

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

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REQUEST NUMBER: CPA 19-19 Pulte at Christ Fellowship

Report Issuance Date: December 10, 2020

APPLICANT: Christ Fellowship Church, Inc.
Company Rep: Leo Abdella

REPRESENTED BY: Cotleur & Hearing
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PLANNER-IN-CHARGE: Maria Jose, M.S., Planner
Growth Management Department

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	12/19/19	LPA voted 2-1 recommending approval
Board of County Commission Transmittal:	9/29/20	BCC voted 4-1 approving transmittal
Board of County Commission Adoption:	4/13/21	

SITE LOCATION: The 321 acre parcel is located at 10205 SW Pratt Whitney Road in Stuart, west of the Florida Turnpike, east of SW Pratt Whitney Road and north of SW Bulldog Way.

APPLICANT REQUEST: The request is for a comprehensive plan amendment to the Future Land Use Map (FLUM) to change the parcel from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre) along with a concurrent separate application to rezone from RE-2A to Planned Unit Development.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed FLUM change from Rural Density Residential future land use (up to 1 unit per 2 acres), to Residential Estate Density (up to 1 unit per acre).

EXECUTIVE SUMMARY:

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



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

The current future land use designation of the site, Rural Density Residential, permits a maximum of 1 unit per 2 acres (0.5 per acre). Assuming no other development on the site, this could permit a maximum of 160 residential units.

This staff report will consider Residential Estate Density future land use which allows a maximum density of 1 unit per acre (or up to a maximum 321 units) 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 321 acres. The parcel is within the following:

Planning District: Mid County.

Adjacent Planning District: South County.

Commission District: District 3.

Taxing District: District 3 Municipal Service Taxing Unit.

Urban Service District: Yes, the subject property is located within the Secondary Urban Service District (SUSD)

1.2 Major Roadways

The major roadways closest to the subject parcel are SW Pratt-Whitney Rd., which is a minor arterial road, east of the parcel and SW Bulldog Way, which is a minor collector road, south of the parcel. The closest major arterial road is SW Kanner Hwy, located east of the subject site. Another

major roadway near the subject parcel is SW Bridge Road, a minor arterial road, located further south of the subject 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 19-09, Realty Trust Parcels, is a request to amend the FLUM on 9.5 acres on SE Willoughby Boulevard, north of SE Salerno Road, changing the parcel from Rural Density Residential (1/2 unit per acre) to Commercial Office/Residential.
- C. CPA 19-11, Cove/Salerno Partners, is a request to amend the FLUM on 47.12 acres located just east of Kanner Highway, between Cove and Salerno Roads, changing the land from Residential Estate Density (2 units per acre) to Low Density Residential (5 unit per acre).
- D. CPA 19-13, Jensen Beach FLUM, is a request to amend the FLUM on 67 acres comprising the Jensen Beach CRA. The amendment of the FLUM will be accompanied by revised Land Development Regulations and text amendments to the Comprehensive Plan. Future Land Use Map Amendments are planned for each of the other five Community Redevelopment Areas.
- E. 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 1,909.1 acres.
- F. CPA 19-17, 1545 and 1565 NW 9th Avenue, is a request to amend the FLUM on two lots with split future land use designations—General Commercial and Low Density Residential on each lot. The request is to designate the entirety of the lots General Commercial.
- G. CPA 19-18, Tradewinds at Hobe Sound, is a request to amend the FLUM on 13.3 acres located between SE Federal Highway and SE Dixie Highway, just north of SE Dharlys Street, changing the land from Medium Density Residential (7.8 acres), Commercial Office/Residential (1.92 acres) and Limited Commercial (3.89 acres) to High Density Residential.
- H. CPA 19-20, Tucker Commons, is a request to amend the FLUM on 0.75 acres on SW Mapp Road, changing the land from Commercial Office/Residential and Low Density Residential to General Commercial.
- I. CPA 19-22, Publix Supermarket, is a request to amend the FLUM on a 6 acre portion of a 16.72 acre parcel from Agricultural to General Commercial, located at the southeast corner of SW Kanner Hwy and Pratt Whitney Road, in Stuart. The applicant, under a concurrent text amendment, proposes to expand the Primary Urban Service District on approximately 7.57 acres within the larger 16.72 acres.
- J. 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).

