

Secondary Urban Service District Frequently Asked Questions

Created by Growth Management Department February 2015

1. What is the Secondary Urban Service District (SUSD)?

Answer: Rural lands geographically located adjacent to the Primary Urban Service District. In contrast, the Primary Urban Service District contains Industrial, Commercial and higher densities of residential development.

2. What are the Martin County Comprehensive Growth Management Plan Policies that govern the SUSD?

Answer: Objective 4.7B. and supporting policies govern the uses and intensities of development in the Secondary Urban Service District. However, Objective 4.7A. and supporting policies which control development in the Primary Urban Service District also contain references to the Secondary Urban Service District.

3. What is the purpose of the Secondary Urban Service District?

Answer: The purpose of both the Primary and Secondary urban service districts is to regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at adopted levels of service, Goal 4.7.

The purpose of the Secondary Urban Service District is to accommodate low-density rural and suburban residential development on the edge of urban development, Policy 4.7B.2. It allows the concentration of rural and estate densities not exceeding one unit per gross acre where a reduced level of public facilities are programmed to be available.

The Primary Urban Service District has the highest priority for the provision of public services. The second priority shall be the staged development of suitable lands in the Secondary Urban Service District at densities specified in Policy 4.7B.1. or as they are converted to the Primary Urban Service District, Policy 4.7B.2.

4. Where is the Secondary Urban Service District located?

Answer: Please see the location map for the areas described below. See also the individual maps showing the five areas listed below.

- A. A portion of the Secondary Urban Service District is located in Palm City, north of County Road 714 and largely west of S.W. Citrus Boulevard.
 - B. A portion of the Secondary Urban Service District is located north and east of the Primary Urban Service District in Indiantown.
 - C. A portion of the Secondary Urban Service District is located in the Tropical Farms area, west of the Turnpike and east of S.W. Pratt Whitney Road.
 - D. The largest portion of the Secondary Urban Service District follows the perimeter of the Primary Urban Service District from Halpatiokee Regional Park east and south to S.E. Bridge Road in Hobe Sound. It continues south of S.E. Bridge Road to the end of S.E. Kitchen Creek Road and S.E. Flora Avenue.
 - E. The south county portion of the Secondary Urban Service District is bounded by the Loxahatchee River, Jonathan Dickinson State Park and Palm Beach County.
5. How many acres are in the Secondary Urban Service District?

Answer: 9,769 acres

6. What is the land use and zoning found in the Secondary Urban Service District?

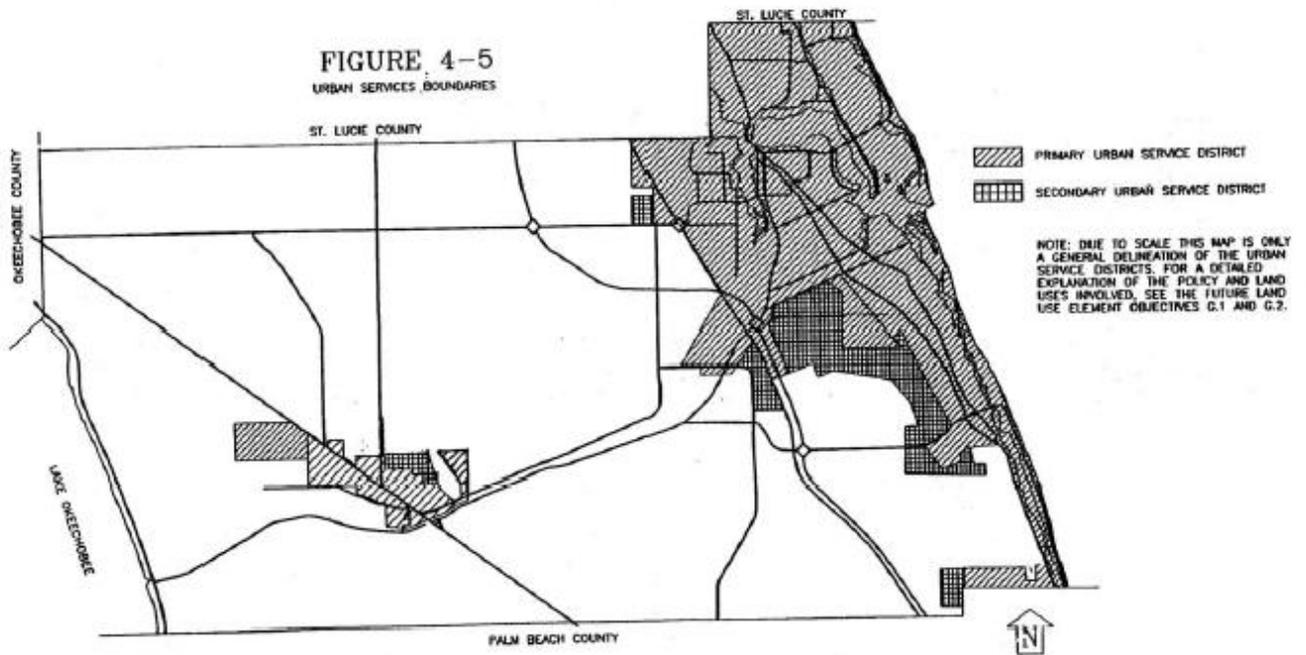
Answer:

| Future Land Use | Zoning District | Acres, approx. |
|----------------------------|--------------------------|----------------|
| Rural Density | A-1 | 1,896.47 |
| | A-2 | 381.10 |
| | AG-20A | 14.60 |
| | RE-2A | 1,123.85 |
| | Planned Unit Development | 1,401.41 |
| | M-1 | 649.03 |
| | IZ | 31.70 |
| | B-3 | 1.61 |
| | PS | 13.54 |
| Agricultural Ranchette | A-2 | 12.09 |
| | AR-5A | 110.98 |
| | Planned Unit Development | 548.48 |
| | GI | 34.30 |
| | R-2 | 4.27 |
| Agricultural | A-2 | 14.90 |
| | AG20A | 2.16 |
| | A-1 | 8.36 |
| Institutional General | A-1 | 147.46 |
| | PS | 10.47 |
| | PS-2 | 96.23 |
| Institutional Recreational | PR | 2,617.41 |
| Institutional Conservation | PC | 601.44 |
| | PS | 4.74 |
| | PS-2 | 65.95 |
| Low Density Residential | A-1 | 8.60 |
| | PS | 3.39 |
| | RM-5 | 9.60 |
| Industrial | M-1 | 2.10 |
| Comm. Waterfront | WGC | 0.73 |
| No land use | A-2 | 0.51 |

Zoning districts such as M-1 and B-3 are inconsistent with the Rural Density future land use designation. Also, some of the land use designations such as Low Density Residential and Industrial are more appropriate in the Primary

Urban Service District. These inconsistencies are due to a number of factors. First and foremost, the Comprehensive Plan from 1982 to 1990 did not have a Secondary Urban Service District. When the outline of the Secondary Urban Service District was added to the Plan, Geographic Information System Technology was not available.

Now that the urban service districts are depicted in the Geographic Information System (GIS), the line work may be redrawn to match the future land use designations and exclude anomalies such as road and canal right-of-way. It may also be appropriate to rezone parcels on the Zoning Atlas to be consistent with the future land use designation. However, these adjustments will require an amendment to the Comprehensive Growth Management Plan, at a minimum. Please see the following graphic that was the basis for the GIS layer we use today. Until it was added to the GIS system it was never drawn to scale.



7. How much land is developed and how much is vacant in the Secondary Urban Service District?

Answer: The Institutional, General land in the previous table is developed. Large portions of the Institutional, Recreational and Institutional, Conservation land, listed above are within the Atlantic Ridge State Park and not available for development. The following table provides vacant acreage in private ownership and an approximation of the potential residential units.

| Potential Units in the Secondary USD | | | | | | | |
|--------------------------------------|----------------|--------------------|-----------------------------|---------------------|--------------------|----------------------------------|-------------|
| Future Land Use | Units per Acre | Total Vacant Acres | Wetland Probability Acreage | Acres less wetlands | Net Dwelling Units | Wetland Density Transfer (Units) | Total Units |
| Ag Ranchette | 0.02 | 629.3 | 119.07 | 510.23 | 10.20 | 1.19 | 11.40 |
| Rural Density | 0.5 | 1,736.26 | 597.37 | 1138.89 | 569.44 | 149.34 | 718.79 |
| Total | | | | | | | 730.18 |

8. Are public services provided in the Secondary Urban Service District?

Answer: Yes. The same level of public services (law enforcement, fire, libraries, parks etc.) that are provided to areas outside the urban service districts are provided inside the Secondary Urban Service District.

9. Does the Secondary Urban Service District receive the same level of service as the Primary Urban Service District?

Answer: No. The Primary Urban Service District has commercial, industrial and higher residential density and requiring a full range of public services including water and sewer service.

