

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

REQUEST NUMBER: CPA 20-01 Hodapp Property

Report Issuance Date: July 14, 2020

APPLICANT: Martin County Board of County Commissioners

REPRESENTED BY: Paul Schilling
Director, Growth Management Department

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

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	August 20, 2020	LPA voted 5-0 recommending approval
BCC Transmittal:	NA	
BCC Adoption:	September 29, 2020	

SITE LOCATION: The 5-acre parcel is at 7715 S.W. 39th Street, located south of S.W. Martin Highway.

APPLICANT REQUEST: The small scale amendment was initiated by the Board of County Commissioners (BOCC), is for a comprehensive plan amendment to the Future Land Use Map (FLUM) to change the parcel from Mobile Home future land use to Agricultural Ranchette future land use along with a concurrent separate application to rezone from RT to AR-5A.

STAFF RECOMMENDATION:
Staff recommends approval of the proposed FLUM change.

EXECUTIVE SUMMARY:
The subject site is shown below, highlighted in yellow (Figure 1).

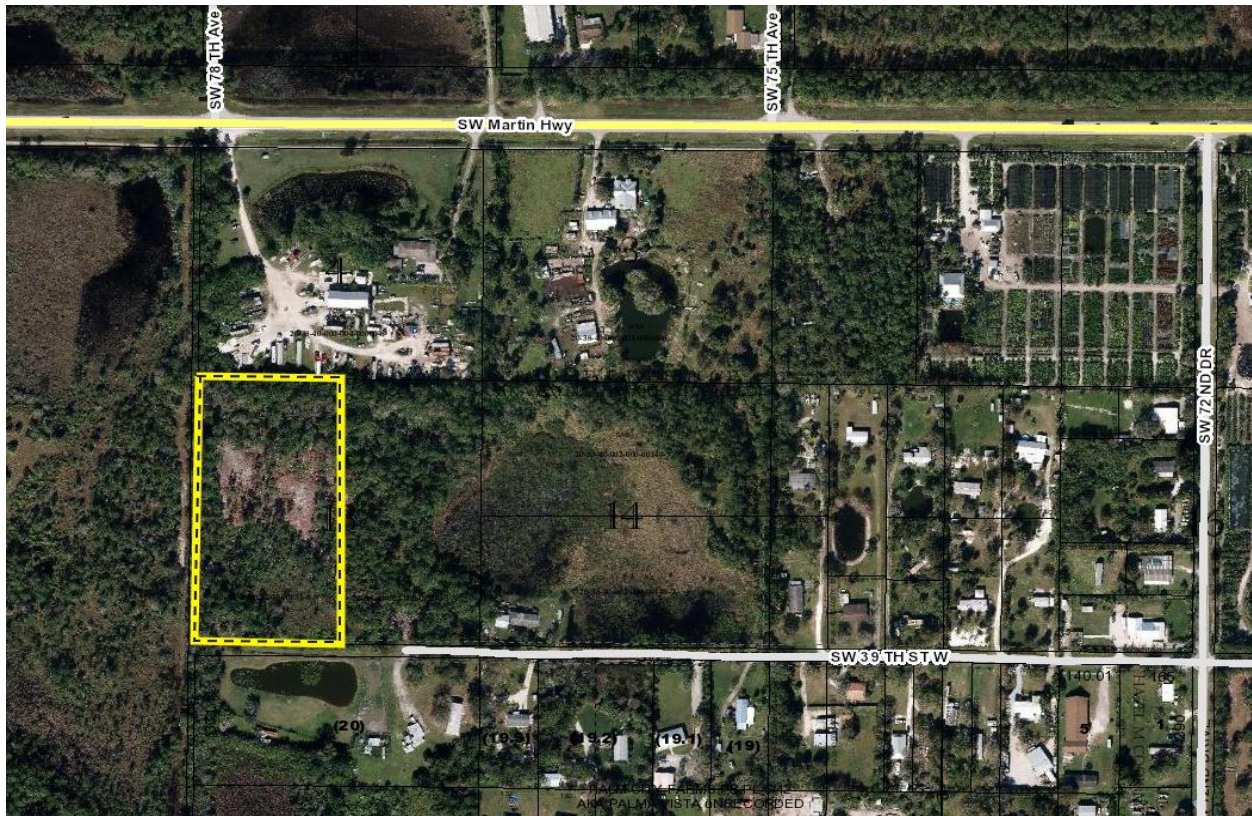


Figure 1, a location map that shows the subject site, highlighted in yellow.

