DRAFT
Subject to Modifications

TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members AGENDA ITEM 8A

From: Staff

Date: May 21, 2010 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Martin County Comprehensive Plan
DCA Reference No. 10-1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then the TCRPC must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Background

Martin County has proposed text amendments to the Future Land Use and Infrastructure Elements and eleven amendments to the Future Land Use Map (FLUM) to the County Comprehensive Plan. The County has requested the DCA carry out a formal review of the proposed amendments.

Evaluation

Some of the text amendments are directly related to two of the FLUM amendments (CPA 10-4, Sunrise Groves and CPA 10-19, 7th Edition). The related text amendments will be evaluated in the FLUM amendment section. Table 1 provides some summary information on the proposed FLUM amendments. Exhibit 2 shows the general location of the amendments.

Table 1
Proposed Amendments to the Future Land Use Map
Martin County Comprehensive Plan
DCA Reference No. 10-1

Amendment Number/Name	Approx. Acreage	Current FLUM Designations	Proposed FLUM Designations	Approximate Location
10-1 St. Lucie Partners	3,902.0	Agricultural	Agricultural Ranchette	South of St. Lucie Canal at the intersection of SR 76 and Bridge Road.
10-4 Sunrise Groves	1, 717.0	Agricultural	AgTEC*	North of SW Martin Highway west of I-95.
10-6 Post Infill Parcels	2.7	General Commercial	Commercial/Office/ Residential	Along Osceola Street, one block north of Warfield Boulevard in Indiantown.
10-7 Post Industrial Parcel	63.6	Industrial (with Mixed Use Overlay)	Industrial	On the west side of Indiantown, immediately west of Booker Park and south of SR 710, north of SW Farm Road.
10-8 Post Waterway Parcel	114.6	Low Density Residential	Low Density Residential (with a Mixed Use Overlay)	Along the Okeechobee Waterway surrounding the Indiantown Marina.
10-9 Canopus Sound, LLC	3,081.0	Agricultural	Institutional Conservation (674.0 acres) Agricultural Ranchette (2,407.0 acres)	South of Bridge Road and west of Jonathon Dickinson State Park.
10-10 Via Claudia Investments	93.7	Rural Density	Estate Density (2UPA)	On the south side of Cove Road at the intersection with Willoughby Boulevard.
10-11 AA Marine	4.8	Limited Commercial	Maine Waterfront Commercial	On the west side of Indian River Drive, north of Sewall's Point, and bisected by Bailey Terrace.
10-12 Abundant Life Ministries	15.7	Rural Density	Institutional General	At the NW corner of the intersection of Willoughby Boulevard and Salerno Road.
10-16 Baker North	0.7	Commercial Office/Residential	Limited Commercial	On the NW corner of Baker Road (14th Street) and U.S. 1.
10-19 7th Edition	246.0	Agricultural	Marine Waterfront Commercial (75.0 acres) Industrial (174.0 acres)	On the south side of 96th Street west of the Kanner Highway and Pratt Whitney Road intersection.
Total:	**9,241.8**			

* New designation under concurrent text amendment #10-5.

Table 1 Cont'd

Key to FLUM Designations

Agricultural – maximum of one dwelling unit per 20 acres
Agricultural Ranchette – maximum of one dwelling unit per 5 acres
AgTEC – Agricultural uses, agricultural development, industrial and commercial development
Commercial/Office/Residential – maximum of 10 dwelling units per acre
Estate Density - maximum of 1 or 2 dwelling units per acre
General Commercial
Industrial
Industrial (with mixed use overlay)
Institutional Conservation
Institutional General
Limited Commercial
Low Density Residential – maximum of 5 dwelling units per acre
Marine Waterfront Commercial
Rural Density– maximum of 1 dwelling unit per 2 acres

A. FLUM Amendments (and directly related text amendments)

1. CPA 10-1 (St. Lucie Partners)

   The subject property is 3,902 acres (over 6 square miles) in size and is located on both the north and south sides of SR 76 (Kanner Highway), just west of the intersection of SR 76 and CR 708 (Bridge Road) (see Exhibits 3a – 3h). The property includes a tree farm, plant nursery and ranch; and also contains natural areas of cypress slough, pine flatwoods, wet prairies; and cabbage palm and oak hammock.

   The existing FLUM designation is Agricultural. The proposed FLUM designation was originally for Rural Density and Institutional Conservation, but was modified during the review process to Agricultural Ranchette. This would allow an increase from a maximum of 192 residential units under the Agricultural designation to 780 units under the Agricultural Ranchette designation. No development proposal/site plan has been submitted.

   The existing land uses and FLUM designations on surrounding properties include:

	Existing Use	FLUM Designations
North	St. Lucie Waterway (Canal) and agricultural	Agricultural
East	Agricultural and grazing lands (including approval for a 20-acre lot subdivision)	Agricultural
South	Agricultural and grazing lands (including 2 20-acre residential subdivisions)	Agricultural
West	Pasture Lands	Agricultural

Part of the amendment materials include a proposed Development Agreement that would grant a conservation easement on the lands shown on the attached map as Parcel 3 (Exhibit 3e) and on other maps as "proposed for Institutional-Public Conservation". A letter dated April 12, 2010 from the South Florida Water Management District (see Attachment A) points to the potential benefits of a conservation easement.

The County staff indicated recognition of the benefits of conservation and protection of 2,452 acres of this property, which is located within the Pal Mar Complex Natural Storage and Water Quality Area of the Comprehensive Everglades Restoration Plan (see Exhibit 3h). However, the County staff recommended denial of the proposed amendment as being inconsistent with the County Land Protection Incentive Policy for development on lands designated as Agricultural. The proposed amendments do not meet any of the four criteria for a FLUM amendment under Section 7-11 of the Comprehensive plan. The staff went on to indicate the amendment represents low density, single-use urban sprawl, and a significant increase in density in an agricultural area. The tentative development agreement is not a condition of the FLUM amendment. Under the proposed agreement, the land would not be conveyed to an existing entity, environmental organization or land trust as required under the County Land Protection Incentive Policy. Furthermore, according to County staff, the amendment: 1) may trigger the request for other density increases in the area, 2) does not contribute to a functional mix of land uses in the area, and 3) is not a logical and timely extension of a more intense land use. The Local Planning Agency (LPA) also recommended denial (3-1). The Board of County Commissioners (BOCC) transmitted the amendment by a 3-2 vote with a stipulation that a development agreement would limit residential development to 600 units.

2. CPA #10-4 (Sunrise Groves)

This 1,717 acre property is located west of the I-95/CR 714 interchange in northwestern Martin County. The property extends from CR 714 north to the St. Lucie County Line (C-23 Canal) (see Exhibits 4a – 4e). The property is currently

used for citrus groves. A concept plan was included with the amendment materials showing an industrial/commercial/retail/office development with some continuing agricultural activities.

The current FLUM designation on the property is Agricultural. The proposed designation would be a new one proposed under a concurrent text amendment (summarized later) called AgTEC. The current land uses and FLUM designations on surrounding properties are as follows:

	Existing Use	FLUM Designations
North	C-23 Canal and vacant land (proposed Southern Grove DRI in City of Port St. Lucie)	New Community Development
East	Vacant Land	Ag Ranchette
South	Agricultural (pastureland)	Agricultural
West	Agricultural (pastureland)	Agricultural

The land owner supported the amendment by indicating the County has a shortage of vacant land designated for industrial development. As part of a recommendation of denial, the County indicated there are some vacant industrial lands available, and this amendment may have the effect of discouraging the development of lands in Palm City and Indiantown already designated for industrial use. While encouraging industrial development at this location could attract jobs, diversifying the local economy and add to the tax base, the County staff also pointed out that:

- The property is far removed from the Urban Service District Boundary in an isolated area far from existing urban development in Martin County.
- The amendment does not contribute to a balance of uses, as there is no adjacent residential development or functional mix of uses in the area.
- The location is far removed from the Martin County workforce…workforce areas would have to be in Port St. Lucie as would the retail and support services for the workers.
- There are no public utilities in the area. The nearest Martin County facilities are 3.75 miles to the east. The City of Port St. Lucie has recently indicated that it would not provide sewer and water services to this development.
- The amendment is in conflict with County policies discouraging the conversion of agricultural lands and discouraging urban/residential development in agricultural areas.
- The amendment would promote urban development in rural areas.
- There would be a significant increase in providing and maintaining police, fire, emergency response and other facilities.

The Martin County Comprehensive Plan does not permit industrial development outside the Primary Urban Service District (PUSD). This location is miles away from the Martin County PUSD, and would create an isolated node of development. The property is immediately adjacent to the Southern Grove Development of Regional Impact in the City of Port St. Lucie. However, as the County staff pointed out, proposed development would compete directly with lands approved for development in the nearby Port St. Lucie Western Annexation Area (see Table 2). It would compete with the targeted industrial areas within these DRI's and also for the Port St. Lucie labor market.

Table 2: Approved Development in Port St. Lucie Southwest Annexation Area

DRIs	**Acres**	**Residential Units**	**Retail Square Feet**	**Office Square Feet**	**Warehouse/ Distribution/ Industrial Square Feet**	**Hotel Rooms**
Southern Groves	3,606	7,388	2,164,061	2,073,238	1,999,405	500
Southern Groves *	3,606	7,388	3,675,075	2,430,728	4,583,338	791
Riverland Kennedy	3,719	11,700	1,100,000	0	2,722,500	0
Western Groves	1,585	4,063	213,500	164,000	0	350
Wilson Groves	2,451	7,700	840,000	360,000	2,722,500	0

* Proposed Substantial Deviation

The initial FLUM and text amendment as proposed would allow continued use of the property for agricultural purposes, in addition to 5 million square feet of industrial development, one million square feet of office development, 500 hotel rooms and 200,000 square feet of retail development. The application was modified to address concerns expressed by Martin County staff (see text amendment below). The LPA recommended denial (3-2). The BOCC approved transmittal of the amendment to the DCA by a 3-2 vote.

CPA 10-5 (Sunrise Groves Text)

As indicated above in the evaluation of CPA 10-4, this text amendment will create a new FLUM category called AgTEC. This category allows a continuation of agricultural uses and agricultural development, as well as a mixture of industrial and commercial uses. The text amendment also establishes a Free Standing Urban Service District under Section 4.4.M.1.h (Industrial Development) of the County Plan.

Unlike the other FLUM designations in the Martin County Comprehensive Plan, AgTEC is site specific and applies only to the Sunrise Groves property. It allows agricultural uses to continue indefinitely; but they may be replaced at any time.

New uses are to be approved via a Planned Unit Development. The amendment materials indicate that development is "designed to be functionally connected to the planned urban development in Port St. Lucie, not to urban development in Martin County".

The new FLUM designation is to be included as Section 4.4.M.1g.(6) of the Future Land Use Element. The maximum amount of development is established as:

1. targeted employment uses – 5 million square feet
2. office/regional headquarters/institutional – 1 million square feet
3. ancillary retail – 200,000 square feet
4. hotel units - 500

Agricultural or agricultural-related uses are not considered part of these limitations. Changes submitted by the landowner at the April 13, 2010 transmittal hearing in response to County staff concerns included language to protect and enhance the Martin Grade Scenic Corridor and a limitation of non-agricultural development to 900 acres of the site.

New sub-section (6) of 4.4.M.1.g indicates that:

> The AgTEC land use category is intended to allow the continuation of permitted economically viable agriculture, support the development of targeted businesses, tax base and employment opportunities, and facilitate environmental enhancement through the protection of common open space or restoration of natural systems. While a primary emphasis for this land use category is to provide an opportunity for targeted industries and institutions, this land use category shall also set the standard for green development in the region through sustainable, environmentally friendly, and energy efficiency in planning and design, and the accommodation of an evolving agricultural industry.

Subsection (a) lists permitted uses. Subsection (b) summarizes the purpose of the FLUM category … "targeted sectors as defined by the Martin County Business Development Board or the State of Florida." Subsection (c) addresses potable water and sewer services, which may be provided by Port St. Lucie Utilities, Martin County Utilities, or a package or temporary system. Provisions allow for a sub-regional system on site. Subsection (d) addresses the continuation of agricultural activities. Subsection (e) requires sustainability and environmental design principles as part of a PUD. Subsection (f) also includes design principles.

Revisions to Section 4.4.g.1.n (policy recognizing exceptions to the prohibition of development outside the PUSD) are to include references to the AgTEC FLUM.

Section 4.4.M.1.h is revised to establish AgTEC as a Freestanding Urban Service District.

In recommending denial of the proposed amendment, County staff observed that the AgTEC designation is much more permissive than other FLUMs in that it allows continued and expanded agricultural operations as well as conversion to other uses. The property is located far from the County PUSD. The amendment is inconsistent with the intent of the Martin County plan. The analysis of need for industrial use failed to provide evidence of the lack of available land in Martin County (especially Indiantown) and failed to even consider the available vacant industrial land immediately adjacent in Port St. Lucie. The fiscal impact to support the amendment showing a positive revenue stream to Martin County failed to identify where workers would reside; or what the fiscal impacts and impacts of levels of service would be on the City of Port St. Lucie. The LPA recommended denial (3-2). The BOCC voted (3-2) to transmit the amendment to DCA.

3. CPA 10-6 (Post Infill Parcels)

This amendment is for six small parcels (totaling 2.7 acres) located in the unincorporated Village of Indiantown in western Martin County. All are approximately one block north of SR 710 (Warfield Boulevard), the major street in the Village (see Exhibits 5a – 5d).

All of the parcels are currently vacant and no specific use is proposed at this time. The current FLUM designation on all of the parcels is General Commercial. The proposed FLUM designation is Commercial/Office/Residential (COR).

The existing land uses and FLUM designations on surrounding properties are as follows:

	Existing Use	**FLUM Designations**
North	Single-Family and Multi-Family homes	Medium and Low Density Residential, General Institutional
East	Vacant lot and small store	General Commercial
South	Retail and elementary school	General Commercial
West	Churches	General Commercial

In the area, the General Commercial FLUM designation extends for two tiers of lots north from SR 710 to Osceola Street. Uses are extremely varied in the area, including residential, commercial, mobile home, churches and retail. The first tier of lots north of SR 710 contains uses that are primarily commercial. The second tier of lots is generally residential in nature, and therefore non-conforming with the existing General Commercial FLUM designation. No new residential uses can currently be constructed on the vacant lots unless part of a mixed use project.

The COR FLUM designation allows free-standing residential structures, offices and mixed use office/residential. The County considers the COR designation more appropriate for these vacant lots.

4. CPA #10-7 (Post Industrial Parcel)

This 63.6 parcel is south of SR 710, on the west side of the Village of Indiantown (see Exhibits 6a – 6d). The property is currently vacant. No site plan has been submitted for the development of the property.

The present FLUM designation is Industrial, with a Mixed Use Overlay. The proposed amendment would remove the property from the overlay district, but retain the Industrial designation. The existing land uses and FLUM designations on surrounding properties are as follows:

	Existing Use	FLUM Designations
North	Vacant Land	Industrial
East	Vacant Land	Industrial
South	Residential Housing and Vacant Land	Medium Density Residential
West	Vacant Land	Industrial

The property is part of a large area that was designated for industrial use as long ago as 1982. The property is part of a Mixed Use Overlay intended to promote a mix of uses. Mixed use development projects in the Overlay must contain both residential and non-residential uses. The Martin County Community Development Department is in the process of assessing the Mixed Use Overlay to see if it serves the purpose for which it was intended. A more "compact" overlay area is under consideration.

Removing the overlay designation will delete the option for a mix of uses. However land designated as Industrial within the overlay can be developed for industrial purposes only because the mix of uses is optional. The County considers this site to be less suitable for a mixed use project than other locations.

5. CPA #10-8 (Post Waterway Parcel)

This 114.6 acre property is located along the Okeechobee Waterway in the Village of Indiantown. It borders the Indiantown Marina on the south end of the Village (see Exhibits 7a – 7d).

The property is currently vacant. A mixed use residential/commercial project is proposed. The present FLUM designation on the property is Low Density Residential. The present FLUM designation will be retained but the property is to

be included in the Mixed Use Overlay. This will increase the allowable maximum residential density from 5 to 11.25 units per acre and allow some commercial development.

At the transmittal hearing, the BOCC requested that the size of the amendment be reduced from 263.3 acres to 114.6 so that there would be no overall density increase when considered in conjunction with amendment CPA #10-7.

The site is identified in the Indiantown CRA Master Plan (see Exhibits 7d) as a site for a "neighborhood center" where a mix of uses could be encouraged. Mixed use projects are encouraged, but not required, in the overlay. The County indicates that this area of downtown Indiantown is considered a desirable area for mixed use, and could provide a range of housing types and employment opportunities. The property is within the PUSD, and development may have the effect of promoting infill development elsewhere in the downtown.

6. CPA #10-9 (Canopus Sound, LLC)

This 3,081 acre (approximately 5 square miles) tract is south of Bridge Road, east of I-95 and adjacent to the western boundary of Jonathan Dickinson State Park (see Exhibits 8a – 8c). The property is currently used for grazing/pasture. The landowner indicates the intention to develop a 5, 10 and 20 acre ranchette subdivision.

The present FLUM designation is Agricultural. The proposed FLUM designations are Agricultural Ranchette on 2,407 acres and Institutional Conservation on 674 acres. The existing land uses and FLUM designations on surrounding properties are as follows:

	Existing Use	**FLUM Designations**
North	Agricultural, including citrus groves, plant nurseries and sod operations	Agricultural
East	Jonathan Dickinson State Park and large lot residential	Agricultural Ranchette and Public Conservation
South	Agricultural, including citrus groves, plant nurseries and sod operations	Agricultural
West	Agricultural, including citrus groves, plant nurseries and sod operations	Agricultural

The proposed amendment would increase the number of allowable residential units from 154 to 481. The application materials indicate that the landowner has proposed to limit residential development to 270 single family lots.

In recommending denial, the County staff indicated that:

- The proposed amendment does not meet any of the four criteria established in the comprehensive plan that provide a basis for a FLUM amendment.
- The area is entirely agricultural in nature. There has been no viable need identified for a change and an intensification of density is not supported by comprehensive plan policies.
- The change to Agricultural Ranchette land use is not justified. The Agricultural FLUM should be maintained to protect the integrity of the entire area.
- The entire property has been targeted for purchase as part of the Comprehensive Everglades Restoration Plan.
- A development alternative is provided for under the Land Protection Incentives Program which allows clustering of existing development rights.

The LPA also recommended denial. The BOCC transmitted the amendment by a 3-2 vote.

It is clear from the application that the landowner intended to secure the Agricultural Ranchette designation by donating 674 acres which could be added to Jonathan Dickinson State Park and could be used to route stormwater to enhance the Kitching Creek stormwater retrofit program. Reference is made in the amendment materials to a development agreement that would include this donation of land. A letter dated February 15, 2010 from the Park Manager (see Attachment B) expresses concerns about the increase in density on the adjoining lands.

7. CPA #10-10 (Via Claudia Investments)

This 93.7 acre property lies south of Cove Road, near the intersection of Willoughby Boulevard and Cove Road (see Exhibits 9a – 9c). The property is vacant and undeveloped, and contains upland and wetland natural habitat. No site plan has been submitted for development of the property.

The current FLUM designation is Rural Density Residential (maximum one unit per two acres), which would allow 47 dwelling units to be built. The proposed FLUM designation is Estate Density Residential (maximum two units per acre), which would allow 187 units to be developed. The existing land uses and FLUM designations on surrounding properties are as follows:

	Existing Use	FLUM Designations
North	Large lot residential development and a church	Estate Density Residential and Rural Density Residential
East	Residential units and a residential PUD (Summerfield)	Rural Density Residential
South	Atlantic Ridge State Park	Rural Density Residential
West	Residential Units and undeveloped land	Rural Density Residential

The property is in the rapidly evolving Greater Salerno area where the County has made a significant number of amendments to the FLUM over the past several years. The area south of Cove Road was included in the PUSD in 2004.

In recommending denial, the County staff indicated that its current vacant land and residential capacity analysis technical memorandum does not show a need for additional residential units in the eastern urban service districts. The County staff recognized that the property lies within the PUSD and that a number of changes have occurred in the area in recent years. The LPA recommended approval by a 3-1 vote. The BOCC transmitted the amendment to the DCA by a 3-2 vote.

8. CPA #10-11 (AA Marine)

This amendment includes 11 contiguous parcels totaling 4.8 acres along Indian River Drive north of the Town of Sewall's Point (see Exhibits 10a – 10d). Four of the parcels are vacant. Others contain a motel, parking lot, office, and single family residence. No site plan has been submitted for redevelopment of the property.

The present FLUM designation is Limited Commercial. The proposed FLUM designation is Waterfront Commercial. The current land uses and FLUM designations on surrounding properties is as follows:

	Existing Use	FLUM Designations
North	Retail building, convenience/gas station	Limited Commercial
East	Marina across Indian River Drive	Waterfront Commercial
South	Vacant Property	Low and High Density Residential
West	Cemetery across SR 707	Low Density Residential and General Institutional

The County staff indicates that the proposed amendment will allow compatible waterfront-dependent or waterfront-related mixed use development consistent with the existing marina which is under common ownership with the subject property. The new FLUM designation will allow a mix of uses, including residential units.

9. CPA #10-12 (Abundant Life Ministries)

This 15.7 acre property is located at the northwestern corner of the intersection of Salerno Road and Willoughby Boulevard in the Greater Salerno area of the County (see Exhibits 11a – 11c). Although there may have been some grazing on the property in the past, it is currently undeveloped and contains some native habitat. The proposed use as a "contemporary worship facility" may include both a church and school, but no site plan has been submitted for development.

The current FLUM designation on the property is Rural Density Residential. The proposed FLUM designation is General Institutional. The existing land uses and FLUM designations on surrounding properties are as follows:

	Existing Use	**FLUM Designations**
North	Plant nursery and vacant land	Rural Density Residential
East	Vacant land across Willoughby Boulevard	Rural Density Residential
South	Adult day care facility and vacant land	Rural Density Residential
West	Residential units	Rural Density Residential

The County staff indicates the proposed use would be compatible with surrounding uses. The property is within the PUSD and all utilities and services are available.

10. CPA #10-16 (Baker North)

This 0.7 acre property is part of a 2.1 acre parcel located on the west side of U.S. 1, just north of Baker Road (see Exhibits 12a – 12c). The land is currently vacant and undeveloped. No site plan has been submitted for development.

The current FLUM designation on the property is Commercial/Office/Residential. The proposed FLUM designation is Limited Commercial. The existing land uses and FLUM designations on surrounding properties are as follows:

	Existing Use	FLUM Designations
North	Single family residence and not-for-profit business	COR and Low Density Residential
East	Shopping center across U.S. 1	Commercial (City of Stuart)
South	Vacant Parcel	Commercial General
West	Single-family residential neighborhood	Low Density Residential

The landowner application was for a General Commercial designation for the entire (2.1 acre) parcel. However, the County received a petition from the residential neighborhood to the west questioning the compatibility of the General Commercial designation. The County acknowledged that although there were other lands designated as General Commercial in the area, these lands do not abut a residential neighborhood. A high traffic-generating General Commercial use located directly adjacent to residential lots could create a conflict. The County staff proposed and the BOCC transmitted an amendment to Limited Commercial for 0.7 acres. This would give the entire 2.1 acre property a Limited Commercial designation.

11. CPA #10-19 (7th Edition)

This amendment is for 246 acres of property located in the east central portion of the County, southwest of the I-95/SR 76 interchange (see Exhibits 13a – 13d). The L-shaped property has frontage both on SR 76 and on SW 96th Street. The original application was for 492 acres. However, it was reduced to 246 acres at the transmittal hearing. The FLUM amendment is accompanied by a text amendment which is summarized later in this report.

The property is currently an active agricultural operation. No conceptual/site plan has been submitted for development of the property. The present FLUM designation is Agricultural. The proposed FLUM designations are Industrial (171 acres) and Waterfront Commercial (75 acres). The current land use on surrounding lands is:

	Existing Use	FLUM Designations
North	Ornamental nursery, single family residential and undeveloped land	Waterfront Commercial, Mobile Home, Agricultural Ranchette
East	Vacant agricultural land	Agricultural
South	Vacant agricultural land	Agricultural
West	Vacant agricultural land and Okeechobee Waterway	Agricultural

County staff recommended approval based on the following:

- Recent assessments suggest the need for additional industrial land. There is very little industrial land available in this area of the County.
- The property is adjacent to the PUSD, accessible to population centers, major roadways and water and sewer facilities.
- A needs analysis supports the amendment, and it meets 2 of the 4 criteria in the comprehensive plan for a FLUM amendment.

An inventory by Martin County staff shows that in 2009 there were 1,737 acres of undeveloped Industrial land in all of Martin County. The majority of the available large buildable Industrial sites are located in Indiantown or in north county adjacent to the Florida Turnpike, north of Martin Highway. The designated Industrial land near the subject property is limited to the island of land created by the intersections of I-95 and the Turnpike. In this area, there are 92.5 acres of Industrial land available for development. The inventory also shows that just 38 acres of undeveloped Waterfront Commercial property are left in Martin County.

CPA #10-20 (7th Edition Text)

The proposed text amendment was revised by the landowner after the BOCC requested a reduction in the size of the FLUM amendment. The text amendment revises the PUSD map to include the subject 246 acre property within the PUSD (see Exhibits 14a – 14b). In addition, a new sub-area policy is added under Policy 4.4.A.3.c of the Future Land Use Element which:

- Limits non-residential development on the property to 1.6 million square feet.
- Prohibits residential use (allowed under Waterfront Commercial if part of a mixed use overlay)
- Requires rezoning to a PUD district prior to development.

B. Text Amendments

1. CPA #10-17 (Canopy Creek PUD)

The Canopy Creek PUD is a 294 lot residential development approved in 2005-2006. The property is 813.1 acres in size and is located along SR 714, between Citrus Boulevard and Boat Ramp Avenue in the western portion of the unincorporated Village of Palm City (see Exhibits 15a – 15b). Most of the PUD is located within the Secondary Urban Service District (SUSD), but PUD approval was based on the use of individual wells and septic systems for all of the lots. In 2007, the developer sought permission to use public water and sewer for all lots (255) within the SUSD. The request was granted by the County.

Now, the owner seeks approval to expand public sewer and water to 34 lots along the northern fringe of the property which are outside the SUSD. Under the County Comprehensive Plan, service cannot be provided outside the designated urban service district. The proposed amendment would revise the Future Land Use and Infrastructure Elements to allow an exception so that the 34 lots can be provided with public sewer and water. The lots are surrounded on 3 sides by property that is within the SUSD.

2. CPA #10-2 (Becker B-4)

The County previously adopted an amendment to its comprehensive plan to allow "Essential Services Nodes" in certain areas where commercial land uses had not been assigned. However, the DCA found that amendment not-in-compliance, in part, due to the failure of the County to demonstrate the need for additional commercial development outside the PUSD's and the failure to specify the number and location of nodes needed and specific acreage necessary for each node. The County elected not to pursue a compliance agreement with the DCA on the matter, and repealed the adoption of the ordinance for the amendment in March, 2010.

CPA #10-2 is a privately-initiated text amendment for a similar concept as the Essential Service Nodes. The amendment, however, is for a specific node (Rural Service Node) at the northwest corner of CR 609 and CR 714, in the northwestern part of the County (see Exhibits 16a – 16c). The amendment would revise Future Land Use Element Policy 4.4.M.1.g by adding subsection (6), Rural Service Node. The Policy subsection indicates:

1) The purpose is to reduce distance residents must travel for commercial services to improve quality of life and reduce greenhouse gas emissions by reducing trips.
2) The specific location.
3) Development is limited to less intense, small scale services establishments with stores offering "everyday" needs.
4) The square footage of commercial is limited to 50,000 on a 5-acre site.
5) The commercial development will be served by well and septic.
6) Development does not require a FLUM amendment, but must be approved with a PUD zoning district.
7) Several design requirements limit the scale of a development, require open space, limit height and require development to be consistent with the rural characteristics of the area, require buffering and have frontage on both CR 714 and CR 609.

The other three corners of this intersection have Conservation FLUM designations. The property is located in a remote area of the County. Amendment materials indicate the node would serve a "build out" population of 4,100 with a 7.5 miles service area. The County staff acknowledged an unmet

need for commercial development in this area, and argues that the development would not promote sprawl or the unnecessary conversion of agricultural lands to other uses. The County indicates this will not create an unacceptable FLUM pattern and will maintain a clear separation between urban and all rural uses. The County suggests that previous DCA concerns about the establishment of nodes in rural areas have been addressed and a need has been clearly established for the use.

Extrajurisdictional Impacts

Under the informal agreement facilitated by the TCRPC, local governments in the northern three counties of the region are to provide copies of amendment materials to other local governments that have expressed an interest in receiving such materials. The County provided copies of the amendment materials to all adjacent and surrounding local governments. Council sent a memorandum to these local governments on April 30, 2010, seeking information on any conflicts between these proposed amendments and existing plans. As of the date of the preparation of this report, no correspondence has been received.

Public Comment

As of the date of completion of this report, Council has been copied with 86 emails sent by individuals to the DCA regarding the proposed amendments. Nearly all (83) of those emails were similar in nature and entitled "Petition to Intervene". All of these emails expressed concerns regarding amendments #10-4 and 10-5 (Sunrise Groves FLUM and text), as well as amendments #10-19 and 10-20 (7^{th} Edition FLUM and text). Two emails were supportive of all of the amendments. One email (From the Chair of the Martin County Conservation Alliance) indicated concerns regarding each of the comprehensive plan amendments.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments suggest that there should be limited impacts to significant regional resources and facilities. CPA #10-4 may negatively impact I-95, SR 714 and other facilities on the regional roadway network.

Analysis of Consistency with Strategic Regional Policy Plan

The Strategic Regional Policy Plan recommends a preferred development form. This form consists of:

1. urban development in cities, towns and villages; and
2. a sustainable countryside.

Urban areas should have a complete mix of land uses, including residential, commercial, industrial, institutional and recreational. All future development should be part of existing

or proposed cities, towns and villages (Regional Goal 4.1). When new neighborhoods or communities are developed (Regional Goal 6.1), they should also contain a balanced, well-planned, compatible mix of land uses. It is especially important that a range of housing types and affordabilities is available in proximity to employment and services (Regional Goal 2.2).

The countryside should include natural systems, open space and agricultural lands (Regional Goals 1.1 and 2.1). A network of connected natural preserves is recommended (Strategy 1.1.1). To ensure the compatibility of urban areas, natural preserves and other open spaces, sprawling development patterns are discouraged. If and when re-designation of agricultural land is necessary to meet urban needs, new FLUM designations should require preferred forms and patterns of development (Policy 3.2.3.1).

A. FLUM Amendments

1. CPA 10-1 (St. Lucie Partners)

   This amendment would change the FLUM designation on 3,902 acres (6 square miles) of land from Agricultural to Agricultural Ranchette. Although Martin County considers the Agricultural Ranchette designation, which allows residential development on 5-acre lots, to be an agricultural rather than a residential use (i.e. it does not require location within an urban service district) bona-fide agricultural uses on 5-acre lots over a large land area are unlikely. This amendment is not consistent with the SRPP goals, strategies and policies for a sustainable countryside (e.g. Regional Goal 1.1), nor with SRPP goals indicating that future development should be part of existing or proposed cities, towns or villages (e.g. Regional Goal 4.1). Instead, residential uses are to be spread across the countryside. Providing essential services such as police, fire protection, ambulance, schools, recreation facilities, etc. to scattered, sprawling development will be very costly. The ability of local governments to provide these services cost effectively has recently become more difficult.