10. Can the Secondary Urban Service District receive centralized water and sewer?

Answer: From 1990 to 2009 centralized water and sewer could not be extended into the Secondary Urban Service District. Comprehensive Plan Amendment 07-15 was adopted December 11, 2007 (via Ordinance 781) and became effective August 31, 2009. It allowed the extension of centralized water and sewer into the Secondary Urban Service District under certain conditions.

Additionally, text amendments in the Comprehensive Growth Management Plan have been adopted allowing the extension of centralized water and sewer service to specific properties outside the Primary Urban Service District. As of January 2015, some portions of the Secondary Urban Service District have centralized water and sewer lines physically installed and functioning. Most of the Secondary Urban Service District does not have lines installed.

11. Can I read more about it?

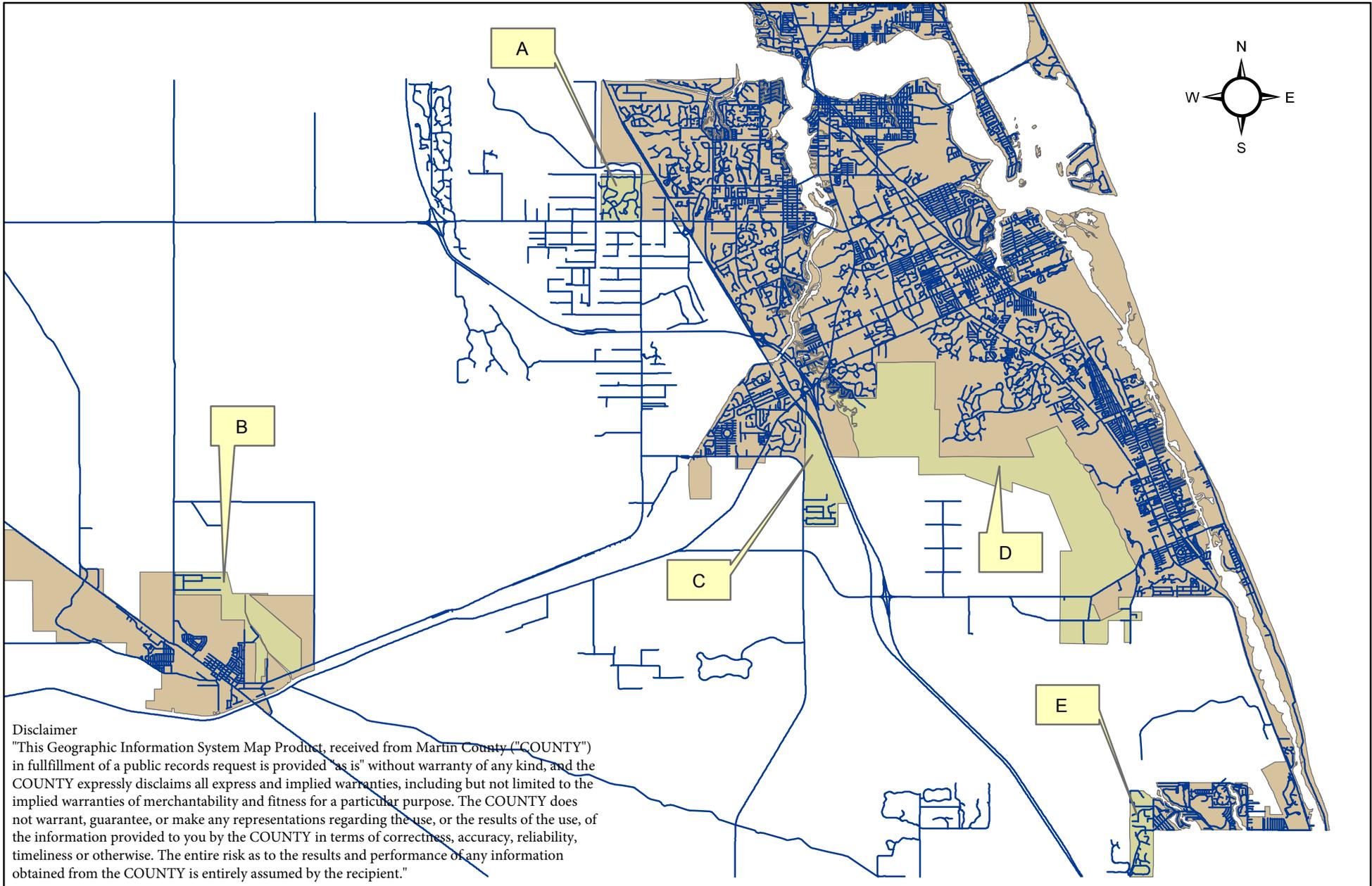
Answer: Yes. Please see Goal 4.7., and the supporting Objectives and Policies in the Comprehensive Growth Management Plan. To review the text of the Plan select the following link. After selecting the link, select Volume 3: Comprehensive Growth Management Plan. After reaching the Muni Code web site see Chapter 4, Future Land Use Element.

