

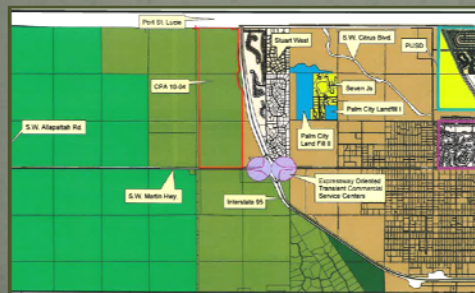
# Overview and Justification for a New Employment Oriented Land Use Category



Sunrise Grove - I-95 AgTEC

## April 1, 2010 – Three Discussion Points:

- General Overview and Justification
- Review FLUM Staff Comments
- Review CPA Staff Comments



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MARTIN COUNTY COMPREHENSIVE PLAN AMENDMENT/REZONING REVIEW REQUEST #01-1

MARTIN COUNTY COMPREHENSIVE PLAN  
AMENDMENT/REZONING REVIEW

REQUEST NUMBER: MCPA #10-1 Sunrise  
Groves Test Amendment.

APPLICANT: Sunrise Groves, LTD Partnership  
c/o Mink Hatchback

PLANNER IN CHARGE:  
Clyde Smith, Senior Planner

DATE: March 18, 2010

Represented By:  
Daniel D. McLean, AICP  
D&L, Inc.

SITE LOCATION:  
The proposed test amendment has a concurrently proposed Future Land Use Map amendment  
CPA 10-A, Sunrise Groves. That amendment will be reviewed in a separate report.

ORIGINAL MEETING DATE	REVISION DATE

LPA MEETING: March 18, 2010  
BC TRANSMITTAL HEARING: April 13, 2010  
TRANSMITTAL TO FICA:  
ADOPTION HEARING:  
FINAL TRANSMITTAL TO FICA:

APPLICANT REQUEST: A Test amendment to create a new future land use category  
"AgTEC" to allow continued agricultural uses and permit a mixture of employment generating  
residential and commercial uses.

STAFF RECOMMENDATION:  
Staff recommends denial of the test changes proposed in Chapter 4, Future Land Use Element of  
the Comprehensive Growth Management Plan, Martin County Code (CGMP) because  
amendments in other portions of the Plan have not been proposed to make the AgTEC  
designation internally consistent with the Plan. The proposed test of the AgTEC designation  
also needs clarification.

DATE	DATE
LPA: March 18, 2010	
BC TRANSMITTAL: April 13, 2010	
ADOPTION:	
BC FINAL ACTION:	

Description:  
The AgTEC future land use designation differs from other Future Land Use designations in the

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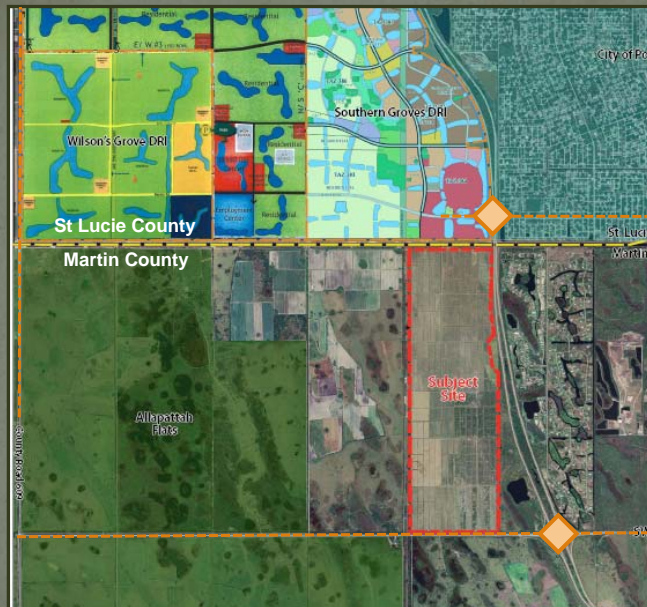
## Project Overview:



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



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## Regional Overview:

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

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## Underlying Principles:

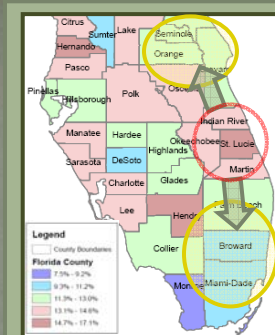
*"We believe that economic growth, long term agricultural activity and environmental quality are not mutually exclusive. In fact, in order to do them well, they must be thought about and planned in a proactive and comprehensive way."*

*"Successful economic development, environmental restoration and effective transportation planning require understanding regional influences and thinking about the larger context."*

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### Current Conditions:

- US unemployment rate at 9.7%.
- Martin County's unemployment rate jumped sharply to 13.6%
- Over 50% of Martin County's workers work in another County
- St. Lucie County's rate rose to 14.9%, fourth highest in the state.
- Translates into 26,000 people unemployed and looking for work in Martin and St. Lucie.