   The amendment materials suggest that as much as 2,452 acres of this site may be preserved under a conservation easement. The entire property south of SR 76 has been previously identified for public acquisition under the Comprehensive Everglades Restoration Program (see Exhibit 3h). The amendment materials suggest that the conservation easement will be limited to 20 years and that the land will not be deeded to a public entity. Nonetheless, preservation of this land would be consistent with SRPP Policies 2.1.1.3 and 6.1.1.1. These policies assume that development rights will be transferred to more appropriate locations.

   While the potential of gaining a conservation easement on a significant amount of land in this area is appealing, Council cannot speculate on the terms of a proposed development agreement. The approval of the amendment should be specifically conditioned on an agreement that will preserve the land in perpetuity. Furthermore, allowing the remainder of the property to be split into 5 acre lots is

not consistent with SRPP policies for a sustainable countryside, and is not consistent with Martin County Comprehensive Plan policies to preserve agricultural lands or to require clustering of residential development under the Land Protection Incentives process of the County plan.

2. CPA#10-4 (Sunrise Groves)

This proposal would assign the new AgTEC FLUM designation to 1,717 acres of land designated as Agricultural. The FLUM designation would allow the landowner to continue to use the land for agricultural purposes, to develop agricultural businesses, or to use the land for a variety of industrial, commercial and retail uses with no further amendment to the County FLUM.

The property is located in a seemingly isolated area, west of the undeveloped I-95/SR 714 interchange. The landowner made the argument that the proposed development should be considered an extension of the approved development immediately to the north within the City of Port St. Lucie. The County staff agreed that the proposed amendment may be seen as a logical extension of the intensive site plan approvals in Port St. Lucie; but further pointed out the proposed amendment is not a logical extension of any land use designation in Martin County. However in concluding that there is a need for more industrial land (a conclusion questioned by County staff), the landowner failed to include in the analysis the 7.4 million square feet of industrial use already approved in the four developments of regional impact immediately north of the subject property in the City of Port St. Lucie (see Exhibit 4d). In addition, Council staff is currently reviewing a proposed Substantial Deviation to the Southern Grove Development of Regional Impact which would increase the amount of industrial land on that development (directly north and adjacent to the Sunrise Groves property) from 2.0 to 4.6 million square feet. The proposed changes would also significantly increase the amount of commercial, retail, office and research and development uses allowed on the DRI (see Table 2).

Regional Policy 1.1.2.3 indicates that a planning study should be required to evaluate development proposals of this nature in the countryside. The SRPP also assumes that development of the nature proposed will include a balanced, compatible mix of land uses (Policy 6.1.1.1). In this case, the applicant assumes that most of the employees (estimated at nearly 12,000) will come from the City of Port St. Lucie. As County staff pointed out, the proposal is to compete for the same labor market and same targeted industries as proposed development to the immediate north in the City of Port St. Lucie. Therefore, the City of Port St. Lucie will bear the burden for building or providing the schools, parks, recreation facilities, public utilities and services, streets, and other infrastructure necessary to accommodate the employees. Furthermore, the proposed development does not have access to central sewer and water facilities (the City of Port St. Lucie has recently indicated they will not provide services to the proposed developments) and has no planned street system to connect the location to the City of Port St.

Lucie, where potential workers will reside (see Exhibit 4e). As a result, I-95 will bear the brunt of the local trips. This would not be consistent with Regional Policies 7.1.2.5 or 7.1.2.6. Martin County staff pointed out that the landowner's traffic analysis does not account for all development proposed on site. Furthermore, the applicant's analysis relies on a new roadway connecting the subject property directly to Becker Road in Port St. Lucie. The Sunrise Groves text amendment suggests that development will be required to "accommodate" right-of-way for a north-south road connecting Martin Highway to Becker Road as a regional parallel reliever road. However the roadway has not been identified as a need in the Regional Long Range Transportation Plan, is not cost feasible, and construction is not required as a condition of the text amendment.

This proposed amendment cannot be considered consistent with the SRPP. If Martin County determines that this is the appropriate location for a new town or city, a planning study should be prepared to determine the types and mix of uses that are necessary. This study could be done in cooperation with the City of Port St. Lucie; so the proposed land use mix and street system necessary to interconnect the area could be comprehensively planned. A FLUM amendment that could allow a DRI-size development to occur with millions of square feet of industrial and office development and a community-center sized retail development (200,000 square feet) with no plan for a range and mix of housing types and affordabilities, no proposed local street and roadway system, and no complete assessment of the impacts of 12,000 employees at a single site is not considered consistent with the SRPP.

3. CPA #10-6 (Post Infill Parcels)

   This amendment is considered consistent with Regional Goal 3.1, Strategy 3.1.1, and Goal 5.1 regarding revitalization, redevelopment and infill of existing neighborhoods and districts.

4. CPA 10-7 (Post Industrial Parcel)

   This amendment is not in conflict with the SRPP.

5. CPA #10-8 (Post Waterway Parcel)

   This amendment is considered consistent with Regional Goals 3.1 and 5.1 regarding infill of existing neighborhoods and districts.

6. CPA #10-9 (Canopus Sound, LLC)

   This 3,081 acre (nearly 5 square miles) amendment would assign an Agricultural Ranchette FLUM designation to 2,407 acres. For the reasons described above in amendment 10-01, it is not considered consistent with the SRPP. Agricultural Ranchette (5-acre lots) development covering such a large area is inconsistent

with Regional Goals 1.1 and 4.1. It conflicts with the SRPP concept of the countryside being an area of natural preserves, open spaces and agricultural uses.

However, Council recognizes that this amendment as proposed includes the donation of 674 acres of land for conservation purposes. These lands would not only be useful for stormwater management as part of the Kitching Creek Flowway, but are reportedly to become part of the Jonathan Dickinson State Park which lies to the immediate east. This portion of the amendment is consistent with Regional Goal 2.1, Strategy 2.1.1 and Strategy 6.1.1.

The County will have to determine whether the public benefits of acquiring the land to be designated as Conservation will more than balance the negative effects of allowing a sprawling development pattern on the larger portion of the amendment site. The designation of this land as Agricultural Ranchette is not consistent with Regional Strategy 2.1.2 which discourages sprawling development patterns in such areas as this, nor with Regional Policy 2.1.2.1 which encourages clustering and transfer of development rights in such situations.

7. CPA #10-10 (Via Claudia Investments)

   This proposed 93.7 acre amendment is located along Cove Road in the Greater Salerno Area. It is one of a number of amendments the County has considered in this area over the past several years. The area including and surrounding the amendment site was incorporated into the PUSD in 2004.

   Council has consistently found the amendments proposed and adopted by the County in this area to be inconsistent with a number of the strategies and policies of the SRPP (see Attachment C).

   This amendment, similar to others reviewed previously, would change the FLUM designation from one that allows 2-acre lots (Rural Density) to one that allows ½ acre lots (Estate Density). While it is appropriate to have some larger lots even within the PUSD, it is not appropriate to allow large areas to be developed exclusively into large lots where land values result in only very high cost housing being developed. Furthermore, the failure of Martin County to adopt a plan to provide for coordinated land use and transportation in this area continues to be in conflict with the policies of the SRPP.

   This proposed amendment is considered to be inconsistent with the SRPP strategies and policies shown in Attachment C.

8. CPA #10-11 (AA Marine)

   This amendment is considered to be consistent with Regional Goals 3.1 and 5.1 regarding redevelopment and infill of existing neighborhoods and districts.

9. CPA #10-12 (Abundant Life Ministries)

   This amendment is not in conflict with the SRPP. It contributes to a compatible mix of land uses consistent with Regional Goal 6.1.

10. CPA #10-16 (Baker North)

    This amendment is not in conflict with the regional plan. It is consistent with Regional Goals 3.1 and 5.1 regarding redevelopment and infill of existing neighborhoods and districts.

11. CPA #10-19 (7^{th} Edition)

    This amendment would assign Waterfront Commercial (75.0 acres) and Industrial (171.0 acres) designations to lands that are currently designated in the County Plan as Agricultural. Furthermore, the property currently lies outside the PUSD. However, a concurrent text amendment is proposed to incorporate the property into the PUSD.

    The SRPP anticipates that local governments may have to expand urban areas to meet growing needs (Policies 1.1.2.3 and 3.2.3.1). The Regional Plan emphasizes that planning studies should be done as part of the evaluation of such needs and that preferred forms of development should be required.

    The property is located along SR 76, not far from the very busy I-95/SR 76 interchange. The property also has frontage on the St. Lucie Waterway/Canal. The County has provided evidence that a shortage of industrial land exists in the area, and that a severe shortage of waterfront commercial land exists throughout the County.

    The proposed expansion of the PUSD and the re-designation of this property for commercial and industrial uses is not in conflict with the SRPP. The County should ensure that adequate street/roadway connections are made to accommodate future development. The County should also address the most appropriate uses for the "donut" of land remaining between SW 96^{th} Street and SR 76, which has been created as a result of this amendment and currently remains outside the PUSD (see Exhibits 13d, 14a, 14b).

B. **Text Amendments**

1. CPA #10-2 (Becker B-4)

   This amendment would allow a "Rural Service Node" to serve an agricultural area of Martin County which is a significant distance from any retail/commercial

services or facilities. The SRPP does not directly address the need for such services in rural areas, except as part of a rural village. Given the conditions proposed by the County as part of this amendment, the amendment would not be considered in conflict with the SRPP.

2. CPA #10-5 (Sunrise Groves Text)

   This text amendment is directly related to the Sunrise Groves FLUM amendment (#10-04). The amendment establishes a new FLUM category of AgTEC. The SRPP does not contain any guidelines for local government FLUM designations. Therefore this text amendment is not in conflict with the SRPP.

   However, the purpose of assigning a FLUM designation to property is to clearly indicate the expected use or uses of the property as part of the vision for the future of the community. The language of the text amendment, in part, is to ensure that all uses allowed under the former (Agricultural) and all uses allowed under the new (AgTEC) designation can occur on the property. This is most unusual. Perhaps the proposed amendment is premature.

3. CPA #10-17 (Canopy Creek PUD)

   This amendment, that will allow central sewer and water services to be provided to a row of lots within a PUD where the majority of the PUD has already been provided with such services, in consistent with Regional Goal 8.1, public facilities which provide a high quality of life.

4. CPA #10-20 (7^{th} Edition Text)

   This amendment incorporates the 246 acre 7^{th} Edition property into the PUSD. It also establishes a limit on non-residential development and prohibits residential uses. The proposed amendment is not considered in conflict with the SRPP. The prohibition on residential development is understood, as the property is not currently proposed to be included in a Mixed Use Overlay. However, a mix of uses including residential may eventually become appropriate.

<u>Consistency with Strategic Regional Policy Plan</u>

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the following proposed amendments to be CONSISTENT with the SRPP:

10-2 Becker B-4 Text
10-6 Post Infill Parcels FLUM
10-7 Post Industrial Parcel FLUM
10-8 Post Waterway Parcel FLUM
10-9 Canopus Sound, LLC FLUM (part) – Institutional Conservation on 674.0 acres

10-11 AA Marine FLUM
10-12 Abundant Life Ministries FLUM
10-16 Baker North FLUM
10-17 Canopy Creek PUD Text
10-19 7th Edition FLUM
10-20 7th Edition Text

The TCRPC finds the following proposed amendments to be INCONSISTENT with the SRPP:

10-1 St. Lucie Partners FLUM
10-4 Sunrise Groves FLUM
10-5 Sunrise Groves Text *
10-9 Canopus Sound FLUM (part) Agricultural Ranchette on 2,407 acres
10-10 Via Claudia Investments FLUM

* While the provisions of the Sunrise Groves text amendments are not in conflict with the SRPP, it is directly tied to the Sunrise Groves FLUM amendment which has been determined to be in consistent with the SRPP.

Recommendation

The Treasure Coast Regional Planning Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments

List of Attachments

Attachments

A	April 12, 2010 letter from Ruth P. Clements, Director, Land Acquisition Department, South Florida Water Management District
B	February 15, 2010 letter from Mark W. Nelson, Park Manager, Jonathan Dickinson State Park
C	Excerpt from TCRPC report on Martin County Comprehensive Plan Amendments DCA Ref# 09-2ER

Attachment A

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

April 12, 2010

Chairman Doug Smith
Martin County Board of County Commissioners
2401 S.E. Monterey Road
Stuart, FL 34996

Dear Chairman Smith:

St. Lucie Partners, the owner of approximately 4,000 acres within Western Martin County, recently approached the South Florida Water Management District (District) with a unique opportunity to conserve substantial acreage within the Indian River Lagoon Component of the Comprehensive Everglades Restoration Plan (CERP).

As denoted on the attached map, St. Lucie Partners' acreage is located within the Pal Mar Complex Natural Storage and Water Quality Area of CERP. The owners are willing to grant a perpetual conservation/flowage easement over 60 percent of the property – or approximately 2,450 acres -- at no monetary cost to the District or County. In addition to providing for water storage through restoration of the natural wetlands, restoration of this property will increase the spatial extent of functional natural areas, improve the habitat and provide for native plant and animal species abundance and diversity. Furthermore, its close proximity to other public lands will provide greenway connectivity which is critical to re-establishing diverse wildlife populations of some keystone threatened and endangered species.

The owners' proposal would also consider dedicating funds to assist the District and the County in immediately beginning restoration activities and providing public recreational opportunities on the land. Under today's difficult economic circumstances, significant fee acquisition of CERP Natural Lands remains challenging for the foreseeable future. Partnerships with landowners through cooperative agreements such as this provide viable opportunities for achieving our shared conservation and restoration goals.

The acquisition opportunity is contingent upon a land use change and density increase currently before the County for approval. Please understand that this letter is not to be construed in any way as influencing the County's land use decision. The County's decisions regarding the requested land use changes should be decided independent of any CERP considerations.

Should the landowners, however, provide a land use plan that is acceptable to the County and meets the requirements of existing County regulations, the District stands ready to pursue this potential CERP land acquisition opportunity further with the County.

Sincerely,

Ruth P. Clements, Director
Land Acquisition Department

RPC:cb

Enc.
c: Vice Chairman Edward Ciampi/District 5
Commissioner Sarah Heard/District 4
Commissioner Patrick Hayes/District 3
Commissioner Susan Valliere/District 2
Steve Fry, County Attorney
Nicki Van Vonno, Growth Management Director
Paul Millar, Water Resource Manager

Florida Department of Environmental Protection

Jonathan Dickinson State Park
16450 SE Federal Highway
Hobe Sound, FL 33455

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

February 15, 2010

Harry W. King, Principal Planner
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Martin County Comprehensive Plan Amendment Applications Filed by Canopus Sound LLC (2010-09)

Dear Mr. King:

The park is concerned about the increase in density as requested by the applicant from the 154 units currently allowed to the 516 units proposed. This net amount of increase would result in 362 additional groundwater wells and septic tanks than currently allowed. Also the amount of roads, driveways and house and outbuilding footprints would have significant effects on the impervious surface area and resulting loss of groundwater recharge area and would thereby increase runoff.

We feel that this large increase in density would have significant impacts on the adjacent natural areas found within the park along with detrimental effects to Kitching Creek (located due east of the proposed development), which is a major tributary to the NW Fork of the Loxahatchee River, a Federally Designated "Wild & Scenic" River. We already have problems in the Loxahatchee River drainage basin with the lack of recharge area and significant surface runoff flows during storm events that are detrimental to the health of the river.

Even though the developer states they will place 500 acres found in Parcel 2 of their attached map in a conservation easement the overall net increase in density would be significant; we are concerned about the potential effects of this increase. If the developer were to donate all of Parcel 2 to the county or to the state we could then support his being allowed to increase the permissible density in Parcel 1 by those 25 units transferred from Parcel 2. We would also ask that the Restrictive Covenants language that we have developed and used on other properties adjacent to park lands be utilized and made part of the development order.

Sincerely,

Mark W. Nelson, Park Manager
Jonathan Dickinson State Park

MWN/mdm

cc/enc: District 5 Admin.
Office of Park Planning

Excerpts from TCRPC report on Martin County Comprehensive Plan Amendments (DCA Ref# 09-2ER) Approved at October 16, 2009 Council Meeting, Agenda Item 7A

Analysis of Consistency with Strategic Regional Policy Plan

FLUM Amendments

Three of the FLUM amendments are located along Cove Road (see Exhibits 3,4,5). The amendment properties represent a total of 134.6 acres. Each currently has a FLUM designation of Rural Density Residential, allowing a maximum of one dwelling unit per two acres. The current designation, arguably not appropriate for either a rural or an urban area, is inappropriate for lands such as these which lie within the PUSD of Martin County. The proposed designations for all three amendment properties is Estate Density Residential, which allows a maximum of two dwelling units per acre.

Cove Road is a major arterial east-west roadway that connects to Dixie Highway, U.S. 1, Willoughby Boulevard, and SR 76 (Kanner Highway). The intersection of Cove and SR 76 is very near to the I-95/SR 76 interchange. The amendment materials point out that the subject properties are part of a large area (hundreds of acres) along Cove and Salerno Roads that were assigned a Rural Density designation under the 1989 Comprehensive Plan (see Exhibit 5). In the past 20 years, significant changes in this area have occurred. Some of these changes in character in the area include:

- The growth of the U.S.1 corridor to a six lane road.
- The expansion of S.E. Kanner Highway to a four-lane road between Stuart and an Interstate 95 interchange.
- Development in and around the Interstate-95 interchange.
- The Cove Road right-of-way has been used to connect the Martin County Utilities, Port Salerno facilities with the Tropical Farms Water and Wastewater Plant.
- Martin Memorial South Hospital and a related campus have been developed.
- Indian River State College Chastain Campus.
- Robert Morgade Library Branch.
- Construction of a new Middle School.
- Pinewood Elementary and Mary Brogan Park.

Due to the change in this area (often referred to as the Greater Salerno Area), the County began to carry out special planning efforts as early as 1994. A Conceptual Master Plan prepared for the area in 2002 is shown in Exhibit 10. During the past several years, the County has considered (but often not adopted) comprehensive plans for this area. In fact, Council has previously reviewed comprehensive plan amendments for these three subject properties and other properties in the Greater Salerno Area in 2006, 2007 and 2008. Excerpts from the Council reports for these amendments are included as Attachments A, B and C. (Note: the A.I. Homes amendment #08-3 was formerly referred to as Mia Bella's Cove).

Most of these proposed amendments were found to be inconsistent with the SRPP. Council concluded that:

1. the amendments promoted low density urban sprawl in an important emerging urban area;
2. the amendments would not result in a well-balanced, compatible mix of uses and would not lend themselves to a network of streets that would accommodate different modes of transportation;
3. the amendments would not allow for a mix of housing types, sizes and affordabilities; and
4. there was no overall master plan for the area on which to judge the amendments.

In each previous amendment cycle, Council recommended that Martin County adopt the Conceptual Master Plan for the Greater Salerno area or an alternative plan that would represent coordinated land use and transportation on planning for this very important area. The County has not responded to previous Council recommendations to prepare and adopt a plan for the area. No plan is under consideration.

In the three FLUM amendments along the Cove Road Corridor in this amendment round, the County proposes to assign a FLUM designation of Estate Density Residential for a total of 134.6 acres. Council has reviewed proposed amendments for each of these properties previously and found each to be inconsistent with the SRPP goals and policies including:

Regional Strategy 6.1.1 – Encourage the formation of sustainable neighborhoods and communities.

Regional Policy 6.1.1.1 – New neighborhoods and communities should contain a balanced, well-planned, compatible mix of land uses appropriately located so that State, local and regional goals are achieved.

Regional Policy 6.1.1.2- New neighborhoods and communities should have compact designs, with a mix of building types.

Regional Policy 7.1.1.2 – Allow small-lot, single family houses, well-designed multi-family buildings, and garage apartments.

Regional Policy 10.1.1.1 – Plan and design development to effectively accommodate alternative modes of transportation.

Strategy 2.2.1 – Ensure that all areas have a reasonable mix of housing, employment opportunities, and services.

Policy 2.2.1.3 – Encourage the development of a mix of residential land uses which provide for a range of housing types and affordabilities.

Strategy 2.2.2 – Ensure that all areas have a reasonable mix of housing types and affordabilities, for both owner and renter households.

The County has not elected to take advantage of preparing a conceptual plan which would be a guide for future development of the Greater Salerno Area. These proposed amendments do not demonstrate that the County intends to promote the necessary mix of housing types, sizes and affordabilities in this area that will allow people who work in the area to have the choice to live and work in the same vicinity.

Council recognizes that neighborhoods and communities should provide for a variety of residential choices and lot sizes for present and future residents. Some larger lots are appropriate to allow a choice in housing types and sizes. Although the current Rural Density Residential designation is not appropriate for these lands, the redesignation of all lands to Estate Density is also not appropriate. Given the land values in the area, only very high end homes will be developed on these estate-sized lots. Absent a master plan, it is not clear where the County will allow for the development of other housing sizes and affordabilities in this area suitable for the needs of the workforce.

The proposed FLUM amendments (#08-3, #08-4, and #08-5) to assign this extremely low density residential designation to the entire 134.6 acres of property cannot be considered consistent with the SRPP.

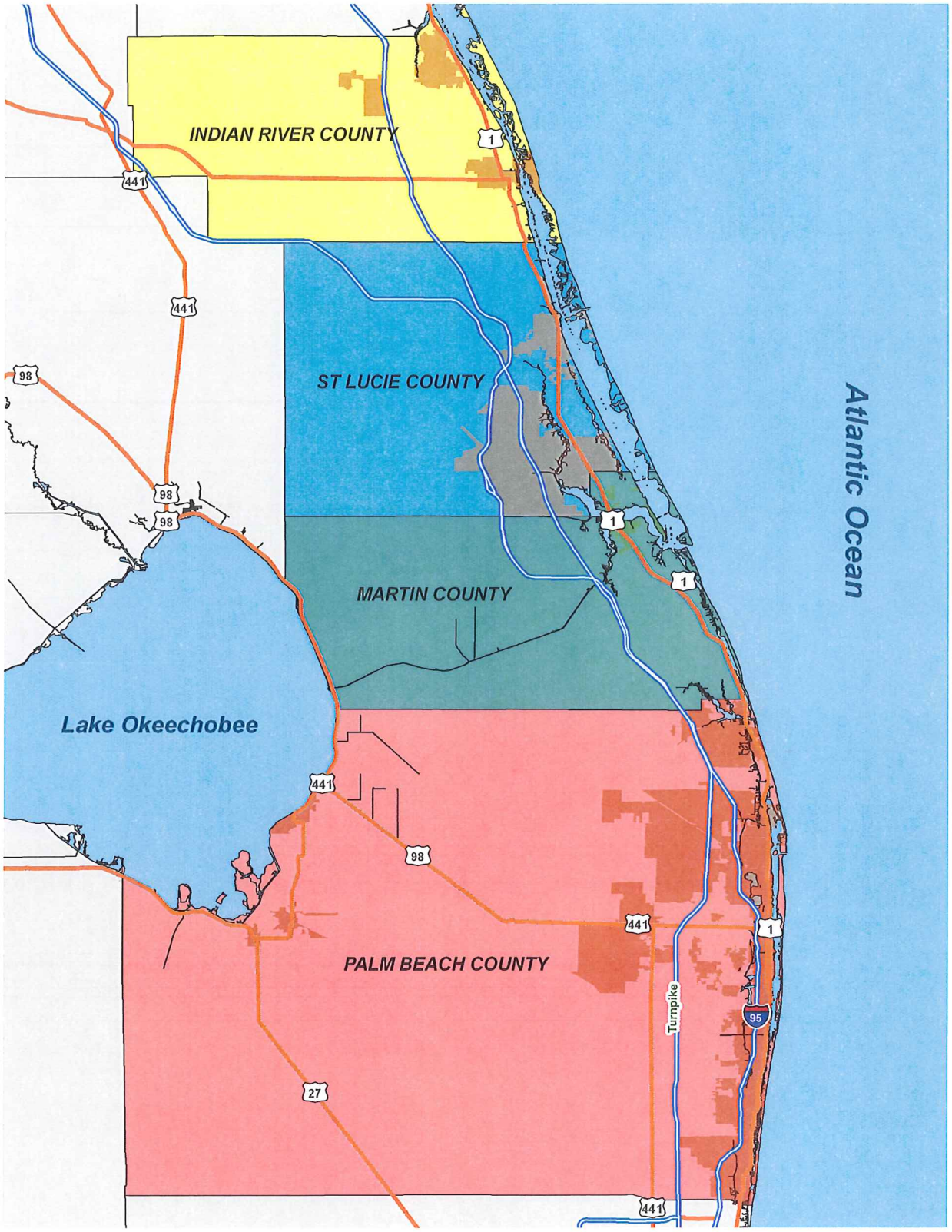
List of Exhibits

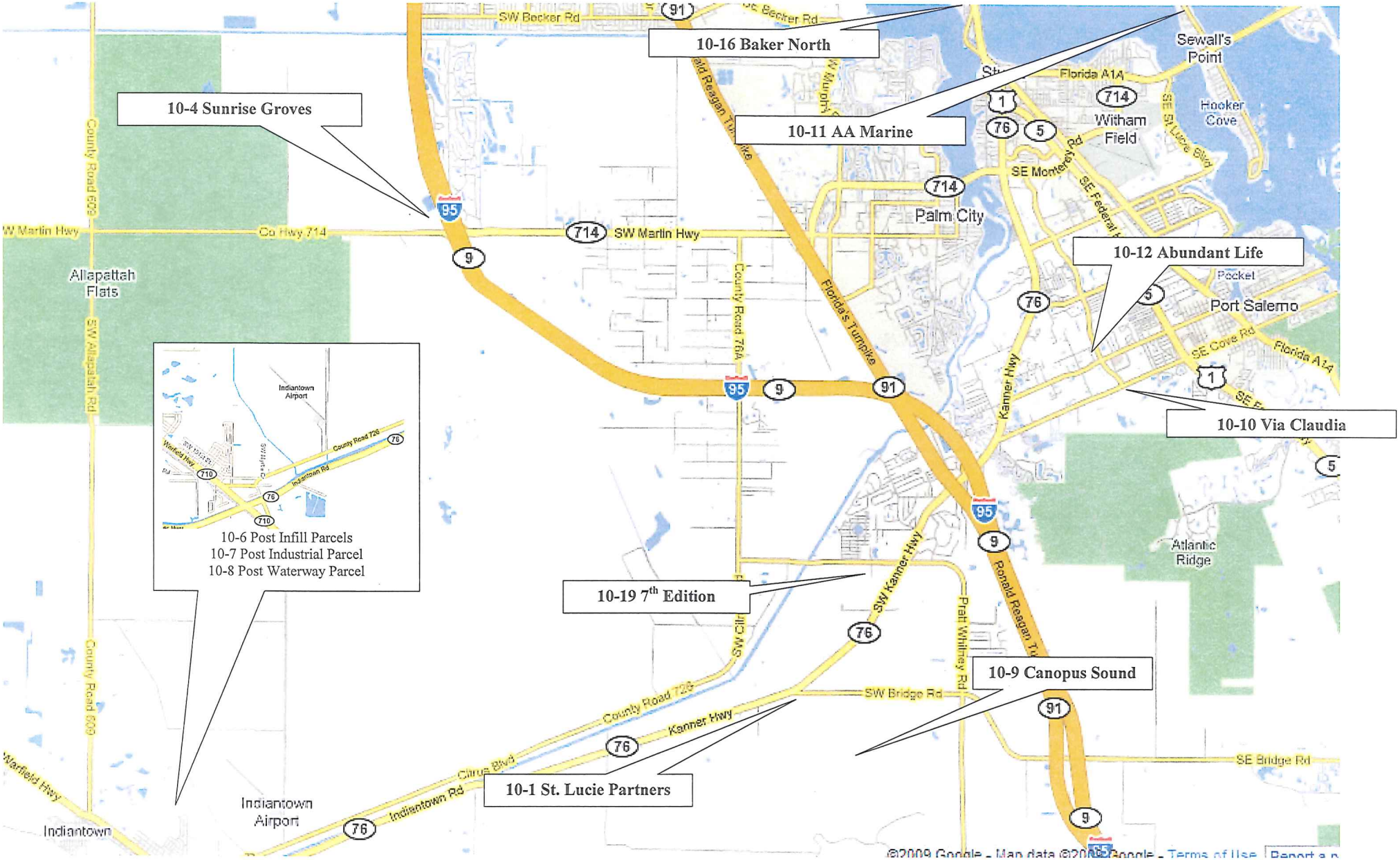
Exhibit	
1	General Location Map
2	Amendment Location Map
3a	CPA# 10-1 St. Lucie Partners – Location Map
3b	CPA# 10-1 St. Lucie Partners – Urban Services Map
3c	CPA# 10-1 St. Lucie Partners – Aerial Photograph
3d	CPA# 10-1 St. Lucie Partners – Current Future Land Use Map
3e	CPA# 10-1 St. Lucie Partners – Parcel Map
3f	CPA# 10-1 St. Lucie Partners – Future Land Use Map (Figure 2)
3g	CPA# 10-1 St. Lucie Partners – Future Land Use Map (Figure 2B)
3h	CPA# 10-1 St. Lucie Partners – Targeted for Purchase Map
4a	CPA #10-4 Sunrise Groves – Location Map
4b	CPA #10-4 Sunrise Groves – Aerial Photograph
4c	CPA #10-4 Sunrise Groves – Future Land Use Map
4d	CPA #10-4 Sunrise Groves – Regional Context Map
4e	CPA #10-4 Sunrise Groves – Conceptual Plan
5a	CPA #10-6 Post Infill Parcels – Location Map
5b	CPA #10-6 Post Infill Parcels – Aerial Map
5c	CPA #10-6 Post Infill Parcels – Future Land Use Map
5d	CPA #10-6 Post Infill Parcels – Proposed Future Land Use Map
6a	CPA #10-7 Post Industrial Parcel – Location Map
6b	CPA #10-7 Post Industrial Parcel – Aerial Map (Indiantown Mixed Use Overlay)
6c	CPA #10-7 Post Industrial Parcel – Future Land Use Map
6d	CPA #10-7 Post Industrial Parcel – Mixed Use Overlay
7a	CPA #10-8 Post Waterway Parcel – Location Map
7b	CPA #10-8 Post Waterway Parcel – Aerial Map
7c	CPA #10-8 Post Waterway Parcel – Future Land Use Map
7d	CPA #10-8 Post Waterway Parcel – Indiantown Community Redevelopment Plan
8a	CPA #10-9 Canopus Sound – Location Map
8b	CPA #10-9 Canopus Sound – Aerial/Parcel Plan
8c	CPA #10-9 Canopus Sound – Future Land Use Map
9a	CPA #10-10 Via Claudia – Location Map
9b	CPA #10-10 Via Claudia – Aerial Photograph
9c	CPA #10-10 Via Claudia – Future Land Use Map
10a	CPA #10-11 AA Marina – Location Map
10b	CPA #10-11 AA Marina – Aerial Map
10c	CPA #10-11 AA Marina - Property Appraiser's Assessment Map
10d	CPA #10-11 AA Marina – Proposed Future Land Use Map
11a	CPA #10-12 Abundant Life Ministries – Location Map
11b	CPA #10-12 Abundant Life Ministries – Aerial Photograph
11c	CPA #10-12 Abundant Life Ministries – Future Land Use Map
12a	CPA #10-16 Baker North – Location Map
12b	CPA #10-16 Baker North – Aerial Map
12c	CPA #10-16 Baker North – Existing Future Land Use Map

