

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

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Project Overview:



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



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Regional Overview:

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



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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
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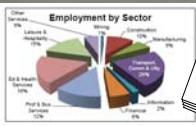
2006 Development Assessment



- 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

Sector	Percentage
All Other	49%
Retirement	17%
Tourism	16%
Growth	18%

- 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

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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.

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FFWCC – CLIP Inventory




Bio-Diversity

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Community Outreach:

Sources Grove – AgTec Outreach Meetings

Businesses:

- Eric Borch & Board Members, Business Development Board of Martin County
- Tanner Tamm & Board Members, Economic Council of Martin County
- Local Chamber Association (25+ members)
- Industries Cluster
- Port City of Stuart

Environmental Community Action Stakeholders/Other Influencers:

- Greg Bonac, Martin County Audubon Society
- St. Lucie Riverkeeper
- St. Lucie River Management Community Lands
- St. Lucie Riverkeeper
- Florida Department of Environmental Protection (SFEND) growing board member
- Florida Trustee (scheduled)
- Florida Department of Natural Resources (scheduled)
- St. Lucie Riverkeeper
- St. Lucie Homeowners Association

Civic Groups/Clubs:

- St. Lucie Riverkeeper
- Karina Club of Martin County
- Martin County PTA Group
- Highland Park Homeowners
- Rotary Club of Stuart (scheduled)

Regional Entities/State Government Agencies/Other Stakeholders:

- Anderson, DeLoach, and Flanagan
- Florida Department of Environmental Protection (FDEP)
- St. Lucie Riverkeeper
- St. Lucie River Management Council
- Port City of Port St. Lucie Aging City Manager and Utilities Director
- St. Lucie County Community Affairs

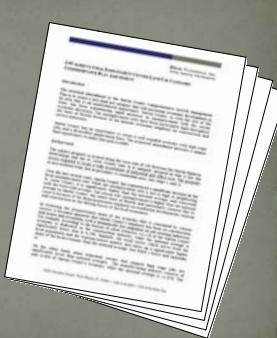
Martin County Government:

- Martin County Commissioners
- Martin County EPA
- Martin County Economic Development
- Martin County Utilities Management staff
- Martin County Utilities staff

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

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:

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

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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;

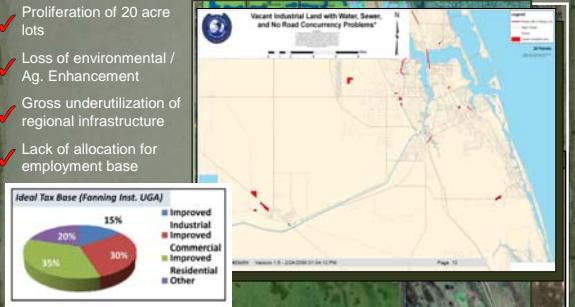
- ✓ Regional Context
- ✓ Acquisition of Public Conservation Land
- ✓ Fully impacted land
- ✓ Demonstrated need for diversification
- ✓ Opportunity for Environmental Enhancement
- ✓ Appropriate transition and retention of economically viable agriculture



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



Land Use Type	Percentage
Improved Industrial	20%
Improved Commercial	35%
Improved Residential	30%
Other	15%

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"
 - Comprehensively 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

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Questions and Clarifications:

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

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FLUM #10-4 & CPA #10-5
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