

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

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REQUEST NUMBER: CPA 19-26, Sunshine State Carnations, FLUM

Report Issuance Date: May 4, 2020

APPLICANT: Peter Nissen representing
Sunshine State Carnations, Inc.

REPRESENTED BY: Daniel Sorrow
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

PLANNER-IN-CHARGE: Maria Jose, M.S., Planner
Growth Management Department

| <u>PUBLIC HEARINGS:</u> | Date | Action |
|--------------------------------|------|--------|
| Local Planning Agency: | TBD | |
| BCC Transmittal: | TBD | |
| BCC Adoption: | TBD | |

SITE LOCATION: The approximately 19.44 acres of land is located at 9450 SE Gomez Avenue in Hobe Sound.

APPLICANT REQUEST: This is a request to amend the Future Land Use Map (FLUM) on two parcels from Residential Estate Density (2 units per acre (upa)) to Low Density Residential (5 upa). There is a concurrent application to rezone the property to RS-5. The rezoning application is the subject of a separate staff report.

STAFF RECOMMENDATION:

Staff recommends approval of CPA 19-26 based upon compatibility with the surrounding area, compliance with Comprehensive Plan policies and it encourages urban development in the Primary Urban Service District.

EXECUTIVE SUMMARY:

This is a request to amend the FLUM on two parcels from Residential Estate Density (2 upa) to Low Density Residential (5upa). The parcels are located on 9450 SE Gomez Avenue in Hobe Sound.

| Parcel | Acres | Existing Density | Maximum Units | Proposed Density | Maximum Units at 5 upa |
|--------------|--------------|----------------------------|---------------|---------------------|------------------------|
| 1 | 18.8 | Residential Estate (2 upa) | 37 | Low Density (5 upa) | 94 |
| 2 | 0.64 | Residential Estate (2 upa) | 1 | Low Density (5 upa) | 3 |
| Total | 19.44 | | 38 | | 97 |

The subject site is shown below, highlighted in red (Figure 1).



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



1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

The subject property is 19.44 acres. The parcel is within the following:

Planning District: South County.

Adjacent Planning District: Mid County.

Commission District: District 3.

Taxing District: District 3 Municipal Service Taxing Unit.

Urban Service District: The subject parcel is within the Primary Urban Service District (PUSD)

1.2 Major Roadways

The subject site is located between SE Dixie Highway, a minor arterial, and SE Gomez Avenue, a major collector. The closest major arterial road to the subject site is SE Federal Highway.

1.3. Current Amendment Requests

- CPA 19-6 Neill Parcels
- CPA 19-15 Winemiller Farms
- CPA 19-19 Pulte at Christ Fellowship
- CPA 19-22 Publix Supermarket
- CPA 19-25 Hobe Sound FLUM
- CPA 19-27 Port Salerno CRA
- CPA 19-28 Golden Gate CRA
- CPA 20-02 Martinez Cove Road