List of Exhibits (continued)

Exhibit	
13a	CPA #10-19 7th Edition (FLUM) – Location Map
13b	CPA #10-19 7th Edition (FLUM) – Aerial Map
13c	CPA #10-19 7th Edition (FLUM) – Proposed Future Land Use Map
13d	CPA #10-19 7th Edition (FLUM) - Urban Service District
14a	CPA #10-20 7th Edition (Text) – Urban Service Districts
14b	CPA #10-20 7th Edition (Text) – Proposed Urban Service District Map
15a	CPA #10-17 Canopy Creek PUD – Future Land Use Map
15b	CPA #10-17 Canopy Creek PUD – Urban Service Districts
16a	CPA #10-21 Becker B-4 – Needs Analysis
16b	CPA #10-21 Becker B-4 – Aerial Photo
16c	CPA #10-21 Becker B-4 – Future Land Use Map

Exhibit 1
General Location Map




10-16 Baker North
10-4 Sunrise Groves
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10-6 Post Infill Parcels
10-7 Post Industrial Parcel
10-8 Post Waterway Parcel
10-19 7th Edition
10-9 Canopus Sound
10-1 St. Lucie Partners
SW Becker Rd
SW Martin Hwy
Co Hwy 714
Allapattah Flats
Palm City
Witham Field
Sewall's Point
Hooker Cove
Port Salerno
Florida's Turnpike
Ronald Reagan Turnpike
Kanner Hwy
SW Kanner Hwy
SW Bridge Rd
SE Bridge Rd
Atlantic Ridge
Indiantown Airport
Indiantown
County Road 609
County Road 76A
County Road 726
Indiantown Rd
Citrus Blvd
Warfield Hwy
Pratt Whitney Rd
SE Cove Rd
Florida A1A
SE Monterey Rd
SE Federal Hwy
SE St Lucie Blvd
Pocket
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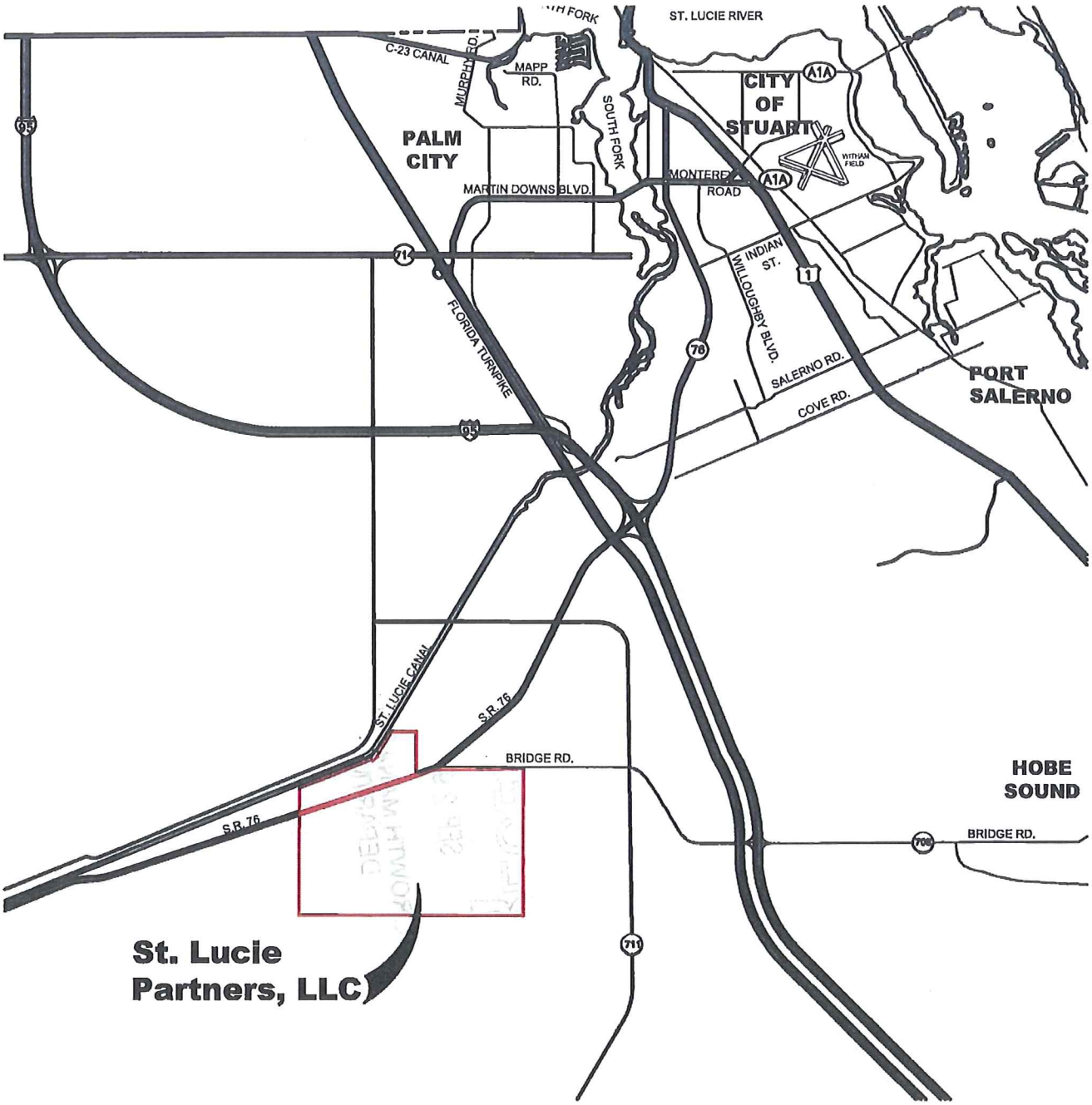
Exhibit 3a

Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
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NORTH

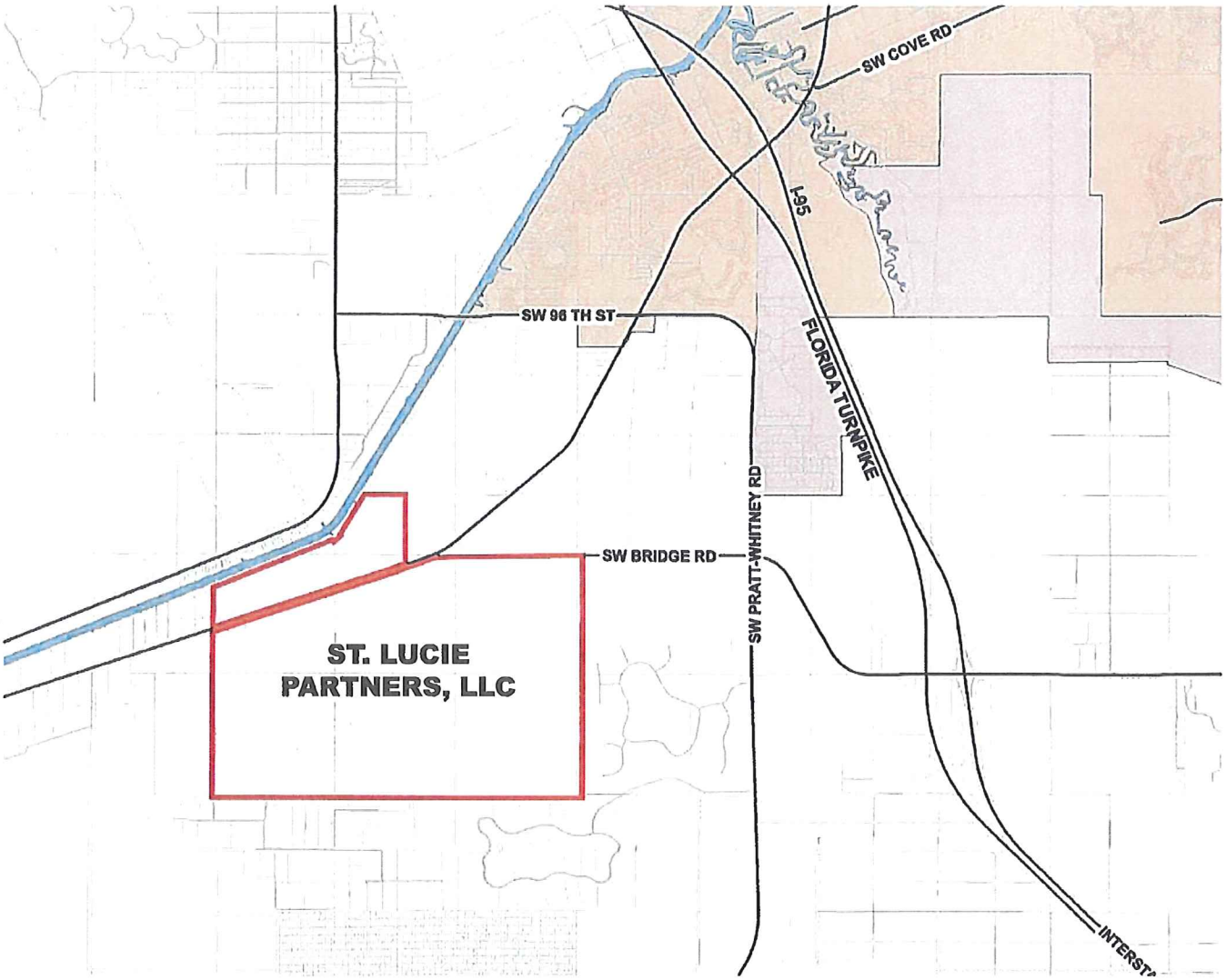
St. Lucie Partners, LLC

Figure 1

Martin County, Florida

Exhibit 3b

Urban Services Map



Legend

- Major Roads
- Roads
- Primary Urban Service District
- Secondary Urban Service District
- Parcels

lucido & associates

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100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
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NORTH

St. Lucie Partners, LLC

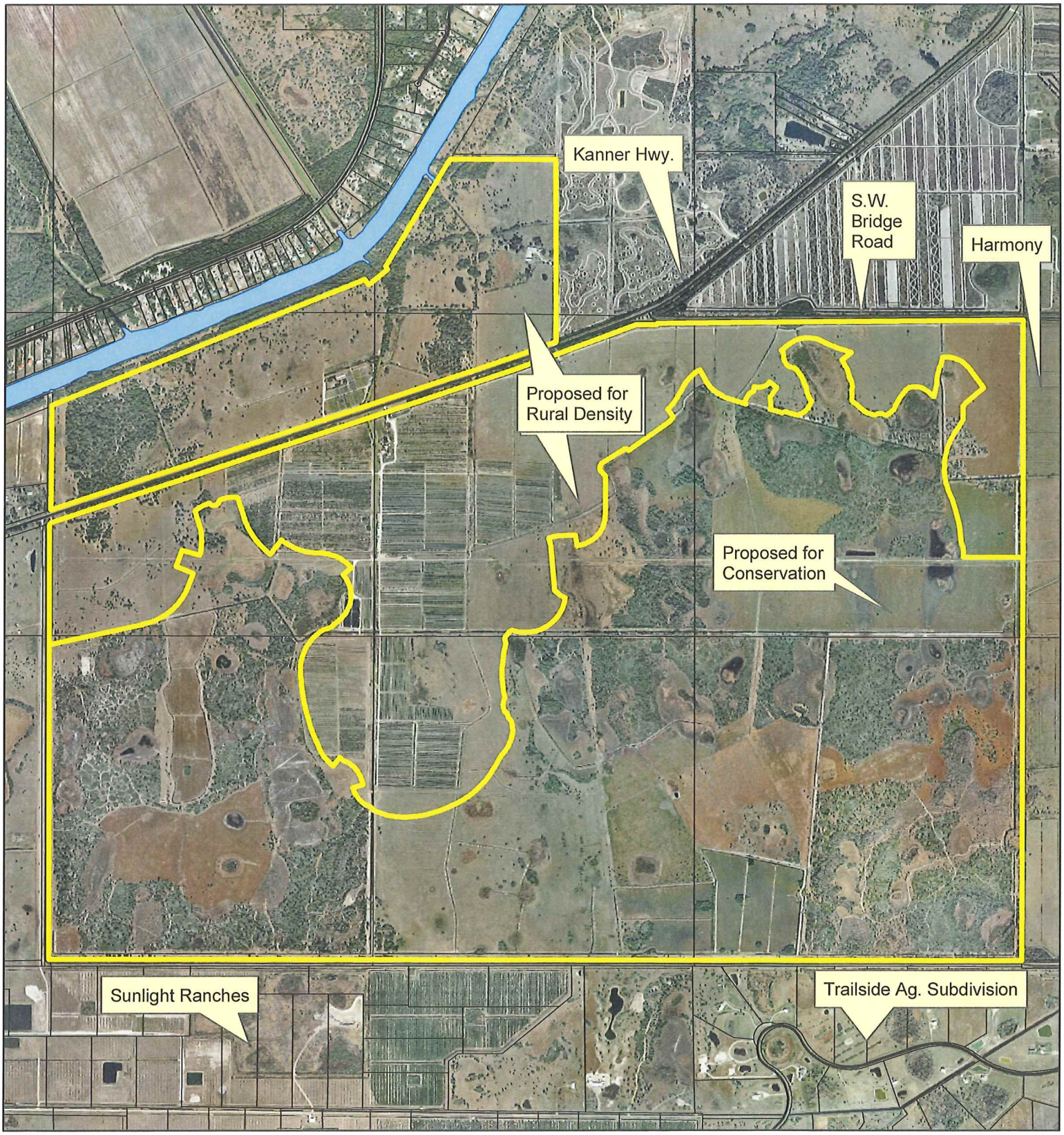
Figure 8

Martin County, Florida

Martin County

Exhibit 3c

Figure 5, Aerial Photograph, CPA 10-1, St. Lucie Partners



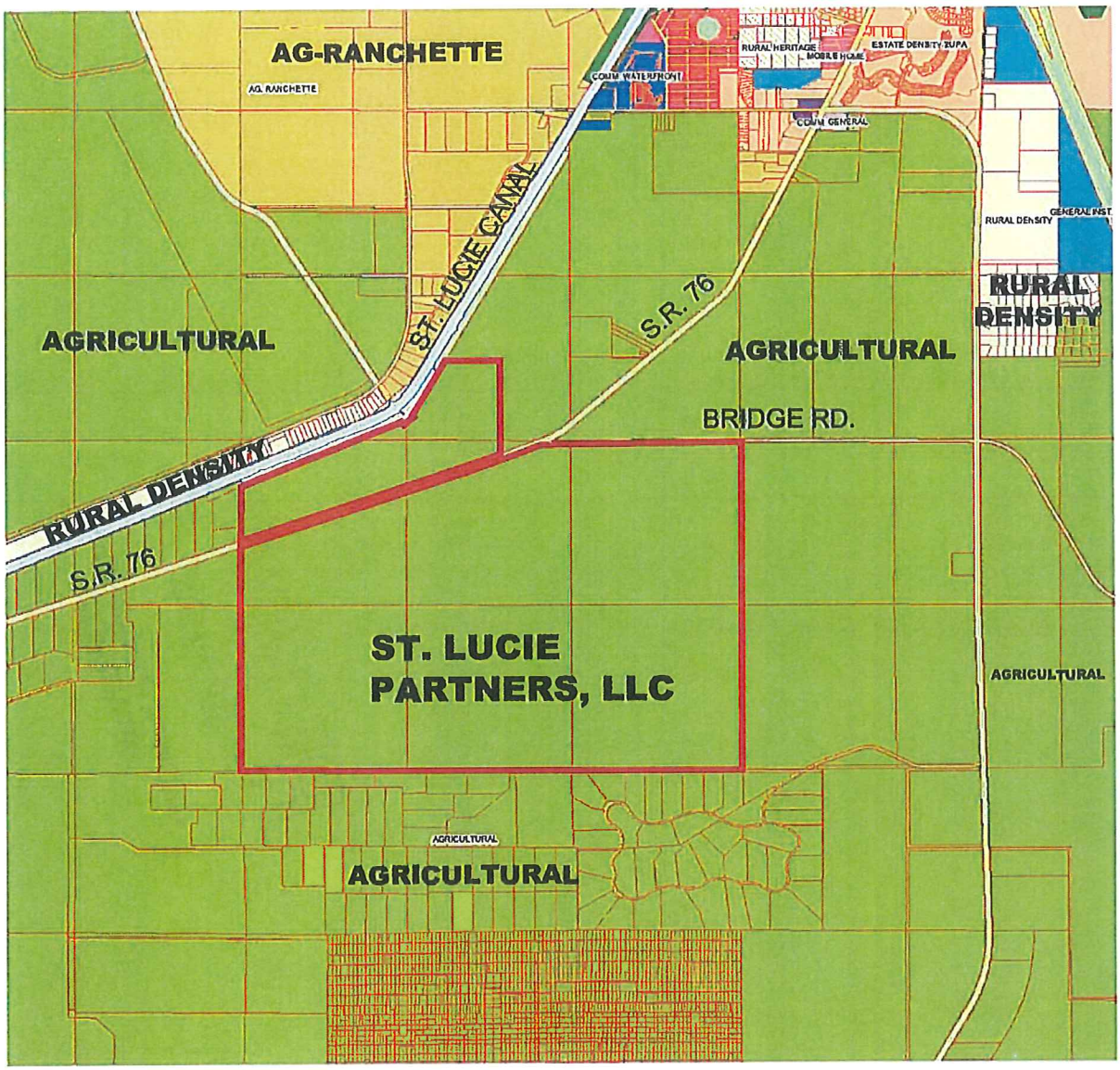
Created by: C.Dulin
Plot Date: February 24, 2010
T:gmd\div_comp_plan\cpas\cpa10-10

0 1,125 2,250 4,500 6,750 9,000 Feet

N

Exhibit 3d

Current Future Land Use Map



- Agricultural Ranchette
- Agricultural
- Commercial / Office / Residential
- Commercial General
- Commercial Limited
- Commercial Waterfront
- Public Conservation Area
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- General Institutional
- High Density -up to 10 UPA
- Industrial
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- Mobile Home Density -up to 8 UPA
- NO DATA
- Major Power Generation Facility
- Recreational
- Rural Heritage -up to 0.5 UPA
- Rural Density -up to 0.5 UPA

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100 Avenue A Suite 3A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
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NORTH

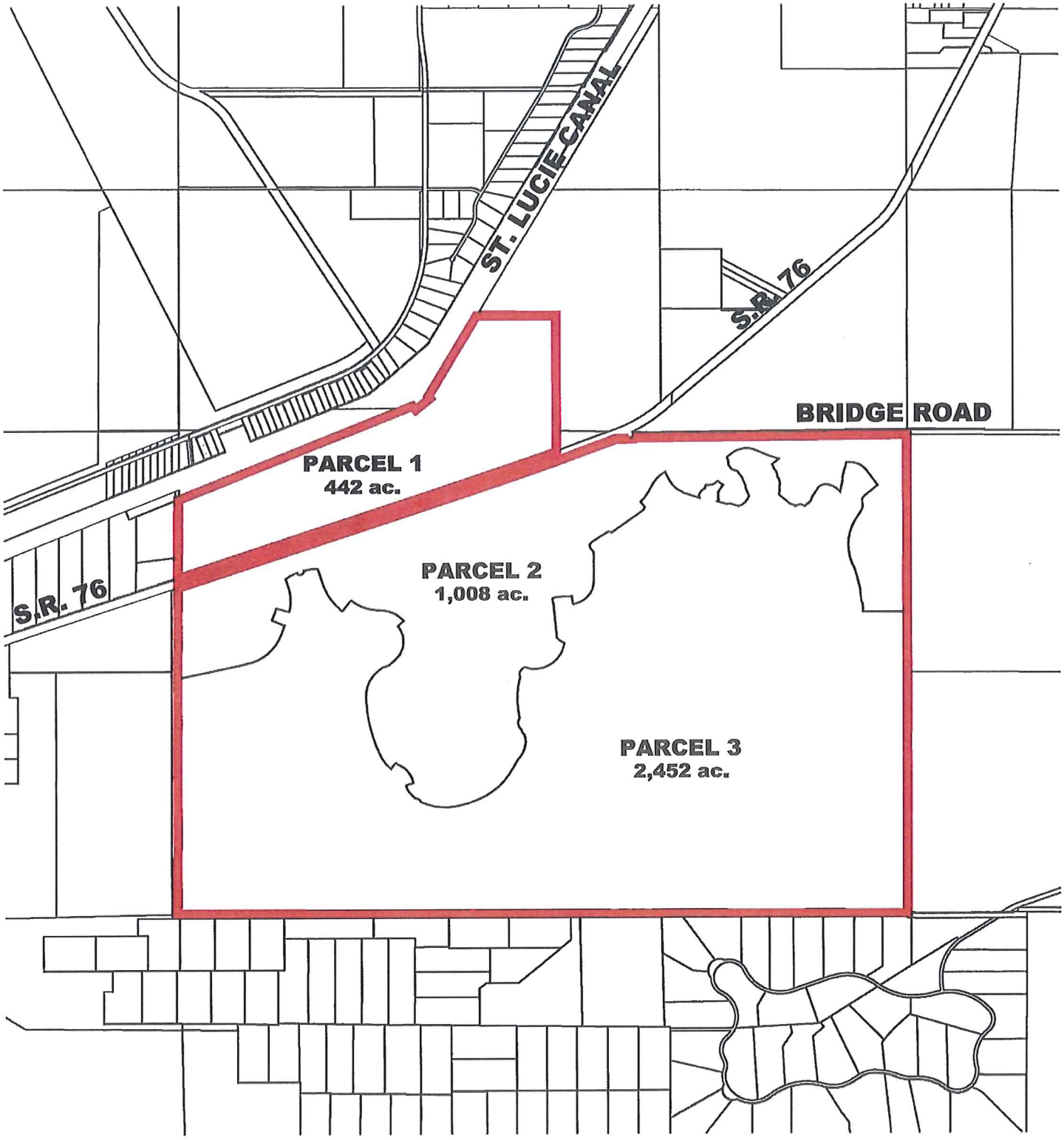
St. Lucie Partners, LLC

Figure 4

Martin County, Florida

Exhibit 3e

Parcel Map



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NORTH

St Lucie Partners, LLC

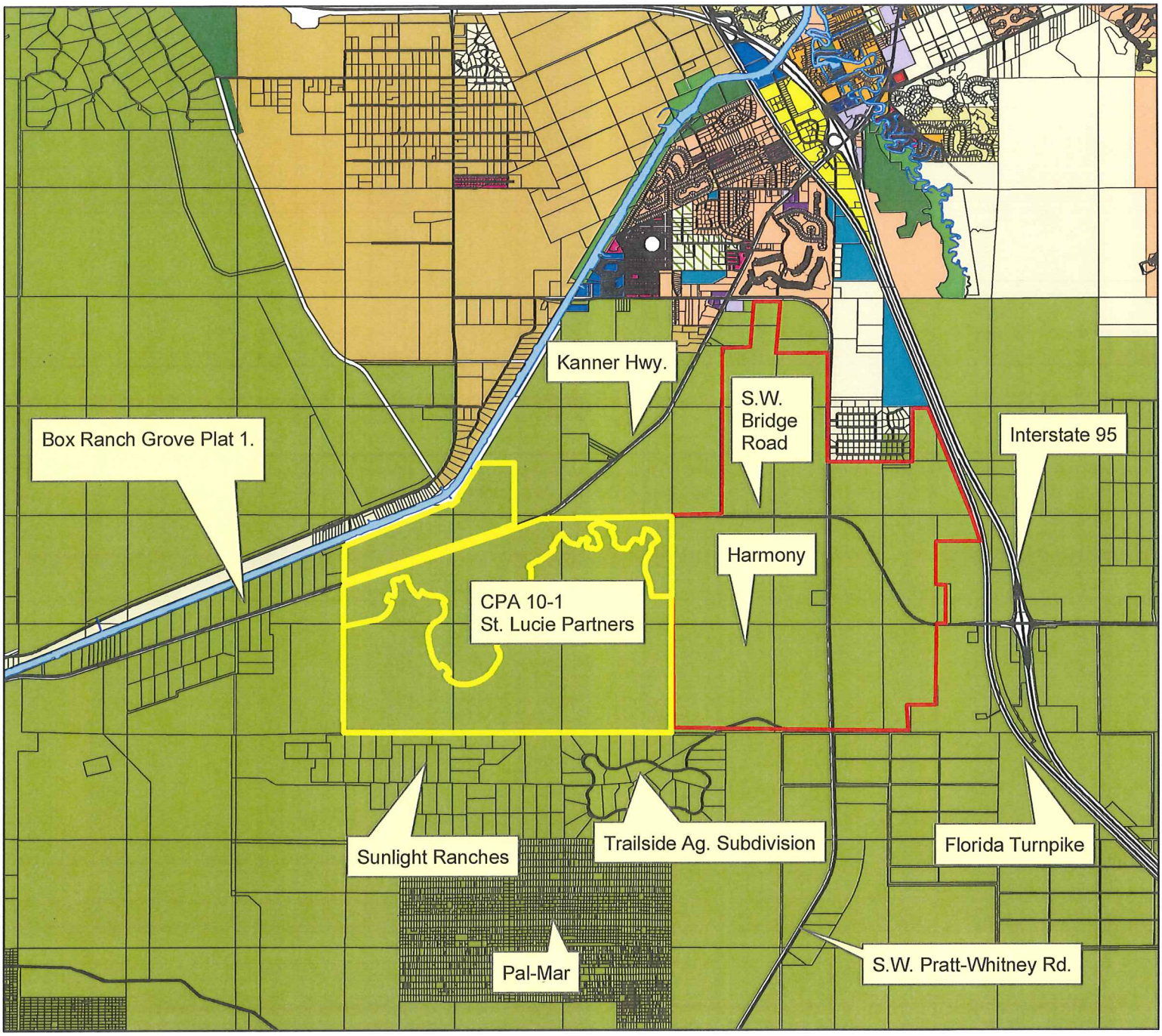
Figure 2

Martin County, Florida

Martin County

Exhibit 3f

Figure 2, Future Land Use Map, CPA 10-1, St. Lucie Partners



Legend

- Rural Density -up to 0.5 UPA
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Commercial General
- Commercial Limited
- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (May Include Incorporated Area)
- WATER

Created by: C.Dulin
Plot Date: February 24, 2010
T:gmd\div_comp_plan\cpas\cpa10-10

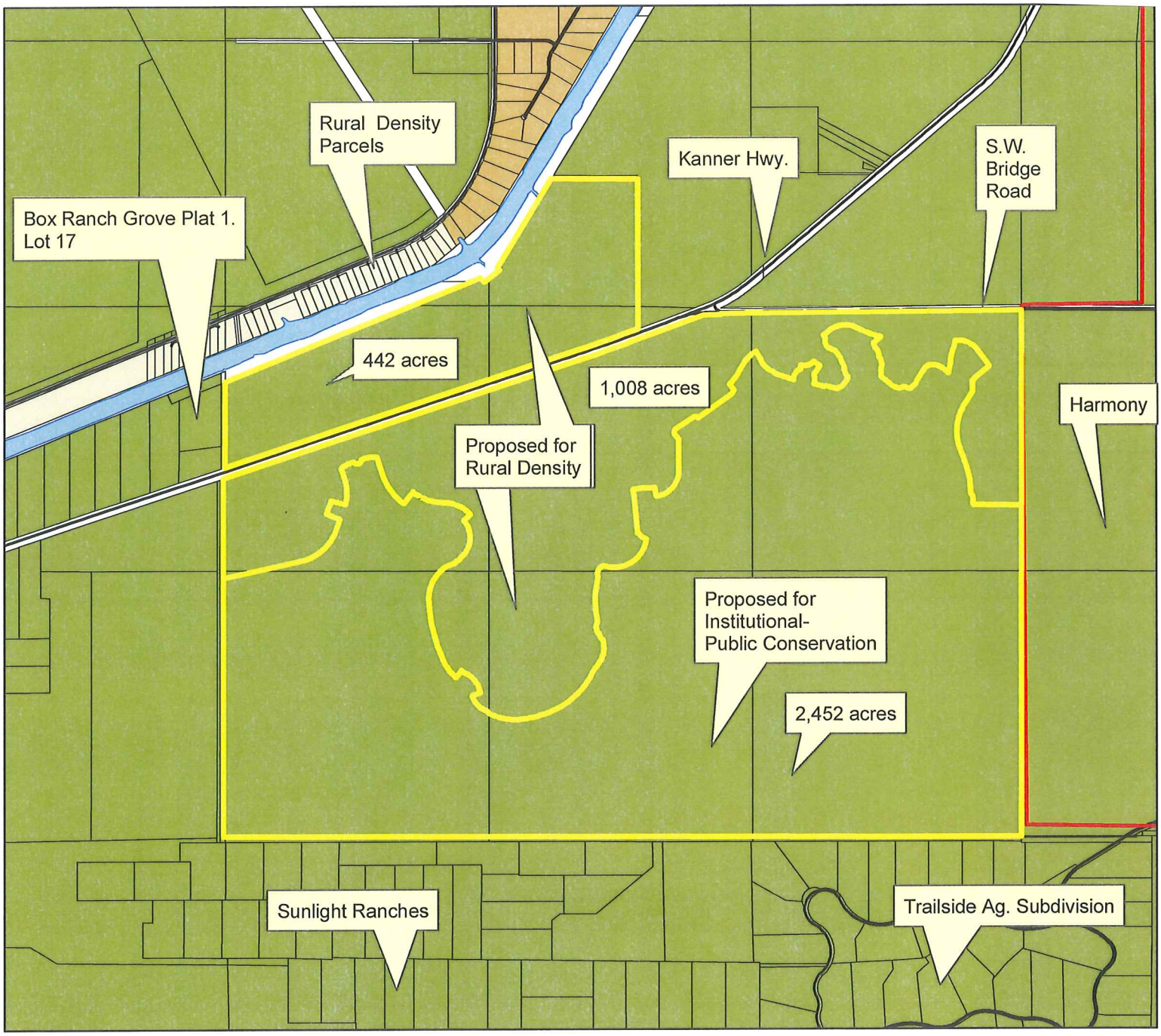
0 3,000 6,000 12,000 18,000 24,000 Feet

N

Martin County

Exhibit 3g

Figure 2B, Future Land Use Map, CPA 10-1, St. Lucie Partners



Legend

- Rural Density -up to 0.5 UPA
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Commercial General
- Commercial Limited
- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (May Include Incorporated Area)
- WATER

