

**MARTIN COUNTY  
COMPREHENSIVE PLAN**

**April 1, 1982**

**Martin County Comprehensive Plan**

**as adopted by the  
Board of County Commissioners  
on April 1, 1982**

**and**

**based upon the recommendations of the  
Local Planning Agency**

**prepared by:**

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BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

ORDINANCE NUMBER 189

43S494

AN ORDINANCE ADDING CHAPTER 34 (COMPREHENSIVE PLAN) TO THE CODE OF LAWS AND ORDINANCES OF MARTIN COUNTY, FLORIDA; ADOPTING THE MARTIN COUNTY COMPREHENSIVE PLAN PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT OF 1975, AS AMENDED; INCLUDING THE PREAMBLE, OVERALL GOALS FOR THE COMPREHENSIVE PLAN, AN INTERGOVERNMENTAL COORDINATION ELEMENT, LAND USE ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, PARKS, RECREATION AND OPEN SPACE ELEMENT; CONSERVATION AND COASTAL MANAGEMENT ELEMENT, PUBLIC FACILITIES: WATER, WASTEWATER, DRAINAGE AND SOLID WASTE ELEMENT, ELECTRIC UTILITY ELEMENT, URBAN SERVICES ELEMENT, ENERGY CONSERVATION ELEMENT AND FISCAL MANAGEMENT ELEMENT; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, APPLICABILITY; FILING WITH THE DEPARTMENT OF STATE; EFFECTIVE DATE; PENALTIES AND CODIFICATION.

WHEREAS, this Board is required to adopt a Comprehensive Plan by the Local Government Comprehensive Planning Act of 1975, as amended; and

WHEREAS, this Board has determined that the Comprehensive Plan incorporated by reference in this ordinance meets or exceeds the Local Government Comprehensive Planning Act's requirements; and

WHEREAS, this Board has determined that the adoption of this Comprehensive Plan conforms with the intent and purpose of the Local Government Comprehensive Planning Act;

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

PART I. ADOPTION OF PLAN.

The following provisions be and hereby are added as Chapter 34 of the Code of Laws and Ordinances of Martin County:

CHAPTER 34 - COMPREHENSIVE PLAN.

Section 34-1: ADOPTION OF COMPREHENSIVE PLAN.

The Martin County Comprehensive Plan, dated the 1st day of April, 1982 as filed with the Martin County Community Development Department, is adopted in accordance with the Local Government Comprehensive Planning Act of 1975, as amended.

PART II. CONFLICTING PROVISIONS.

Special acts of the Florida Legislature applicable

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only to unincorporated areas of Martin County, County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict.

**PART III: SEVERABILITY.**

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstances, such holding shall not affect its applicability to any other person, property or circumstances.

**PART IV: APPLICABILITY OF ORDINANCE.**

This ordinance shall be applicable throughout the unincorporated area of Martin County.

**PART V: FILING WITH DEPARTMENT OF STATE.**

The Clerk be and hereby is directed forthwith to send a certified copy of this ordinance to the Bureau of Laws, Department of State, The Capitol, Tallahassee, Florida, 32304.

**PART VI: EFFECTIVE DATE.**

This ordinance shall take effect upon receipt of official acknowledgment from the Office of Secretary of State that this ordinance has been filed in that office.

**PART VII: PENALTIES.**

Violation of this ordinance is a misdemeanor pursuant to Section 125.69, FLORIDA STATUTES, and is punishable under said section by imprisonment for up to sixty (60) days, or a fine of up to \$500.00, or both such imprisonment and fine.

**PART VIII: CODIFICATION.**

Provisions of this ordinance shall be incorporated in the County Code and the word "ordinance" may be changed to "section", "article" or other appropriate word, and the sections of this ordinance may be renumbered or relettered to accomplish

such intention; provided, however, that parts II to VIII shall not be codified.

DULY PASSED AND ADOPTED THIS 1ST DAY OF APRIL, 1982.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

*Louise V. Isaacs*  
LOUISE V. ISAACS, CLERK

By: *John W. Holt, Jr.*  
JOHN W. HOLT, JR., CHAIRMAN

APPROVED AS TO FORM AND  
CORRECTNESS:

*Stephen Fry*  
STEPHEN FRY, COUNTY ATTORNEY

STATE OF FLORIDA  
Martin County

I hereby certify that the foregoing is a true and correct copy of said Ordinance No. 134 as recorded in Book 270 Page 122 of the public records in this office.

Witness my hand and seal of office this 1st day of April 1982  
LOUISE V. ISAACS, Clerk  
By *Louise V. Isaacs* D. C.

22 APR 1 P 1:51  
MARTIN COUNTY FLORIDA

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## PREFACE

The Martin County Board of County Commissioners designated the Local Planning Agency to develop a Comprehensive Plan that will, by design:

1. Result in the most appropriate use of land, water and other resources consistent with public interest;
2. Prevent overcrowding of land and avoid undue concentration of population as well as urban sprawl, and
3. Preserve, promote, protect and improve public health, safety, convenience and general welfare by assuring that there will be appropriate services such as water, wastewater, transportation, schools, parks, recreation and other needed public services and facilities consistent with growth.

The Martin County Local Planning Agency, on October 1, 1981, after duly noticed public hearings, unanimously recommended the Martin County Comprehensive Plan for adoption by the Board of County Commissioners.

On April 1, 1982, the Board of County Commissioners unanimously adopted the Martin County Comprehensive Plan.

# COMPREHENSIVE PLAN

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## ARTICLE I. PREAMBLE

Section 1-1 Purpose. The Martin County Comprehensive Plan is prepared pursuant to Florida Statute, Chapter 163, "Local Government Comprehensive Planning Act." The purpose of the Comprehensive Plan is to use and strengthen Martin County's role in establishing and implementing the comprehensive planning process in order to protect natural and man-made resources and to maintain, through orderly growth and development, the character and stability of present and future land use and community development.

Section 1-2 Intent. The Comprehensive Plan is intended to permit Martin County to: encourage the most appropriate use of land and water resources, fiscal resources and other community resources; and deal effectively with existing and future problems that may result from the use and development of land and water within Martin County. It is further intended that through the comprehensive planning process Martin County can: preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement, and general welfare; prevent the overcrowding of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, potable water distribution, wastewater collection and treatment, schools, parks and recreational facilities, housing and other required community services and conserve, develop, use and protect natural resources within Martin County. The Comprehensive Plan is intended to encourage and assure cooperation and coordination in planning and development activities between and among Martin County, its citizens, property owners, other local governments, regional agencies, and state and federal government.

Section 1-3 Legal Status. This Plan shall have legal status as provided for in the Local Government Comprehensive Planning Act of 1975, as amended.

Section 1-4 Scope. The scope of the Comprehensive Plan includes the following elements: 1) Intergovernmental Coordination; 2) Land Use; 3) Transportation; 4) Housing; 5) Recreation and Open Space; 6) Conservation and Coastal Management; 7) Public Facilities, Wastewater Drainage, Water and Solid Waste Systems; 8) Electric Utility Service; 9) Urban Services; 10) Energy Conservation; and 11) Fiscal Management. The scope of the Comprehensive Plan may be expanded pursuant to Florida Statutes, Chapter 163, "Local Government Comprehensive Planning Act of 1975" as exists or as hereafter amended.

Section 1-5 Economic Assumptions and Limitations. Preparation of the Comprehensive Plan is predicated on the following statement of economic assumptions and limitations. This statement is based on analysis of past and projected future economic development trends. This analysis also presents a general economic perspective of the continuing role which Martin County serves in the regions economy and identifies the major advantages and opportunities characterizing the local economy.

A. Stability of the County's Land Resources. It is anticipated that no major climatological changes or natural catastrophic disasters will impair the County's land resources and advantageous position as a highly attractive coastal area with abundant water resources, excellent transportation linkages to major regional market centers of Palm Beach, Broward, and Dade Counties to the South, and the Orlando metropolitan area to the North. These linkages will be further enhanced by the proposed construction of Interstate 95.

- B. County's Areawide Economic Role. Martin County is anticipated to continue to diversify its economic base with expansion most pronounced in retail trades and services. Growth in the utilities industry is anticipated to continue, based on Florida Power and Light Corporation's regional commitments within Martin County. Although of decreasing significance, Martin County's agriculture productivity is anticipated to continue to maintain a prominent regional role. As the labor market grows with the anticipated population influx, and as transportation linkages and other County community facilities are developed pursuant to policies herein set forth, industrial development potential should be enhanced. Therefore, manufacturing should become an increasingly more significant portion of the economic base. Finally, based on population estimates, the construction industry should maintain or increase its share of the economic base, though employment in this industry will continue to fluctuate with changes in the national economy.
- C. Personal Income. It is anticipated that the level of personal income will continue to rise in Martin County and the region, and will continue to exceed the state and national averages. This factor is due to the location, natural amenities and economy of the area.
- D. Employment Activities. It is anticipated that the County's employment base will continue to reflect the County's role in the areawide economy defined above in Section 1-5(B). The major employment generating activities will continue to be retail trade and services, manufacturing, local government, farming and construction.
- E. Water Resources. Potable water resources are viewed as a limited resource over the long range planning period. Therefore, economic activities will be encouraged which require minimal drain on water resources. The Plan, therefore, stipulates a long term commitment to improved land and water management plans and practices.
- F. Local Fiscal Capacity. Martin County is beset with significant fiscal limitations. The Comprehensive Plan and the planning process are to be used as a policy tool for managing short and long term growth pressures and resource conservation needs. Fiscal conservancy should be a major public value underlying the continuing development review process to assure that funding for adequate public facilities is assured prior to approval of new development. The County shall formulate and carry out necessary fiscal management policies and practices, including impact fees if needed to assure such fiscal conservancy.
- G. Coordination of Public and Private Development Decisions. It is anticipated that Martin County's management of land development options will continue to include coordination with the private sector in determining the appropriate location, timing, scale and intensity of development options. Economic development proposals shall continue to be reviewed in terms of residential quality, public services, economic capacity, compatibility with the natural environment, and compliance with existing and proposed new ordinances designed to carry out these objectives.

H. External Factors. It is anticipated that external factors which are uncontrollable at the local level will continue to impact the County's economy. These factors produce uncertainty and their influence is reflected in fluctuations in levels of unemployment and income. External factors include but are not limited to the following: national economy including cost of living index, gross national product and other economic performance indicators; unexpected long or short term shortages in natural resources; and unanticipated technological changes which render certain economic enterprises less competitive or obsolete. The impact of these external factors will limit the County's ability to achieve desired economic policies. Barring unforeseen fundamental changes in the economic system, problems of fluctuating levels of unemployment, underemployment, and income will continue.

Section 1-6 Consistency of Elements and Policies. All elements of the Comprehensive Plan shall be consistent and shall be coordinated with policies of other local governments, the Martin County School Board, the Treasure Coast Regional Planning Council, the South Florida Water Management District, the State and Federal Governments and other public agencies charged with significant land management and resource conservation responsibilities. The County may adopt provisions which are more restrictive than these of regional, state and federal agencies.

Section 1-7 Fiscal Management and Economic Feasibility. The Comprehensive Plan provides a policy framework for enhanced fiscal resource management and coordination of fiscal management strategies with land and water management activities. The Comprehensive Plan acknowledges that the County must improve its significantly underdesigned transportation, water, wastewater, and drainage systems. The plan includes a commitment to fiscal impact assessment and possible development of an impact fee ordinance to promote fiscal conservancy. Finally, as detailed planning and engineering facility improvement programs are available, land management and fiscal implementation programs will be further refined to assure maximum fiscal conservancy and economic feasibility. The public facility studies referred to herein are incorporated in the program for implementing the Comprehensive Plan, and the cost estimates are reflected as part of the capital investment strategy. The capital investment strategy shall be updated and reviewed annually by the Board of County Commissioners.

Section 1-8 Supportive Data. The Comprehensive Plan is predicted on analysis of past trends, existing characteristics, and future projections of the County's population, housing, land-use, economic and natural resources. This data shall be maintained as public information filed in the Community Development Department. The data shall be updated on a continuing basis as part of a subsequent evaluation of the Comprehensive Plan. The inventory and analysis of data supportive of the Comprehensive Plan is included in a separate report entitled: Comprehensive Plan Data Inventory and Analysis.

Section 1-9 Continuing Evaluation. Pursuant to Florida Statutes, Section 163.3191 of the Local Government Comprehensive Planning Act, the Community Development Department shall prepare periodic reports on the Comprehensive Plan. The reports shall be reviewed by the Local Planning Agency and submitted to the Board of County Commissioners at least once every two (2) years.

- A. Criteria for Continuing Evaluation of Each Comprehensive Plan Element. The following criteria shall be used in evaluating the effectiveness of each element of the Comprehensive Plan.
1. Review Impact of Change Indicators on Each Plan Element. Major shifts in the magnitude, distribution, and/or characteristics of population, housing, land use, natural resources, public facilities, consumer demand and supply; capital and outlay pressures, shall serve as major indicators of change in public needs as confined in the Comprehensive Plan. The policy implications of major changes in demand and supply indicators shall be evaluated on a continuing basis. Appropriate public policies and strategies shall be established and/or refined as needed in order to remain responsive to evolving problems and issues reflected by such significant shifts in economic, social and physical change indicators.
  2. Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of activities identified in the component subsections of Section 3-3, 4-4, 5-2(D), and 5-3, 6-2, 7-2, 8-2, 9-2, 10-5, 11-2, 12-2, and 13-7 shall be evidence of the County's effectiveness in executing a systematic program for implementing adopted goals, objectives, and policies which comprise each element of the Comprehensive Plan.
  3. Coordinate with Public and Private Sectors. While continually implementing and evaluating the Comprehensive Plan policies and programs, the County shall maintain a system of intergovernmental coordination as well as coordination with varied interests within the private sector concerned with growth management and resource conservation. The effectiveness of this approach shall be evaluated by the success of coordination and communication processes in resolving growth management and resource conservation problems and issues.
  4. Achieve Effective Resolution of Growth Management and Resource Conservation Problems and Issues. The effectiveness of the Comprehensive Plan elements shall be measured by the County's success in accomplishing the goals, objectives, and programs identified in the Comprehensive Plan. The Comprehensive Plan incorporates a systematic planning process for identifying evolving growth management and resource conservation problems and issues, generating alternative policy solutions, implementing preferred corrective program activity, and creating numerous opportunities for continued communication.
- B. Content of Evaluation Reports. The evaluative reports shall be written and shall contain appropriate statements related to:
1. Major Planning and Development Problems. The evaluation report shall identify major planning and development problems, including the location and distribution of land uses and related physical, economic, social, or environmental impacts.

2. Major Shifts in Trends and Conditions. The evaluation report shall describe the condition of each element of the Comprehensive Plan, particularly with regard to evolving trends in population magnitude and distribution, housing, land use, economic base, fiscal management, or condition of natural resources.
3. Progress in Achieving Comprehensive Plan Objectives. The evaluation report shall describe progress in achieving Comprehensive Plan objectives.
4. Unanticipated Problems and Opportunities. The evaluation report shall describe the nature and extent of unanticipated and previously unforeseen problems and opportunities occurring since the Comprehensive Plan adoption or since the latest evaluative report.
5. Recommended Amendments. The evaluation report shall present any recommended amendments to the Comprehensive Plan elements, including reformulated objective policies and standards.

Section 1-10 Public Participation. The Local Planning Agency and the Board of County Commissioners shall continue to provide for public participation in the continuing comprehensive planning process. During review and evaluation of the Comprehensive Plan or portions thereof, the ad hoc Citizens Advisory Committee (CAC) on the Comprehensive Plan defined problems and issues, provided base data, and prepared a statement concerning basic goals, objectives, and problems addressed through the planning process. The report of the CAC shall be considered as a supportive document to this Plan. The County shall provide for broad dissemination of proposals and alternatives, opportunity for written comments, public hearings with open discussion as provided in Section 1-12 communications programs, information services, and consideration of and response to public comment.

Section 1-11 Plan Implementation. After the adoption of this Comprehensive Plan, all developments shall be consistent with the goals, objectives, performance standards, policies and programs of this Plan. In addition, this Plan shall be implemented through:

- A. Execution of the Board of County Commissioners' lawful responsibilities including those responsibilities delegated by the Board of County Commissioners by administrative and quasi judicial boards and commissions appointed by the Board of County Commissioners.
- B. Execution of lawful administrative responsibilities of the County Administrator and County Departments' staff pursuant to ordinances (either existing or as may be amended or as may be adopted in the future), including but not limited to the following ordinances within the Martin County Code of Laws and Ordinances concerned or partially concerned with growth management and conservation:

Administration (Chapter 1); Airports and Aircraft (Chapter 3); Beaches, Parks and Recreation (Chapter 5); Building and Housing Regulations (Chapter 6); Construction Industry Licensing Board (Chapter 7 3/4);



Drainage and Irrigation (Chapter 9); Electrical Regulations (Chapter 11); Environmental Control (Chapter 14); Fire Prevention and Protection (Chapter 15); Fish and Wildlife (Chapter 16); Garbage and Trash (Chapter 17); Health (Chapter 18); Junk and Junkyards (Chapter 19); Land Use Generally (Chapter 23); Plumbing (Chapter 26); Public Lands (Chapter 27); Schools (Chapter 29); Streets, Roads, and Bridges (Chapter 30); Subdivisions (Chapter 30 1/2); Water and Sewers (Chapter 31); and Zoning (Chapter 33).

- C. Voluntary coordination with other local governments, the Treasure Coast Regional Planning Council, the South Florida Water Management District, state and federal agencies and other relevant agencies concerned with growth management resource conservation.
- D. Voluntary and cooperative actions with private and public interests intent on fulfilling the purpose and intent of the Comprehensive Plan.

For purposes of this Comprehensive Plan, the term "development" shall mean any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, clearing, filling, grading, paving, excavation or drilling operations.

Remodeling, renovation, restoration of improved real estate to a former, better condition (as by cleaning, repairing or rebuilding), shall be exempt from the requirements of this Plan. Any other proposed man-made change to improved real estate, shall meet the requirements of this Plan but only to the extent of such man-made change.

The Code of Laws and Ordinances of Martin County, as it exists or may hereafter be amended, establishes a legal requirement of obtaining development permits and orders for various development activity and specifies the procedure for review and approval of all development permits and orders.

#### Section 1-12 Amendment Procedures.

- A. Scope of Eligibility. Any person or organization, including the federal government, the State of Florida, Martin County, any municipality in Martin County and any of their agencies, authorities and departments may request the initiation of the amendatory process provided below.
- B. Application. Any request for amendments, modifications, additions or changes to the Comprehensive Plan shall be submitted to the Community Development Department during the period between September 1st and October 31st each year beginning with 1982. Such request shall be made by filing an application form prescribed by the Director of the Community Development Department. Applications which are deemed by the Community Development Department to be unclear or incomplete may be supplemented on or before November 15th. Provided, however, the Martin County Board of County Commissioners or the Local Planning Agency may, by resolution, at any time initiate a request to amend, modify, add to or change the Comprehensive Plan; and unless otherwise provided by resolution or motion, the time period herein provided, as quantified by number of days, shall be applicable to such a request from the date of the adoption of the resolution. Also, a request for an amendment, modification, addition or change to the Comprehensive Plan may be initiated by any eligible person at any time during 1982 prior to September 1; and, the time periods herein provided, as quantified by number of days, shall be applicable to such a request.

C. Procedure upon Application.

1. The Planning Director shall prepare a ~~listing of all~~ applications, including staff applications, received including the nature of the application and the reasons stated for requesting the proposed amendment, modification, addition or change. Such listings shall be submitted to the Local Planning Agency on or before December 1st and be available to the public at the same time.
2. For the purpose of preparing the recommendation of the Community Development Department, the Director of same shall consult with other County personnel, any person, organization, including the federal government, the State of Florida, Martin County, any municipality in Martin County or any of their agencies, authorities or departments. The Director of the Community Development Department shall also consider and evaluate any information that may have been presented by the public.
3. The Director of the Community Development Department shall submit to the Local Planning Agency on or before the first business day of January the Department's recommendations on the applications. The recommendations of the Department shall refer to each application specifically or as combined with other similar applications and consider all comments, information and recommendations received in accordance with subsection 2 above. The recommendations of the Community Development Department are not necessarily limited to specific applications but may deal with any aspect of the Comprehensive Plan. The Local Planning Agency shall hold one or more public hearings on the application prior to February 1st. Notice for the first public hearing shall be made in accordance with the requirements of the Local Government Comprehensive Planning Act. No additional public notice shall be required for subsequent public hearings, provided the date and time are announced at a prior hearing.
4. The Local Planning Agency shall certify proposed amendments, modifications, additions or changes to the Comprehensive Plan, or in the alternative shall certify its reasons for not making recommendations. Said certification shall be transmitted to the Board of County Commissioners on or before March 1st.

D. County Commission Action.

1. On or before April 15th, the Board of County Commissioners following one or more public hearings, shall take final action on any application for amendment of the future land use plan element or a portion thereof which involves less than 5% of the total land area of the County. Notice for the public hearing or hearings shall be made in accordance with the requirements of the Local Government Comprehensive Planning Act. No additional public notice shall be required for subsequent public hearings, provided the date and time are announced at a prior hearing.

2. On or before July 15th, the Board of County Commissioners shall take final action on applications for amendments to the Comprehensive Plan or element or portion thereof, other than for a future land use plan, element or portion thereof involving less than 5% of the total land area of the County. At least two public hearings shall be held on the application. Notice for the public hearings shall be made in accordance with the requirements of the Local Government Comprehensive Planning Act.
  3. All amendments, modifications, additions or changes to the Comprehensive Plan shall be, by ordinance, enacted only upon a vote of the majority of the total membership of the County Commission then in office.
- E. Consideration of Economic Reports, Appraisals and Other Technical Information. No economic reports or studies, real estate appraisals or reports and/or written reports of consultants or other experts shall be considered by either the Local Planning Agency or the Board of County Commissioners unless filed with the Community Development Department Director at least 14 days prior to the first public hearing conducted by the Local Planning Agency. This provision may be waived by a vote of the Board of County Commissioners upon a demonstration by any interested party that an injustice will occur.
- F. Schedule of Fees. All fees charged for filing, processing and evaluating applications requesting amendments to the Comprehensive Plan shall be established by resolution of the Board of County Commissioners as may be amended from time to time. In approving the resolution, the Board shall consider the costs to the County in processing amendments to the Comprehensive Plan. Fees will be returned to any applicant who requests an application withdrawal prior to November 15th. No other fees shall be returned to any applicant without express approval by the Board of County Commissioners.
- G. Exemption from Fees. The County School Board, Martin County, the State of Florida, the United States of America, and all municipalities situated wholly within the boundaries of Martin County shall be exempted from any fee or filing, processing and evaluating an application requesting an amendment to the Comprehensive Plan.
- H. Implementation of Amendments. To the extent necessary to implement a proposed amendment, modification, addition or change to the Comprehensive Plan, changes in zoning districts or other changes in the land development regulations shall be processed concurrently with the proposed amendment, modification, addition or change to the Comprehensive Plan.

#### Section 1-13 Vested Rights.

- A. Intent. Nothing in this Comprehensive Plan is intended to deny any person the due process of law or to take private property without just compensation.
- B. Status of Development Orders Concerned with Non-Conforming Uses or Non-Conforming Lots of Record. Development orders issued pursuant to the provisions of the Martin County Code of Laws and Ordinances regarding non-conforming lots of record and non-conforming uses, as may be amended from time to time, shall not be considered to be in conflict with this Plan or element or portion hereof and shall be considered to be consistent with this Plan or any element or portion hereof.

- C. Status of Development Orders Concerned with Planned Unit Developments. Development orders issued pursuant to an existing planned unit development agreement issued prior to the date of the enactment of the Comprehensive Plan as may be amended from time to time, shall not be considered to be in conflict with this Plan or element or portion hereof and shall be considered to be consistent with this Plan or any element or portion hereof.
- D. Determinations. If any person is in doubt whether rights have vested for a proposed development on property owned by that person, based on the granting of any development order by the County or any of its commissions, agencies or departments, the property owner may request a determination from the Board of County Commissioners within (90) days of the adoption of this Comprehensive Plan. Within (90) days of the receipt of such request, unless the property owner agrees to an extension, the Board of County Commissioners shall issue a binding letter of interpretation with respect to the proposed development. Binding Letters of Interpretation issued by the Board of County Commissioners shall bind the County and its commissioners, agencies and departments.

For purposes of this provision the term vested rights shall be interpreted to include those rights obtained by a property owner who: (1) in good faith; (2) upon some act or omission of the government; (3) has made such substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the acquired right. In making its determination the Board of County Commissioners shall assess each request for a binding letter of interpretation on the particular facts relating to that case.

Notwithstanding anything in this provision to the contrary, if Martin County shows that a new peril to the health, safety, morals or general welfare of the residents or property in Martin County has arisen subsequent to the approval of any development order, the development order may be revoked.

1. Development orders issued to comply with a final, non-reviewable court order resulting from litigation in which the Board of County Commissioners or any of its commissions, agencies or departments was a party, shall not be considered to be in conflict with this plan or element or portion hereof and shall be considered to be consistent with this plan or any element or portion hereof to the extent necessary to comply with the court order.
2. For purposes of this Section, the term "development order" means the same as it is defined in the Local Government Comprehensive Planning Act of 1975, as amended.
3. When a development receives a preliminary development order that is consistent with this Plan, then all subsequent development orders issued to effectuate that development shall not be considered to be in conflict with the density provisions of this Plan or element or portion hereof, and shall be considered to be consistent with the density provisions of this Plan or element or portion hereof.
4. All existing lawful land-uses that conform with those land-use and zoning regulations existing on the date of adoption of this Plan shall not be considered to be in conflict with this Plan or element or portion hereof and shall be considered to be consistent with this Plan or element or portion hereof.

Section 1-14 Authority. The Board of County Commissioners of Martin County is authorized to adopt and implement this Plan by the Constitution of the State of Florida, the Florida Statutes and Special Acts and General Acts of Local Application of the Florida Legislature. This authority includes, but is not limited to, Article VIII (Local Government) of the Florida Constitution, Title XI (County Organization and Intergovernmental Relations) of the Florida Statutes, Chapters 177 (Land Boundaries), 235 (Educational Facilities), 336 (County Road System) of the Florida Statutes and Special Act (1961), Chapter 61-2466 of the Florida Legislature.

ARTICLE II. OVERALL GOALS FOR THE COMPREHENSIVE PLAN

Section 2-1 Goal Intent. Economic development and fiscal conservancy, residential quality, and natural resource conservation are the major goal considerations influencing county development and resource conservation and shall direct Martin County's growth management and resource conservation decisions as follows:

Section 2-2 Economic Development and Fiscal Conservancy.

- A. Stabilize Economic Base and Enhance Income Opportunities. County development and resource conservation decisions shall contribute to stabilizing the economic base of the County and enhance income opportunities. A selective diversification of the County's economic base shall be directed toward:
1. Reducing fluctuations in the County's economy.
  2. Attracting industry providing relatively high salary and wages.
  3. Promoting improved fiscal capacity.
  4. Encouraging clean industry which provides a net contribution to the County community facilities and utilities in a manner compatible with standards and specifications which shall be adopted by the County.
  5. Conserving and protecting the County's natural resources including water supply, water quality, and agricultural lands with high potential for productivity.
  6. Protecting the quality and stability of established as well as future residential areas.
- B. Enhance Access to Goods and Services. A transportation system shall be provided for local and regional movements of people and goods. Transportation system improvements shall be located, timed, and designed to meet anticipated future needs and shall satisfy standards and specifications as shall be determined by the County and where appropriate the State and Federal Governments. The system shall be designed to:
1. Facilitate access to the County's major employment centers.
  2. Provide efficient access of regional through traffic to major centers of economic activity, including tourist attractions.
  3. Provide minimal disruption to established residential areas while facilitating desired levels of residential access.
- C. Promote Fiscal Conservancy. Enhance the County's fiscal capacity by promoting selective economic development based on the net contribution to the County tax base. Development and resource conservation decisions shall be directed toward achieving efficient fiscal management. Fiscal management shall include capital improvement programming and budgeting. This program shall assist in achieving appropriate location, timing, and design of public improvements with a view toward minimizing long term consumer costs for public improvements.

### Section 2-3 Residential Quality.

- A. Promote Access to Safe and Sanitary Housing. County development and resource conservation decisions shall maximize opportunity for access to decent, safe and sanitary housing compatible with the diverse needs of the local citizenry. Opportunities for safe and sanitary housing should be maximized through private market mechanisms using available housing assistance programs where appropriate.
- B. Preserve and Protect Stable Residential Areas. Existing stable residential areas shall be preserved and protected from physical deterioration or encroachment by incompatible development. Where substandard facilities exist, improvements should be effectuated in order to increase property values, enhance the local tax base, and improve the physical quality of the environment. Performance standards including open space, landscaping and other urban design concepts and principals shall be applied in order to protect and enhance the quality of living areas and improve the aesthetic quality of both working and residential areas.
- C. Encourage Provision and Maintenance of Accessible Community Facilities. Residential quality shall be preserved and enhanced by continuing improvements and maintenance of community facilities necessary to neighborhood residents, including streets, recreation facilities, public school sites and facilities, fire protection and emergency services, water and wastewater facilities and other necessary public facilities.
- D. Promote Orderly Transition in Land Use. County development decisions shall promote orderly transition of residential areas anticipated to undergo changes in use or density. The process of land use transition within specific areas shall be based on comprehensive analysis of related problems and issues including careful neighborhood analysis. The study shall consider social, economic, and physical indicators of changing conditions. The County shall seek to coordinate public and private improvements in areas undergoing transition in order to protect against incompatible land use development and promote opportunities for redevelopment and revitalization of declining areas.

### Section 2-4 Natural Resource Conservation.

- A. Achieve Development Compatible with Natural Resource Conservation. Public and private plans and policies for land development shall be compatible with natural environmental systems, especially specific natural features of proposed development sites. The County shall promote natural environmental programs and review procedures which seek to:
1. Preserve environmentally sensitive lands such as wetlands, estuaries, and the beach and dune system;
  2. Conserve life sustaining natural resources;
  3. Preserve and protect water supply, water quality, and fish and wildlife;
  4. Enhance the appearance and scenic amenities of the County, including natural and man-made elements through implementation of performance standards for land development directed toward this goal.

- B. Promote Natural Resource Conservation. The County shall manage development with a view toward natural resource conservation. The County shall monitor technical advances in systems for delivering necessary public services in order to conserve material resources, maximize cost-benefit effectiveness, and enhance life sustaining natural systems. Monitoring programs should be followed up by tests of innovative improvement strategies when the cost-benefit appears highly favorable. These activities shall be closely coordinated with local governments, and regional, state and federal agencies in order to achieve an effective pooling of fiscal resources and flow of information.
- C. Promote Energy Conservation. County development and resource conservation decisions shall promote use of demonstrated cost efficient energy technology employing such techniques as resource recovery and reuse through technological and design innovations which reduce total energy use and demand on natural resources.

These goals provide a basis for formulating objectives, plans, and detailed programs designed to achieve desired quality in decisions impacting County development and resource conservation.

Section 2-5 Consistency of Elements with Established Goals. The elements of the Comprehensive Plan shall be responsive to the above broad based goals for community development and resource conservation.



### ARTICLE III. INTERGOVERNMENTAL COORDINATION ELEMENT

Section 3-1 Purpose of the Intergovernmental Coordination Element. The purpose of the intergovernmental coordination element is to provide policy for coordinating the adopted Comprehensive Plan with plans and policies of impacted local governments, but not limited to adjacent counties, the Martin County School Board, Treasure Coast Regional Planning Council, the South Florida Water Management District, appropriate state and federal agencies, and other public entities concerned with planning and development issues which transcend political jurisdictional boundaries, including the Soil Conservation District, and the Agricultural Extension Service.

Section 3-2 Objectives for Intergovernmental Coordination. The following objectives shall provide a systematic framework for coordinating plans, policies, and development and conservation activities which produce impacts that transcend the jurisdiction of Martin County. These objectives are intended to achieve a spirit of coordination and cooperation among public agencies influencing and/or affected by such problems and issues.

- A. Exchange of Information and Technical Data. The Martin County Community Development Department shall provide for the exchange of information including documentation, maps and other information supportive to County planning issues which transcend the limits of political jurisdictions. The County shall maintain effective communication with impacted local governments, regional agencies and special districts, appropriate state and federal agencies, and other impacted public agencies. Information shall include, but not be limited to, plans and/or supportive data relating to issues surrounding land use, transportation, housing, parks and recreation, natural resource conservation, coastal management, water and wastewater systems watershed management, solid waste disposal, electric service, urban services, or other planning, development or resource conservation activity with policy implications that transcend the political jurisdictional boundaries.
- B. Policy Coordination and Technical Assistance. The Board of County Commissioners or its designate shall provide mechanisms for the coordination of technical problems and issues surrounding elements of the Comprehensive Plan. The County shall promote and participate in the Comprehensive Plan Technical Advisory Committee. The County shall coordinate technical aspects of problems and issues surrounding Comprehensive Plan elements which transcend the political jurisdictional boundaries of the County with members of the Technical Advisory Committee and where necessary outside specialists representing impacted public agencies. The policy coordination role shall expressly exclude policy enactment, a power reserved for the County Commission. The County shall seek to resolve issues of mutual concern through joint action with other impacted public entities. The County shall utilize such media as memorandums of understanding or joint resolutions in order to formalize work efforts of two or more public entities directed toward resolving planning and development issues of mutual concern.

Section 3-3 Implementing Policies for Intergovernmental Coordination. The following continuing programs shall be the basis for carrying out the goals and objectives of intergovernmental coordination element.

- A. Information System. The County Community Development Department shall maintain and periodically update narrative, statistical, and graphic data supportive to elements of the Comprehensive Plan and supportive to continuing planning and development activities of the County. This information shall include technical data such as magnitude, distribution, and characteristics of the population, population projections, operating and service standards and specifications, transportation system characteristics, land use and housing data, economic development profiles, and other similar data.
- B. Technical Assistance, Information and Referral Service. The County Community Development Department shall participate with other local governments, including adjacent counties, the Martin County School Board, special districts within or adjacent to the County, the Treasure Coast Regional Planning Council, the South Florida Water Management District, and appropriate state and federal agencies in exchanging technical assistance, technical data and information, and coordination of development and resource conservation policies. The Comprehensive Plan Technical Advisory Committee shall serve as one forum for implementing this program. The Technical Advisory Committee shall provide a primary vehicle for Comprehensive Plan review and for evaluation of evolving technical considerations such as planning and management practices and techniques; structure and management of information system and dissemination of data; and evolving planning, development and resource conservation activities, especially impacts transcending jurisdiction limits. In addition, the County shall continue a less formal but more expeditious ad-hoc exchange of technical assistance, information, and referral services with the above referenced public entities on technical and policy matters of mutual interest.
- C. Coordination of Planning Activities. The on-going comprehensive planning process shall be coordinated with other local governments in and adjacent to Martin County special districts within the County, the Martin County School Board, the Treasure Coast Regional Planning Council, the South Florida Water Management District, and appropriate state and federal agencies. The public entities contacted and the methods and frequency of contacts shall depend on such factors as: the type of activity or issue under consideration, the geographic location impacts, and the nature of the impacts, including impacts on public services, fiscal impacts, land use impacts, and understandings, agreements or policies of the County and affected public entities. The County shall consider these and other potentially relevant intergovernmental impacts whenever change or addition to planning, development and resource conservation policies or activities are proposed.

Similarly, all governmental entities shall coordinate their development activities which impact unincorporated areas of Martin County with appropriate agencies of Martin County to assure consistency with the Comprehensive Plan for Martin County and all provisions of the Martin County Code of Laws and Ordinances.

