

CPA 19-5

KL Waterside Text

October 20, 2020

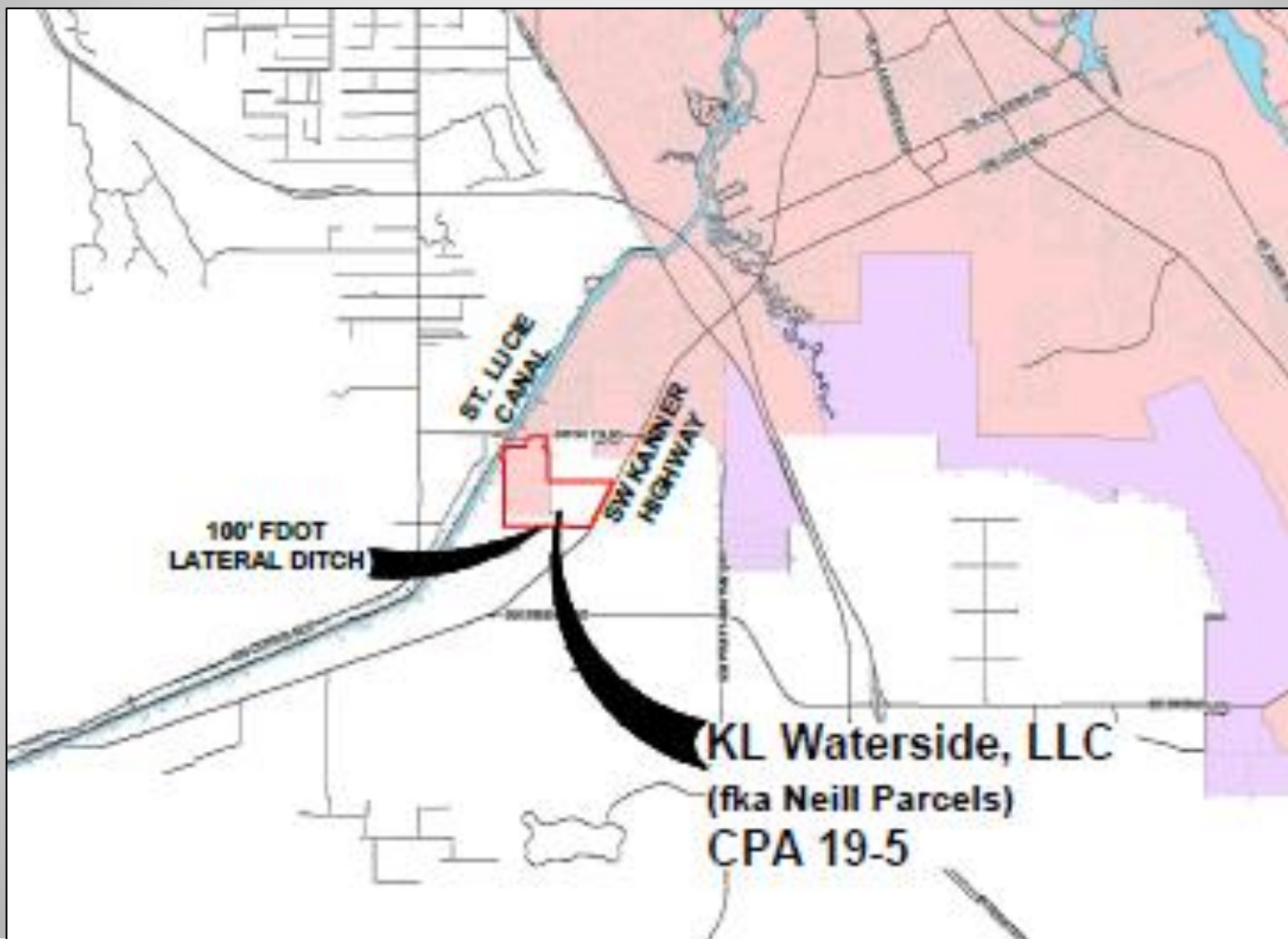


Text changes:

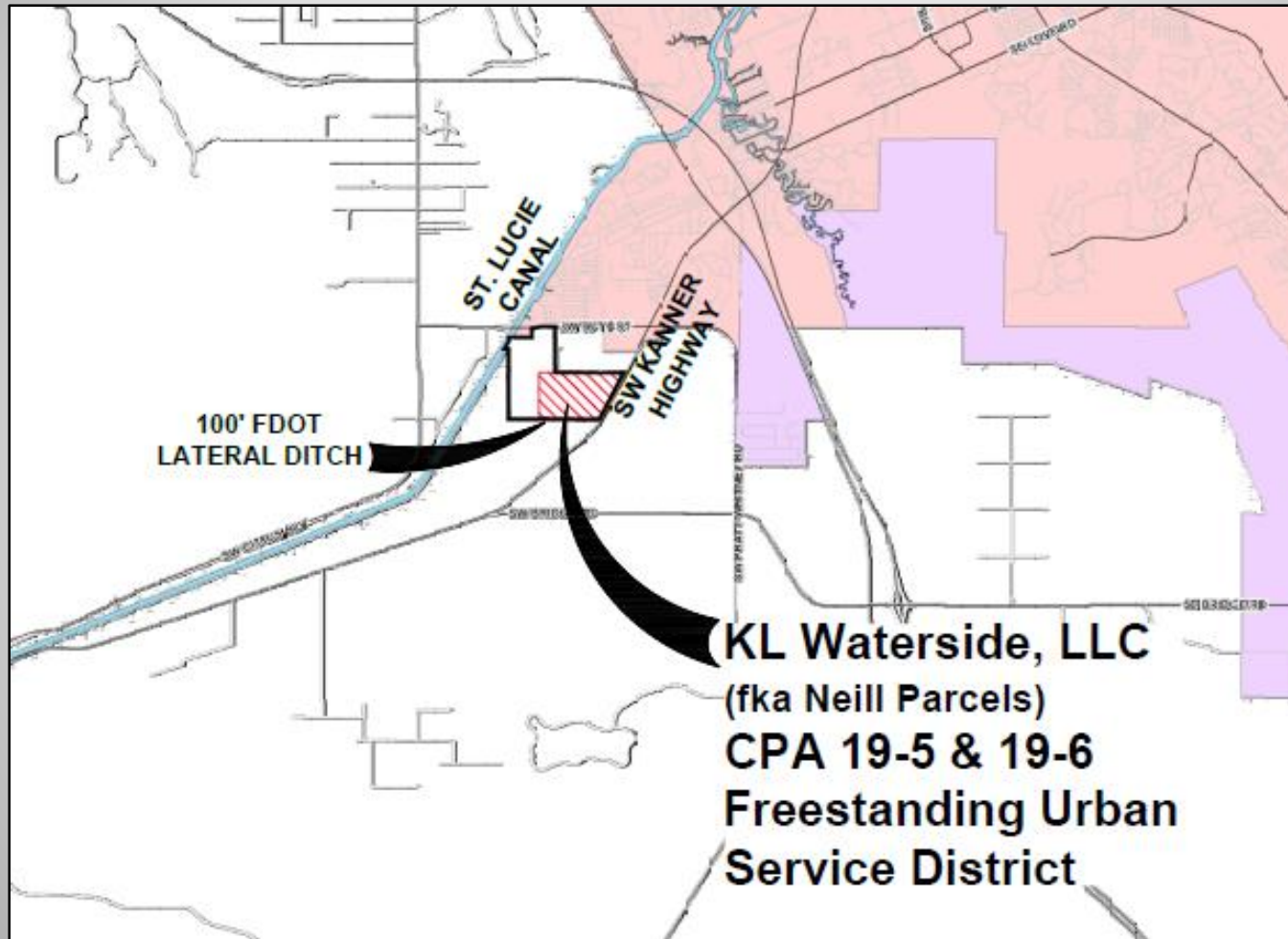
Creation of a Freestanding Urban Service District and contraction of the existing Primary Urban Service District, requires amending:

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

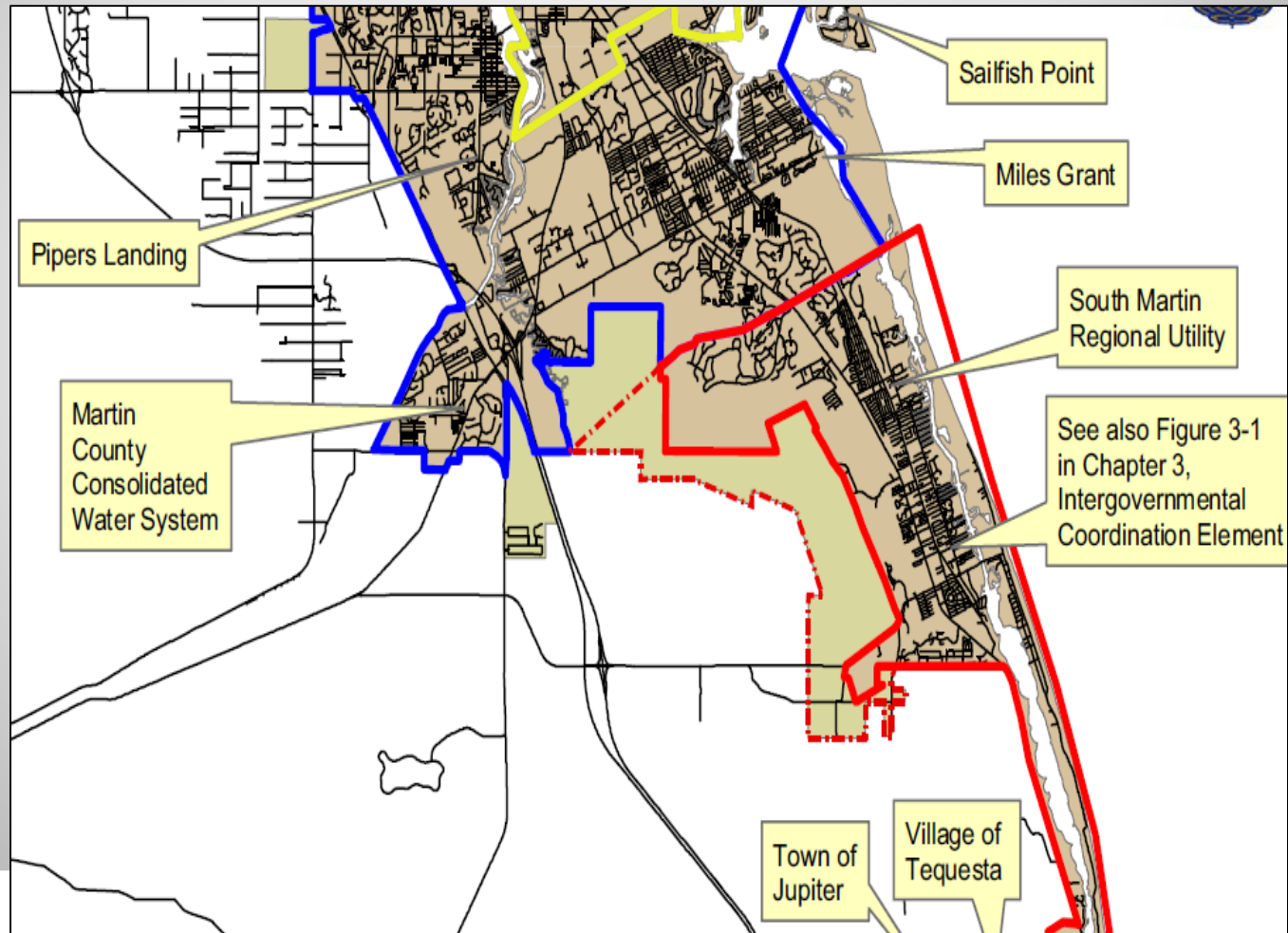