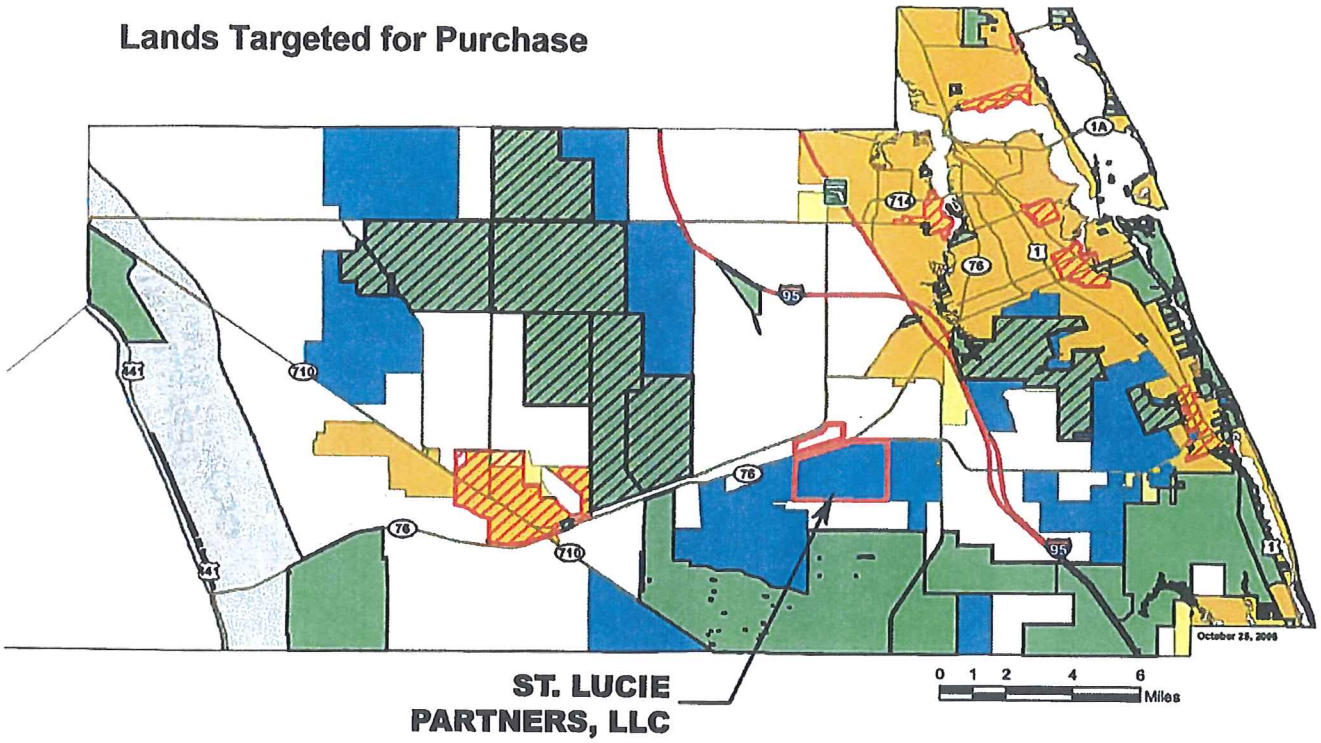
Created by: C.Dulin
Plot Date: February 24, 2010
T:gmd\div_comp_plan\cpas\cpa10-10

0 1,125 2,250 4,500 6,750 9,000 Feet

N

Exhibit 3h

Lands Targeted for Purchase Map



Legend

- USB Primary
- USB Secondary
- CRA Boundaries
- Conservation/Public Ownership (Existing)
- CERP Lands in Public Ownership
- CERP Footprint ASR well location
- Lands Targeted for Purchase

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NORTH

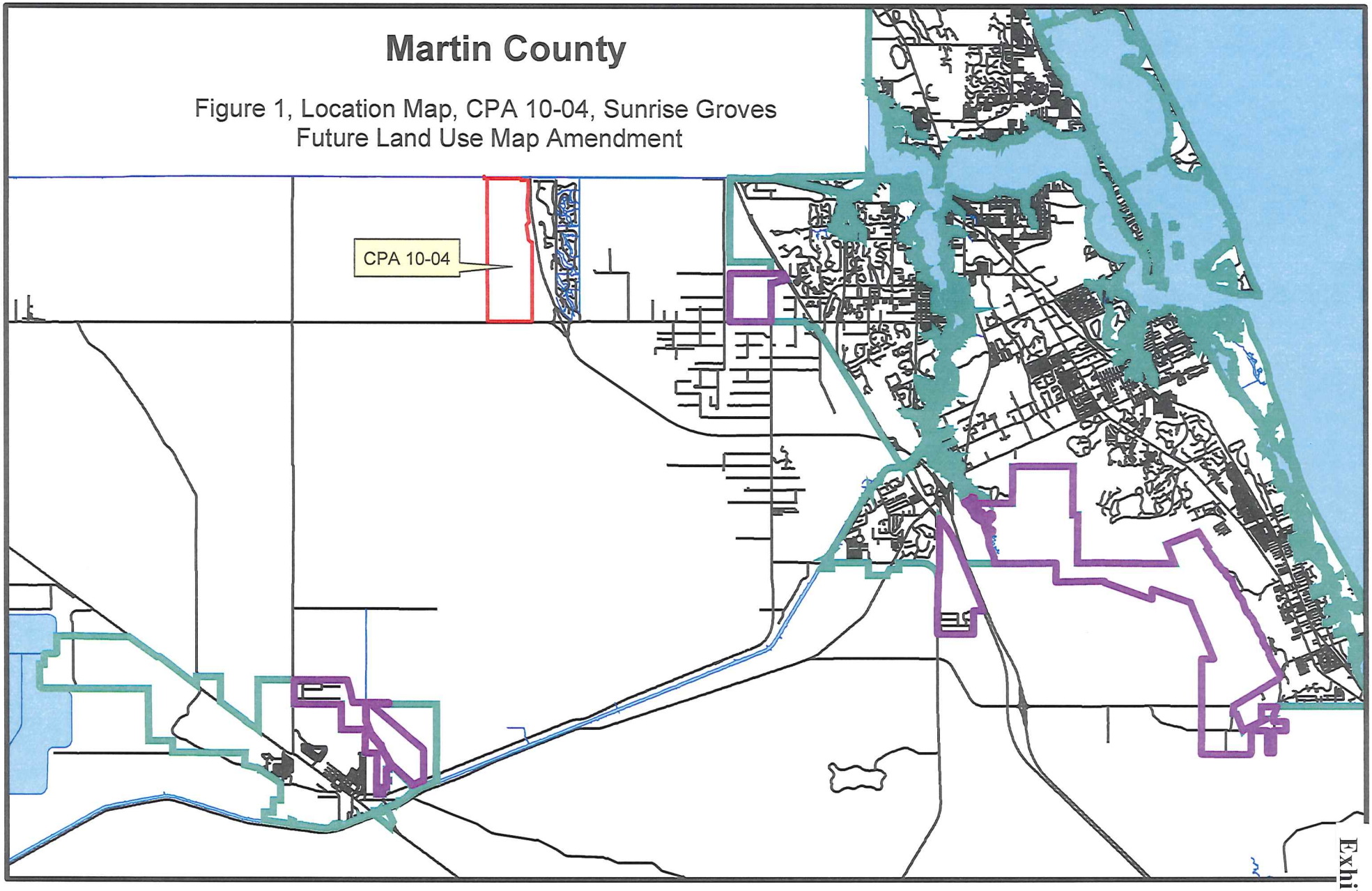
St. Lucie Partners, LLC

Figure 10

Martin County, Florida

Martin County

Figure 1, Location Map, CPA 10-04, Sunrise Groves
Future Land Use Map Amendment



0 6,500 13,000 26,000 39,000 52,000 Feet

Legend

- Sunrise
- Primary Urban Service District
- Secondary Urban Service District

Created by: C.Dulin
Plot Date: March 9, 2010
T:gmd\div_comp_plan\cpas\cpa10-04

Exhibit 4a

Martin County

Figure 5 Aerial Photograph, CPA 10-04, Sunrise Groves
Future Land Use Map Amendment

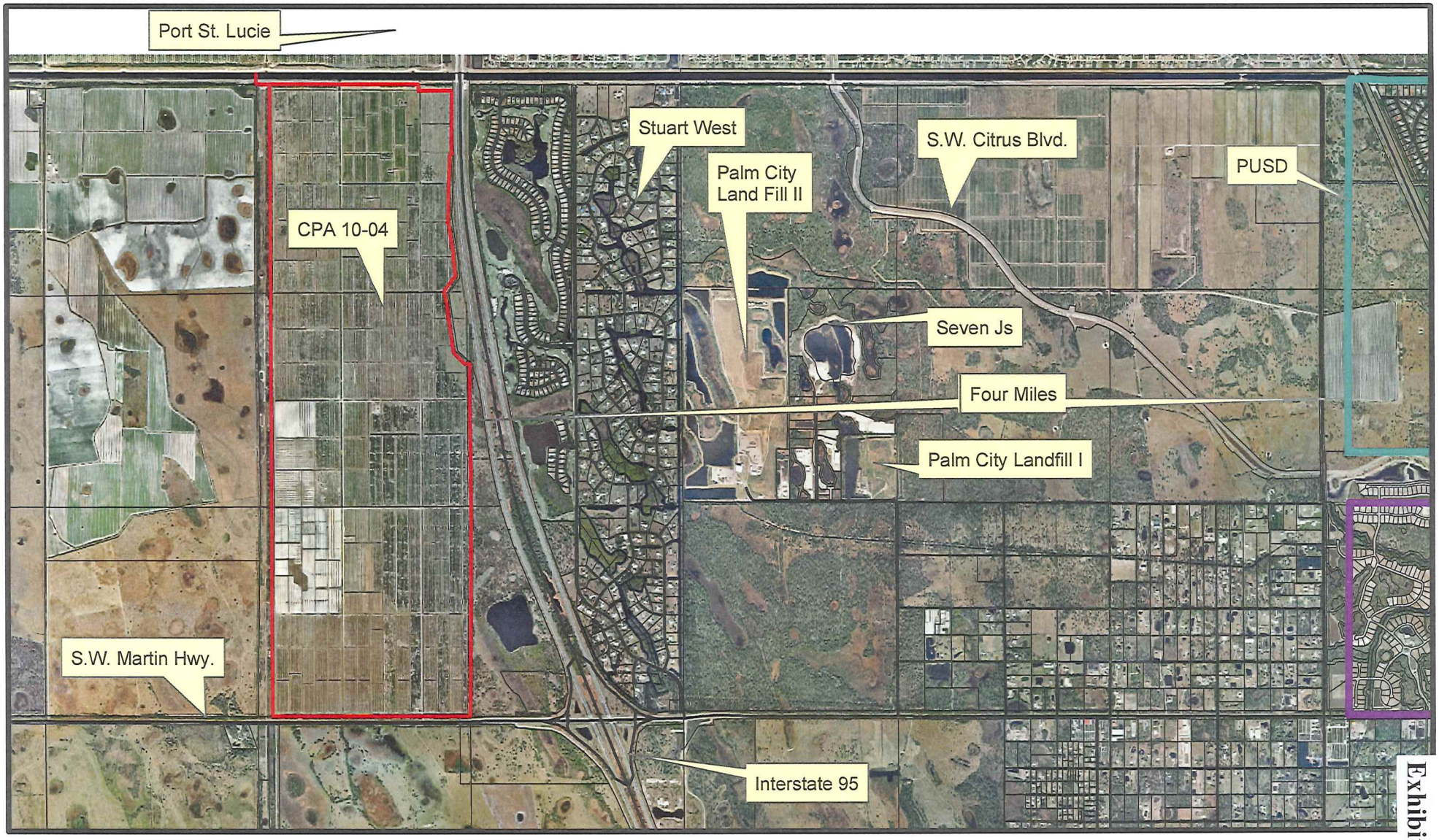


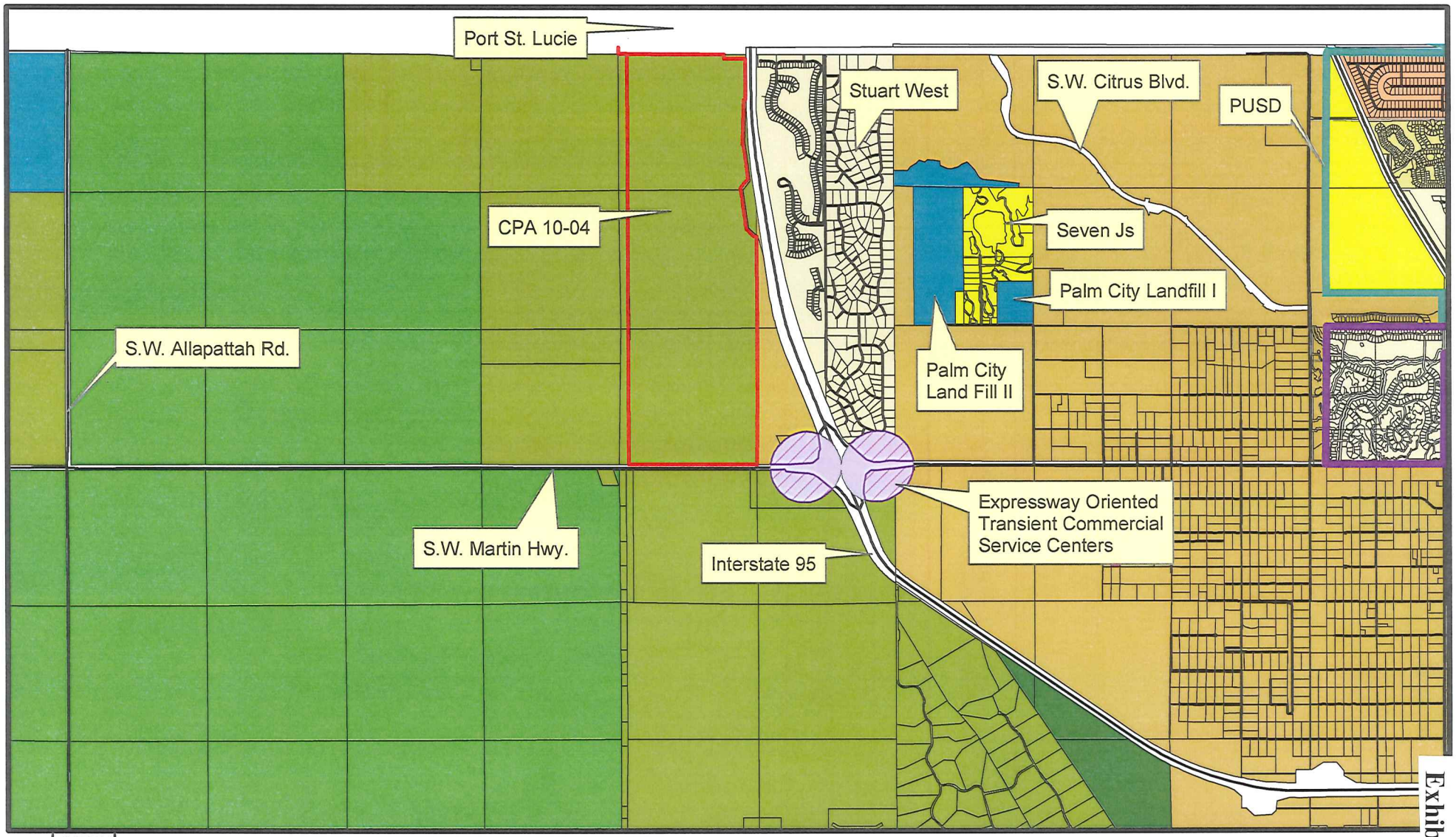
Exhibit 4b

"This Geographic Information System Map Product, Martin County ("COUNTY") in fulfillment of a public request is provided "as is"without warranty of any kir COUNTY expressly disclaims all express and implie including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results the use, of the information provided to you by the CO in terms of correctness, accuracy, reliability, timeline otherwise. The entire risk as to the results and perfo of any information obtained from the COUNTY is enti assumed by the recipient.

Created by: C.Dulin
Plot Date: March 9, 2010
T:gmd\div_comp_plan\cpas\cpa10-04

Martin County

Figure 2, Future Land Use Map, CPA 10-04, Sunrise Groves
Future Land Use Map Amendment



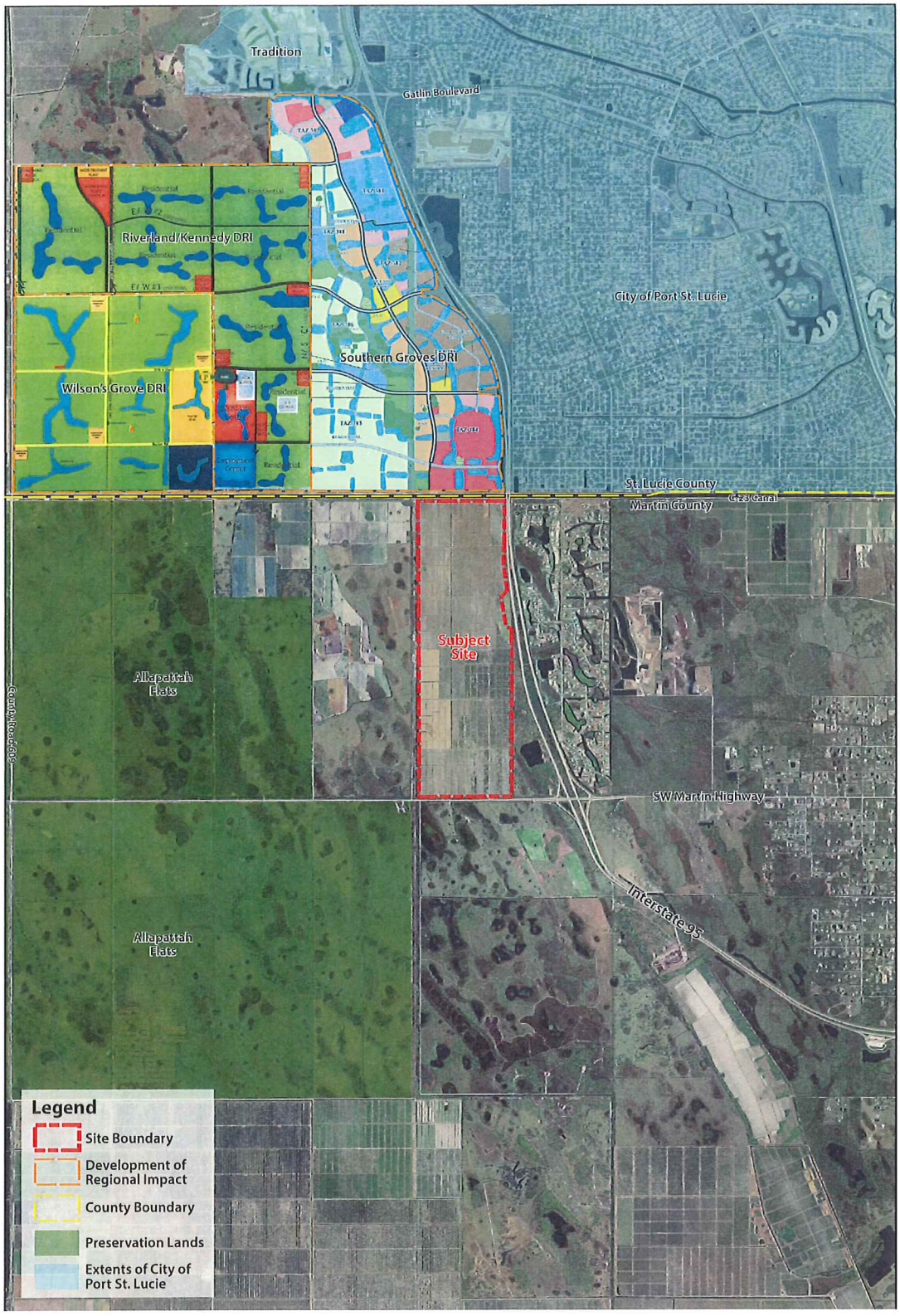
Legend

- Rural Density -up to 0.5 UPA
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Commercial General
- Commercial Limited
- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (May Include Incorporated Area)
- WATER

Created by: C.Dulin
Plot Date: March 9, 2010
T:gmd\div_comp_plan\cpas\cpa10-04

Exhibit 4c

Exhibit 4d



Regional Context Map

N
W E
S

Prepared for:
CONSOLIDATED CITRUS L.P./EING RANCH
MARTIN COUNTY, FL

Prepared by:
COURT STREET PARTNERS

In association with:
DeLisi Fitzgerald, Inc.

15 January 2019

AgTech @ Sunrise Grove

Martin County, Florida

Exhibit 4e

Conceptual Plan

AgTech @ Sunrise Grove

Martin County, Florida

Prepared for:
CONSOLIDATED CITRUS L.P./ELNG RANCH
MARTIN COUNTY, FL.

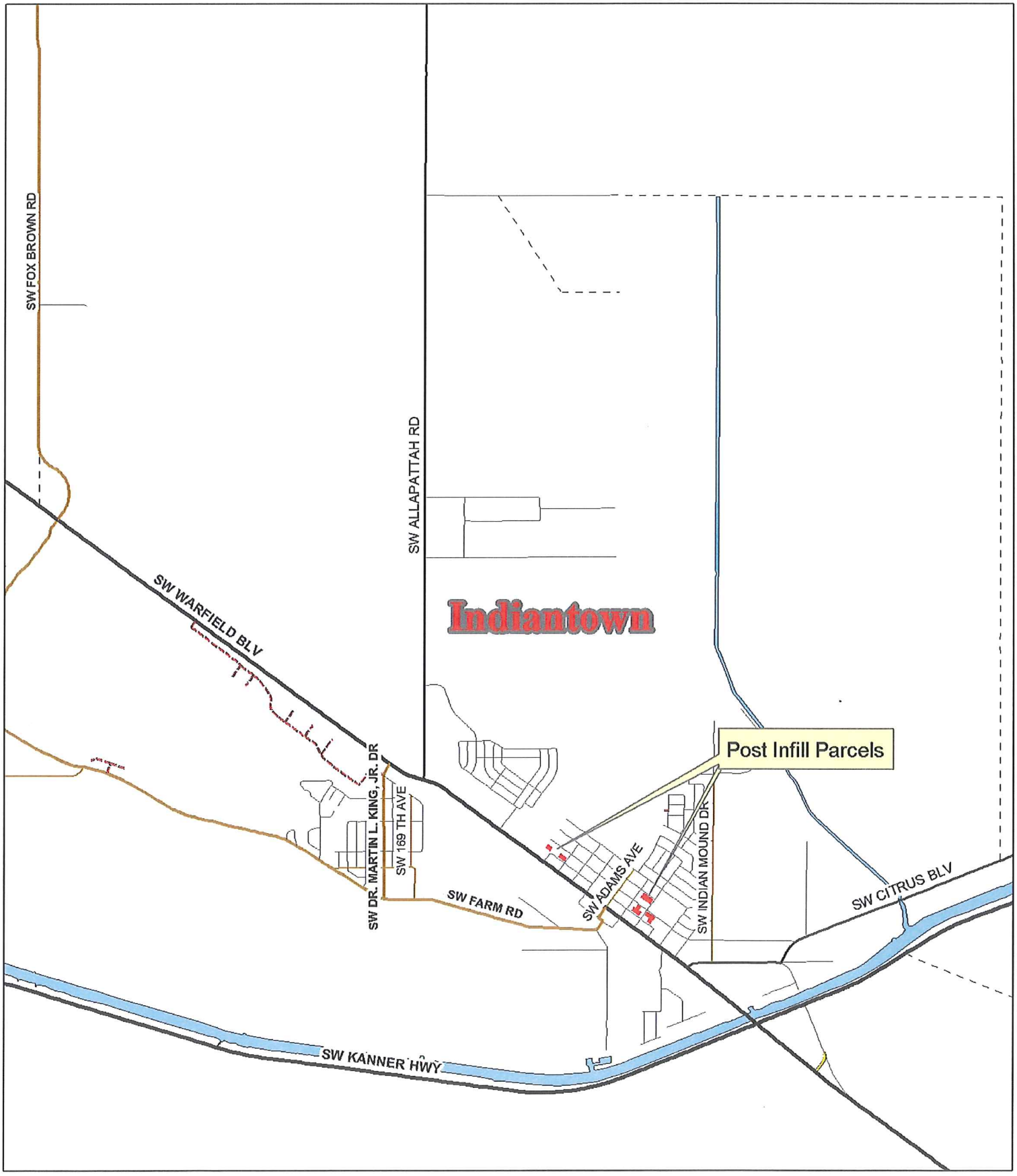
Prepared by:
COURT STREET PARTNERS

In association with:
DeLisi Fitzgerald, Inc.

15 January 2019

LOCATION MAP
CPA 10-6, Post Infill Parcels

Exhibit 5a



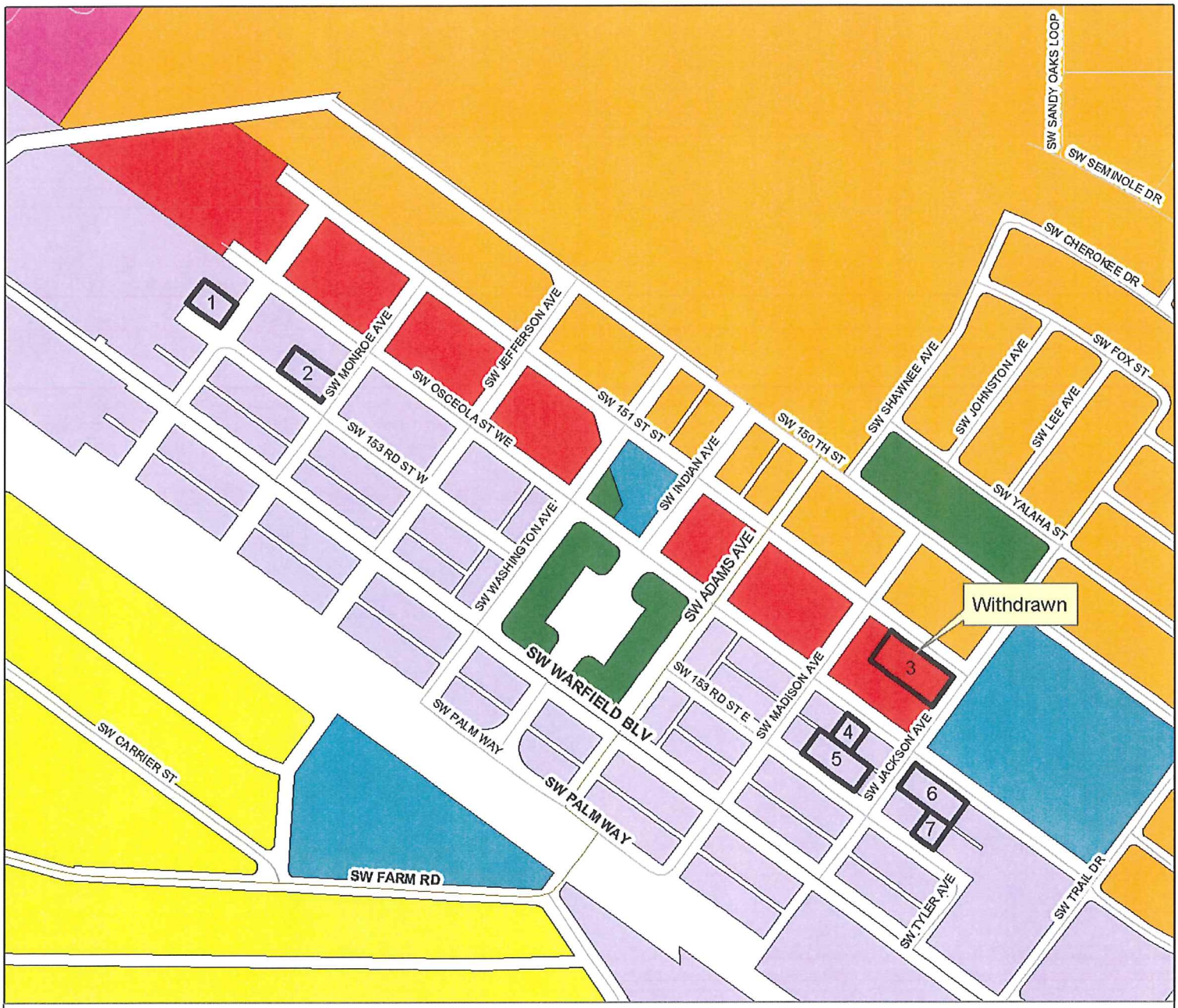
2009 AERIAL MAP
CPA 10-6, Post Infill Parcels

Exhibit 5b

FUTURE LAND USE MAP

Exhibit 5c

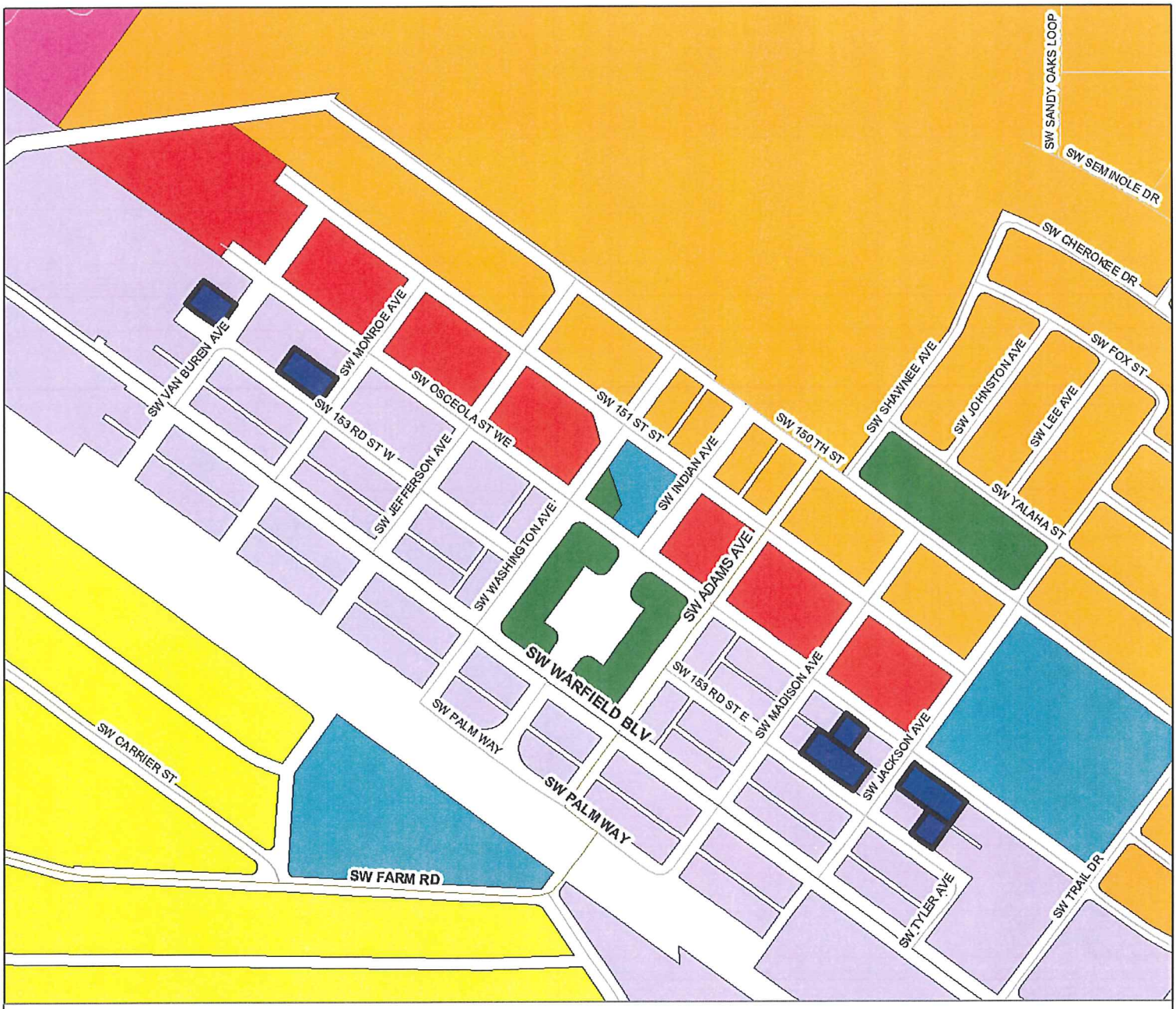
CPA 10-6, Post Infill Parcels



Legend

- Rural Density -up to 0.5 UPA
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Commercial General
- Commercial Limited
- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (Incorporated Area)
- WATER