- D. Comprehensive Plan Technical Advisory Committee. The County's representative to the Comprehensive Plan Technical Advisory Committee shall continue to provide leadership and participate in all activities of the Committee. The County shall encourage the institution of by-laws formalizing the Committee's legal basis, responsibility, membership, organization, officers and their administrative functions, meetings, and other rules and procedures of committee operation.
- E. Memoranda of Understanding. The Board of County Commissioners shall attempt to within one year after adoption of the Comprehensive Plan, develop formal agreements with the counties of St. Lucie, Okeechobee, and Palm Beach; the cities of Stuart, Sewalls Point, Ocean Breeze Park, Jupiter Island, Port St. Lucie, and Tequesta for mutual review and comment by respective planning staffs on projects that might have mutual impacts. In addition, the Community Development Department and the Public Works Department shall consider rules of procedure or memoranda of understanding which may bring about more effective coordination with the Martin County School Board, the South Florida Water Management District and the State Department of Environmental Regulation.

## ARTICLE IV. LAND USE ELEMENT

Section 4-1 Objectives for Land Use. Decisions concerned with land use shall be consistent with the following objectives. These objectives are directed toward attaining goals identified in Article II. A systematic written evaluation of land use policies and programs shall be undertaken by the Community Development Department every two (2) years to assure analysis and corrective action. Activities directed toward implementing the land use element are presented in Section 4-2 of this Article IV.

### A. Residential Development.

1. Plan and Design for Residential Quality. Sufficient space shall be provided for residential development and required community facilities to adequately meet the housing needs of the present and expected future population of the County. Residential development shall be planned and designed to create and perpetuate stable living areas and protect investments in land and land improvements. The Comprehensive Plan Data Inventory and Analysis presents supportive statistical analysis of population, land use and housing.
2. Protect Residential Areas from Encroachment by Incompatible Development. Existing and future residential areas shall be protected from encroachment by commercial or industrial development or other non-residential uses which exhibit characteristics different from and incompatible with residential development. This objective does not preclude necessary community facilities from locating within residential areas when such activities satisfy established zoning criteria. Non-residential land uses other than community facilities, houses of worship, and certain not-for-profit public or quasi public institutions or clubs shall be expressly excluded from residential areas, except as provided for in the Land Development Code. No commercial land uses shall be permitted in residential areas delineated on the Land Use Map unless such uses are approved by the County as a home occupation or approved as an incidental commercial use which is supportive to residential units located within a Residential Planned Unit Development pursuant to Article XXXVI (A) of Chapter 33 of the Martin County Zoning Ordinance. No industrial use may be permitted within any residential areas as denoted on the Land Use Map.

Any non-residential use proposed as part of a Residential Planned Unit Development shall be designed principally to support and shall be incidental to the residential units contained within the subject Residential Planned Unit Development. No land area used for commercial, industrial, other non-residential purposes including parking, access ways, open space, or utilities principally supporting the non-residential development shall be used in calculating residential density. The maximum size of the commercial use shall be determined by a formula to be included in the Land Development Code.

The Board of County Commissioners may adjust this formula upon a demonstration by the applicant that a larger commercial allocation is a necessary convenience for a larger market area. Such demonstration

by the applicant shall include a market feasibility report which shall analyze: 1) all existing competing commercial facilities within a six (6) mile radius of the site; including delineation of estimated market areas and projected number of users assigned to each respective primary and secondary market area; 2) impacts of the proposed commercial facility on land resources designated on the Land Use Map for future commercial development and 3) impact of the proposed commercial development on the quality and character of existing and anticipated future residential development within the neighborhood, including traffic impacts. The Planning and Zoning Commission shall recommend to the Board of County Commissioners whether the demonstrated need exists for additional commercial area beyond the maximum allowable gross leasable floor area (as determined by the forthcoming Land Development Code) after reviewing the applicant's plan and supportive market feasibility report. The Board of County Commissioners shall make the final determination as to whether a net beneficial public use is served by the proposal.

3. Promote Orderly Land Use Transitions. Where it is infeasible to separate residential from non-residential land uses, buffering shall be required to promote a smooth land use transition. Buffering may take the form of: 1) physical barriers, such as berms, hedges or other landscape cover; walls or fences aesthetically designed for screening purposes; or, indigenous densely vegetated open space; or 2) the development of a transitional use between the incompatible uses (such as low intensity office development between general retail commercial centers and residential areas).
4. Promote Orderly Transition in Residential Densities. Highest residential densities generally continue to be allocated to sites highly accessible to major urban thoroughfares or urban collector streets and adjacent to existing development with the same or higher density or less restrictive zoning districts. Residential densities shall be allocated in a manner compatible with available public services, natural features of land and existing and anticipated future development.
5. Reinforce and Enhance Appearance of Residential Areas and Provide Amenities. Scenic vistas, especially along the ocean; the intercoastal waterway; St. Lucie River; Loxahatchee River; Indian River, Savannas; and along major transportation corridors shall be enhanced by preservation of open space, by installation and maintenance of landscape and by application of community appearance criteria which reinforces good principles of design.

B. Commercial Development.

1. General Considerations in Locating Commercial Development. Commercial development shall be comprised of a wide range of business uses. The allocation of land resources shall consider the location and space requirements of commercial activities and potential fiscal and environmental impacts on Martin County. The location and distribution of specific types of commercial activities shall be determined based on the following considerations:

- a) Trip generation characteristics, impact on existing and planned transportation facilities and ability to achieve a functional internal circulation and landscaped off-street parking system;
  - b) Location and site requirements based on specific needs of respective commercial activities, their market area, anticipated employment generation and floor area requirements;
  - c) Compatibility with and impact on other surrounding commercial activities;
  - d) Relationship to surrounding land uses and natural systems;
  - e) Impact on existing and planned community services and utilities.
2. General Pattern of Commercial Land Use. In order to promote efficient flow of traffic along thoroughfares, achieve orderly development and minimize adverse impact on residential quality, commercial development shall be concentrated in strategically located areas having location characteristics which best accommodate specific land area, site, public facilities and market location requirements of respective commercial uses.

Similarly, proliferation of strip commercial development shall not be extended. The existence of commercial areas on one corner of an intersection shall not dictate the development of all corners with the same or similar use; nor does the existence of commercial development on a major thoroughfare dictate that all frontage must be similarly used.

3. Encourage Improved Design of the Commercial Core Areas which Serve as the Focal Point of Major Unincorporated Communities in the County. Commercial development decisions shall promote the improved design of the central commercial core areas within the communities of Jensen Beach, Palm City, Port Salerno, Hobe Sound and Indiantown. Improvements in the physical design of these centers shall reinforce and improve their role as a focal point for office and institutional activity, retail trade, and civic and cultural enrichment. Design strategies shall provide for innovative themes and approaches to designs that are consistent with the purpose and unique character of these areas. Development shall accommodate and encourage pedestrian circulation while vehicular traffic flow and parking shall be designed to reinforce and improve pedestrian mobility.
4. Provide Appropriate Locations for Commercial Office Development. Office development should generally be encouraged to locate on accessible sites near major thoroughfares and may serve as transitional uses separating more intensive commercial uses from residential development. Office development is also encouraged along the outer fringe of core commercial areas where such development opportunities may encourage reinvestment in declining residential areas adjacent to commercial core areas. The Commercial Office/Residential (COR) land use designation as described in Subsection 4-2 (E) (1) is designed to carry out the intent of this

objective. Performance standards shall require appropriate landscaping and screening to assure compatibility among established residential uses and office development. Where joint office and multiple family residential uses are proposed and apparent conflict between two or more ordinance provisions exists, the more restrictive provision shall prevail. Office development shall not be considered strip commercial as referred to in Section 4-2 (B) (2).

5. Designate a Variety of General Commercial Areas to Accommodate Diverse Commercial Uses. A variety of general commercial development designations shall be provided in order to adequately provide for sites that accommodate the varied site and spatial requirements for such activities as: general retail sales and services, highway oriented commercial, and limited trade and warehousing activities. The allocation of commercial uses shall recognize that respective commercial activities frequently have different site, spatial, and market area characteristics and generate significantly different impacts. Similarly, the general commercial development designations on the Land Use Map, zoning, performance standards, and site plan review requirements shall assure land area sufficient for accommodating diverse commercial uses in a manner compatible with the needs of the applicant, adjacent land owners, available public facilities, fiscal capacity of the County, and land and water resources.
6. Promote Accessible Marina Areas Serving Local and Transient Markets. The Land Use Map shall designate marine waterfront commercial areas which shall accommodate marina activities along accessibly located waterfront sites appropriately situated and designed to accommodate local and transient needs for watercraft storage and related services. Specific zoning provisions shall control the intensity of the use. Performance standards including use restrictions, landscaping and screening, and nuisance abatement standards shall be integrated into a new zoning district for managing marine waterfront commercial development.

C. Industrial Development.

1. General Considerations in Locating Industrial Development. Sufficient land shall be allocated to accommodate industrial development. The allocation of land resources for industrial development shall reflect the location and space requirements of industrial activities and potential fiscal and environment impacts on Martin County. The location and distribution of specific types of industrial activities shall be determined based on the following consideration:
  - a) Trip generation characteristics and impact on existing and planned transportation systems, including dependency on rail, air, or trucking for distribution of materials and goods;
  - b) Anticipated employment generation, floor area requirements, and market area;

- c) Ability to meet established performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, glare, noise, or odor;
  - d) Impact on established or planned development and natural systems; and
  - e) Impact on existing and planned public services, utilities, water resources, and energy resources.
2. Policies for Allocating Industrial Development. The Land Use Map allocates land resources for existing and anticipated future industrial development needs. The allocation process provides a high priority to industry's frequent need for strategically located lands accessible to rail facilities, major arterials or interchanges, labor markets, and requisite urban services.
3. Pursue Selective Industrial Expansion Policy. Martin County shall pursue a strategy of selective expansion of its industrial base consistent with economic assumptions and limitations presented in Section 1-5. The County shall encourage industries that contribute optimally to the County's economy by:
- a) Generating high levels of employment with higher than average wage and salaries, and relative independence from cyclical changes in economy;
  - b) Producing services and/or products which complement the needs and resources of existing industry within Martin County;
  - c) Providing basic industry which is likely to serve as a desirable priming action for attracting additional industry compatible with the County's economic goals and objectives as well as the County's growth management and resource conservation policies;
  - d) Contributing a net revenue to the Martin County government and thus enhancing the fiscal capacity of the County; and
  - e) Conserving the County's natural resources and public facilities by generating minimal adverse impacts on either groundwater or potable water resources, the transportation system, solid waste system or other costly impacts to either natural resources or community facilities.
4. Prevent Nuisance Impacts of Industry. The County shall prevent nuisance impacts frequently associated with industrial activities by maintaining performance standards for managing emission of noise, air pollutants, odor, vibration, fire or explosive hazard, and glare. Similarly, land shall be allocated to industrial uses in a manner which allows for separation and co-location of industrial activities capable of complying with the most restrictive performance standards and exhibiting minimal adverse impacts on surrounding development.



D. Urban and Rural Supportive Facilities and Services and Fiscal Capacity.

1. Achieve and Maintain an Efficient System of Urban and Rural Facilities and Services. Martin County shall assure the equitable provision of facilities and services required to support urban and rural development. Deficiencies in necessary supportive facilities and service for urban and rural development shall be satisfied through equitable fiscal contributions prior to issuing permits for such development.
2. Manage the Location, Timing, Intensity, and Design of Future Urban and Rural Development. Martin County shall closely coordinate the location, timing, intensity and design of future development. Development permits shall be issued only after the owner/applicant has provided plans and requisite assurances that all requirements for road improvements, potable water service, wastewater disposal, drainage, recreation areas, schools and protective services shall be satisfied prior to the issuance of a Certificate of Occupancy. Notwithstanding, the Board of County Commissioners reserves the power to grant a Certificate of Occupancy prior to the applicant's specific performance in cases where equitable contributions are provided in lieu of specific performance.

The Martin County Board of County Commissioners shall in accordance with Section 1-9 of the Comprehensive Plan review each element every two years. The evaluation shall include analysis of evolving trends in land development on the outer fringe of urban areas, including but not limited to development trends along the rural portion of S.R. 714 West of the Sunshine State Parkway as well as the proposed Interstate 95 corridor.

3. Concentrate Urban Development within Strategically Located Urban Centers. Urban development shall be restricted to urban service districts delineated in Figure 4. The Urban Service District includes areas located within the normal expansion area of public utilities certified and regulated by the Public Service Commission or by Martin County. Urban Development shall be defined as commercial or industrial as well as residential development exceeding a density of two (2) units per acre. The Local Planning Agency and the Board of County Commissioners may consider a waiver of this requirement if the location and use proposed is demonstrated by the applicant to: 1) generate a net beneficial public purpose; 2) be necessary due to the unique location and supportive service requirements of the use; 3) include all necessary supportive services; 4) provide a net beneficial fiscal contribution to the short and long term fiscal capacity of the County; 5) generate no significant negative impacts to the growth management and resource conservation policies of Martin County; and 6) conform to all provisions of the Code of Laws and Ordinances of Martin County. Large industrial areas removed from central urban service districts shall be contained within individual urban service districts which supply all applicable urban services such as fire, water, sewer, and emergency services.

4. Development Outside the Urban Services District Shall be Restricted to Low Intensive Development in order to Promote Cost-Effective Practices in the Delivery of Public Services. Outside Urban Service Districts development options shall be restricted to low intensive uses including agriculture, rural ranchettes, residential densities not exceeding two (2) units per acre, and small scale service establishments necessary to support rural and agricultural uses.
5. Congregate Housing for Agricultural Farm Workers as a Conditional Use Outside the Urban Services District. Special conditional use permits granted for development of congregate housing for families employed on productive farms, having a minimum of fifty (50) acres shall be deemed consistent with the above stated paragraph. However, the granting of such permit must be approved by the Board of County Commission after review by the Planning and Zoning Commission. Prior to the granting of such permit the Board of County Commissioners shall find that applicant provides legal assurances that:
  - a) The congregate housing and the land on which the housing is located shall be under common ownership with a contiguous producing farm;
  - b) The housing shall be inhabited solely by families who work on the farm, and the facilities shall satisfy the Southern Building Code and the County's Housing Code.
  - c) The County Commission may require removal of such facilities if after due process such facilities are found to be unsafe, unsanitary, or inconsistent with the adopted code, standards and/or regulations of Martin County.
  - d) The development plan shall satisfy all requirements of the Martin County Code of Laws and Ordinances.
6. Provisions of On-Site and Off-Site Improvements. All development applications shall be found to provide necessary on-site improvements and shall provide necessary off-site improvements or equitable contributions in view thereof. Supportive facilities, services, or other improvements or equitable contributions in lieu thereof, which are required as part of a development application pursuant to the Comprehensive Plan or any other requirements of the Martin County Code of Laws and Ordinances, as exists or as may hereinafter be amended, shall be agreed to by the applicant prior to the issuance of a development permit. The intent of this objective is that all development applications include a satisfactory plan providing for the development of required on-site and off-site improvements, or equitable contribution in lieu thereof, in order to assure that Martin County does not assume unanticipated fiscal liabilities for supportive facilities and services which may be expressly attributed to new development.

E. Agricultural Land Resources.

1. Provide Land and Water Management Policies that Encourage Agricultural Productivity on the County's Most Productive Farmlands. Martin County shall strongly urge the preservation of agricultural lands within Martin County, realizing that these resources are valuable due to soil attributes and local climatic conditions which render the land especially productive for agriculture and silviculture. The existing Land Use Map denotes agricultural farmlands within Martin County. The agricultural lands shall be encouraged to remain in productive use through implementation of fiscal incentives addressed in Section 4-1 (E) (2) of this Article IV. In addition, land and water management policies, including the Land Use Map; strategies for locating and timing public and private improvements, subdivision controls and other relevant land use controls shall be directed to preserving the agrarian character of the agricultural lands, especially those outside the Urban Service District.
  
2. Monitor and Evaluate Best Management Practices and New Innovations Preserving Agricultural Farmlands While Protecting Private Property Rights of the Farmer. Martin County shall continue to preserve agricultural lands by restricting urban service expansion to areas centrally located to urban cores. While attaining economy and fiscal conservancy in the delivery of public services, this policy will provide maximum protection to the farmer from encroachment by urban uses. In addition, the special housing policy stated in Section 4-1 (D) (5) should permit necessary flexibility in land management policies to assure adequate on-site housing for large farm owners requiring such facilities, due to their labor requirements and the absence of readily accessible housing in dispersed areas of the County removed from urban cores and centralized services. As additional issues unfold, the County shall continue to apply innovative concepts to reconcile the need for agricultural land preservation and the need to protect and preserve the farmers' property rights.

Section 4-2 Land Use Map. The Land Use Map reflects Martin County policy for managing development and resource conservation activities. The Land Use Map allocates land use development options and is based on goals, objectives and policies stipulated in the Comprehensive Plan together with analysis of population, housing and land resources; consideration of flood plain areas; need to conserve natural resources, including wetlands, water recharge areas, fish and wildlife, and agricultural lands; study of capital improvement needs; and consideration of fiscal conservancy in the delivery of public facilities and services. The plan is supported by the Comprehensive Plan Data Inventory and Analysis and a substantial number of background studies which are identified in the Bibliography of the Comprehensive Plan Data Inventory and Analysis.

All residential densities herein stipulated shall be residential densities as defined in the performance standards of Section 4-3. These densities are further subject to compliance with all performance standards of Section 4-3. The densities denoted on the Comprehensive Land Use Maps reflect the maximum gross residential density permitted on the land. The maximum density is not guaranteed by right.

Zoning and site plan review procedures shall be implemented to assure that specific density assigned to new development is compatible and consistent with established residential development and densities and provides equitable use of the land.

- A. Policies for Allocating Agricultural Development. The Land Use Map identifies those lands within Martin County which are allocated for agricultural development. This designation is intended to protect and preserve areas of agricultural soils for agriculturally related uses realizing that food production is an essential industry. In addition, the major portion of agricultural lands are far removed from urban service districts and cannot be converted to urban use without substantial increases in cost of providing, maintaining, and operating dispersed supportive services.

The further intent of the agricultural designation is to protect agricultural land from encroachment by urban or even low density residential development. Development impacts the natural environment and may cause such potential adverse impacts as erosion, run-off, sedimentation and flood damage, all of which render the impacted land less adaptive to agricultural productivity. In order to avoid activities that adversely impact agricultural productivity on agriculture lands as designated on the Land Use Map no development shall be permitted which divides landholdings into lots, parcels or other units of less than twenty (20) acres.

Within agriculturally designated lands, agriculture zoning designations shall provide definitive policy regarding development options. All such provisions of agricultural zoning districts shall be consistent with the Comprehensive Plan. Limited residential and other uses directly related and supportive to agriculture or which would not jeopardize the integrity of the agricultural purpose of the district are permitted.

1. Congregant Housing for Farmworkers. Residential development for housing farmworkers is provided for as a conditional use pursuant to Section 4-1 (D) (5) of this Article IV. Agricultural zoning shall provide a policy for implementing this provision.
2. Conversion of Land Designated Agricultural on the Land Use Map. Agriculturally designated land may be redesignated only by an amendment to the Comprehensive Plan. The intent of this section is to permit such amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated that:
  - a) The proposed development shall not adversely impact hydrology of the area or in any other manner adversely impact the productive capacity of adjacent farmlands not included in the amendment application;
  - b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns, consistency with goals and objectives of the Comprehensive Plan, availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities and other needed supportive facilities. Such findings shall be based on soil potential analysis as well as on agricultural site assessment for the proposed land use conversion.

- B. Policies for Allocating Rural Ranchette Development. The Land Use Map identifies those lands within Martin County which are allocated for rural ranchette development. These lands are primarily located West of the Sunshine State Parkway, which serves as a major barrier to transportation and fiscally sound systems for the delivery of many urban services. This condition is a major rationale supportive to the growth policy and development pattern established in the Comprehensive Plan. The above mentioned designation is intended to protect and preserve areas of Martin County which are generally located between the outer fringe of the agricultural heartland and outer fringe of rural-suburban development. These areas are situated in locations removed from urban services, have developed at very sparse densities, and maintain their original rural character. A density of one (1) unit per five (5) acres shall be permitted within the areas designated for rural ranchettes. This plan recognizes the need to concentrate urban development on lands closer to the urban core communities where urban facilities may be more economically provided, maintained and operated. The Plan also recognizes the value of these lands for small farms and open space, and, therefore, assigns reasonable development options consistent with the existing and anticipated future character of development on the area.

The zoning regulations which shall govern the future development options within the areas designated for rural ranchette development shall be consistent with the Comprehensive Plan. Development standards of the Zoning Ordinance shall assure that future development within the area is compatible with established uses sharing common lot lines in order to provide for smooth transition in use and densities.

Standards governing agricultural land conversion of Section 4-2 (A) (2) shall also be used as criteria in evaluating future plan amendment requests within areas designated for rural ranchettes.

- C. Policies for Allocating Rural Development. The Land Use Map identifies those lands within Martin County which are allocated for rural development. This designation is intended to protect and preserve the value of rural suburban lands which are located outside the economical service radius of existing urban service systems including regional potable water distribution and wastewater collection systems; fire protection and rescue services; major improved roadway networks, and, in general, outside of the urban centers in which the County can more economically provide, maintain and operate a full complement of services demanded by more dense residential population centers.

The rural lands shall develop at a density not exceeding one (1) dwelling unit per two (2) acres. This density allocation recognizes the need to concentrate urban development on lands closer to the urban core communities where urban facilities and services can be provided in a manner compatible with the objectives of fiscal conservancy. This policy also provides reasonable development options to landowners whose property is located outside the fringe of urban development in sparsely developed rural or rural suburban areas. Zoning regulations shall provide standards for these areas which are designed to permit development compatible with the need for preserving the rural character and existing agricultural uses. These

standards shall reflect the high value placed on open space, the need to preserve wetland areas, the function and value of recharge areas, and the need to minimize changes in the natural hydrology of the area. Standards governing agricultural land conversion of Section 4-2 (A) (2) shall also be used as criteria in evaluating future plan amendment requests within areas designated for rural development.

- D. Policies for Allocating Residential Development. The Land Use Map allocates residential density based on population trends; housing needs; past trends in the character, magnitude, and distribution of residential land consumption patterns; and, pursuant to goals, objectives, and policies of the Comprehensive Plan, including the need to provide and maintain quality residential environments, preserve unique land and water resource and plan for fiscal conservancy.
1. Residential Estate Densities. Residential estate densities are primarily assigned to established stable residential areas, having a density up to two (2) units per acre. These areas are generally on the fringe of the urban service districts and generally are not accessible to a full complement of urban services. The Plan also assigns estate densities to selected areas near existing estate development where the lands so designated, share similar characteristics to existing residential estates and to areas within the urban service district which require density limitations because of unique problems of urban services. Review of specific densities shall be directed toward preserving the stability and integrity of established residential development and toward providing equitable treatment to lands sharing similar characteristics. Design techniques of landscaping, screening and buffering shall be employed to assure smooth transition in residential structure types and densities. Where single family structures comprise the dominant structure type within these areas, new development on undeveloped abutting lands shall be required to include compatible structure types on lands immediately adjacent to existing single-family development. Existing agricultural zoning within residential estate designated areas shall be considered consistent with the residential estate land use classification.
  2. Low Density Residential Development. The low density residential designation is reserved for land accessible to existing urban service centers or located in the immediate expansion area. Densities permitted in this area shall not exceed five units per acre. Review of specific densities shall be directed toward preserving the stability and integrity of established residential development and toward providing equitable treatment to lands sharing similar characteristics. Design techniques such as landscaping, screening and buffering shall be employed to assure smooth transition in residential structure types and densities. Generally, where single family structures comprise the dominant structure type within these areas, new development on undeveloped abutting lands shall be required to include compatible structure types on the lands immediately adjacent to existing single family development.

3. Medium Density Residential Development. The medium density residential designation is reserved for land within the core of urban service districts and accessible to employment centers. Medium density ranges upward to a maximum of eight (8) units per acre. Review of specific densities shall be directed toward preserving the stability of established residential areas. Design techniques of landscaping, screening and buffering shall be employed to assure smooth transition in residential structure types and densities. Generally, where single family structures comprise the dominant structure type within these areas, new development on undeveloped abutting lands shall be required to include compatible structure types on the lands immediately adjacent to existing single family development.
4. High Density Residential Development. The high density residential development designation is reserved for land within the core of an urban service district adjacent to a less restrictive land use and on a site serviced by a full complement of urban facilities. High density ranges upward to a maximum of ten (10) units per acre. However, sites shall be approved for a maximum of fifteen (15) units per acre, assuming compliance with all of the following criteria:
  - a) Site location on a major or minor arterial or major collector street as defined on the Thoroughfare Plan.
  - b) Site location shares a common zoning district boundary with commercial or industrial district or a high density residential area as reflected on the Land Use Plan.
  - c) Site location does not share a common zoning district boundary with a single family zoning district.
  - d) Site is serviced by a full complement of urban services including water and wastewater service from a major public utility as defined in the Comprehensive Plan Data Inventory and Analysis.
  - e) Applicant provides significant open space buffer, natural landscape including a landscaped berm where appropriate, plant material and/or an aesthetic wall or fence to effectively shield the residential use from any existing or potential adjacent non-residential use or from any single family use.
  - f) Applicant provides assurances that all performance standards shall be met.

Review of specific densities shall be directed toward preserving the stability and integrity of established residential development and toward providing equitable treatment of lands with similar characteristics. Design techniques of landscaping, screening and buffering shall be employed to assure smooth transition in residential structure types and densities. Generally, where single family structures comprise the dominant structure type within these areas, new development on undeveloped abutting lands shall be required to include compatible structure types on the lands immediately adjacent to existing single family development.

5. Mobile Home Development. Mobile home residential development shall be permitted on sites appropriately zoned for mobile home development. However, all development applications for mobile home parks and subdivisions for which site plan approval has not been granted, shall be encouraged to develop under provisions of the mobile home planned unit development district. The density of the mobile home parks or subdivisions shall be permitted up to a maximum of eight (8) units per acre; however, specific site densities must be consistent with the policy, map and standards of the Comprehensive Plan and Zoning Ordinance. The more restrictive density provision shall rule where any inconsistency may exist. Review of specific densities shall be directed toward preserving the established residential development. Replacement of existing mobile homes in existing mobile home plats and sites of record, as of the effective date of this ordinance, shall be permitted and shall not be deemed inconsistent with the Comprehensive Plan.

Mobile homes shall be reviewed as reasonable development options but the applicant shall provide plans for mobile home development which assure that the development contains a significant open space buffer. Natural landscaping, including a landscaped berm where appropriate, plant material, and/or an aesthetic wall or fence to effectively screen the mobile home development from adjacent residential development which exists or may potentially exist in the future.

The Land Use Map shall reflect existing mobile home development sites with approved zoning. All subsequent rezonings for mobile home planned unit developments shall be permitted without Land Use Map amendments in areas designated on the Land Use Map for residential development, providing all performance standards contained in the Comprehensive Plan and other applicable provisions of the Martin County Code of Laws and Ordinances are found by the Board of County Commissioners to have been satisfied.

Special provision for Hutchinson Island. Contrary to the density allocations provided for on the Land Use Map for Hutchinson Island, any property designated for residential use on Hutchinson Island may be developed as a PUD(r) so long as all provisions of Martin County Ordinance #188 are met.

- E. Policies for Allocating Commercial Development. The Land Use Map identifies the allocation of commercial land for office commercial, general commercial and marine waterfront commercial activities. The allocation is compatible with goals and objectives identified in the Comprehensive Plan and consistent with supportive research and analysis.
  1. Commercial Office/Residential Development (COR). Commercial office/residential development is allocated to accessible sites adjacent to major thoroughfares and also can serve as a transitional use separating more intensive general commercial uses from residential development assuming all performance standards and zoning criteria are met. Office and residential development is also allocated along the outer fringe of core commercial areas where such development opportunities may encourage reinvestment in declining residential areas adjacent to commercial core areas.



Commercial development within the commercial office/residential area shall be restricted to professional and business offices and financial institutions. This land use classification expressly excludes free-standing retail sales and service establishments. However, restaurants and specialty shops (i.e., including small shops with limited inventories requiring relative little floor area) may locate, in this district, within allowed uses, as a conditional accessory use. These uses must be approved by the Planning and Zoning Commission and found incidental and subordinate to the principal use pursuant to zoning regulations restricting the nature and scale of the retail uses. Duly approved offices and shops located within COR designated areas as of the effective date of this ordinance shall be deemed permitted uses within the COR area.

Residential storage facilities may be approved as a conditional use by the Planning and Zoning Commission in areas designated "COR" or "Limited Commercial". The Zoning Ordinance shall establish criteria for review of such use which may, notwithstanding the above paragraph, be located in a freestanding building. However, the building shall be restricted to structures with small modules adaptive exclusively to storage of personal household accessory items of residential clients. Commercial tenants shall be expressly prohibited. The facility shall be designed in appearance to blend harmoniously with residential structures.

Multiple family residential uses are encouraged to develop within areas designated for office development at densities compatible with criteria cited in Section 4-2 and Subsection 4-2 (D) (4) for high density residential development not exceeding a density of ten (10) units per acre. Performance standards shall require appropriate landscape and screening including vegetative berm system where feasible, plant material and/or aesthetic decorative fence or walls to assure compatibility among established residential uses and office developments. Facilities for transient lodging catering to the seasonal resident and generally having kitchen facilities to accommodate occupants for visiting periods exceeding the general motel trip duration of one to four nights are permitted as a conditional use in this land use classification when approved by the Planning and Zoning Commission pursuant to criteria to be established in the Zoning Ordinance. Duly approved transient lodging facilities existing as of the effective date of the Comprehensive Plan shall be deemed to be permitted in such area.

Review of specific residential densities shall be directed toward preserving the stability and integrity of established residential development and toward providing equitable treatment of lands with similar characteristics.

Design techniques of landscaping, screening and buffering shall be employed to assure smooth transition in residential structure types and densities. Generally, where single family structures comprise the dominant structure type within these areas, new development on undeveloped abutting lands shall be required to include compatible structure types on the lands immediately adjacent to existing single family development.

2. Limited Commercial Development. Limited commercial development is allocated to commercial sites accessible to major thoroughfares near residential neighborhoods. Commercial uses accommodated within limited commercial areas shall have a scale and intensity compatible with adjacent residential neighborhoods. Sites within this designation are intended to accommodate shops with limited inventory or goods as well as transient lodging facilities meeting performance standards of the Comprehensive Plan and the zoning code. This designation is not intended to accommodate residential development. Duly approved residential uses existing at the effective date of the Comprehensive Plan shall be deemed permitted uses. In addition such shops cater to the following markets:

- a) Neighborhood residential markets within the immediate vicinity as opposed to county-wide or regional markets;
- b) A specialized market with customized market demands, or
- c) A tourist oriented market in the immediate vicinity.

Commercial development within the limited commercial district shall be restricted pursuant to the provisions of the Code of Laws and Ordinances.

Areas designated for limited commercial development are not intended to accommodate large scale retail sales, service, and trade activities, generally serving a county-wide or regional market. Such stores would usually require a larger floor area, carry a relatively larger inventory, and require a substantially greater parking area.

3. General Commercial Development. The general commercial areas are designated on the Land Use Map for purposes of accommodating general retail sales and services; highway oriented sales and services; commercial amusement; and trade and warehousing facilities. These areas are principally located in highly accessible areas of the urban service district within areas compatible with the unique location and market requirements of the respective uses. The sites are located on major or minor arterials. The zoning policy allocated to areas within the general commercial service district stipulates the land allocation for the specific uses defined above. This area is not intended to accommodate businesses, trades, or services which generate any significant amounts of nuisance impacts, including glare, smoke or other air pollutants, noise vibration, major fire hazards, need for extensive outside storage and display, or other impacts associated with more intensive industrial uses. Automotive sales and services shall be located within the general commercial land use classification on sites appropriately designated for highway oriented commercial uses within the Land Development Code.

The areas designated for general commercial development are specifically not adaptive to permanent residential housing and such uses shall be located in other areas designated for residential development. On the other hand, transient residential facilities including hotels and motels, timesharing or fractional fee residential complexes, or other transient quarters should be located in areas designated for commercial use.

Amendments to the Land Use Map for added general commercial designations shall be favorably considered by the Board of County Commissioners only after a finding that the proposed amendment:

- a) Satisfies a county-wide need for additional general commercial land area supported by a market feasibility study; and
- b) Includes a site location and development plan which satisfies performance standards of Section 4-3 and other goals, objectives and policies of the Comprehensive Plan.
- c) The site should generally be removed from single family residential development and must be well buffered and screened pursuant to performance standards requiring appropriate landscaping and screening including vegetative berm systems where feasible, plant material and/or aesthetic decorative fence or walls to assure compatibility with less intensive uses existing or anticipated on adjacent sites.

Prior to approval of a development plan, all applicants for development within the general commercial designated area shall provide assurances that central water shall be provided by a major public utility system, as described in the Comprehensive Plan Data Inventory and Analysis.

If in the future a general commercial service is proposed in a dispersed rural area and the applicant's market study demonstrates to the satisfaction of the Board of County Commissioners that a need for such a service exists for the population within the identified service area and that the required water and wastewater services are unavailable, the Board of County Commissioners may permit the use and waive the required urban service based on unique and compelling factors successfully demonstrated by the applicant to the Board of County Commissioners.

The Zoning Ordinance commercial designations shall be rewritten to provide an effective mechanism for consistently implementing the policies of this subsection. The districts and related provisions shall stipulate a more logical mix of compatible land uses, thereby avoiding the problems occurring when uses with incompatible characteristics locate in close proximity.

4. Marine Waterfront Commercial. The Land Use Map designates marine waterfront commercial areas which shall accommodate marine resort, marina and marine related services along the more highly accessible waterfront sites with the potential to satisfy the unique location, market, and resource needs of marine-related activities. Specific zoning district regulations shall be drafted and adopted to regulate the nature of marine waterfront commercial operations, and to assist in maintaining the stability of adjacent and nearby residential areas through use restrictions, landscaping and screening, and nuisance abatement standards. The regulation shall also guard against environmentally adverse impacts to biologically active and environmentally sensitive habitats. The Zoning Ordinance shall provide for several marine waterfront commercial districts which accommodate varied, and general waterfront commercial activities including transient residential facilities and other marine resort oriented facilities such as restaurants and shops as approved as a conditional use by the Planning and Zoning Board.

- F. Policies for Allocating Industrial Development. The Land Use Map allocates land resources for existing and anticipated future industrial development needs. The allocation process provides a high priority to industry's frequent need for strategically located lands accessible to rail facilities, major arterials or interchanges, labor markets, and requisite urban services.

Industrially designated areas are not generally adaptive to residential use and such uses shall not be located in areas designated for residential development. This provision shall not prohibit residences for night watchman or custodians whose presence on industrial sites is necessary for security purposes. Such a use may be permitted as a conditional use through appropriate zoning procedures.

Based on the extensive impacts which industrial development frequently generates, industrial development requiring future plan amendment or rezoning shall be encouraged to develop under provisions of a planned unit development petition in order to allow maximum flexibility in design to the applicant and to avoid any major adverse impacts which may not be anticipated during a less in-depth plan review.

The Zoning Ordinance shall be amended to include performance standards for regulating the nuisance impacts sometimes associated with intense commercial and industrial development. Salvage yards shall be considered as an industrial use due to the potential intensity and nature of the use, acreage requirements, aesthetic impact, and the heavy truck traffic associated with the use.

- G. Policies for Allocating Institutional Development. The Land Use Map allocates an institutional and open space designation to lands accommodating public and semi-public not-for-profit facilities such as schools, government buildings, civic centers, cemeteries, fire and emergency operation center facilities, parks and recreation areas, and extensive open areas comprising major committed public and semi-public open spaces.

Section 4-3 Performance Standards. This section contains basic standards applicable to future land use development and conservation proposals within Martin County. Where apparent conflicts exist between provisions of this section and other provisions of the Comprehensive Plan, the more restrictive provision shall govern.

The Code of Laws and Ordinances of Martin County, as it exists or may hereafter be amended, specifies the procedure for review and approval of all development proposals.

Remodeling, renovation, restoration to improved real estate to a former, better condition (as by cleaning, repairing or building), to enhance existing real estate without increasing the intensity of use shall be exempt from the performance standards of this plan. Any proposed man-made change to improve real estate shall meet the requirements of this plan but only to the extent of such man-made change.