The current future land use designation of the site, Mobile Home, permits a maximum of 8 units per acre. However, the site's current zoning district, RT, only permits one unit per lawfully established lot. Currently, the subject site is vacant. The five-acre site was split from a larger 10-acre tract. Additional lot splits are not possible. Unless a site plan and plat are proposed, no more than one mobile home unit is possible with the Mobile Home future land use.

This staff report will consider the Agricultural Ranchette future land use which allows a maximum density of 1 unit per 5 acres and will analyze whether it is consistent with the Comprehensive Growth Management Plan (CGMP) and compatible with the surrounding properties.

1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

The subject property is 5 acres. The parcel is within the following:

Planning District: Mid County.

Adjacent Planning District: Palm City.

Commission District: District 5.

Taxing District: District 5 Municipal Service Taxing Unit.

Urban Service District: No, the subject property is located outside of the Primary Urban Service District (PUSD)

1.2 Major Roadways

The major roadways closest to the subject parcel are S.W. Martin Hwy., which is a major arterial road, located north of the parcel.

1.3. Current Amendment Requests

- 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 land currently has three future land use designations-Agricultural, Industrial and Commercial Waterfront. The proposed future land use designations are Industrial, Commercial Waterfront, and Low Density Residential. This amendment encompasses 250 acres of CPA 10-19, mentioned in Section 1.4 of the staff report.
- B. CPA 19-15, Winemiller Farms, is a request to amend the FLUM on 1,909.1 acres from Agricultural Ranchette to a new future land use designation, Agri Neighborhood Community. The applicant, under a concurrent text amendment, proposes to expand the Primary Urban Service District on approximately 545 acres within the larger 1901 acres.
- C. CPA 19-19, Pulte at Christ Fellowship, is a request to amend the FLUM on 321 acres located at 10205 SW Pratt Whitney Road, changing the land from Rural Density Residential (1 unit per 2 acres) to Residential Estate Density (1 unit per acre).
- D. CPA 19-26, Sunshine State Carnations, is a request to amend the FLUM on 19.51 acres located on SE Gomez Avenue, Hobe Sound, from Residential Estate Density (up to 2 units per acre) to Low Density Residential (up to 5 units per acre).
- E. CPA 20-02, Martinez Cove Road, is a request to amend the FLUM on 2.38 acres located at 1500 SE Cove Road, from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 2 units per acre).