PROPOSED FUTURE LAND USE MAP
CPA 10-6, Post Infill Parcels



Legend

- Rural Density -up to 0.5 UPA
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
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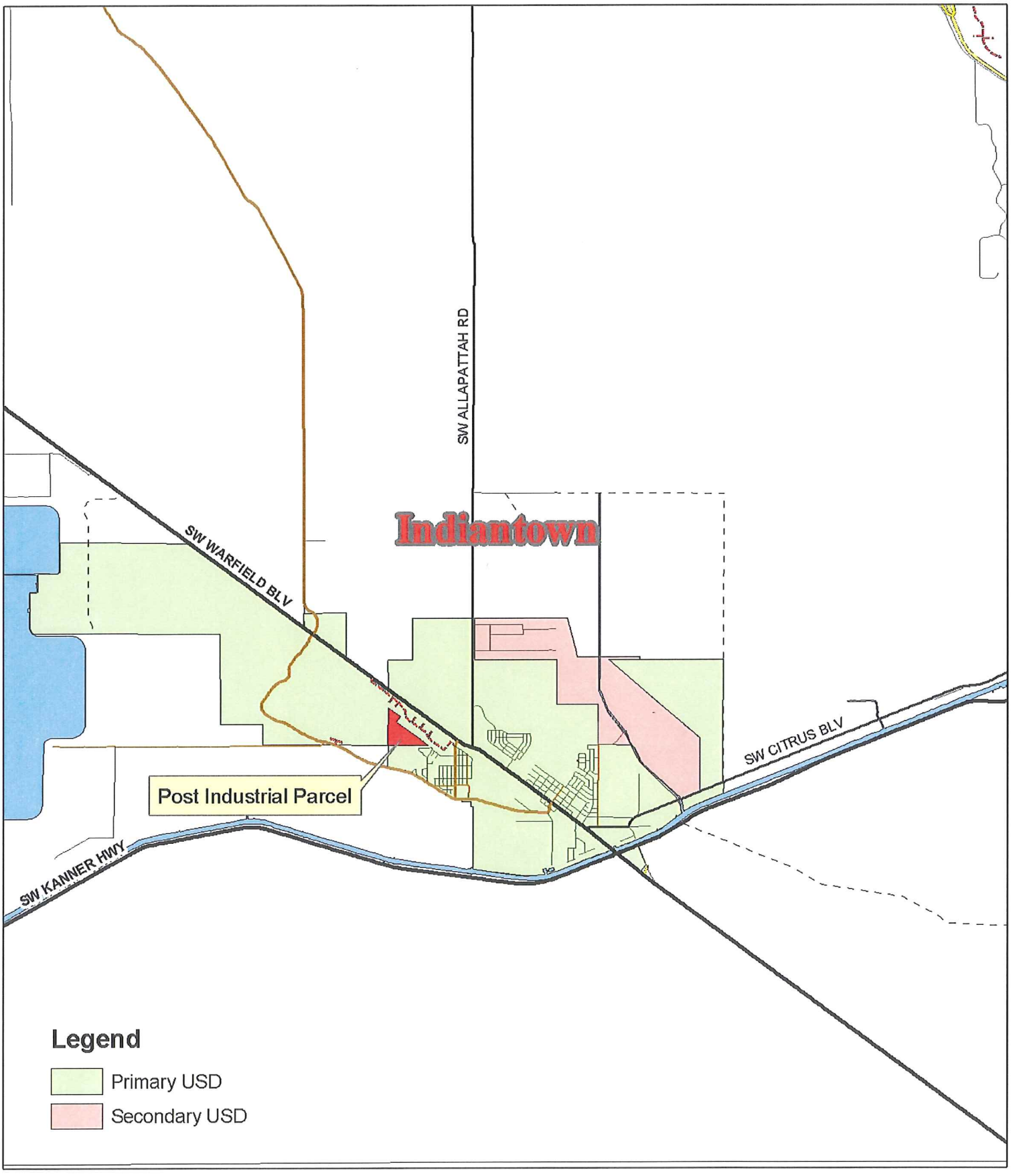
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (Incorporated Area)
- WATER

LOCATION MAP
CPA 10-7, Post Industrial Parcel

Exhibit 6a



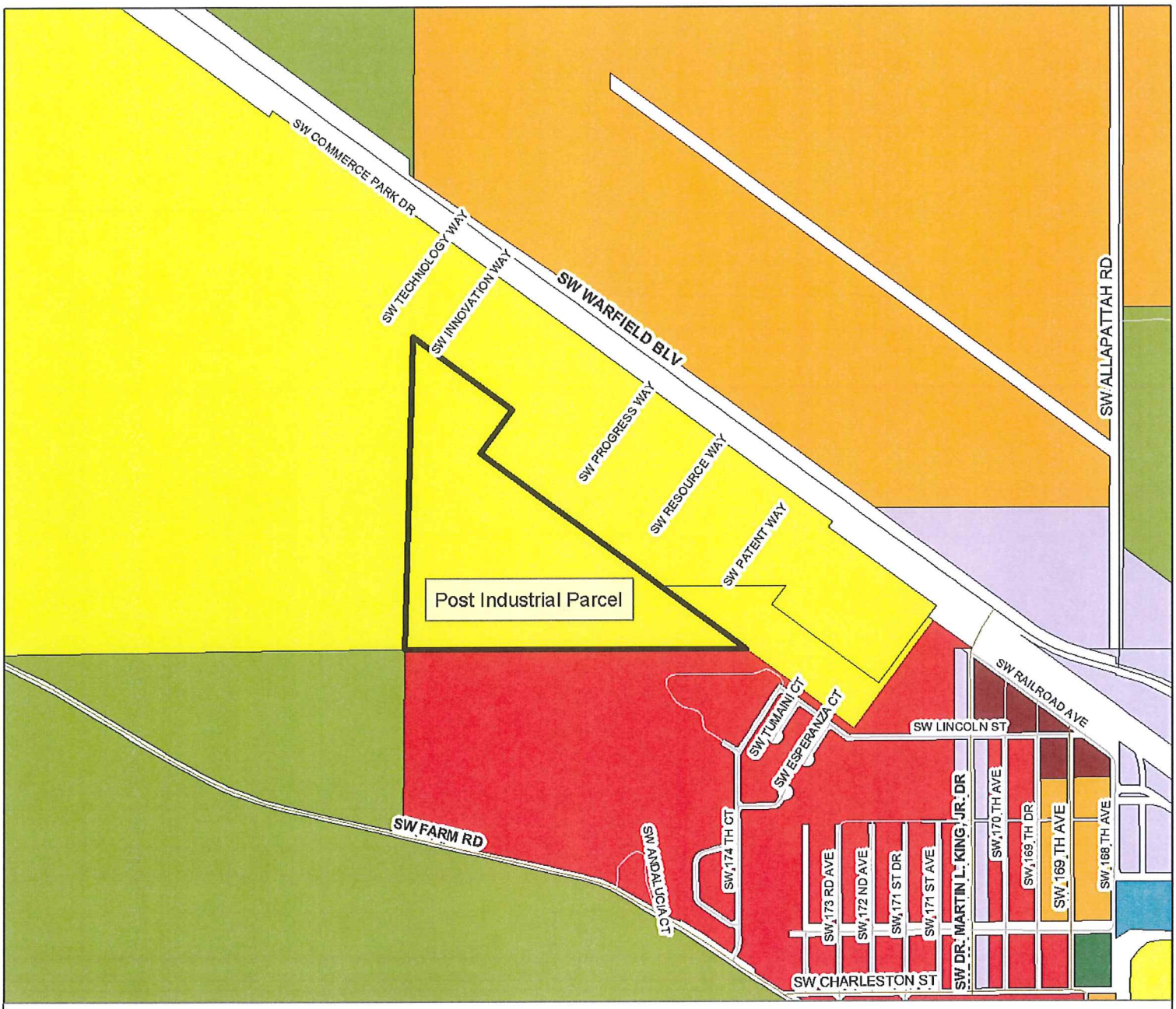
2009 AERIAL MAP
Indiantown Mixed Use Overlay

Exhibit 6b

FUTURE LAND USE MAP

CPA 10-7, Post Industrial Parcel

Exhibit 6c



Legend

- Rural Density -up to 0.5 UPA
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
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- Commercial Limited
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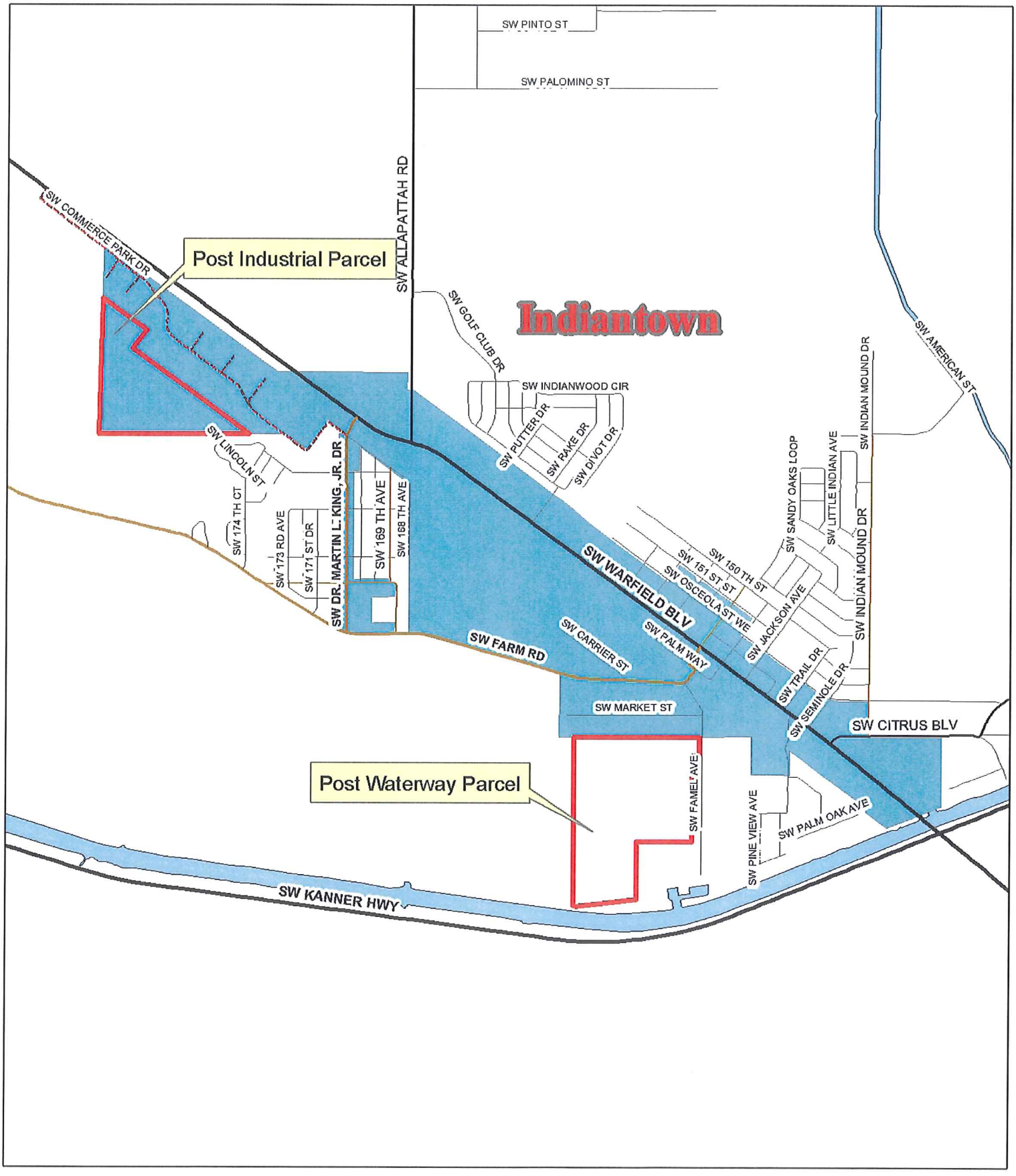
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (Incorporated Area)
- WATER

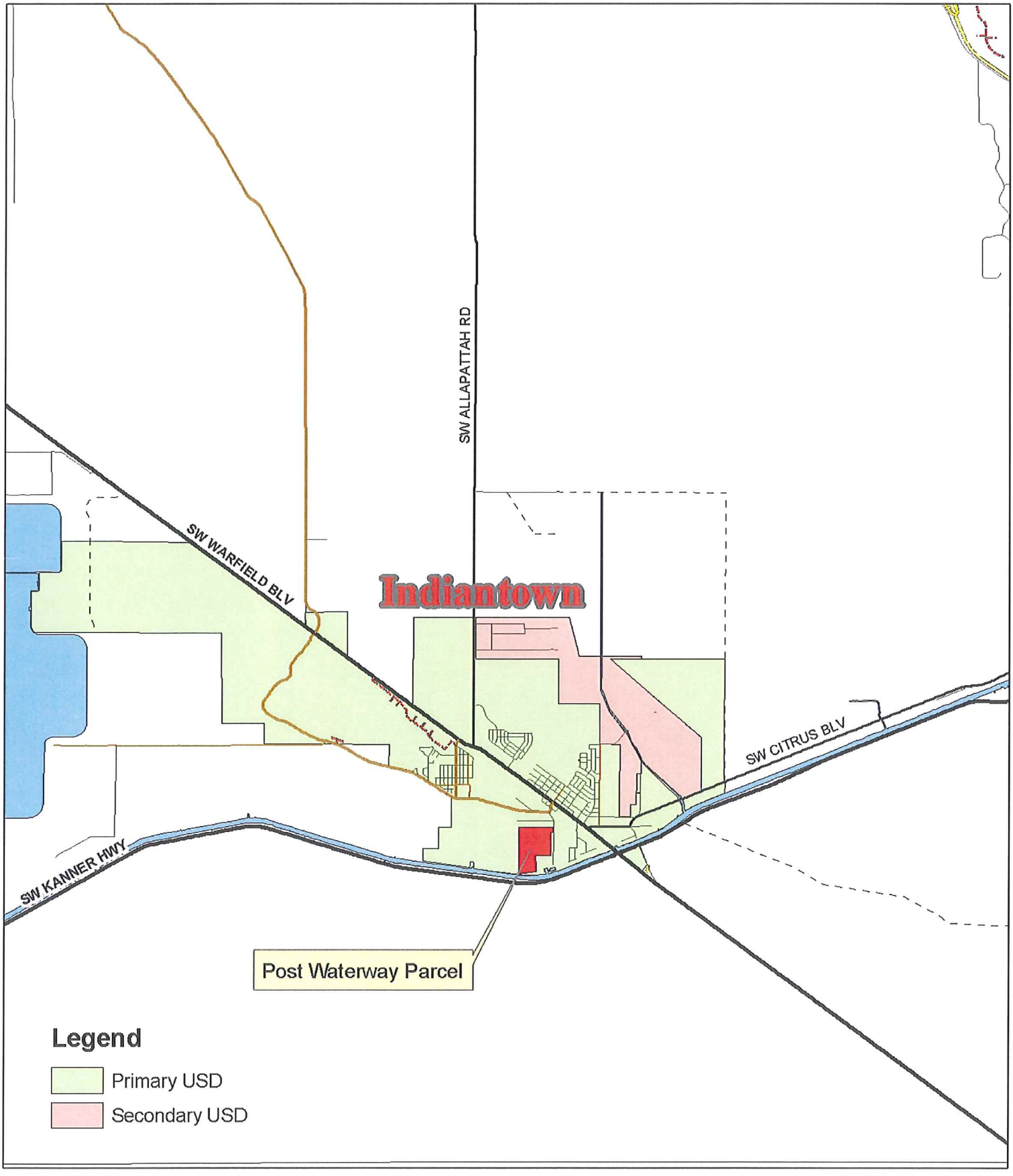
MIXED USE OVERLAY
CPA 10-7, Post Industrial Parcel

Exhibit 6d



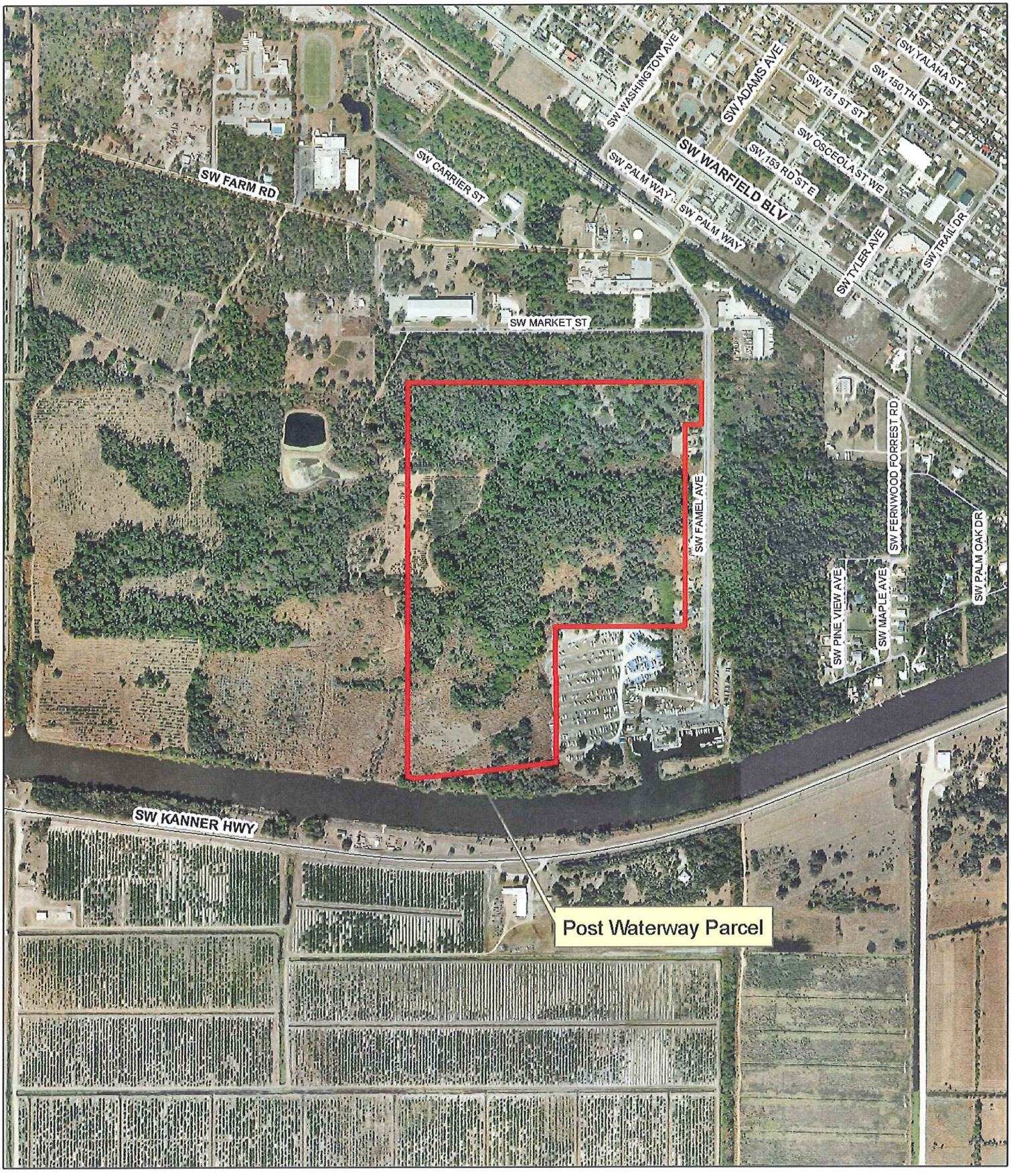
LOCATION MAP
CPA 10-8, Post Waterway Parcel

Exhibit 7a



2009 AERIAL MAP
CPA 10-8, Post Waterway Parcel

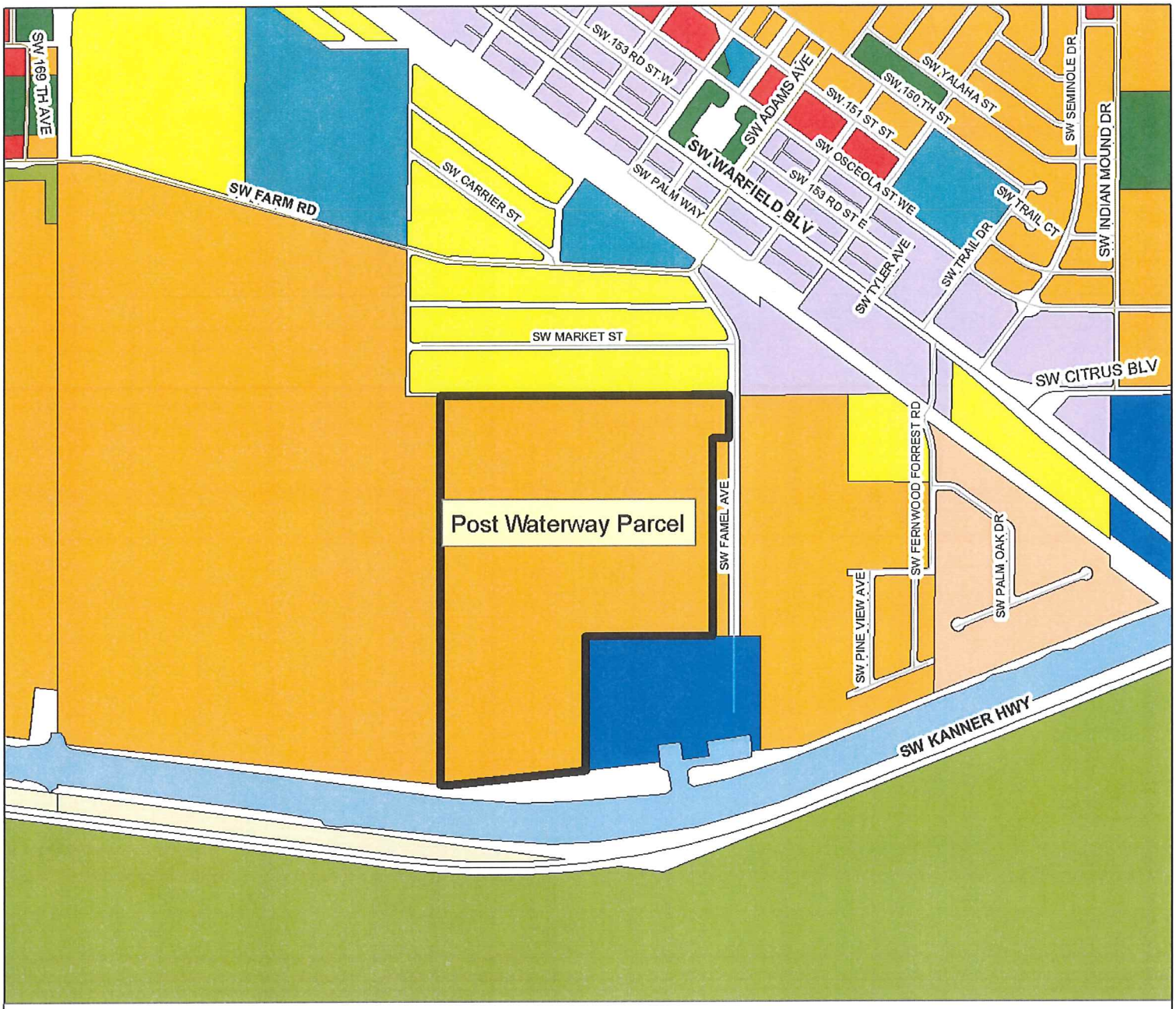
Exhibit 7b



FUTURE LAND USE MAP

CPA 10-8, Post Waterway Parcel

Exhibit 7c



Legend

- Rural Density -up to 0.5 UPA
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Commercial General
- Commercial Limited
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- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (Incorporated Area)
- WATER

INDIANTOWN COMMUNITY REDEVELOPMENT PLAN

MLK Jr. DRIVE ENHANCEMENTS:


FARM ROAD ENHANCEMENTS:

PUBLIC PROJECT LIST:

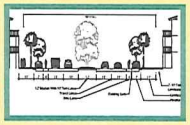
1. State Road 710 Streetscape
2. Overlay Zoning & Design Guidelines
3. Economic Development Plan & Implementation
4. Sidewalks, Lighting, & Drainage
5. Clean Up, Maintenance, & Safety Policies
6. Charter School, High School
7. Train Station, Town Square, & Farmers Market
8. Farm Road Enhancements
9. MLK Jr. Drive Enhancements
10. Railroad Crossing & Associated Roadway and Pedestrian Connections
11. Fairgrounds & Agricultural/Rural Themed Amenities
12. Greenways
13. Public Transportation
14. Agricultural Museum

CHARTER SCHOOL / HIGH SCHOOL:

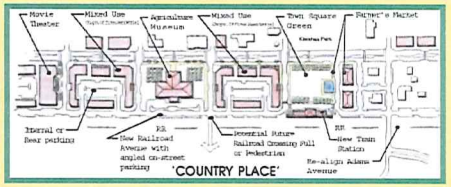
FAIRGROUNDS & AGRICULTURE MUSEUM:

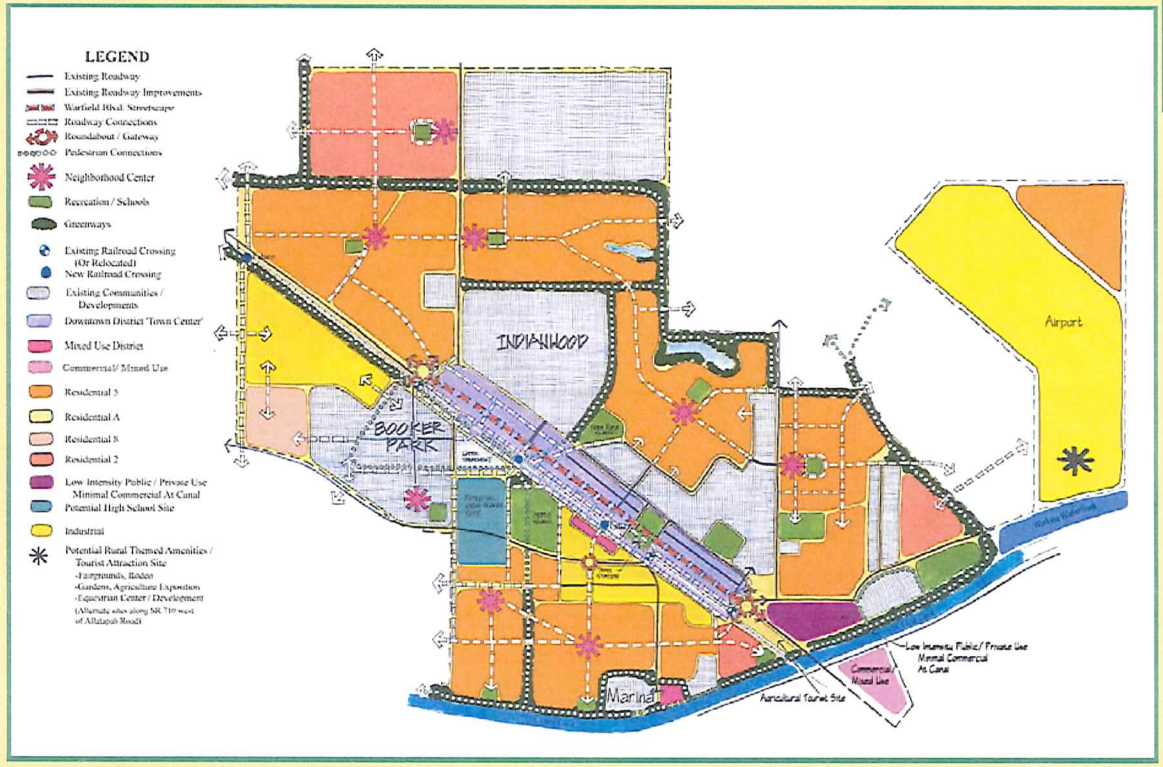
PUBLIC TRANSPORTATION:


710 STREETSCAPE:




COUNTRY PLACE:




PRIVATE PROJECT LIST:

1. Residential Development
2. Town Center
3. Business Development
4. Medical Center
5. Entertainment Facilities
6. Neighborhood Centers
7. ALF (Assisted Living Facility)
8. One Additional Golf Community with Public Access

PRIVATE DEVELOPMENT:




GREENWAYS AND OPEN SPACE:


MASTER PLAN HIGHLIGHTS

Downtown District and Town Center - The heart of Indiantown, situated between Citrus Blvd. and MLK Jr. Drive along SR 710, and the railroad and Osceola Street, this mixed use downtown core district is planned to be the business hub and center of activity for Indiantown locals as well as 710 passerby.

Mixed Use Districts - Aside from the Town Center and Neighborhood Centers, two other areas have been identified as potential mixed use districts.

Residential - The most prevalent land use in the Indiantown Vision is residential. A mix of all housing ranges and types, with a few recommended features to tie them together into the overall CRA 'theme.'

Neighborhood Centers - Identified as small neighborhood focal points, these centers would allow some minimal mixed use, subject to design guidelines, where some very small shops and offices could be co-located with residential uses.

Greenways and Pedestrian Connection - Pedestrian, bicycle, and possibly equestrian greenways are off-road pathways that may be associated with preserves or wetland systems, interconnected to provide alternative transportation modes for functional transportation and recreation.

Gateways - Special treatments at the two entry points into the Indiantown downtown core area along Warfield Boulevard to signify the entry into, and define the Indiantown pedestrian friendly zone.

Railroad Crossings - In order to breakdown the barrier and separation of north and south Indiantown that the Railroad now presents, a couple of new railroad crossings are proposed to be pursued with CSX Railways company.