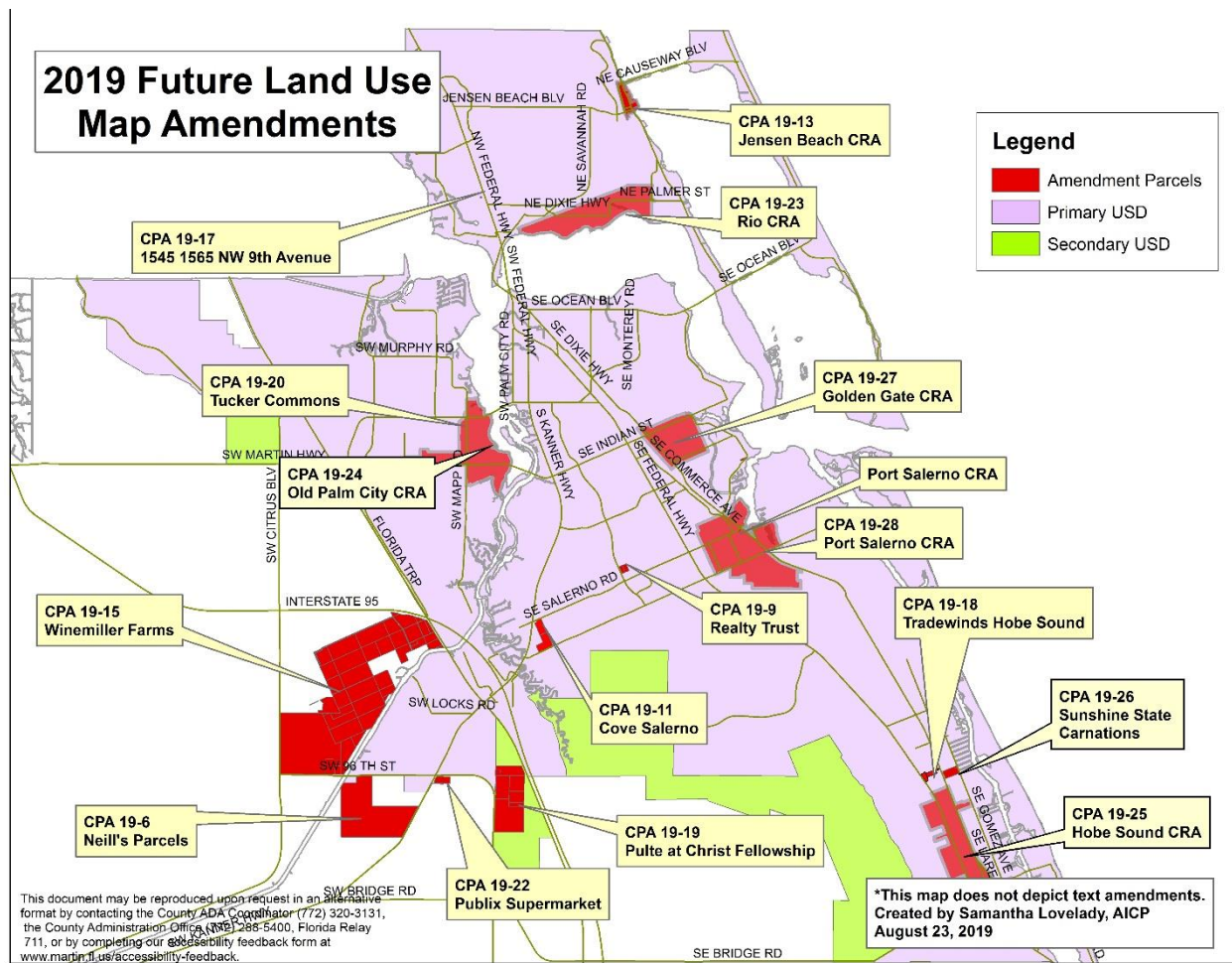


Figure 2, a map that depicts the current FLUM amendment requests.

1.4. Past Changes in Future Land Use Designations

There have been some changes in the surrounding area. Since adoption of the Comprehensive Growth Management Plan in 1982, some amendments to the FLUM have occurred in the immediate area. See Figure 3, where the following list of adopted amendments is labeled. The adopted amendments are summarized below.

- A. CPA 05-11, Klein, Ordinance 680: A FLUM amendment for 1.75 acres located on the southwest corner of the intersection of CR 76A (SW 96th Street) and SR 76 (Kanner Hwy.), changing the parcel from Commercial Office/Residential to Limited Commercial.
- B. CPA 07-16, Ranch Trail, Ordinance 764: A FLUM amendment for the 145 acres located along S.W. Ranch Trail, S.W. 21st Drive, S.W. 18th Avenue and S.W. 23rd Avenue in the Tropical Farms Area, changing the land from Residential Estate Density (allowing a maximum of two units per acre) to Rural Heritage (allowing a maximum of one unit per two acres).
- C. CPA 99-02, Tropical Farms Utilities, Ordinance 554: A FLUM amendment for a +/- 15.24 acres located between SR 76 and the Florida Turnpike, changing the parcel from Rural Density Residential and Estate Density Residential (2 upa) to Institutional General.
- D. CPA 05-1, Public Lands - Tropical Farms, Ordinance 685: A FLUM amendment for 88 acres of land lying adjacent to the Florida Turnpike just south of the intersection at Kanner Hwy

and the Turnpike, changing the parcel from Rural Density to Institutional General.

- E. CPA 10-19, 7th Edition, Ordinance 876: A FLUM amendment for approximately 249 acres located south of SW 96th Street and west of SW Kanner Hwy, changing the land from Agricultural to Marine Waterfront Commercial (75 acres) and Industrial (174 acres).
- F. CPA 10-23, Atlantic Ridge (State Park), Ordinance 887: A FLUM amendment for 5,747 acres of land lying east of east of Interstate 95, north of SE Bridge Road, and south of SE Cove Road changing the land from Low Density Residential, Residential Estate Density, Rural Density and Agricultural Ranchette to Institutional Recreational.