Existing Figure 4-2



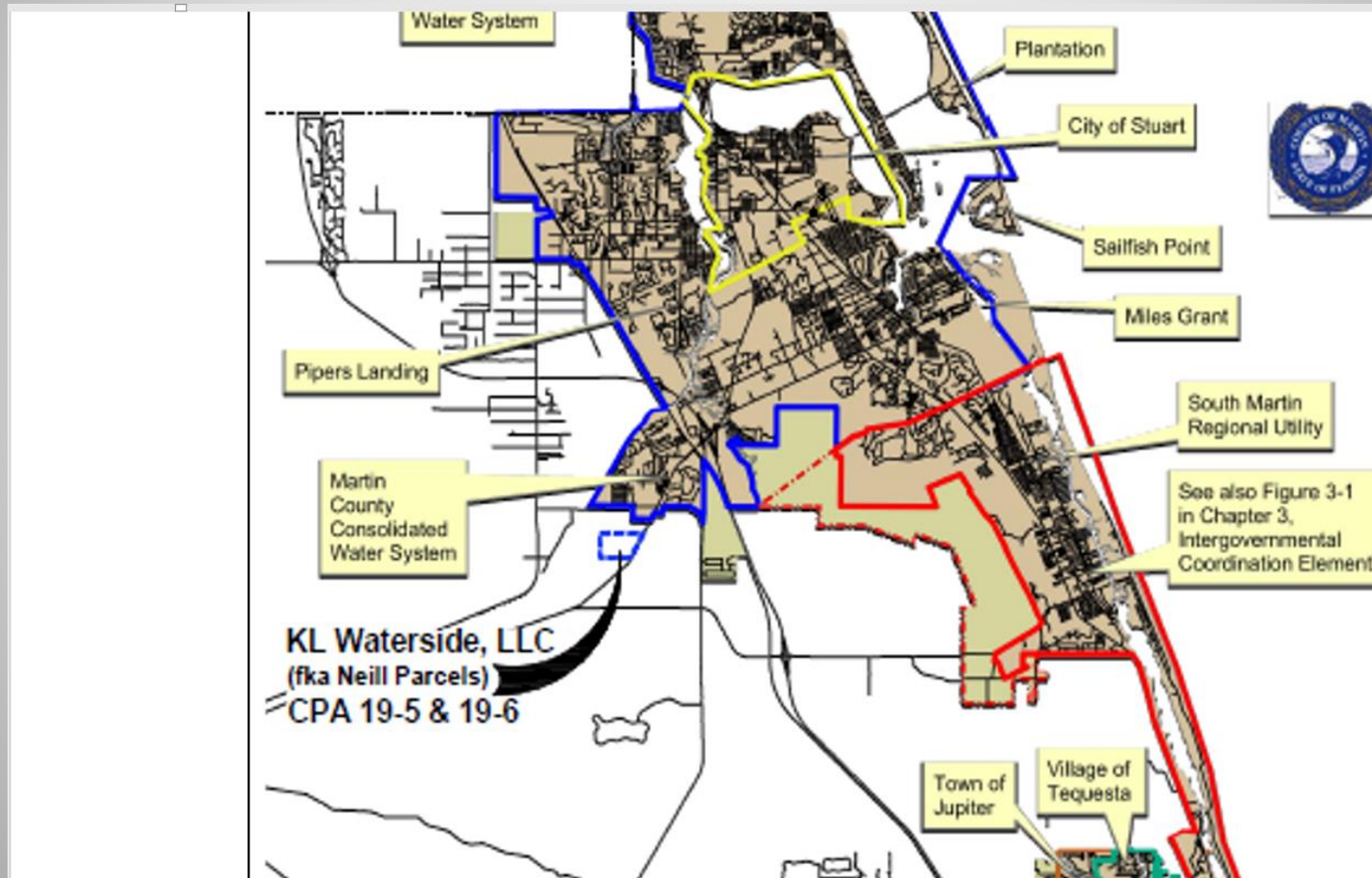
Proposed Figure 4-2