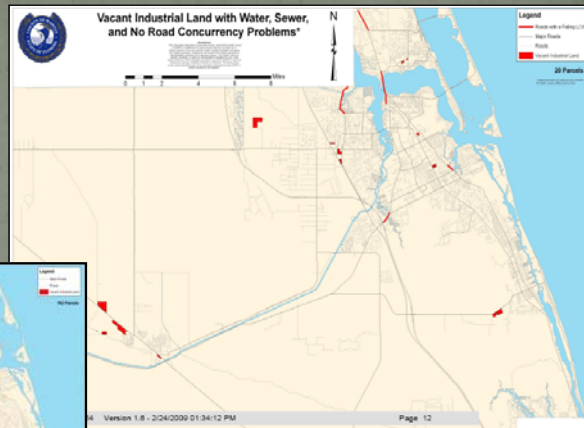
Public Process and Land Use Vision  
Treasure Coast RPC - 2010

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## 2006 & 2009 Development Assessment:

- 209 Identified Sites
- Only 66 over 5 acres
- Only 59 with infrastructure
- Only 36, scattered sites are marketable for Targeted Employment



- Additional sites will likely be excluded due to compatibility and environmental limitations.

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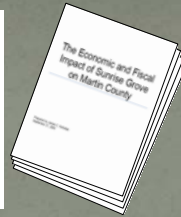
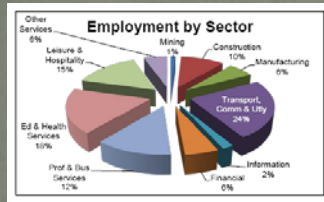
## Recommendations:



- 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

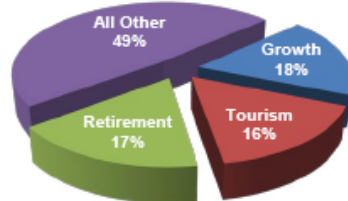
The Ag-TEC property is consistent with the goals of the 2006 Study.

## Economic Diversification:



- 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

### Major Sectors of the Martin Economy



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### Proposed Development Program:

- 5,000,000 SF of Targeted Job Base
- 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

Requires increased open space, water quality treatment, green development principles, and future ROW reservation.

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[illegible]



## Agriculture:

- Martin County - Loss of 50% of grove acres in last 5 years
- Need for flexibility and innovation to support future agriculture
- Smaller crop sizes, greater variety, emphasis on specialties, winter crops and alternative energy
- Plan for long term Environmental Services opportunities
- 70% of Agricultural companies require alternative sources of income to remain viable.
- Site is not "Prime Agriculture"



## Community Outreach:

- Started in August, 2009
- Conducted dozens of meetings reaching hundreds of individuals
- Met with variety of stakeholders
- Incorporated input into modified plan and text



### Sunrice Groves - AgTec Outreach Meetings

#### Business/Economic Chamber

- Ron Bunch and Board Members, Business Development Board of Martin County
- Tammy Simonson & Board Members, Economic Council of Martin County
- Council of Chambers luncheon (150+ attendees)
- Indian River Chamber
- Palm City Chamber

#### Environmental/Community Activities/Stakeholders/Other Influencers

- Greg Bryon, Martin County Audubon Society
- Brian and Kevia Powers
- Mary Dawson, Sustaining Community Lands
- Maggie Hutchalls
- Melissa Mesken, former SFWMD governing board member
- Jackie Threlow (scheduled)
- Mike Mortell (scheduled)

#### Neighbors

- Stuart West Homeowners Association

#### Civic Groups/Clubs

- Martin County Taxpayers Association
- Kiwanis Club of Martin County
- Martin County Future Group
- Martin County Trail Riders
- Rotary Club of Stuart (scheduled)

#### Education

- Ed Massey, Indian River State College

#### Media

- Scripps Newspapers Editorial Board
- George Anderson - Scripps reporters (site visit)
- Eve Samples - Scripps columnist (site visit)

#### Regional Entities/State Government/Adjacent Municipalities

- Audubon of Florida
- 1000 Friends of Florida
- SFWMD, St. Lucie Service Center Director and WFB Reps
- Treasure Coast Regional Planning Council
- Port City of Port St. Lucie Acting City Manager and Utilities Director
- Department of Community Affairs