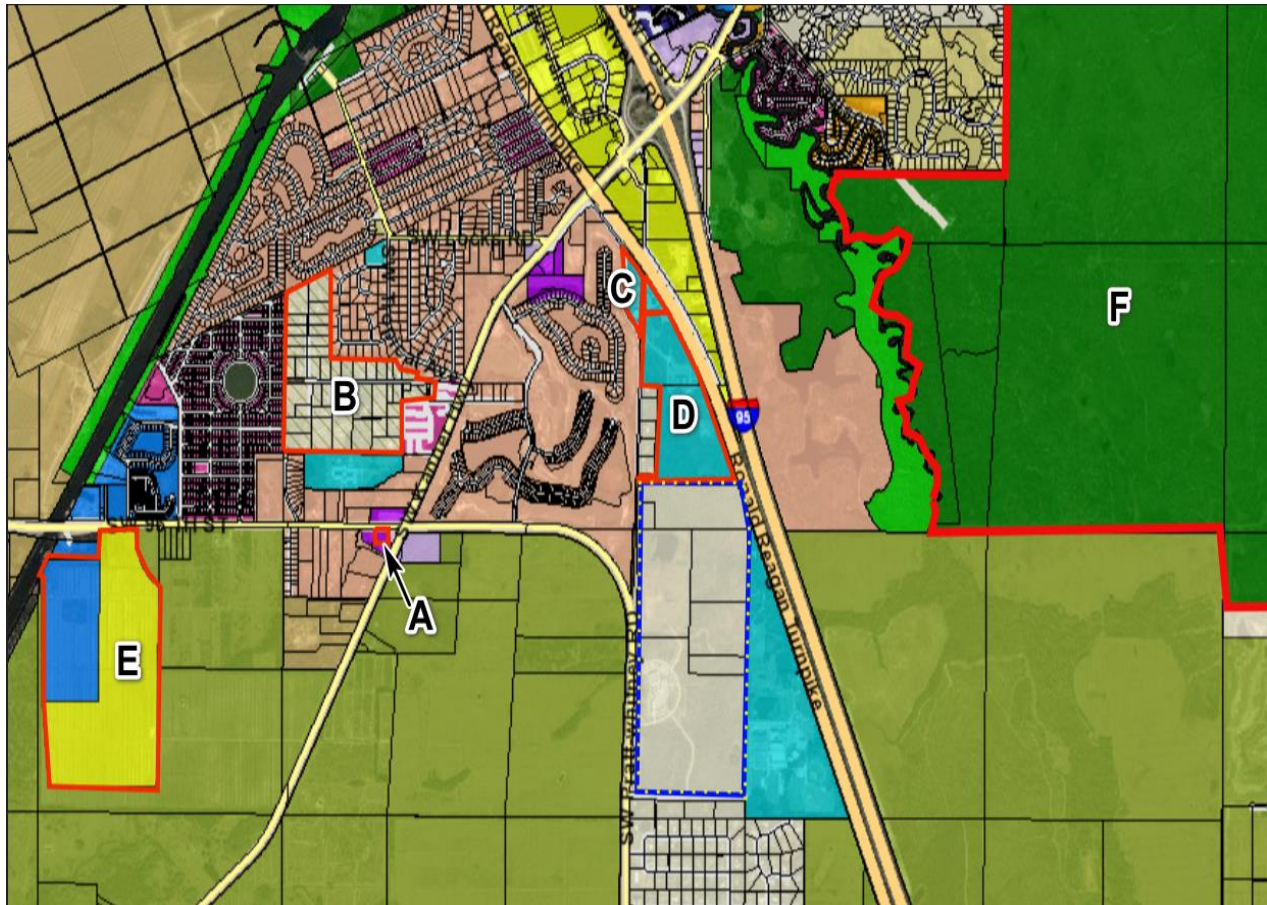


Figure 3. This shows the subject site, outlined in blue and yellow. The labeled parcels outlined in red represent past amendments that have been adopted.

Proposed but not adopted, or repealed

The following is a list of amendments that were proposed and not adopted. One was adopted and then repealed. Please see Figure 4.

- A. CPA 03-6 Harmony proposed changing 4,579 acres from Agricultural to Agricultural Ranchette.
- B. CPA 10-1 St. Lucie Partners, Ordinance 878, adopted a change from Agricultural to Agricultural Ranchette on 3,902 acres. Concurrently, Ordinance 879 adopted text changes creating a sub-area policy on the same 3,902 acres as described in Ordinance

878. Both ordinances were repealed later. CPA 12-11 Ordinance 921 repealed both Ordinances 878 and 879 regarding St. Lucie Partners text amendments and changed 3,902 acres back to Agricultural.

- C. CPA 11-1 Groves 14 proposed changing 75 acres from Rural Density to Agricultural Ranchette and 1,682 acres from Agricultural to Agricultural Ranchette.
- D. CPA 12-1 Hobe Grove DRI proposed changing 2,823 acres from Agricultural to a new future land use designation called Hobe Grove.
- E. CPA 12-4 Harmony DRI proposed changing 2,700 acres from Agricultural to a new future land use designation, Harmony DRI.
- F. CPA 12-6 Extreme Sports proposed changing 114 acres from Agricultural and Expressway Oriented Transient Commercial Service Center to a new future land use designation called Extreme Sports Water Ski Park and Hotel. This amendment was denied by the Board of County Commissioners July 10, 2012.