http://www.martin.fl.us/portal/page?_pageid=345,266048&_dad=portal&_schema=PORTAL

Comprehensive Plan Amendment 14-6 was adopted December 22, 2014 by Ordinance 965. This amendment removes the ability to approve the extension of centralized water and sewer service into the Secondary Urban Service District. It does not affect the properties that have specific text in the Comprehensive Plan permitting centralized water and sewer service or properties that have received site plan approval with water and sewer service. CPA 14-6 was challenged in January 2015 and will not become effective until the challenges are resolved. See Ordinance 965 on web page with these frequently asked questions. See also Ordinance 781 that allowed the extension of utility services on the web page with these frequently asked questions.

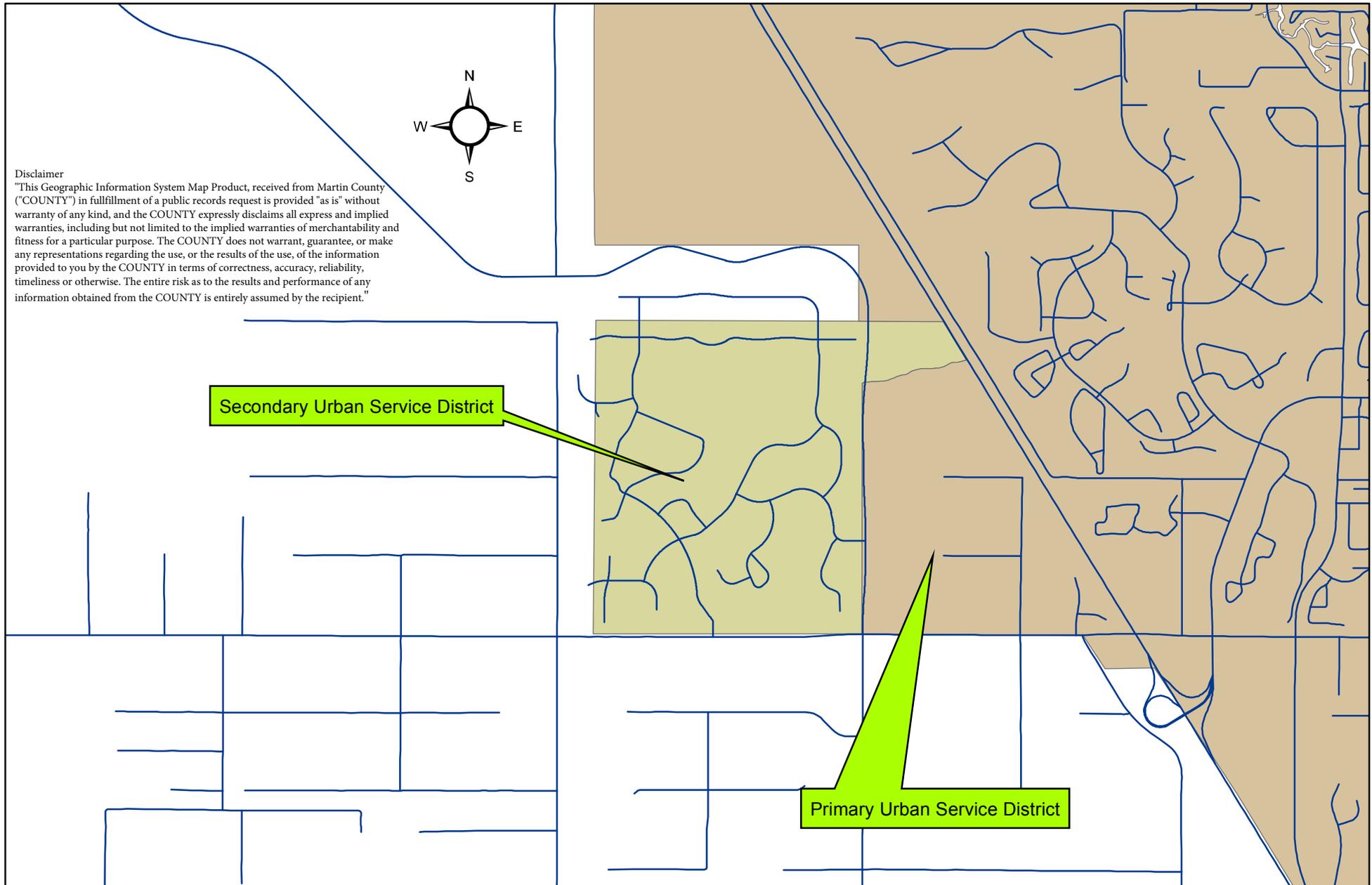
Secondary Urban Service District Location Map

Frequently Asked Question 4: Where is the Secondary Urban Service District located? Areas A through E in the answer are illustrated in this location map.



