

# **CPA 19-5**

## **KL Waterside Text**

October 13, 2020

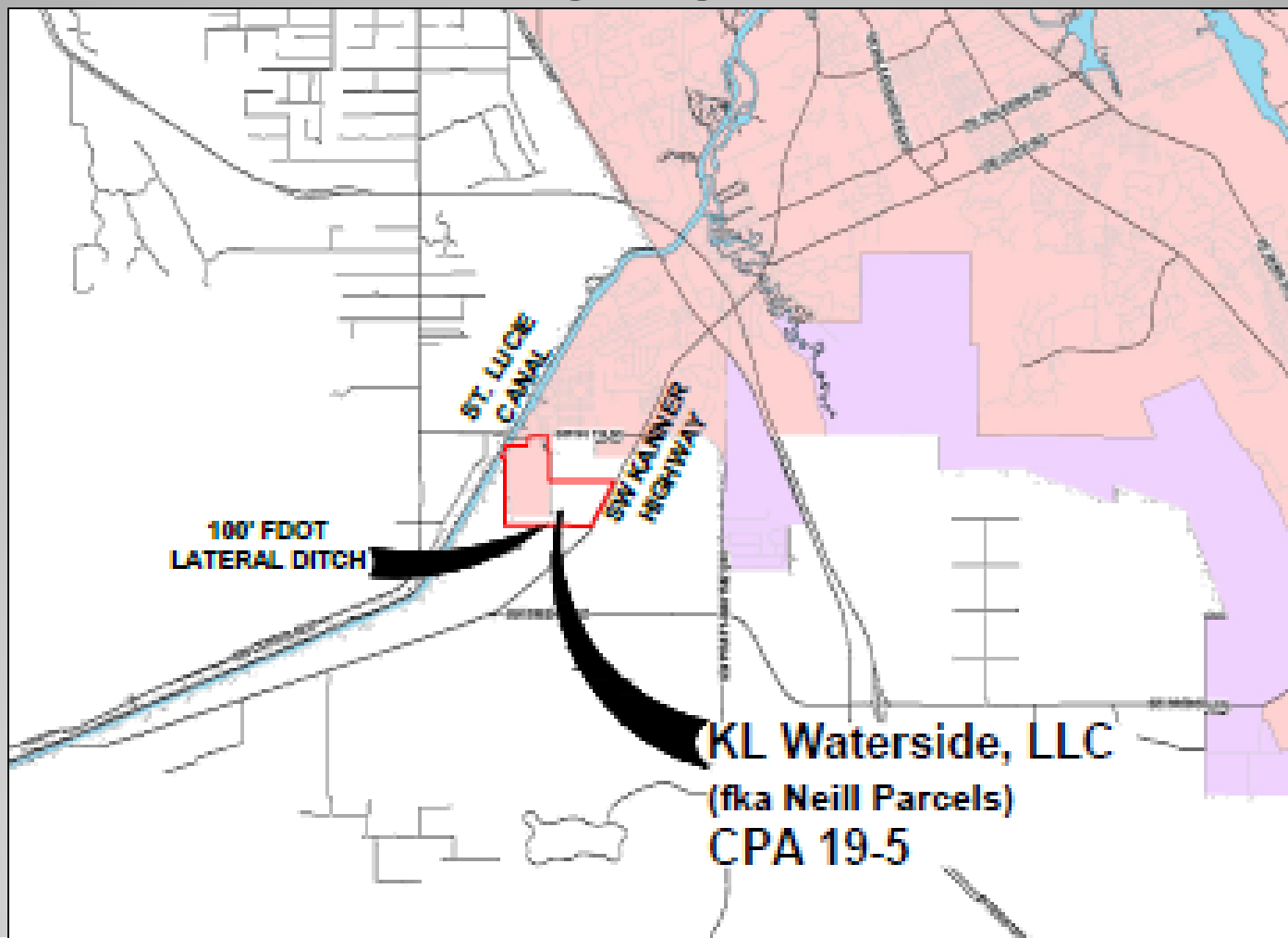


## Text changes:

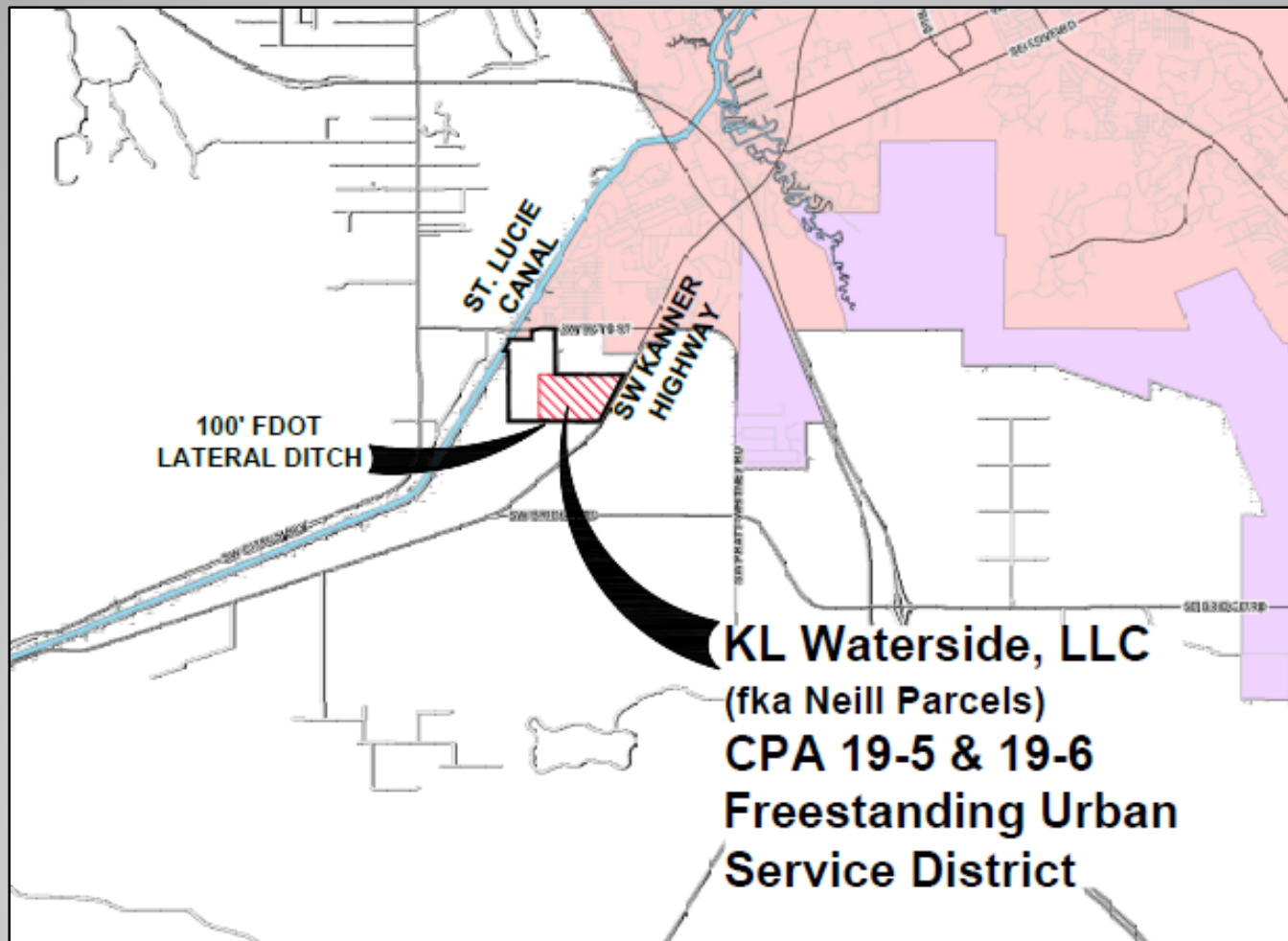
Creation of a Freestanding Urban Service District and contraction of the existing Primary Urban Service District, requires amending:

- Chapter 4, Future Land Use, Figure 4-2, Urban Service Districts
- Chapter 11, Potable Water Element,
- Figure 11-1, Areas Currently Served by Regional Facilities
- Figure 11-2, Potential Service Areas