Minor accessory uses (such as a swimming pool, fences, screened enclosures, etc.) and as further defined by the land development code shall be exempt from parts E, F, G, H, I, J, and L.

The Code of Laws and Ordinances of Martin County, as it exists or may hereafter be amended, establishes a legal requirement of obtaining development permits and orders for various development activity and specifies the procedure for review and approval of all development permits and orders.

Upon adoption of a Land Development Code containing express provision for the pre-emption thereby of the Technical Standards found in parts, D, E, I, J, and K of this section, in whole or in part, such Technical Standards shall be pre-empted to the extent provided for in the Land Development Code.

- A. Density. The following density provisions are herein incorporated as performance standards. Notwithstanding, the density provisions herein shall not prevent the owner of a lot of record created prior to the adoption of subdivision regulations of Martin County on November 7, 1972, in accordance with the codes and ordinances of Martin County, or the owner of a lot of record created pursuant to the subdivision regulations subsequent to November 7, 1972, from constructing one single-family unit in accordance with the other provisions of this plan and the Code of Laws and Ordinances of Martin County.

Gross Density. The permitted densities stipulated in Section 4-2 for the Land Use Map designations shall be gross residential densities and the gross land area of which this density is applied is described as follows:

Those contiguous land areas under common ownership with the following provisions and exceptions:

1. In cases where land abutts the waters of the Atlantic Ocean, St. Lucie River, Indian River, Loxahatchee River, Intracoastal Waterway, Lake Okeechobee, and all tributaries and man-made canals thereof, the boundary of the land shall be delineated as established by State Statutes (Chapter 177, Part II, Coastal Mapping or as may be amended).
2. No submerged land areas waterward of the boundary above described shall be included under this definition.
3. No land areas proposed to be allocated to non-residential uses shall be included under this definition (except for) contiguous land areas for:
  - a) Utilities under common ownership and principally supporting the residential use;
  - b) Recreational facilities for the primary use of on-site residents;
  - c) Dedication to the County or other County approved agencies or not-for-profit corporations.

Maximum gross density is defined as maximum allowable units divided by gross land areas as herein defined.

In considering density allocation in zoning and site plan approvals, the County shall consider the following:

1. Projects directly adjacent to lands used or designated for higher intensity use may be given maximum density.

2. Projects immediately adjacent to lands used or designated for lower intensity use should be given lesser density.

B. Wetland Areas. Wetlands are generally defined as forested saltwater areas, forested and mixed forested freshwater areas, and non-forested freshwater areas. The soils listed below shall be used as guides in determining wetland areas.

<u>Type of Wetland Area</u>	<u>Associated Soil Types</u>
(1) Forested Saltwater	30, 40, 50, 67, 79
(2) Non-Forested Freshwater	3, 5, 10, 12, 19, 49, 54, 56, 57, 70, 74
(3) Forested and Mixed Forested Freshwater	13, 22, 38, 40, 51, 58, 60, 62, 69, 73

Source: Soil Survey of Martin County Area (Florida, Martin County Soil and Water Conservation District, U.S. Soil Conservation Service, et. al., 1981.

Florida Division of Forestry, 1981.

This data shall be maintained in the Community Development Department.

Wetland Development Restrictions. No development activity shall be allowed in a wetland area unless:

1. The data from the Soils Potential Study from the Martin Soil and Water Conservation District indicates that the specific soil has characteristics supportive to the proposed development; and
2. The area no longer functions as a wetland.

Vegetation and Drainage Considerations. This subsection 4-3(B) is not intended to prohibit development in areas that no longer function as wetlands, when "competent evidence" indicates that:

1. Dominant vegetation is no longer comprised of wetland types normally found in the specified soil; and
2. The water regime has been permanently altered artificially or naturally in a manner to preclude its associated watershed areas from functioning as wetlands.
3. Applicants for site plan review shall have an opportunity to so demonstrate that any wetland designations within the confines of their property no longer function as wetlands as explained above. The Martin County Soil and Water Conservation District or the soil conservationist shall be made a part of the site plan review process to assist in identifying and delineating wetlands.

Violations. Where evidence indicates that drainage, clearing, or other development has taken place subsequent to the adoption of the Comprehensive Plan, and in violation of these standards, restoration shall be required before any development permits are issued, unless waived by the Board of County Commissioners.

Waivers. No exceptions or waivers shall be granted to these standards except pursuant to procedure of Section 8-2 (B) (1) only under conditions below described:

1. As outlined in Section 8-2 (B) (1) to provide riparian access;
2. Where applicant demonstrates that encroachment of the wetlands is necessary for vehicular access and no upland alternative exists. In such cases an exemption shall be granted only when appropriate environmental agencies, including the Martin County Soil and Water Conservation District, certify in writing that it is the least damaging alternative and that the applicant has submitted a proposal for mitigation which will minimize damage to the extent technically feasible.
3. When a plan has been approved by the Community Development Department for the removal of undesirable exotic vegetation.
4. On existing parcels of record where there is insufficient adjacent upland property to make any reasonable use of the land, one single family home shall be allowed subject to the requirements of 2. above.

Density Transfer. All property owners shall have the right to transfer density to the upland area on any site which contains functional wetland properties pursuant to the following stipulations:

1. This development must be submitted for review as a planned unit development.
2. The following equations shall apply:
  - a) The gross residential density of the upland property is equal to or less than two times the gross residential density of the entire parcel, and
  - b) The residential density of the upland property is less than 15 units per acre, and
  - c) The total number of units allowed in any development using this transfer formula shall be equal to or less than the maximum allowed on the parcel determined by the density shown on the Land Use Map, and
  - d)  $\text{Density transferred} \leq 1/2 (\text{wetland acreage} \times \text{gross density})$ .
3. All performance standards shall apply to all upland development.
4. Net buildable density is defined as the allowable number of residential units (i.e., units which can be accommodated on a net buildable residential upland after meeting all performance standards) divided by the net buildable upland area.
5. The net buildable residential upland area as referred to in subparagraph 3. above is defined as the gross land area less all wetlands. Wetlands are defined in Section 4-3 (B).

6. Whenever density transfers are proposed, the provisions in Section IV-3 (C) notwithstanding, the net buildable residential area of all plans shall include a minimum of 50% permeable open space. A golf course may account for no more than 60% of the required open space.

C. Open Space Requirements. Open space shall be comprised of permeable open surfaces, excluding principle structures and impermeable surfaces. No parking areas shall be included as open area. All residential development shall preserve a minimum of 50% of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40% of the upland property is comprised of open space.

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

Non-residential development shall provide a minimum of:

1. Fifty (50) percent open space in any areas designated on the Land Use Map for agricultural uses;
2. Forty (40) percent open space in any areas designated on the Land Use Map for commercial, office residential (COR), or institutional use;
3. Thirty (30) percent open space in any areas designated on the Land Use Map for limited commercial uses; and
4. Twenty (20) percent open space in any areas designated on the Land Use Map for general commercial and industrial.

D. Surface Water Management. All development permits shall be reviewed to assure adequate drainage and flood protection.

Technical Standards. The surface water management criteria of the South Florida Water Management District (S.F.W.M.D., August, 1980, or as may be hereinafter amended) shall be used as a basis for reviewing development of surface water management plans. Surface water management plans shall be submitted by the applicant as part of the site plan review procedure and shall be approved by Martin County Director of Public Works Department prior to the release of a building permit for any construction including construction incidental to a new or changed use or major expansion. The Director of Public Works may waive the requirement for minor construction including construction incidental to a new or changed use or major expansion. The Director of Public Works may waive the requirement for minor construction projects as shall be defined in departmental operations policy within six (6) months after adoption of this Comprehensive Plan. All publications incorporated in the S.F.W.M.D. criteria by reference and herein cited below are to be used in planning and reviewing surface water management plans:

1. Florida State Road Department, Drainage Manual. 2nd Ed., revised 1978.



2. U.S. Department of Agriculture, Soil Conservation Service, Technical Paper No. 149, A method of Estimating Volume and Rate of Runoff in Small Watersheds, 1973.
3. U.S. Department of Agriculture, Soil Conservation Service, Technical Release No. 55, Urban Hydrology for Small Watersheds, 1975.
4. U.S. Department of Agriculture, Soil Conservation Service, NEH-4, National Engineering Handbook, Section 4 Hydrology, 1972.
5. U.S. Department of Agriculture, Soil Conservation Service, Rainfall Frequency Atlas of Alabama, Florida, Georgia and South Carolina for Durations from 30 Minutes to 24 Hours and Return Periods from 1 to 100 Years, 1973.
6. U.S. Weather Bureau, Technical Paper No. 40, Rainfall Frequency Atlas of the United States for Duration from 30 Minutes to 24 Hours and Return Periods from 1 to 100 Years, 1961.
7. U.S. Weather Bureau, Technical Paper No. 49, Two-to-Ten Day Precipitation for Return Periods of 2 to 100 Years in the Contiguous United States, 1964.

The Martin County Director of Public Works shall coordinate the review process with the S.F.W.M.D. to prevent unnecessary duplication of effort. The County shall, notwithstanding S.F.W.M.D. policy, exercise County review functions on all projects with less than two (2) acres of impervious surface (S.F.W.M.D. exempts such development from District review).

- E. Dedication of Lands for Parks and Recreation. All residential development shall provide an equitable dedication of land for public park purposes and/or fees in lieu thereof pursuant to the standards below stated. The standards provided herein are stipulated to implement policies within the parks and recreation element. The standards shall apply to all residential applications for subdivision approval or site plan review. No property shall be assessed twice for respective subdivision plat applications and subsequent site plan applications.
1. Requirements. As a condition of development, the developer shall dedicate land to Martin County, pay a fee in lieu thereof, or a combination thereof, at the option of the County, for park and recreational purposes at the time and according to the standards and formula to follow in this section. No dedication or payment shall be required when it can be shown that sufficient park facilities already exist (as determined by Florida Standards referenced in Section 7-3 (B) to meet the needs of the projected area population.
  2. General Standard. The public interest, convenience, health, welfare and safety require that five (5) acres of property for each one thousand (1,000) persons residing in the County be devoted for park and recreational purposes. To determine park and recreational land to be dedicated within the developments service area range, as prescribed in the recreation land standards for community and neighborhood parks in the Data Inventory and Analysis, see Technical Standards.

3. Fees in Lieu of Land Dedication. If it is demonstrated by the applicant to the satisfaction of the Board of County Commissioners that no park or recreation facility can be located in whole or part within the proposed development to serve the immediate and future needs of the residents of the development, or if the proposed development shall consist of fifty (50) dwelling units or less, the developer may, in lieu of dedicating land, pay a fee equal to the fair market value of the land which would have been required to be dedicated as defined in Section 4-3. (E) (6).
4. Use of Money. The money collected be paid to Martin County and placed in a reserve account within the special taxing district fund. Monies within the reserve account shall be used and expended solely for the acquisition, improvement, expansion or implementation of parks and recreational facilities of the County. The monies and accrued interest from fees paid for any given development shall be used solely for acquisition of parkland or facilities reasonably related to serving said development. The service area ranges given in the standards for park resources (Section 7-2 (B) shall determine the benefits to the property in question.
5. Requirement of Both Land Dedication and Fee. A developer shall both dedicate to Martin County land and pay a fee whenever only a portion of the land calculated by the formula for park and recreational use is to be dedicated, in which case that portion shall be dedicated for park and recreational purposes and a fee shall be paid in lieu of dedicating the remainder of the land that would otherwise have been required to be dedicated.
6. Determination of Fair Market Value. Where a fee is required to be paid in lieu of land dedication, the value of the property shall be determined by the value per acre assigned by the Martin County Property Appraiser on the most recent tax roll or the sale price at the most recent sale of the property, whichever is greater.

Technical Standards

1. Dedication Formula. The following formula shall be used:

$$\begin{array}{rcl} \text{Average Number of Persons per} & & \\ \text{Dwelling Unit} & + & \frac{1,000 \text{ Persons}}{5 \text{ Acres}} & = & \text{Acreage Requirement} \\ & & & & \text{Per Dwelling Unit} \end{array}$$

Example for a single family dwelling unit:

$$2.9 \text{ Persons/Unit} + \frac{1,000 \text{ Persons}}{5 \text{ Acres}} = 0.0145 \text{ Acres/Unit}$$

2. Dedication Table. The following table is derived from the foregoing and shall be applied to each development according to dwelling type:

<u>Dwelling Type</u>	<u>Average Household Size Per Dwelling Unit</u>	<u>Acreage Requirement Per Dwelling Unit</u>
Single-Family/Duplex	2.9	0.0145
Mobile Home	2.3	0.0115
Multi-Family	2.0	0.01

3. Land Dedication or Fee. The County Commission shall determine whether to accept land dedication or require payment of a fee in lieu thereof, after consideration of the following:
- a) Topography, vegetation, hydrology, access and location of land in the development available for dedication;
  - b) Size no less than five (5) acres and shape of the development and land available for dedication;
  - c) Availability and location of previously acquired park property; and
  - d) Consistency with the Comprehensive Plan.
4. Credit for Private Recreational Space and Facilities. Where private recreational space and facilities are provided in a proposed development and are to be privately owned and maintained by the future residents of the development, credit be given against the requirements of land dedication or payment of fees in lieu thereof, as determined pursuant to subsection 10, provided that all of the following standards are met:
- a) The yards, setbacks, and other open areas required by zoning and building ordinances and regulations shall not be included in the computation of private recreational space and facilities;
  - b) The private ownership and maintenance is adequately provided for by recorded, written agreement, conveyance, or restrictions;
  - c) The use of the private recreational space and facilities is restricted for park and recreational purposes by recorded covenant which runs with the land in favor of the future owners property and which cannot be defeated or eliminated without the consent of the County Commission.
  - d) The proposed private recreational space and facilities are reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, vegetation, hydrology, access and location.
  - e) No more than half (1/2) the area dedicated shall be water bodies. Such water bodies shall be suitable for recreational use. Environmental preserves which have boardwalks, nature trails, water access, or other usable recreational features, may count for up to ten (10) percent of the required dedication.

5. Computation of Credit for Private Recreational Space and Facilities. The credit available for private recreational space and facilities shall be the sum of two (2) components, each of which shall permit credit against no more than fifty (50) percent of the land dedication requirement as follows:

a) Recreational space component. The recreational space component is a composite measure of the extent to which the development provides for the net recreational requirement (NRR) per person for four (4) categories of recreational space, expressed in square feet per person and as a percentage of the total, as follows:

<u>Recreational Space Category</u>	<u>NRR per Person (square feet)</u>	<u>Percentage of NRR per Person Based on area</u>
1. Picnic	17	8
2. Golf	65	30
3. Multi-purpose Field	65	30
4. Open space	<u>71</u>	<u>32</u>
TOTALS	<u>218</u>	<u>100</u>

b) Recreational facilities component. The recreational facilities component is a composite measure of the extent to which the development provides for the net recreational requirement (NRR) per person for four (4) categories of recreational facilities, expressed in square feet per person as follows:

<u>Recreational Facilities Category</u>	<u>NRR per Person (square feet)</u>	<u>Percentage of NRR per Person Based on area</u>
1. Multi-purpose Court	15	19
2. Swimming	21	27
3. Playground	22	28
4. Support facilities	<u>20</u>	<u>26</u>
TOTALS	<u>78</u>	<u>100</u>

c) Maximum allowable credit. The foregoing composite measures are combined as follows to establish the maximum allowable credit for each category as a percentage of the total (land dedication) requirement:

<u>Recreational Use Category</u>	<u>NRR per Person (square feet)</u>	<u>Maximum Allowable Cred (Percentage of Land Dedication Requirement)</u>
1. Picnic	17	4
2. Golf	65	15
3. Multi-purpose fields	65	15
4. Open space	71	16
5. Multi-purpose courts	15	9.5
6. Swimming	21	13.5
7. Playground	22	14
8. Support Facilities	20	13
<b>TOTALS</b>	<u>296</u>	<u>100</u>

- F. Transportation Impact Analysis. A transportation impact report shall be required for subdivision and site plan reviews that meet the criteria of Section 5-2 (A) (1).

The transportation impact analysis is designed to achieve objectives stipulated in Section 5-1 (A) of the Transportation Element. The nature and standards of the transportation impact analysis is set forth in Section 5-2 (A) of the Transportation Element.

- G. Available Potable Water. All future applications for new development shall be required to connect to a major water system as defined in Section 9-2. The system shall have sufficient allocation of water supply from the South Florida Water Management District.

In rural developments outside the urban service district and in residential subdivisions with minimum lot sizes of 1/2 acre or more, the County Public Health Director and Director of Public Works may approve the use of private wells. In low density residential development, when connection to major public utility is not presently feasible, the applicant shall provide an interim water system, approved by the Director of Public Works, subject to the following conditions.

1. Assurance in writing from the utility that extension of lines to the development is part of their 10-year expansion plans;
2. Agreement by the developer that the system will be connected to the major utility at no cost when service becomes available.

Where a major system for water service is unavailable, the applicant shall provide an interim water system approved by the Director of Public Works and shall agree that the system will be connected to a major utility at no cost when service becomes available. The water source, supply, and system design shall satisfy performance standards of the South Florida Water Management District, the DER, other applicable regional, state or federal standards, or standards which may hereafter be adopted by the Board of County Commissioners. However, where a well is required to be permitted

by the South Florida Water Management District (SFWMD) the permit granted by the SFWMD shall be filed by the applicant with the County which may exercise its' power to monitor withdrawal rates to assure applicants adhere to established regulations protecting surrounding wellfields. Furthermore, in order to prevent abuse of County water resources, the installation and operation of wells not covered by the South Florida Water Management District regulations shall be subject to County permitting and monitoring regulations using standards which may hereafter be adopted by the Board of County Commissioners.

The intent of this permitting procedure is:

1. To maintain a comprehensive data base concerning water supply and quality;
2. To discourage unregulated proliferation of private water systems; and
3. To achieve a subsystem design which can be effectively and economically integrated into a central public system certified and regulated by the Public Service Commission or by Martin County at a later point in time and to encourage a compact urban development pattern by managing the location, timing and scale of land development to assure that new development can be efficiently served by public facilities without adversely impacting the County's fiscal capacity.

In addition, the County shall undertake any necessary action to prevent or remedy water supply and water quality problems.

The County may require analysis of water quality and supply of all permitted private wells based on evolving problems and issues associated with water resources. The private well owner may be assessed by the County after due public hearings for needed water quality, supply problems, requisite testing, laboratory analysis, and improvements deemed necessary and fiscally equitable.

- H. Wastewater Service. All applicants for development within the urban service district shall be required to connect to a major utility as defined in the Data Inventory and Analysis. Where a major system for wastewater service is unavailable, the applicant shall provide an interim wastewater system approved by the Director of Public Works and shall agree that the system will be connected to a major utility at no cost when service becomes available.

The intent of this provision is:

1. To discourage unregulated proliferation of private package treatment plants;
2. To achieve a subsystem design which can be effectively and economically integrated into a major wastewater system at a future point in time which would be certified and regulated by the Public Service Commission or by Martin County; and

3. To encourage a compact urban development pattern by managing the location, timing, and scale of land development to assure that new development can be efficiently served by public facilities without adversely impacting the County's fiscal capacity.

The system shall be designed to satisfy performance standards of the Department of Environmental Regulation (DER), other applicable regional, state, or federal standards, or standards which shall be hereafter adopted as part of the Land Development Code. The standards in the Land Development Code shall address such issues as demonstration of need, service area, system design and specification, required easements, maintenance and operation considerations, screening, security, right of entry provision, future dedication to a major public utility when deemed appropriate, and notice and procedure.

1. Notwithstanding any other provisions of this Plan, when a septic tank is the only means of individual sewage disposal, the following standards shall apply to residential development:
  - a) Each septic tank shall be located on a lot.
  - b) Each lot shall have a usable minimum area of one-half acre per unit when the development is serviced by a private well.
  - c) Each lot shall have a usable minimum area of one-third acre per unit when the development is serviced by a major or interim water supply system.
2. The above subsection 1 shall not apply to a lot of record (as described in Section 4-3 (A)) in the following instances:
  - a) Construction of a single family dwelling in accordance with the other applicable provisions of this Plan and the Code of Laws and Ordinances.
  - b) Construction of a duplex when the lot of record includes at least one-half acre and will be serviced by a major or interim water supply system and in accordance with the other applicable provisions of this Plan and the Code of Laws and Ordinances.
3. The above subsection 1 shall not apply to remodeling, rebuilding or reconstruction.
4. The above subsection 1 shall apply to replacement or repair of septic tanks.
5. This section shall not be interpreted to deny the use of individual sewage disposal systems other than septic tanks when provided for in the Code of Laws and Ordinances.

6. Development shall not be approved pursuant to this Section unless the Martin County Health Department has approved the septic tank or other individual wastewater treatment system based on soil conditions and all rules of the Florida Department of Health and Rehabilitative Services.
  7. For purposes of this section, the term "unit" shall mean one single family dwelling, one-half of a duplex, one-third of a triplex and one-fourth of a quadruplex.
  8. When a major wastewater system is not available, non-residential uses generating less than 2,000 gpd per establishment shall be allowed to use septic tanks except when uses are judged by the Health Department to constitute a high expected failure level.
- I. Soil Erosion and Sedimentation Control. The Land Development Code shall address methods of controlling soil erosion and sedimentation.

Technical Standards:

In order to prevent both soil erosion and sedimentation, a soil erosion and sedimentation control plan shall be required as a part of an application for site plan review whenever a development will involve any clearing, grading, transporting, or other form of disturbing land by the movement of earth, including the mining of minerals, sand and gravel.

All measures necessary to minimize soil erosion and to control sedimentation in the disturbed land area shall be implemented. The following protection shall be provided for all disturbed areas: minimize velocities of water runoff, and retain sedimentation within the development site as early as possible following disturbances.

- J. Parking, Internal Circulation, and Access to Public or Private Streets. Driveways and areas for the parking and internal circulation of vehicles shall be located, designed and controlled so as to provide for safe and convenient circulation within the site and safe and convenient access from adjoining streets.

Technical Standards:

Parking requirements of the Zoning Ordinance shall be applied for calculating required off-street parking. Among factors to be considered shall be the number and location of access drives from adjacent streets, the location and width of driveways and access aisles to parking spaces, the arrangement of parking areas and means of access to building for fire-fighting apparatus and other emergency vehicles. All non-residential development and all residential development, except for single-family homes, shall be required to provide adequate off-site parking and facilities for on-site back-up and turn-around movements.



Parking areas and driveways shall be clearly identified and separated from principal pedestrian routes and recreation areas by curbs, pavement markings, planting areas, fences or similar features designed to promote pedestrian safety.

- K. Appearance and Nuisances. Subdivision and site plan reviews shall assure that nuisance impacts of sight, sound, and smell shall be minimized. No standards on appearance shall be enforced unless adopted as part of the Land Development Code.

Technical Standards:

1. Screening and Mechanical Equipment. Mechanical equipment or other utility hardware other than antennas and stacks on roofs shall be harmonious with the building or they shall be located and/or screened so as not to be visible from any public way within the impacted area, except within industrial districts. Utilities in or adjacent to residential areas shall be designed in a manner which minimizes nuisance impacts, such as noise and odor, and shall be landscaped and screened in order to minimize adverse visual impacts and enhance their general appearance and to preserve the stability and integrity of adjacent residential areas.
  2. Maintenance of Activities within Enclosed Building. All businesses, services or manufacturing or processing shall be conducted within completely enclosed buildings in all zoning districts excepting industrial districts. If the Planning and Zoning Commission determines that a demonstrated necessity exists for outside storage or display due to the impracticality and unreasonableness of enclosure requirements, in which case service, storage, display areas or yards shall be screened to the greatest reasonable and practical extent.
  3. Exterior Lighting. Exterior lighting shall be so arranged as to shield or deflect the light from adjoining properties and public streets.
- L. Fire Service and Height of Structures. The height of structures is regulated pursuant to the Martin County Zoning Code. In addition to the zoning policy, and consistent with the objectives and programs for fire service contained in Section 11-1 and 11-2, no application for a structure with habitable floor space over two stories or twenty-five feet (whichever is lesser) shall be permitted unless the Board of County Commission and the applicant has provided assurance of the availability of a fire company equipped to service the structure together with an available water supply which satisfies fire flow requirements of the National Fire Prevention Association Code adopted or as may hereinafter be amended.

Section 4-4 Implementing Programs for Land Use Management. The following programs shall be the basis for carrying out the goals and objectives of the land use element.

- A. Continuing Land Use Programs. The Martin County Community Development Department as an integral part of continuing departmental operations shall carry out the following land use related programs:

1. Land Use Information System. Maintain and periodically update the land use information system.
  2. Land Use Trends. Monitor and evaluate population and land use trends.
  3. Review Plans and Policies. Review and amend as necessary existing plans and policies.
  4. Fiscal Management. Assist update of fiscal management policies including capital improvement program and budget.
  5. Administer Land Use Controls. Assist in administering adopted land use control ordinances referenced in Section 1-12 of this Plan and other related ordinances which may hereinafter be adopted.
  6. Public Assistance. Provide continuing land use information and assistance to the public.
  7. Intergovernmental Coordination. Assist in coordinating land development issues where applicable with other public agencies at all levels of government pursuant to the Intergovernmental Element of this Plan.
  8. Manage Current Development Impacts. Review potential impacts of proposed development pursuant to existing ordinances, including, but not limited to public facility impacts, impacts on the natural environment, and impact on stable residential neighborhoods.
  9. Draft a Tree Protection Ordinance. The tree protection ordinance shall include a permit procedure for regulating tree removal. The ordinance should be adopted within eighteen months after passage of the Plan.
  10. Urban Design and Community Appearance. Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in improving the major natural and man-made focal points within the County including such existing or potential scenic resources as the Atlantic Ocean, Indian River, St. Lucie River, Loxahatchee River, Intracoastal Waterway, landscaped transportation corridors, civic complexes, commercial centers, and residential neighborhoods.
  11. Selective Recruitment of Industry. Undertake concerted program with other economic development interest groups to develop the County's economic base and fiscal capacity through selective recruitment of clean industry. Selective criteria shall be compatible with industrial development objective of Section 4-1 (E) (3) of this Article.
- B. Special Land Use Studies. In order to maintain land use policies responsive to changing conditions, problems and issues, the County shall undertake special studies to develop specific local strategies for resolving unanticipated land use problems and issues on a county-wide basis or small area basis as needed. Such special studies shall also be undertaken where

necessary in support of special grant programs or pursuant to specific policies of the federal or state government or other appropriate agency. The timing of such special studies shall be predicated on decisions of the Board of County Commissioners and the Planning and Zoning Commission or the Local Planning Agency. .

1. Evaluate feasibility of public land acquisition/sale.
2. Design concept plans and development plans for public facilities.
3. Prepare public landscape plans.
4. Carry out special studies supportive to ordinance revisions.
5. Draft a tree protection ordinance.
6. Coordinate and prepare grant applications for public improvements.
7. Annually review population estimate of University of Florida and Bureau of Census.
8. Prepare other special studies as directed.
9. Rectify inconsistencies in Comprehensive Land Use Plan and Maps and Land Development Codes, including the Zoning Ordinance and Subdivision Ordinance.
10. Monitor evolving problems and issues related to land use, traffic circulation, housing, coastal zone management, resource conservation, parks and recreation, utilities, water and sewer systems, drainage, capital improvements and fiscal implications. Suggest appropriate short and long term policy for meeting such planning related problems and issues.
11. Carry out Comprehensive Plan evaluation pursuant to requirements of the Local Government Comprehensive Plan.

## ARTICLE V. TRANSPORTATION ELEMENT

**Section 5-1 Objectives for Transportation.** Concern for a safe, efficient and balanced transportation system for both motorized and non-motorized methods of travel is inherent in this element as is the need for compatibility between the transportation system and adjacent land uses. The intent of these objectives is to provide a framework from which to build a transportation system that is responsive to the present needs of Martin County residents and that will remain responsive to changes in future needs. An analysis indicating the location, size and development of existing transportation system characteristics is included in the Data Inventory and Analysis volume of the Comprehensive Plan. The Major Thoroughfare Plan, on the following page, shall be revised and used as a major policy for managing land dedication for new or improved transportation on system right-of-ways.

- A. **Manage Traffic Conditions Caused by New Growth.** The County shall require, where major developments (as defined in Section 5-2 (A) (1)) are proposed, a transportation impact report designed to identify the traffic problems and impacts which are likely to be generated by a proposed use and identify all improvements required to insure safe ingress to and egress from a proposed development and maintenance of adequate street capacity and elimination of hazardous traffic conditions.

The maintenance of a safe transportation network is important to public safety and welfare. The need to identify all hazards or problems created by a proposed development or the location for which it is proposed is a first essential step for the protection of the public. The transportation impact report allows for the identification of roadway and traffic problems which may result from a particular development.

- B. **Minimize Need for New Road Construction.** The need for new road construction shall be reduced by timely and efficient upgrading of the existing system and prevention of adverse traffic impacts of new development. Also, where traffic congestion exists, new road construction or widening of existing right-of-way shall be minimized by well designed intersection lanes, installation of acceleration and deceleration lanes and turning lanes, parallel access lanes, coordinated signalization, and other lower cost and less disruptive alternatives. New development shall bear an equitable share of the costs for such development in cases where the new development is projected to cause or intensify such traffic problems and require capital expenditure for structural improvement.

- C. **Encourage Transportation Compatibility with Land Use.** The County shall ensure compatibility among transportation facilities and adjacent land uses. Landscaping and tree planting programs shall be considered to enhance efficient vehicular and pedestrian movement, in addition to the beautification and buffering performance standards to be implemented.

Through proper location and design, the County shall ensure that the development of major transportation routes produces minimum negative impact on neighborhoods.

**MARTIN COUNTY  
FLORIDA**

**Major Thoroughfare  
Plan  
PROPOSED**

**LEGEND**

EXISTING	Classification (ft)	R.O.W. Resolution	PROPOSED
	Expressway	300' - 600'	
	Arterial	90' - 200'	
	Collector	60'	

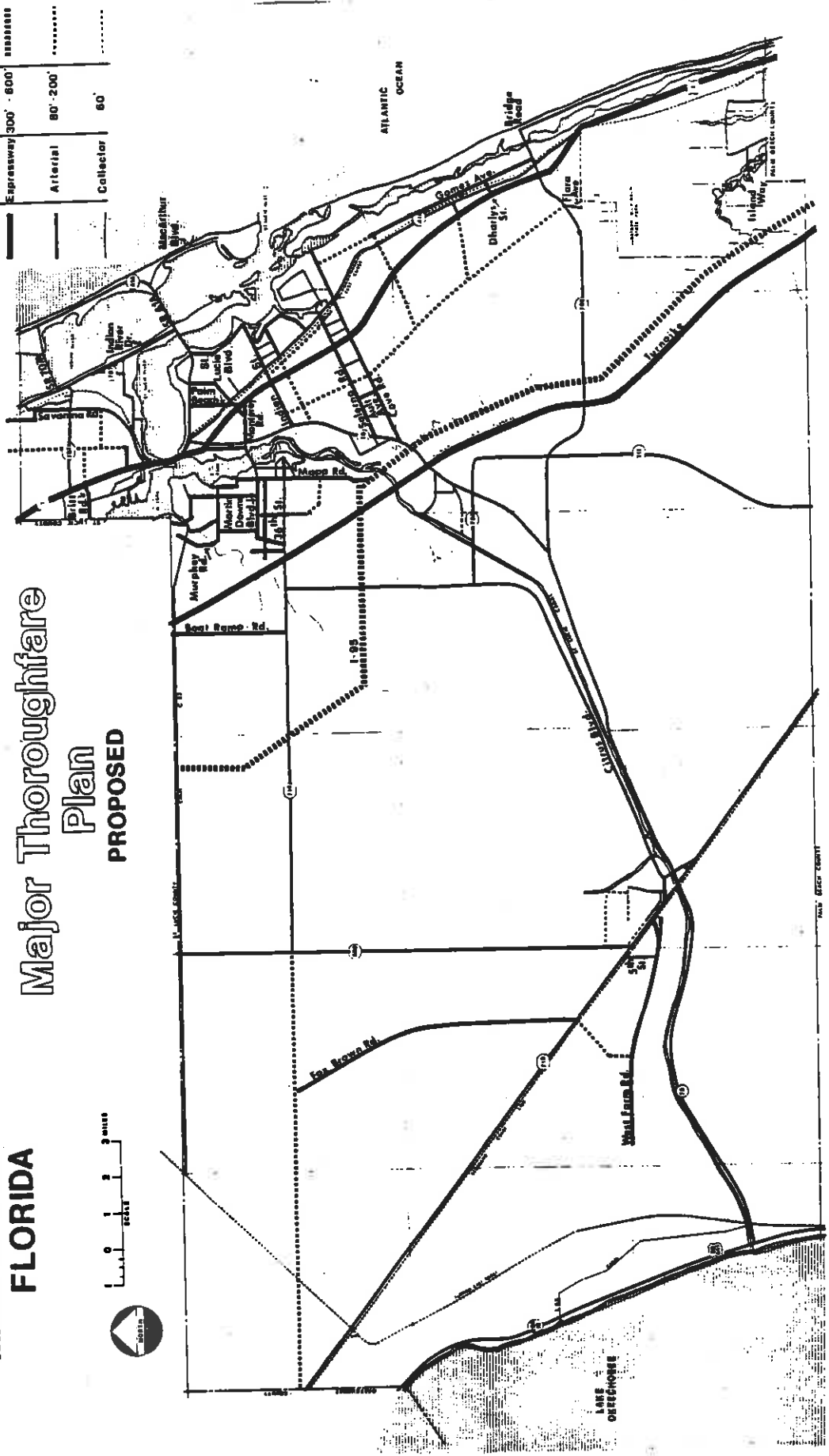


Figure 12

Proposed roadways shown on this Plan do not represent precise alignments, only future corridors. Precise alignment will be determined in the future as a result of detailed engineering.

- D. Repair and Maintenance. The timely rehabilitation and proper maintenance of useful existing facilities in the transportation system shall be encouraged.
- E. Coordinate with Appropriate Officials. The County shall coordinate with State and District Department of Transportation officials to assure proper monitoring; evaluation and corrective action to traffic flow problems along Federal, State, and County major thoroughfares and secondary highways.
- F. Promote Efficient Off-Street Parking and Internal Circulation. Off-street parking shall continue to be required for all development. The facilities shall be designed with efficient internal circulation and curb-cuts shall be managed in order to reduce points of congestion or conflict with traffic flow on adjacent streets.
- G. Promote Vehicular and Pedestrian Safety and Mobility by Minimizing Points of Pedestrian and Vehicular Conflict. Traffic flow systems shall attempt to be designed to achieve reasonable separation of vehicles and pedestrians, particularly in areas where children are concentrated, including schools, parks, and residential areas. The County should construct or modify bridges to provide for safe movement of all transportation modes where economically feasible.
- H. Develop a Safe, Effective Network of Bicycle and Pedestrian Facilities. The County shall develop a countywide bikeway network based upon the Capital Improvement Program. Consideration of a maintenance program for bike and pedestrian facilities shall be included.
- I. Regulate Access Along Roadways. Driveways and medians shall be designed to maintain the operational characteristics of a roadway. Driveway design shall be coordinated with on-site traffic operations and parallel access roads shall be required where appropriate.
- J. Develop and Refine the Transportation System. A transportation network capacity study shall be commenced within one (1) year of the Comprehensive Plan adoption in order to effectively manage county-wide pent-up demands for major thoroughfare and bridge improvements, as detailed in the capital improvement program and Section 5 herein. The study shall also address any further critical needs which may be subsequently identified. The development of recommendations to refine the transportation system shall assist the County in assuring consistency with long range plans including land use, housing, and environmental and social service objectives. Such provision is itemized as a capital expenditure item due to significant cost and impact upon the capital improvement program.
- K. Public Transportation. The need for public transportation in Martin County has been identified and documented in the Martin County Florida Transit Study Phase II (1975) and further substantiated by a study conducted by the County during late 1980 and early 1981. This analysis indicates that in order to provide a public transportation system, Martin County should seek financial assistance from the State and Federal governments for operational and capital investments required to establish and maintain the system. Additionally, the County shall consider a consolidated transit system incorporating related mobile social service delivery systems, including transportation for the disadvantaged.

