

## Overview and Justification: For the new AgTEC Land Use Category



Sunrise Grove - I-95 AgTEC

### Project Fundamentals:

- Creates Needed High Paying Jobs in an Area Already being Targeted as A Regional Research Corridor, and Attracting Targeted Industries
- Promotes Long-term, Economically Viable Agriculture
- Comprehensively Plans for Environmental Enhancement and Restoration
- Partners with a Landowner with A Legacy of Land Management, Agriculture and an International Business Reputation

Sunrise Grove - I-95 AgTEC

### Project Overview:



- CCLP/King Ranch Background
- Result of "Greening"/Agriculture
- Desire to Support Viable Agriculture Economic Diversification/Employment
- Effective Utilization of Infrastructure
- Environmental Opportunities



Sunrise Grove - I-95 AgTEC

### Regional Overview:

- Size
- Impacted
- I-95 Frontage
- Access
- Visibility
- Adjacency
- Regional Linkage
- Permanent Greenbelt

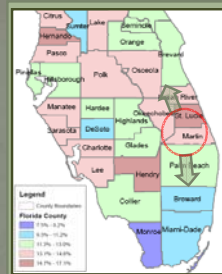


Sunrise Grove - I-95 AgTEC

### Current Conditions:

- Over 50% of Martin County's workers work in another County
- Martin County's unemployment rate jumped sharply to 13.6%
- 26,000 people are unemployed and looking for work in Martin and St. Lucie.

"When compared to the ideal tax base mix, as set forth by the Fanning Institute, Martin County lacks improved commercial and industrial uses, as it is comprised predominantly of low density residential uses."



Public Process and Land Use Vision  
Treasure Coast RPC - 2010

Sunrise Grove - I-95 AgTEC

### 2006 Development Assessment

- Need Economic Diversification
- Current Parcels are insufficient to attract targeted industries
- Need Larger Parcels
- Focus on Impacted Land
- Provide Better Regional Access
- Avoid Incompatible Land Uses
- Need Proximity to diversity of Housing
- Benefitted by Proximity to Synergistic Uses

#### 209 Identified Sites

- Only 66 over 5 acres
- Only 59 with infrastructure
- Only 36, scattered sites are marketable desired use

- Significant additional land will be excluded due to compatibility and environmental limitations.

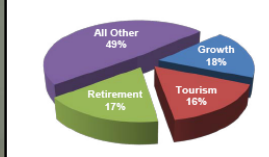


AgTEC property is consistent with the goals of the 2006 Study.

## Economic Diversification:



### Major Sectors of the Martin Economy



Sunrise Grove - I-95 AgTEC

- Focuses on growing tax base with Targeted Employment
- Creates 11,000 jobs
- Generates \$1.5 M per year in revenue for Martin County after stabilization
- Creates \$500,000,000 in revenue over life of the project



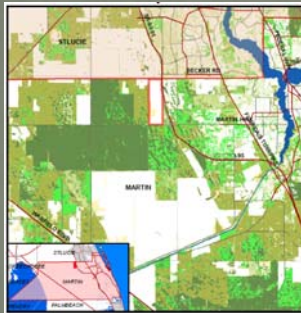
## Proposed Development Program:

- Only 900 Acres will be developed
- 5,000,000 SF of Targeted Jobs
- 1,000,000 SF of Office / Institution
- 200,000 SF of Ancillary Retail
- 500 Hotel Rooms
- On-going Agricultural Uses
- 30% Common Open Space
- 10% Project Open Space

Also requires increased water quality, green development principles, and ROW reservation.

Sunrise Grove - I-95 AgTEC

## FFWCC – CLIP Inventory



### Bio-Diversity



Sunrise Grove - I-95 AgTEC

## Community Outreach:

- Started in August, 2009
- Conducted dozens of meetings reaching several hundred individuals
- Met with variety of stakeholders
- Resulted in Significant Modifications to the AgTEC Proposal

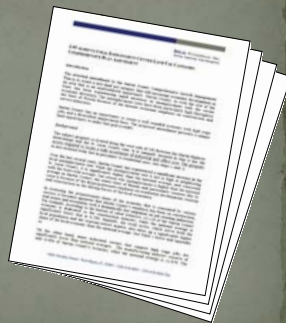
All Project Parameters, Assurances and Design Guidelines are Detailed in our Proposed Policy Framework – which Staff has reviewed

