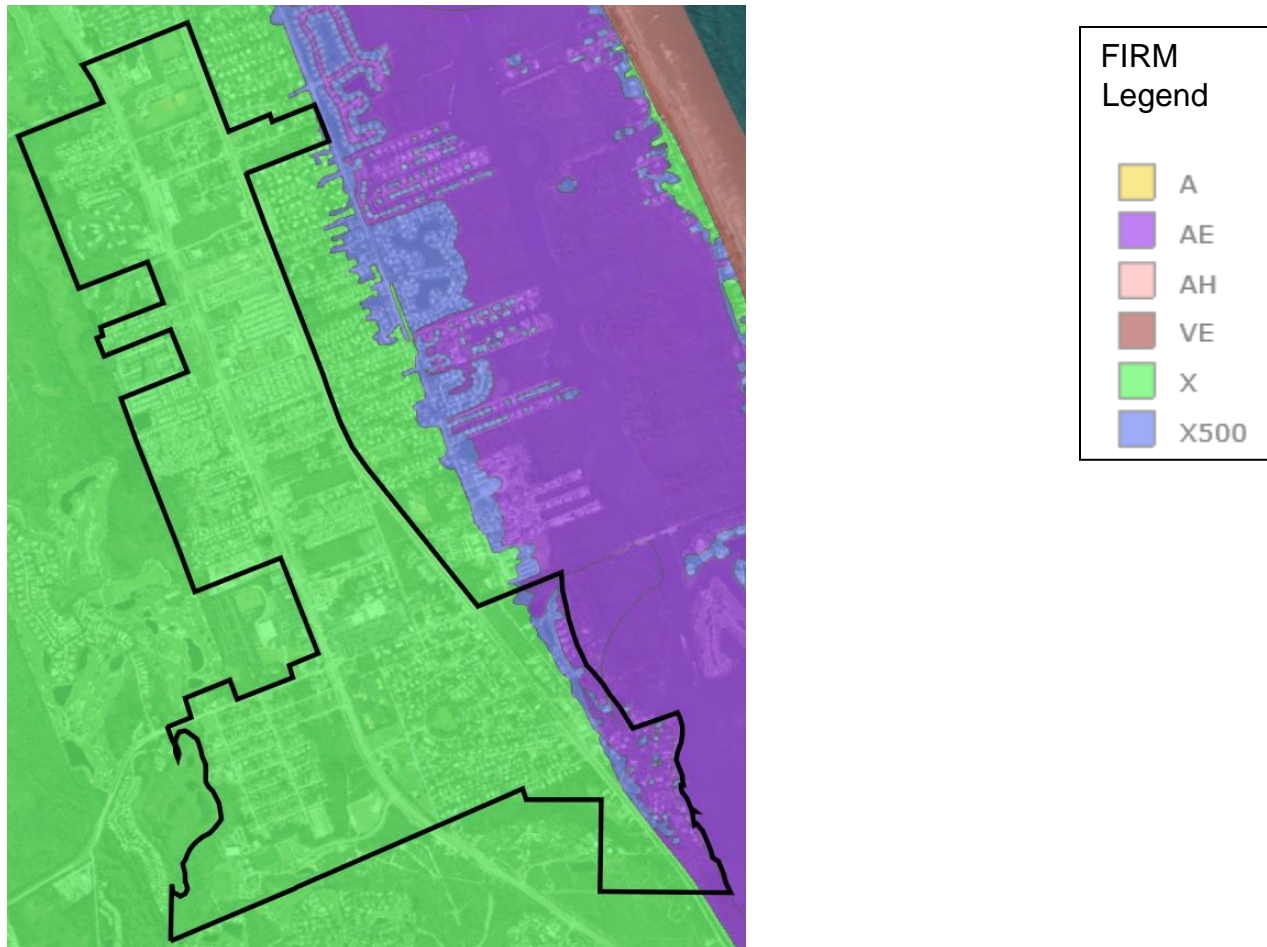
Figure 8C. Wetlands Composite Indicator Map – southeast corner of Hobe Sound CRA



(Figure 8C encompasses
 \pm 116 acres.)

Flood Hazards. FEMA's Flood Insurance Rate Map indicates some land areas along the eastern boundary of the Hobe Sound CRA, especially south of Bridge Road, are located in special flood hazard areas, but most of the CRA is located outside of a special flood hazard area. See Figure 10.