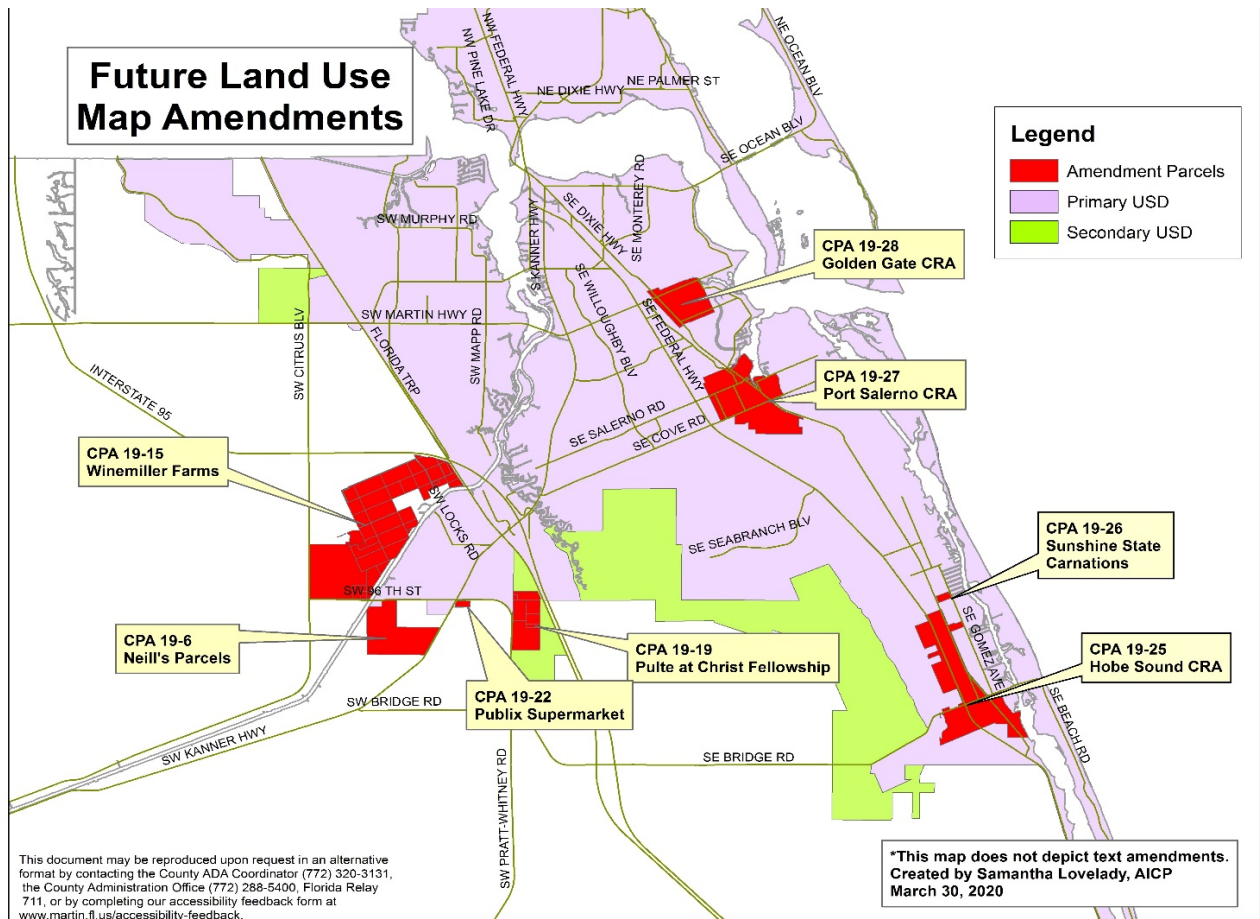


Figure 4, a map showing current future land use amendment proposals.

1.4. Past Changes to Future Land Use Map

CPA 06-2, Angle In. The amendment changed 7.9 acres from Mobile Home (allowing a maximum of 8 units per acre) to Medium Density Residential (allowing a maximum of 8 units per acre). The change was adopted December 2006. The 7.9-acre site is presently identified as Floridays Mobile Home Park.

CPA 06-9, Key West. The amendment changed 2.2. acres from Mobile Home (allowing a maximum of 8 units per acre) to Medium Density Residential (allowing a maximum of 8 units per acre). The change was adopted September 2006. The property is located on the east side of SE Federal Hwy. and just south of the Floridays Mobile Home Park.

CPA 09-1, Sunset Ridge. The amendment changed 12.3 acres from Mobile Home (allowing 8 units per acre) to High Density Residential (allowing 10 units per acre). Concurrently, the zoning district was changed from TP (Trailer Park) to Planned Unit Development. The changes were adopted in 2009. The former Mobile Home Park was known as Bloomfield Meadows and is located approximately one-third of a mile north of S.E. Bridge Road on the west side of S.E. Federal Hwy.

CPA 17-14, Pettway. The CPA changed the Future Land Use Map from Commercial General to Medium Density Residential and a concurrent zoning change from R-3A (Liberal Multi-Family) to RS-8 (Medium Density Residential). Three parcels are located north of Pettway Street between US-1 and SE Dennie Drive.