- L. Airport and Aviation. According to the findings of the Florida Aviation Plan: Southeast Region 1990, Martin County's Witham Field is recommended to continue as a transport facility through 1990. The State Plan recommends maintenance improvements for the planning period, although the instrument approach is anticipated to remain non-precision. The County's airport advisory committee and the Community Development Department shall coordinate with the State Department of Transportation (DOT) in order to assure timely recognition of any need to reconsider and reevaluate the long term purpose, function, and related land use impacts in light of evolving multi-county development plans.
- M. Harbors and Ports. Due to unsuitable natural environmental conditions non-supportive to the creation of deep-water harbors and ports in Martin County (i.e., inaccessibility, shallowness, and lack of suitable land), no harbor or port facilities currently exist and no plans are recommended for such facilities within the long range planning period.

Section 5-2 Implementation for the Transportation Element.

- A. Transportation Impact Report. The following shall be the basis for carrying out Section 5-1 (A) of Article V of the Comprehensive Plan:

1. Applicability. A transportation impact study shall be provided if:

- a) A proposed residential development exceeds twenty-five (25) dwelling units, and
- b) A proposed non-residential development generates more than two hundred fifty (250) trips per acre per day or one hundred (100) trips per day.

The Public Works Department shall perform requisite transportation impact studies for proposed developments producing a trip generation not exceeding one thousand (1000) trips per day provided adequate funding is available. The trip generation shall be based on the table contained in this subsection unless a qualified traffic engineer demonstrates that unique qualities of development will result in different rates.

2. Study Area. The transportation impact study area shall include all areas within one-half (1/2) mile of the site and shall include the nearest arterial roads that will be directly impacted by the development.

For developments which generate between 250 and 1000 trips during the peak hour or over 1000 trips during the peak hour the study area shall be increased to one (1) and three (3) miles respectively.

3. Contents. The transportation impact report shall contain the following:

- a) A detailed description of the collector and arterial road network including existing and proposed roadway widths and right-of-way widths; existing and proposed traffic signals and traffic control devices; existing and proposed ingress and egress locations; and existing and proposed public transportation services and facilities.

- b) A detailed description of the existing and approved land uses including stages of construction and anticipated completion dates.
- c) A detailed description of the existing traffic conditions including the Annual Average Daily Traffic (AADT) and the highest average peak hour volume for all collector and arterial roads within the study area. The AADT shall be based on annually adjusted twenty-four (24) hour traffic counts conducted over a five (5) weekday (Monday-Friday) period. If Florida Department of Transportation (DOT) traffic counts are available for the area under study the twenty-four (24) hour traffic count requirement can be reduced to one (1) weekday. The methodology and assumption for the annual adjustment must be clearly stated. The average peak hour traffic volume shall be the highest average peak hour volume for any weekday hour between 3:00 p.m. and 6:00 p.m.
- d) A detailed Service Level C capacity analysis of all collector and arterial roadways and intersections within the study area based on procedures outlined in the 1965 Highway Capacity Manual (including the Northwestern Monographs) and in the Transportation Research Circular No. 212, "Interim Material on Highway Capacity", Transportation Research Board, January, 1980.
- e) A description of all the existing collector and arterial roadways and intersections that are at or below the Service Level C capacity (Service Levels C, D, E, or F).
- f) A detailed analysis of traffic impact of the development, including trip generations (average 24-hour weekday and highest average weekday hour), internal and external trips, trip absorptions and trip distributions over all collector and arterial roads within the study area. The trip generation shall be based on the table contained in this subsection unless a qualified traffic engineer demonstrates that unique qualities of the development will result in different rates. All methodology and assumptions must be clearly stated.
- g) A detailed cumulative transportation impact of the existing traffic conditions including traffic from the development, normal increases in traffic and increases from allocation of road capacity to already approved projects. This analysis must identify projected AADT and peak hour volumes for all the collector and arterial roads and must describe all the roadways and intersections that will be at or below the Service Level C Capacity.



Table of Average Trip Generation Rate by Land Use Category

Use Category	Land Use	Trip Generation Rates (Trip Origins and Destinations) per 1,000 Square Feet of Gross Floor Area (GFA), Dwelling Unit (D.U.), or Other Specified Unit of Measure	
		Average 24-Hour Weekday Total	Highest Average Weekday Hour Between 3 p.m. - 6 p.m.
Residential	Single family	10.0/D.U.	1.0/D.U.
	Multiple family	8.05/D.U.	.81/D.U.
	Condominium	5.6/D.U.	.4/D.U.
	Mobile home	5.2/D.U.	.53/D.U.
	Retirement community and elderly housing	3.3/D.U.	.4/D.U.
	Resort and recreational rental housing	12.0/D.U.	1.2/D.U.
	All other uses	5.6/D.U.	.5/D.U.
	Outdoor Recreation	Boat launching ramp	4.8/ramp
Golf course		45.3/hole	7.6/hole
Park with swimming area		7.4/total acre	1.2/total ac
Park with hiking, picnicing or camping area		.5/total acre	.08/total acre
Swimming pool		18.5/100 sq. ft. of water area	1.8/100 sq. ft. of water area
Tennis court		27.0/court	5.4/court
All other uses		6.0/total acre	.9/total acre
Indoor Recreation Institutional, and Special Residential		Church	18.7/GFA
	Community or recreation center	25.0/GFA	4.8/GFA
	Library	42.0/GFA	6.7/GFA
	Nursing home	2.7/bed	.36/bed
	Schools, elementary	.91/student	.11/student
	high school	1.1/student	.29/student
	college	2.2/student	.21/student
	Swimming pool, indoor	18.5/100 sq. ft. of water area	1.8/100 sq. ft. of water area
	Tennis, racquetball or handball court or club	27.0/court	5.4/court
	All other uses	19.0/GFA	1.9/GFA
Office	Business or professional office	44.0/GFA	5.9/GFA
	Medical office or clinic	93.0/GFA	13.4/GFA
	Office and research park	20.6/GFA	2.4/GFA
	All other uses	20.0/GFA	2.0/GFA

Table of Average Trip Generation Rate by Land Use Category (continued)

Use Category	Land Use	Average 24-Hour Weekday Total	Highest Average Weekday Hour Between 3 p.m. - 6 p.m.
Commercial/ Entertainment	Banks and other financial institutions	148.0/GFA	29.3/GFA
	Bowling alley	33.0/lane	3.3/lane
	Grocery stores and supermarkets	125.4/GFA	15.7/GFA
	Hospital	12.2/bed	1.3/bed
	Hotel or motel without meeting and/or banquet facilities	9.6/unit	.71/unit
	Restaurant (standard, sit-down)	76.0/GFA	4.6/GFA
	Retail sales or store	62.0/GFA	5.8/GFA
	Service business	31.0/GFA	2.9/GFA
	Shopping centers (under 100,000 to 300,000)	85.8/GFA	10.5/GFA
	(100,000 to 300,000)	49.9/GFA	5.0/GFA
	(300,000 to 1,000,000)	35.0/GFA	3.5/GFA
	(over 1,000,000 sq. ft.)	27.1/GFA	3.2/GFA
	All other uses	31.0/GFA	2.9/GFA
Commercial Recreation	Amusement park, fairground, and outdoor theater	202.0/acre	20.2/acre
	All other uses	125.0/acre	12.5/acre
Road Service	Convenience stores (e.g., 7-11 stores)	330.0/GFA	23.7/GFA
	Fast food restaurants	894.0/GFA	81.9/GFA
	Gasoline service stations	99.5/GFA	19.4/GFA
	Taverns	133.0/GFA	26.6/GFA
	All other uses	44.0/GFA	6.6/GFA
Agricultural Support	All uses	4.01/GFA	.4/GFA
Light Industry	All uses	5.46/GFA	1.18/GFA
Heavy Industry	All uses	4.4/GFA	.8/GFA

Source: Adapted from "Trip Generation", Institute of Transportation Engineers, October, 1976.

4. Traffic Study and Traffic Data Inventory and File. The Public Works Department shall keep a file of all traffic studies including the future capacity allocated for each project. In determining the projected demand in paragraph g) above, the impact analysis shall include trips already allocated in previous development approvals. The County shall provide information when available and where appropriate data already exists in order to prevent duplication.
  5. Maintenance of Level of Service C. Whenever level of service is determined to be below level C development is not permitted unless the developer makes the roadway or other improvements necessary to maintain level of service C, or an equitable contribution toward such improvements.
  6. Traffic Control Devices. Whenever, as the result of additional traffic generated by a proposed development, the Highway Capacity Manual determines the need for a traffic signal or regulatory sign, the developer shall be responsible for installing all said devices and signs, or an equitable contribution toward such installation.
- B. State Functional Classification System. The County shall coordinate with the State in continuing review and evaluation of the State's functional classification system for major thoroughfares. This policy shall be utilized at the local level to define the thoroughfare system.
- C. Major Thoroughfare Improvements. The Major Thoroughfare Plan Map includes the County's existing circulation system together with major planned improvements. This map shall be updated periodically to reflect County Commission and State plans for future road improvements. The Major Thoroughfare Plan Map shall be revised based on the results of the transportation study scheduled to commence within one year after Comprehensive Plan adoption.

When development occurs where proposed roads are shown on the Thoroughfare Plan Map, provisions shall be made by the developer for dedication of adequate right-of-ways and for construction of appropriate portions of the road needed to serve the proposed development. All development shall be contingent upon improvement of the existing system right-of-ways and thoroughfare improvements in accordance with County standards, unless otherwise specified in the Land Development Code.

- D. Bikepath Plan Improvements. When development occurs where proposed collector or arterial roads are shown on the Thoroughfare Map provision of bikepaths shall be made.
- E. Continuing Transportation Programs. The County shall carry out the following transportation programs through the Public Works and Community Development Departments.
1. Information System. Establish and maintain an information system of traffic indicators, including traffic flow diagrams, average trips per day, accident statistics, traffic control devices, and other circulation.

2. Signalization. Evaluate signalization, identify related problems and issues, and take necessary corrective action in concert with the State where appropriate.
3. Traffic Flow. Evaluate traffic flow characteristics, identify related problems and issues, and take corrective action.
4. Road Improvements. Evaluate and prioritize needed road improvements, including road paving, intersection improvements, and corridor extensions or widening.
5. Coordination with the District and State DOT. Coordinate with the surrounding municipalities, counties, and District and State Department of Transportation to achieve maximum cost and operational efficiency in transportation improvements.
6. Separation of Automobile and Pedestrian Traffic. Through application of efficient design techniques by the public and private sectors, automobile and pedestrian traffic should be separated to the maximum extent possible.
7. Controlled Access and Internal Circulation. Design review shall include application of appropriate standards for controlled access onto public right-of-ways. In addition, on-site circulation system shall include efficient storage of vehicles and safe systems of ingress and egress.
8. Protect Residential Access Streets. Residential streets should be designed to provide access to local properties and should not be designed to encourage through traffic.
9. Provide Right-of-Way and Paving. All development which requires site plan approval shall be required to deed adequate right-of-way for and make provisions for paving the roads which are adjacent to the development.

Section 5-3 Special Studies of Traffic Circulation. In order to maintain traffic circulation policies responsive to changing conditions, problems, and issues, the County shall undertake special studies to develop specific local programs for resolving unanticipated traffic circulation problems and issues on a countywide basis or within a specific corridor or intersection as needed. Such special studies shall also be undertaken where necessary in support of special grant programs or pursuant to specific policies of the federal or state government or other regional or local public agencies. Such studies shall also include detailed analysis of newly evolving programs and techniques for achieving goals and objectives for land use and traffic circulation including issues of practicality for local adaptation and potential fiscal impacts. The timing of such special studies shall be predicated on decisions of the Board of County Commissioners and the Planning and Zoning Commission or the Local Planning Agency.

## ARTICLE VI. HOUSING ELEMENT

Section 6-1 Objectives for Housing. Decisions concerned with housing shall be consistent with the objectives stipulation within this Article VI. These objectives are directed toward attaining goals for residential quality identified in Article II Section 2-3. Housing policies and programs shall be formulated to assist in accomplishing these objectives. A systematic evaluation of goals, objectives, policies and programs shall be implemented to assure continued analysis and corrective action. Activities directed toward implementing the housing element are presented in Section 6-2 of this Article VI.

### A. Housing Opportunities.

1. Promote Production of Structurally Sound Housing. Encourage provision of housing resources to meet the existing and anticipated future need for living accommodations of all segments of the population. Coordination of public and private resources shall be promoted to support the housing industry in order to meet the need for housing consistent with required community improvements. The public and private sectors shall seek to achieve timely extension of water and wastewater systems in order to expedite expansion of housing markets for a broad range of housing types. Land use controls shall promote opportunities for varied housing choices to accommodate the diverse needs of existing and future residents of Martin County. The County shall assist in planning and coordinating the installation of community facilities to support housing and production. This consideration shall be part of the capital improvements program and budgeting process, and land use controls, including subdivision controls, zoning, and site plan review.
2. Plan for a Broad Mix of Housing Opportunities. Encourage the provision of varied housing types, sizes, and prices consistent with the local need, including low and moderate housing, and mobile homes. The County shall use the Comprehensive Plan, zoning regulations, demographic analysis, technical assistance and referral services to assist in maintaining a broad mix of housing opportunities consistent with local housing needs.

Housing needs shall be satisfied by encouraging preservation of existing sound housing stock and by revitalizing declining neighborhoods through such measures as rehabilitation, public investments, and fair and equitable development regulations. The use of innovative site planning, landscaping and other buffering devices shall be promoted to protect existing housing from potentially incompatible new development. See Section 6-1 (C) 2.

3. Promote Access to Affordable Housing and Community Facilities for Low and Moderate Income Households. The County shall attempt to increase the availability of housing for low and moderate income households through the Housing Finance Authority in order to assist in obtaining favorable financing for developing new housing for low and moderate income households, and for improving community facilities within existing and future neighborhoods where low and moderate income housing resources are located. These facilities may include water and wastewater systems; streets, sidewalks, and bicycle paths; park and recreation improvements; and other supportive neighborhood facilities. The Housing Finance Authority has the capability

to issue revenue bonds and to provide home mortgages to eligible applicants at lower than market rates. The effect is to make home ownership affordable to low and moderate income families. In addition, the County shall promote application of public and private grant programs together with innovative financing concepts in order to assist provision of affordable housing and necessary neighborhood improvements for existing and future low and moderate income housing areas. Finally, the County shall consider new ways to provide, or to assist privately owned public utilities in providing, central water and wastewater facilities to projects accommodating low and moderate income housing demands.

4. Plan for Group and Foster Housing Facilities. Foster homes are substitutes for family units where one or two resident adults care for four people or less in a situation that tries to approximate family living. Low intensity foster homes should be treated as families by the zoning and should be allowed in all residential areas. Group homes serve as a home for adults with similar problems. Such groups can be treated as families in single and multi-family zones when there are no more than six residents in the living unit and when the intensity of care is low.

B. Housing Conditions and Supportive Facilities.

1. Promote Maintenance of Housing Stock and Elimination of Substandard Housing. The County Community Development Department shall continue to administer building, housing, plumbing, energy, electrical, and other construction codes in order to promote maintenance of standard housing and to achieve necessary corrective action where substandard structures exist to come into existence in the future.
2. Plan Supportive Facilities and Services Necessary for Quality Residential Neighborhoods. Efficient systems for the delivery of public facilities and services supportive to a sound residential environment shall be planned, designed and implemented. A capital improvements program and budget predicated on continuing review and evaluation of evolving housing problems and issues shall be the principal tool for realizing this objective.

C. Managing Orderly Land Use Transition.

1. Minimize Blighting Influences within Areas Undergoing Land Use Transition. Blighting influences within areas undergoing land use transition shall be minimized by promoting use of sound principals of land use planning, urban design and landscaping in development and redevelopment projects. Adverse impacts of land use transition shall be minimized by managing the location as well as the density or intensity of mixed or conflicting residential and non-residential uses in addition to requiring adequate screening, landscaping and other design features directed toward achieving compatibility among mixed land uses. Special attention shall be given to the buffering of sewage treatment plants and other necessary utilities.

2. Reduce Adverse Impacts of Physical Blight Through Code Enforcement. Local zoning, landscaping, energy, housing, plumbing, electrical, and other related codes shall be enforced in order to prevent or remedy the adverse impacts of physical blight.
3. Assist Displaced Persons in Finding Alternative Housing and Available Housing Relocation Assistance. The County shall continue attempting to minimize displacement of families. However, when public or private development, redevelopment, or housing demolition generates displacement of residents, the County shall provide information and referral services to assist such displaced individuals in finding alternative housing and any available sources of housing relocation assistance.
4. Coordinate with the Private Sector in Preparing Redevelopment Plans. In areas undergoing land use transition, the County shall coordinate with the private sector when practical and feasible in formulating redevelopment strategies for maximizing opportunities which may be realized from a comprehensive redevelopment plan.

D. Energy Efficient Housing.

1. Promote Energy Efficient Housing. Energy efficient housing shall be promoted by encouraging sound land use planning, housing design, and materials. The County shall provide information assistance and referral on energy conserving techniques for design, construction, and maintenance of housing units. New residential development shall be designed so that valuable and scenic natural features are conserved, opportunities of the site are utilized and layouts avoid wasteful, rigid arrangement of streets and utilities.
2. Monitor New Techniques for Achieving Energy Efficient Housing. The County shall monitor techniques for design, construction, rehabilitation, and building materials capable of significantly reducing the cost of construction, rehabilitation, maintenance, and energy consumption.

Section 6-2 Implementation Policies for Housing Element.

- A. Implementing Housing Goals and Objectives. The County shall carry out the following housing related programs:
  1. Population and Housing Research and Information System. The Community Development Department shall maintain and periodically update the population and housing information system.
  2. Housing Trends. The Community Development Department will monitor and evaluate population and housing characteristics affecting trends in supply and demand. Analysis should include magnitude, distribution, and structure type of new housing starts; housing costs; clearance and redevelopment activity; and shifts in the magnitude, character and distribution of the population. This type of study will assist County officials in adequately forecasting future housing needs and impacts of new residential development proposals on housing supply and demand.

3. Review Plans and Policies. Review and amend existing plans and policies as necessary, based upon continuing analysis of problems and issues related to housing and related plan elements. These analytical efforts shall include evaluation of major shifts in the magnitude, distribution and characteristics of population and housing trends. Such shifts are indicative of major changes in housing supply and demand. Any major shifts identified shall be primary indicators of possible needs for housing policy refinement.
4. Fiscal Management. As part of the evaluation of capital improvement needs, the Community Development Department shall review and evaluate changing needs of neighborhood facilities and their fiscal implications. Each year fiscal management policies contained in the capital improvements program and budget shall be reviewed, evaluated and refined to reflect current program priorities.
5. Administer Housing Code and Other Related Codes. The Community Development Department shall administer housing and land use codes in order to promote improved housing stock, sound housing, and assist development of residential neighborhoods equipped with needed public services.
6. Public Assistance and Information Referral. The Community Development Department shall provide housing information and referral services to the public pursuant to adopted goals and objectives of this housing element.
7. Governmental Coordination. The Board of County Commissioners or its designate shall coordinate local housing program activities including discussions of related fiscal problems and issues with other public agencies at all levels of government pursuant to the Intergovernmental Element of this plan.
8. Manage Current Developmental Impacts. The Community Development Department shall evaluate and manage impacts of proposed development pursuant to existing ordinances, including, but not limited to impacts on residential neighborhoods, county wide housing supply and demand, public facility impacts, and natural environmental factors.
9. Continuing Refinement of Housing Policies. The Board of County Commissioners shall maintain a continuing review and evaluation of housing improvement policies as identified in this element. This analysis shall provide a basis for continuing refinement of housing policies, where such analysis reveals needed improvements, unmet housing assistance needs, discrimination or other related problems and issues, the County shall coordinate an effective response enlisting cooperation with the public and private sectors including policy refinement or elaboration as needed.
10. Pursue New Innovative Programs and Concepts in Low Cost Housing. The County Community Development Department shall actively pursue new and innovative programs and concepts to facilitate the development of low and moderate income housing.
11. Encourage Rental Housing. In reviewing higher density projects under Section 4-2 (D) (4), the County shall encourage the provision of rental housing.



B. Special Housing Studies. In order to maintain housing policies responsive to changing conditions, problems and issues, the County shall undertake special housing studies to develop specific local strategies for resolving unanticipated housing problems and issues as needed. Such special studies shall also be undertaken where necessary in support of special grant programs or pursuant to specific policies of the federal or state government or other regional or local public agencies. In addition, such studies shall include detailed analysis of newly evolving programs and techniques for implementing housing goals and objectives including issues of practicality for local adoption and potential fiscal impacts. The timing of such special studies shall be predicated on decisions of the Board of County Commissioners and the Planning and Zoning Commission or the Local Planning Agencies.

ARTICLE VII. PARKS, RECREATION AND OPEN SPACE ELEMENT

Section 7-1 Objectives for Parks, Recreation and Open Space. Decisions concerned with parks, recreation, and open space shall be consistent with the following objectives. These objectives are directed toward attaining goals for residential quality and resource conservation and continuing creation and maintenance of an environment and encompasses areas, facilities and activities to meet the diverse needs of Martin County residents. A systematic evaluation of goals, objectives, policies and programs shall be implemented to assure appropriate feedback, analysis, and corrective action. Activities directed toward implementing the Parks, Recreations and Open Space Element are presented in Section 7-2 of this Article VII.

A. The Creation, Acquisition, and Preservation of Recreation and Open Space Opportunities.

1. Promote a Quality Recreation and Open Space Program. The County shall assure that recreation facilities and programs are well managed, well maintained, responsive and cost-effective and that quality recreation services are available to all residents. The creation of a county wide Parks and Recreation Department is the first step toward obtaining this objective.
2. Assure Preservation of Unique Resources. Identify and preserve areas of unique natural beauty, significant habitats of flora and fauna, and areas of historical, geological and archaeological significance.
3. Provide for Sound Acquisition and Development. The County shall assure cost-effective acquisition and development of sufficient lands to meet the recreational needs of Martin County citizens. Martin County beaches are one of its finest recreation assets. Beach acquisition should be the top recreation priority.
4. Develop Quality Joint Use Programs. The County shall encourage joint use of existing physical resources serving its residents (i.e., schools, civic centers, recreation facilities, etc.). This may be initiated through the development of model contracts as a means of standardizing and simplifying the techniques for joint school/park facility development, maintenance, and programming.
5. Provide for Maintenance and Safe Usage of All Facilities. The County shall establish appropriate maintenance for the planned use of each facility. All facilities shall be designed to meet the highest safety standards to protect both public and staff. The County shall require periodic safety inspections of all parks as part of an ongoing risk management program.
6. Facilitate Cultural Arts Enrichment. The County shall strengthen the role of cultural arts in urban recreation. The County should promote the development of a centrally located Cultural Arts and Civic Center.
7. Promote Creative Urban Design Concepts. The County shall use creative, innovative design concepts, employing natural materials in plans for park development and conservation of environmentally sensitive open space. Planning and implementation must be coordinated to be responsive, cost-effective, environmentally sensitive and creative.

B. The Continuing Creation and Maintenance of Areas, Facilities, and Activities.

1. Promote a Quality Recreation and Open Space System. The County shall assure that recreation facilities are well managed, well maintained, and that quality recreation programs are available to all residents. This shall be partially achieved by continuing efforts toward collecting, maintaining, and updating data concerning public and private resource inventory, recreation improvement, and demand factors, and by improving design criteria and evaluation to attain a high quality park and recreation system.
2. Maintain Controlled Beach Access. The County shall promote maintenance of controlled beach access by continuing efforts toward data collection, maintenance evaluation and updating, as well as continuing analysis of related problems and issues. The implementation of sound acquisition and preservation strategy is especially applicable where access to public beaches is for all practical purposes obstructed by private development or by local municipal ordinances.
3. Promote Full Utilization of Existing Facilities. The County shall reduce deterrents to the full utilization and access of existing urban recreation facilities and programs. This may be achieved by planning for maximum pedestrian and bicycle access; removing or modifying architectural barriers; and by expanding local efforts to inform citizens of existing recreation opportunities.
4. Promote Environmental Concern as Part of Recreational Programs. The County shall make environmental education and management an integral part of park and recreation policies and programs. Support for cooperative programming between resource agencies and local educational advisors will provide park and recreation resources as an instrument for environmental teaching, and as a means for accomplishing this objective.
5. Promote Creative Urban Design Concepts. The County shall utilize creative innovative design concepts, employing natural materials in plans for park development and conservation of environmentally sensitive open space. This may be partially achieved by improving coordination between planning and implementation efforts to assure that realistic plans provide responsive actions to be taken to meet identified user needs in a cost-effective, fiscally equitable and creative manner.
6. Preserve Sites of Historical, Archaeological, and Cultural Significance. Residents and visitors shall have access to historical, archaeological and cultural resources within the County through programs that preserve those resources and illustrate their value.
7. Promote Identification of the County's Most Significant Historic, Archaeological and Cultural Resources. The County shall encourage the continued identification, protection, analysis, and explanation of the County's historical, archaeological, and cultural resources. Such efforts shall include determination of their worth and vulnerability as well as formulation of preservation management policies.

8. Encourage Public and Private Entities to Protect Historical, Archaeological and Cultural Resources. The County shall encourage all public and private entities to participate fully in protecting and preserving historical, archaeological, and cultural resources.

Section 7-2 Inventory and Standards for Park Resources.

- A. Inventory of Park Resources. Parks are classified into neighborhood parks, community parks, urban district parks, and special beachfront and access strips as indicated on the following Park and Recreation Inventory and Map. In addition, two outlying regional parks, Jonathan Dickinson State Park and St. Lucie Inlet State Park, and Hobe Sound National Wildlife Refuge, and the Savannas are contained within the County.

<u>Beachfront Parks and Access Strips</u>	<u>Acreage</u>
1. Strip #1	0.82
2. Jensen Beach Park	50.00
3. Martin County Park and Fish	1.00
4. Bryn Mawr Strip #2	0.62
5. Forrest Strip #3	0.74
6. Tiger Shores #4	0.80
7. Stuart Beach Park/Elliott Museum	68.36
8. Fletcher Strip #5	0.80
9. House of Refuge	10.46
10. Chastain Strip #6	1.26
11. Beach Access Strip #7	1.5
12. Sailfish Point Strip #8	0.77
13. Hobe Sound Beach (Jupiter Beach)	2.0

Boat Ramps

14. Stuart Causeway Ramp (2)
15. Jensen Causeway Ramp (South)
16. Jensen Causeway Ramp (North)
17. Port Sewall (East Side of St. Lucie Blvd.)
18. Sandsprit Park (3) plus 1 proposed
19. Bill's Ramp (A1A, Port Salerno)
20. Leighton Park Ramp
21. Gleason Street Ramp (Hobe Sound)
22. Phipp's Park (Locks Road)
23. St. Lucie Canal (Locks Road)
24. Broward Extension Ramp (A1A, Port Salerno)
25. Indiantown Marina
26. Jonathon Dickinson
27. J and S. Fish Camp
28. S.E. Detroit Avenue (East end of Fork Road)
29. C-23 Canal (Boat Ramp Road)
30. Stuart Youth Center Ramp (North end of Flagler Ave.)
31. Sheppard Park (City owned; West end of West Ocean Blvd.)
32. Chamber of Commerce (West Ocean Blvd.)

Public and Private Golf Courses

33. Holiday Country Club
34. Indian River Plantation
35. Sailfish Point
36. Mid Rivers
37. Crane Creek
38. Piper's Landing
39. Martin County Golf Course (Public)
40. Stuart Yacht and Country Club
41. Miles Grant
42. Mariner Sands
43. Heritage Ridge Golf Course
44. Jupiter Hills
45. Turtle Creek
46. River Bend
47. Glen Eden (Approved)
48. Eagle Wood (Approved)
49. Jupiter Island

Neighborhood Parks and Schools

Acreage

50. Jensen Beach Elementary	5.0	active, passive recreation
51. Timberwick Park	2.0	
52. Palm City Elementary	10.0	passive recreation
53. Leighton Park	4.0	active recreation, boating
54. Adult Recreation Center	2.5	
55. Port Salerno Elementary	13.5	active, passive recreation
56. Murray Middle	18.0	active, passive recreation
57. Heritage Ridge Park	12.0	active, passive recreation
58. East Ridge	4.5	pool, active, passive recreation
59. Hobe Sound Elementary	12.0	active, passive recreation
60. Tropical Farm Park	5.0	active, passive recreation
61. Warfield Elementary	11.3	active, passive recreation
62. Indiantown Middle	2.6	active, passive recreation
63. Parker Elementary (City)	11.2	
64. Rocky Point Hammock Park	15.0	passive recreation
65. Lamar Howard Park	4.0	active, passive recreation
66. Zeus Park	6.0	

Community Parks

67.	Martin County High	28.0	pool, active, passive recreati
68.	South Fork High	60.0	
69.	Indian River Community College	40.0	
70.	Ski Wojciezak Park (Port Salerno)	13.5	active, passive recreation
71.	Joseph Reed Park (South County)	18.0	active, passive recreation
72.	Langford Park (North County)	20.0	active, passive recreation
73.	Palm City Park	20.0	active, passive recreation
74.	Kiwanis Park	7.0	active, passive recreation
75.	Big Mound Park	7.15	active, passive recreation

Urban District Parks

	<u>Acreage</u>	<u>Type</u>	
76.	Jensen Causeway Park	30.0	swimming, boating, passive rec
77.	Jaycee Park	14.0	swimming, boating, passive rec
78.	Sandsprit Park	13.5	boating, camping, passive rec.
79.	Phipp's Park	70.0	boating, camping, passive rec.
80.	Tequesta Park*	40.0	active, passive recreation

\*leased to Palm Beach County

Regional Parks

	<u>Acreage</u>	<u>Type</u>	
81.	Savannas	330.0	natural
82.	St. Lucie Inlet State Park	1,457.0	natural
83.	Hobe Sound National Wildlife Refuge	229.0	wildlife refuge, beach access
84.	Jonathan Dickinson State Park	10,284.0	boating, camping, trails cultural center, passive rec.

Civic Centers

- 85. Hobe Sound Civic Center (leased)
- 86. Port Salerno Civic Center (leased)
- 87. Leighton Park Community Center  
(Palm City)

# MARTIN COUNTY FLORIDA

## Parks and Recreation EXISTING

### LEGEND

- ▲ Civic Center
- Neighborhood Park / School
- Community Park
- Urban District Park
- ▨ Regional Park
- ▨ Beach Access Strip
- ▨ Golf Course
- ⊠ Boat Ramp

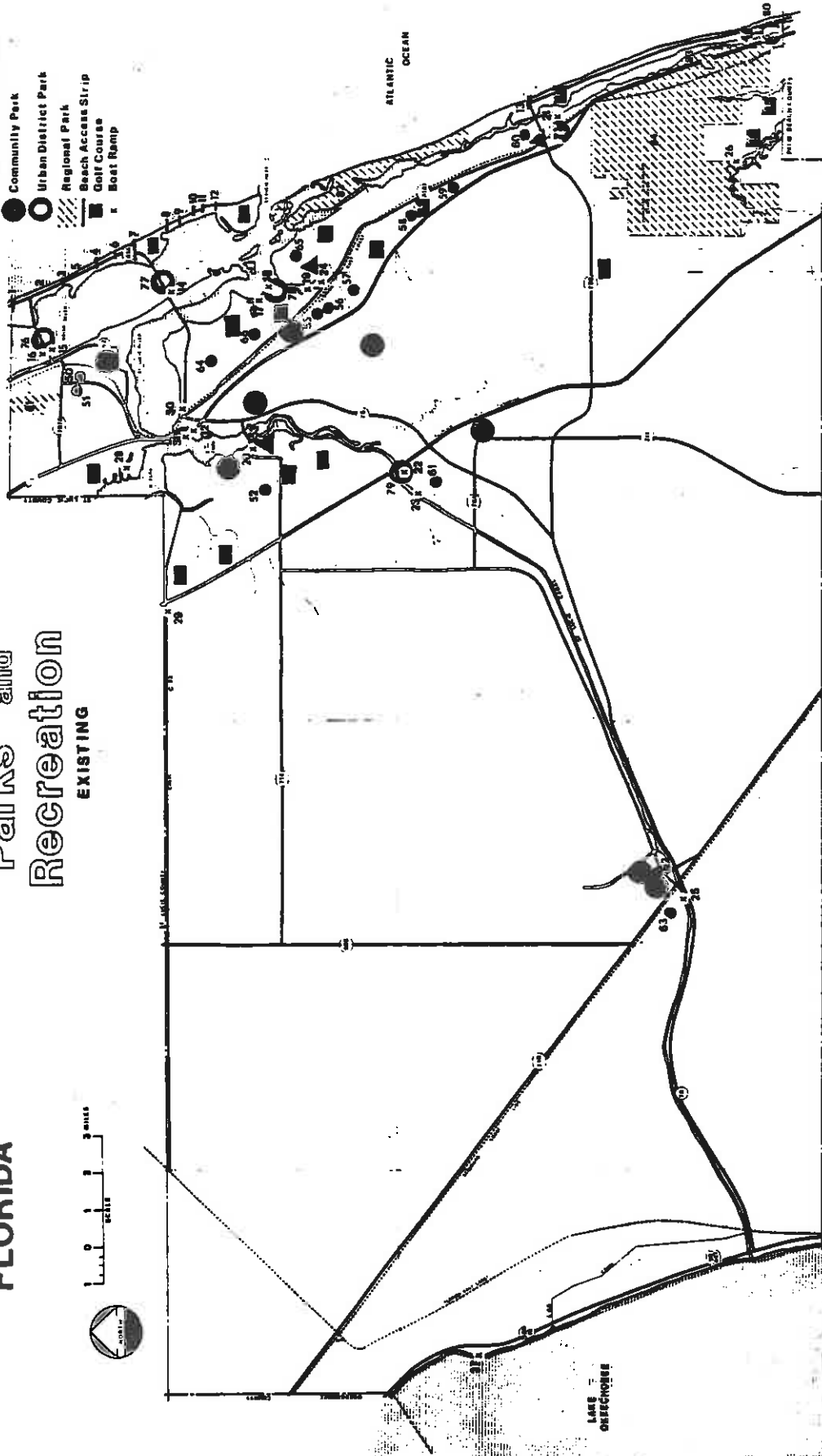


Figure 24

Section 7-3 Implementing Parks, Recreation and Open Space Goals and Objectives. The following plans and programs shall be the basis for carrying out the goals and objectives of the Parks and Recreation, and Open Space Element.

- A. The Creation, Acquisition and Preservation of Recreation and Open Space Implementation Programs. The County shall carry out the following programs:
1. Create a County Wide Parks and Recreation Department. The County shall provide a full-time professional recreation/planning leadership and staff, supplemented by part-time employees and volunteers, pursuant to a timetable to be adopted by the Board of County Commissioners.
  2. Acquire Neighborhood and Community Park Land and Facilities Necessary for Adequate Recreation Provision. The County shall attempt to acquire neighborhood and community park land and facilities necessary for adequate recreation provision as prescribed by adopted State standards.
  3. Attempt to Acquire Additional Oceanfront Property. The County shall attempt to acquire additional privately owned oceanfront property not yet committed to development. The County shall use available public and private grant assistance to complement the County's limited fiscal resources, realizing the State and nationwide advantages of accessible public oceanfront land.
  4. Establish Design Criteria for Park Facilities and Programming. The County shall develop a design review process with all pertinent County Departments for parking, roads, and other considerations related to parks and recreation, including preservation of native trees and natural plant communities for the purpose of conserving water, energy and natural resources to assure desirable program implementation.
  5. Enforce the Recreation Land Dedication Standards of the Comprehensive Plan. The County shall require either the dedication of park lands, provision of recreation facilities, or payment of money to a public recreation fund as detailed in the Land Use Element Section 4-3 (E).
  6. Identify and Evaluate Techniques for Increasing Recreation Revenues. The County shall investigate user fees, impact fees, concession royalties, and/or possible earmarking a portion of local tax revenues for parks and recreation. Programs shall be developed to lease portions of parks to private and public groups for recreation use.
  7. Joint School/Park Concept. Pursue agreement with School Board for implementation of the joint school/park concept. The County shall develop a model contract as a means of standardizing and simplifying school/park facility development, maintenance and programming.
  8. Develop Cost-Effective Ways to Maintain Staff Positions Including Highly Visible Volunteer Recognition Programs. The County shall encourage residents to assume responsibility for making neighborhood parks safe by giving them a role in park supervision and/or maintenance; and by creating a summer internship program to use undergraduate recreation and landscape architecture majors as volunteers.