Miscellaneous Road Connections - It is anticipated that new development as well as infill development will provide the most roads needed for the connectivity shown on the plan.

Industrial - The industrial designated lands are an important component in Indiantown's vision for new and better job creation and development.

Potential High School and/ or Charter School - As the Indiantown community has recognized the importance of quality education, a new potential high school and/or charter school site has been identified adjacent to the existing middle school.

Rural Themed Tourist Sites/ Amenities - To play upon the rural/ country theme of Indiantown, the Martin County Fairgrounds would be the centerpiece that the other facilities could work in concert with.

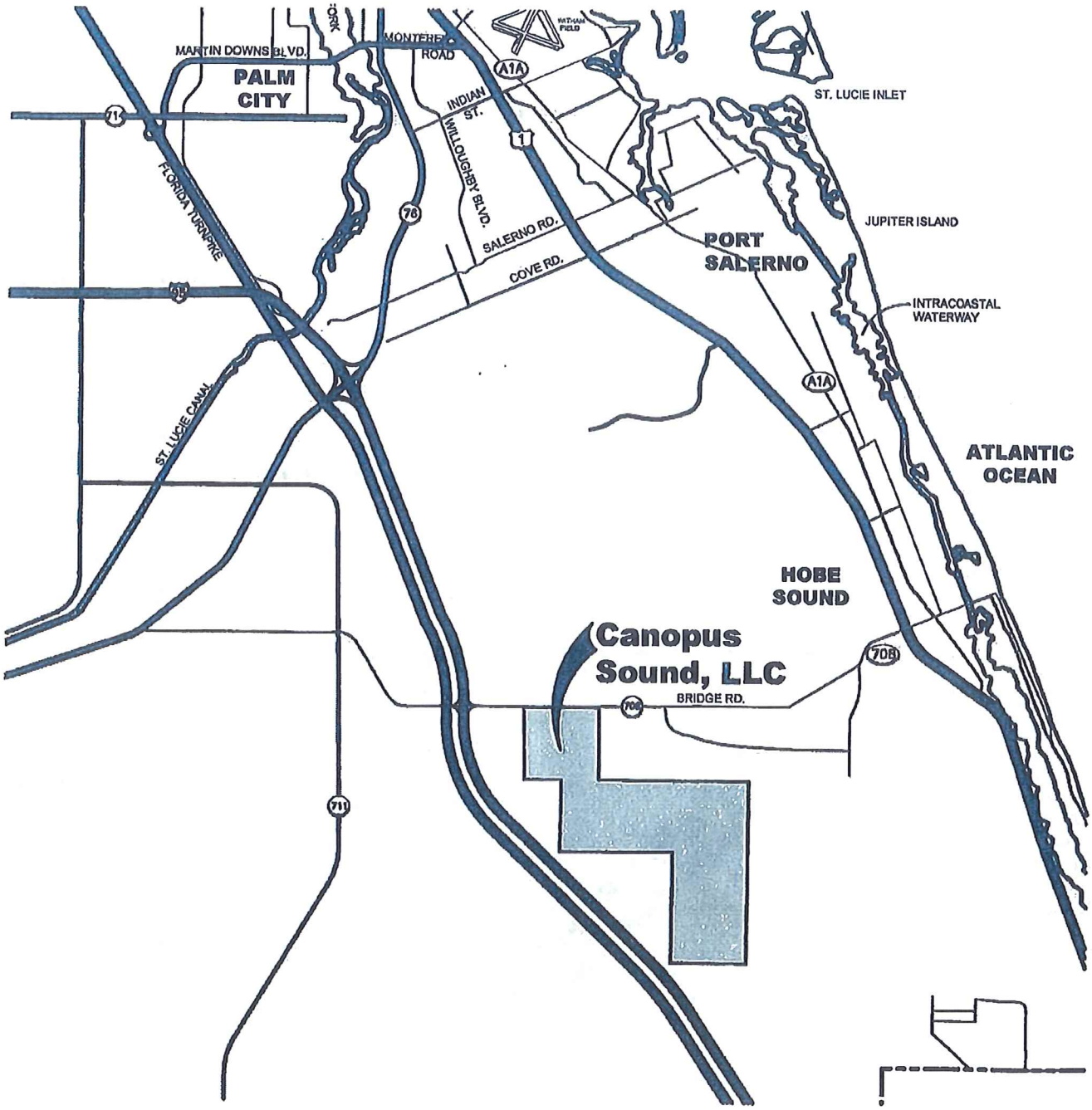
Architectural Standards - For all new and redevelopment in Indiantown, building standards will be adopted to assure a certain level of quality and maintenance for all prospective and existing residences and businesses.

HCG
Hester Consulting Group, Inc.

Exhibit 7d

Exhibit 8a

Location Map



lucido & associates
701 E Ocean Blvd. Stuart, Florida 34994 (772) 220-2100, Fax (772) 220-2030
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1302
827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9789

NORTH

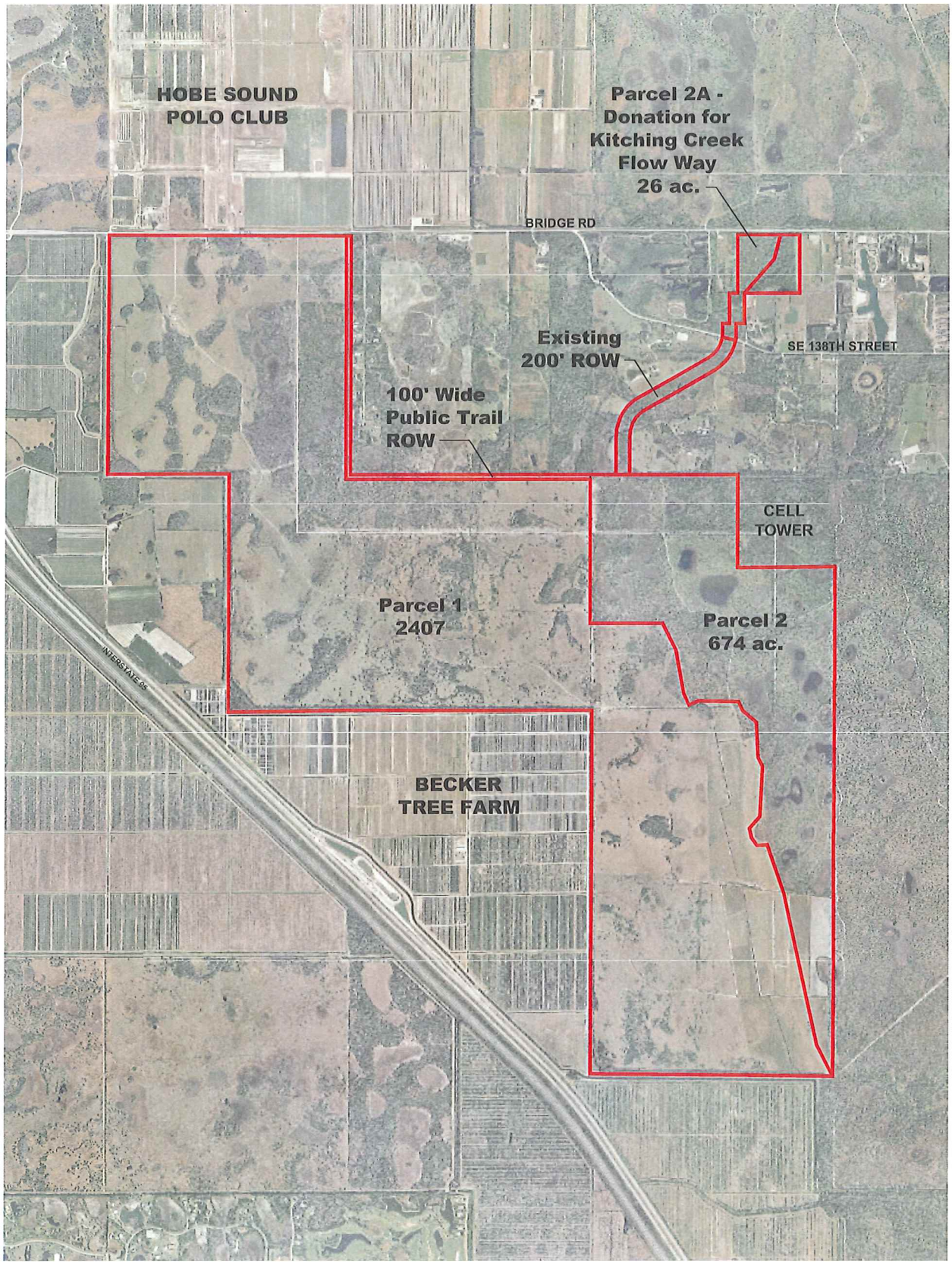
Figure 1

Canopus Sound, LLC

Martin County, Florida

lucido & associates

Exhibit 8b



Computer File 07-250 Bridgehampton Parcel Graphic.dwg
Project Number 07-250
Scale: 1" = 2,000'

0 1,000' 2,000' 4,000'

NORTH

Bridgehampton
Martin County, Florida
Aerial / Parcel Plan

Canopus Sound LLC FLUM

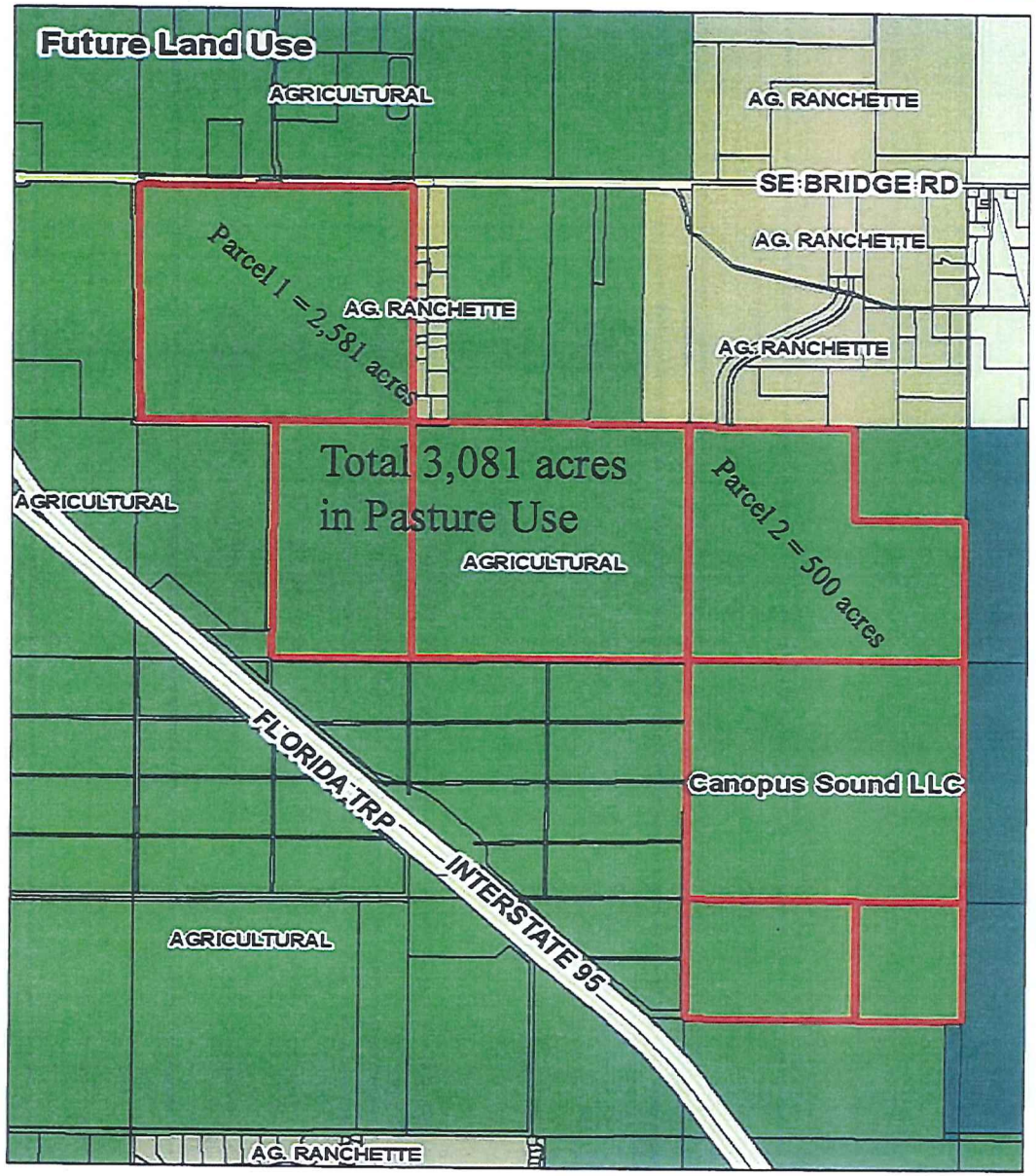
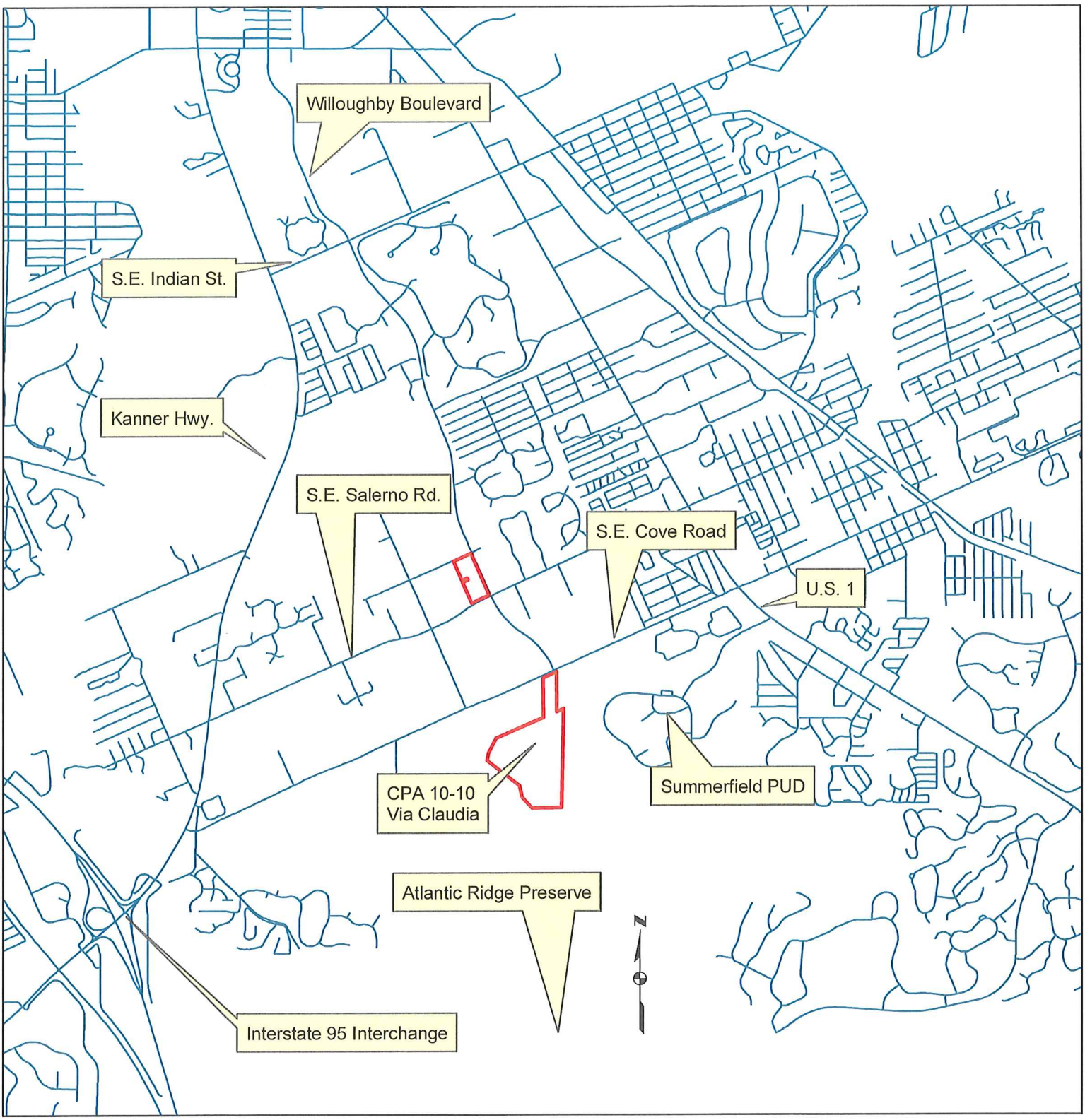


Exhibit 8c

Martin County

Exhibit 9a

Figure 1, Location Map, CPA 10-10, Via Claudia



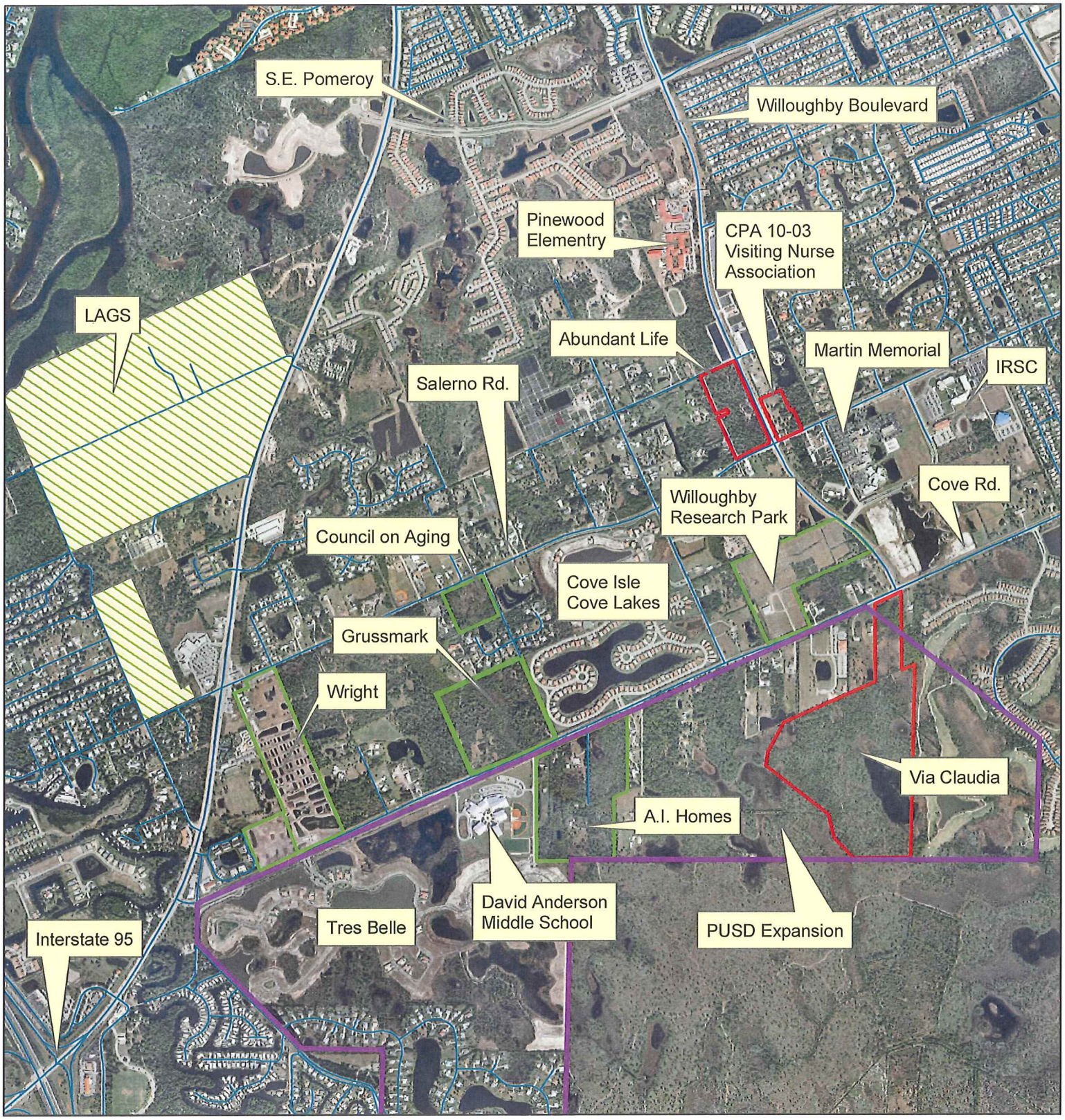
0 2,550 5,100 10,200 15,300 20,400 Feet

Created by: C.Dulin
Plot Date: January 21, 2010
T:gmd\div_comp_plan\cpas\cpa10-10

Martin County

Figure 5, Aerial Photograph

Exhibit 9b



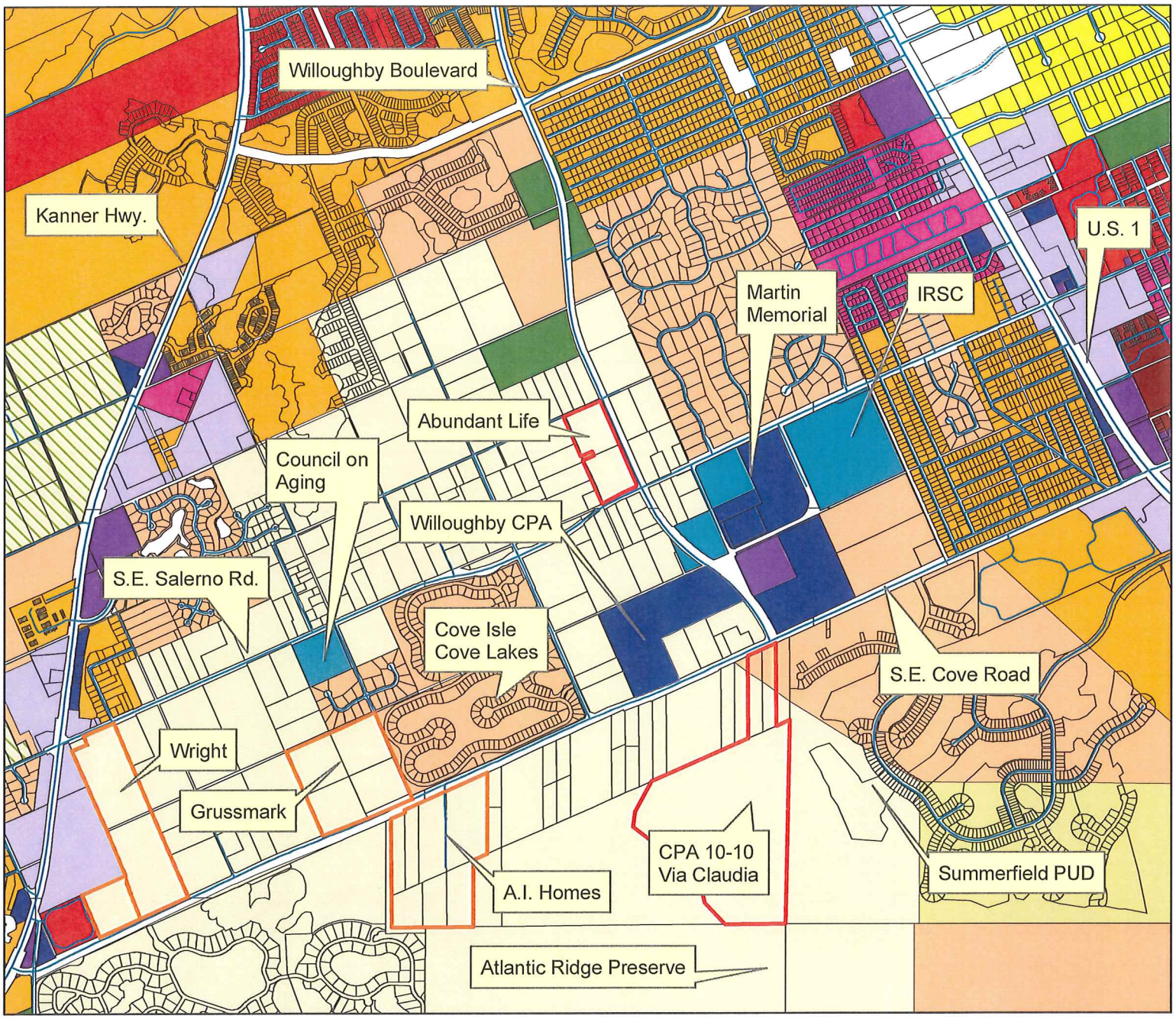
0 1,200 2,400 4,800 7,200 9,600 Feet

Created by: C.Dulin
Plot Date: January 21, 2010
T:gmd\div_comp_plan\cpas\cpa10-03\

Martin County

Exhibit 9c

Figure 2, Future Land Use Map, CPA 10-10, Via Claudia



Legend

- Rural Density -up to 0.5 UPA
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Commercial General
- Commercial Limited
- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (May Include Incorporated Area)
- WATER

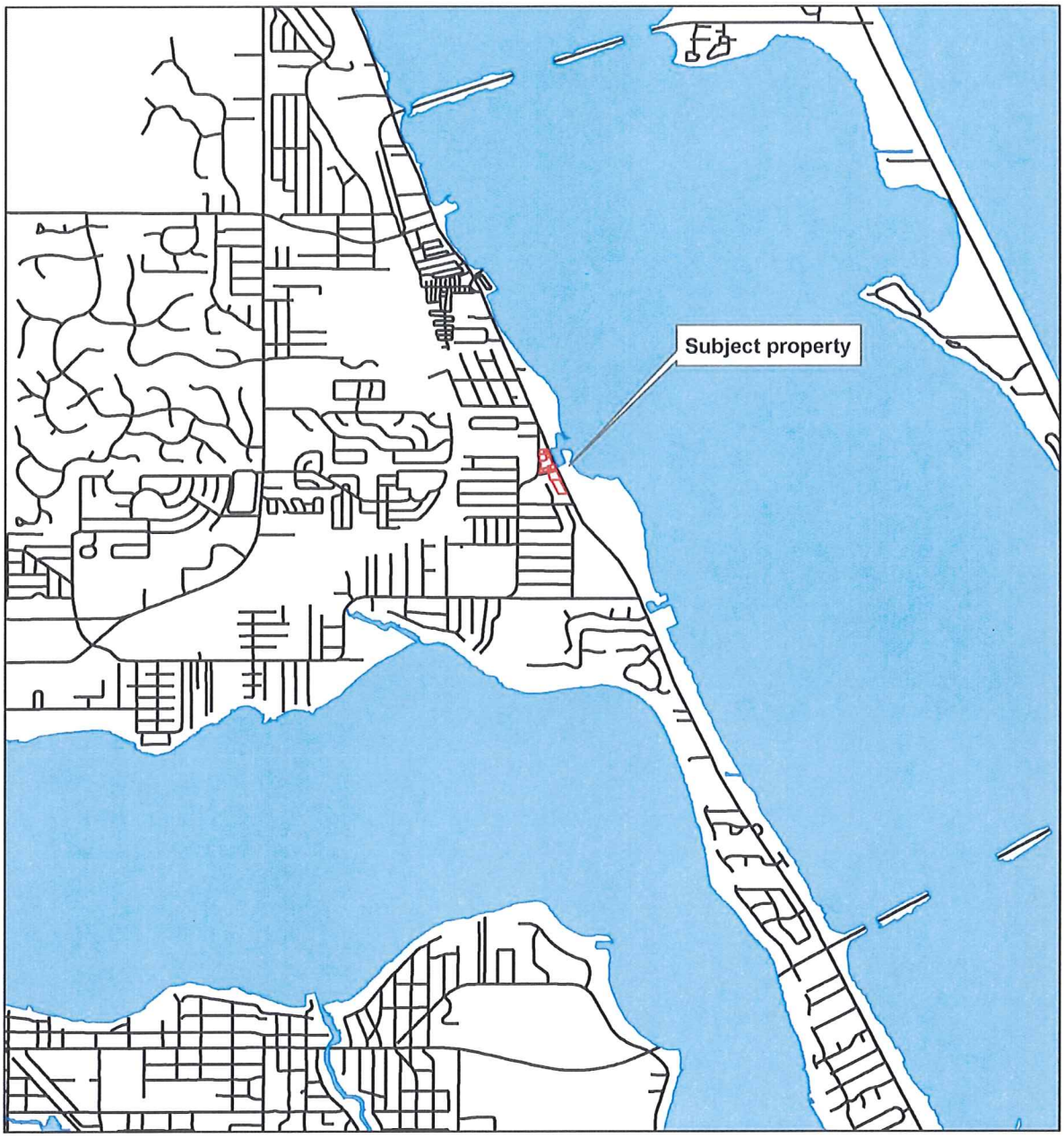
0 1,375 2,750 5,500 8,250 11,000 Feet

Created by: C.Dulin
Plot Date: January 21, 2010
T:gmd\div_comp_plan\cpas\cpa10-10

Exhibit 10a

Martin County

Figure 1 Location, CPA 10-11, AA Marina



Created by: S. Horowitz
Plot Date: February 24, 2010

0 1,550 3,100 6,200 9,300 12,400 Feet

N

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Exhibit 10b

Aerial Map

lucido & associates

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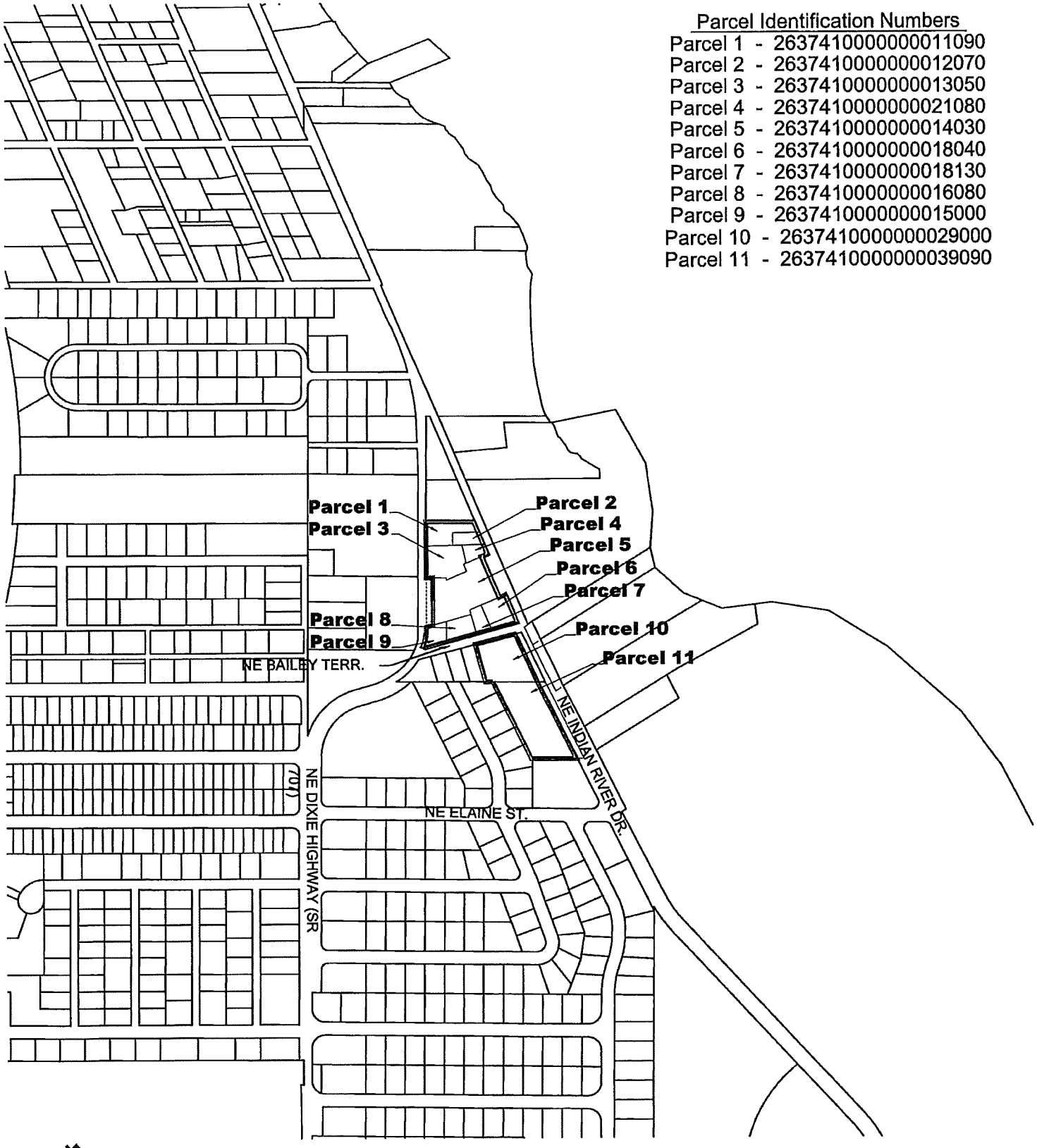
NORTH