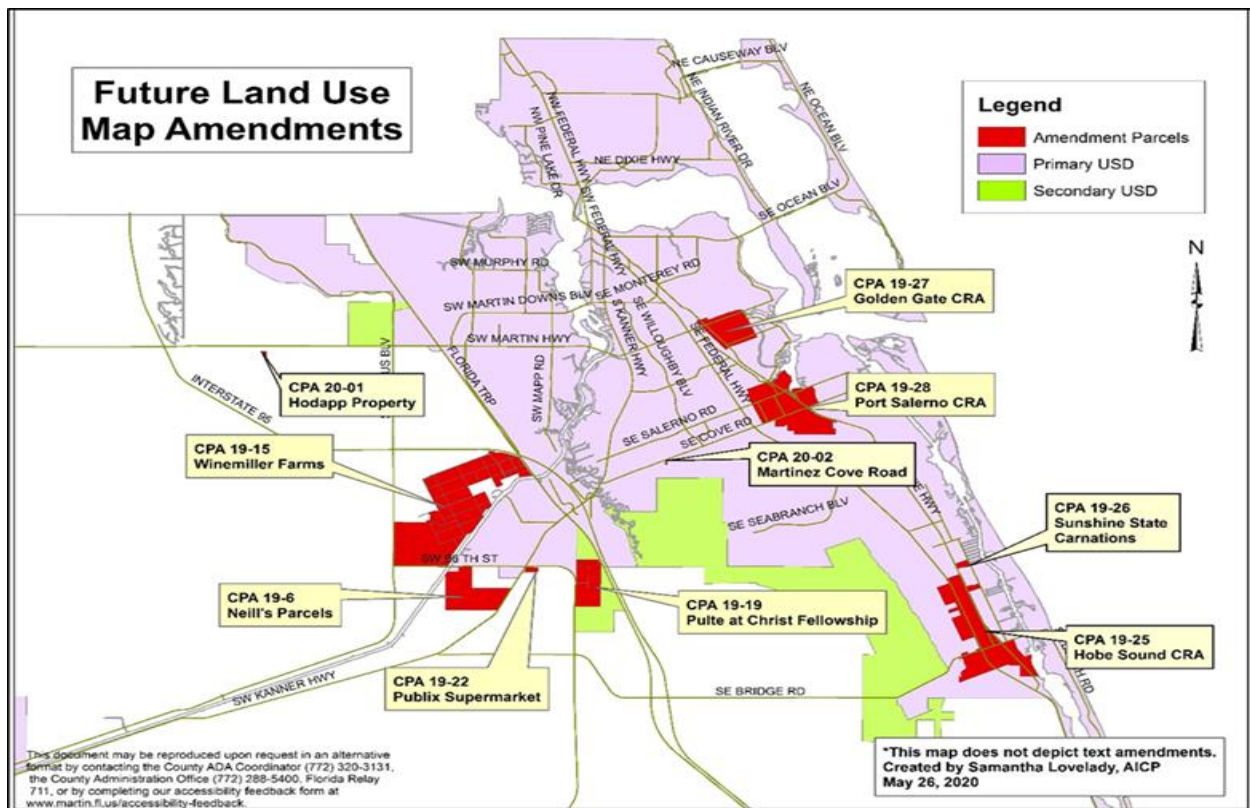


Figure 2, a map that depicts the current FLUM amendment requests.

1.4. Past Changes in Future Land Use Designations

Since adoption of the Comprehensive Growth Management Plan in 1982, one amendment to the FLUM have occurred in the immediate area. See Figure 3, which identifies the following adopted amendment. The adopted amendment is summarized below.

- A. CPA 97-9, Duffield Property, Ordinance 538: A FLUM amendment for 5 acres located on S.W. Rattlesnake Run, south of CR 714, changing the parcel from Mobile Home to Agricultural Ranchette