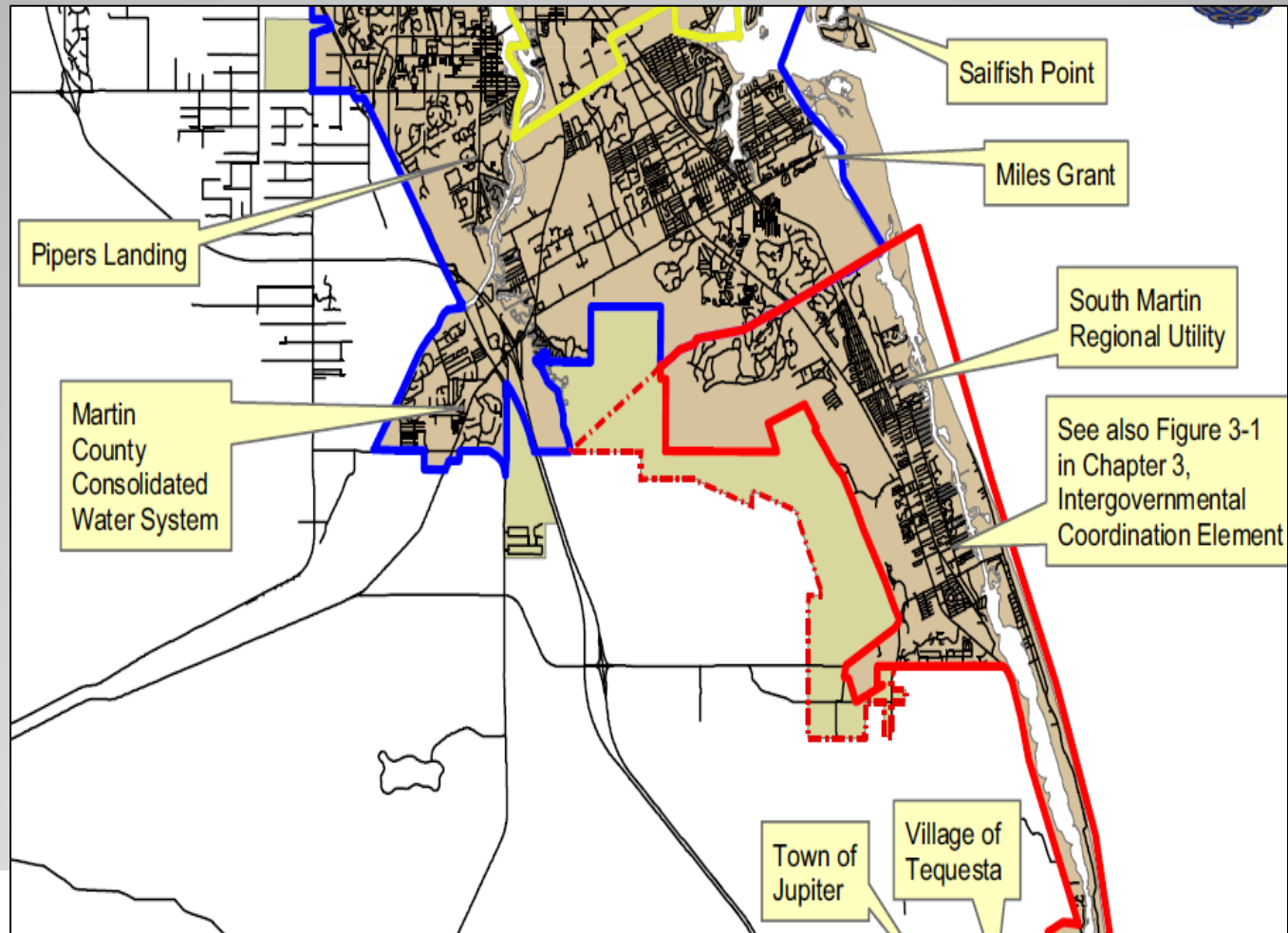
## Existing Figure 4-2



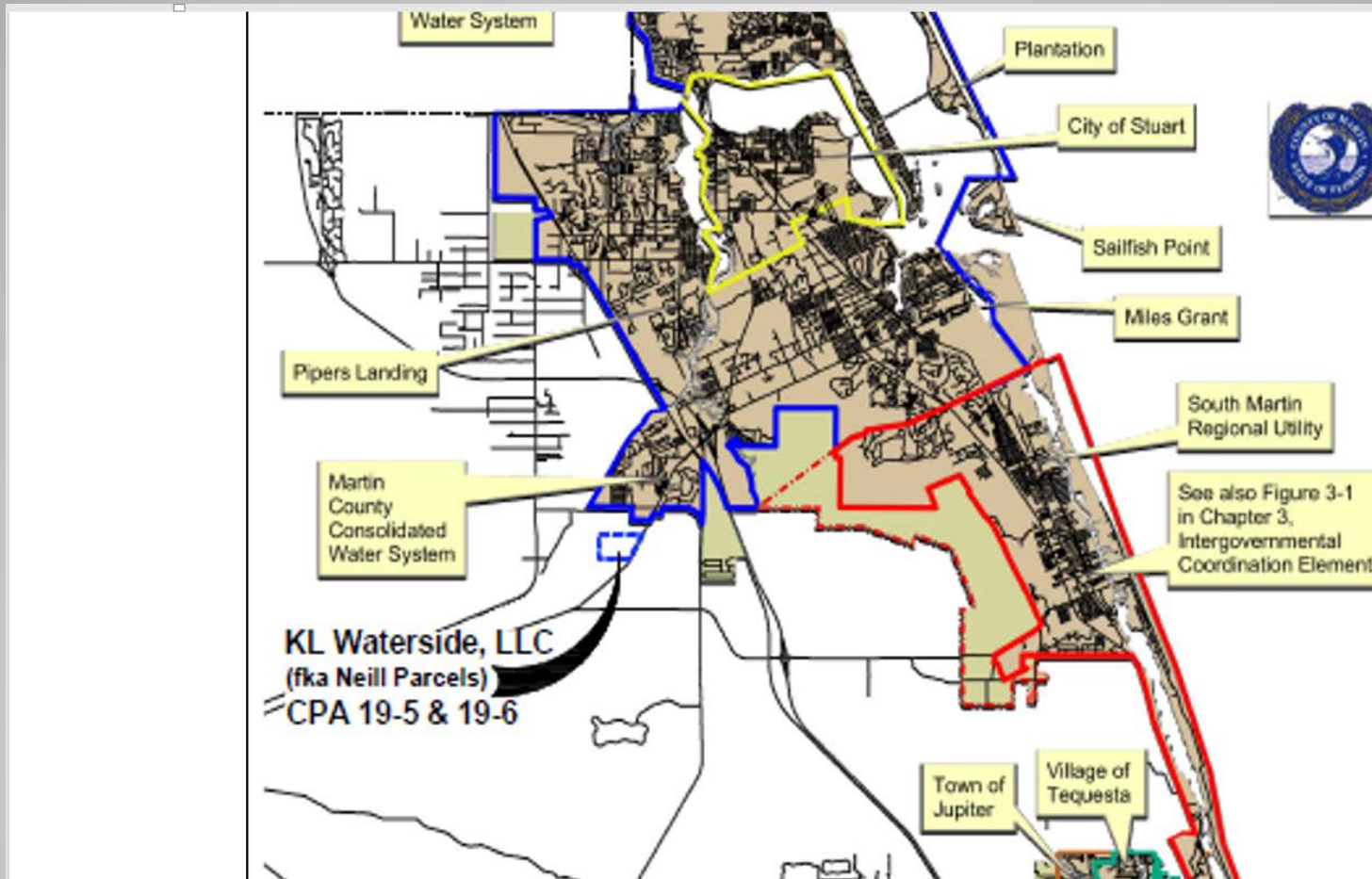
## Proposed Figure 4-2



# Existing Figure 11-1, Areas Currently Served by Regional Utilities

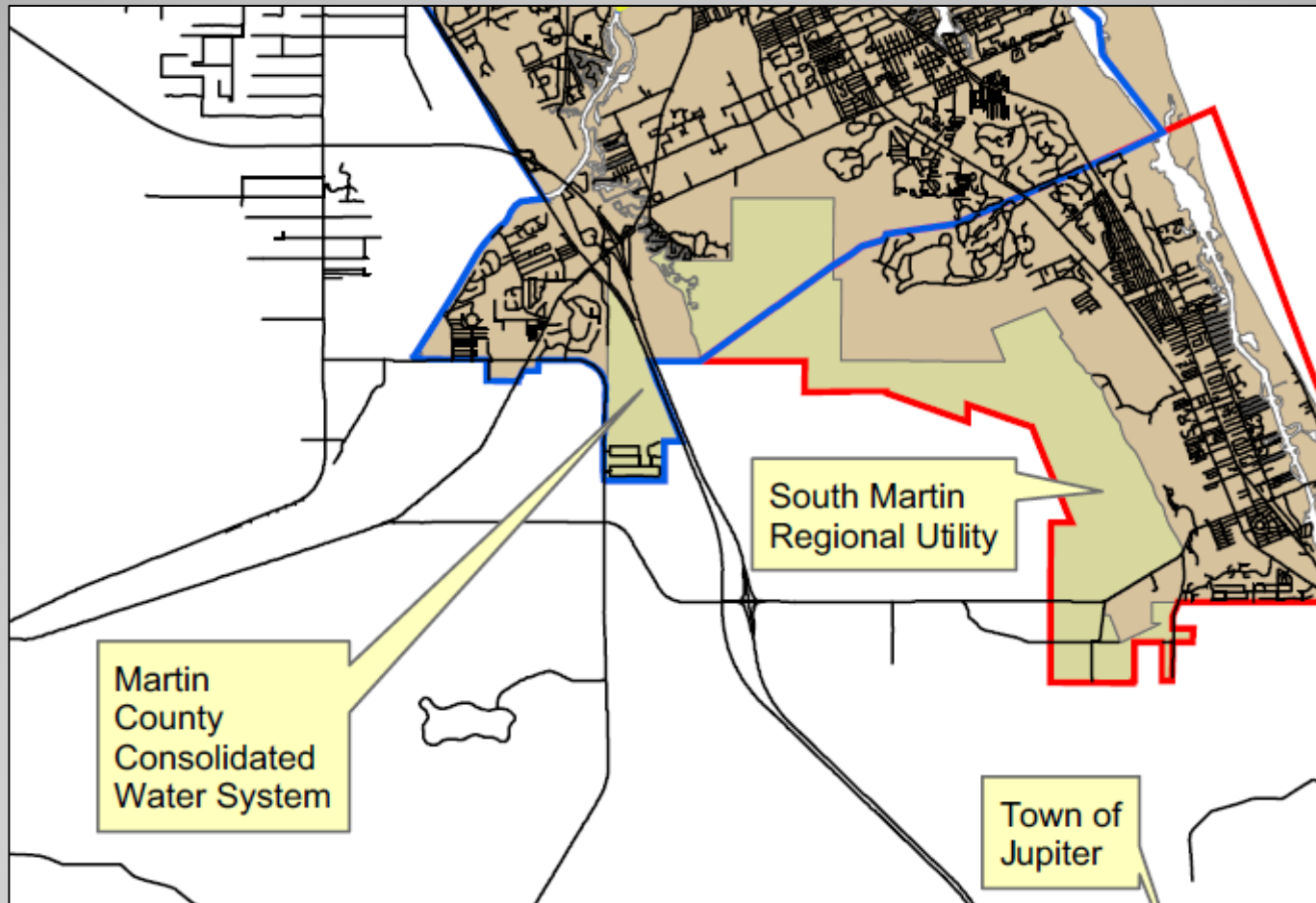