#### Martin County Government

- Martin County Commissioners
- Martin County LPA members
- Martin County Growth Management staff
- Martin County Utilities staff

as of January 21, 2010

## Policy Framework:

- Establishes “AgTEC” Category
- Consistent with Regional Vision and Efforts
- Key to attracting Targeted Industries
- Continuation of Agriculture
- Environmental Performance Standards and Enhancement opportunities
- Open Space & Water Quality
- Regional Transportation
- Mitigates Risk for Sprawl
- No Increase in Residential Density



## 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.**

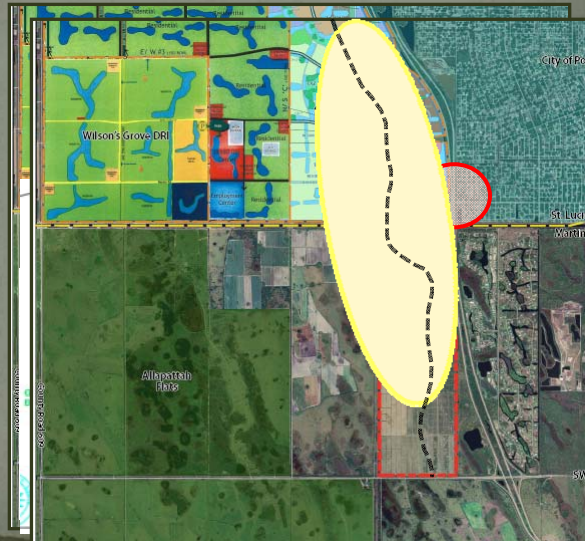
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## CPA - #10-4: FLUM Amendment

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
- ✓ Becker Interchange
- ✓ 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;

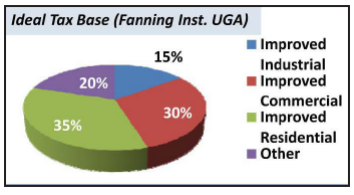
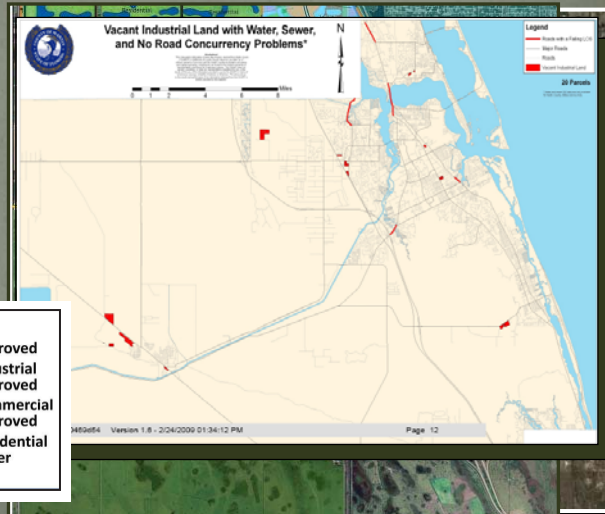
- ✓ Regional Context
- ✓ Acquisition of Public Conservation Land
- ✓ Fully impacted land
- ✓ Demonstrated need for diversification
- ✓ Opportunity for Environmental Enhancement
- ✓ Appropriate transition and retention of economically viable agriculture



## 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



## CPA - #10-4: FLUM Amendment

- Clear Demonstration of Need
- Proximity to Urban Uses & Importance of Regional Context
  - Martin County's share of the Research/Jobs Corridor
  - Consistent with Regional Perspective of "Sustainable Treasure Coast"
  - Opportunity to Plan for Employment Activities
- Opportunity to Coordinate on Regional Infrastructure
- Establishment of defined urban/rural interface
- Demonstrated Environmental Protections

When evaluated against County data, and in light of regional connectivity – the proposal clearly meets all 4 of the Martin County review criteria.