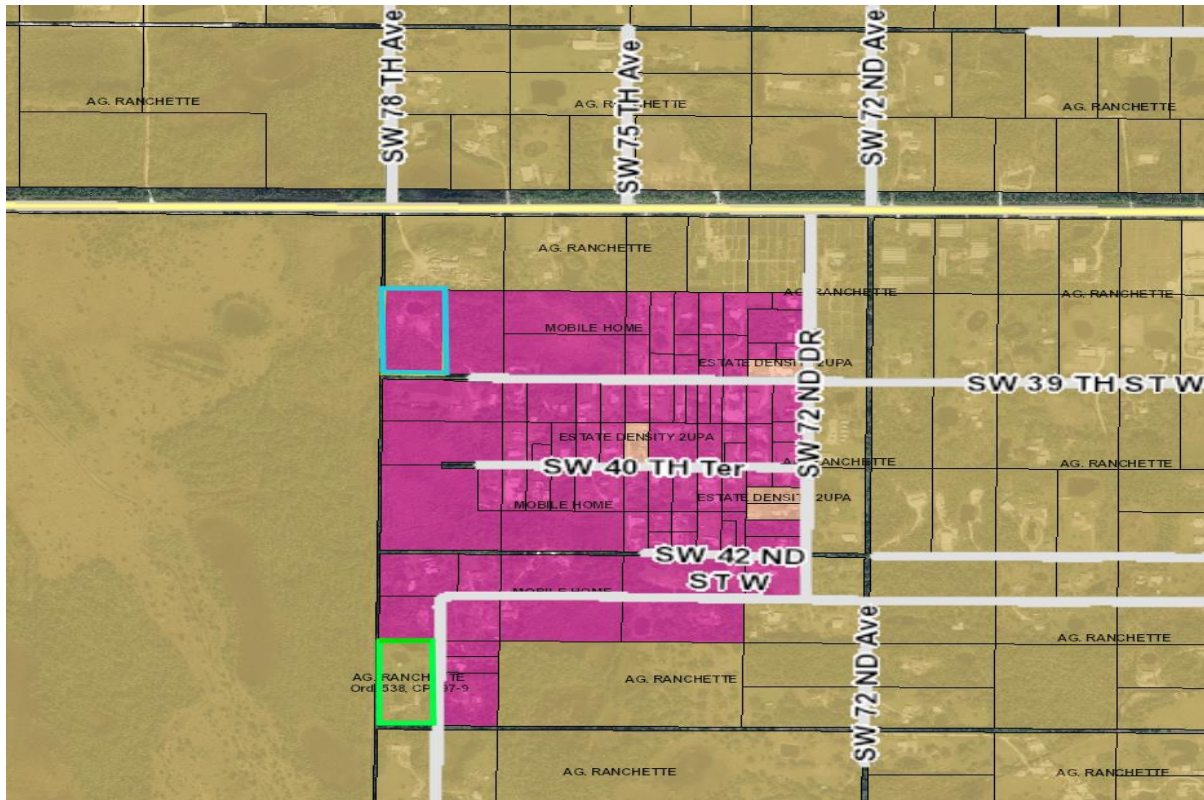


Figure 3. This shows the subject site, outlined in blue. The labeled parcel outlined in green represent past amendments that have been adopted.

1.5. Adjacent Future Land Use

North: Agricultural Ranchette

South: Mobile Home

East: Mobile Home

West: Agricultural Ranchette

1.6. Environmental Considerations

1.6.1. Wetlands, soils and hydrology

The Soil Survey of the Martin County Area, published by the United States Department of Agriculture (1978), lists the soil type on the subject property as Pineda and Riviera fine sand. Pineda is very deep, nearly level, poorly drained soil is on broad low flats, hammocks, sloughs, depressions, poorly defined drainageways and flood plains. Slopes range from 0 to 2 percent. The Riviera series consists of very deep, poorly drained, very slowly permeable soils on broad, low flats, flatwoods and in depressions. Slopes range from 0 to 2 percent. Please see Figure 4.

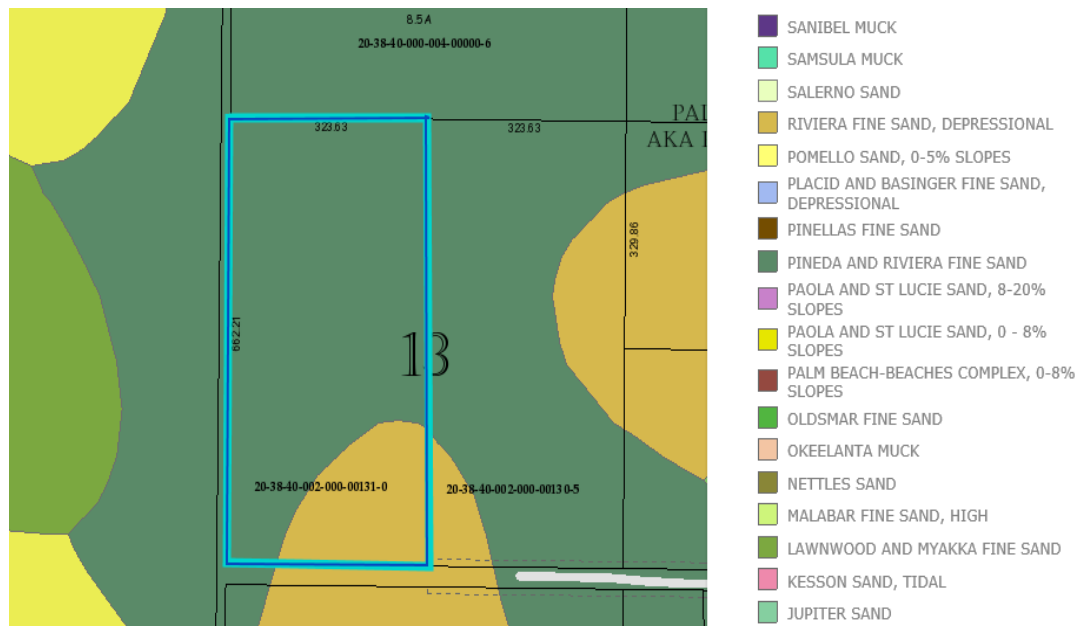


Figure 4, a soils map that shows the subject parcel, highlighted in blue.

1.6.2. Wellfield protection

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

The site is not within or near any wellfield protection zones.