CPA 19-18, Tradewinds Hobe Sound LLC. The CPA changed three parcels totaling 13.66 acres from Medium Density Residential, Commercial/Office Residential (COR) and Limited Commercial (LC) to High Density Residential, allowing 10 units per acre. The location is approximately two miles north of Bridge Road on the east side of South East Federal Highway

1.5. Adjacent Future Land Use

| | |
|--------|------------------------------------|
| North: | Low Density Residential |
| South: | Low Density Residential |
| East: | Residential Estate Density (2 upa) |
| West: | Medium Density Residential |

1.6. Environmental Considerations

1.6.1. Wetlands, soils and hydrology

The soil on the site is Paola and St. Lucie soils Jonathon Sand, according to South Florida Water Management District (SFWMD). See Figure 3. A survey from United States Department of Agriculture (USDA) states: “The Paola series consists of very deep, excessively drained soils that formed in sandy marine sediments. Paola soils are on hills, ridges, and flats on marine terraces. Slopes are linear to convex and range from 0 to 20 percent. Mean annual precipitation is 1397 millimeters (55 inches) and the mean annual temperature is about 23 degrees C (72 degrees F). The St. Lucie series consists of very deep, excessively drained soils that formed in sandy marine and/or eolian deposits. St. Lucie soils are on dunes, ridges and knolls on marine terraces. Slopes range from linear to convex and range from 0 to 20 percent. Near the type location, the mean annual temperature is about 22 degrees C. (72 degrees F.), and the mean annual precipitation is about 1524 millimeters (60 inches)” (National Cooperative Soil Survey, December 2016).

The Jonathan series consists of very deep, moderately well to somewhat excessively drained, very slowly or slowly permeable soils on slightly elevated knolls and ridges in flatwoods areas of the Lower Coastal Plains of Florida. They formed in thick beds of sandy marine sediments. Near the type location, the mean annual temperature is about 73 degrees F., and the mean annual precipitation is about 57 inches. Slope ranges from 0 to 5 percent. See Figure 5 below.



Figure 5, Soils Map.

Soil Legend

| | | |
|--|---|---|
| WULFERT AND DURBIN MUCK, TIDAL | PLACID AND BASINGER FINE SAND, DEPRESSIONAL | HOLOPAW FINE SAND |
| WINDER SAND, DEPRESSIONAL | PINELLAS FINE SAND | HOBE FINE SAND, 0-5% SLOPES |
| WAVELAND AND LAWNWOOD FINE SAND, DEPRESSIC | PINEDA AND RIVIERA FINE SAND | HALLANDALE SAND |
| WAVELAND AND IMMOKALEE FINE SAND | PAOLA AND ST LUCIE SAND, 8-20% SLOPES | GATOR AND TEQUESTA MUCK |
| WABASSO SAND | PAOLA AND ST LUCIE SAND, 0 - 8% SLOPES | FLORIDANA FINE SAND, DEPRESSIONAL |
| WABASSO AND OLDSMAR FINE SAND, DEPRESSIONAL | PALM BEACH-BEACHES COMPLEX, 0-8% SLOPES | DUETTE FINE SAND |
| URBAN LAND | OLDSMAR FINE SAND | CHOBEE LOAMY SAND, DEPRESSIONAL |
| UDORTHENTS, 0-35% SLOPES | OKEELANTA MUCK | CANOVA MUCK |
| ST LUCIE-PAOLA-URBAN LAND COMPLEX, 0-8% SLOP | NETTLES SAND | CANAVERAL SAND, 0-5% SLOPES |
| SANIBEL MUCK | MALABAR FINE SAND, HIGH | BOCA FINE SAND |
| SAMSULA MUCK | LAWNWOOD AND MYAKKA FINE SAND | BESSIE MUCK |
| SALERNO SAND | KESSON SAND, TIDAL | BASINGER FINE SAND |
| RIVIERA FINE SAND, DEPRESSIONAL | JUPITER SAND | ARENDS, ORGANIC SUBSTRATUM, 0-5% SLOPES |
| POMELLO SAND, 0-5% SLOPES | JONATHAN SAND, 0-5% SLOPES | ARENDS, 0-2% SLOPES |
| | HONTOON MUCK | ARCHBOLD SAND |

1.6.2. Wellfield protection

The property is not within or near a wellfield protection zone.