# Proposed Figure 11-1

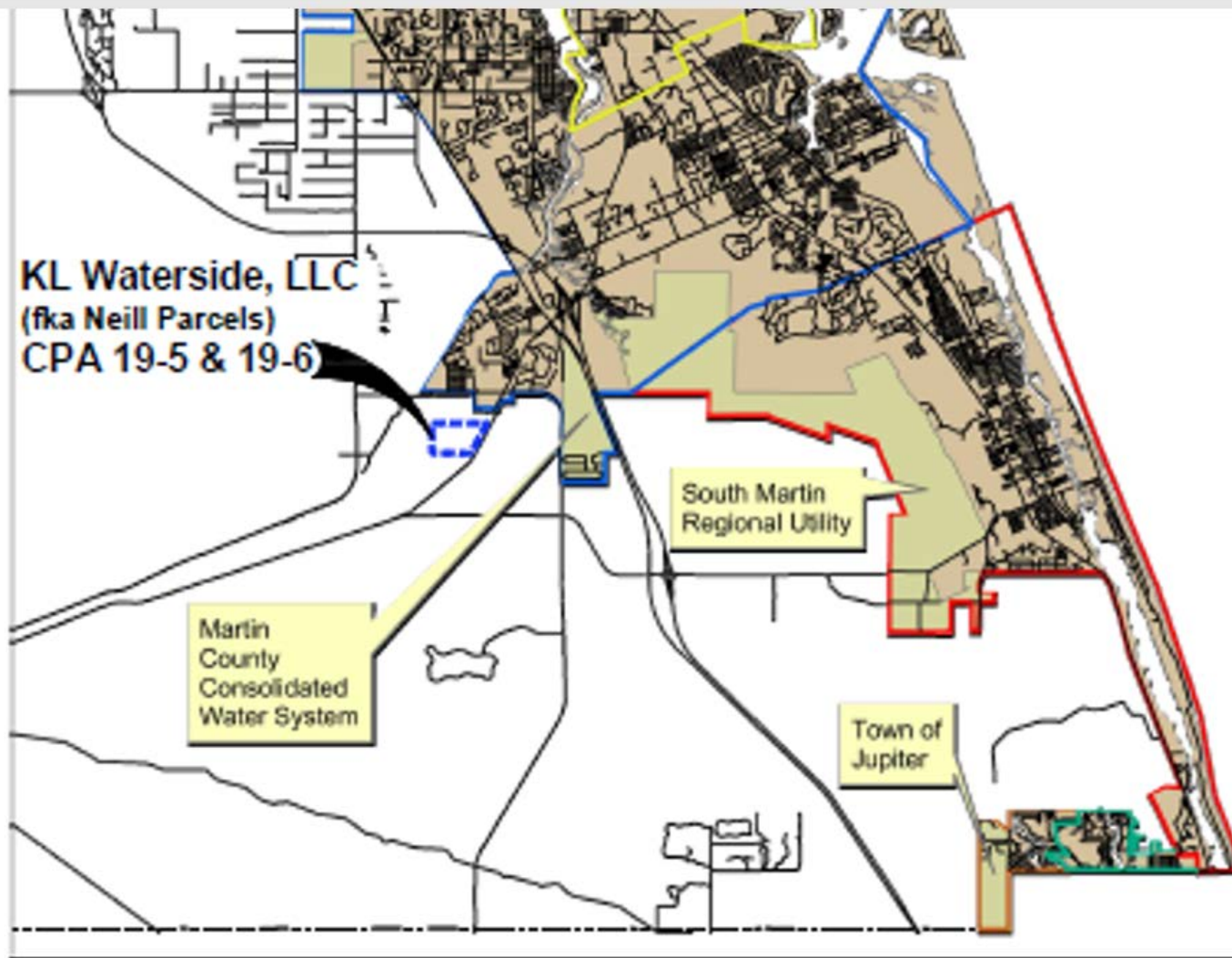




## Existing Figure 11-2, Potential Service Areas



## Proposed Figure 11-2





## Chapter 4

- Policy 4.13A.10 describes Industrial future land use and permits Freestanding Urban Service District for industrial development
- Amendment to Policy 4.13A.10 proposed to identify 250 acres in the subject site

## Policy 4.7A.7

- Provides 8 criteria for considering the alteration of the PUSD
- Consistent with all 8 criteria
- Same public services and facilities will be provided to the Freestanding Urban Service District as provided to the existing land in the PUSD

