

PowerPoint Presentation

The background of the slide features abstract, overlapping purple geometric shapes, primarily triangles and polygons, in various shades of purple, creating a modern and dynamic design.

CPA 20-04

Pulte at Christ Fellowship
Text Amendment

Proposed Text Amendment

- Proposed amendment is to Policy 4.7A.14 to establish a site-specific exception for the 321 acre subject property at 10205 SW Pratt Whitney Road
- The proposed amendment would allow lots smaller than one-half acre for the site

- ▶ The amendment would exempt the site from Policy 4.7B.6 requiring residential development in SUSD to have lots larger than 0.5 acre
- ▶ Site is located within the SUSD but it already has access to water and sewer, provided by Martin County Utilities.



The following is the applicant's proposed amendment:

Policy 4.7A.14. Allowable development outside the Primary Urban Service District. The following forms of development are recognized exceptions to the general prohibitions on development outside of the Primary Urban Service District set forth in Policies 4.7A.1. through 4.7A.13.:

(1) The County landfill, parcel number 07-38-40-000-000-00020-7.

(8) Development on the parcels described in that certain deed recorded in Official Records Book 2571, Page 1380, of the Public Records of Martin County, Florida, consisting of 321 acres, more or less, and located south of Kansas Avenue and east of SW Pratt Whitney Road. In addition, Policy 4.7B.6 shall not be applicable to such parcels."

Staff Recommendation : Denial

- ▶ Staff's objection to the applicant's proposed text is that the last sentence is overly broad
- ▶ As an alternative, staff recommends modifying the applicant's proposed amendment to Policy 4.7A.14 and adding South Fork High School to the list of properties under Policy 4.7A.14
- ▶ Staff also recommends alternate proposal amending Policy 4.7B.6

Alternate Recommendation to Policy 4.7A.14

(8) Development on the parcels described in that certain deed recorded in Official Records Book 2571, Page 1380, of the Public Records of Martin County, Florida, consisting of 321 acres, more or less, and located south of Kansas Avenue and east of SW Pratt Whitney Road. In addition, Policy 4.7B.6 shall not be applicable to such parcels."

(9) South Fork High School.

Alternate recommendation to Policy 4.7B.6

Policy 4.7B.6. Criteria for change of designation. In areas designated as Secondary Urban Service Districts, where development is proposed that would contain ~~one-half-acre~~ lots smaller than one acre, or commercial and industrial uses, a change of designation to Primary Urban Service District (1) must be approved by the Board of County Commissioners as part of a future land use amendment and (2) must meet all the policies under Objective 4.7A relating to Primary Urban Service Districts, or as may be permitted in accordance with the Indiantown DRI consistent with Policy 4.1F.9.

A change of designation to Primary Urban Service District shall not be required for development of lots smaller than one acre, described in that certain deed recorded in Official Records Book 2571, Page 1380, of the Public Records of Martin County, Florida, and located south of Kansas Avenue and east of SW Pratt Whitney Road.

- ▶ Staff recommends adding text to Policy 4.7B.6 so that the specific site does not need to be included in the PUSD and may have lots less than one half-acre in size.
- ▶ Staff also recommends amending Policy 4.7B.6 to reference lots smaller than one acre
- ▶ Referencing one-acre lot sizes in Policy 4.7B.6 is more consistent with the CGMP policies (one acre minimum required in Chapter 10, Sanitary Sewer Service)

- ▶ Staff also recommends approval because the site is already served by centralized water and sewer service
- ▶ Lot size requirements in these policies are related to the use of septic systems in the SUSD
- ▶ However, since the subject site already has access to centralized water and sewer lines, applicants for development approval are **required** to connect
- ▶ Where centralized water and sewer service is provided, neither one-acre nor one half-acre minimum lot sizes appear necessary
- ▶ Considering all these factors, staff recommends approval of the alternative proposal provided by staff