9. Encourage Development of Marinas and Boat Ramps. The County shall encourage private business to lease and operate marinas at appropriate locations to serve the public. Such areas shall have sufficient land area to accommodate planned marina development and shall direct access to waterways adaptive to marina activity. The County shall be responsible for the development of boat ramps wherever possible in order to make access to the waterways available to the general public. The Boat Ramp Committee in conjunction with the engineering department shall continue to use allocated state funds for building boat ramps and acquiring waterfront property. The County should consider a joint venture with the City of Stuart using state boating funds to rebuild the city dock East of City Hall as a recreational pier and public marina.
  10. Program for Significant Historic, Archaeological and Cultural Sites. Site plan review shall require protection of significant historic archaeological and cultural sites.
  11. Examine the Potential for Public Use of Waterfront Spoil and Maintenance Sites. The Florida Inland Navigational District owns waterfront property for spoil purposes in lots 30, 31, 34, 35 and 41 in Gomez Grant in the South County area. The South Florida Water Management District owns right-of-way on both sides of the C-23 and the St. Lucie Canal and owns two spoil sites in Palm City. One is about 40 acres in the Riverview Subdivision just above the Chapman School. The other is just North of Piper's Landing. The County should negotiate with both, the Florida Inland Navigational District and the South Florida Water Management District to assure public access and use at these locations.
- B. The Continuing Creation and Maintenance of Areas, Facilities, and Activities Implementation Programs. The County shall carry out the following programs:
1. Maintain Parks, Recreation and Open Space Information System. The County shall continue efforts toward collecting, maintaining, and updating data concerning the public and private park resource inventory, recreation improvements, and demand factors for both public and private facilities.
  2. Review and Amend Plans and Policies as Necessary. The County shall assume continuing analysis of problems and issues related to parks, recreation and open space. Identified future land and capital improvements shall be scheduled and programmed in the capital improvements program and budget.
  3. Recreation Improvement Program. The County shall focus on the development of parks and recreational facilities within the urbanized areas followed by facilities in those areas in the direct path of urbanization. The total associated costs for the development of recreational facilities will essentially consist of land cost and construction of park facilities.
  4. Acquire Land Not in Productive Use. The County shall attempt to transfer potentially suitable derelict land, tax delinquent land, surplus highway right-of-way, and other land not presently in productive use to the park agency or recreation purposes. Additionally, the potential use of land through leasing shall be investigated, as well as the potential that might become available under a leasing option. Such use of purchase options for land acquisition shall be continually explored.

5. Continue Efforts Toward Advanced Acquisition. The County shall continue to develop a program of advanced land acquisition by the County prior to development and before the escalation of land costs.
6. Evaluate Lands for Open Space Potential. The County shall evaluate all public owned lands that are not in current use or identified for future use for their potential as public open space. Additionally, where feasible utilize drainage easements as public open space with appropriate access. The County shall examine all lands currently used of purchase, or purchase options.
7. Preventing Adverse Impact of Development on Historic or Archaeological Sites. Continuing development activities shall include precautions necessary to prevent the following adverse impact to historic or archaeological sites of significance: 1) destruction or alteration of all or part of such site; 2) isolation from, or alteration of its surrounding environment; 3) introduction of visual, audible, or atmospheric elements that are out of character with the property or alter its setting; 4) transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use; and 5) other forms of neglect resulting in its deterioration.
8. Utilize Grantsmen and Other Appropriate Fiscal Advisors. The County shall assure that the advantages of all appropriate local and non-local sources of financial and technical assistance are sought and received. Alternative funding sources and impacts must be monitored continually so that appropriate evolving state and federal assistance programs shall be aggressively pursued to ensure the attainment of recreation objectives in a cost-effective and fiscally equitable manner.
9. Improve Coordination Between Planning and Implementation Efforts with Overall Land Use Planning and Other Human Service Planning. The County shall assure realistic plans and responsive action to meet identified needs in a cost-effective and fiscally equitable manner by encouraging the use of local park and recreation resources for a wider range of human delivery services, (i.e., health information, consumer protection, nutrition, bookmobiles, etc.). Coordination shall include planning activities to provide a hike and bike trail system throughout the County within open space, park and street corridors. All future recreation facilities shall be designed for multi-purpose use where appropriate.
10. Plan for Maximum Pedestrian and Bicycle Access. The County shall continually update the improvements plan and inventory to be fully utilized as the first step toward removing or modifying architectural barriers for the physically handicapped.
11. Expand Local Efforts to Inform Citizens of Existing Recreation Opportunities and Issues. Such provisions shall emphasize reaching residents such as the handicapped or economically disadvantaged who do not regularly participate in recreation programs as well as inform regular users of new programs, schedules, and use-related problems. User surveys shall be considered as a way to identify recreation resources to meet user needs.

12. Support Cooperative Programs between Resource Agencies and Local Educational Advisors. Park and recreation resources shall be further developed by the County as an instrument for environmental teaching, as an extension of the standard academic program. This effort shall facilitate the use of local parks as year round close to home urban environmental laboratories for all age groups to study natural systems.
  13. Encourage Urban Recreation Planning to Include Quality Art Opportunities. This shall be facilitated by using imaginative, locally available talent of public and private institutions, organizations and individuals. The need for a community theater or center of the performing arts will become evident as the population grows, and the presence of the University and Community College in the County are an asset which can be more fully integrated into the cultural fabric of the community.
  14. Promote Additional Public Golf Courses. The County shall attempt to acquire and develop or make property available for additional public golf courses and cooperate with the existing golf club for the possible expansion of that course, providing adequate protection to existing habitat and receiving waters.
- C. Special Parks and Recreation Studies. In order to maintain parks and recreation plans and policies responsive to changing conditions, the County shall investigate emerging problems and issues in order to develop specific strategies for corrective action as needed. Special studies shall also be undertaken where necessary pursuant to special grant assistance programs or policies of the federal or state government or other regional or local public agency.

Special studies shall include application of urban design techniques for improving utility of public parklands, controlling access and preventing encroachment into environmentally sensitive areas, enhancing landscape and other scenic amenities, and providing new opportunities for active and passive recreation. Fiscal impacts of any proposed changes in plans, policies, or programs shall be considered in all special studies in order to continually improve fiscal management capabilities. The timing of such special studies shall be predicated on decision of the Board of County Commissioners and the Planning and Zoning Commission of the Local Planning Agency.

## ARTICLE VIII. CONSERVATION AND COASTAL MANAGEMENT ELEMENT

Section 8-1 Objectives for Conservation and Coastal Management. Decisions of the Board of County Commissioners which affect coastal management shall be consistent with the following objectives. These objectives are directed toward attaining goals for resource conservation identified in Article II. A systematic evaluation of goals, objectives, policies, and programs shall be implemented to assure appropriate feedback, analysis, and corrective action. Activities directed toward implementing the conservation and coastal management element are presented in Section 8-2 of this Article VIII.

### A. Ocean/Beach Objectives.

1. Preserve and Enhance the Beach/Ocean System including the Beach and Dune System as well as Nearshore Reef Systems and Inlets. Martin County shall promote the preservation and enhancement of the County's beach and dune system. Through efficient growth management, the County shall prevent adverse impacts of coastal development on the dune system.
2. Regulate Protective Shoreline Structures. Consistent with F.S. 161.053, the County shall prevent coastal construction seaward of the State and local coastal construction control lines in order to abate adverse environmental impacts and damage to adjacent properties.
3. Preserve and Promote Native Indigenous Dune Vegetation. The County shall require the preservation of native indigenous dune vegetation and encourage planting of additional native vegetation.
4. Preserve and Restore the Beach and Combat Beach Erosion. The County shall promote the preservation and restoration of its beach and combat beach erosion through dune or beach stabilization and enhancement.

### B. Estuary System Objectives.

1. Promote and Enhance Knowledge of the Value and Function of the Estuary System. The Board of County Commissioners shall coordinate with the Martin County Soil and Water Conservation District and other related agencies in promoting awareness of new information concerning the estuary system and the impacts of development on the value and function of the estuary.
2. Protect Estuarine Water Quality, Tidal Marsh and Marine Grassbeds. Shallow waters with marine grassbeds are habitats for organisms in marine food chains and perform important functions related to water quality. Marine grassbeds and tidal marsh areas shall not be modified except in cases of overriding public interest. Since these areas are sensitive to increased turbidity and other forms of pollution, water runoff and introduction of nutrients should be consistent with the historic requirements of the natural system. Any additions of contaminants, including excessive nutrients, shall be minimized and the cumulative impact of proposed alterations shall be monitored through effective water quality management.

3. Preserve the Indian River, the St. Lucie River and Loxahatchee River Estuaries and their Rivers and Inland Waterways. The County shall promote preservation of County estuaries, the mangroves, marine grassbeds, fresh and saltwater shoreline tidal areas, natural drainage and recharge areas, tidal marsh, spoil islands, indigenous aquatic vegetation and other native indigenous aquatic life.
4. Promote Growth Management Techniques to Preserve Values and Functions of the Estuary System and Equitably Balance Private Property Rights. The County shall monitor new effective growth management techniques for preserving the value and function of the estuary system. The County shall evaluate the impact of growth management techniques on private property rights to assure equitable treatment of these rights. Effective new techniques shall be adopted and included in the County's implementation program for managing the estuary system as such techniques are identified and found cost effective for local adaptation.
5. Coordinate Spoil Island Management with the State. The County shall coordinate with the State in managing the cumulative impact of proposed alterations to the spoil islands. The County shall promote conservation and vegetation of these spoil islands with indigenous plant material. The County shall encourage investigation into the possibility and methods of generating wildlife habitats on those spoil islands.
6. Preserve Estuarine Shoreline. Estuarine shorelines containing native indigenous vegetation should be preserved. Special attention should be given to mangrove preservation.
7. Manage Impact of Coastal Development on Tidal Flushing and Circulation Patterns. Tidal flushing and circulation patterns should not be significantly altered by development activities.

C. Flood Plain Hurricane Flood Zone Objectives.

1. Maintain and Improve Flood Plain Management Programs. The County shall promote awareness of flood plain characteristics and drainage problems, identification of needed structural improvements, application of improved structural and nonstructural techniques and practices of water resource management, and appropriate intergovernmental coordination.
2. Promote the Safety of Residents Against Hurricane-Driven Tides and Promote Emergency Preparedness Plans. The County shall continue to promote awareness of the severe hazards associated with hurricane-driven tides and related wave action. The County shall promote awareness of the Civil Defense disaster preparedness plans and evolving plans for hurricane evacuation.

D. Land, Air, and Water Quality Objectives.

1. Promote Conservation of Natural Characteristics of the Land. The County shall develop performance standards which promote development and conservation practices to conserve and enhance natural characteristics of the land including soils and native indigenous vegetative cover.
2. Maximize Conservation and Open Space. The County shall develop additional performance standards which promote maintenance of landscaped areas, yards, and other open spaces. Preservation of open space permits access to light, air, and amenities of open space; enhances natural soil permeability, facilitates drainage, and reduces the need for costly drainage structures and related maintenance expenses; and improves the quality of the overall community appearance.
3. Conserve and Protect Fresh Water and Groundwater Recharge Area, Including Lakes, Streams, Sloughs, Marshes, Wet Prairies, Wet Hammocks, and the Savannas. Land use controls shall provide performance standards for preserving and maintaining primitive wet hammocks and sloughs. Undue disruption of natural drainage systems, including disruption to wetland systems, shall be avoided. Efficient drainage systems, both, on and off site shall be implemented through performance standards.
4. Promote Improved Water Quality Management. The County shall coordinate with the federal, state, and regional planning and water management districts in improving storm water management.
5. Preserve and Protect the Freshwater Savannas. The Savannas, a catchment basin, is comprised of more the 3,500 acres. The area extends from Fort Pierce (St. Lucie County) south to Jensen Beach. The Savannas supply a surficial equifer of major significance which provides high quality nonmineralized potable water requiring no treatment to residents along Indian River Drive. The State of Florida has purchased most of the system. However, the remaining privately owned land within the Savannas, approximately 1,500 acres, should be purchased by the State to assure preservation of this unique natural system.
6. Enhance and Protect Air Quality. The County shall protect against air quality degradation through application of appropriate land use control. The County shall ensure that the type, location, design, and density of development are consistent with the maintenance of clean air: The County shall enact performance standards upon adoption of the Comprehensive Plan which shall regulate the nuisance impact of air pollutants.

E. Fish, Vegetation, and Wildlife Conservation Objectives.

1. Promote Optimum Population of All Native Species of Fish, Vegetation, and Wildlife and Preservation of Habitats. Native fish, vegetation, and wildlife populations and suitable habitats are important natural resources, especially within the St. Lucie River and Indian River estuaries. Recreational fishing provide a significant contribution to tourism, fishing and the marine industries within Martin County and commercial fishing is important to the County's economic base and economic diversification. All endangered native species of fish, vegetation, and wildlife and their respective natural habitats shall be protected from adverse development impacts.
2. Promote Efficient Fish, Vegetation, and Wildlife Management Principles and Practices. The study and application of efficient fish and wildlife management principles and practices shall be included in the overall planning process in the coastal area when considering the impacts of various land uses upon the fish and wildlife resources within Martin County.
3. Encourage Preservation of Unique or Endangered Fish, Vegetation, and Wildlife Species and Their Habitats. Coastal management planning shall apply to management principles and practices for preserving unique or endangered fish, vegetation, and wildlife and shall study new state-of-the-art concepts.

Section 8-2 Implementing Programs for Conservation and Coastal Management.  
The following programs shall be the basis for carrying out the goals and objectives of the conservation and coastal management element. Development orders shall be reviewed for consistency with these policies.

A. Programs Related to the Ocean System.

1. Enforce Special Development Requirements for Barrier Island Construction. Martin County shall continue to enforce special requirements regarding development on the barrier island pursuant to the Martin County Code of Laws and Ordinances (as exists or as may be hereinafter amended) which established setback requirements for buildings and structures, minimum elevations, dune protection standards, and bulkhead regulations. Construction shall also comply with the County's flood damage prevention ordinance (Chapter 14 of the Martin County Code of Laws and Ordinances, as exists or as may be hereinafter amended). Similarly, the County shall continue to prohibit vehicular traffic on or over the dune and on the beach. Public pedestrian access over the dune to the beach shall be restricted to controlled access points. Construction of appropriately designed elevated dune walkways shall be required at all new or improved points of access.

2. Enforce the Coastal Construction Control Line. The Martin County Board of County Commissioners shall exercise a strict interpretation of the County and State laws regulating the coastal construction control line in order to ensure maximum future protection of life and property from the massive destructive tendencies of hurricane and other coastal storm conditions. Also, the County acknowledges that non-structural environmental management techniques for shoreline stabilization are preferable to structural plans designed to harden and reinforce the shore to mitigate erosion. The latter structural proposals generally exert erosive tendencies on adjacent properties and intensify long term erosion by altering natural defenses against erosion.

The County shall periodically reevaluate coastal shoreline construction regulations in order to remain responsive to changing problems and issues, advances in the state-of-the-art, and changes in the State's coastal construction legislation, administrative rules, and policy guidelines. The latter State policies are anticipated to become more restrictive based on continuing research in coastal construction techniques directed toward minimizing destructive tendencies of wind, wave, and erosion associated with hurricanes and other storm conditions. The County shall work jointly with the State in enforcing locally applicable provisions of the State coastal construction control line.

Any building or structure located seaward of the local and/or State coastal construction control line (as it exists or as it may hereinafter be amended) shall be displaced and removed at the owner's expense if the building or structure is destroyed or damaged to an extent greater than fifty percent subject to Section 23-122 and 33-72 of the Martin County Code of Laws and Ordinances as exists or as hereinafter may be amended. The requirement for removal may be waived by the Board of County Commissioners upon a showing that rebuilding will not:

- a) Render the property subject to further damage through flooding or erosion;
- b) Interfere with preservation and enhancement of the dune system; and
- c) Adversely affect adjacent properties and structures.

Whenever any beachfront building has been seriously damaged by hurricane flooding the Federal Emergency Management Agency shall be encouraged to purchase the land for open space under the Federal Flood Insurance Program.

3. Undertake Programs to Combat Beach Erosion and to Stabilize the Dune System. The County shall coordinate with the State and appropriate federal agencies in achieving this objective. The County shall encourage study of those shoreline areas where erosion is most intensive to determine major factors underlying erosion. The County shall monitor and evaluate jointly with other public and private interests desirable preventive measures for abating beach erosion and preserving and restoring the beach.



The stability of the shoreline shall be protected and enhanced through preservation of indigenous vegetation, including coastal mangroves and upland vegetation, especially on slopes, shoreline and bluffs. Such vegetation contributes to marine productivity and water quality; offers protection from erosion and flooding; contributes to natural dune building and shoreline stabilization.

4. Acquire Major Undeveloped Privately Owned Land Holdings on Hutchinson Island. Martin County shall consider alternative means for acquiring privately owned land for which the respective landowners have no current County approved development plan (approximately 4,600 linear feet of beach frontage property). This acquisition program will preserve environmentally sensitive floodprone lands on the barrier island, prevent development of these lands, and provide additional beachfront recreation sites.

B. Programs Related to the Estuary System

1. Enforce Shoreline Performance Standards in Review of Estuarine Development Proposals. Martin County shall protect the estuarine shoreline zone as herein defined in order to protect the stability of the estuary and to enhance water quality. The shoreline protection zone shall include all estuarine waters within Martin County, including those lands contiguous to said waters where fringe mangrove communities occur. In order to maintain the functional integrity of the mangrove communities, the interior boundary of the shoreline protection zone is established at a line extending fifty (50) feet laterally upland from the landward limit of the shoreline mangroves. The shoreline mangroves shall include communities which contain red (*Rhizophora mangle*), black (*Avicennia germinans*), white (*Laguncularia racemosa*) and Buttonwood mangroves. Those mangrove or wetland vegetative communities which are isolated inland and separated from open water areas by non-wetland natural vegetation communities shall be preserved but shall not be subject to the restrictions within the shoreline protection zone.

The existence of a narrow band of Australian Pine or other berm vegetation such as those created by mosquito impoundment dikes shall not constitute "isolation" as used above. This standard shall not be interpreted as allowing destruction of non-mangrove wetlands landward of the area protected by this standard when such wetlands are protected by other policies and standards in this Plan.

- a) Within the estuarine shoreline zone defined above in Subsection 8-2 (B) (1), no development shall be permitted, except to provide the property owner reasonable access to the water. Such development shall be restricted to accessways running perpendicular to the shoreline and shall be no greater than twelve (12) feet in width. The Community Development Director (or designee) shall approve any such request for clearance only after receiving a satisfactory plan of the proposed development which shall demonstrate the need for access and shall designate the property boundaries to scale, for shoreline zone, the reason for the development, and other

information as may be required by the Martin County Code of Laws and Ordinances. The decision of the Community Development Director may be appealed to the Board of County Commissioners. The Board of County Commissioners may approve the subject request upon a finding of need together with a finding that the plan presented represents the minimum reasonable mangrove destruction needed for access.

- b) No structure other than docks (waterward of the mangrove line), boat ramps and elevated walkways, limited to those necessary for the personal use and enjoyment of the shoreline property owner and County approved public utilities, shall be permitted within the shoreline protection zone.
- c) Within the fifty (50) feet upland transition zone, no permits shall be required for maintenance of existing uses or maintenance of uses permitted by this section.

The Land Development Code shall specify procedures under which fill may be allowed in the transition zone. Where filling is allowed under the Land Development Code, standards shall assure:

- 1. No wetlands are filled.
- 2. There is no adverse impact to the shoreline zone.
- 3. Preservation of native indigenous vegetation is maximized.
- 4. Fill is minimum necessary to assure that the owner is not denied reasonable use of his property.

- d) All waivers within this Section shall be subject to the restrictions of Section 4-3.

- 2. Manage the Location of Construction Activity Near Estuarine Systems and Enforce Appropriate Vegetation and Landscaping Requirements. No new construction shall be permitted to threaten the stability of the estuary. The County shall coordinate with the State in managing development and conservation decisions in a way which protects the values and functions of wetlands, spoil islands, and submerged lands. Hardening of the shoreline with rip-rap or bulkheads shall not be allowed unless erosion is critical and the Plan includes revegetation.

Preserve indigenous vegetation within and adjacent to the estuary, including mangrove and upland vegetation, especially on slopes and bluffs. Such vegetation contributes to marine productivity and water quality; offers protection from erosion and flooding; and contributes to the natural soil building process. Vegetative and landscaping requirements should emphasize the importance of planting indigenous coastal vegetation to minimize the water usage for irrigation purposes.

3. Review of Proposed Alterations to Natural Tidal Flushing Patterns and Circulation of Estuarine Waters. Martin County shall not permit significant alteration of tidal flushing and circulation patterns by development without demonstrated proof by the applicant that such alteration will not have a negative impact on the natural environment.
4. Prohibit Canals. For purposes of this subsection a canal is defined as an artificial waterway providing access to waters of the State or to any of the rivers, streams, creeks, canals, or other waters of the State or their tributary systems for the purposes of navigation, aesthetics, recreation, and/or enhancement of property. This definition expressly excludes non-residential canals required for agricultural irrigation and drainage purposes. Also excluded are appropriately designed swales and ditches approved by the Public Works Director as necessary for controlled outflow of surface water.

Canals, as defined above, alter the natural characteristics of existing ecosystems, damage natural habitat and generally cause adverse impacts to natural hydrology. Canals have been shown to cause salt intrusion, over-drainage, lowered water quality, inadequate flushing and long range cumulative degradation of the estuary. The County shall continue to monitor the state-of-the-art and when long term tests in actual situations demonstrate that new techniques exist to eliminate negative impacts this section may be amended. A supportive analysis of this policy is presented in the Data Inventory and Analysis.

5. Coordinate Development Activities along the Estuarine Shoreline with Appropriate Public Entities. Martin County shall coordinate review of estuarine shoreline development with appropriate federal, state, regional and local agencies to prevent irreparable or irretrievable loss of natural coastal resources. Intergovernmental coordination shall also provide cost effective utilization of experts in marine biology, coastal engineering, and soil conservation. To this end, as appropriate, the County shall coordinate with public agencies, including the U.S. Department of Interior, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, National Oceanic and Atmospheric Administration, U.S. Soil Conservation Service, the State Departments of Environmental Regulation, Natural Resources, and the State Game and Fish Commission, the South Florida Water Management District, the Treasure Coast Regional Planning Agency, and potentially impacted local governments.
6. Disseminate Information and Technical Assistance on Matters Related to the Estuary System. Martin County shall make environmental education and management an integral part of park and recreation policies and programs. In addition, the Community Development Department shall provide general information assistance and referral services to citizenry interested in the impacts of Martin County's physical development on natural resources and resource conservation. To this end the Board of County Commissioners shall encourage the continued operation and maintenance of the Jensen Beach Environmental Education Center and other similar facilities.

7. Apply Proven Cost Effective Innovative Techniques to Preserve Values and Functions of the Estuary System which also Equitably Balance Public and Private Property Rights. The County shall monitor new effective growth management techniques suitable to local conditions for preserving the value and function of the estuary system. The County shall evaluate the impact of growth management techniques on public and private property rights to assure equitable treatment of these rights. Effective new techniques shall be adopted and included in the County's implementation program for managing the estuary system as such techniques are identified and found cost effective for local adaptation. Such innovative management techniques as transfer of development rights, tax incentives, public purchase or lease of development rights, or other innovative land and water management techniques shall be considered as approaches for resolving property rights issued in an equitable manner.

C. Programs Related to Flood Plain and Hurricane Flood Zone Protection.

1. Enforce Flood Damage Prevention Ordinance. Martin County shall continue to participate in the National Flood Insurance Program and continue to enforce its Flood Damage Prevention Ordinance, Chapter 14 of the Martin County Code of Laws and Ordinances, (as amended and may hereinafter be amended). This ordinance shall remain responsive to program policies of the Federal Insurance Administration and shall be updated as the state-of-the-art produces proven cost effective program for minimizing flood damage loss through construction setback requirements and other site location techniques as well as upgraded building and construction techniques.

In addition, Martin County shall enforce its subdivision, zoning, and building codes which also contain flood plain management policies. These existing performance standards shall be implemented to assure that new development does not generate new flood hazards. Similarly, new flood and water resource management programs shall be promoted in order to upgrade structural systems and achieve cost effective protection against flood conditions. This policy and related programs shall be coordinated with the State and appropriate regional planning and water management districts.

2. Use the Impending Soil Conservation Service Drainage and Flood Plain Mapping Program to Reevaluate the County Flood Damage Prevention Ordinance. Martin County shall coordinate with the South Florida Water Management District and the Soil Conservation Service and other relevant agencies in developing an upgraded information program for assessing flood damage prevention issues. Based on improved drainage and flood plain data, the County shall formulate a countywide master drainage plan which emphasizes cost effective and environmentally sensitive solutions.
3. Maintain a Current Emergency Preparedness Program Responsive to Public Safety Issues Generated by Hurricanes and other Acts of Natural Disasters. The Martin County Office of Disaster Preparedness shall periodically update its disaster preparedness plan and promote development of community shelters to ensure maximum public safety in the event of natural disaster. The County shall disseminate information regarding disaster preparedness in a timely manner. The County shall work toward providing an improved emergency service communication system with well defined management objectives and lines of authority.

4. Enforce Land Use Controls on the Barrier Islands which Promote Development Harmonious with Natural Conditions. Land use controls on the barrier island including Section 23-122 and 33-72 of the Martin County Code of Laws and Ordinances as exists or as hereinafter may be amended, shall be enforced which prevent undue concentration of dwelling units; require appropriate construction setback from the State's coastal construction control line; and promote conservation of the indigenous vegetation within the beach and ocean system and estuarine systems as a natural defense against storm and wave surge.

D. Programs for Preserving Land, Air, and Water Quality.

1. Enforce Conservation of Environmentally Sensitive Ecosystems and Preservation of Natural Habitats in Review of All Site Plans. Martin County shall require that all new applications for approval of zone changes, subdivisions, or site plans include an identification of any environmentally sensitive wetlands as identified on the soil description within Subsection 4-3 (B). Land use controls shall be designed to protect the value and function of sensitive ecosystems by prohibiting development or alteration of such areas unless the applicant for a development permit demonstrates that the identified wetlands are no longer functioning as a wetland pursuant to requirements of Subsection 4-3 (B) (1).

The development review process shall place a high priority on conservation including preserving water recharge areas and water quality, preventing erosion and sedimentation, protecting bluffs and indigenous vegetation, and preserving natural habitats in the vicinity of the following waterways and wetland areas: the Savannas, Britt Creek, Arant's Creek and Swamp, Warner Creek, Hutchinson Island estuarine area, St. Lucie South Fork and Islands, Willoughby Creek, Manatee Creek, Intracoastal Waterway and adjacent marshes, St. Lucie North and South Fork Headwaters, Myrtle Slough, Danforth Creek, Kitchen Creek Headwaters, Cypress Creek and Loxahatchee Headwaters, Bessy Creek, Mapp Creek, Hog Creek, Allapattah Slough, Barley Barber Swamp, Myrtle Creek, Bluefield Wetlands, Boar and Myer Hammocks, Wildcat Creek, Creek East of Port Mayaca, Can Slough, Chancey Bay, and Roebuck Creek.

The mangrove preservation ordinance shall further implement the high value assigned to preservation of native indigenous vegetation and natural habitats in the vicinity of the above named areas.

Similarly, the County shall discourage the planting of and promote the eradication of undesirable exotic vegetation including Australian Pine (Casuarina), Melaleuca (Quinquenervia), Cajeput Tree (Melaleuca species) and Brazilian Pepper (Schimus terebinthifolius) through the County.

2. Promote Best Management Techniques for Soil, Erosion, and Sedimentation Control. Erosion and sedimentation shall be reduced through application of effective land use controls. Where grading is proposed along slopes susceptible to erosion, including natural or man-made retention ponds or waterways, the County shall require planting of native indigenous plant material at elevations compatible with natural systems in order to protect or enhance the stability of slopes pursuant to performance standards of Section 4-3 (I) of this Plan.

3. Upgrade Watershed Management and Drainage Criteria to Assure Maximum Protection of Water Quality and Preservation of Freshwater Supply. The County shall continue to enforce existing environmental control regulations (Chapter 12 of the County's Code of Ordinances) and establish additional performance standards as needed which promote water management policies to control water runoff, enhance water quality and groundwater recharge, minimize erosion, and abate natural resource and freshwater systems, including Class II and III waters.

Martin County shall require drainage criteria in the site plan review process to assure that all development proposals subject to site plan review shall include a drainage plan prepared by a Florida registered engineer.

The County shall adopt an ordinance or procedural manual defining criteria for drainage plan review. The ordinance should consider providing a maximum feasible on-site retention of surface water in compliance with regulations of the South Florida Water Management District and the State Department of Environmental Regulation. The County shall require that new development retain to the maximum reasonable extent all surface water runoff. The volume of natural, uncontaminated freshwater runoff to the estuaries shall not be artificially reduced below minimum maintenance levels based on historic norms.

4. Encourage the State to Purchase the Remaining Portion of the Savannas Which Remain in Private Ownership. Martin County urges the State purchase the remaining 1,500 ± acres of privately owned lands comprising the Savannas.
5. Consider Adopting Performance Standards Regulating Nuisance Impacts. Martin County shall consider the adopting of performance standards regulating against the emission of air pollutants, noise, vibration, glare and fire and explosive hazards beyond specified levels. The ordinance shall provide procedures for administration, including statement of purpose, means of evaluations, and enforcement procedure.

E. Programs for Preserving Fish and Wildlife.

1. During the Site Plan Review Process Consider Impacts on Fish, Vegetation, and Wildlife. Where proposed development activities have potential to degrade, destroy, or severely impact habitats, the developer shall assess possible means for abating any anticipated impacts on fish and wildlife populations and habitats. The County shall require reasonable safeguards to prevent or significantly reduce the potential adverse impacts of development on fish, vegetation, and wildlife as well as impacts on their natural habitats. The unique estuarine shoreline protection program, the tree protection ordinance, the proposed drainage ordinance, and regulations governing development in wetlands and other environmentally sensitive areas shall also prevent or significantly minimize any adverse impacts on fish, vegetation, and wildlife and their natural habitats.

Site plan review and evaluation shall consider development impacts on fish, vegetation, and wildlife with a view toward minimizing adverse impacts on natural ecosystems. The review process shall require stabilization of altered building sites in order to minimize erosion, sedimentation and siltation. Also, water, wastewater and drainage facilities shall be managed in order to prevent adverse impact on the natural characteristics of water bodies supportive to fish, vegetation and wildlife. Special care should be taken to preserve all rare, endangered, or threatened species as identified by federal and state agencies and the habitat required to support these species. Special protection should also be directed toward species of unique character in relation to their habitat, including special management practices regarding the habitat, breeding, and feeding characteristics of such species. Efforts should be made to insure that no representative natural ecosystem and/or its associated wildlife species now existing in the area are eliminated or significantly reduced in the area through unwise land use or management practices. This should include the consideration of a program to control and/or eradicate harmful exotic species that endanger natural ecosystems and their associated endemic species.

2. Enforce the Provisions of the County's Fish and Wildlife Ordinance. Martin County shall continue to enforce Chapter 16 of the County Code of Ordinances which protects the bald eagle; prohibits taking, selling, transporting of sea turtle or sea turtle eggs; protects the alligator; regulates fishing practices and procedures; and protects fish and wildlife within the Lake Okeechobee Management Area and on islands of the South Fork of the St. Lucie River.

ARTICLE IX PUBLIC FACILITIES: WATER, WASTEWATER, DRAINAGE, AND  
SOLID WASTE ELEMENT

Section 9-1 Objectives for Management of Water, Wastewater, Drainage and Solid Waste Systems. Development of water, wastewater, drainage, and solid waste systems shall be guided with the following objectives for public improvements. These objectives are directed toward attaining the goal of provision and maintenance of accessible community facilities as identified in the overall goals for the Comprehensive Plan. A systematic evaluation of goals, objectives, policies, and programs shall be implemented to assure appropriate analysis, and corrective action.

These objectives are also directed toward achieving and implementing an overall water management program which guides the development of water supply; preserves water quality; assists in attaining efficient water uses; and recognizes the natural system uses of water in nutrient transport, maintenance of wetlands and floodplains, groundwater recharge and the support of fish and wildlife.

A. Water Quality, Use and Supply Development.

1. Promote Water Quality and Efficient Water Management Practices. Martin County shall pursue land and water management objectives that reinforce natural hydrologic relationships in order to optimize soil, fertility, percolation and recharge of groundwater in order to enhance water quality. The County shall assist management of recharge areas and recharge of groundwater in order to promote continuance of natural hydrological processes to the maximum reasonable extent.
2. Protect Groundwater and Surface Water Resources. Martin County shall assist in protecting groundwater from point and non-point pollution sources. Similarly, the County shall promote the conservation and efficient use of water as it travels through groundwater systems and promotes maintenance of adequate supplies of high quality groundwater. The County shall assist the State and South Florida Water Management District in managing water quality by assisting in preventing the discharge of inadequately treated wastewater and poor quality stormwater into public water bodies.
3. Establish Efficient Management Policies for Providing and Maintaining Systems for Central Water Storage Treatment and Distribution. Martin County shall work with existing private utility companies to assure that an updated engineered master plan (Adair & Brady, 1972) for providing water service to urban areas is formulated expeditiously. Such plan shall be reviewed periodically to assure that the plan remains responsive to rapidly changing conditions and issues. The water service master plan shall be consistent with all elements of the Comprehensive Plan and shall encourage the use of major public water systems as defined and listed in the Comprehensive Plan Data Inventory and Analysis.



4. Plan for Evaluating Future Water Service System Consolidation or New Public Water Systems. The County shall review and approve all plans for water service improvements, including extensions, expansions, system consolidation, or other major changes in water service system facilities to assure compliance with the intent and purpose of this element and to assure consistency of water service system improvements with all elements of the Comprehensive Plan.

Any future planned partial or complete water service system consolidation shall be reviewed by the Public Works Director, based on a County engineer's evaluation, describing the relative advantages of the proposed consolidation. The owners of the system proposed for improvement shall submit design specifications and engineered construction drawings to the Martin County Public Works Director in order that the County may assure that future system improvements are compatible with the long-term plan for public water systems within Martin County. The County's evaluation shall consider planned future system improvements in technology, operations, maintenance, water quality, management, cost effectiveness, and provide a detailed account of improvements to overall levels of consumer service, including water quality and supply. The Director of Public Works shall require the applicant's submission of engineering data and analysis which may be needed by the Department in evaluating the newly proposed system improvements. Any new public water system certified and regulated by the Public Service Commission or by Martin County or any water service system consolidation shall conform to all applicable state and federal laws, water management policies of the South Florida Water Management District, or regulations hereinafter adopted by the Board of County Commissioners.

5. Pursue Cost-Effective Management of the Water Treatment and Distribution System which is Compatible with Natural Resource Conservation and Public Convenience. Water system improvements shall be located, designed, and installed in a manner which is cost-effective, functional, responsive to fire protection service needs of existing and planned future development, and compatible with surrounding natural systems. The extension of water mains shall be aligned and installed in a manner which prevents undue loss of established tree canopies or soil through induced erosion. Existing features of land altered by construction shall be returned to the original condition. The timing and staging of improvements shall be scheduled in a manner that minimizes disruptive impacts, including impacts on residential quality and on traffic flow.
6. Coordinate Water Supply, Use, Treatment, and Distribution Policy and Related System Development or Improvement with Appropriate Public Agencies Locally and Regionally. Assure the coordination of water treatment and distribution system policy and related system development, with appropriate local, state, regional, and federal agencies including the Treasure Coast Regional Planning Council and the South Florida Water Management District where appropriate. Coordinate water use policies with adjacent local governments in order to conserve the water supply, especially during the dry season.