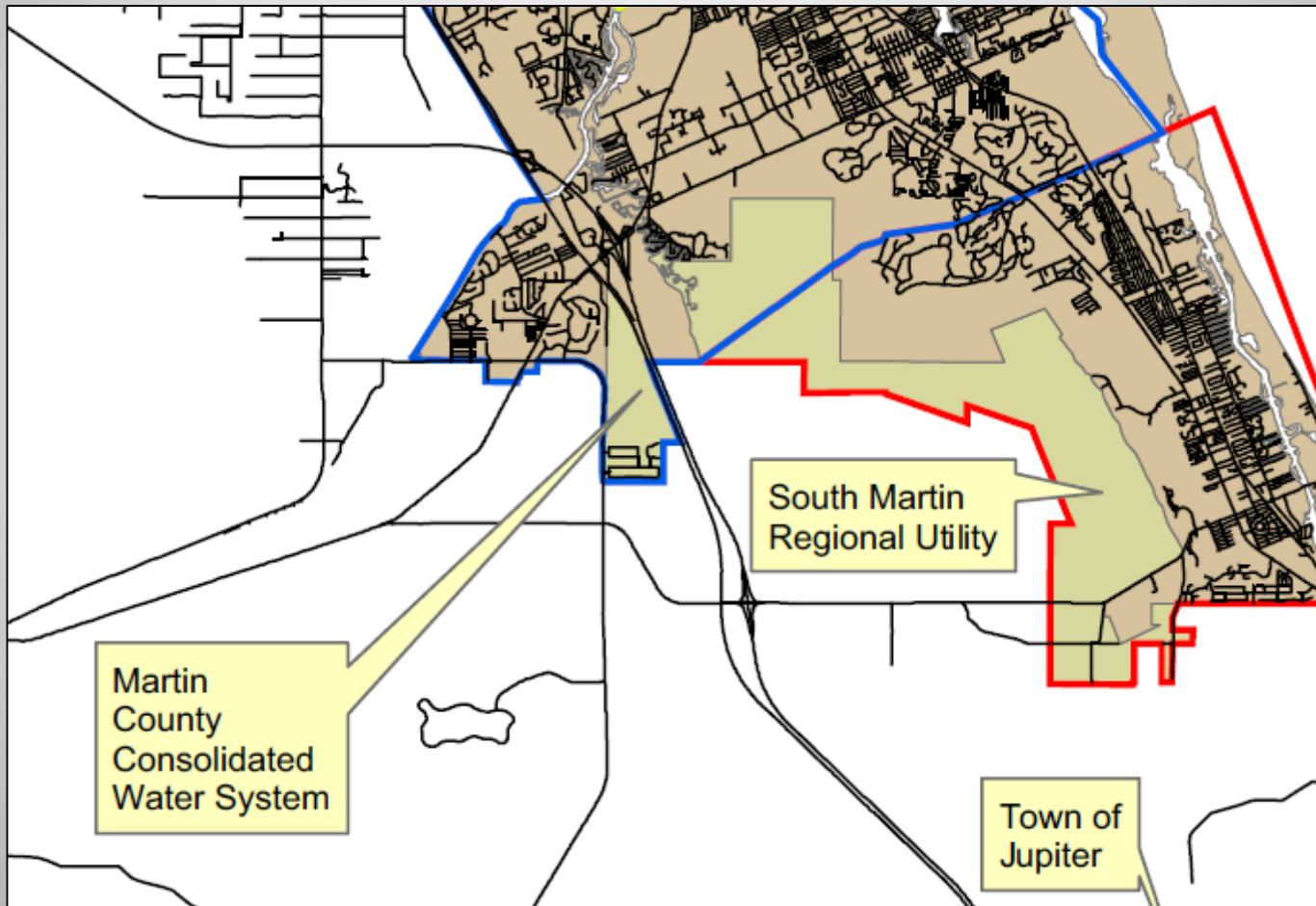
Existing Figure 11-1, Areas Currently Served by Regional Utilities