Figure 10. Flood Insurance Rate Map



Soils. Soil maps provided by the SFWMD indicate that Paola and St. Lucie Sand, with a 0 to 8% slope, is the predominate soil type (greenish yellow on the maps.) The USDA's Official Soil Series describes the Paola Series as very deep, excessively drained soils that formed in sandy marine sediments. The St. Lucie series also consists of very deep, excessively drained soils that formed in sandy marine or wind-eroded deposits. See Figures 9A, 9B and 9C.

Figure 9A. SFWMD Soil Map

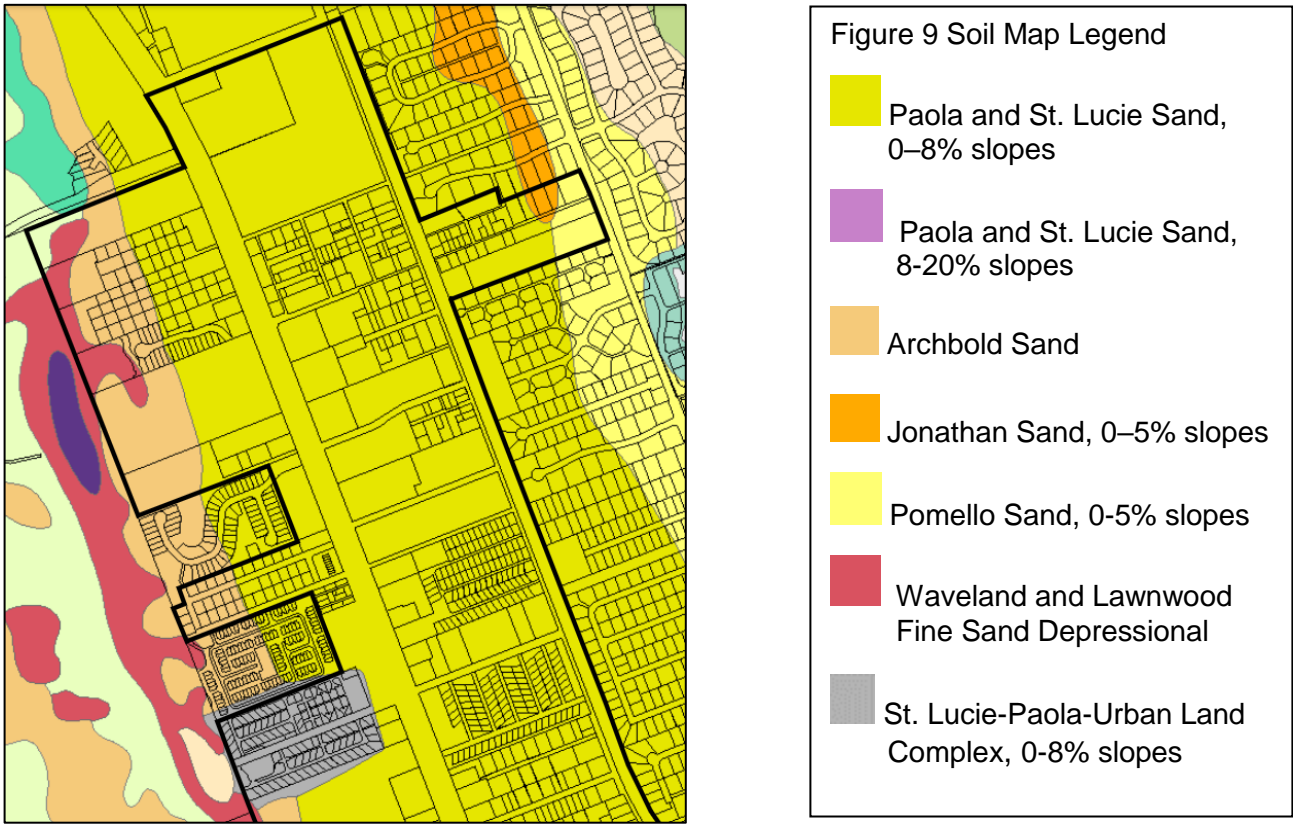


Figure 9B. SFWMD Soil Map

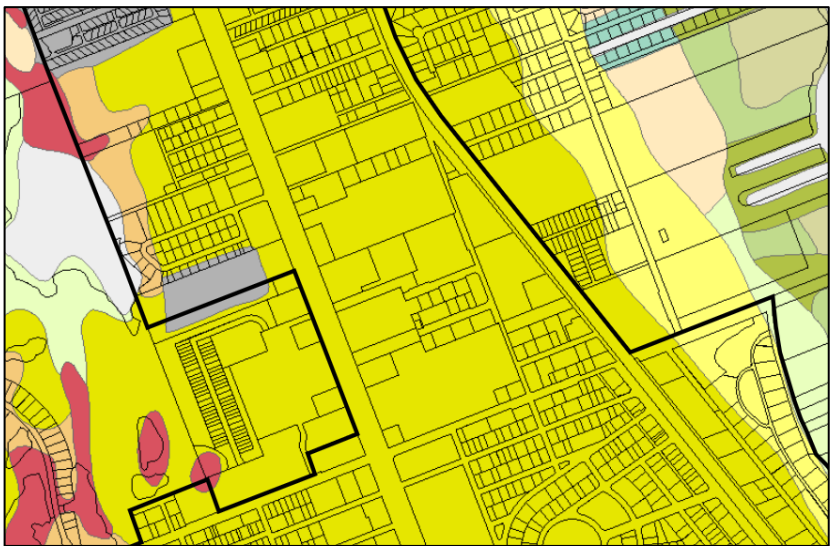
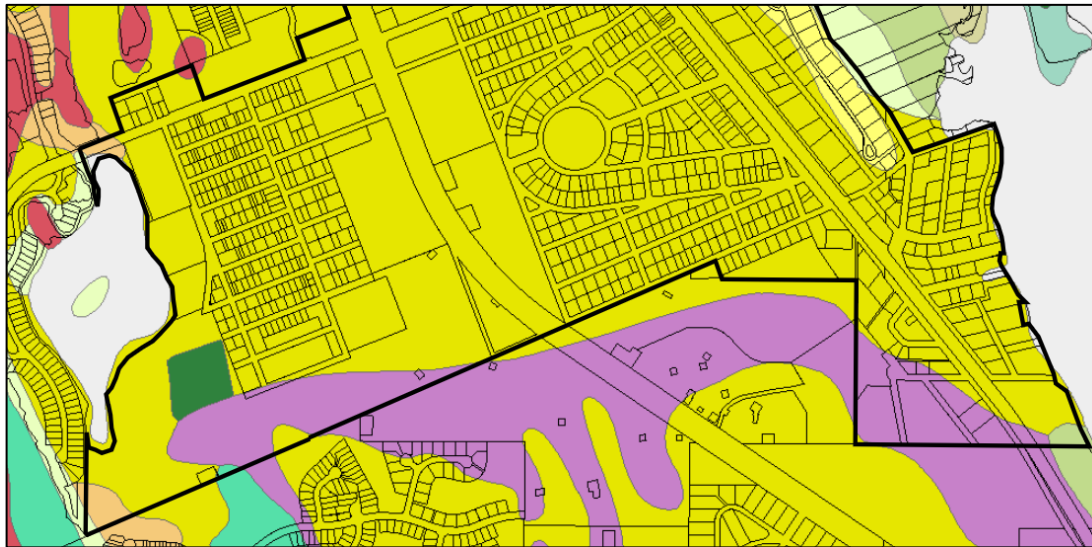