Land and water management decisions at the local and regional level should be coordinated and responsive to the multitude of water supply and quality limitations which have been identified in South Florida Water Management District publications.

7. Encourage Application of Cost-Effective New Water Use and Supply Technology, Water Conservation Measures and Management Practices to Protect Water Quality, Enhance Water Supply and Minimize Potable Water Demand. Monitor new and improved cost-effective technology and management practices for water quality control, development and control of water supply, water conservation and improved level of service. Encourage a continuing systematic upgrading of the distribution network, including fire hydrants in order to satisfy user needs for both home consumption purposes and fire protection purposes. Water conservation measures shall include but not be limited to monitoring of system leakage, study of water consumption including agricultural irrigation and innovative plumbing regulations which conserve water.

In addition, the County shall carry out water and land management practices and programs which lessen runoff and enhance percolation in order to increase water supply and protect groundwater quality; and to insure that water levels are not drawn down to such a degree that yield is severely impacted and resource degradation takes place. Similarly, the County shall assist in maintaining the highest practical surface water levels and water level fluctuations to provide for reasonable water use and for balances urban, agricultural and natural systems.

#### B. Wastewater Management.

1. Promote Wastewater Management in Order to Eliminate Discharge of Inadequately Treated Wastewater and to Enhance Overall Water Quality. Martin County shall cooperate with developers and private utility companies in the timing and phasing of development in order to assure that the location and scale of development are compatible with wastewater disposal techniques. The County shall promote centralized public wastewater disposal systems certified and regulated by the Public Service Commission or by Martin County and the future consolidation of central water and wastewater systems under the ownership and operation of Martin County at a future time when such a consolidation is desirable and feasible from a cost, effective, operational, and system development perspective. The County shall discourage the proliferation of package treatment plants through appropriate land use controls. The County shall coordinate project reviews with the State Department of Environmental Regulations (D.E.R.) in order to promote best management practices and compliance with relevant State permitting procedures. Similarly, the County shall discourage extensive use of septic tanks and wastewater drain fields on areas with characteristics or conditions unsuited for their adaptation.

2. Assure Provision and Maintenance of Efficient Wastewater Management Systems. Martin County shall work with existing private utility companies to assure the expeditious update of the engineered master plan for providing centralized wastewater collection, treatment, and disposal for urban areas (Adair & Brady, 1972). The County shall review the plan periodically to assure that the plan remains responsive to rapidly changing conditions and issues. The wastewater management master plan shall be consistent with all elements of the Comprehensive Plan and shall encourage the use of existing public wastewater systems certified and regulated by the Public Service Commission or by Martin County.

The wastewater management master plan shall include system design standards, characteristics and specifications as well as detailed design and performance criteria for future system expansion consistent with state and federal regulations, and compatible with adopted growth management and resource conservation policies and programs of the County, the region, and the State Department of Environmental Regulation (D.E.R.). The plan shall provide an approach for achieving the possible consolidation of wastewater utilities within the urban area under the central ownership of the County.

3. Plan for Evaluating Future Wastewater System Consolidation or New Central Wastewater Systems. Any future planned partial or complete wastewater service system consolidation shall be approved by the Director of Public Works based on a County engineered study describing the relative advantages of the proposed consolidation. The owners of the system proposed for improvement shall submit design specifications and engineered construction drawings to the Martin County Director of Public Works in order that the County may assure that the future system improvements are compatible with the long term plan for public wastewater systems with Martin County. The County's evaluation shall consider planned future system improvements in technology, operations, water quality management, cost effectiveness, and provide a detailed account of improvements to overall levels of consumer service, including related impacts. The Director of Public Works shall require the applicant's submission of engineering data and analysis which may be needed by the Department in evaluating the newly proposed system improvements. Any new public wastewater system certified and regulated by the Public Service Commission or by Martin County or any wastewater service system consolidation shall comply with all applicable state and federal laws as well as applicable land and water management policies of the County, the State Department of Environmental Regulation (D.E.R.), or regulations hereinafter adopted by the Board of County Commissioners.
4. Pursue Cost Effective Management of Wastewater Collection, Treatment and Disposal Systems Consistent with Natural Resource Conservation and Water Quality Management Objectives of Martin County and the South Florida Water Management District. Wastewater system improvements shall be located, designed and installed in a manner which is cost effective, functional, responsive to the specific wastewater service needs of existing and planned future land uses within the service area, and compatible with surrounding natural systems. The extension of wastewater lines shall be located and installed in a manner which

prevents undue loss of established tree canopies. Existing features of land altered by construction shall be returned to the original condition. The timing and staging of improvements shall be scheduled in a manner which minimizes disruptive impacts on residential quality and on traffic flow.

5. Coordinate Wastewater Collection, Treatment, and Disposal Policy and Related System Development of Improvement with Appropriate Public Agencies. Assure the coordination of wastewater collection, treatment and disposal policy, and related system development, with appropriate local, regional, state, and federal agencies including the Treasure Coast Regional Planning Council and the South Florida Water Management District where appropriate.
6. Promote Application of Cost-Effective New Technology and Management for Wastewater System Development, Operation and Maintenance in Order to Enhance Sanitation and Conserve Water Resources. Monitor new and improved cost effective technology and management practices for wastewater collection, treatment and disposal. Promote cost effective techniques for recycling and reuse of wastewater. System improvements should integrate such proven technological concepts in order to enhance cost effectiveness, conserve natural resources, and promote multiple use of water resources.

C. Watershed Management.

1. Assure that Urban and Agricultural Lands are Provided Adequate Drainage and Protection from Flooding and Manage the Retention of Ground and Surface Water at Levels that Enhance Natural Storage Capacity of Watersheds and Promote Aquifer Recharge. Recognize that certain areas because of natural soils and watershed conditions are unsuitable for either urban or high intensity agricultural use. Promote the ecological, biological, and hydrological role that surface waters play in sustaining recharge to aquifers and supporting surface vegetation. Manage the location design and intensity of urban development in order to foster continuance of natural hydrological processes, including preserving recharge areas, promoting on-site retention of surface waters and natural return of surface water into the soil, and channelling excess stormwater volume primarily via natural grassy swales. Require the integration of natural storage areas and natural drainage courses into water management plans for new development.
2. Provide Adequate On-site Retention and Ground Water Recharge While Directing the Surplus Run-off to Receiving Waterways in a Manner which Prevents Imbalance to their Ecosystems. The County's surface water management program shall be designed to protect and preserve the hydrological and ecological functions of the County's water resources while permitting the most favorable beneficial uses to occur. Martin County shall promote both land and water management programs and practices which retard run-off and enhance percolation in order to increase the quantity and protect the quality of groundwater. Land use controls, such as subdivision regulations, zoning, including site plan review and performance criteria, and special erosion control, landscape and flood management ordinances shall be used to accomplish this program. The programs shall be continually updated based on improved knowledge of problems, issues, and best management practices.

3. Pursue the Development of Adequate Off-Site Surface Water Management Facilities. The County shall monitor at regular intervals the performance of existing off-site drainage facilities, evaluate existing and potential future problems or issues, and pursue the funding of necessary structural and non-structural system improvements for effective surface water management. All new developments shall provide an equitable contribution for off-site drainage improvements necessitated by the development. No new development shall be allowed which overloads existing off-site facilities or unduly increases the potential for flooding.
4. Coordinate Watershed Management Plans and Policies with Appropriate Public Agencies. Assure coordination of watershed management plans and policies, with appropriate local, regional, state and federal agencies, including local municipalities, the South Florida Water Management District, Treasure Coast Regional Planning Council, the State Department of Environmental Regulation, the State Agricultural Extension Service, the United States Soil Conservation Service, the United States Geological Survey, the United States Army Corps of Engineers, and other appropriate agencies.
5. Improve Watershed Management Programs and Practices on the Barrier Island and Estuaries. Martin County has extensive coastal resources highly sensitive to hurricane, flood, and erosion. Watershed management shall be consistent with conservation and coastal management as well as with land use policies and practices to assure maximum feasible protection of life and property.
6. Encourage Establishment of Water Management Districts. The Board of County Commissioners shall consider establishment of water management districts in order to promote equitable solutions to drainage problems.

D. Solid Waste Management.

1. Provide for Safe, Sanitary, Cost-Effective, and Environmentally Sound Solid Waste Collection. Martin County shall plan for and maintain a cost-effective system of solid waste collection consistent with the public health and safety and compatible with appropriate local, state federal or regional policies. In order to extend the useful life of the sanitary landfill and future landfill sites, Martin County shall consider long range plans for the possible future use of shredders, compactors, and establishment of cost-effective waste recycling programs in concert with other local governments within the region.

The County shall also continue to monitor water quality impacts in the vicinity of the landfill sites and prevent leaching.

2. Promote Application of Cost-Effective New Technology and Management Practices for Solid Waste Collection and Disposal. Martin County shall monitor new and improved cost effective technology and management policies for solid waste collection and disposal, recognizing the desirability of solid waste recovery and reuse of renewable resources. The County shall improve local solid waste collection and disposal practices as effective methods become available. The County shall also consider the future feasibility of establishing a County sponsored program for refuse collection service on a mandatory assessment basis.

3. Pursue a More Stringent Litter Control Program for Cleanup and Reduction of Litter. Martin County shall promote a litter control program that utilizes deputized law enforcement officers. In addition, a permit system for disposal of solid waste, which includes a reimburseable fee structure, shall be considered as a means to reduce litter and illegal dumping.
4. The County shall Continue to Recognize the Potential Dangers of Hazardous Wastes. Although no hazardous waste sources have been identified in Martin County, the County shall remain responsive to the potential need for an effective program of hazardous waste disposal. Martin County shall continue to prohibit the disposal of chemical or radioactive material or other hazardous waste within the jurisdiction of Martin County.

Section 9-2 Implementing Programs for Water, Wastewater, Drainage and Solid Waste Element. The following programs shall be the basis for carrying out the goals and objectives of the general water, wastewater, drainage, and solid waste element.

A. Water Quality, Use, and Supply

1. Water Management Plans as well as Land Development Regulations and Public Improvement Programs shall Promote Protection and Enhancement of Water Quality and Supply. Martin County shall enhance and protect water quality and supply through development of water quality and supply plans. The County shall utilize the Comprehensive Plan; zoning, including control over the location, timing, scale and design of Land Use Development, site plan review, drainage criteria and other water management related to performance standards; subdivision regulations, and special ordinances to implement this program. Existing ordinances concerned with drainage, aquatic weed control, site plan review, landscape and erosion control shall be reviewed and evaluated periodically to assure consistency with state and regional water management policies, especially those of the South Florida Water Management District. Notwithstanding, the County may adopt provisions which are more restrictive than those of state and regional agencies. In order to further promote water quality and supply, the County shall:
  - a) Consider the availability of a public water system and potential impacts of additional private wells in determining appropriate use and intensity on the Land Use Map. In addition, considerations such as possible limitations in water supply or related water quality problems shall be evaluated in reviewing future development proposals, including appropriate density allocations.
  - b) Use registered franchise areas of existing public water systems certified and regulated by the Public Service Commission or by Martin County to determine appropriate urban cores for implementation of land use policy. A public water or wastewater system is defined as a public system certified and regulated by the Public Service Commission, or by Martin County. Major water systems are defined as those which serve more than one (1) development and have a water allocation permit from South Florida Water Management District (SFWMD) for withdrawals in excess of 500,000 gpd.

- c) The County currently requires that all development have drainage plans meeting minimum stipulated performance standards, including on-site retention and positive legal outfall, and requires that such plans satisfy South Florida Water Management District permitting requirements. Since drainage directly affects the water supply the County should strictly enforce conservation and drainage policies of this plan including but not limited to: open space requirements, special requirements of golf courses, protection of wetlands, and preservation of existing indigenous native vegetation.
- d) The landscape ordinance shall be reviewed to assure that best management practices are incorporated to minimize erosion and siltation, especially during construction. The State Water Quality and Construction Policies, an Element of the State Water Quality Management Plan, shall be used as a basis for program development and evaluation.
- e) Through the use of the National Fire Code and required permits for right-of-way use, the County shall assure that all systems meet right-of-way construction standards and make fire hydrants available at appropriate locations along transmission lines. Cost of such hydrants shall be born by the special taxing district for the area.
- f) Water quality shall be assured by meeting the policies and standards of the wastewater section of this article.

All of the above referenced programs and procedures shall be continually updated and revised to reflect best management practices and shall be utilized to achieve efficient water quality and supply management, including management of surface water runoff, recharge areas, and recharge of groundwater, and to reinforce natural hydrological processes to the maximum reasonable extent.

2. Manage Impact of Land Development on Water Resources. Water and land management programs including regulation of land development through the Comprehensive Plan; subdivision regulations; and zoning including site plan review and controls over the location, scale density and/or intensity of development; and other similar land use controls shall be used to protect and maintain groundwater supplies and aquifer recharge areas. Such water and land management practices shall also protect against salt water intrusion by maintenance of sufficient amounts of groundwater in coastal aquifers to prevent intrusion. Such programs shall be closely coordinated with the South Florida Water Management District.

3. Develop a Master Plan for Water Use, Storage, Treatment, and Distribution. The County shall update the engineered water master plan (Adair & Brady, 1972). This study shall commence within one year following Comprehensive Plan adoption. The updated plan shall be consistent with water management policies of the South Florida Water Management District. The plan shall contain design and performance standards for system design, operation, maintenance, and consistency with the Comprehensive Plan. The design of the system and system components, improvements, extensions, and expansions shall be engineered to specifications adaptive to not only existing development but also anticipated future land use and fire protection needs with impacted areas.
4. Plan Review and Implementation. The County shall review on a continuing basis all plans for water systems, expansions, extensions, and other major system improvements. These plans shall be reviewed and approved by the Director of Public Works to assure consistency with adopted performance standards for system design, operation, and maintenance. The plans shall also be found consistent with projected system capacity based on existing and projected future development within the impacted area.
5. Coordinate Water Management Implementation Programs with Appropriate Federal, State, Regional, and Local Agencies. The County shall coordinate with the State Department of Environmental Regulation, the Public Service Commission, the South Florida Water Management District, the United States Soil Conservation, the United States Geological Survey, other appropriate agencies and private utility companies on matters related to water management programs; identification and analysis of local hydrology and major changes in hydrologic conditions; systems engineering; water conservation; technical assessment of water management practices and impacts generated by planned land development on water systems improvements.

The County shall assist the South Florida Water Management District and other public agencies implement regulatory functions within Martin County as requested on matters related to the permitting of consumptive uses of water; any artificial recharge of underground formations, construction, operation, and maintenance of system improvements; and other related regulatory activities.

6. Develop and Maintain a Water Management Information System. The County shall develop and maintain an information system to assist in evaluating water management programs, including aspects of water quantity, quality, and use. The information system shall include continuing assembly of data descriptive of local hydrology, state-of-the-art concepts, practices, and performance criteria; inventory and mapping of systems improvements; continuing data analysis and recording and storage of this information in a manner which enhances the County's capability to carry out its water management responsibilities. This information system shall assist in resolving administrative, operational and maintenance issues related to the development of a comprehensive water system, including system consolidation, possible regionalization of facilities, location of wellfields, groundwater quality and supply, saltwater intrusion, and alternative concepts and plans for storage, treatment and distribution of water resources.



7. Monitor Development of New Water Management Programs, Practices, Performance Standards and Technology. Martin County shall monitor development of new water management programs, practices, performance standards, and technology and promote the application of those that are proven cost-effective and adaptive to local conditions.

B. Wastewater Collection, Treatment, and Disposal.

1. Utilize Land Use Controls to Restrict Available Development Options on Lands not Served by Central Wastewater Collection Treatment and Disposal Systems. Martin County shall manage the location, timing, scale, and character of development options in areas unserved by central wastewater facilities to assure that future development is provided with safe and sanitary means of wastewater disposal and to assure that natural resources, including land and water are not adversely impacted by unsanitary conditions. The Comprehensive Plan; subdivision regulations; zoning, including performance standards, criteria for managing the location, scale and intensity of development and site plan review as well as special wastewater studies and policies shall be utilized on a continuing basis to carry out this task.

2. Develop a Master Plan for Centralized Public Systems of Wastewater Collection, Treatment and Disposal and Minimize the Proliferation of Individual Septic Tanks and Wastewater Drainfields. The County shall develop and implement an updated plan of the engineered wastewater master plan (Adair & Brady, 1972). This plan shall commence within one year following the Comprehensive Plan adoption. This updated plan shall be consistent with wastewater management policies of the State and the South Florida Water Management District.

The plan shall contain design and performance standards for system design, operation, maintenance, and shall be consistent with the Comprehensive Plan. The design of the system and system components, improvements, extensions, and expansions shall be engineered to specifications adaptive to not only existing development but also anticipated future land use within the impacted area.

3. Wastewater Strategies and Urban Core Areas. Major wastewater systems should be designed and land use policies should be implemented to assure that residential uses appropriate to the urban core and high intensity non-residential uses should at the appropriate time in the future be served by a major wastewater system.
4. Plan Review and Implementation. The Public Works Department shall review on a continuing basis all plans for wastewater system components, expansion, extensions and other major system improvements. These plans shall be reviewed by the Design Review Committee to assure consistency with adopted performance standards for systems design, operation and maintenance. Regular reports shall be made to the Planning and Zoning Commission and the County Commission concerning major system improvements.

5. Coordinate Wastewater Management Implementation Programs with all Appropriate Federal, State, Regional, and Local Agencies. Martin County shall coordinate with the State Department of Environmental Regulation, the Public Service Commission, the South Florida Water Management District, the United States Soil Conservation Service, the United States Geological Survey, and other appropriate public agencies and private utility companies on matters related to wastewater management programs, systems engineering, continuing identification and analysis of local hydrology and major changes in local hydrologic conditions; technical assessment, including impacts of existing or proposed septic tank usage on groundwater quality, development of comprehensive master plan for centralized wastewater facilities, including service area delineations and related administrative operational maintenance issues, state-of-the-art concepts, principles and practices, and other related issues surrounding wastewater management.
6. Develop and Maintain a Wastewater Management Information System. Martin County shall develop and maintain an information system to assist in evaluating wastewater management programs, including alternative concepts for wastewater collection, treatment and disposal. The information system shall follow procedures identified in the description of water information system defined herein. The system shall assist in resolving administrative, operations, and maintenance policies related to development of efficient wastewater management, including issues such as defined in subparagraph 4 above. Where contamination of ground resources is threatened by private system, a centralized collection and treatment system shall be developed.
7. Monitor Development of New Wastewater Management Programs, Practices, Performance Standards and Technology. Martin County shall monitor development of new water management programs, practices, performance standards, and technology and promote the application of those that are proven cost-effective and adaptive to local conditions. For instance, Martin County shall promote pilot projects designed to test the feasibility of a household dual sewer piping system to handle portions of residential wastewater for irrigation by on-site disposal, thus reducing flows to central treatment facilities and increasing aquifer recharge.

C. Watershed Management and Drainage.

1. Watershed Management Plan for Drainage. Martin County shall pursue the funding of a master plan for watershed management and fiscal administrative procedures for significantly improving watershed management. This plan shall commence within one year following Comprehensive Plan adoption. The watershed master plan shall analyze existing hydrological and geological data, produce needed supplemental data as is economically feasible, refine data concerning specific drainage basin boundaries, identify all major drainage structures and evaluate their hydraulic adequacy, prepare a plan for each basin, including canal system improvements, structural needs and design specifications, recommended retention basins, and suggested performance criteria for managing runoff to be incorporated in an updated drainage ordinance. The watershed master plan shall be consistent with the Comprehensive Plan.

2. Coordinate Drainage Plan and Land Use Plan with Soil Survey. The Martin County Soil Survey contains detailed information on soil types and limitations throughout the County. Site plan reviews and all other land use decisions shall include information contained in the soil survey. Land use policies and the Land Use Map shall reflect limitations on development options due to soil limitations.
3. Assure that the Watershed Management Plan is Environmentally Sensitive. Drainage and development plans shall be designed to preserve ground water tables and ecological integrity at normal seasonal high and low levels.
4. Update and Revise Land Use and Building Codes to Assure Implementation of Best Surface Water Management Practices. Manage on-site run-off, infiltration, and other hydrological relationships through application of land use controls. Based on improved knowledge of specific hydrological problems and issues, adopt through new or amended ordinances performance standards, including erosion control measures, design criteria, and application of best management practices for all development to prevent potentially damaging impacts to natural wetlands, water quality and supply and the coastal estuaries.

In coastal areas the County, through the Public Works Department and the Community Development Department, shall pursue consistent and strict compliance with local and state coastal construction policies. The County shall review the feasibility of more restrictive building codes along the shoreline as unique problems and issues are more clearly defined and best management practices are identified.

5. Coordinate with other Local, Regional, State and Federal Agencies to Improve Watershed Management and Achieve Fiscal Conservancy in Related Activities. The County shall coordinate its watershed management planning and implementation activities with appropriate local, regional, state and federal agencies to improve management capability, better assess new concepts, plans, technological advances and to work cooperatively to achieve economy of scale in overall land and water management.

D. Solid Waste Management.

1. Implement a Continuing Program of Landfill Development and Reclamation. The County shall continue a phased program of landfill development and reclamation. The two current sites within the North Mid-County area are adequate to meet County needs to the year 1992. The County is currently considering alternative land reclamation possibilities, including development of a minimum security County Stockade on one of these sites.

The County anticipates purchase of one to two hundred acres of land in the Southeast portion of the Western County planning area, West of the Florida Turnpike in the general vicinity of County Roads 708 and 711. This land acquisition is estimated to provide sufficient acreage for solid waste disposal for the year 2005. The County shall annually review factors affecting Solid Waste system effectiveness, projected life span of existing landfills, and plans for solid waste collection, disposal and/or recovery and reuse. Policies shall be adjusted to adapt to changes in local and regional conditions, advances in technology, and other appropriate considerations surrounding solid waste disposal.

2. Continue to Monitor the Cost Effectiveness of Purchasing Resource Recovery Equipment. Martin County shall evaluate the economic feasibility of future acquisitions of a metal extractor, shredder and compactor in order to separate ferrous metals from solid waste for recovery, recycling and reuse. Based on current volumes of waste generated in Martin County (i.e., 160 - 200 tons maximum), such a recovery program is not likely feasible in the immediate future. Most waste recovery proposed of this nature generate approximately 800 tons of solid waste per day. However, the concept shall be evaluated as part of a regional strategy for solid waste recovery and reuse involving other local governments within the region.

Martin County shall also evaluate the economic feasibility of purchasing mill equipment for salvaging trees which would otherwise be burned as waste. This operation would yield wood products such as lumber or mulch suitable for commercial usage.

3. Continue to Streamline the Solid Waste Collection System to Reflect Best Management Practices. Martin County regulates solid waste collection through franchise agreements for specified service areas. The County shall consider the future implementation of a mandatory collection program in order to inhibit illegal dumping and prevent litter. In addition, the County shall consider doubling the disposal fee for all uncovered trucks using the landfill site.

The County shall consider transfer stations as a program to enhance operating economies and collection services. The County shall consider transfer stations in order to provide additional sites for depositing construction material waste byproducts.

Martin County shall use the State's Solid Waste Management and Resource Recovery Technical Assistance Handbook (October 1976), as it exists or as it may be updated in the future, as a guide in upgrading system components and management practices. For instance, in the area of hazardous waste currently the County has identified no hazardous waste products which require special management techniques. Currently, the County does not permit disposal of any hazardous waste products at the County landfill. However, the County shall monitor conditions at the County landfill and other indicators of a need to implement a more intensive hazardous solid waste management program.

4. Coordinate with Local, Regional, State and Federal Agencies in Solid Waste Management. The County shall cooperate with appropriate local, regional, state and federal agencies in order to maintain knowledge of new concepts in solid waste system planning, new cost-effective programs suitable to local conditions and advances in best management practices' foster cooperation and mutual assistance in solid waste system planning and acquire timely information on programs for improving solid waste system fiscal management. The County should also monitor the feasibility of a regional resource separation and/or recovery program in concert with the Treasure Coast Regional Planning Council, the State Department of Environmental Regulation and counties potentially benefiting from such a facility.

## ARTICLE X. ELECTRIC UTILITY ELEMENT

Section 10-1 Coordination with Florida Power and Light Company. The Martin County Electric Utility Element is based on the Florida Power and Light Company Ten Year Power Plant Site Plan: 1981-1990. The company's plan is and shall be directed to the development of long range system expansion plans to insure an adequate and reliable electric power supply for its customers as economically as possible with due regard to environmental and other established guidelines and policies of the company as well as federal, state, and local governments. The Martin County Comprehensive Plan Electrical Utility Element shall continue to be coordinated with the Florida Power and Light Company.

Section 10-2 Relationship of the Electric Utility Element of the State Comprehensive Plan. The Florida Power and Light Company and Martin County have coordinated preparation of their respective plans with the State to assure consistency with the State Comprehensive Plan Utility Element and to assure compliance with Chapter 23, Section 23.0191 F.S. (ten year electric utility site plan requirement).

Section 10-3 Character and Status of Planned Florida Power and Light Company Electric Utility Facilities with Martin County. The character and status of the electric utility facilities planned for Martin County are described in the Florida Power and Light Company Ten Year Power Plant Site Plan: 1981-1990 on file with the State of Florida Department of Veterans and Community Affairs as well as on file with the Martin County Community Development Department.

The Florida Power and Light Company Ten Year Power Plant Site Plan: 1981-1990 includes plans to construct two coal-fired power plants on the existing Martin County plant site. A comprehensive site-specific environmental impact assessment is currently under study by the Florida Power and Light Company. The assessment will be filed in conjunction with the Application for Site Certification to be submitted to the State under the Power Plant Siting Act. The two plants, Martin County Units No. 3 and No. 4, are scheduled for commercial operation in the late 1980s. The proposed characteristics of these facilities are explained in the ten year power plant site plan report cited above. Martin County shall monitor the progress of the planned facilities and supportive studies and coordinate evaluation of plans as they materialize.

Section 10-4 Objectives for the Electric Utility Element. The following objectives are provided as a systematic framework for reinforcing necessary coordination and cooperation between Martin County, the State Department of Veterans and Community Affairs, the Treasure Coast Regional Planning Council, the South Florida Water Management District, and the Florida Power and Light Company. The policies stated below are consistent with overall goals cited in Article II:

- A. Ensure Consistency of Florida Power and Light Ten Year Power Plant Site Plan with the Martin County Comprehensive Plan. Martin County shall coordinate with the Florida Power and Light Company in the company's formulation of the ten year power plant site plan in order to promote open communication channels, exchange of information regarding evolving plans and management procedure, and consistency in land and resource management decisions.

- B. Status of the Florida Power and Light Company Ten Year Power Plant Site Plan. The Electric Utility Element of the Comprehensive Plan shall be coordinated with the Florida Power and Light Company and shall be amended as necessary in order to remain consistent with the company's ten year site plan as amended and approved by the State.
- C. Assist in Coordinating Electric Utility System Plans with Plans of the Public and Private Sectors. Martin County shall assist in ensuring that long term public and private development and conservation plans are responsive to the needs of the Florida Power and Light Company and its customers.
- D. Promote Improved Electric Utility Technology, Operational Methods and Energy Conservation Measures. Martin County shall encourage the application of improved methods and technology in electrical utility plans in order to provide dependable and safe energy to the public, enhance the natural environment, conserve natural resources, improve operational efficiency, and maximize cost-effectiveness. All plans and policies for system improvements shall be consistent with goals, objectives, and programs for energy conservation herein identified in Article XII, "Energy Conservation Element."
- E. Provide Necessary Flexibility in Locating Transmission and Distribution Lines and Substations. The Florida Power and Light Company shall be allowed flexibility in determining exact locations and timing for constructing transmission and distribution lines and substations. Such facilities are permitted in all land use classifications. Site plans shall be required for all substation construction.

Section 10-5 Implementation Programs for the Electric Utility Element. The following plans and programs shall be the basis for carrying out the provisions of this element.

- A. Review of Electric Utility Plan and Policies. Martin County shall continue to review the Florida Power and Light Company's Power Plant Site Plan, required through the Florida Electrical Power Plan Sitting Act, assure that the Utility Element of the Comprehensive Plan remains consistent with the Ten Year Power Plant Site Plan and other relevant state, regional, and local policies. Special consideration shall be directed toward goals, objectives, and programs for energy conservation.
- B. Coordination of System Improvement. Martin County shall cooperate with the Florida Power and Light Company in the review and amendment of the utility element, economy, and availability of electricity as well as other mutual concerns can be effectively served.
- C. Advance Planning for System Improvements. In order to promote a reliable and economical supply of electric energy to the public, Martin County shall maintain the maximum amount of flexibility, consistent with overall planning considerations, in reviewing the location of future generating and transmission facilities. In cooperation with the Florida Power and Light Company, the County shall continue to assist in advising local developers of electric utility land needs on a timely basis so that these needs can be considered early in the planning and development process.

- D. Major Power Plant Facilities Shall be Appropriately Zoned for Industrial Development. Martin County encourages the continued operation and planned expansion of the Florida Power and Light Company power plant facilities located in the Western County, West of S.R. 710. The site is located in an area accessible to necessary rail and water resources and removed from urban development. Martin County shall rezone the existing land area on which the major plant facilities are located to an industrial classification. The extensive undeveloped fringe area shall remain zoned for agricultural usage.

New or expanded plant facilities, including the proposed new coal-fired plants shall be encouraged to develop under an industrial planned unit development zoning classification. This zoning approach provides the most appropriate management framework for coordinating and evaluating large scale development and extensive environmental impacts which shall be addressed in detailed impact assessments by the Florida Power and Light Company. The industrial planned unit development district also provides the Florida Power and Light Company with needed flexibility in applying planning, design, and engineering concepts.

- E. Consider Developing Policies for Reviewing Electric Utility Transmission and Distribution System Improvements. Martin County shall consider developing policies to encourage the multiple use of publicly owned right-of-way; procedures for coordination of public and private development to avoid damage to existing utilities when right-of-ways are compacted by construction activity; guidelines for coordinating the schedule of construction work within right-of-ways in order to minimize traffic flow impacts and public inconvenience; and aesthetic policy which promotes landscaping of substations and installation of underground distribution lines (feeders and laterals) where possible and economically feasible. The intent should be to promote location of electric distribution lines in new subdivision underground when feasible based on technology, sound engineering principles and practices, and cost-effectiveness.



ARTICLE XI. URBAN SERVICES ELEMENT: FACILITY SPACE NEEDS, DISASTER PREPAREDNESS, FIRE PROTECTION AND EMERGENCY OPERATION SERVICE, AMBULANCE AND MEDICAL FACILITIES AND SERVICE, PUBLIC SCHOOLS, PUBLIC LIBRARIES

Section 11-1 Objectives for Urban Service Management Practices. Decisions concerned with urban service management practices shall be consistent with the following objectives for public improvements. These objectives are directed toward attaining the relevant goals identified in the overall goals for the Comprehensive Plan. A systematic evaluation of goals, objectives, policies, and programs shall be implemented to assure appropriate analysis, feedback, and corrective action.

These objectives are also directed toward achieving and implementing an overall urban service management goal of establishing a comprehensive social policy to guide and enhance the development of a comprehensive urban service delivery system defining areas of responsibility between various governmental entities and developing interagency mechanisms for effective policy and program implementation.

- A. Promote Efficient Urban Services System Management Practices. The County shall provide urban services at the most efficient scale of production and delivery consistent with citizen choice and participation and encourage the provision of services to maximize total benefits, without regard to political boundaries. Such provision requires the management function of a coordinating director responsible for effective program and policy implementation. Attention shall be given to ensuring that all current and future efforts for urban service provision, maintenance and expansion eliminate problems and impediments which have been identified.
- B. Refine Facility Space Study Recommendations. Martin County shall pursue a consultant's refined recommendations based on the diligent efforts of the various facility space task force committees, the 1973 S.U.A. Study of Facility Requirements, and Community Development staff recommendations, so that the County can best facilitate the space and location needs for jail, courthouse, administrative center, and proposed multi-purpose civic and cultural arts center.
- C. Develop Communication Efficiency. The County shall assure the development and maintenance of an efficient, cost-effective and fiscally equitable communications system essential for the promotion of achieving all urban service goals and objectives, particularly emergency preparedness, fire protection and rescue operation service, and ambulance and medical facilities and services, for securing the well-being and protection of the residents of Martin County.
- D. Establish a System for Integrated Comprehensive Urban Service Planning. The planning process will (1) define and establish priorities of need, (2) define the level of provision of specific services, (3) provide an in-depth, comprehensive needs assessment, and (4) develop integrated and comprehensive service programs. Needs dictated by the Land Use Element shall be part of the implementation policy of this Article XI. The County shall design service programs to reinforce each other with minimal duplication of efforts.

- E. Develop Maximum Facility Utilization Policies. The County shall utilize to the maximum extent possible all existing institutional facilities and resources, especially the school system, to improve the economic and social status of all Martin County residents. Existing urban centers contain extensive public and private investments in urban services. The Land Use Plan shall maximize the use of existing services and discourage duplication and sprawl.
- F. Coordinate Activities of all Public and Private Agencies and Departments Involved in the Delivery of Urban Services. The planning and provision of urban services must be coordinated with the planning and provision of physical facilities which directly influence their effectiveness. Such physical facilities are provided through capital improvement programming, economic and housing programs, transportation planning and annual budgeting. While coordination between public agencies and private organizations is imperative in the delivery of social services, the County must not neglect its responsibility for the provision of physical facilities. The County shall meet its responsibilities while meeting the need for fiscal conservancy by effective planning and cost allocation for development.
- G. Develop an Effective Information and Referral System Designed to Provide Comprehensive Updated Information on Community Needs and on the Urban Services Currently Being Provided. Effective planning efforts must be based upon accurate information regarding the groups toward which planning activities are directed. The information which is incorporated into and interpreted by the system must be valid, reliable and regularly collected so that trends and changes may be observed. Additionally, effective information and referral services are essential for achieving the maximum use of the urban services delivery system. Community awareness of these services is fundamental in meeting the needs of potential service recipients.
- H. Coordinate Management Policies and Programs to Effectively Direct Growth. The County shall improve production and distribution of public services and insure that they are provided in such a manner as to guide beneficial growth patterns, and insure that equitable treatment is afforded to all. The provision of public services and facilities shall be used as a tool for directing a cost-effective, efficient and convenient land development pattern.
- I. Develop a System for Effective, Uniform Monitoring and Evaluation of Urban Services. Specific goals and objectives shall be established for each service program. Regular and periodic monitoring may then indicate what progress is being made toward achieving the stated goals and objectives. Continuous evaluation must ultimately assess whether the program achieves the established goals in an effective manner. Major public capital service investments shall be evaluated through the rigorous application of cost/benefit and cost/effectiveness analysis.
- J. Pursue Development of Financial Arrangements Among Local Agencies for Improved Service Delivery Systems. The County shall consider development of new and innovative funding arrangements which will expand the funding capability of local agencies and which will also aid in identifying specific responsibilities. Equitable contributions, dedications, and impact fees shall be considered as possible financial alternatives where deemed appropriate by the County Board of Commissioners.

- K. Establish a Mechanism for Obtaining Citizen Participation in Planning Both the Long Range and Project Level of Human Services. All planning efforts must incorporate those priorities, needs or preferences which are expressed by the citizens for whom the services are to be provided. Citizens must be involved in formulating the overall goals and objectives of urban services as well as in decisions concerning specific project plans designed to implement these goals.
- L. Concentrate Urban Development within Urban Service Districts. Higher intensive urban development shall be restricted to urban service districts as delineated on the following urban service map which also denotes urban service facility locations. Urban development shall be defined as commercial, industrial, or residential development exceeding a density of two (2) units per acre. The Planning and Zoning Commission and the Board of County Commissioners may consider granting a modification to the objective pursuant to Article IV, Section 4-1 (D) 3 and 4 of the Comprehensive Plan.