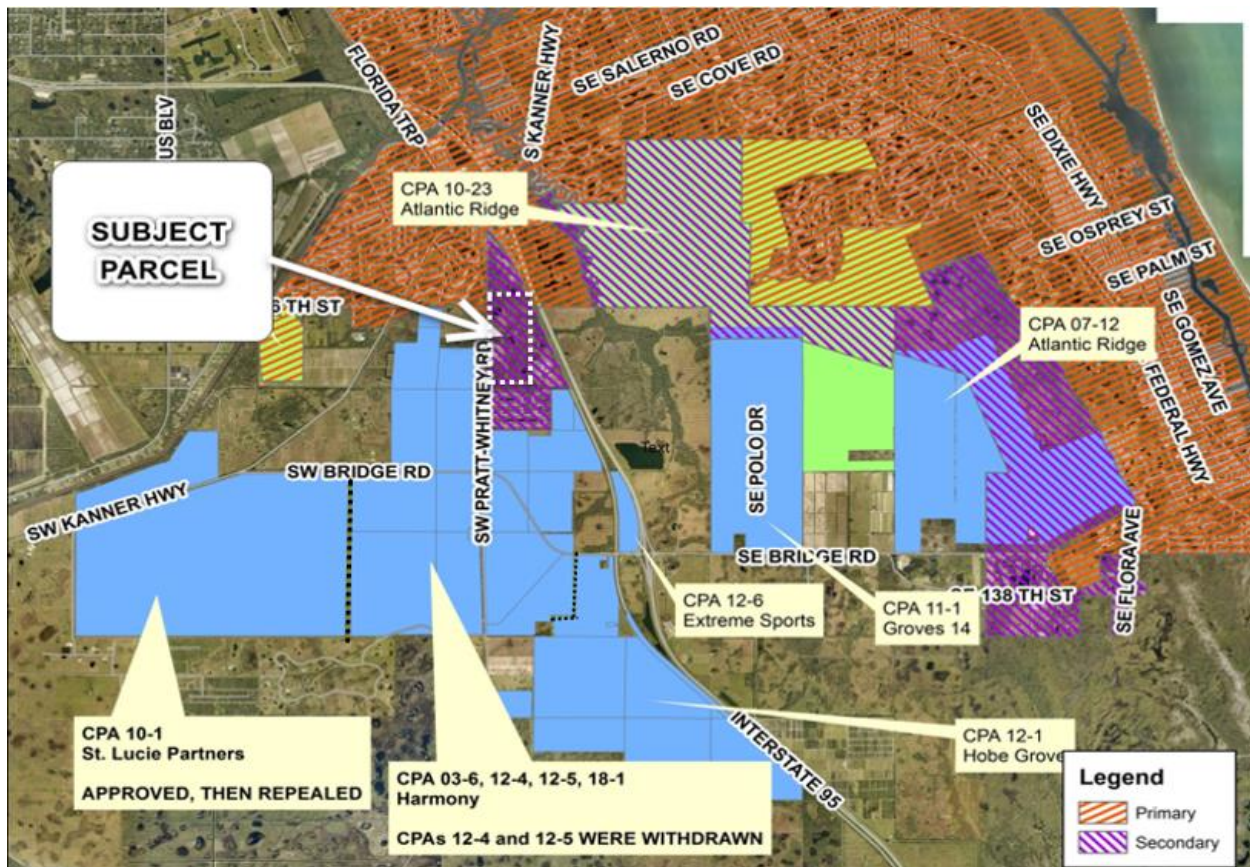


Figure 4. The labeled parcels show past amendments that have not been adopted.

1.5. Adjacent Future Land Use

North: General Institutional and a small portion of Rural Density Residential

South: Rural Density Residential

East: General Institutional

West: Agricultural and a small portion of Residential Estate Density

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 a combination of many soil types, such as Oldsmar fine sand, Pineda and Riviera fine sand, holopaw sand and nettles sand. The Oldsmar series consists of very deep, poorly drained and very poorly drained soils that formed in sandy marine sediments overlying loamy materials. Slopes are linear to concave and range from 0 to 2 percent. 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. Near the type location, the mean annual temperature is about 75 degrees F., and the mean annual precipitation is about 62 inches. Slopes range from 0 to 2 percent. The Holopaw series consists of deep and very deep, poorly and very poorly drained soil that formed in sandy and loamy marine sediments. Holopaw soils are on nearly level low lying flats, poorly defined drainageways and depressional areas. Slopes range from 0 to 2 percent. The Nettles series consists of very deep, poorly and very poorly drained, slow or very slow permeable soils on broad areas of flats and depressions of Peninsular Florida. They formed in sandy and loamy marine sediments. Slopes range from 0 to 2 percent. See Figure 5.

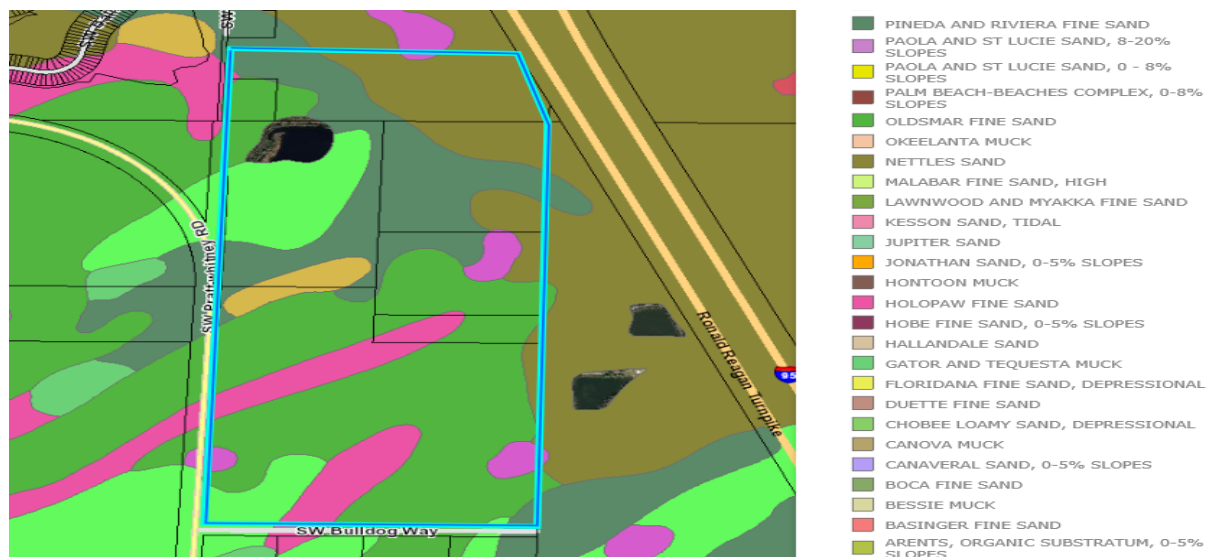


Figure 5, a soils map that shows the subject parcel, highlighted in blue, with various soil types.