1.7. Adjacent Existing Uses

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

| | |
|-------|--|
| North | Treasure Cove Subdivision (single family) |
| South | Woodmere Acres (single family) |
| East | Treasure Cove (single family) |
| West | Hobe Pines (single family), separated from the subject site by railroad and SE Dixie Hwy |

2. ANALYSIS

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

In evaluating each Future Land Use Map amendment request or a text amendment request which changes an allowable use of land for a specific parcel, 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 it is consistent with all other elements of this Plan and at least one of the following four situations has been demonstrated by the applicant to exist. 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

Past changes to land use designations shown in Section 1.4. make the proposed use logical and consistent.

- CPA 06-9 Key West
- CPA 09-1, Sunset Ridge
- CPA 17-14, Pettway
- Hobe Sound CRA and Mixed-Use Overlay
- CPA 19-18, Tradewinds Hobe Sound LLC

This criterion has been met.

(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

- The Medalist Golf Club was created in 1995.
- A United States Post Office was established at the corner of SE Dharlys St. and Federal Hwy. in 1989.
- Martin County closed the Hobe Sound Public Library on SE Bridge Rd. and constructed a larger public library at the corner of SE Rohl Way and SE Federal Hwy. in 1999.
- Martin County constructed the William G. “Doc” Myers Park in 1997 on the south side of SE. Dharlys St. between Federal Hwy. and Dixie Hwy.
- The Jimmy Graham Boat Ramp and Park was established in 1999 on SE Gomez Avenue.
- The Mark Landing apartments were constructed on SE Courtney Terr. and on SE. Randal Ct. in 1987.
- The Woodview Apartments were constructed on SE Woodview Terr. in 1998.
- The Hobe Sound Station, a new commercial plaza was constructed south of SE Pettway St. in 2018.
- Development of Peck Lake Park (a County Park) on SE Gomez Ave.

The development in the list above brought the provision of public services to the area and has altered the character of the area.
This criterion has been met.

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

Not applicable.

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

The proposed change to Low Density Residential may expand the range of housing choices. However, no “public service” is being provided by the proposed change.

The proposed amend amendment meets two out of the four criteria.

2.2. 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(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. This proposed amendment complies with 13 out of 13 sprawl criteria that discourages the proliferation of urban sprawl.

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. This proposed amendment meets 8 out of 8 criteria that determine the application discourages 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 subject property is not a substantial area of Hobe Sound and is located within the PUSD. The subject site is surrounded by Low, Medium and Residential Estate densities. Although the proposal is for Low Density Residential, it is considered infill development surrounded by other residential development. The proposed land use would increase the maximum allowable density from 2 units per acre to 5 units per acre and therefore does not promote low-intensity development. 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. This proposal would not designate development to occur in rural areas at substantial distances from existing commercial areas. 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. 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 proposed change will not impact any wetlands or environmentally sensitive areas, lakes, rivers, shorelines, beaches, bays, estuarine systems or other natural systems. 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.*

The property is within the Primary Urban Service District and will have no impact on agricultural activities. The subject site is not near or adjacent to active farmlands or agricultural areas. Discourages the proliferation of 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. Discourages the proliferation of urban sprawl.

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

This is considered infill development and 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 proposed density would locate development in proximity to existing services including: roads, storm water management, law enforcement, education, health care, fire and emergency response and general government 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 is considered infill development. Discourages the proliferation of sprawl.

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

No. The site is surrounded by one use residential, predominantly detached single family. Though this fails to encourage a functional mix of uses, it is infill development that is comparable to the established residential uses. Does not discourage the proliferation of sprawl.

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

The surrounding road network and development pattern is well established and will not change accessibility. This is considered infill development and therefore discourages the proliferation of sprawl.