1.7. Adjacent Existing Uses

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

North- Single family residential unit

South – Mobile home unit

East- Vacant land

West- Pasture

2. ANALYSIS

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

In evaluating each Future Land Use Map amendment request, staff begins with the assumption that the Future Land Use Map, as amended, is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County. Based on this assumption, staff can recommend approval of a requested change provided that consistency is maintained with all other elements of this Plan and at least one of the following four items is found to apply. If staff cannot make a positive finding regarding any of the items in (a) through (d), staff shall recommend denial. Criterion (a) and (c) have been met and Criterion (b) and (d) have not been met.

(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

Except for the adopted change listed in Section 1.4 of this report, development has occurred consistent with the FLUM adopted in 1982. Please see Section 1.4 of this report and Figure 2 for

a map showing the changes to the FLUM in this area. The map shows another 5-acre parcel on the fringe of land designated Mobile Home, located nearby the subject site was changed from Mobile Home to Agricultural Ranchette, just as the current proposal for the subject site. Changing the subject site to Agricultural Ranchette future land use is consistent with the land use designations in the general area. Criterion 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

Growth in the area and development of vacant land has followed the adopted Future Land Use Map. Development has occurred consistent with the lack of urban public facilities, such as centralized water and sanitary sewer service. The character of the area has **not** been altered. Criterion has not been met.

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

Yes. The subject parcel was part of an unrecorded plat, Palma Vista, that was done in 1958. In 1967, all of Palma Vista was assigned the RT (Residential Trailer) zoning district to reflect the existing use. In 1982, Palma Vista was designated as Mobile Home future land use since it had the RT zoning already. Many of the parcels in the unrecorded plat are too small to be designated as Agricultural Ranchette because they are smaller than 5 acres. However, the subject parcel is 5 acres, which is the same size as many of the Agricultural Ranchette parcels surrounding Palma Vista. Also, the subject parcel has never been used for a mobile home site. The parcel is on the fringe of the Mobile Home future land use and it is adjacent to Agricultural Ranchette on two sides. Therefore, considering everything, the future land use designation of Agricultural Ranchette is more appropriate for the subjected parcel than Mobile Home future land use. Criterion met.

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

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

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(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 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 6 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.

One unit is all that is possible today, unless a site plan and plat are done, and only one unit will be possible after the FLUM change. This FLUM amendment has no net change in actual density and development potential. 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 proposal would not designate significant amounts of urban development to occur to the subject site because the proposed Agricultural Ranchette designation only allows 1 unit per five acres. Since the subject site is 5 acres, only 1 unit will be allowed to be built on the entire subject site. 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 subject site is only 5 acres and the proposed land use designation would only result in 1 unit on the subject site since the maximum density allowed by Agricultural Ranchette is 1 unit per 5 acres. The proposed change will not promote development occurring in such patterns such as radial, strip or ribbon patterns emanating from the existing urban developments. 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.

Since there are some environmentally sensitive areas such as wetlands on the subject site, a Preserve Area Management Plan (PAMP) was approved for the property. Therefore, if developed, this site would be built according the requirements of the PAMP it has, which will protect and conserve the environmentally sensitive areas of the parcel. It can also be noted that the subject site is not near or within wellfield protection zones. 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 subject site is located in an agricultural area, surrounded by agricultural and rural lands that are mostly designated as Agricultural Ranchette. The proposed amendment would change the subject site to Agricultural Ranchette, and therefore it would protect the agricultural areas/land uses in the vicinity of the subject site. Discourages the proliferation of urban sprawl.

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

The subject site is only 5 acres and the proposed land use designation only permits 1 unit per 5 acres. Therefore only 1 unit will be permitted on the property so the impact on the existing facilities and services will be minimal. Discourages the proliferation of urban sprawl.

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

The subject site is located outside of the urban service district, far away from the urban core of the county. The proposed amendment will allow the subject site to have one residential unit, that would utilize future services and facilities. Since water and sewer provisions are not allowed in lands that are located outside of the PUSD, this subject site will have to utilize an on-site septic system. However, it would only be for one unit since the maximum density allowed by the proposed Agricultural Ranchette designation is 1 unit per 5 acres. Discourages the proliferation of urban sprawl.

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

The subject parcel is located outside of the urban service district. This subject site will have access to the level of public services/facilities (law enforcement, fire, libraries, parks etc.) that are provided to areas outside the urban service districts. The proposal will only result in one unit on the 5-acre subject site and it will not disproportionately increase the cost/time of providing these services. Discourages the proliferation of urban sprawl.