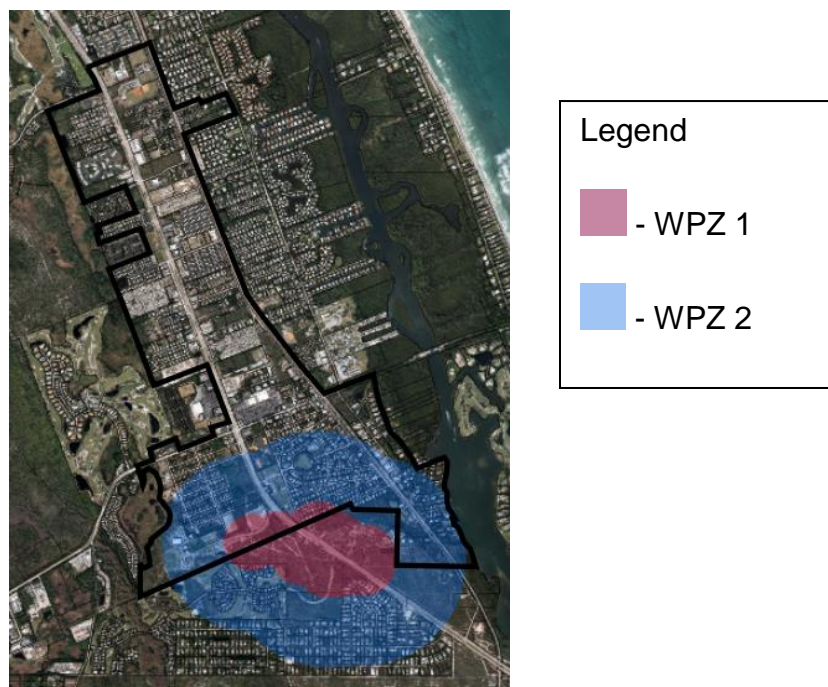
Figure 9C. SFWMD Soil Map



1.7.2. Wellfield protection

There is a wellfield area in the southern part of the Hobe Sound CRA containing nine water wells. The wells are on land owned by Martin County, the Town of Jupiter Island, and the Pine School. Septic tanks and nonresidential activities involving certain regulated substances are subject to the County's Wellfield Protection Regulations, contained in Article 4, Division 5, which are intended to protect existing and future public potable water supply wells from degradation.

Figure 10. Wellfield Protection Zones



2. ANALYSIS

2.1. Criteria for a Future Land Use Amendment

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

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

The amendment of the FLUM will incrementally but not substantially change the uses or maximum 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 Hobe Sound Redevelopment Plan 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 CGMP to create Chapter 18, Community Redevelopment Element, including the creation of the CRA Center and CRA Neighborhood future land use designations.
2. Amendment of the Martin County Land Development Regulations to create Article 12, the Redevelopment Code, including new 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 CRA Center and CRA Neighborhood future land use designations and the new redevelopment zoning districts and sub-districts.

The goal of the overall project is to facilitate achievement of the vision for the CRAs of economically and socially vibrant, environmentally-sustainable, compact, walkable

communities as represented in the Community Redevelopment Plans and realization of CGMP Goal 18.1 (“To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.”) and 18.2 (“To facilitate the revitalization, restoration and strengthening of the CRA town centers and neighborhoods by establishing future land use designations that allow and encourage a compact, walkable, small-town urban form.”)

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

2.2. Urban Sprawl

Florida Statute 163.3177(6)(a)9.a. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether an amendment discourages the proliferation of urban sprawl. Urban sprawl is defined as a development pattern characterized by low density, automobile dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

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

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

The CRA Center future land use designation encourages a mix of residential and commercial uses and the CRA Neighborhood Future Land Use permits a variety of housing types. Designation of the CRA Neighborhood future land use incrementally increases the maximum residential density to 10 units per acre. The CRA Center future land use designation permits residential, commercial or mixed-use development. 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 residential lots in the 1920s and 1930s. It is an area identified by the County some 15 years ago 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 Hobe Sound CRA is mostly developed and adjacent to other lands that are mostly developed, excepting the nearby preservation areas. 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 extent of floodplains and wetlands in the Hobe Sound CRA is quite limited. Additionally, the Martin County shoreline, mangrove and wetland protection policies remain in effect as do the County's native upland habitat and open space policies for the CRAs remain in effect. The amendment discourages the proliferation of urban sprawl.

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

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

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

No. The amendment seeks to more efficiently and effectively encourage infill development and redevelopment where urban services are provided or intended to be provided. All of the land area is located within Martin County's Primary Urban Services District. 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.*

No. The amendment seeks to more efficiently and effectively encourage infill development and redevelopment where urban services are provided or intended to be provided. All of the land area is located within Martin County's Primary Urban Services District. The amendment seeks to 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 is designed to encourage a compact urban form. The amendment, along with the companion amendments of the Land Development Regulations, also seeks to encourage innovated storm water solutions implemented on a community-

wide basis. Therefore, provision of these public facilities and services can be expected to be cost-efficient. The amendment discourages the proliferation of urban sprawl.

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

The land is in the Primary Urban Service District. Additionally, natural boundaries created by extensive South Florida Water Management District land holdings to the west and the Indian River Lagoon to the east help delineate urban from non-urban areas. 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 by providing increased flexibility in uses and incremental increases in permitted residential density and non-residential intensity. 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, along with the companion form-based codes, encourage a highly-connected compact, 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.