Figure 5

AA Marina, LLLP &
Jensen Beach Prop., LLC.
Martin County, Florida

Property Appraiser's Assessment Map

Exhibit 10c



lucido & associates

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100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thornton Avenue, Orlando, Florida 32803 (407) 896-5521 Fax (407) 896-9768

NORTH

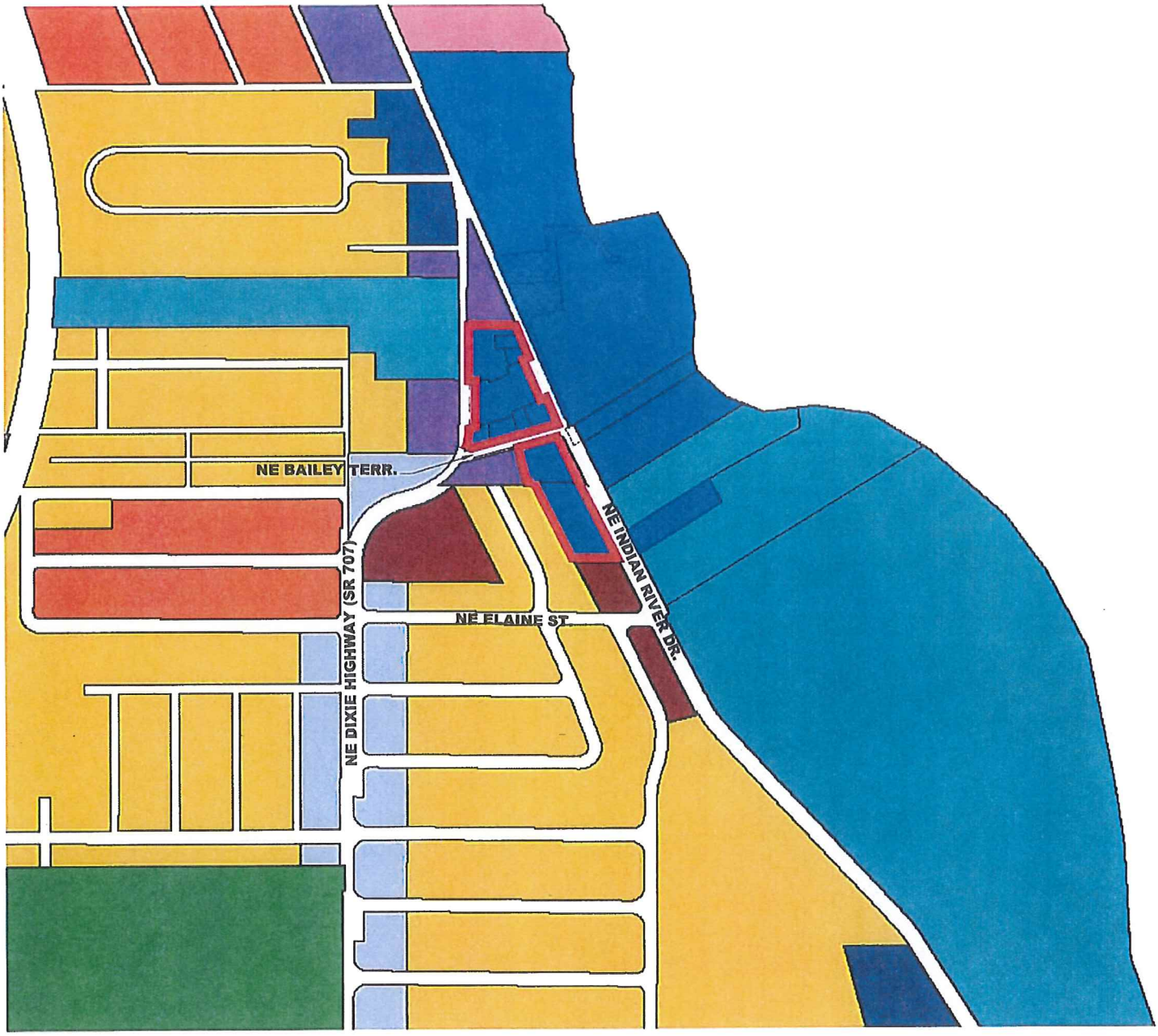
AA Marina, LLLP &
Jensen Beach Prop., LLC.

Figure 4

Martin County, Florida

Exhibit 10d

Proposed Future Land Use Map



Legend

- Rural Density -up to 0.5 UPA
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Commercial General
- Commercial Limited
- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (May Include Incorporated Area)
- WATER

lucido & associates

701 E Ocean Blvd, Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

NORTH

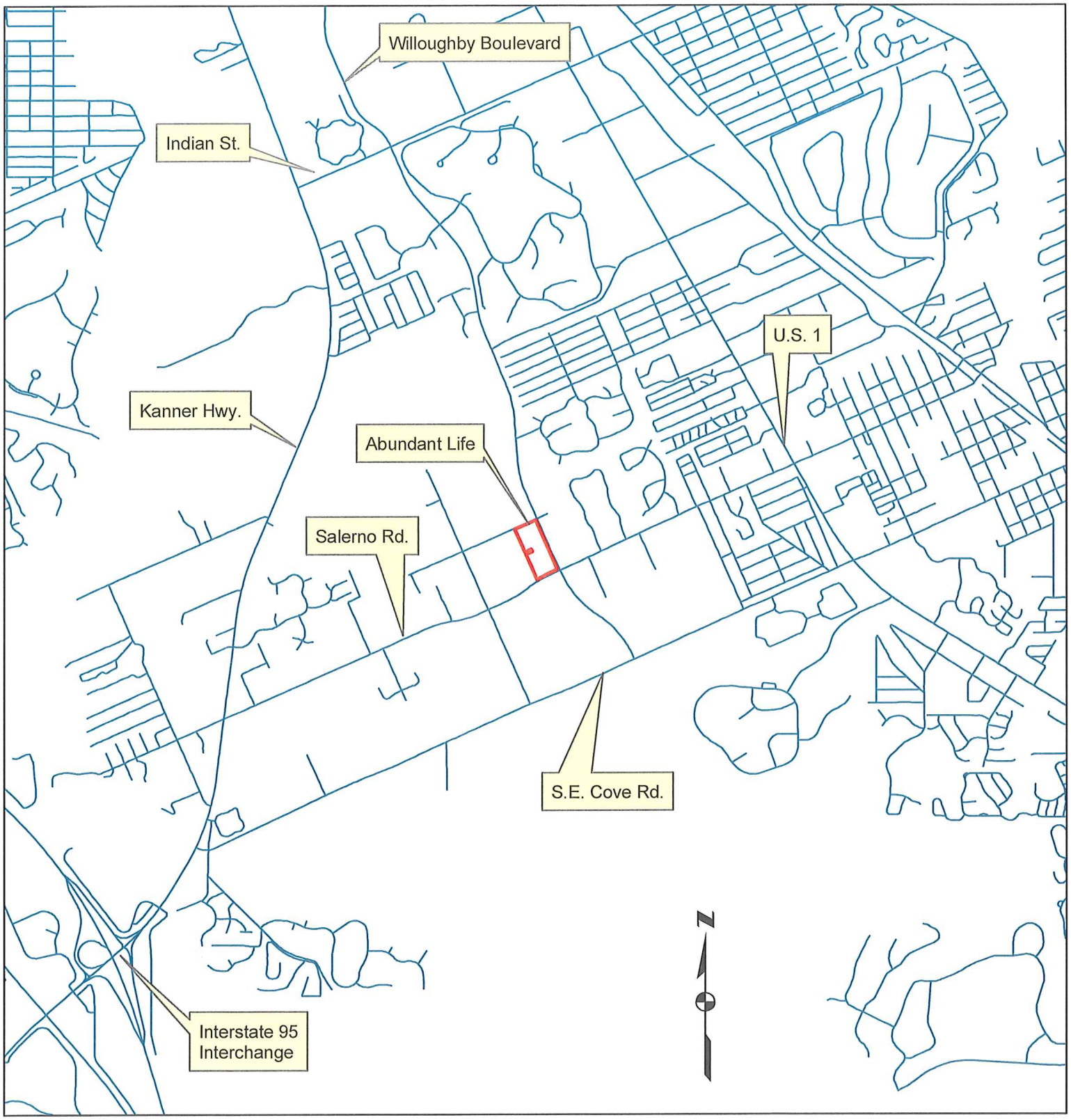
Figure 2

AA Marina, LLLP &
Jensen Beach Prop., LLC.
Martin County, Florida

Martin County

Exhibit 11a

Figure 1, Location Map, CPA 10-12, Abundant Life Ministries



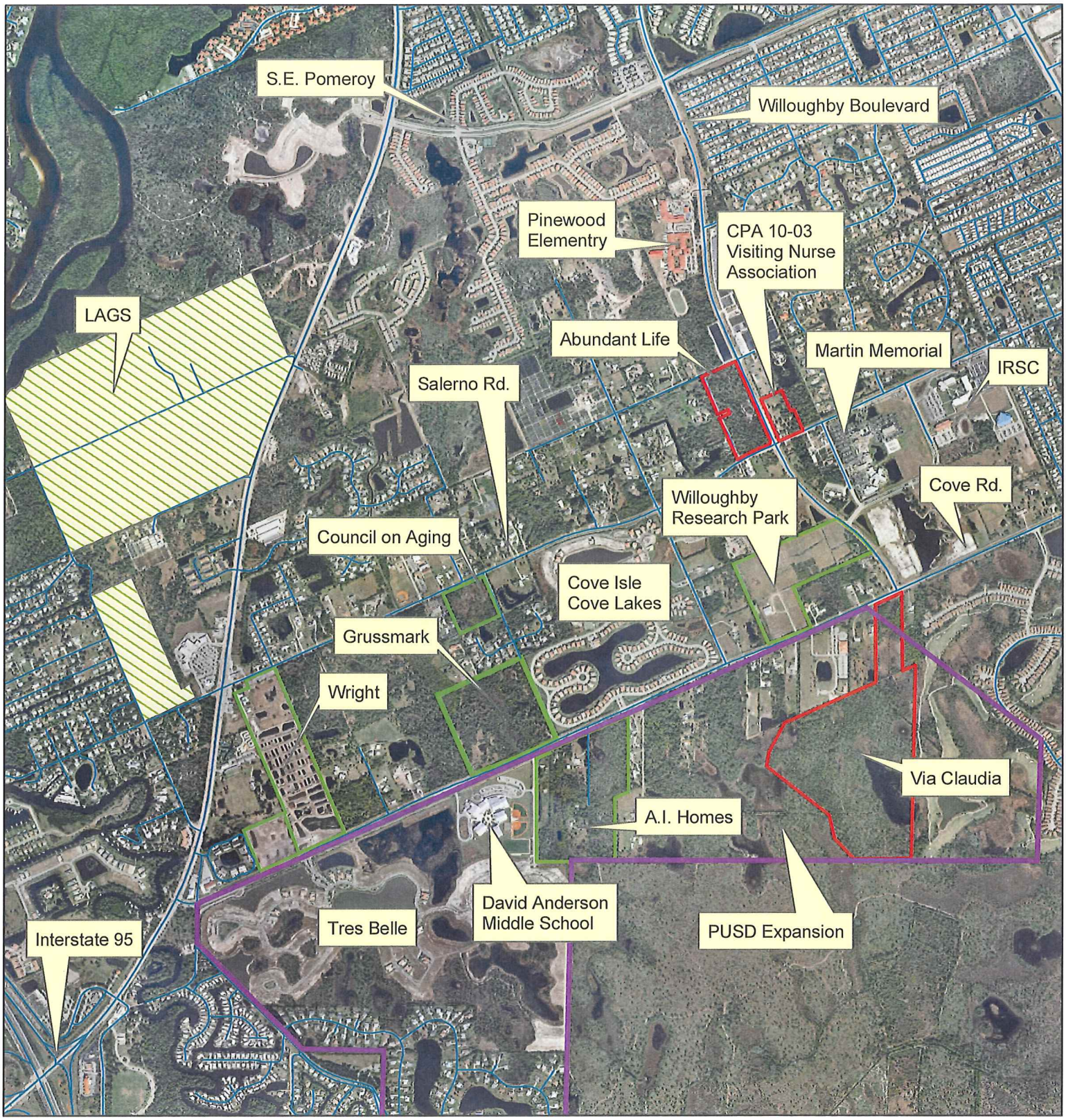
0 2,200 4,400 8,800 13,200 17,600 Feet

Created by: C.Dulin
Plot Date: January 21, 2010
T:gmd\div_comp_plan\cpas\cpa10-03\

Martin County

Exhibit 11b

Figure 5, Aerial Photograph



0 1,200 2,400 4,800 7,200 9,600 Feet

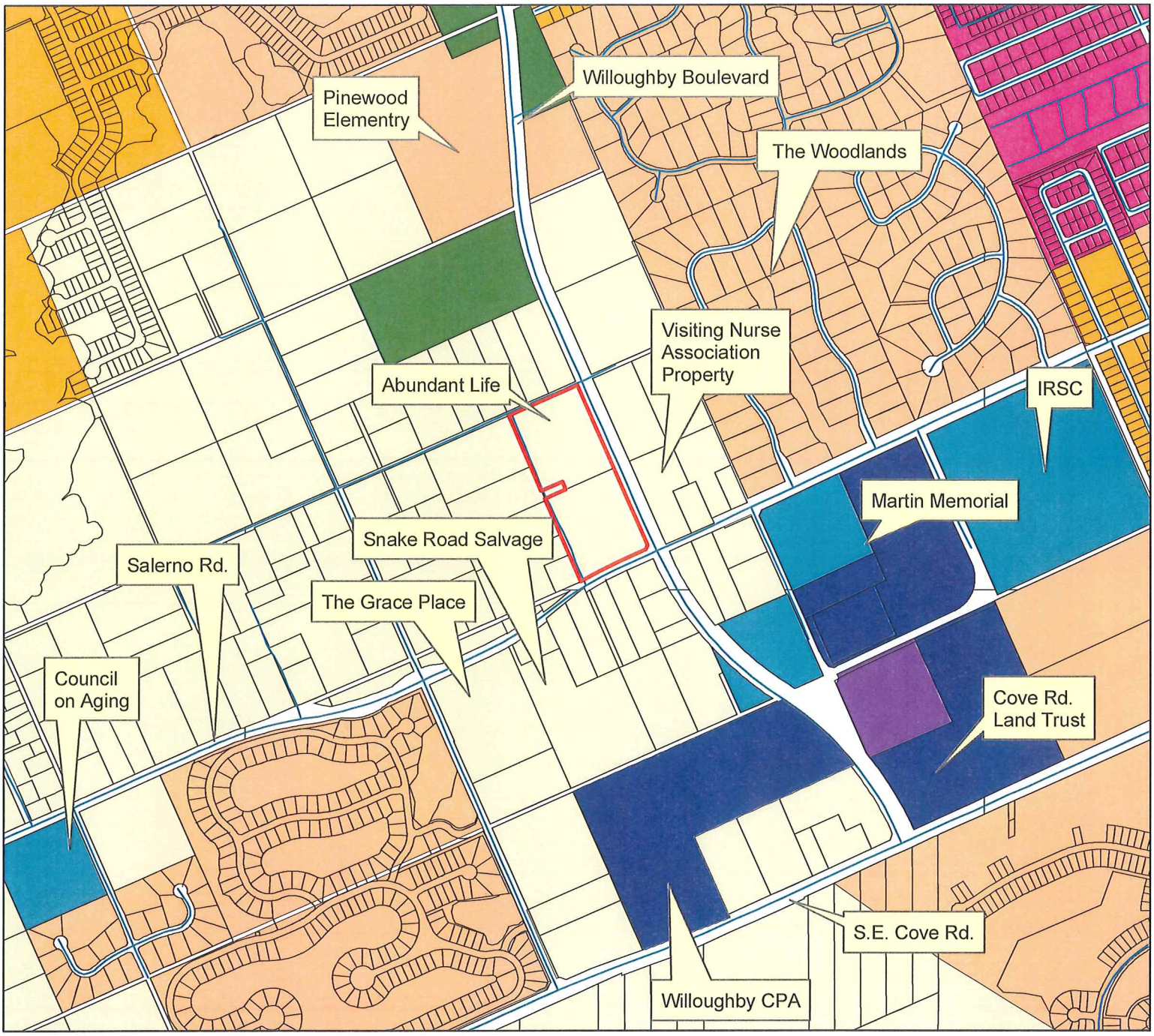
N

Created by: C.Dulin
Plot Date: January 21, 2010
T:gmd\div_comp_plan\cpas\cpa10-03\

Martin County

Exhibit 11c

Figure 2, Future Land Use Map, CPA 10-12, Abundant Life Ministries



Legend

- Rural Density -up to 0.5 UPA
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Commercial General
- Commercial Limited
- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (May Include Incorporated Area)
- WATER

N

0 700 1,400 2,800 4,200 5,600 Feet

Created by: C.Dulin
Plot Date: January 21, 2010
T:gmd\div_comp_plan\cpas\cpa10-03\

Exhibit 12a

FIGURE 1 – LOCATION MAP

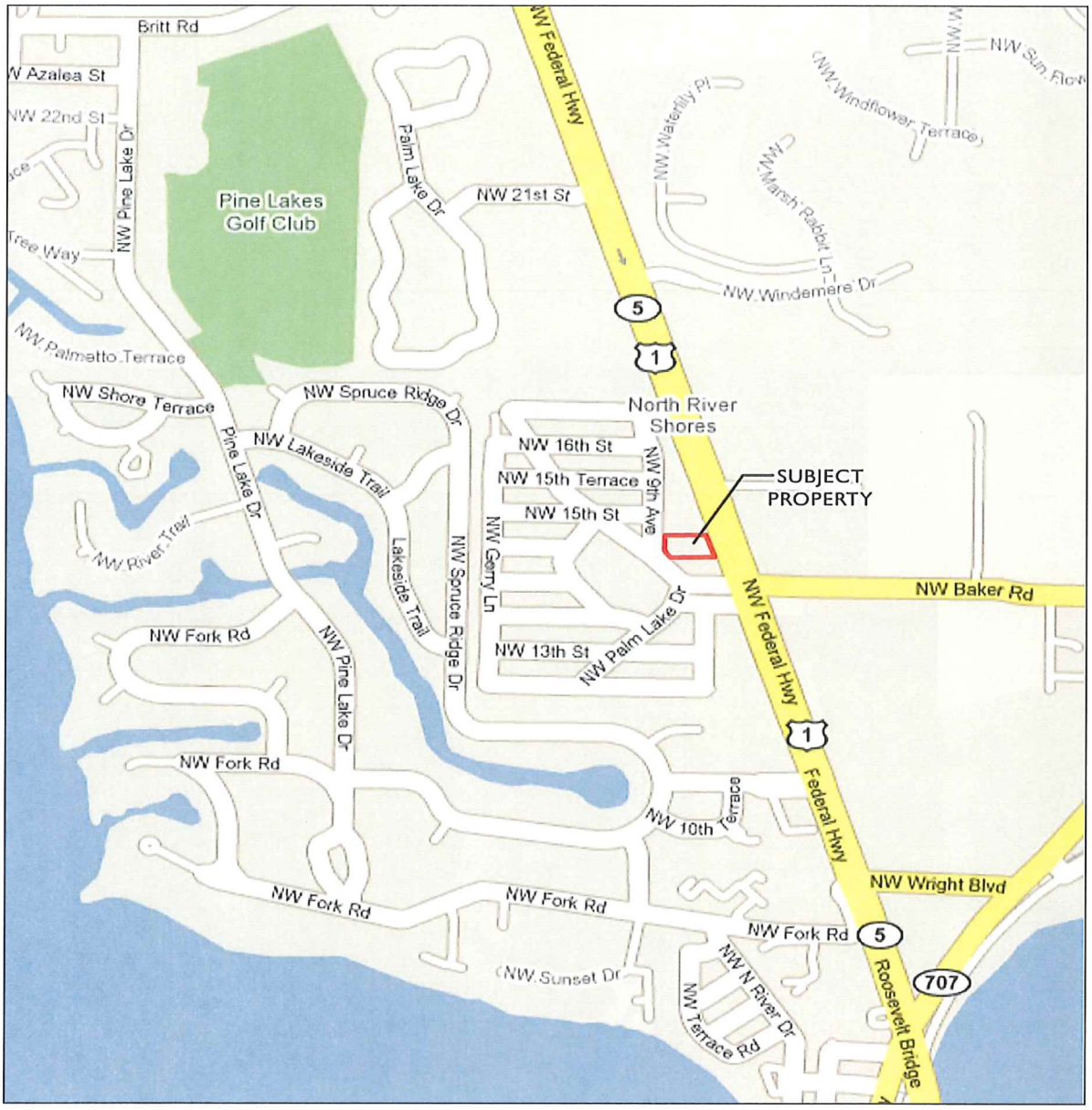


Exhibit 12b

FIGURE 7– AERIAL MAP

Exhibit 12c

FIGURE 2 – EXISTING FUTURE LAND USE MAP

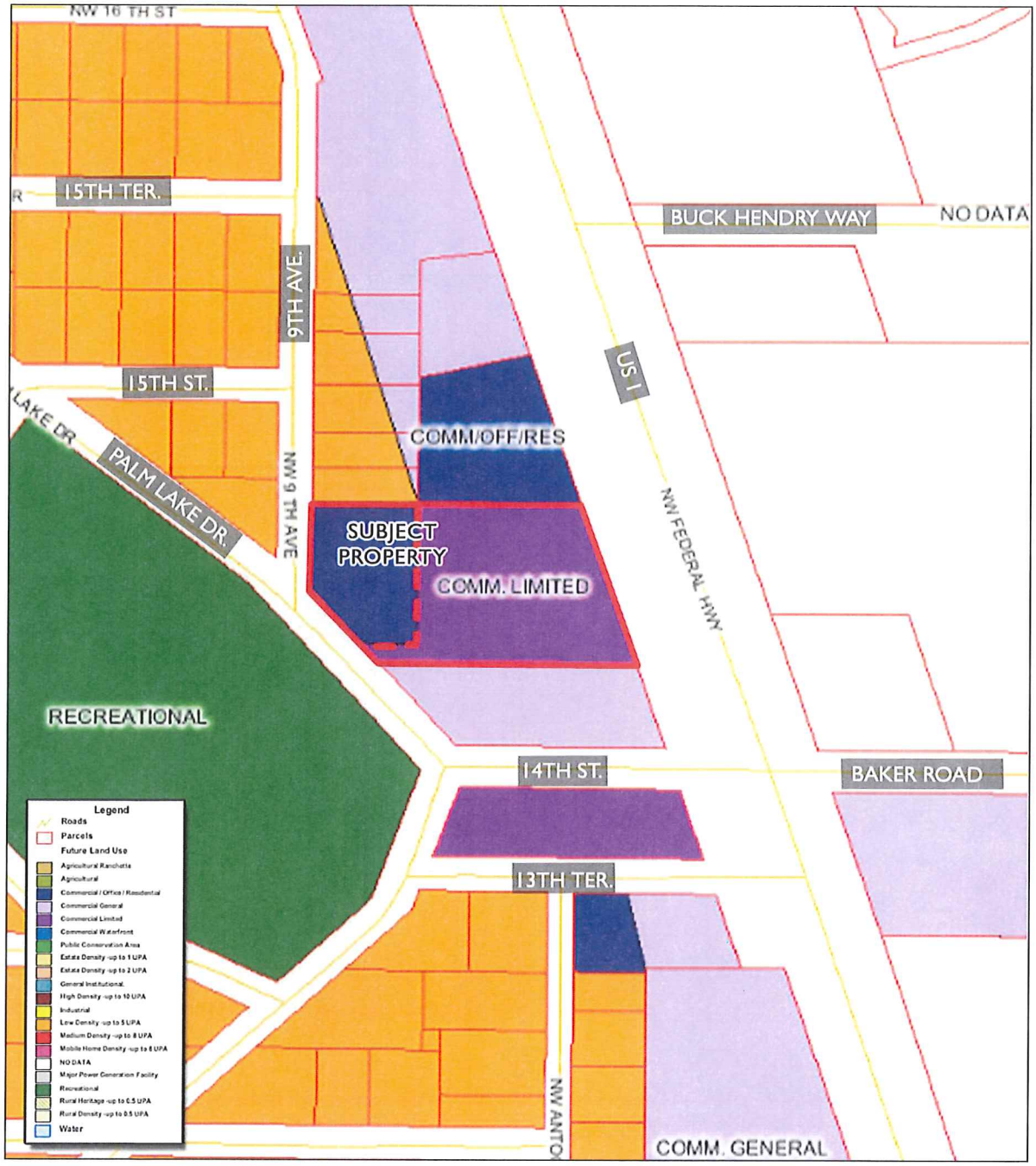
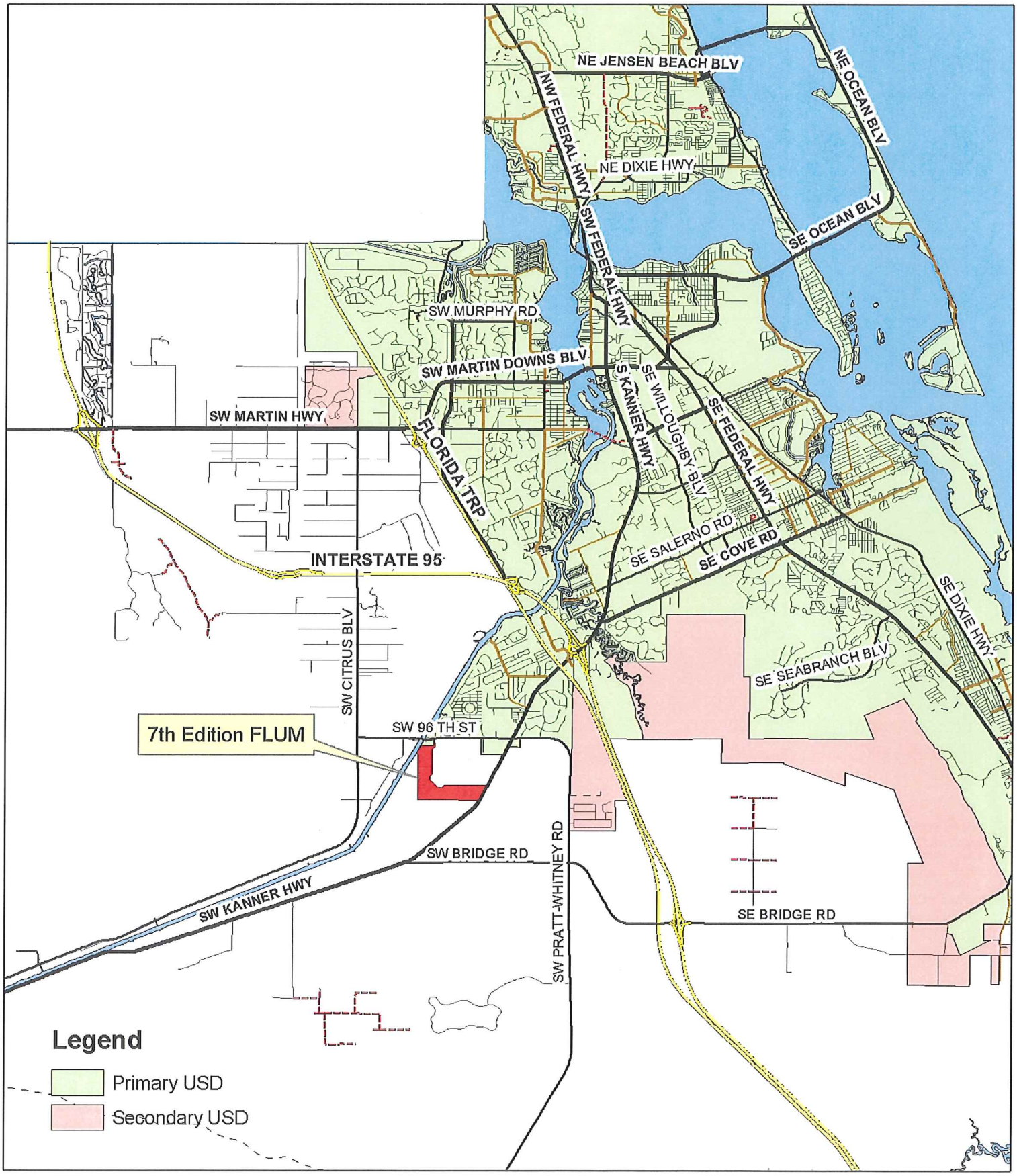