Currently, a portion of the subject property is occupied by the Christ Fellowship Church. It is stated in the application that all existing wetlands on the subject site will be preserved per the PAMP (Preserve Area Management Plan) that was approved during the Christ Fellowship Church application, project number C148-001. Any development on the property would require an environmental assessment to identify wetlands on or within 100 feet of the property.

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 any wellfield protection zones but is near them (WPO Zone 1 and 2). See Figure 6. The site is highlighted with an orange border.

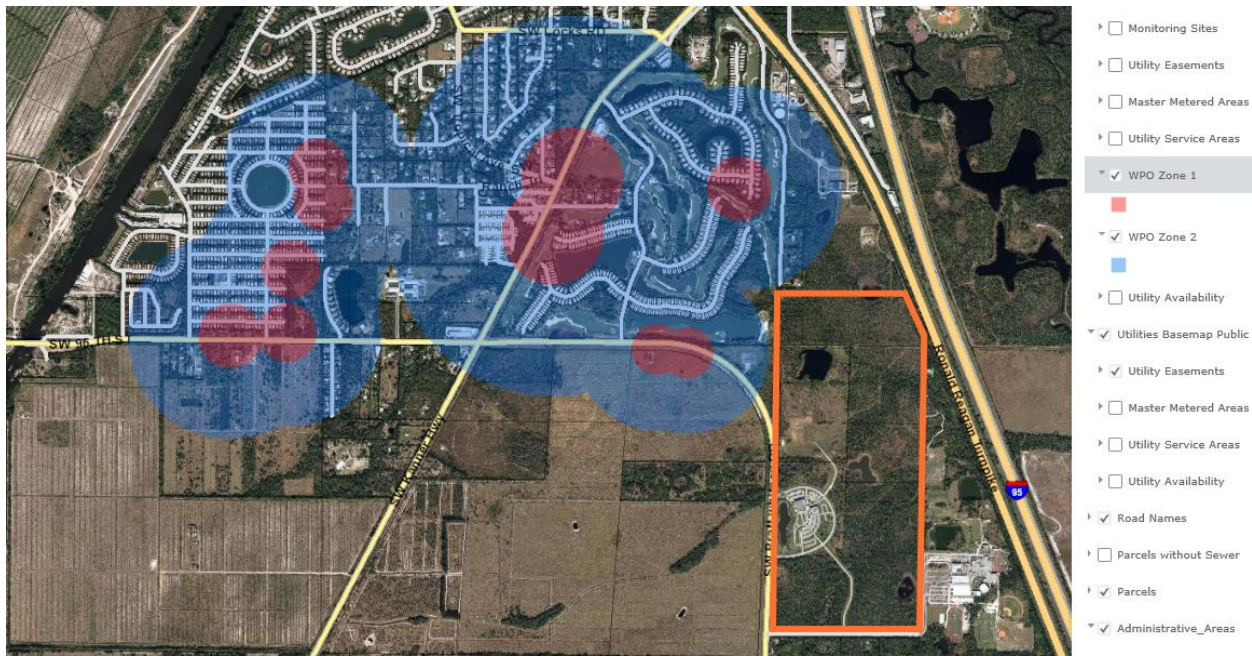


Figure 6, a map that shows the subject site, highlighted in orange, is near wellfield protection zones but is not within such zones.

1.7. Adjacent Existing Uses

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

North- Tropical Farms Utility Plant, owned by Martin County and 4 single family units, each on 2-3 acre parcels.

South – A single-family residential unit on the south side of SW Bulldog Drive and the Foxwood subdivision of two-acre lots.

East- South Fork High School.

West- The Florida Club (a residential Planned Unit Development), a Florida Power and Light sub-station and agricultural pasture land on the west side of SW Pratt-Whitney Rd.

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 (b) have been met and Criterion (c) and (d) are not applicable.

(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 changes 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 changes to the FLUM in this area. Most of the amendments listed in Section 1.4

(that were adopted) were inside either the PUSD or the SUSD. Of the adopted amendments, only CPA 10-19, Seventh Edition required an expansion of the PUSD. Most of the amendments listed in Section 1.4 (that were not adopted) are located outside the PUSD and SUSD. CPA 19-19, Pulte is located within the SUSD and adjacent to the Tropical Farms Utility Plant providing utility services. Changing the parcel to Residential Estate Density (1 unit per acre) future land use is consistent with the land use designations in the general area and within the SUSD. 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

Vacant land has developed consistent with the future land use designations in the PUSD and SUSD. Examples include: The Florida Club, Locks Landing, Savannah Estates, Tropical Estates, Gregor Woods, Lake Tuscany, River Marina, River Forest, St. Lucie Falls Christ Fellowship Church, South Fork High School and Foxwood. The subdivisions listed are within the existing PUSD and SUSD and contain single-family residential units with a variety of lot sizes.

The nearby schools such as South Fork High School and Crystal Lake Elementary School are in proximity to the subject parcel. The widening of Kanner Highway from two lanes to four lanes and the accessibility to water and sewer has permitted the development of vacant land and redevelopment of developed parcels in ways that have altered the character of the area. An additional widening of Kanner Hwy from four lanes to six lanes is currently in the final stages. Most of the public services listed above are located within the PUSD and SUSD. The proposed request is now reasonable and consistent with the land use characteristics of the area. Criterion met.