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

There will be no loss in public open space. Open space will be provided at the development review stage. Discourages the proliferation of sprawl.

Staff analysis finds this amendment discourages the proliferation of urban sprawl under 12 of the 13 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 residential development within the Primary Urban Service District and in proximity to commercial and residential lands. Development of the site will not impact existing habitat. 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 development process, 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 proposed density will not provide for compact development or a mix of uses that support a multimodal transportation system. However, the site is located in an urban area in proximity to commercial lands along Federal Highway and nearby residential lands. Discourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The subject site 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.

The property is not in close proximity to agricultural activities. This is considered infill development and therefore discourages the proliferation of sprawl and the consumption of agricultural lands.

(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.

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.

Of the eight criteria listed above, all eight of the criteria have been met to determine the application discourages urban sprawl.

2.3 Land Use Compatibility

The properties north and south of the subject site are Low Density Residential and contain single family residential units. The land use designation of these parcels is compatible to the proposed amendment.

The properties east of the subject site are separated from it by SE Gomez Avenue, a major collector road. The lands east of the subject site are Residential Estate Density (2 upa) and contain single family residential units. The land use designation of these parcels is compatible to the proposed amendment.

The properties west of the subject site are separated from it by the railroad tracks and SE Dixie Hwy, a minor arterial road. The land use designation of these parcels is Medium Density Residential and they contain residential dwellings, mostly duplexes. The land use designation of these parcels is compatible to the proposed amendment.

Proposed future development of the site will be required to meet all provisions of the Land Development Regulations (LDR) and CGMP through the review of a development review application, including those related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc.

2.4 Consistency with the Comprehensive Growth Management Plan

This section of the staff report will address the descriptions of the existing and proposed land use designations as discussed in Goal 4.13., Comprehensive Growth Management Plan, Martin County Code (CGMP).

The existing future land use designation on the site is Residential Estate Density (2upa). The proposed future land use is Low Density (5 upa) residential. This density is appropriate for the Primary Urban Service District as described in the following Goal, Objective and Policies.

“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.

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

Policy 4.7A.1. Designation of land uses to support urban services. Martin County shall designate land uses in the Primary Urban Service District to provide for the use and extension of all necessary urban services efficiently and economically.”

Also,

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.

- (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.

The February 26, 2019 Residential Capacity Expansion Analysis suggested that increasing density inside the Primary Urban Service District was an option for the Board to increase residential capacity through the review of comprehensive plan amendments. It states:

Option 1. Increase Capacities Inside the PUSD/SUSD

There are several options for increasing capacities inside the Primary and Secondary Urban Service Districts.

a. Increase Density Inside The PUSD.

This option can be chosen during the review of private map amendments submitted by applicants when it is demonstrated that the areas of the PUSD may be appropriate for increased densities.

Though the applicant has proposed the Low Density Residential future land use at five units per acre, it is not possible to know how many units the site will yield until site plan is proposed and found consistent with all applicable requirements of the Comprehensive Plan and the Land Development Regulations.

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 property lies within the Primary Urban Service District and has access to water and sewer lines of South Martin Regional Utilities (SMRU). Please see attached memorandum from the Martin County Utilities Department as well as a letter from SMRU provided by the applicant. Also, please see attached SMRU Map that shows the water and sewer main lines in proximity of the subject site.

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

Please see attached memorandum from the Public Works Department, which indicates that there is enough capacity to accommodate the proposed amendment. Staff will reevaluate the traffic impacts prior to the issuance of any development order associated with the property.

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 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

Parks and recreation facilities are calculated on a countywide basis. The county has a total population in Fiscal Year 2020 of 158,400 persons. There are currently 1,013 acres of active parkland available in the County. The 2020 Capital Improvements Plan provides the following LOS analysis for services.

The level of service for beach facility parking 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 | 1,013 acres | 7.06 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

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 2020 (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 – FY20 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.