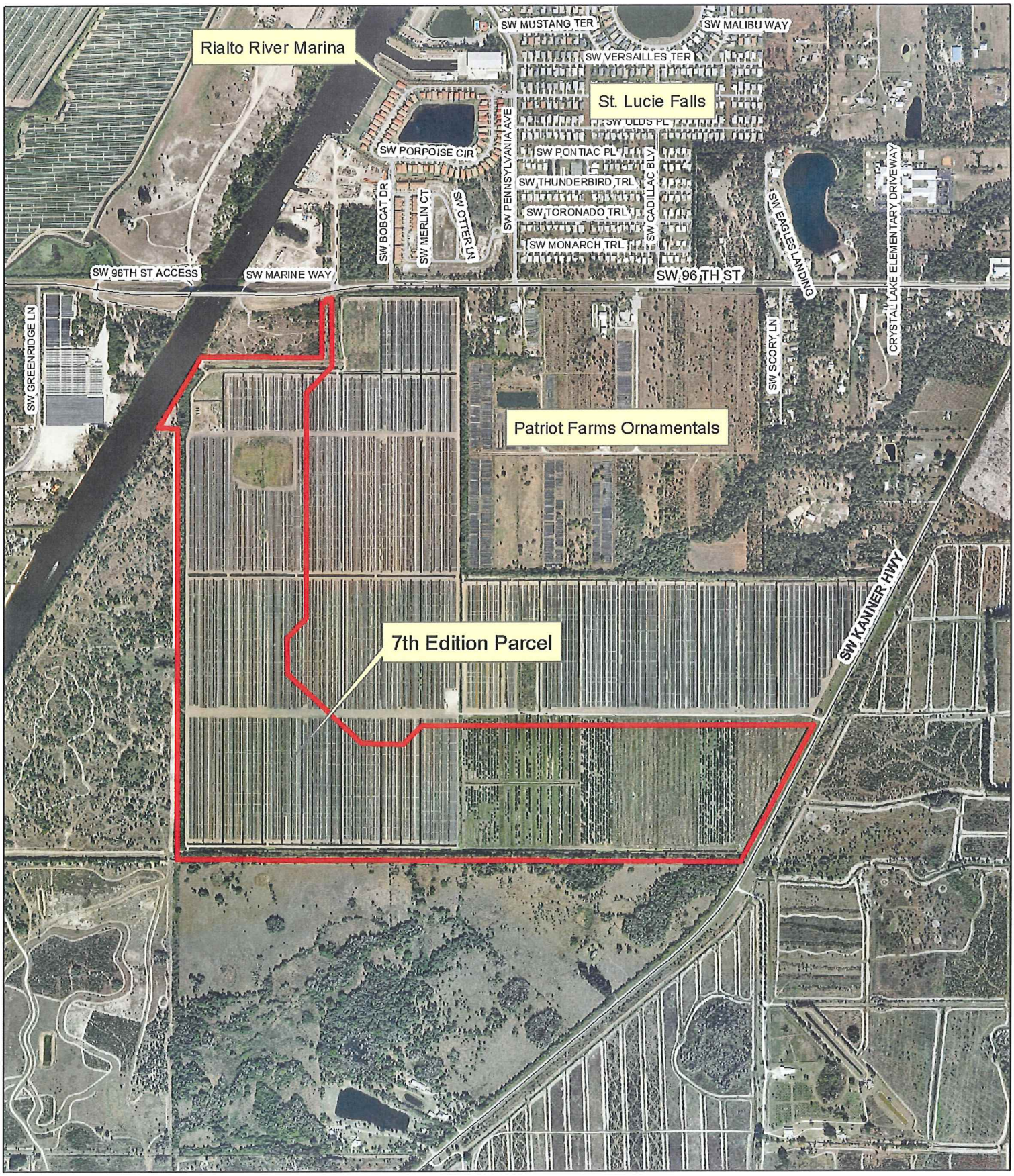
Exhibit 13a

LOCATION MAP
CPA 10-19, 7th Edition FLUM

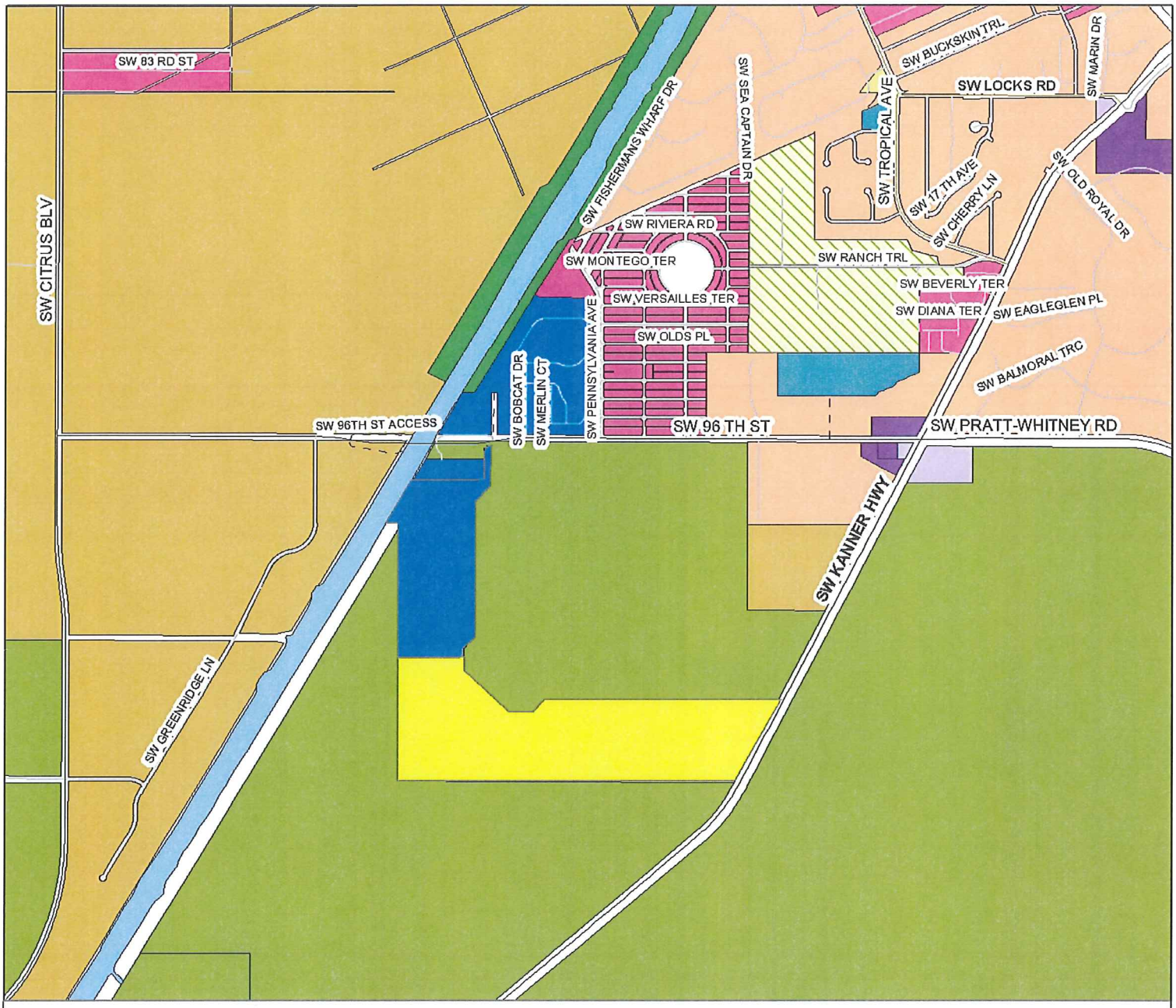


2009 AERIAL MAP
CPA 10-19, 7th Edition

Exhibit 13b



PROPOSED FUTURE LAND USE MAP
CPA 10-19, 7th Edition FLUM



Legend

- Rural Density -up to 0.5 UPA
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
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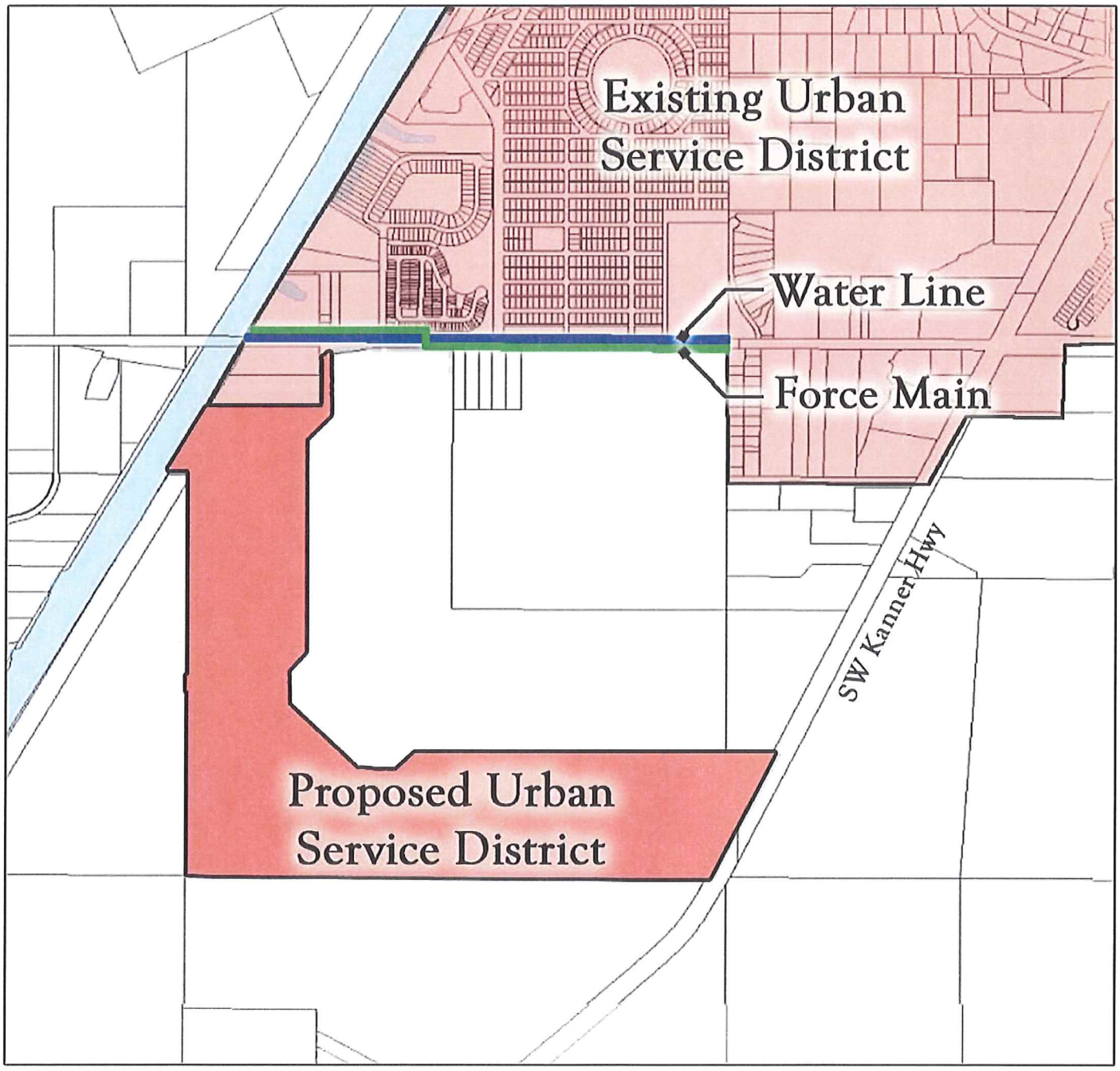
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (Incorporated Area)
- WATER

7th Edition

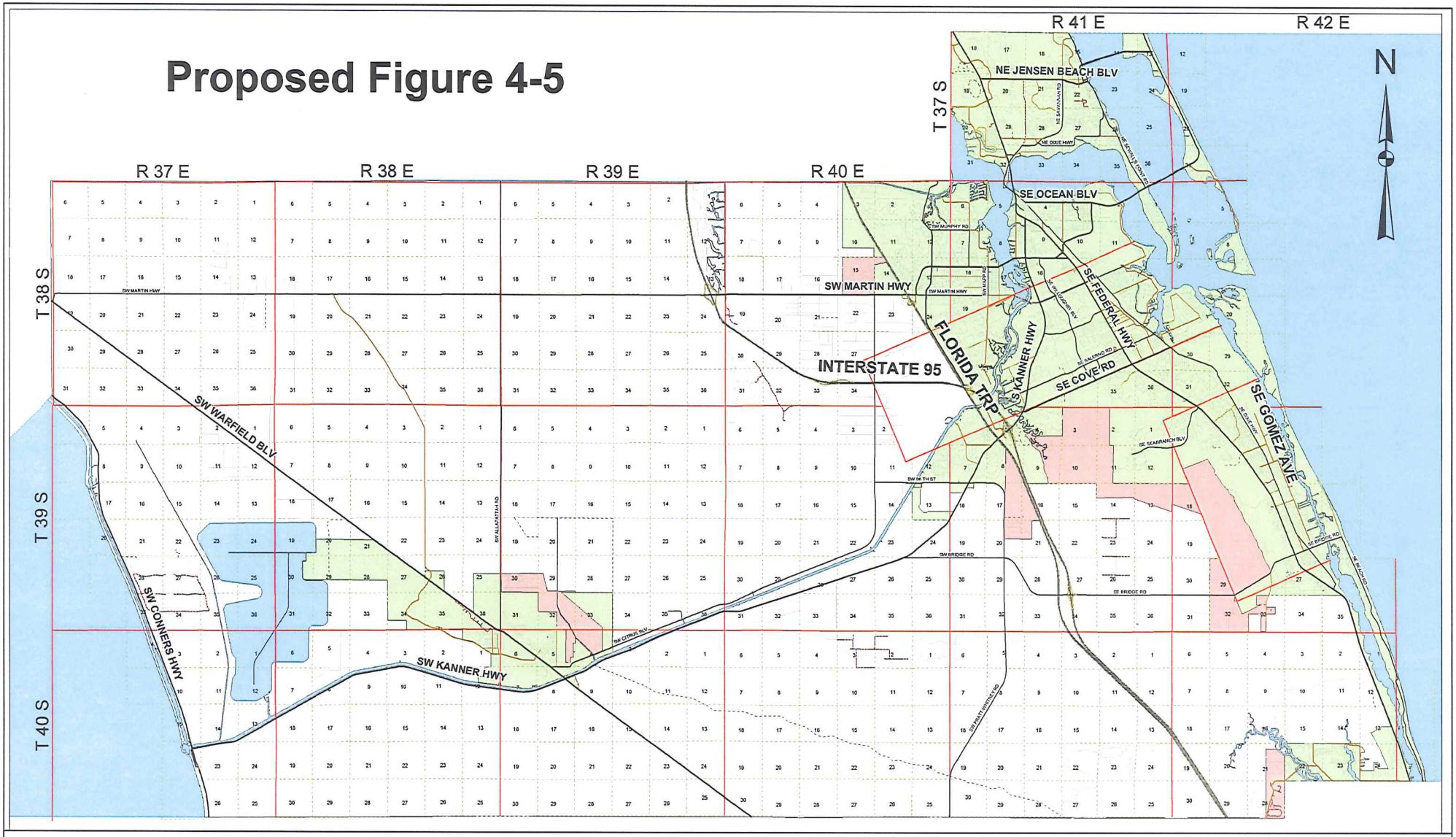
Exhibit 13d

Urban Service District Exhibit



Prepared by:

Proposed Figure 4-5



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Legend
- Primary USD
- Secondary USD

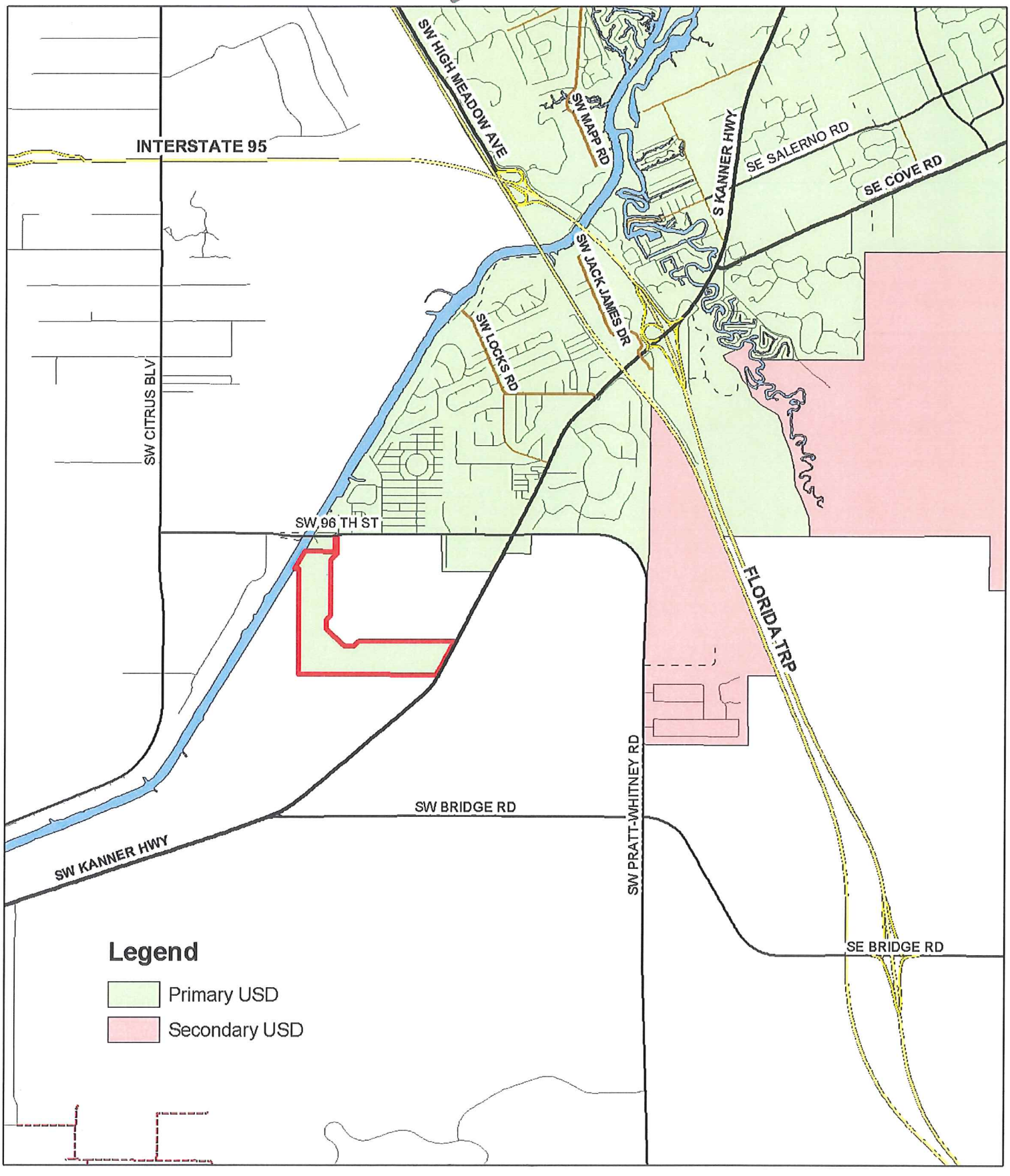
MARTIN COUNTY, FLORIDA
Urban Service Districts

0 1 2 4 6 8 Miles

Exhibit 14a

PROPOSED
URBAN SERVICE DISTRICTS MAP
CPA 10-20, 7th Edition Text

Exhibit 14b



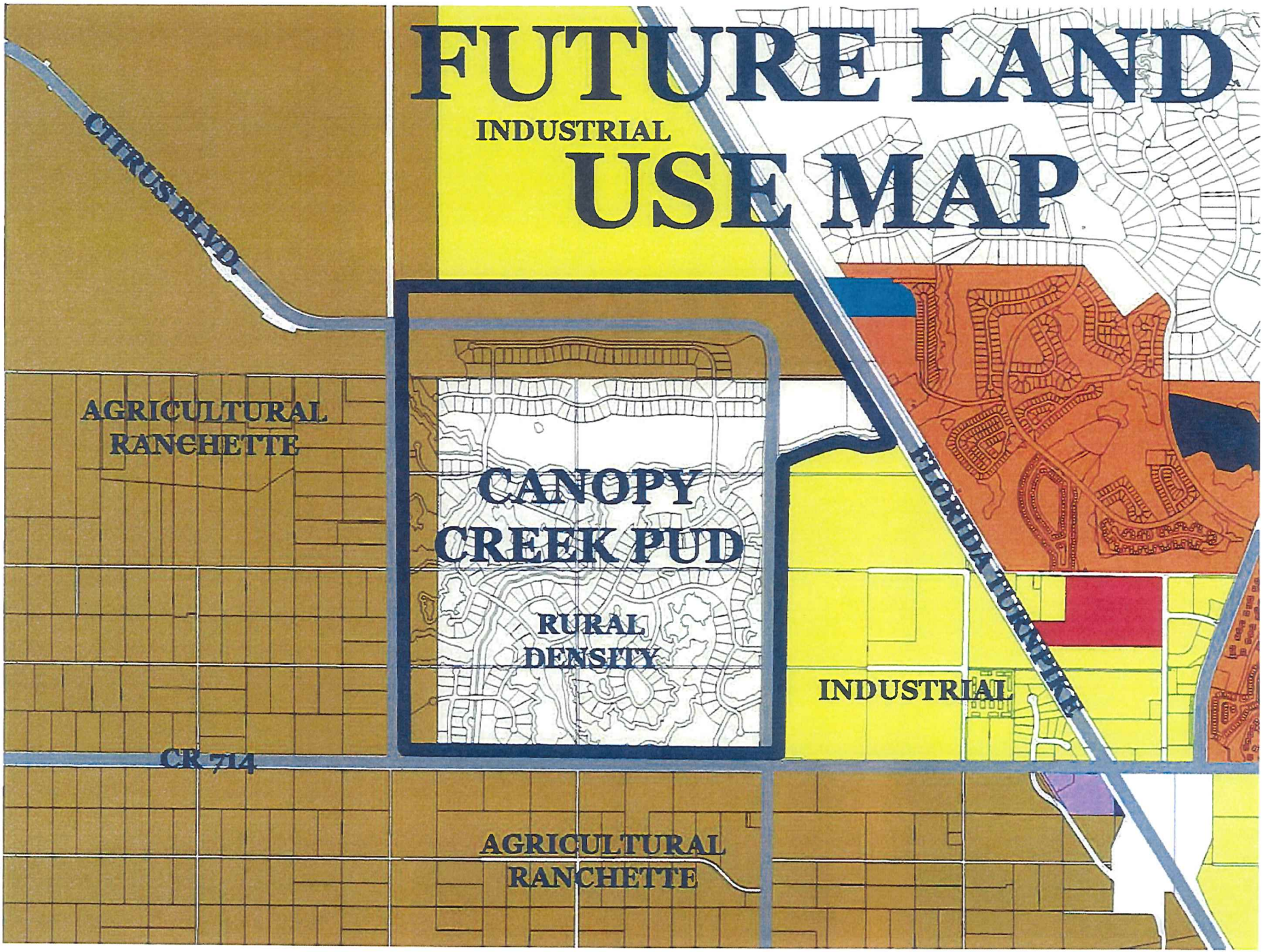

FUTURE LAND
USE MAP
INDUSTRIAL
CITRUS BLVD.
AGRICULTURAL
RANCHETTE
CANOPY
CREEK PUD
RURAL
DENSITY
FLORIDA TURNPIKE
INDUSTRIAL
CR 714
AGRICULTURAL
RANCHETTE

Exhibit 15a

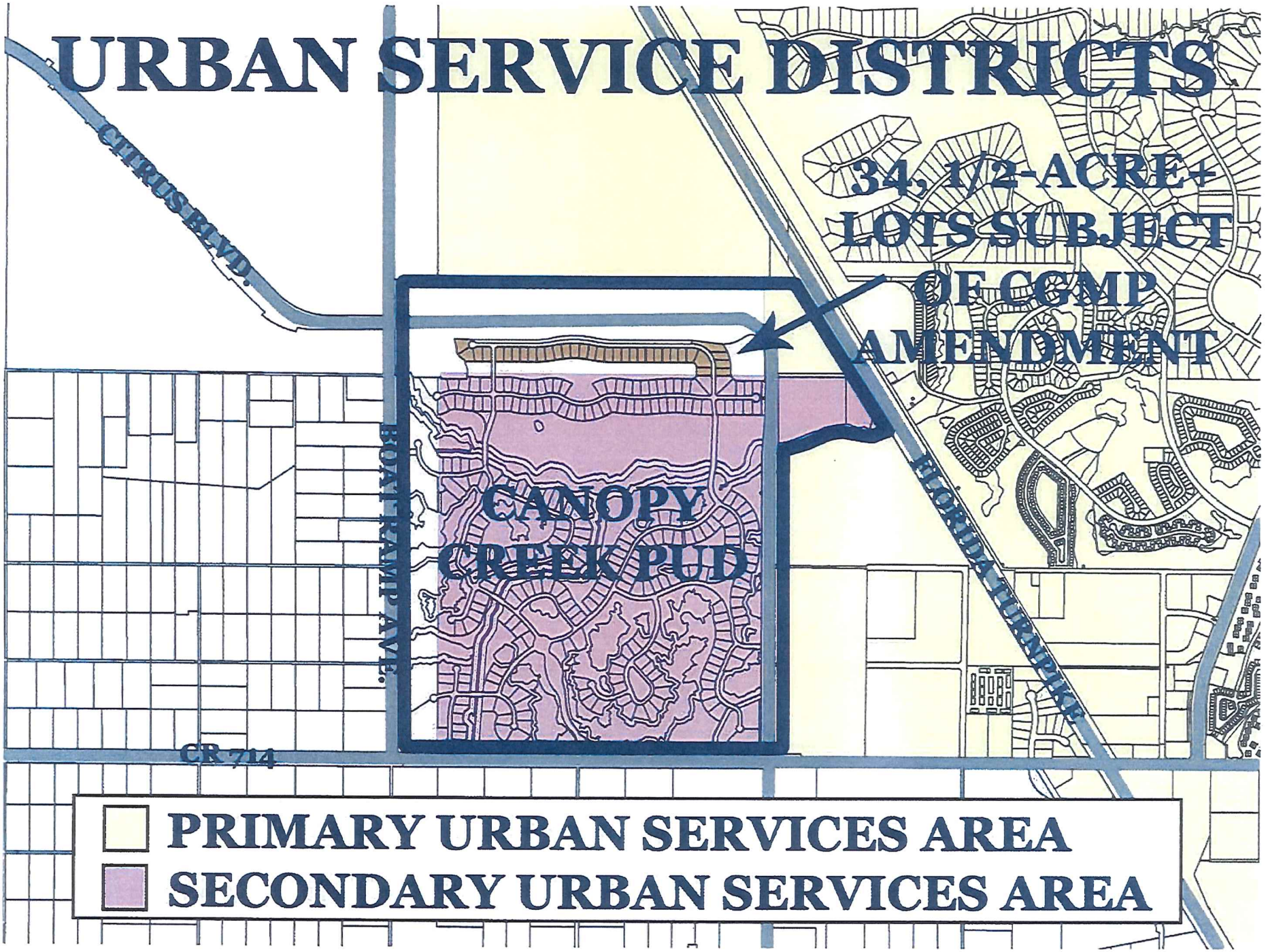
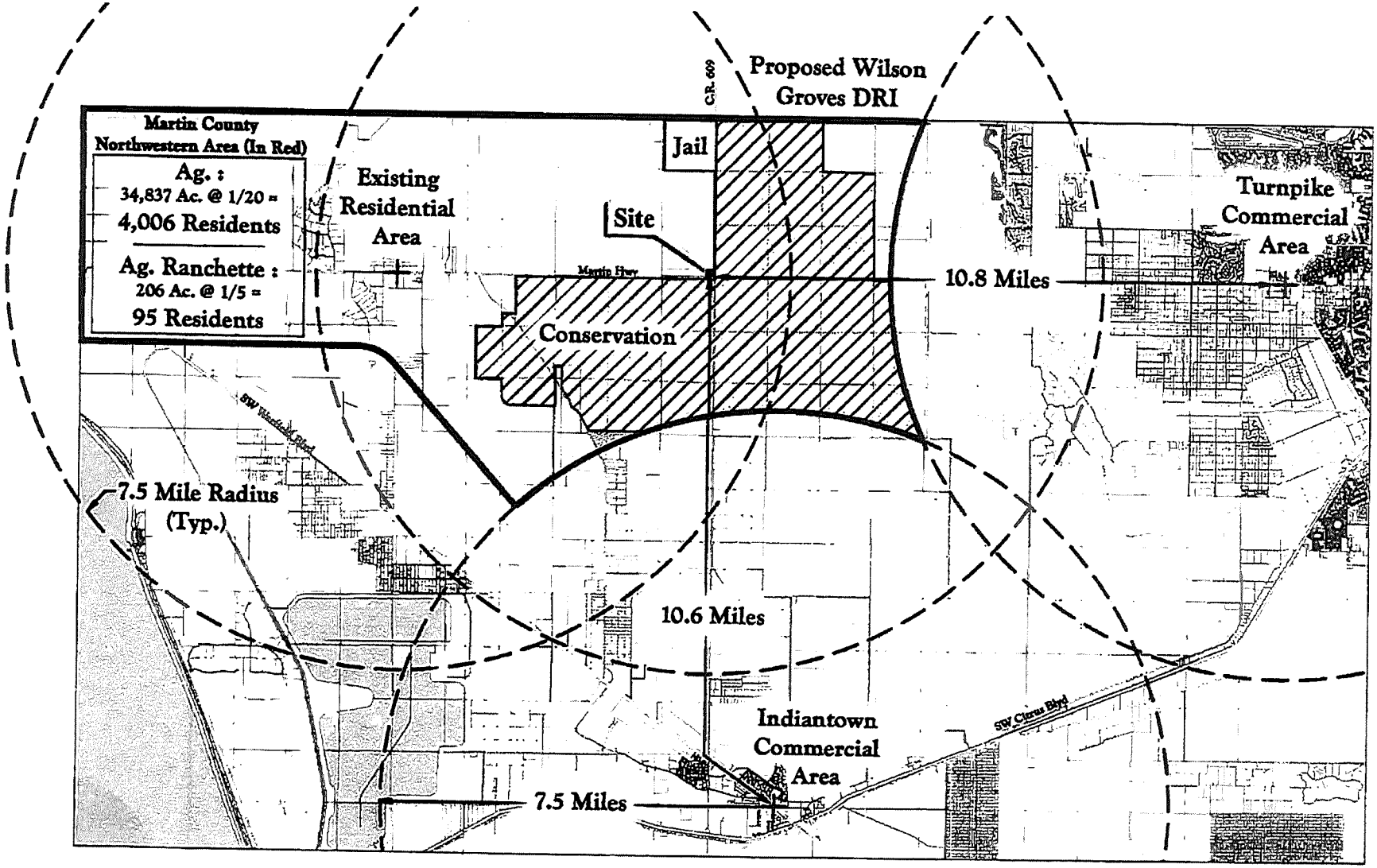

URBAN SERVICE DISTRICTS
34, 1/2-ACRE+
LOTS SUBJECT
OF CGMP
AMENDMENT
CANOPY
CREEK PUD
CITRUS BLVD.
BOAT RAMP AVE.
FLORIDA TURNPIKE
CR 714
PRIMARY URBAN SERVICES AREA
SECONDARY URBAN SERVICES AREA

Exhibit 15b



Becker B4 RSN : Needs Analysis Exhibit

Exhibit 16a

ST. LUCIE COUNTY

Exhibit 16b


ST. LUCIE COUNTY
GENERAL INST.
AGRICULTURAL
PROPOSED AMENDMENT SITE
RURAL DENSITY
AG. RANCHETTE
SW MARTIN HWY
SW FOX BROWN RD
SW ALAPATTAH RD
CONSERVATION
FUTURE LAND USE MAP

Exhibit 16c