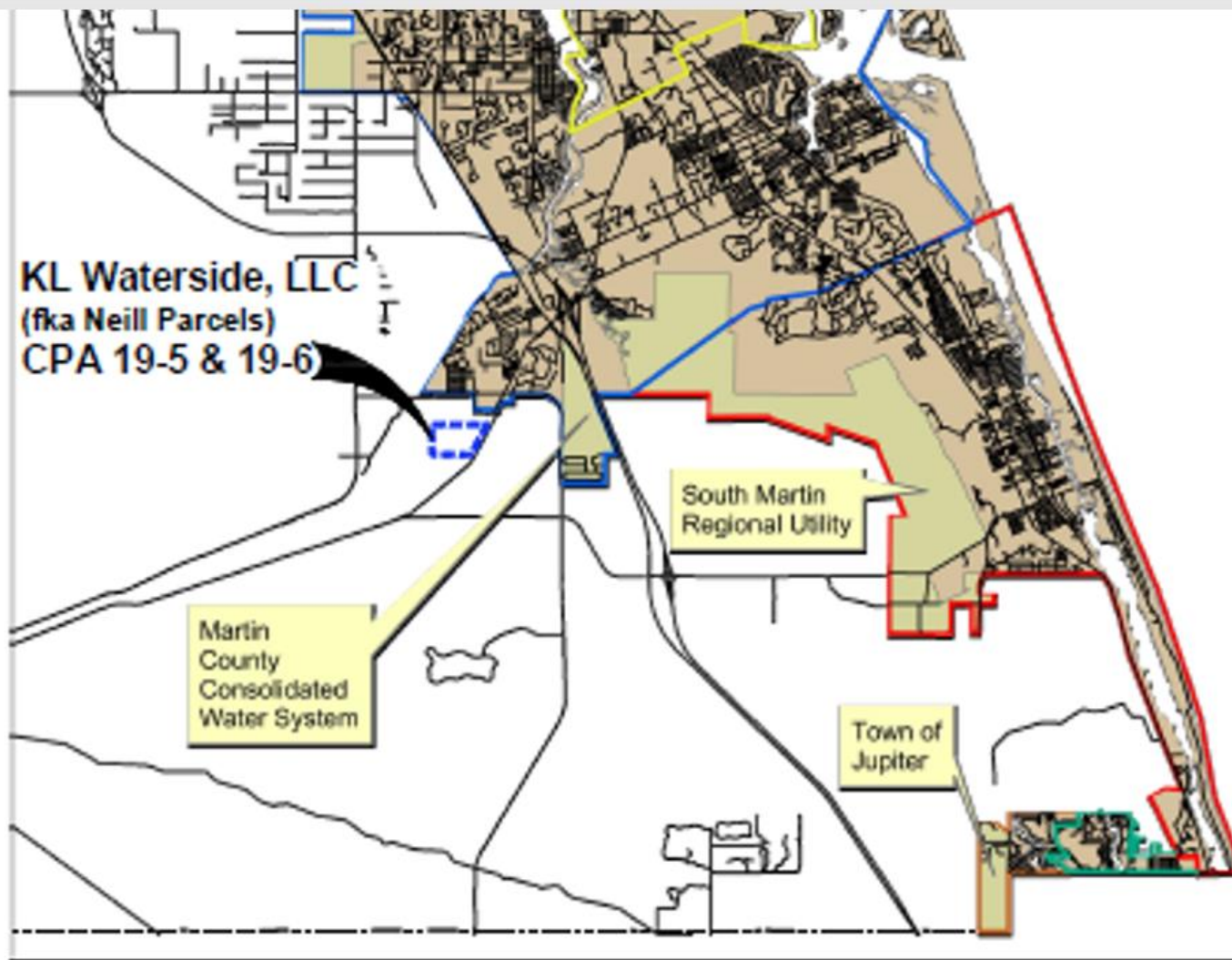
Proposed Figure 11-1



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 as a freestanding urban service district.

Policy 4.7A.7

- Requires considering 8 criteria for any alteration of the PUSD.
- Consistent with all 8 criteria.

No net change

- Approx. same public services and facilities will be needed for the Freestanding Urban Service District as the existing land in the PUSD.
- PUSD acreage decrease equal to proposed Freestanding Urban Service District.
- No change in Agricultural acreage.

Policy Changes

- Policy 4.7A.14
- Policy 4.7A.3
- Policy 4.7A.3.1
- Changes to these policies are necessary for internal consistency. Same text in all three policies.
- Permit water and sewer service to the Freestanding Urban Service District.
- Provide site specific exceptions

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 industrial development described in Ordinance XXX within 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:

No change

(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, as demonstrated during the review of final site plans consistent with article 5, Adequate Public Facilities Division 3, Traffic Impact Analysis, Land Development Regulations.

- Staff recommends vehicle trips instead of square feet when considering impact to roads.

No change

The applicant had proposed changes to this subsection. As of October 19, no changes are proposed. The following is existing Plan text.

(d) All future applications for development approval shall be processed as a Planned Unit Development (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.~~ A warehouse or distribution facility shall not exceed a building footprint up to 1,050,000 square feet.

Proposed change

(f) Notwithstanding Policy 2.1A.1(3) and Policy 4.13A.10, the maximum building height is measured from the finished floor of the front elevation (not including drop for truck loading docks/ramps) to mean height between the roof deck at the parapet or exterior wall to the ridge of the roof for a warehouse or distribution facility shall not exceed 47 feet.

Proposed change

- Staff cannot recommend approval of subsection (f).
- The proposed height will apply to a habitable industrial building of over 1 million square feet.
- The proposal is a substantial policy change.

Proposed change

(g) No final site plan shall be approved, which provides access to SW 96th Street from that portion of the property designated as Industrial on the Future Land Use Map, unless it is restricted to provide access for emergency purposes only.

Staff recommendation

Staff recommends approval of changes to

- Figure 4-2, Urban Service District;
- Figure 11-1, Areas Currently Served by Regional Utilities; and
- Figure 11-2, Potential Service Areas.
- All proposed text changes except, subsection (f) concerning building height.
- The LPA voted 2-2 on an earlier draft of the proposed text.

Questions?