In summary, this proposed amendment of the Future Land Use Map meets 13 of the 13 indicators. It discourages the proliferation of urban sprawl.

2.2.1. Proliferation of Urban Sprawl

In order for the application to be determined to discourage the proliferation of urban sprawl, the amendment must incorporate development patterns or urban forms that achieve four or more of the following:

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

- (I) *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 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.

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

Yes. The amendment seeks to facilitate the vision for the Hobe Sound CRA by encouraging compact, walkable, mixed-use development patterns and a range of housing types. The incremental increases in the maximum permitted residential density and non-residential development intensity is focused along an important bus route that connects to employment opportunities to the south and the north and provides direct access to the Indian River State College. The amendment discourages the proliferation of urban sprawl.

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

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

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

Yes. This amendment proposes no urbanization of any agricultural area. It encourages infill development and redevelopment in an existing urbanized area.

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

Yes. Pursuant to Comprehensive Growth Management Plan policies enacted by a companion amendment (CPA 18-10, CRA Text Amendments), the Hobe Sound CRA is required to adopt an open space plan and allows development to meet the minimum open space requirements by contributing land or funds for public open space. Additionally, Martin County's requirements for preservation of native upland habitat remain in place. The amendment discourages the proliferation of urban sprawl.

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

Yes. A mix of commercial and civic uses are permitted within walking distance of residential neighborhoods. 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 amendment incrementally increases the maximum permitted residential density and the maximum permitted intensity of non-residential development in a large part of the land area. Additionally, in recognizing the benefits of mixed-use development patterns (a mix of compatible uses within walking distance of each other) and not limiting incentives to mixed-use projects (planned and approved as a single project), this amendment will help remediate an existing development pattern. The amendment discourages the proliferation of urban sprawl.

In conclusion, this amendment achieves 8 of the 8 criteria. It discourages urban sprawl.

2.3 Land Use Compatibility

The proposed CRA Center and CRA Neighborhood future land use designations for the Hobe Sound CRA is 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, provide greater flexibility regarding permitted uses, and incrementally increase the permitted density and intensity of development. The intent is to realize the longstanding vision for the Hobe Sound CRA as represented in the Redevelopment Plans adopted in 2000 and revised in 2009 more efficiently and effectively. The proposed CRA Center and CRA Neighborhood future land use designations should have no negative impact on nearby land uses. Nor should these nearby land uses negatively impact the CRA Center or CRA Neighborhood future land use designations.

2.4 Consistency with the Comprehensive Growth Management Plan

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

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

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

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

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

2.5.1. Mandatory Facilities

The Hobe Sound 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 Hobe Sound CRA is located in the South Martin Regional Utilities Service Area. The Martin County 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 residential areas of Hobe Sound CRA are without public sanitary sewer service and large areas are also not served by public potable water lines. Regional wastewater treatment services and potable water are provided by South Martin Regional Utilities.

2.5.1.2. Drainage Facilities

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

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

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

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

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

2.5.1.3. Transportation

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

2.5.1.4 Solid Waste Facilities

The required LOS in Martin County is 1.06 tons of capacity per weighted population. The weighted average population (the average of seasonal and full time residents) countywide in

Fiscal Year 2020 is 175,341 persons. In Fiscal Year 2020, there are 263,012 tons of available capacity or 1.50 tons per weighted person. The proposed future land use changes will not reduce the level of service.

2.5.1.5. Parks/Recreation Facilities

The LOS for parks and recreation facilities are calculated on a countywide basis. Martin County's total population in Fiscal Year 2020 is 158,400 persons. The 2020 Capital Improvements Plan provides the following LOS:

	REQUIRED LOS	PROVIDED	CURRENT LOS
Active Park Land	3 acres 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 Fire/Rescue LOS will not be met in FY2025, based on projected population growth and the assumption that neither the size of nor the densities within the County's Urban Service District have changed. A Martin County Fire Station is located at Olympus and SE Federal Highway.

2.5.1.7. Public Educational Facilities

The LOS for public school facilities is established by CGMP Policy 17.1A.1. Pursuant to CGMP Policy 17.1B.1, final site plans that include residential units can be approved by the County

“only after receipt of a School Concurrency Report from the School District stating that adequate capacity exists for the anticipated students.”

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

Library LOS is calculated on a countywide basis and requires 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.

3. CONCLUSION

Staff recommends adoption of the proposed amendment of the Future Land Use Map concerning the Hobe Sound CRA.