Policy 17.1B.2., CGMP

“Within 30 days after the School District receives a completed public school impact form from an applicant for an amendment to the Comprehensive Plan future land use map, rezonings, developments of regional Impact, and master site plans which include residential units, the School District 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 attached memo from Martin County School Board (General Capacity Analysis).

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 2020 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 0.66 square feet per resident.

There are currently 291,789 volumes available for a weighted average population of 175,341 resulting in 1.66 volumes per weighted resident. There is currently a deficit.

CONCLUSION

Staff recommends approval of CPA 19-26 and the Low Density Residential future land use designation, based upon compatibility with the surrounding area, compliance with Comprehensive Plan policies.

The proposed density allows a maximum of 5 units per acre. However, the densities denoted on the FLUM reflect the maximum gross residential density permitted on the land. The maximum density is not guaranteed by right. It is not possible to know how many units the site will yield until a site plan is proposed and found consistent with all applicable requirements of the Comprehensive Plan and the Land Development Regulations.

Attachments:

Memo from Martin County Utilities Department

Letter from SMRU, provided by applicant in Application Materials

SMRU Map that shows water and sewer mains

Memo from Public Works Department

Memo from the School Board, General School Capacity Analysis

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Maria Jose, M.S.
Planner

DATE: February 19, 2020

FROM: Jim Christ 
Utility Project Manager

SUBJECT: Comprehensive Plan Amendment 19-26 Sunshine State Carnations

After a review of the materials received on February 2020 the Utilities and Solid Waste Department has the following comments:

BACKGROUND:

Existing Future Land Use: Residential Estate Density

Proposed Future Land Use: Low Density Residential (5upa)

Existing Development: The approximately 19.44 acres of land is located at 9450 SE Gomez Avenue in Hobe Sound.

Utilities: Water and wastewater services for the project will be provided by South Martin Regional Utilities.

Project Coordinator: Maria Jose, M.S., Planner

Future Potential Development:

Projected Utilities for the Existing Future Land Use:

There is a potential for approximately 38 houses on the 19.44 acres of Residential Estate Density Land Use designation (2upa).

Projected Utilities for the Proposed Future Land Use:

There is a potential for approximately 97 houses on the 19.44 acres of Low Density residential (5upa).

COMMENTS:**Utilities Comments:**

Potable water service to this parcel is to be provided by the South Main Regional Utility. The service provider is the South Main Regional Utility.

Sanitary service to this parcel is to be provided by the South Main Regional Utility. The service provider is the South Main Regional Utility.

Wellfield/Groundwater Protection Comments:

If groundwater or surface water withdrawals are proposed for irrigation, the applicant will be required to submit a South Florida Water Use Permit and may be required to submit groundwater computer model.

The Ground Water Protection Ordinance requires the applicant to identify and evaluate ground water and surface water withdrawals as a part of all preliminary development plan and minor nonresidential site plan applications [Ref. Code, CODE, 159.163. Art. 6]

JC/jc



SOUTH MARTIN REGIONAL UTILITY (SMRU)

9000 ATHENA STREET • P.O. BOX 395 • HOBE SOUND, FLORIDA 33475-0395

(772) 546-2511 • FAX (772) 546-3077

August 23, 2019

Mr. Peter Nissen
Sunshine State Carnations, Inc.
11863 Lake Shore Place
North Palm Beach, FL 33408

RE: Sunshine State Carnations

Dear Mr. Nissen:

Thank you for completing the TJI/SMRU Developer Questionnaire for the above referenced project. South Martin Regional Utility (SMRU) is the regional utility for water and wastewater services for the Sunshine State Carnations project. Based upon the information provided to us, SMRU currently has adequate water capacity to serve this project; however, this letter is by no means a reservation of capacity.

Our initial review indicates that off-site utility construction improvements, at the developer's expense, may be required to serve the project. Upon submission of final plans, the final off-site improvement details will be determined.