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

This site is located outside of the urban service district, separate and far away from the urban uses within the PUSD. Discourages the proliferation of urban sprawl.

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

This site is part of a neighborhood that already contain residential units and mobile home units, located outside of the urban service district, in a rural area that is mostly agricultural. The proposed designation will only result in the currently vacant subject site to have 1 unit on the 5-acre site, which is not significant enough to have any affect regarding infill development in Martin County. The proposed amendment will not discourage or inhibit infill development or redevelopment in Martin County. Discourages the proliferation of urban sprawl.

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

The site is in proximity to lands that have rural and agricultural uses such as mobile home, residential, and agricultural functions. The proposed amendment would permit the subject site to have 1 unit since the maximum density allowed by the proposed Agricultural Ranchette land use is 1 unit per 5 acres. Discourages the proliferation of urban sprawl.

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

No, this site does not result in poor accessibility among related land uses. The parcel is located near a major arterial road (S.W. Martin Hwy.) and the proposed land use change will not change the accessibility among existing land uses. The proposed change will result in the 5-acre subject site to have a maximum of one unit, in proximity to other lands. Discourages the proliferation of urban sprawl.

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

The proposed future land use, Agricultural Ranchette, requires 50 percent of the gross land area to be set aside as open space. The proposed future land use designation will not result in a loss of public open space. Additionally, the subject site is only 5 acres. Discourages the proliferation of urban sprawl.

The site complies with 13 out of the 13 sprawl criteria that 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:

(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 the proposed FLUM change. The proposed change would locate Agriculture Ranchette land use, which only permit a maximum of 1 unit per 5 acres, in rural, agricultural area that is outside of the urban service district and in proximity to other agricultural and rural/residential lands. Low densities and agricultural land uses are appropriate for parcels outside the urban service district. Discourages the proliferation of urban sprawl.

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

Since the subject site is located outside of the urban service district, water and sewer provisions are not available. The proposed land use designation, Agricultural Ranchette, permits a density of 1 unit per 5 acres and therefore would permit the subject site to have 1 unit, which will have to utilize a septic system. The proposed FLUM amendment would result in no change in developable density because the subject site would only able to have one unit due to its current zoning district, RT. Since the proposal would also only result in one unit, the impact will not be substantial. Additionally, the proposed amendment would also utilize already existing infrastructure and services such as the nearby major arterial road. 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 subject site is located outside of the urban service district which has a limited mix of land uses with low densities that are appropriate for the rural, agricultural character of the area. Densities in the lands that are outside of the urban service districts do not promote multimodal transportation and transit. Encourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The subject site is located outside of the urban service district, where water and sewer provisions are not available. Therefore, the subject site would have to rely on a septic system. However, the proposed density allows a maximum of only 1 unit per 5 acres. Through the amendment, the 5-acre subject site only has the potential to have one unit if it is designated as Agricultural

Ranchette. The impact on water and energy consumption would be minimal. Discourages the proliferation of urban sprawl.

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

The proposed amendment would change the parcel from Mobile Home to Agricultural Ranchette, which is an agricultural land use designation. The proposed change preserves agricultural areas and does not infringe on such activities. The proposed land use, Agricultural Ranchette (1 unit per 5 acres), is appropriate for parcels located outside of the urban service district. The proposed land use applies to lands such as the subject site because Agricultural Ranchette land use designation is meant for large parcels that are at least 5 acres in size and is intended to protect and preserve the rural/agricultural land uses of the larger area. Discourages the proliferation of urban sprawl.

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

The site is not public open space and the proposed land use change alone will not affect natural lands or open space. Additionally, the proposed future land use designation requires 50 percent of the land to be kept as open space. Discourages the proliferation of urban sprawl.

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

The parcel is located in an area that provides a mix of rural residential and agricultural uses. The proposed change can help to meet certain non-residential needs of the area such as small agricultural operations/stables, recreational equestrian activities and rural residencies. According to the CGMP policies, residential dwelling units on lands designated as Agricultural Ranchette should be related to agricultural uses. The proposed change would permit the subject site to have the density of 1 unit per 5 acres so if developed, the site can have one residential unit. 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.