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## CPA - #10-5: Text Change – Review Criterion

1. Internal consistency with the Growth Management Plan
2. Not result in land use incompatibilities with adjacent land uses – Criterion met
3. No adverse environmental impacts – Criterion met
4. Consistent with residential land use capacities – Criterion met
5. Demonstrate that reasonable capacity does not exist
6. Demonstrate that the land affected is suitable for urban uses
7. Full range of urban public services can be supplied at adopted LOS – Criterion met
8. Consistent with the adopted Capital Improvements Element

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## CPA - #10-5: Text Change – Review Criterion

1. Internal consistency with the Growth Management Plan

*In response to Staff Comments, CCLP/King Ranch amended the proposed text to address all questions and consistency issues.*

(March 22 Submittal)

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### TEXT AMENDMENT COMPARISON

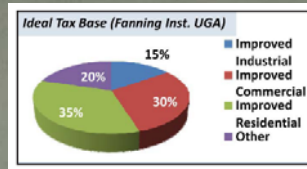
IN RESPONSE TO THE MARCH 18<sup>TH</sup>, 2010 STAFF REPORT  
SUBMITTED MARCH 22, 2010

STAFF COMMENT	RESULTING CHANGE
Proposed Section 4.4.M.1.g.(6) "It is unclear what site plan approval process would be necessary for agricultural related uses."	4.4.M.1.g.(6)b.1. "Any Agricultural related activity that currently requires a non-residential site plan approval would still be required to obtain the same local permits for development."
"The applicant appears to be requesting ancillary retail to develop with the Targeted Employment Uses and the office uses. However, the text places the ancillary uses on site before the primary uses. It is not clear if the applicant wants to the "ancillary" retail uses to develop concurrently with the Targeted Employment Uses. This should be clarified."	The text amendment has been revised to read: "... to promote distribution of the retail uses throughout the site, no more than 20% of the square footage contained in any Final Site Plan Approval shall be allocated to ancillary retail. Similarly, in order to ensure a mix of uses and provide for internal capture, a minimum of 25,000 square feet of ancillary uses shall be required for each 1,000,000 square feet of primary uses."
Proposed Section 4.4.M.1.g. (6) (a). The reference to the LSTAR zoning overlay may be inappropriate since it is designed to work with the Commercial Office/Residential, Commercial Limited, Commercial General and Industrial future land use designations.	All references to LSTAR have been removed.
"The language starts off talking about an agreement for the provision of potable water. Later it talks about water and sewer service. This should be clarified."	The language has been clarified to state that Martin County may voluntarily coordinate with the City of Fort St. Lucie on providing potable water to the property. In the alternative, Martin County may choose to service the property or a package facility may be constructed. An amendment to Policy 10.2.C was also added to provide internal consistency in the Comprehensive Growth Management Plan with regard to package facilities outside of the Urban Service District.



## CPA - #10-5: Text Change – Review Criterion

5. Demonstrate that reasonable capacity does not exist



6. Demonstrate that the land affected is suitable for urban uses



8. Consistent with the adopted Capital Improvements Element

## Response to Staff Raised Issues:

- Resolved Internal Consistency
- Clarification on Permitted Uses
- Clarification on definition of Open Space
- Clarification on Performance Standards
  - Clearly raised the environmental standard for similar uses
  - Allows for the meaningful continuation of Agriculture
- Provides Planning that will allow for future environmental restoration.
- Establishment of defined urban/rural interface

Based on the incorporation of staff comments the modified Text Amendment clearly meets all 8 of the Martin County review criteria.

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## 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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## "Transformational Development"

TALLAHASSEE —

*State lawmakers on Thursday earmarked \$50 million in state funds to lure a Maine-based genetic research company to build a \$710 million research and medical facility near Ave Maria University in Collier County....The institute would bring 420 high paying jobs to Collier County during its first year.... By year 10, as the institute forms partnerships with the state's research universities and other institutions, backers say the facility would employ 7,522 with an annual economic impact of \$835 million.*

*"This would be a game changer," Richter told the Daily News following the vote.*

*That said, they called the potential institute a "transformational development" that would augment the region's traditional agricultural and tourism industries with a 21st Century growth industry that would dovetail with research universities and other private firms including Scripps Research Institute, the Burnham Institute and other biomedical companies that now call Florida home.*

By MICHAEL FELTZER, updated March 25, 2010 at 9:25 p.m.

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## Conclusion:

- Demonstrated Need for Expanded Tax and Employment Base
- Demonstrated Appropriateness of Site based on Availability of Urban Services, Proximity to Similar Uses, Transportation and Impacted Nature of Site
- Established Mixed Use Category that Implements Employment, Agriculture and Environmental Enhancement
- Conducted Significant Community Outreach
- Modified Plan to Reflect Input from Community and Staff
- Incorporated Staff Comments to Bring Request into Consistency with Comprehensive Plan
- Established Performance Standards that Raise the Bar on Environmental Enhancement, and Provide for Long-Term Agricultural Opportunities.

## Request:

Recommend APPROVAL and TRANSMITTAL of FLUM #10-4 and CPA #10-5, incorporating the amendments made to staff in the March 22, 2010 resubmittal.



## Questions and Clarifications:

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

## Regional Connectivity:



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