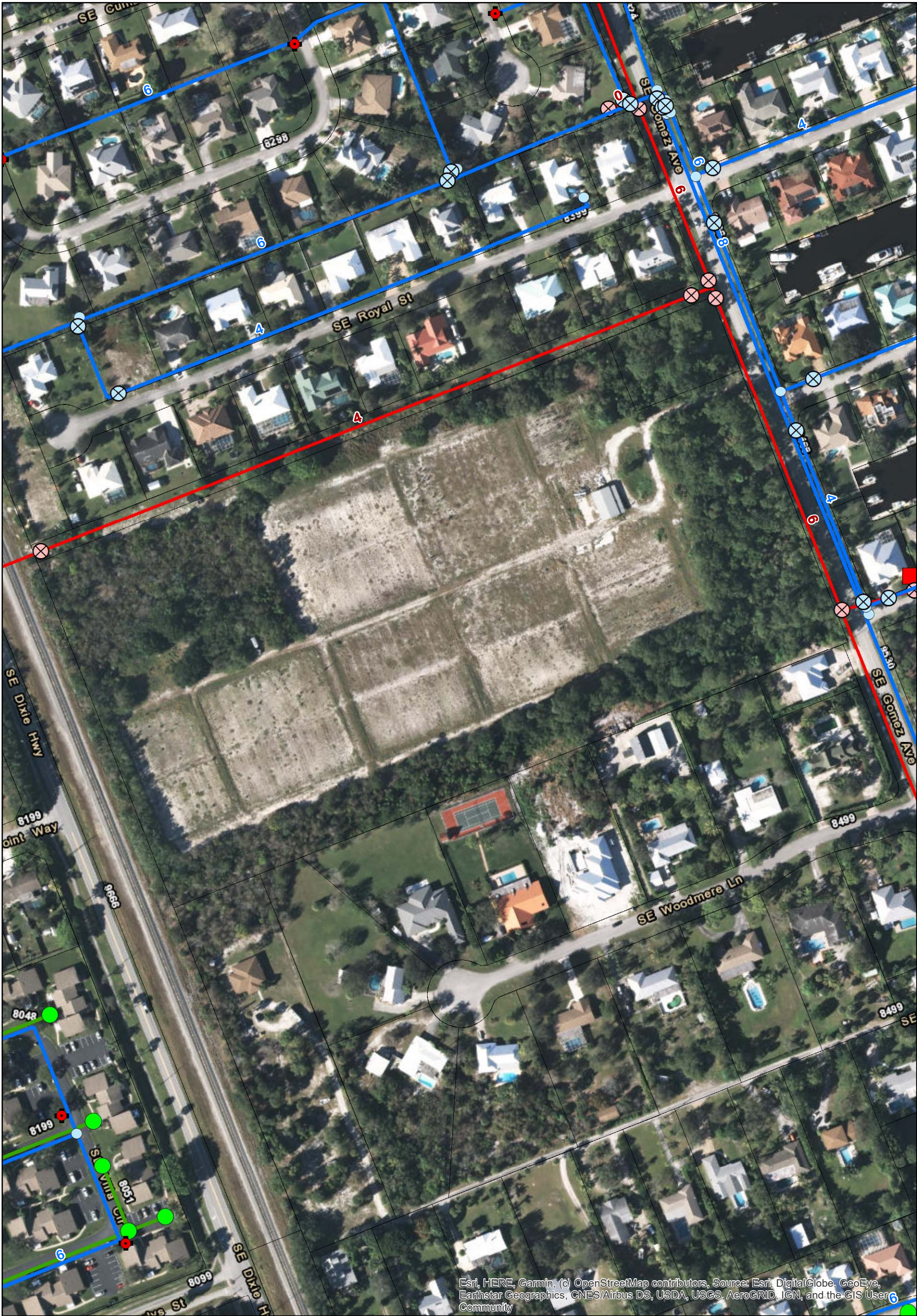
In order to provide an estimate of pre-reservation fees and utility upgrades, we require that you provide us with utility concurrency calculations and engineering plans. Should you have any further questions or require additional information, please contact SMRU at (772) 546-6259.