Section 11-2 Implementation Policies for the Urban Services Element.

- A. Disaster Preparedness. The overall goal relevant to emergency preparedness program effectiveness is to maintain a maximum level of service potential so that prompt and efficient reaction may be taken to protect and enhance the lives and property of all residents and to provide aid to injured and displaced persons in the event a natural or man-made disaster strikes or threatens to strike any part of or all of Martin County.
  - 1. Continuing Disaster Preparedness Programs. The County shall carry out the following emergency preparedness programs:
    - a) Publicize the Locations of Designated Evacuation Routes and Shelters and Precautionary Actions. The Civil Defense Director shall cause to be publicized the locations of designated disaster shelters and encourage the use by persons living in coastal areas, low lying areas and in mobile homes. Designated evacuation routes and the manner in which they are to be used shall be included. The Civil Defense Director shall utilize civic associations, social clubs, fraternal organizations and other forms of public assemblage to inform new residents and others of the precautions they should take before, during and after a hurricane.
    - b) Maintenance of Inventory. The Civil Defense Director shall assure that all County departments and agencies maintain a continuous inventory of their personnel, equipment, resources and statistical data which could be needed prior to, during or after a disaster. Copies of initial inventories and subsequent changes to them shall be provided to the Civil Defense Director.
    - c) Review Requirement Compliances. The Civil Defense Director shall annually review the availability, suitability and staffing requirements of all designated disaster shelters, evacuation routes, and communication systems in order to identify emerging problems and issues. The site plan review process should attempt to encourage new construction consistent with shelter needs.

# MARTIN COUNTY FLORIDA

## Urban Services

IFIRE/RESCUE, AMBULANCE, MEDICAL, DISASTER  
SHELTERS, and ADMINISTRATION SITES

### LEGEND

- ● ● Urban Service District Line
- Fire District Boundary Line
- Rescue Operations Boundary
- Fire Station
- Rescue Operations Center
- Ambulance Holding Site
- Disaster Shelter
- Proposed Medical Satellite Site
- Proposed Administration Center Site

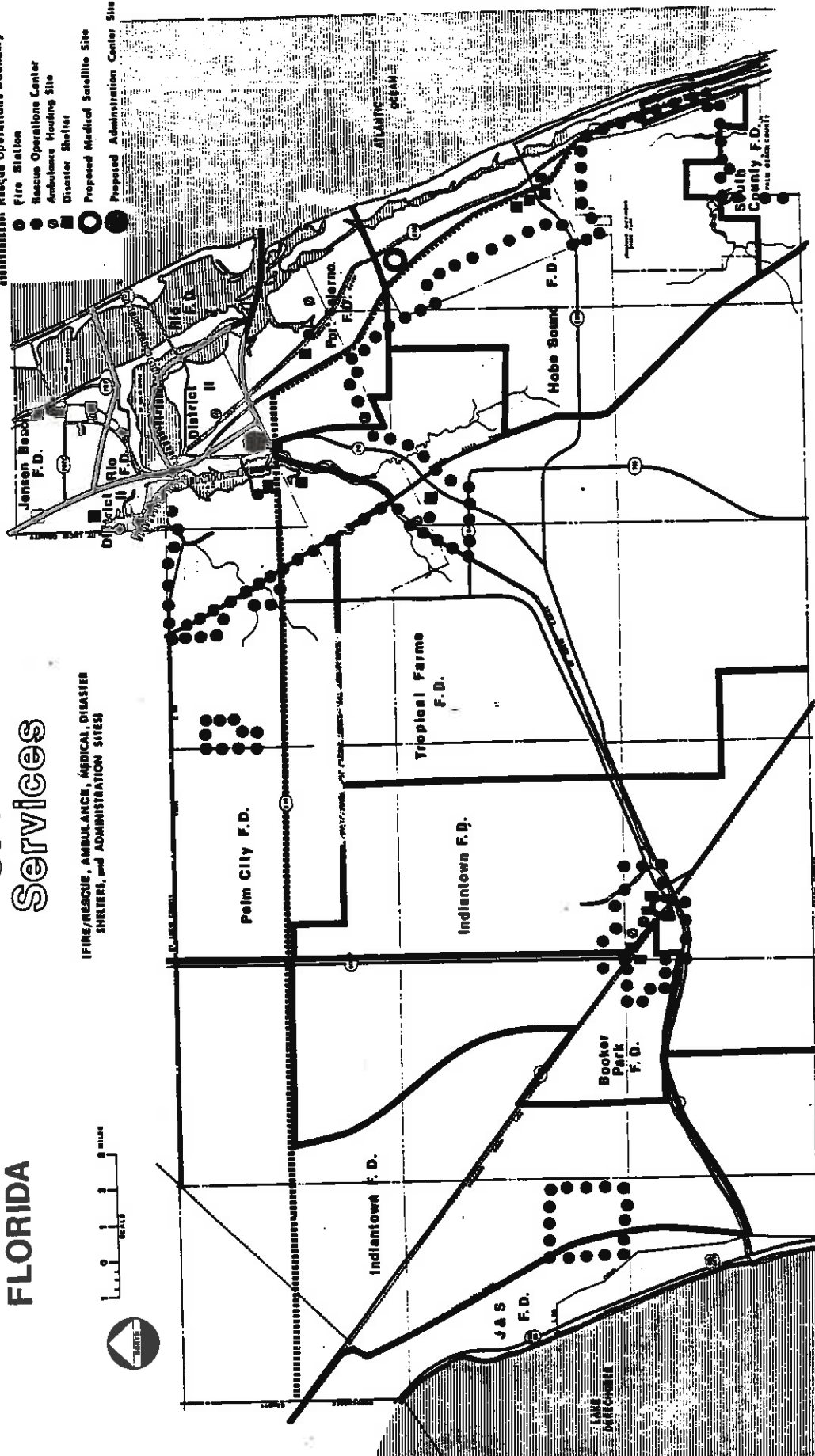


Figure 30

- d) Review Public and Private Assignments and Responsibilities. The Civil Defense Director shall annually review the assignments and responsibilities of all public and private agencies incorporated in the Disaster Preparedness Plan, making revisions thereto as may be appropriate.
  - e) Schedule Simulated Disaster Practices. The Civil Defense Director shall periodically schedule mock disasters in order to test the effectiveness of specific disaster plans.
  - f) Use Land Use Policies to Decrease the Potential Impact of Natural Disasters. The County shall use the Land Use Plan and land use review to discourage inappropriate development which will increase the potential for property damage and injury in natural disasters. Mobile home developments shall be required to provide adequate hurricane shelters.
2. Special Disaster Preparedness Studies. In order to maintain disaster preparedness policies responsive to changing conditions, problems, and issues, the County shall undertake special studies to develop specific local strategies for resolving unanticipated disaster preparedness problems and issues on a countywide or small area basis as needed. These special studies shall be undertaken where necessary in support of special grant programs or pursuant to specific policies of the federal, state, regional or local public agencies. These studies shall include detailed analysis of newly evolving programs and techniques for achieving goals and objectives for disaster preparedness including issues of practicality for local application and potential legal and fiscal impacts.
- B. Fire Protection and Emergency Operation Centers. The mission of fire and emergency services is to save lives, to limit disabling injuries, to suppress fires, and to prevent fires from occurring. Fire and emergency services in Martin County shall be provided from widely distributed local sites by trained personnel having specialized skill and utilize specialized equipment.

The provision of this service demands upon an effective alarm system, sufficient quantities of qualified personnel, adequate equipment, and the proper location of fire stations. Apparatus response time is of crucial importance in fire and rescue emergency situations.

- 1. Continuing Fire and Emergency Operation Programs. The County shall carry out the following fire and rescue service operation programs:
  - a) Locate Future Fire and Emergency Service Operation Centers in a Most Cost-Effective and Timely Manner. The County shall give preference to locating future fire and emergency service facilities near areas of high fire incidence and high life and property risk potential. Commercial, industrial, recreational, and governmental complex locations are suitable as potential sites providing adequate traffic circulation. Fire and emergency service facilities shall be located near major thoroughfares, but not in particularly congested areas or where topographical

features or unnecessary detours hinder their rapid response. Sites shall be sufficiently buffered from adjacent land uses through attractive landscaping and follow relevant recommendations pursuant to the National Fire Prevention Association Code adopted by Martin County.

- b) Maintenance of Inventory. The County shall assure that the County Fire Department maintain a continuous inventory of their personnel equipment, resources, and statistical data relevant to the function of every fire protection and rescue operations center.
  - c) Review Requirement Compliances. The County shall review the availability, suitability, and staffing requirements of all designated fire protection and emergency operation centers to assure compliance with National Fire Prevention Association Code adopted by Martin County. The prevention inspections shall be performed by a Fire Marshall responsible for checking development plans to determine if safety standards are met and for inspecting existing structures for potential fire hazards.
  - d) Schedule Simulated Fire and Emergency Operation Practices. The County shall require that fire protection and emergency operation centers schedule and stage mock emergency practices in order to test the effectiveness and efficiency of the service provision.
  - e) Enforce all Ordinances and Rules. The County shall assure that the Public Safety Department enforce all County ordinances and rules and regulations relative to the elimination of fire hazards and the control of burning.
  - f) Provide Mutual Aid. Each fire and emergency operation center shall provide mutual aid to other departments, fire and emergency operation centers, municipalities and agencies in accordance with adopted County policy. (Ordinance No. 166, Part 1, 7-9-80.)
2. Development of Fire Protection and Emergency Operation System. The County shall carry out the following fire protection and emergency operation programs:
- a) Provision of a Unified and Effective Fire Protection/Emergency Services Delivery System. In order to provide an unified and effective fire protection system with planned expansion capability, the existing fire district organization shall be further refined for optimal coordination with all public safety divisions in Martin County.
  - b) Development of Capital Expansion Funding. The County shall ensure capital expansion through use of service payments or other funding alternatives be explored in future studies so that new facility development be planned and provided for anticipated need in a timely and cost-effective manner. There should be an ultimate return to the homeowner/business through lower insurance rates.

- c) Acquire and/or Develop Additional Facilities. The County shall consider the acquisition and/or development of additional fire and emergency center operation facilities on Britt Road, on U.S. 1 on dedicated property at Heritage Ridge, the general area of S.R. 707A and between the City of Stuart and the Sunshine State Parkway on S.R. 76.
  - d) Consolidation Communications System. Fire reporting and alarm systems (dispatching) shall be consolidated and provided through the use of the communications system programmed as part of the emergency operations center.
3. Special Fire Protection and Emergency Operation Studies. In order to maintain fire protection and rescue operation policies responsive to changing conditions, problems, and issues, the County shall undertake special studies to develop specific local strategies for resolving unanticipated fire protection and emergency operation problems and issues on a countywide or small area basis as needed. These special studies shall also be undertaken where necessary in support of special grant programs or pursuant to specific policies of the federal, state, regional or local public agencies. These studies shall include detailed analysis of newly evolving programs and techniques for achieving goals and objectives for fire protection and emergency operation including issues of practicality for local adoption and potential legal or fiscal impacts.
- C. Emergency Medical Facilities and Services. The establishment, operation and maintenance of ambulance services is declared to be a County purpose (Sp. Acts, Chapter 67-1706). The overall goal relevant to emergency medical facilities and services program effectiveness is to maintain a maximum level of practically feasible service potential so that prompt and efficient response may be taken to ensure the health and well-being of all residents of Martin County.
- 1. Continuing Emergency Medical Facilities and Services. The County shall carry out the following emergency medical facilities and services programs:
    - a) Maintenance of Inventory. The County shall assure that all services and facilities under this program be subject to continuous inventory of personnel, equipment, resources, and statistical data relevant to the needs of sound planning practices.
    - b) Provide Mutual Aid. The emergency medical facilities and services shall remain available to provide mutual aid to other departments municipalities and agencies in instances where there is a continuing need for cross cooperation to service assistance needs.
    - c) Maximize Existing Facility Usage. Ambulances shall continue to be stationed physically in conjunction with County or municipal facilities for attaining a cost-effective and fiscally equitable system of program implementation.
    - d) Promote Air Transport. Air transport capability shall be promoted to service areas of the County that are at present poorly served by land transportation service provision.

2. Development of the Emergency and Medical Facilities and Services Program. The County shall carry out the following policies and programs:
- a) Full-Time Ambulance Staffing. The existing volunteer ambulance teams are providing a great service to Martin County. However, as the time commitment becomes larger, training requirements more stringent, and the need to hold one or more full-time jobs increase, the volunteer staff ranks will decrease in number. For this reason, the County ambulance service shall go to full-time paid employees supplemented by a volunteer staff providing the highest level pre-hospital life support system status when deemed feasible and practical by further investigation.
  - b) Designate Trauma/Medical Center and Satellite Medical Facilities. The County shall encourage Martin Memorial Hospital to extend satellite facilities for the area South of Port Salerno and North of Hobe Sound, the general area of the Florida Turnpike near Palm City and Indiantown. Thirty acres of land per project is appropriate.  
  
It is recognized that Martin Memorial Hospital cannot expand physically due to the land area constraints in its present location and that ultimately these satellite facilities will develop into total care in-patient facilities. The initial satellite out-patient treatment center shall be staffed by physicians and nursing personnel with subsequent development of in-patient facilities. Ancillary facilities such as physician's offices, laboratories, and so on, shall be developed in conjunction with the medical treatment centers through the private sector.
  - c) Consider New Emergency Stations. New emergency stations shall be considered for Heritage Ridge, Jensen Beach, and the Tropical Farms area to be provided with one rig per emergency station plus two to three ambulance rigs held in reserve. These stations shall be planned in conjunction with existing and future urban service facilities.
  - d) Communications Upgrading. Communicators shall be required formal training as a job qualification prerequisite and dispatchers shall be required to be certified as such as a minimum standard for achieving an effective and responsive communication system.
  - e) Emergency and Medical Training. The Sheriff's Deputies and all law enforcement officers operating within the County shall be encouraged to have basic and continuing emergency and medical training. Law enforcement officers shall function to control traffic and crowds in emergency situations and have the capability of communicating to emergency medical facilities via dispatchers.
- D. Public Schools. The provision of quality public education is one of the most important local government services. Although public schools are designed especially for education, they can serve as neighborhood and community focal points for a multitude of activities for all age groups.



1. County Support of Adequate Public Schools. The County supports the availability of adequate public school sites and facilities, and shall cooperate with the School Board wherever possible to achieve a continued adequate level of service, including but not limited to the following activities:
  - a) Assure Appropriate Public School Site Accessibility. Bicycle paths shall be provided to all schools when feasible. School sites should not be located within neighborhoods where the local street system would be incapable of handling the extra vehicular traffic generated by the school.
  - b) Encourage the Development of Facilities for Joint Use. Existing and future school sites should be developed jointly with park facilities and designed for joint use by student and other residents. The School Board is encouraged to design new schools as community facilities for use by all age groups in a variety of educational, cultural and recreation activities.
  - c) Assist in Assuring Appropriate Public School Site Availability. Martin County shall closely coordinate the location, timing and intensity of development to assist in assuring favorable impacts on existing and future planned school sites and system facilities. Permits for new development shall be issued only after the owner/applicant has provided plans and requisite assurances that all requirements, pursuant to Article IV, Section 4 (D) 2 including schools, shall be satisfied prior to issuance of an occupancy permit.
  - d) Maintenance of Inventory. The County should encourage the Martin County School Board to maintain a continuous inventory of the Board's personnel, equipment, resources and statistical data needed for sound planning practices through a memorandum of understanding.
  - e) Integrate the Project and Site Plan Review Process. The Martin County School Administration shall be integrated into the County's project review scheme to ensure that the County and School Board coordinate the location and timing of school sites and facilities with plans for residential development and other necessary services. In order to adopt and implement State and local policy as shown in F.S. §235.193, the Local Comprehensive Planning Act of 1975, Ch. 61-2466 §3 Florida Statutes, and this Plan, the following provisions shall apply:
    1. Applicants who request the County to approve site plans, plats, development plans, planned unit developments, or other development approvals involving three (3) or more residential units shall, prior to final approval by the County, obtain a statement of no objection from the School Board or its designee.

2. The School Board or its designee may advise applicants of the projected unmet costs of meeting the educational facility needs expected to be generated by the applicant because of his development, enter into agreements with applicants and accept payments and site donations to meet such needs as may be particularly negotiated with the applicant as well as through an appropriate fee schedule adopted by the School Board for such purpose.
3. Applicants shall also advise the School Board of the number and type of dwelling units being proposed, the schedule of projected dates for build-out, and such other information as may be required, and keep the School Board continuously advised and updated if such projections change.
4. Unless otherwise provided by written agreement or in the development order, such payments as are agreed to or imposed shall be made directly to the School Board at the time of issuance of the building permit.

It is also noted that in site selection, acquisition, and planning the School Board is required to follow the provisions of F.S. §235.19.

f) Assist in Developing Funding Mechanisms for Implementing Plans. The County shall assist the Martin County School Board in the development of plans for funding school expansion through the application of impact fees on new dwelling units, or other fiscally sound alternatives.

2. Special Public School Studies. In order to assist the school system in meeting the needs of rapid growth, the County shall appoint a special committee with representatives from the County, the School Board, and the public. The committee shall receive technical assistance from the Community Development Department and the Martin County School staff. The committee shall undertake a special study to integrate the County's Comprehensive Plan and Capital Improvements Plan with the School Board's long-range plans and projections.

E. Public Libraries. A public service of growing importance is the storage and later dissemination of information generated by society. Because books are presently the most efficient means of accomplishing this, libraries are assuming an increasing role in the performance of this function. As other media, particularly those of an electronic variety, become more prevalent and available to the public, the increasing application of automation and computer technology will extend the usefulness of libraries beyond their traditional function of receiving, holding and distributing books.

1. Continuing Public Library Programs. The County shall carry out the following public library programs:

- a) Locate Public Libraries in Areas of High Accessibility, Visibility, and by Compatible Uses. Public libraries of any size shall be located in areas of high accessibility, visibility, and by compatible uses. Shopping centers and urban business districts are preferable locations. Isolated locations such as parks should be avoided. Deposit libraries could be located in governmental complexes, medical complexes, and other specialized activity centers with collections of books key to those user groups.

Where public libraries are a part of a larger collection of buildings, acreage requirement shall be lessened as most of the required space is for accommodating parking needs. Locating branch office facilities in leased shopping center storefront sites provides a cost-effective alternative to the conventional free standing library.

- b) Acquire Sites for Public Libraries at the Time Proposed for Urban Development. The construction of public libraries shall be phased so that when the population of an area reaches the minimum size for a branch library that facility is ready for use. There shall be no time lag between population growth and provision of library services. The principal guideline for collection size is 1.5 books per person in the library service area.
- c) Maintenance of Inventory. The County shall assure that the Martin County Library Director maintains a continuous inventory of their personnel, equipment, resources, and statistical data which is a necessary prerequisite for sound planning practices.
- d) Address Special Needs of the Handicapped. Attention shall be paid to the special needs of the handicapped with entrances at street level a prime construction.

2. Development of the Public Library System. The County shall carry out the following public library programs:

- a) Investigate the Cost/Benefit of Acquiring a County Book Mobile. The County shall investigate the practicality of acquiring a new bookmobile. The current mobile arrangement is an expensive and impractical way of providing a very limited type of service and does not meet federal regulations for handicapped (ease of access) as a public service building. A bookmobile would 1) permit the library to serve a wider geographic range and more people than the semi-permanently parked vehicle does; 2) allow for specific schedules for stops, well-publicized, with a regular librarian full-time who would be service oriented. Such a bookmobile could serve Jensen Beach, Palm City, South County, Port Salerno, and all communities where there is less school or youth interest and much more need for a mobile unit which could serve the older citizen needs on a regular basis.

- b) Develop Public Library Branch Office Service. The County shall provide branch library service in accordance with the needs outlined in the Martin County Library Study, 1981. There are several types of branch alternatives which shall be explored including: store-front libraries, portable classrooms rented and converted; or, as in the case of Indiantown, a building already available which might be converted. Locale, cost, community needs, etc. must be analyzed by a proposed committee established by the Library Board of Trustees and the Director in order to have facilities available when the demands become more insistent.

The branch library should serve a trade area population of at least 5,000 and be within fifteen minutes driving time of the citizens using it. It should contain at least 15,000 up-to-date books on subjects of current interest and be open to the public 25 hours or more each week, pursuant to Florida Standards.

3. Special Public Library Studies. In order to maintain public library policies responsive to changing conditions, problems and issues, the County shall undertake special public library studies to develop specific local strategies for resolving unanticipated public library problems and issues as needed. Such special studies shall also be undertaken where necessary in support of special grant programs or pursuant to specific policies of the federal or state government or other regional or local public agencies. In addition, such studies shall include detailed analysis of newly evolving programs and techniques for implementing public library goals and objectives including issues of practicality for local adoption and potential fiscal impacts.

## ARTICLE XII. ENERGY CONSERVATION ELEMENT

Section 12-1 Objectives for Energy Conservation. Development and resource conservation decisions shall be consistent with the following energy conservation objectives. These objectives are directed toward attaining resource conservation goals identified in Article II. A systematic evaluation of goals, objectives, policies, and programs shall be implemented to assure appropriate analysis, feedback, and corrective action. Activities directed toward implementing the energy conservation element are presented in Section 12-2 of Article XII:

### A. Energy Supplies and Usage.

1. Promote an Adequate, Flexible, Reliable, Economical and Environmentally Sound Future Supply of Energy. The Community Development Department shall assist in developing and improving the availability of accurate cost-effective information concerning energy supplies available to the region and County. Assist in promoting diversification of energy sources by encouraging a safe and orderly transition from diminishing petroleum resources to alternative energy technologies as they become available. Promote orderly transition from present non-renewable fuels to renewable energy sources and consumption patterns. Work with the state, regional and areawide local governments to promote use of demonstrated cost efficient energy technology employing resource recovery systems and recycling efforts which reduce total energy use and depletion of natural resources.
2. Promote Effective and Efficient Use of Energy. Encourage the effectiveness of total energy use by promoting practices that are cost-effective and less energy-intensive. Encourage practices that ensure that each form of energy is used to do work for which it is best suited. Recognize the energy services provided by natural features of the environment including landscape, sun and wind, and promote site development and resource management that complements or substitutes for energy-intensive technologies. Encourage citizens to undertake individual and group actions to conserve energy and other resources and assist in providing knowledge of techniques for achieving this objective.

### B. Energy Management and Public Well-Being.

1. Promote Management of Energy Supplies and Use Which is Consistent with Environmental Quality, Health, Safety, Social, and Economic Well-Being of the Public. Recognize and assist in meeting the minimum energy needs of the County. Assist in minimizing the environmental, economic, and social impacts of future energy and energy-related facilities within the County. Incorporate energy as a major consideration into the planning and decision-making process.

2. Encourage Energy Efficient Land Development. Physical, natural, economic, and human resources should be managed and developed in ways that avoid unnecessary long-term energy-intensive investments. Recognize the relative energy dependency of commercial and industrial land uses and consider energy dependency in any policy pertaining to new industry promotion strategies or policy concerning maintenance or expansion of existing industry or commerce. Encourage land use patterns that by location, scale, and design minimize long-term energy commitments to construction, operation, maintenance, and replacement. Encourage natural resource conservation and utilization in ways that are consistent with sound energy management principles.
3. Coordinate Energy Management with Concerned Entities Within the Public and Private Sectors. Coordinate formulation of energy related decisions with concerned federal, state, and regional governmental entities as well as with concerned private entities. Work with these agencies and entities in order to maximize awareness of energy related problems, issues, alternative techniques for resolving energy related problems and issues, and to identify future areas where joint efforts may enhance mutual goals and objectives.

C. Energy Efficient Land Use and Design.

1. Promote Energy Efficiency in Land Use, Transportation and Urban Design. Encourage land use, traffic circulation systems, and urban design which minimizes energy consumption and maximizes effectiveness of energy consumed. Reduce travel demands by locating major traffic generators on accessible sites situated along major traffic corridors near potential users. Promote a systematic approach to the development of pedestrian and bicycle path networks by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks and schools.
2. Encourage Application of Energy Efficient Site Planning, Design, and Technology. Promote site planning and design which reduces demand for artificial heating, cooling, ventilation, and lighting. Design factors include building design, siting and orientation that effectively utilizes natural solar resources, wind conditions, tree canopy, and plant material to reduce the effects of exposure to extreme weather conditions. Energy efficient construction shall be promoted through enforcement of the building and energy codes, through application of new and proven energy efficient technology and through cooperative efforts with building trades, design professionals, building officials, and regional and state agencies concerned with energy conservation.

Section 12-2 Implementation Policies for Energy Conservation. The following plans and programs shall be the basis for carrying out the goals and objectives of the energy conservation element.

- A. Continuing Energy Conservation Programs. The County shall carry out the following energy conservation programs:

1. Energy Conservation Information System. The Community Development Department shall maintain and periodically update the energy information system. Assist the State and region in disseminating information on energy conservation, alternative energy sources, energy conservation technology, and cost implication.
2. Energy Conservation by County Government. The Community Development Department shall continually promote energy conservation in building operation and maintenance, fleet operation and maintenance, electrical utility operations and maintenance and through landscaping.
3. Energy Conservation in Building and Construction. The Community Development Department shall enforce energy efficient building codes and promote efficient energy conservation in building, heating, and cooling systems. The County should promote training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials.
4. Land Use Controls and Energy Conservation Techniques. The Community Development Department shall administer adopted land use controls referenced in Section 12-1 of this Article XII, including the Building and Energy Code (Chapter 6), Tree Protection (Comprehensive Plan Article VIII), Landscape (Chapter 23, Article III), Subdivision Regulations (Chapter 30½), and Zoning Regulations (Chapter 33).
5. Monitoring New Techniques for Managing Land Development and Energy Conservation Activities. The Community Development Department shall monitor and evaluate new cost-effective techniques for managing land development and energy conservation. The County shall coordinate these reviews with the State and the Treasure Coast Regional Planning Council. These review efforts shall consider innovation in analysis of energy supplies; alternative energy sources; energy consumption patterns; cost implications; and energy related impacts of municipal utilities including the electrical utility, water and wastewater systems, and solid waste disposal. Energy use in housing, transportation, industry and commerce shall be monitored and evaluated on a continuing basis using available analytical techniques. Analytical findings shall be used to formulate public policy directed toward needed corrective energy conservation measures.
6. Intergovernmental Coordination. The Board of County Commissioners or its designate shall coordinate with local, regional, federal, and state agencies and private entities concerned with energy conservation. Evaluate changes in various standards, codes, regulations, and energy conservation techniques in order to ascertain their impact on energy conservation objectives, continuing conservation programs, and potential problems and issues. Coordinate with these agencies and entities in identifying needed corrective actions in order to promote energy conservation.

- B. Special Energy Conservation Studies. In order to maintain energy conservation policies responsive to changing conditions, problems, and issues, the County shall undertake studies to develop specific local strategies for resolving unanticipated energy conservation problems and issues on a countywide or small area basis as needed. These special studies shall also be undertaken where necessary in support of special grant programs or pursuant to specific policies of the federal, state, regional or local public agencies. These studies shall include detailed analysis of newly evolving programs and techniques for achieving goals and objectives for energy conservation including issues of practicality for local application and potential legal or fiscal impacts.



## ARTICLE XIII. FISCAL MANAGEMENT ELEMENT

Section 13-1 Purpose of the Fiscal Management Element. Section 163.3177(3) of the State of Florida Local Government Comprehensive Planning Act requires that: "The economic assumptions on which the plan is based and any amendment thereto shall be analyzed and set out as a part of the plan. Those elements of the Comprehensive Plan requiring the expenditure of public funds for capital improvements shall carry fiscal proposals of public funds for capital improvements shall carry fiscal proposals relating thereto including, but not limited to, estimated costs, priority ranking relative to other proposed capital expenditures and proposed funding sources." Pursuant to this requirement, the economic assumptions and limitations on which the Comprehensive Plan is based are identified in Section 1-6. The Fiscal Management Element describes the fiscal implications of capital improvements identified in the Comprehensive Plan.

Section 13-2 Objective of Fiscal Management Element. Martin County is committed to growth management which incorporates the best available fiscal management practices and procedures. The County shall consider the use of all legal and equitable fiscal management techniques to achieve delivery of public services and facilities needed by existing and anticipated future populations. The capital improvement program presented herein identifies capital improvements needed by the existing population to satisfy standards incorporated within this Comprehensive Plan. The County shall apply performance standards as well as legal and equitable impact fees, where appropriate, to ensure that new developments provide in advance of development a sufficient level of public facilities and services (or fees in lieu thereof) in order to cover the costs of needed facilities and services, the demands for which are specifically attributable to such new development.

This element shall provide a basis for estimating fiscal impacts required by capital improvements included in the Comprehensive Plan. The capital improvements program and budgeting process provides an on-going process for continuing planning and review of Martin County capital outlays, including their location, timing, estimated cost, relative priority, and potential funding sources. The capital improvement program and budget process is an advisory planning function. Capital outlays are fixed only by the Board of County Commissioners.

Section 13-3 Capital Improvement Program and Budget. A capital improvement project is defined as a project that is self-contained and that will usually be constructed or purchased as a unit. A capital improvement generally includes only those items constructed or purchased that have a useful life extending beyond a ten year period following their acquisition, and involve a cost in excess of \$10,000 or involve the acquisition or disposal of land regardless of cost. Minor recurring annual expense items, including routine maintenance and repairs, are excluded. All projects that are to be financed from bond funds are included similarly. Preliminary engineering studies for public facilities such as improvements to the transportation, water, wastewater and drainage systems are itemized as capital expenditure items due to their significant cost and their impact on the capital improvement program. The capital improvement program and budget is concerned with the assessment of need, assignment of priorities, and efficient allocation of the County's existing and potential fiscal resources for major community improvements or acquisitions over a five to ten year period. The fundamental purposes of the capital programming process are as follows:

- A. To consolidate and coordinate all the various departmental requests by taxing district with the hope of reducing delays and coordinating individual improvement programs.
- B. To establish a system of procedures and priorities by which each proposal can be evaluated in terms of public need, long range development plans, and short and long term fiscal management impacts.
- C. To schedule future capital outlay projects pursuant to identified needs and priorities.
- D. To set forth a financing program that identifies potential funding sources, including but not limited to advalorem taxes/general obligation bonds; user fees/revenue of excise tax bonds; grant programs; equitable contributions or exactments; as well as performance standards and other components of a growth management program which may be used as a fiscal strategy for obtaining needed capital improvements in developing areas.
- E. To coordinate joint projects involving participation by one or more local governments, as well as regional, state, or federal agencies.

Section 13-4 Capital Improvement Program and Budget as a Plan Implementation Device. The capital improvements program should be a primary device for achieving orderly urban growth and development. By providing a planned and reasonably reliable schedule of public projects, the capital improvement program and budget shall provide a guide for both public and private capital investment decisions affecting community development patterns. The capital improvement programming and budgeting process is a primary tool for closely coordinating land use planning and fiscal management required to successfully carry out the Comprehensive Plan.

Section 13-5 Fiscal Implications of Proposed Engineered Master Plans for Public Facilities. Martin County has no engineered master plans identifying preliminary costs for improvements to the transportation, water, wastewater, or drainage systems. These costs are likely to be significant since Martin County, the fifth fastest growing county in Florida during the decades of the 70's, has developed pent-up demands for improvements to major thoroughfares and bridges. Similar engineering studies are required to identify the cost implications of growth on water supply and needed improvements in water treatment and distribution. Engineering estimates also are needed to determine cost impacts for potential improvements to the wastewater and drainage systems. Needed engineering master plans including cost estimates are identified in the capital improvement program as needed preliminary engineering capital outlays.

Section 13-6 Implementing the Fiscal Management Study. The County shall adopt the Fiscal Assessment of Major Capital Investments Associated with Plan Implementation, (Nicholas and Cottrell, 1982) for implementation of the Comprehensive Plan. However, community development districts (CDD) as referred to within the study shall be used only where appropriate controls are available.

Section 13-7 Program Evaluation. The capital improvement program and budget shall be refined on a continuing basis to reflect changed conditions. Each year the capital outlay schedule for the next fiscal year will be refined and adopted by the Board of County Commissioners as the capital budget for the coming fiscal year. This procedure shall occur concurrently with preparation of the County budget.

Section 13-8 Schedule of Capital Improvements. Following is a schedule of capital improvement needs together with estimated costs and relative changing economic conditions. Also, as detailed engineering plans for the respective capital projects are prepared, more realistic cost estimates will materialize. Therefore, the costs listed herein are not intended to and shall not be construed to reflect an adopted county capital investment policy. Rather, the cost estimates serve as a general guide to be refined as detailed engineering plans are formulated for respective projects. Similarly, the schedule of projects and priorities shall at least annually be re-evaluated and modified to reflect shifts in capital investment needs and also changes in internal and external funding sources.