Sunrise Grove - AgTEC Outreach Meetings	
<b>Business/Economic Chamber</b>	<ul style="list-style-type: none"> <li>• Executive Board and Board Members, Business Development Board of Martin County</li> <li>• County Commission &amp; Board Members, Economic Council of Martin County</li> <li>• Chamber of Commerce, Incubator (170+ members)</li> <li>• Subcommittees</li> <li>• Public City Chamber</li> </ul>
<b>Environmental/Community/Artistic/Influential/Other Stakeholders</b>	<ul style="list-style-type: none"> <li>• Greg Brown, Martin County Audubon Society</li> <li>• Brian and Karen Patten</li> <li>• Mary Derrison, Sustainable Community's Lead</li> <li>• Maggie Donnelly</li> <li>• Melissa Madson, Brown WPMO promoting local markets</li> <li>• John Tashner (excluded)</li> <li>• Mike Marshall (excluded)</li> </ul>
<b>Neighbors</b>	<ul style="list-style-type: none"> <li>• Sunset West Homeowners Association</li> </ul>
<b>Civic Groups/Clubs</b>	<ul style="list-style-type: none"> <li>• Martin County Temperance Association</li> <li>• Kappa Club of Martin County</li> <li>• Martin County Pagan Group</li> <li>• Martin County Trail Riders</li> <li>• Rotary Club of Stuart (excluded)</li> </ul>
<b>Education</b>	<ul style="list-style-type: none"> <li>• Ed Henry, Indian River State College</li> </ul>
<b>Media</b>	<ul style="list-style-type: none"> <li>• Scripps Newspapers (Editorial Board)</li> <li>• George Anderson - Scripps reporters (late staff)</li> <li>• Tim Smiley - Scripps columnist (late staff)</li> </ul>
<b>Regional Entities/Inter-Governmental/Adjacent Municipalities</b>	<ul style="list-style-type: none"> <li>• Authority of Florida</li> <li>• 1000 Friends of Florida</li> <li>• FFWMD, St. Johns Water Control District and WPD Bay</li> <li>• Treasure Coast Regional Planning Council</li> <li>• Port City of Port St. John, Army Corps of Engineers and Urban District</li> <li>• Department of Community Affairs</li> </ul>
<b>Martin County Government</b>	<ul style="list-style-type: none"> <li>• Martin County Commissioners</li> <li>• Martin County LPA members</li> <li>• Martin County Growth Management staff</li> <li>• Martin County Utilities staff</li> </ul>

10/17 January 10, 2009

## Text Amendment – CPA 10-5

- Have met with the Community, Staff and listened to the input provided at the LPA.
- Have Eliminated Inconsistencies and Provided Additional Clarification
- Based on the changes we have made on March 22, and the changes we have agreed to following the LPA meeting – We have resolved all of Staff's outstanding issues, and have been informed they no longer have concerns with our text amendment



## CPA - #10-4: FLUM Amendment

### Key Issues:

1. That changes in land use in the general area make the proposed use logical and consistent with these uses and there is adequate availability of public services; or
  2. That the growth in the area, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or
  3. That the proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or
  4. That the proposed change would meet a necessary public service need which enhances the health, safety, or general welfare of County residents.
- The Staff issues hinge on whether or not regional issues should be considered in evaluating the placement of the project.

Sunrise Grove - I-95 AgTEC



### CPA - #10-4: FLUM Amendment

1. That changes in land use in the general area make the proposed use logical and consistent with these uses and there is adequate availability of public services;

- ✓ Adjacent USB
- ✓ Approved Development -18,000 homes
- ✓ Water and Sewer
- ✓ Interchange Access
- ✓ Regional Collector Road – Village Pkwy.
- ✓ Regional Job Corridor & Employment Uses
- ✓ Existing Development



### CPA - #10-4: FLUM Amendment

2. That the growth in the area, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics;

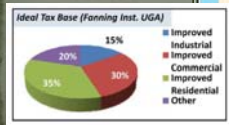
- ✓ Regional Context
- ✓ Acquisition of Public Conservation Land
- ✓ Fully impacted land
- ✓ Demonstrated need for diversification
- ✓ Opportunity for Environmental Enhancement
- ✓ Appropriate transition and retention of economically viable agriculture



### CPA - #10-4: FLUM Amendment

3. That the proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation;

- ✓ Proliferation of 20 acre lots
- ✓ Loss of environmental / Ag. Enhancement
- ✓ Gross underutilization of regional infrastructure
- ✓ Lack of allocation for employment base



### Conclusion: CPA 10-4 and 10-5

- Resolved All Outstanding Issues Associated with Text Amendment (Internal Consistency, Permitted Uses, Open Space)
- Clearly Demonstrated Need and Locational Advantages
- Demonstrated Appropriateness of the Site for the Desired Use
  - Martin County's share of the Research/Jobs Corridor
  - Regionally Consistent with "Sustainable Treasure Coast"
  - Comprehensive Plans for Employment, Agriculture, Environment & Regional Infrastructure – With Mix of Uses
- Establishes Permanent Greenbelt and Raises the Bar on Environmental Protections and Retention of Agriculture

Based on Submitted Data and Analysis and a Recognition of its Role in Regional Connectivity – the AgTEC proposal clearly meets all of the Martin County review criterion.

### Regional Connectivity:

*"To market itself, a region won't be able to leverage just its own seaport, its own airport, its own university, its own transportation system. To succeed, [local governments] will need to integrate its assets with others spread across a host of jurisdictions. This century's early economic winners will be the communities that most quickly figure out how to use that connectivity to solve region-wide problems."*

Florida's Regions Should Plan Growth Together, By Mark R. Howard - 4/1/2010

*"If our mega-region is to flourish in the future, it is essential that our politicians, civic and business leaders, and the rest of us forget about labels, break down artificial barriers and work together. Otherwise, we are heading for a mega-disaster."*

Miami Herald - 5/29/2008 12:00:00 AM, by James Murley

Sunrise Grove - I-95 AgTEC

### Questions and Clarifications:

Recommend APPROVAL and TRANSMITTAL of FLUM #10-4 and CPA #10-5, incorporating the amendments agreed to between Staff and Applicant

Mitch Hutchcraft  
King Ranch/Consolidated Citrus Limited Partnership  
FLUM #10-4 & CPA #10-5  
April 1, 2010  
(239) 405-1694  
[mitch.hutchcraft@kingranch.com](mailto:mitch.hutchcraft@kingranch.com)