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

Not applicable. Currently, the subject property is designated Rural Density Residential which allows a maximum of 1 unit per 2 acres (up to 0.5 unit per acre). Objective 4.7B. describes concentrating rural and estate densities not exceeding one unit per gross acre in the Secondary Urban Service Districts.

“Policy 4.7B.4. Density of residential development in Secondary Urban Service Districts. Martin County shall require that residential development in Secondary Urban Service District have density no higher than specified under this objective.”

Based upon the Plan policy quoted above, both the existing and the proposed future land use designations can be considered appropriate for lands within the SUSD.

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

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

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 7 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 site is located within the Secondary Urban Service District (SUSD), in an area with less intense uses. The proposal for Residential Estate Density (up to 1 unit per acre) proposes low-intensity/low-density development, suitable to the Secondary Urban Service District. The existing Rural Density Residential (up to 1 unit per 2 acres) is more of a “low-density” than the proposed designation that allows a maximum of 1 unit per acre. 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 uses undeveloped lands that are available for suitable development and are in close proximity to existing urban areas. At the same time, this proposal maintains the suburban/rural environment that surrounds the 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 site is integrated within residential and institutional land uses. 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. There are no environmentally sensitive areas related to rivers, shore lines, beaches and bays estuarine systems on this property. It can be noted that the subject site is not within wellfield protection zones but is near them (See Section 1.6.2 of this staff report). Wetlands and upland

habitat have been identified and protected in a Preserve Area identified on the attached site plan for Christ Fellowship Church. 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.

This site is within the secondary urban service district. The proposed future land use designation is separated from agricultural areas or agricultural activities by SW Pratt Whitney Road in the same way the Florida Club and the PUSD are presently separated from Agricultural areas. Discourages the proliferation of urban sprawl.

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

The parcel is located within the Secondary Urban Service District and has access to services such as water and sewer. Development of the site would utilize the existing facilities and services. Development of the site at the proposed future land use designation will put additional trips on the road and require an extension of the existing distribution lines. Discourages the proliferation of urban sprawl.

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

The parcel is located within the Secondary Urban Service District and has access to services such as water and sewer. Development of the site would utilize the increased capacity created by the widening of Kanner Hwy. 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 within the Secondary Urban Service District. The same level of public services (law enforcement, fire, libraries, parks etc.) that are provided to areas outside the urban service districts are provided inside the Secondary Urban Service District. However, this property is adjacent to the Tropical Farms Utility Plant, a Florida Power and Light substation and South Fork High School. It is adjacent to the PUSD 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 within the Secondary Urban Service District which separates rural areas from suburban residential uses. 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 the Secondary Urban Service District. The proposed density is consistent with the permitted densities in the Secondary Urban Service District. The increased density will encourage infill development of this site. Discourages the proliferation of urban sprawl.

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

The site already contains a church and the addition of residential units will provide a functional mix of uses. It is in proximity to lands that have various uses such as general institutional (E.g., schools), residential, agricultural and limited commercial functions. 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 (SW Kanner Hwy) in an area with other land uses. The proposed land use changes will not change the accessibility among existing land uses. The proposed change will result in residential land with a density of up to 1 unit per acre, 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, Residential Estate Density (up to 1 unit per acre), 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. 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 this site. The Final Site Plan for the Christ Fellowship Church has identified upland preserve areas and wetlands and protected them with a Preserve Area Management Plan. The proposed change would locate residential development (up to 1 unit per acre) in the Secondary Urban Service District (SUSD) and in proximity to other residential and rural lands. Density such as 1 unit per acre or 1 unit per 2 acres are appropriate for parcels in the Secondary Urban Service District. 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 be efficient and cost effective since the service lines are already in the subject site. The proposed amendment would utilize 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 subject site is part of the Secondary Urban Service District which has a limited mix of land uses with low densities that are appropriate for the suburban character of the area. Densities in the Secondary Urban Service District do not promote multimodal transportation and transit. However, it will be a walkable distance from a High School. Encourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The proposed density is the maximum permitted in the Secondary Urban Service District and the proposed density will be adjacent to the Primary Urban Service District. In that sense it promotes

the conservation of energy because it locates density in proximity to existing services and facilities. Discourages the proliferation of urban sprawl.

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

The proposed change preserves agricultural areas and does not infringe on such activities. The proposed land use, Residential Estate Density (1 unit per acre), is appropriate for the Secondary Urban Service District. The proposed land use applies to lands in the Secondary Urban Service District because the density range of one dwelling unit per one to two acres supports the transitional nature of these lands and is intended to protect and preserve the rural, suburban lands in close proximity to the Primary Urban Service District. 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 near existing development that provides a mix of residential, agricultural and institutional uses. The site is already designated as Rural Density (up to 1 unit per 2 acres) and the proposed change increases the density to 1 unit per acre, which is appropriate for the Secondary Urban Service District. If developed, the site will provide additional residential capacity within the Secondary Urban Service District without expanding the urban service district. 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, it does remediate existing low density patterns in the vicinity that constitute sprawl. The proposed change will provide residential units at a higher density than the current permitted density on this site within the SUSD. Discourages the proliferation of urban sprawl.

Seven 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 mostly General Institutional. Even though the land that is immediately adjacent to the subject site is vacant and is designated General Institutional, a small portion is designated Rural Density Residential, with 4 single family units, each on 2-3 acre parcels. The General Institutional vacant land that lies adjacent (north) to the subject site is owned by Martin County. The land use designations of these parcels are compatible to the proposed amendment.