# Policy Changes

- Policy 4.7A.14
- Policy 4.7A.3
- Policy 4.7A.3.1
- Provide site specific exceptions to the general prohibition on development outside the PUSD.
- Permit water and sewer service extending to the Freestanding Urban Service District.
- Changes to these policies are necessary for internal consistency

## Sub-area Policy Changes

- Policy 4.1B.2. *Analysis of availability of public facilities*
- The site currently has sub-area policies (Chapter 4) controlling development of the existing Industrial and Waterfront Commercial lands.
- Proposed changes are all site-specific.
- Not applicable to Industrial future land use elsewhere in Martin County.

## Policy 4.1B.(2) Sub-area policy

The development of the tract of real property described in the Warranty Deed recorded in OR Book ~~2239~~3124, Page ~~2498~~1023, Public Records of Martin County, Florida, shall be restricted and managed as follows:

- (a) Uses on the subject property shall be limited to nonresidential uses. Residential uses shall not be permitted.
- (b) Uses on the property shall be consistent with the future land use designations for the property and the applicable land use policies of the Martin County Comprehensive Growth Management Plan (CGMP).



## Proposed change

(c) ~~The maximum intensities of uses on the subject property contained within a building or buildings shall not exceed 1,600,000 square feet.~~ The net inbound AM peak hour trips generated by all uses shall be limited to 950 trips.

- Staff recommends vehicle trips instead of square feet when considering impact to roads.
- LPA recommends additional clarification. Staff offers the following replacement text.

## Proposed change

(c) The net inbound AM peak hour trips generated by all uses on the subject property shall be limited to 950 trips, as demonstrated during the submittal of a final site plan by the requirements set forth in the Martin County Land Development Regulations Article 5, Adequate Public Facilities, Division 3, Traffic Impact Analysis.

## Proposed change

(d) All future applications for development approval within the Industrial future land use category shall be processed as a Planned Unit Development (PUD) or as a major or minor development pursuant to the LI zoning district.

- Staff recommends future applications be processed as a PUD.

## Proposed change

(e) ~~The maximum intensities of all uses contained within a building or buildings shall not exceed 500,000 square feet on the subject property (of which up to 25,000 square feet may be in marina uses) prior to December 1, 2015.~~ Warehouse and distribution facilities shall be allowed a building footprint up to 1,050,000 square feet.

## Proposed change

(f) Notwithstanding Policy 2.1A.1(3) and Policy 4.13A.10, warehouse and distribution facilities shall be allowed a maximum building height of 47 feet. Only nonhabitable structures shall be allowed above 40 feet.

- Following the LPA hearing, the applicant proposed adding the highlighted sentence above.
- Applies only to the warehouse and distribution facilities within the site.



## Proposed change

- Article 3, Section 3.14.B of the Land Development Regulations provides exceptions to the 40-foot height for nonhabitable structures used exclusively for agricultural and industrial processes.
- It is not clear how the upper portion of a structure will be nonhabitable and the lower section will be habitable.
- Staff cannot recommend approval of subsection (f), as proposed.

## Proposed change

(g) Truck traffic generated by the Industrial future land use category shall be prohibited from accessing SW 96<sup>th</sup> Street.

- Staff offers the following revised text.

(g) All traffic generated by the Industrial future land use designation shall be prohibited from entering or exiting the subject property from SW 96<sup>th</sup> Street.

# Staff recommendation

- Staff recommends approval of changes to the Figure 4-2, Urban Service District; 11-1, Areas Currently Served by Regional Utilities; and 11-2, Potential Service Areas.
- Staff recommends approval of the proposed changes to Policy 4.13A.10, *Industrial development*; Policy 4.7A.14 *Allowable development outside the Primary Urban Service District*; Policy 4.7A.3 *Exceptions to location in the Primary Urban Service District*; and Policy 4.7A.3.1.

# Staff recommendation

- Policy 4.1B.2. *Analysis of availability of public facilities – sub-area policies*
- Staff offers revised text and recommends approval of some of the sub-area policy changes.
- Staff does not recommend approval of all sub-area policy changes.

**Questions?**