TAXING DISTRICT A

PROJECT	PRIORITY*	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>EMERGENCY SERVICES IMPROVEMENTS</b>				
1. New Emergency Service Facility: General area S.R. 707A & 723	1		Local Government General Revenue Fund	
A. Building	1	\$ 150,000.00	"	FY-82-85
B. Three Trucks at 80,000-120,000	1	\$ 240,000.00	"	FY-82-85
C. Ambulance 30,000 - 40,000	1	\$ 30,000.00	"	FY-82-85
D. Land	1	Not Available	"	FY-82-85
2. Satellite Medical Facility	3	Not Available	Non-Profit Medical Corporation	FY-90
<b>IMPROVEMENTS TO EXISTING ROADS **</b>				
1. Baker Road Extension to S.R. 723 and improvements to S.R. 707 connection	3	\$ 90,000.00	Local Government General Revenue Fund	FY-90

\*\* Construction Costs 60.00/ft. does not include cost of right-of-way

\* Priority

1. Essential
2. Desirable
3. Long Range

TAXING DISTRICT A

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>INTERSECTION SIGNALIZATION</b>				
1. U.S. 1 and Baker Road	2	\$ 40,000.00	State DOT/Local Government	FY-85-90
2. S.R. 707 and Bailey Road	1	\$ 30,000.00	"	FY-82-85
3. Indian River Drive North and Alt. A1A Jensen Causeway	1	\$ 30,000.00	Developer Off Site Improvement	FY-82-85
4. S.R. 707A and Proposed N/S Extension of Baseline Avenue to St. Lucie Co.	2	\$ 30,000.00	State DOT/Local Government	FY-85-90

TAXING DISTRICT A

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
BIKE PATHS @ \$ 8.00/FT.				
1. Rio - Alice Avenue 1 mile	2	\$ 42,240.00	Florida Bicycle Program; Land & Water Conservation Fund Grants (L&WCFG); Florida Recreation Development Assistance (FRDA)	FY-85-90
2. Rio - S.R. 707 2.63 miles	1	\$ 111,091.00	"	FY-82-85
3. Indian River Drive, Palmer Street North - Elaine Street .57 mile	1	\$ 24,000.00	"	FY-82-85
4. Indian River Drive, Park Street North - Jensen Causeway 1.14 miles	1	\$ 48,000.00	"	FY-82-85
5. S.R. 707 from S.R. 723 to Maverly Avenue 1.9 miles	1	\$ 81,000.00	"	FY-82-85

TAXING DISTRICT A

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>RECREATION</b>				
1. Boat Ramps two at 10,000.00 each	1	\$ 20,000.00	Florida Recreation Development Assistance; Land & Water Conservation Fund Grants	FY-82-85
2. Twelve Multi-purpose Courts at \$45,000.00 each	2	\$ 540,000.00	"	FY-85-90
3. Twenty-nine Picnic Tables at \$400.00 each	2	\$ 11,600.00	"	FY-85-90
4. Eight Playgrounds	1	*	"	FY-85-90
5. Three Comfort Stations at the Playgrounds	"	*	"	FY-85-90

\* Estimated Cost Depends upon Intensity of Development

TAXING DISTRICT A

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>RESURFACE</b>				
1. U.S. 1 from C.R. 707A to St: Lucie County Line	1	3.5 miles		
A. CONSTRUCTION		\$ 930,000.00	Resurfacing Con- solidated Funding	FY-82 -85
B. CONSTRUCTION ENGINEERING INSPECTION		\$ 130,000.00	Resurfacing Con- solidated Funding	FY-82 -85
C. PRELIMINARY ENGINEERING		\$ 25,000.00	Resurfacing Con- solidated Funding	FY-82 -85
<b>BRIDGE REPAIR</b>				
1. Jensen Causeway Fender Repair 89 000	1			
A. CST Construction		\$ 160,000.00	Local Funds Fed. Urban and State Primary Funds \$ 40,000.00	FY-82-85



TAXING DISTRICT A

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>BRIDGE REPAIR CONT'D.</b>				
2. S.R. 707/BR #'s 40 and 41 890040 over Warner Creek	1			
A. Preliminary Engineering	1	\$ 45,000.00	Bridge Replacement Bridge Rehabilitation	FY-82
B. Right-of-Way	1	\$ 198,000.00	Bridge Replacement Bridge Rehabilitation	FY-82

TAXING DISTRICT A

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>EXTENSIONS to EXISTING ROADS</b>				
1. Extension of Baseline Avenue Northerly from existing Baker Road to proposed GDC Road in St. Lucie Co. 2.75 miles	1	\$ 877,200.00	Local Government General Revenue Fund	FY-82-85
2. Extension of Britt Road Easterly from U.S. 1 to North South Extension of Baseline Avenue 0.7 mile	3	\$ 221,760.00	"	FY-90
3. Extension of Baker Road Easterly from Baseline Avenue to S.R. 723 0.4 mile	2	\$ 126,720.00	"	FY-85-90
4. Proposed new Right-of-Way approx. 3/4's of a mile South of S.R. 707A extended Easterly to S.R. 723 0.9 mile	2	\$ 285,120.00	"	FY-85-90
5. North-Northeasterly Extension of Ricou TR to align with Causeway Blvd. at Indian River Drive 0.35 mile	2	\$ 110,880.00	"	FY-85-90

TAXING DISTRICT B

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>BIKE PATHS @ \$ 8.00/FT.</b>				
1. North River Shores, Pine Lake Dr. 1.8 miles	1	\$ 76,560.00	Florida Bicycle Program; Land & Water Conservation Fund Grants; Florida Recreation Development Assistance	FY-82-85
2. Palm Lake Park U.S. 1 to Lake .32 mile	1	\$ 13,517.00	"	FY 82-85
<b>EMERGENCY SERVICES IMPROVEMENTS</b>				
1. New Emergency Service Facility: General area of Britt Road	2		Local Government General Revenue Fund	
A. Building		\$150,000.00	"	FY-85-90
B. Three Fire Trucks at 80,000.00 to 120,000.00 each		\$240,000.00	"	FY-85-90
C. One Ambulance		\$ 30,000.00	"	FY-85-90
D. Land				

TAXING DISTRICT B

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>RECREATION</b>				
1. Boat Ramps one at 10,000.00 each	1	\$ 10,000.00	Florida Recreation Development Assistance; Land & Water Conservation Fund Grant	FY-82-85
2. Eight Multi-Purpose Courts at 45,000.00	2	\$ 360,000.00	"	FY-82-85
3. Seven Playgrounds with	1	*	"	FY-82-85
4. Two Comfort Stations	1	*	"	
5. Ten Picnic Tables at 400.00 each	2	\$ 4,000.00	"	FY-85-90
6. One Racquetball/Paddle Courts	2	\$ 20,000.00	"	FY-85-90

\* Estimated Cost Depends upon Intensity of Development

TAXING DISTRICT C

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>BIKE PATHS at 8.00 ft.</b>				
1. Lantana S.R. 708 to Cosmos .30 mile	1	\$ 13,280.00	Florida Bicycle Program; Land & Water Conservation Fund Grants; Florida Recreation Development Assistance	FY-82-85
2. County Line Road North along U.S. 1 to Salerno Road 14.75 miles	1	\$ 623,040.00	"	FY-82-85
<b>LIBRARY</b>				
1. Branch Library approximately 3000 sq. ft. at \$5.00 - 6.00 per foot per year	LR	* \$ 15,000.00/yr.	Local Government General Revenue Fund	FY-90

\* Estimate includes rental costs only

TAXING DISTRICT C

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>BRIDGES</b>				
1. Hobe Sound Bridge S.R. 707 # 8900402 and approaches	1			
A. Row		\$ 256,000.00	Bridge Repl./Rehab.	FY-82
B. Construction		\$ 3,940,000.00	Bridge Repl./Rehab.	FY-83
C. Construction Engineering Inspection		\$ 394,000.00	Bridge Repl./Rehab.	FY-83
<b>ROADS</b>				
1. Resurface 8.5 miles U.S. 1 from Hobe Sound to South of Cove Road	1			
A. Preliminary Engineering		\$ 40,000.00	Resurfacing Consolidated Primary	FY-83
B. Construction		\$ 2,600,000.00	Resurfacing Consolidated Primary	FY-84
C. Construction Engineering		\$ 260,000.00	Resurfacing Consolidated Primary	FY-84

TAXING DISTRICT C

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>INTERSECTION SIGNALIZATION</b>				
A. Osprey and U.S. 1	1	* \$ 30,000.00	State DOT/Local Government Revenue Funds	FY-85-90
B. Crossrip and C.R. A1A	1	* \$ 30,000.00	"	FY-85-90
C. Pettway and U.S. 1	1	* \$ 30,000.00	"	FY-85-90
D. C.R. A1A and Bridge Road	1	* \$ 30,000.00	"	FY-85-90

\* Costs depend on intensity of signalization

TAXING DISTRICT C  
PROPOSED THOROUGHFARE PLAN

PROJECT **	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
PROPOSED ROADWAY EXTENSIONS at 60.00 ft.				
1. Proposed new right-of-way at and perpendicular to the present end of Gomez Avenue right-of-way Westerly across A1A, U.S. 1 with eventual alignment with the intersection of Cove Road and S.R. 76	2	\$ 1,900,800.00	Local Government General Revenue Fund	FY-85-90
2. Proposed new right-of-way Westerly for intersection of U.S. 1 and Osprey to S.R. 76A	2	\$ 2,027,520.00	"	FY-85-90
3. Proposed new right-of-way Westerly from intersection of U.S. 1 and Dharlys Street to proposed new right-of-way described in item # 8 of this report	2	\$ 221,760.00	"	FY-85-90
4. Proposed new right-of-way Easterly from the Southern end of existing Flora Avenue right-of-way to U.S. 1	2	\$ 506,880.00	"	FY-85-90
5. Girl Scout Ext. Road	1	***	***	***

\* These Right-of-Ways transcendent Taxing District Boundaries

\*\* \$ 60.00/ft not including R.O.W.-acquisition

\*\*\* Currently under study



TAXING DISTRICT C

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>PROPOSED ROADWAY EXTENSIONS CONT'D</b>				
1. Bridge Road - C.R. 708 four lanes from proposed I-95 interchange	3	*	*	FY-90
*Further study needed				
<b>RECREATION</b>				
1. Boat Ramps Four at 10,000.00 each	1	\$ 40,000.00	Florida Recreation Development Assistance; Land & Water Conservation Fund Grants	FY-82-85
2. Multi-purpose Courts Four at 45,000.00 each	2	\$ 180,000.00	"	FY-85-90
3. Picnic Tables Twenty at 400.00 each	2	\$ 8,000.00	"	FY-85-90
4. Racquetball Courts Two at 20,000 each	1	\$ 40,000.00	"	FY-82-85
5. Four Playgrounds	1	*	"	FY-82-85
6. Two Comfort Stations	1	*	"	FY-82-85
7. One Fishing Pier	2	*	"	FY-82-90
8. Exercise Trail	2	\$ 12,000.00	"	FY-85-90

\* Estimated Cost Depends Upon Intensity of Development

TAXING DISTRICT C

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>EMERGENCY SERVICE IMPROVEMENTS</b>				
1. Satellite Medical Facility approximately 30 acres	3	* Not Available	Non-profit Medical Corporation	FY -90
2. South U.S. 1 at Heritage Ridge				
a. Property Part of a Heritage Ridge PUD Agreement	2	NA	NA	FY-82-85
b. Building		\$ 150,000.00		
c. Equipment: Three Fire Trucks, One Ambulance		\$ 270,000.00		

\* Further Study needed by Health and Rehabilitative Service to determine certificate of need

TAXING DISTRICT D

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>BIKE PATHS @ \$8.00/Ft.</b>				
1. Cornell, 28th Street to 36th Street 0.68 mile	1	\$ 28,800.00	Florida Bicycle Program; Land & Water Conservation Fund Grants; Florida Recreation Development Assistance	FY-82-85
2. Monterey, Leisure Village to City Limits 0.55 mile	1	\$ 23,200.00	"	FY-82-85
3. 39th Street (Cornell West to Mapp Rd.) 1,500'	1	\$ 12,000.00	"	FY-82-85
4. S.R. 76 (Riverland South to Indian St.) 1,500'	1	\$ 12,000.00	"	FY-82-85
5. Mapp (Murphy to Seagate) 3,300'	1	\$ 26,400.00	"	FY-82-85
6. Palm City Road (Monterey Road North to Monterey Apts.) 1,250'	1	\$ 10,000.00	"	FY-82-85
7. 34th Street East (around Shore Dr. to All American) 2,900'	1	\$ 23,200.00	"	FY-82-85
8. Cornell (36th to All American) 1,050'	1	\$ 8,400.00	"	FY-82-85
9. All American Blvd. - Mapp Rd. to Shore Drive 3,750'	1	\$ 30,000.00	"	CY-82-85

TAXING DISTRICT D

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
BIKE PATHS @ \$ 8.00/Ft. Cont'd				
10. Martin Hwy. (714) (Mapp Road West to Berry Rd.) 5,250'	1	\$ 42,000.00	Florida Bicycle Program Land & Water Conservation Fund Grants; Florida Recreation Development Assistance	FY-82-85
11. Mapp Road (34th to Piper's Landing) 3,750'	1	\$ 30,000.00	"	FY-82-85
12. Berry Rd. (Martin Hwy. to Sunset Trail) 2,550'	1	\$ 20,400.00	"	FY-82-85
13. Dyer Pt. (Mapp Rd. to Eastern Corner) 2,850'	1	\$ 22,800.00	"	FY-82-85
14. Murphy Rd. (Mapp Rd. to High Meadows) 3,800'	1	\$ 30,400.00	"	FY-82-85
15. Murphys Rd. (High Meadows to C-23) 3,750'	1	\$ 30,000.00	"	FY-82-85
16. Mapp Rd. North (Dyer Pt. Rd. to Hideaway Isles) 3,600'	1	\$ 28,800.00	"	FY-82-85
17. Martin Hwy. (Berry West to Tnpk.) 3,850'	1	\$ 30,800.00	"	FY-82-85
18. Sunset Trail (High Martin Downs East to Mapp Road) 6,900'	1	\$ 55,200.00	"	FY-82-85

TAXING DISTRICT D

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>BRIDGES</b>				
a) Mapp Creek Bridge Reconstruction	1	\$ 150,000.00	Local Funding	FY-82-85
b) Murphy Road over Bessie Creek BR# 894006	1	\$ 180,000.00	\$ 98,000.00 County Committed	FY-82-85

TAXING DISTRICT D

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>ROADS</b>				
1. Resurface 2.7 miles				
A. S.R. 714 from Florida Turnpike to Martin owns Blvd.	1			
I. Construction		\$ 550,000.00	Consolidated Primary	FY-82
II. Construction Engineering		\$ 77,000.00	Consolidated Primary	FY-82
<b>BRIDGES</b>				
A. # 894009 Danforth Creek-Construction	1	\$ 126,000.00	Off System Bridge Replacement & Rehab.	FY-82
B. Construction Engineering		\$ 25,000.00	Off System Bridge Replacement & Rehab.	FY-82

**TAXING DISTRICT D  
PROPOSED THOROUGHFARE PLAN**

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>PROPOSED ROADWAY EXTENSIONS</b>				
1. Four-lane Monterey Road from S.R. 76 to U.S.1	1	*	Martin County City of Stuart	FY-82-85

\* Cost estimate needs further study from Martin County Engineering Dept. and City of Stuart Engineering Dept.

TAXING DISTRICT D

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
1. Turnpike / S.R. 714 - Intersection	1	\$ 117,000.00	MARTIN DOWNS SHARE 60% or \$ 70,200.00	Sec Planned Unit Development Martin Downs Martin County
2. Martin Downs Blvd. 5 lanes from Mapp Road to Bidge (1)	1	\$ 700,000.00	50% or \$ 350,000.00	"
3. Bridge - 3 lanes	1	\$ 300,000.00	50% or \$ 150,000.00	"
4. Monterey Road 5 lanes from Bridge to S.R. 76	1	\$ 180,000.00	25% or \$ 45,000.00	"
5. Palm City Bridge - widen to 4 lanes	1	\$ 300,000.00	50% or \$ 150,000.00	"
			TOTAL	"
			\$ 2,115,200.00	

(1) includes \$ 100,000.00 for  
Right-of-Way Costs



TAXING DISTRICT D

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>RECREATION</b>				
1. Boat Ramps, Four at 10,000.00 each	1	\$ 40,000.00	Florida Recreation Development Assistance; Land & Water Conservation Fund Grants	FY-82-85
2. Multi-Purpose Courts Seven at \$45,000 each	2	\$ 315,000.00	"	FY-85-90
3. Picnic Tables Twelve at \$400.00 each	2	\$ 4,800.00	"	FY-85-90
4. Racquetball Court One at \$20,000.00 each	1	\$ 20,000.00	"	FY-82-85
5. Playgrounds Three	1	*	"	FY-82-85
6. Two Comfort Stations	1	*	"	FY-82-85
7. One Shuffleboard Court at \$11,000.00 each	2	\$ 11,000.00	"	FY-85-90

\* Estimated Cost Depends upon Intensity of Development

TAXING DISTRICT D

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
EMERGENCY SERVICES IMPROVEMENT				
1. Satellite Medical Facility 30 acres	3	* Not Available	Non-profit Medical Corporation	FY-90

\* Further Study needed by Health and Rehabilitative Services

TAXING DISTRICT E.		PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
PROJECT					
<b>EMERGENCY SERVICE IMPROVEMENTS</b>					
A. New Emergency service Facility near general area of Route 76	3			Local Government General Revenue Fund	FY-85-90
1. Land				"	
2. Building		\$150,000.00		"	
3. Equipment: Three Fire Trucks, One Ambulance					
<b>RECREATION</b>					
1. Boat Ramps Four at 10,000.00 each	1	\$ 40,000.00		Florida Recreation Development Assistance; Land & Water Conservation Fund Grant	FY-82-85
2. Multi-Purpose Courts Seven at 45,000.00	1	\$315,000.00		"	FY-85-90
3. Playgrounds Six	1	*		"	FY-82-85
4. Picnic Tables Eighteen at \$400.00 each	2	\$ 7,200.00		"	FY-82-85
5. Exercise Trail One	2	\$ 12,000.00		"	FY-82-85
6. Racquetball/Paddleball Courts Six at \$20,000.00 each	2	\$120,000.00		"	FY-82-85
7. Four Comfort Stations	1	*		"	

\* Estimated cost depends on intensity of development

TAXING DISTRICT E

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>EXISTING RIGHT-OF-WAY IMPROVEMENTS</b>				
1. Cove Road East ATA - U.S. 1	1	\$ 250,000.00	Secondary Rd. Fund	FY-82-85
2. Salerno Road West U.S. 1 - Route 76	1			
A. Engineering Costs		\$ 215,000.00	Fed. Rev. Sharing \$ 300,000.00	FY-81-82
B. Construction Costs		\$ 745,000.00		FY-83
3. Cove Road West U.S. 1 - Route 76	1	\$ 1,500,000.00	Local Government General Revenue Fund	FY-82-85
<b>ASSESSABLE PAVING PROJECTS</b>				
Myrtle		( 500')		
Oakland		( 600')		
Palmetto		( 600')		
Pilot Way		( 1,600')		
Pilot Avenue		( 700')		
Major Way		( 2,410')		
Nassau		( 675')		
Orange		( 3,000')		
Bay		( 490')		
Matousek		( 1,300')		

TAXING DISTRICT E

PROJECT	ASSESSABLE PAVING PROJECTS	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
		1			FY-82-85
Hull Street West	( 500')				
Sailfish Way	( 750')				
Pompano Terrace East	( 950')				
Jamaica	( 300')				
Cassell	( 570')				
Albacore	( 450')				
Finley	( 300')				
Railway	( 800')				
Dixie Street	(3,600')				
Held Court	( 540')				
Middle Street	( 300')				
Philip Bend	(1,680')				
Robert Loop	( 700')				
Sidney Court	( 720')				
Thomas Drive	(1,800')				
Vista Avenue	(1,300')				
West Drive	(1,450')				
Total County Cost				Local Government	1982-1992
\$ 214,640.00				General Revenue Fund	

TAXING DISTRICT E

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>BIKE PATHS @ \$ 8.00/FT.</b>				
1. St. Lucie Blvd. (Hidden Harbor - Sandsprit) 0.95 mile	1	\$ 40,128.00	Florida Bicycle Program; Florida Recreation Development Assistance; Land & Water Conservation Fund Grant	FY-82-85
2. Jefferson (Evergreen - Sandsprit) 1.26 miles	1	\$ 53,224.00	"	FY-82-85
3. U.S. 1 (Salerno Rd. - Twin Lakes) 1.26 miles	1	\$ 53,216.00	"	FY-82-85
4. Jack St. (Salerno Rd. - Cove Rd.) .5 miles	1	\$ 42,240.00	"	FY-82-85
5. Route 76 (South from Indian Street) 0.63 mile	1	\$ 26,611.00	"	FY-82-85
6. AIA (South of Cove Road to Cove Village) 0.63 mile	1	\$ 26,611.00	"	FY-82-85
7. Cove Road (East of AIA to Miles Grant) 1.1 miles	1	\$ 46,464.00	"	FY-82-85
8. Horseshoe Pt. Rd. (Bridge East to Kubin) 0.71 miles	1	\$ 29,990.00	"	FY-82-85
9. U.S. 1 (North from Coral Gardens to Indian Street) 1.34 miles	1	\$ 56,601.00	"	FY-82-85
10. St. Lucie Blvd. (Jefferson to Indian St.) 0.87 mile	1	\$ 31,971.46	"	FY-82-85
11. Indian St. (AIA - Route 76) 1.62 miles	1	\$ 68,428.80	"	FY-82-85

TAXING DISTRICT E

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>BIKE PATHS @ \$ 8.00/Ft.</b>				
12. West Field (A1A East to Mulford) 0.27 mile	1	\$ 11,404.80	Florida Bicycle Program; Land & Water Conservation Fund Grants; Florida Recreation Development Assistance	FY-82-85
13. Kubin Avenue 0.87 mile	1	\$ 36,748.80	"	FY-82-85
14. Robertson Road 0.98 mile	1	\$ 41,395.20	"	FY-82-85
15. Williams 0.22 mile	1	\$ 9,292.80	"	FY-82-85
16. Manatee Cove Road 0.30 mile	1	\$ 12,672.00	"	FY-82-85
17. Bike Bridge over Crooked Creek	1	\$ 55,000.00	"	FY-82-85
18. S.R. A1A (Jefferson Street to St. Lucie Blvd.) 1.19 miles	1	\$ 50,400.00	"	FY-82-85
19. A1A (Cove Village to District Line) 7700'	1	\$ 61,600.00	"	FY-82-85
20. U.S.1 (Twin Lakes to District Line) 5440'	1	\$ 43,520.00	"	FY-82-85
21. Railway Inez (Cove Rd. to Arthur) .4 miles	1	\$ 16,896.00	"	FY-82-85

TAXING DISTRICT - E

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>DRAINAGE IMPROVEMENTS</b>				
1. Easement Acquisition	1	Budgeted \$ 15,000.00	Local Government General Revenue Fund	FY-82
2. Future Easement Acquisition	2	\$ 20,000.00 per year		FY-82-90
<b>LIBRARY</b>				
1. New Branch Library 3000 sq. ft. at \$5.00 - 6.00 sq. ft. per year	3	\$ 15,000.00/yr.		FY 90



TAXING DISTRICT E

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>INTERSECTION SIGNALIZATION</b>				
1. Cove Road and S.R. A1A	1	\$ 60,000.00	State DOT Funds/ Local Government General Revenue Fund	FY-82-85
2. Cove Road and U.S. 1	1	\$ 50,000.00	"	FY-82-85
3. St. Lucie Avenue and S.R. A1A	1	\$ 35,000.00	"	FY-82-85
4. Redesign and Signalization of Anchor, Binnacle and S.R. A1A	1	\$ 50,000.00	"	FY-82-85

TAXING DISTRICT E

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>PROPOSED RIGHT-OF-WAY</b>				
1. *Proposed new right-of-way 9/10 of a mile west of intersection of U.S.1 and Indian Street parallel to U.S.1 and remaining approximately 9/10 of a mile from U.S. 1 Southerly to S.R. 708 (4.0 miles)	2	\$ 1,267,200.00	Local Government General Revenue Fund	FY-85-90
2. Proposed new right-of-way 1/10 of a mile Easterly of FEC Railway at Indian Street and parallel to FEC Railway, Southerly to Salerno Road (2.5 miles)	2	\$ 792,000.00	"	FY-85-90
3. Extension Northerly of existing Gomez Avenue right-of-way to Cove Road (1.7 miles)	2	\$ 538,560.00	"	FY-85-90

\* Transcends Taxing District Boundaries

TAXING DISTRICT F

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>INTERSECTION SIGNALIZATION</b>				
1. S.R. 710 and S.W. 171st Avenue	1	\$ 60,000.00	Local Government General Revenue Fund	FY-82-85
<b>NEW ROAD CONSTRUCTION @ \$ 60.00/FT. *</b>				
1. West Farm Road to S.R. 710 1.32 miles	1	\$ 418,176.00	"	FY-82-85
2. Lincoln Street Extension 0.19 mile	1	\$ 60,192.00	"	FY-82-85
3. 2nd Street Extension to S.R. 710 1.003 miles	1	\$ 317,750.00	"	FY-82-85
4. Indian Mound Dr. West to 2nd Street 1.17 miles	1	\$ 370,656.00	"	FY-82-85
5. Indian Mound Dr. North to and West to S.R. 609 0.23 mile	1	\$ 72,864.00	"	FY-82-85

\* Estimated Cost does not include R.O.W. Acquisition;  
Cost is based on New Road Construction not on  
Resurfacing

TAXING DISTRICT F

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>RESURFACING INDIANTOWN *</b>				
a) Monroe ( 350')	1	\$ 1,750.00	Local Government General Revenue Fund	FY-82-85
b) Palm Way (3,000')	1	\$ 15,000.00	"	FY-82-85
c) Jefferson Avenue (1,300')	1	\$ 6,500.00	"	FY-82-85
d) Washington Avenue (2,000')	1	\$ 10,000.00	"	FY-82-85
e) Adams Avenue ( 700')	1	\$ 3,500.00	"	FY-82-85
f) Tyler Avenue ( 350')	1	\$ 1,750.00	"	FY-82-85
g) Osceola Avenue (1,150')	1	\$ 5,750.00	"	FY-82-85
h) Seminole Drive (3,300')	1	\$ 1,650.00	"	FY-82-85

\* at \$ 5.00/ft

TAXING DISTRICT F

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>PROPOSED NEW RIGHT-OF-WAY'S</b>				
1. Extension Southerly of Fox Brown Road Road across S.R. 710 to West Farm Road 2.0 miles	2	\$ 665,280.00	Local Government General Revenue Fund	FY-82-85
2. Extension North-Westerly of 2nd Street across S.R. 609 to S.R. 710 0.7 mile	2	\$ 221,760.00	"	FY-82-85
3. Proposed new right-of-way Westerly from present end of existing Indian Mounds Drive right-of-way to proposed extension of 2nd Street described in item # 19 of this report 1.0 mile	2	\$ 316,800.00	"	FY-82-85
4. Extension North to North-Westerly of existing Indian Mound Drive to S.R. 609 and S.R. 70 5.25 miles	2	\$ 1,663,200.00	"	FY-82-85

TAXING DISTRICT F

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>BRIDGES</b>				
A. S.R. 15 and St. Lucie Canal from BR.- # 890049, and to - and approaches 1.4 miles	1			
1. Construction		\$ 8,890,000.00	Bridge Replacement & Rehabilitation	FY-82
2. Construction Engineering		\$ 889,000.00	Bridge Repl.& Rehab.	FY-82
B. Bridge # 894008 from Layton Farms Rd. to Martin County				
1. Construction		\$ 117,000.00	Off-System BR. Rehab. and Replacement	FY-82
2. Construction Engineering		\$ 23,000.00	Off-System BR. Rehab. and Replacement	FY-82
<b>ROADS</b>				
A. S.R. 15 from Access Roads to S.R. 76 to and incl. Canal Locks 0.8 mile	1			
1. Construction		\$ 1,360,000.00	Consolidated Primary	FY-82
2. Construction Engineering		\$ 190,000.00	Consolidated Primary	FY-82
B. S.R. 76 from S.R. 15 East 1.2 miles				
1. Construction		\$ 505,000.00	Resurf.f.Rural/ Fed. Aid Secondary & State Primary Funds	FY-82
2. Construction Engineering				FY-

TAXING DISTRICT F

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>ROADS</b>				
3. Preliminary Engineering		\$ 30,000.00	Resurf. for Rural/ Fed. Aid Secondary & State Primary Funds	FY-82
<b>LIBRARY</b>				
1. New Branch Library approximately 3,000 sq. ft. at \$3.00 - \$5.00 per sq. ft. per yr.	3	*\$ 9,000.00/yr.	Local Government General Revenue Fund	FY-85 - 90

\* Estimated cost includes rental costs only

TAXING DISTRICT F

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>RÉCREATION</b>				
1. Boat Ramps Two at 10,000.00 each	1	\$ 20,000.00	Florida Recreation Development Assistance; Land & Water Conservation Fund Grants	FY-82-85
2. Eight Multi-Purpose Courts 45,000.00 each	2	\$360,000.00	"	FY-85-90
3. Playground Four	1	**	"	FY-82-85
4. One Comfort Station	1	**	"	FY-82-85

\*\* Estimated Cost Depends upon Intensity of Development



TAXING DISTRICT F

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
EMERGENCY SERVICE IMPROVEMENTS				
1. Satellite Medical Facilities approximately 30 acres	3	* Not Available	Non-profit Medical Corporation	FY-90

\* Further study needed by Health and Rehabilitative Services

TAXING DISTRICT G

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>BRIDGES</b>				
1. BR # 894023 Tropical Avenue 0.2 mile West of 76 - repair or replace	2	* not available until further study conducted	Local Government General Revenue Fund	FY-85-90
2. BR # 894024 Locks Road 0.3 mile West of Route 76 - repair or replace	2	*	"	FY-85-90
3. BR # 894025 Buckskin Trail 155' West of Wildwood - repair or replace	2	*	"	FY-85-90
4. BR # 894026 Gaines Avenue 0.2 mile East of 76 - repair or replace	2	*	"	FY-85-90

\* further study needed for cost estimate and condition by Martin County Engineering Dept.

TAXING DISTRICT G  
 PROPOSED THROUGHFARE PLAN

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
PROPOSED NEW RIGHT-OF-WAY				
1. *Extension of S.R. 76A Westerly to U.S. Highway 441 at Lake Oke- chobee	3	\$ 6,573,600.00	Local Government General Revenue Funds	FY-90

\* Transcends Taxing District  
 Boundaries

TAXING DISTRICT G  
DOT 5-YEAR PLAN

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>INTERSTATE 95</b>				
1. I-95 0.8 mile South of C.R. 714 to and incl. Bridge over C-23	2			
A. Construction		\$ 30,000,000.00	Federal/State	FY-84
B. Construction Engineering		\$ 3,000,000.00	Interstate Funds	FY-84
2. I-95 from North of Cypress Creek to North of 707 incl. BR # 446412	2			
Right-of-Way		\$ 2,800,000.00	"	FY-83
3. I-95 South of C.R. 76 to East of Turnpike	2			
Right-of-Way		\$ 101,000,000.00	"	FY-84
4. I-95 from East of Turnpike to East of CR 76A	2			
Right-of-Way		\$ 800,000.00	"	FY-84

TAXING DISTRICT G

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
INTERSTATE 95				
5. I-95 from East of C.R. 76A to South of S.R. 714 Right-of-Way	2	\$ 1,600,000.00	Federal/State Interstate Funds	FY-85-90
6. I-95 from Palm Beach County line to North of Cypress Creek Right-of-Way	1	\$ 1,330,000.00	"	FY-85-90
COUNTY LANDFILL				
1. New Landfill 100-200 acres	1	\$ 20,000.00	Local Government General Revenue Fund	FY-82-85

TAXING DISTRICT G

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>RECREATION</b>				
1. Eight Multi-Purpose Courts at 45,000.00 each	1	\$ 360,000.00	Florida Recreation Development Assistance; Land & Water Conservation Fund Grants	FY-82-85
2. Ten Picnic Tables at \$400.00 each	2	\$ 4,000.00	"	FY-85-90
3. Racquetball One at 20,000.00 each	1	\$ 20,000.00	"	FY-82-85
4. Playgrounds Seven	1	*	"	FY-82-85
5. Comfort Stations Two	1	*	"	FY-
6. One 18 Hole Golf Course	3	*	"	FY-90

\* Estimated Cost Depends upon Intensity of Development

COUNTY WIDE

CAPITAL IMPROVEMENTS

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
<b>I. RECREATION LAND ACQUISITION</b>				
1. Neighborhood Parks 16.3 AC	2			FY-85-90
A. North Co. Planning Area		Not available	*	
<b>2. Community Parks 23.0 AC</b>				
A. Palm City Planning Area		"	*	FY-85-90
B. North Co. Planning Area		"	*	FY-85-90
C. Mid Co. Planning Area		"	*	FY-85-90
D. West Co. Planning Area		"	*	FY-85-90
<b>II. FUTURE LAND ACQUISITION</b>				
1. Neighborhood Parks 16.3 AC	2			
A. North Co. Planning Area		"	*	FY-90
B. South Co. Planning Area		"	*	FY-90

\* Potential funding, off site impact fees, transfer of derelict land, tax delinquent land; Land and Water Conservation Fund Grants; Local bonds, Florida Recreation Development Assistance; etc.

COUNTY WIDE

CAPITAL IMPROVEMENTS

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
2. Community Parks 23.0 AC	2			FY-85-90
A. Palm City Planning Area		Not available	*	FY-85-90
B. North Co. Planning Area		"	*	FY-85-90
C. South Co. Planning Area		"	*	FY-85-90

\* Potential funding: off site impact fees, transfer of derelict land, tax delinquent land; Land and Water Conservation Fund Grants; Florida Recreation Development Assistance; Local bonds; etc.



COUNTY WIDE

CAPITAL IMPROVEMENTS

PROJECT	PRIORITY	ESTIMATED COST	POTENTIAL FUNDING	SCHEDULE
III. MINIMUM SECURITY STOCKADE AT NEW LAND FILL SITE	1	1 Million	1 Million Local Bond	FY-82-85
IV. NEW HIGH SECURITY COUNTY JAIL COMPLEX	2	4 Million	*	FY-85-90
V. CONSOLIDATED COUNTY COURTHOUSE & COUNTY ADMINISTRATIVE COMPLEX	1	2 Million	*	FY-82-85
VI. ONE COUNTY BOOKMOBILE 2500 - 2700 VOLUME	3	\$60,000-\$80,000	*	FY-90
VII. SHERIFF DEPARTMENT SUB-STATION SOUTH CO. PLANNING AREA	3	*	*	FY-90
VIII. TRANSPORTATION STUDY		\$ 30,000		
IX. DRAINAGE STUDY		\$ 110,000		

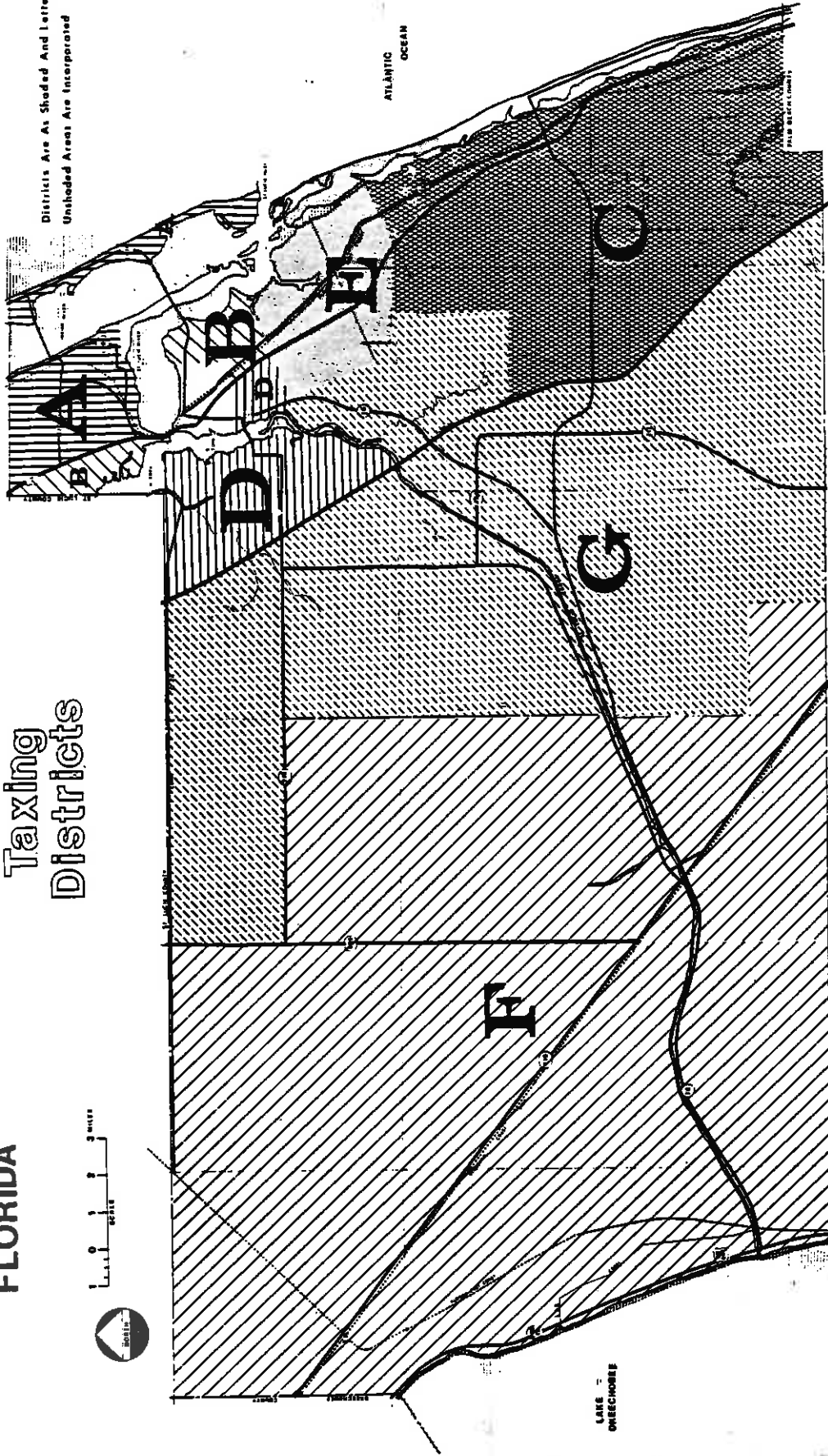
\* Further study needed

**MARTIN COUNTY  
FLORIDA**

**Taxing  
Districts**

**LEGEND**

Districts Are As Shaded And lettered  
Unshaded Areas Are Incorporated



ATLANTIC OCEAN

LAKE OKECHOBEE