The proposed future land use designation does not provide for transit-oriented development or new towns as defined in s. 163.3164, and does not remediate existing low density patterns in the vicinity that constitute sprawl. However, the proposed change only affects a five-acre parcel. Encourages the proliferation of urban sprawl.

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

2.3 Land Use Compatibility

The lands north of the subject site are Agricultural Ranchette. The existing developed area on the south side is designated as Mobile Home future land use, same as the current designation of the subject site. The parcel to the south is also 5 acres and is separated from the subject site by SW 39th Street right of way. This will be compatible with the proposed Agricultural Ranchette future land use designation.

The property to the east of the subject site is also designated as Mobile Home future land use, but also contains five acres and would be permitted only one unit. The proposed future land use will be compatible with the property on the east.

All of the land to the west of the subject site is designated as Agricultural Ranchette future land use. The parcel immediately adjacent (West) to the subject site is over 300 acres. This land is currently used for grazing purposes.

The neighboring parcels along with their land uses will not be negatively impacted by the proposed land use change. The land use change has the potential to bring 1 unit to the site, since the maximum density allowed by Agricultural Ranchette is 1 unit per 5 acres.

2.4 Consistency with the Comprehensive Growth Management Plan

Below is an excerpt from the CGMP describing Agricultural Ranchette development extracted from Policy 4.13A.3, CGMP, Martin County, Fla. (2019). The subject site is located west of the Sunshine State Parkway (Florida Turnpike) and is removed from urban services. The five-acre parcel fits the description of allowing one single-family dwelling unit per five gross acres.

Policy 4.13A.3. Agricultural Ranchette development. The FLUM identifies lands allocated for Agricultural Ranchette development. These lands are primarily located west of the Sunshine State Parkway and in the western part of Martin County surrounding Indiantown. The Agricultural Ranchette designation is intended to protect and preserve areas of Martin County generally located between the fringe of the agricultural heartland and the outer fringe of urban development. These areas are situated in locations removed from urban services, have developed at very sparse densities and maintain their original agricultural and rural character. The CGMP recognizes the primary value of these lands for small agricultural operations, recreational equestrian activities and small stables, rural residences and open space. It therefore assigns reasonable development options consistent with the existing and anticipated agricultural character in the area. A density of one single-family dwelling unit per five gross acres shall be permitted in areas designated for Agricultural Ranchettes.

Residential dwelling units on these lands should be related to the agricultural uses. Five-acre lots with this land use designation shall meet this requirement. This Plan recognizes the need to concentrate urban development near the urban core where facilities may be more economically provided, maintained and operated. These areas still require minimal levels of urban services, such as fire and emergency medical service, so Ranchette areas should be located adjacent to the Secondary Urban Service District.

The zoning regulations shall govern future development options in the areas designated for Agricultural Ranchette development and shall be consistent with the CGMP. Standards in the Land Development Regulations shall assure that future development is compatible with established uses sharing common lot lines to provide for smooth transitions in use and densities. All Agricultural Ranchette development shall have a maximum building height of 40 feet and maintain at least 50 percent of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists of open space.

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.”

As discussed in the Executive Summary, the site is permitted one mobile home unit and the proposed density will allow one single family residential unit. No actual change in density and no change in public facility impacts.

2.5.1.2. Drainage Facilities

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

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

Level of Service

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

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

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

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

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

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

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

2.5.1.3 Transportation

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

The proposed future land use change will not change the number of potential trips on the road network. One unit is currently permitted. One unit will be permitted in the future.

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. A change from Mobile Home to Agricultural Ranchette (up to 1 unit per 5 acres) will not reduce the level of service below capacity.

2.5.1.5. Parks/Recreation Facilities

Parks and recreation facilities are calculated on a countywide basis. The county has a total population in Fiscal Year 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 proposed amendment will not reduce active parks and recreation level of service below capacity.

	REQUIRED LOS	PROVIDED	CURRENT LOS
ACTIVE PARKLAND	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

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 153,353 persons. The proposed future land use change will not diminish the level of service below capacity.

	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. 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 future land use change will not impact school capacity. No change in density will occur through the proposed FLUM amendment.

2.5.2. Non-Mandatory Facilities

2.5.1.1. 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 future land use change will not impact the Library level of service.

3. FIGURES/ATTACHMENTS

Figure 1, Location Map

Figure 2, Current Requests Map

Figure 3, Past Changes Map

Figure 4, Soil Map