The existing developed area on the south side is designated as Rural Density Residential and is separated from the subject site by SW Bulldog Way. It is composed of private lots, mostly occupied with single family residential units and some vacant ones. This will be compatible with the proposed Residential Estate Density future land use designation. Both Rural Density Residential and Residential Estate Density (1 unit per acre) are future land use designations that are suitable for the Secondary Urban Service District.

The property to the east of the subject site is South Fork High School, a public school part of the Martin County School Board. The land is designated as General Institutional. The proposed future land use will be compatible with the property on the east. Appropriate landscape buffering will be required along the development by Section 4.663.B, Land Development Regulations, Martin County, Fla. (2014). E.g., the buffering between the subject parcel and the neighboring General Institutional parcel would be a Type 4 bufferyard type because that is the required bufferyard type between single family residential use and general institutional use, according to the table in Section 4.663.B. The current site plan for the subject property identifies preserve areas (upland preserve areas) that will provide as a buffer between the proposed future land use and the school.

The majority of the land to the west is separated from the subject property by SW Pratt-Whitney Road and is designated as Agricultural future land use. The portion of land that is immediately adjacent (west) to the subject site (and north of SW Pratt-Whitney Rd.) is designated Residential Estate Density (allowing two units per acre) and located in the Primary Urban Service District. This land contains an FPL utility site and the Florida Club residential Planned Unit Development.

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 residential units to the site, built at a maximum of 1 unit per acre.

2.4 Consistency with the Comprehensive Growth Management Plan

Below is an excerpt from the CGMP describing residential development and specifically the future land use designation of Residential Estate Density (up to 1 unit per acre), extracted from Policy 4.13A.5(2), CGMP, Martin County, Fla. (2017)

- (2) *Residential Estate densities (one unit per acre).* Residential Estate densities are primarily assigned to established, stable residential areas and transitional areas having a density up to one unit per gross acre. These areas are generally on the fringe of urban service districts and not accessible to a full complement of urban services. The CGMP also assigns Estate densities to (1) selected areas near existing estate development where the lands have characteristics similar to existing residential estates and (2) areas in the urban service district requiring density limitations because of unique problems of urban services.

The aim in reviewing specific densities shall be to preserve the stability and integrity of established residential development and to 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.

All Residential Estate density development (one unit per acre) shall have a maximum building height of 40 feet and maintain a minimum of 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 a minimum of 40 percent of the upland property consists of

open space. Golf courses should be encouraged to retain and preserve native vegetation over 30 percent of the total upland area of the course due to their characteristically high water and nutrient loads. Golf courses may be used in calculating open space as long as 30 percent of the residential area consists of open space. This section shall not apply to construction of a single-family home on a lot of record.

Existing agricultural uses in this land use designation shall be allowed to continue in a nonconforming status. This designation differs from Residential Estate density (two units per acre) in that lot sizes are generally larger and the areas are more rural. This policy applies to lands in the Secondary Urban Service District because the density range of one dwelling unit per one to two acres supports the transitional nature of these lands and is intended to protect and preserve the rural, suburban lands in close proximity to the Primary Urban Service District.

One accessory dwelling unit shall be allowed on Estate density lots of at least one acre as follows:

- (a) An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.
- (b) It shall not count as a separate unit for the purpose of density calculations.
- (c) Neither the accessory dwelling unit nor the land it occupies shall be sold separate from the primary dwelling unit.
- (d) Accessory dwelling units shall not be approved until Martin County adopts amendments to the Land Development Regulations that implement this policy.

Conversion of Land:

Pursuant to Policy 4.13A.5.(1), CGMP, Martin County, Fla. (2019),

- (1) *Rural density (one unit per two acres)*

Standards governing agricultural land conversion in Policy 4.13A.1.(2) shall also be used as criteria in evaluating future plan amendment requests in areas designated for Rural development.

Since the subject property is currently designated as Rural Density, Policy 4.13A.1.(2) requires an analysis of the impacts of agricultural land conversion for amendments that propose changing Agricultural, Agricultural Ranchette or the Rural Density future land use designations to another designation. The Board must make findings described in subsections (a) and (b) below.

The following is an excerpt from Policy 4.13A.1.(2), CGMP, Martin County, Fla. (2019),

- (2) *Conversion of land designated Agricultural on the FLUM. Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:*
 - (a) *The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;*

(b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.

The applicant states the following regarding Policy 4.13A.1.(2):

“The proposed Comprehensive Plan Amendment will not negatively impact the surrounding agricultural lands, their productivity, or their hydrological systems. Appropriate infrastructure, amenities, and utilities are available to the project site, and the proposed land conversion is logical based on surrounding uses, densities, and intensities.”

Staff analysis:

Regarding subsection (2) (a), the subject site is within the Secondary Urban Service District and is surrounded on three sides by non-agricultural development. There are no productive adjacent farmlands on three sides of the site.

Residential units on the site will use central water and sewer service instead of surface water or ground water withdrawal, typically used by agricultural uses. The historic hydrological flow of surface water from the agricultural lands to the west of the site must comply with drainage requirements in the Martin County Land Development Regulations. The attached drainage report and calculations for the existing Christ Fellowship Church site plan describes the drainage pattern that flows from the west side of Pratt Whitney road through the site to the east. In addition, the first page of the existing Christ Fellowship Church site plan shows drainage easements that convey water from the surrounding area through this property.