Sincerely,

Stuart L. Trent, P.E.
Acting Utility Director

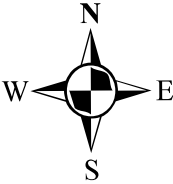
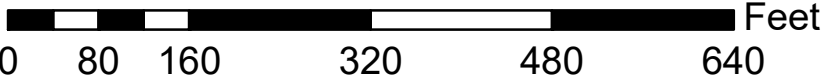
pc: Linda Race, Customer Service Manager
File

Sunshine State Carnations



Legend

- Water Hydrants
- Water Mains
- Sanitary Manhole
- Sanitary Lift Stations
- Sanitary Pressurized Main
- Reclaim Water Main
- Raw Water Main



MARTIN COUNTY, FLORIDA

INTER-OFFICE MEMORANDUM

www.martin.fl.us

2401 SE Monterey Road, Stuart, Florida 34996

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TO: Maria Jose, M.S.
Planner

DATE: April 10, 2020

FROM: Lisa A Wichser, P.E., CFM
County Engineer



SUBJECT: Comprehensive Management Plan
Proposed Amendment 19-26: Sunshine State Carnations

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation from Residential Estate Density (2 units per acre) to Low Density Residential (5 units per acre) on two parcels approximately 19.44 acres in total, located on SE Gomez Avenue one-half mile south of SE Cross Rip Street in Hobe Sound.

O'Rourke Engineering the Planning demonstrated that the proposed Future Land Use Map designation would result in a net increase of 59 peak hour trips. Staff finds that SE Gomez Avenue is the recipient of a majority of the generated trips and has the available capacity to absorb the additional trips.

For the purpose of this proposed amendment, staff can provide a "positive evaluation", meaning there is sufficient roadway capacity planned in the adopted long-range capital facility plans of the Comprehensive Growth Management Plan [Martin County, Fla., CGMP Policy 14.1C.5.(2)(e) (2013)]. This evaluation shall not be used by the applicant, or their successors in title, in any way whatsoever as committing the County legally through the theory of equitable estoppel or any other legal theory, to approve any final development order for the project without a determination and reservation of roadway adequate capacity [Martin County, Fla., CGMP Policy 14.1C.5.(2)(c) (2013)].

Staff will reevaluate the traffic impacts prior to the issuance of any development order associated with the property.

LL/LAW:ll

Martin County School District

General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant/Project: Sunshine State Carnations, FLUM

Project#: CPA – 19-26

Date: 2/24/2020

Applicant Request: A request for a Future Land Use Map change from Estate Density, 2UPA to Low Density Residential, 5UPA, to allow for up to five units per acre on the site. Max # of dwelling units to be 95. This property is located at 9450 SE Gomez Rd. in Hobe Sound.

Student Generation Calculation:

| | |
|-----------------------------------|------|
| Residential Units | 95 |
| Current Comp Plan Generation Rate | .214 |
| Forecasted Student Generation | 20 |
| Elementary | 9 |
| Middle | 5 |
| High | 6 |

School Zone Enrollment & Permanent Capacity:

| CSA | 2019-2020 Enrollment | 2022-2023 COFTE Projected Enrollment | 2020-2021 Perm. FISH Capacity |
|---|----------------------|--------------------------------------|-------------------------------|
| South Zone – Elementary (Hobe Sound, Seawind, Crystal Lake) | 1664 | 1821 | 2151 |
| South Zone – Middle (Murray Middle, Anderson Middle) | 1769 | 1729 | 2251 |
| South Zone – High School (South Fork HS) | 1898 | 1865 | 1699 |

Note: Projected Capacity reported from 19-20 MCSD CIP Program

Comments:

This General School Capacity Analysis shall be used in the evaluation of a development proposal, but shall not provide a guarantee that the students from the above referenced project will be assigned to attend the particular school(s) listed. The analysis indicates that the elementary and middle schools are projected to have capacity, however the zoned high school for this area is currently over capacity & projected to be. A School Concurrency Review is completed for Final Site Plan applications that include residential units.

Prepared by: Kimberly Everman, Capital Projects Planning Specialist

Phone: 772-223-3105, ext. 134

Email: evermak@martin.k12.fl.us