Regarding (b), the applicant has not provided a soil potential analysis or agricultural site assessment, since the property is not in agricultural production or adjacent to agricultural production. The applicant has provided a Soils Type Map. The soil types and descriptions found by staff are discussed in Section 1.6 of this staff report, where it is mentioned that the soils on site are poorly drained.

The statement in (b) also addresses the question of whether the proposal is appropriate regarding all aspects that must be considered. More intense land use designations are located northeast, north and east of the subject site. The proposed change is logical due to the subject site being in the SUSD, with water and sewer already in place. As previously mentioned in this report, a density ranging between one unit per acre and one unit per two acres, is appropriate for the SUSD. The proposed amendment, Residential Estate Density (1 unit per acre), would change the parcel from allowing a maximum of 1 unit per 2 acres to allowing a maximum of 1 unit per acre. The Residential Estate Density (1 unit per acre) future land use is logical considering existing and anticipated land use development patterns in the Secondary Urban Service District. The proposed future land use is located near supportive services, including improved roads, recreation amenities, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities.

Staff concludes that the Board may find that proposed amendment will not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands; and that the

proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area.

2.5. Capital Facilities Impact (i.e. Concurrency Management)

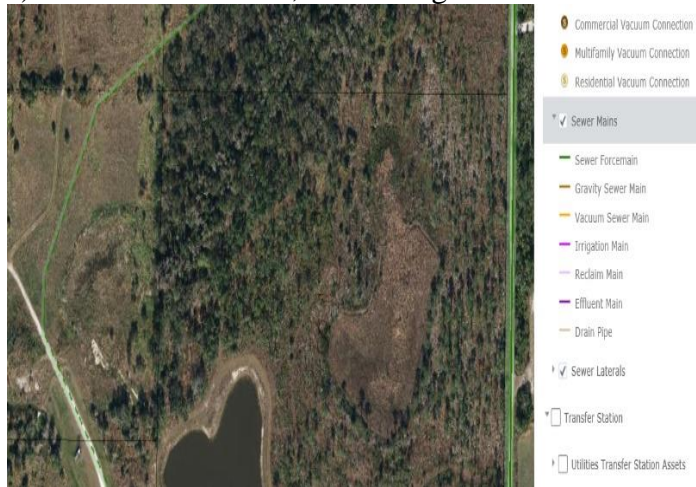
Policy 4.1B.2. of the Future Land Use Element states: “All requests for amendments to the FLUMs shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses. This analysis shall address, 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 parcel is located in the Martin County Utilities Area. The site has adequate water and sewer lines, with a potable water line and a main sewer line, Sewer Force Main. Any proposed development will be required to submit an application for Development Review. The County will provide services subject to development plan approval, execution of a service agreement and a payment of appropriate fees and charges. Please see Figure 7.

a) Sewer Force Main, shown in green



b) Potable water, shown in blue

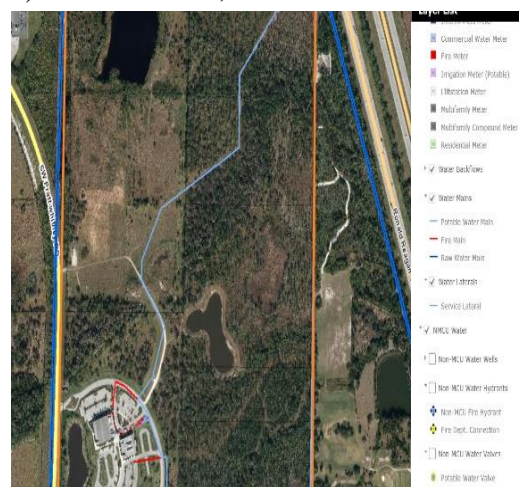


Figure 7

A staff memorandum from Utilities Department staff indicates there is enough capacity to accommodate the proposed amendment.

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 FDOT's Q/LOS Handbook."

A staff memorandum (attached to this report) from Public Works Department staff indicates there is enough capacity to accommodate the proposed amendment.

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 2019 is 162,499 persons. In fiscal year 2019, there are 243,749 tons of available capacity or 1.50 tons per weighted person. A change from Rural Density Residential (up to 1 unit per two acres) to Residential Estate Density (up to 1 unit per acre) 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 2019 of 155,321 persons. There are currently 1,097 acres of active parkland available in the County. The 2019 Capital Improvements Plan provides the following LOS analysis for services. The proposed amendment could allow the subject property to have a maximum of 321 units. The proposed amendment will not reduce active parks and recreation level of service below capacity.

The 2019 Capital Improvements Plan also projects a population of 161,528 persons by 2023. The level of service 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	1,097 acres	7.06 acres per 1,000 residents
BEACH FACILITIES	9 parking spaces per 1,000 residents	1,439 spaces	9.3 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 2019 (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 – FY19, 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.

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 the attached General School 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 2019 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 0.65 square feet per resident.

There are currently 299,069 volumes available for a weighted average population of 162,499 resulting in 1.84 volumes per weighted resident. There is currently a deficit.

3. FIGURES/ATTACHMENTS

Figure 1, Location Map

Figure 2, Current Requests Map

Figure 3, Past Changes Map

Figure 4, Past changes (not adopted) Map

Figure 5, Soil Map

Figure 6, Wellfield Protection Zone Map

Figure 7, Utilities Map

Attachment 1, Memo from Utilities Department

Attachment 2, Memo from Public Works Department

Attachment 3, Memo from the School Board, General School Capacity Analysis

Attachment 4, Excerpt from drainage report for the existing Christ Fellowship Church site plan

Attachment 5, First page of the existing Christ Fellowship Church site plan