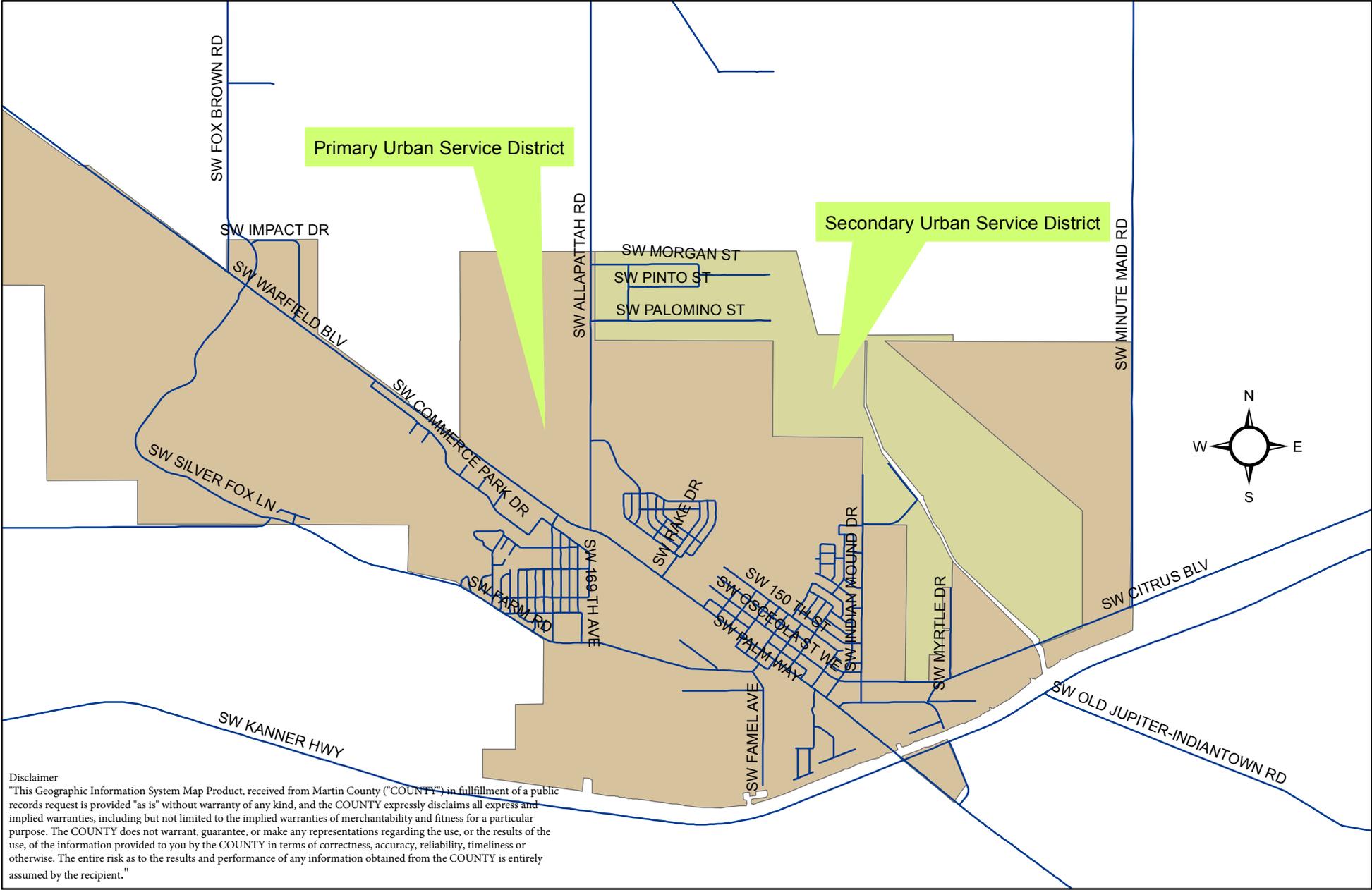
Primary and Secondary Urban Service District, Palm City

Area A identified in the FAQ.



Primary and Secondary Urban Service District, Indiantown

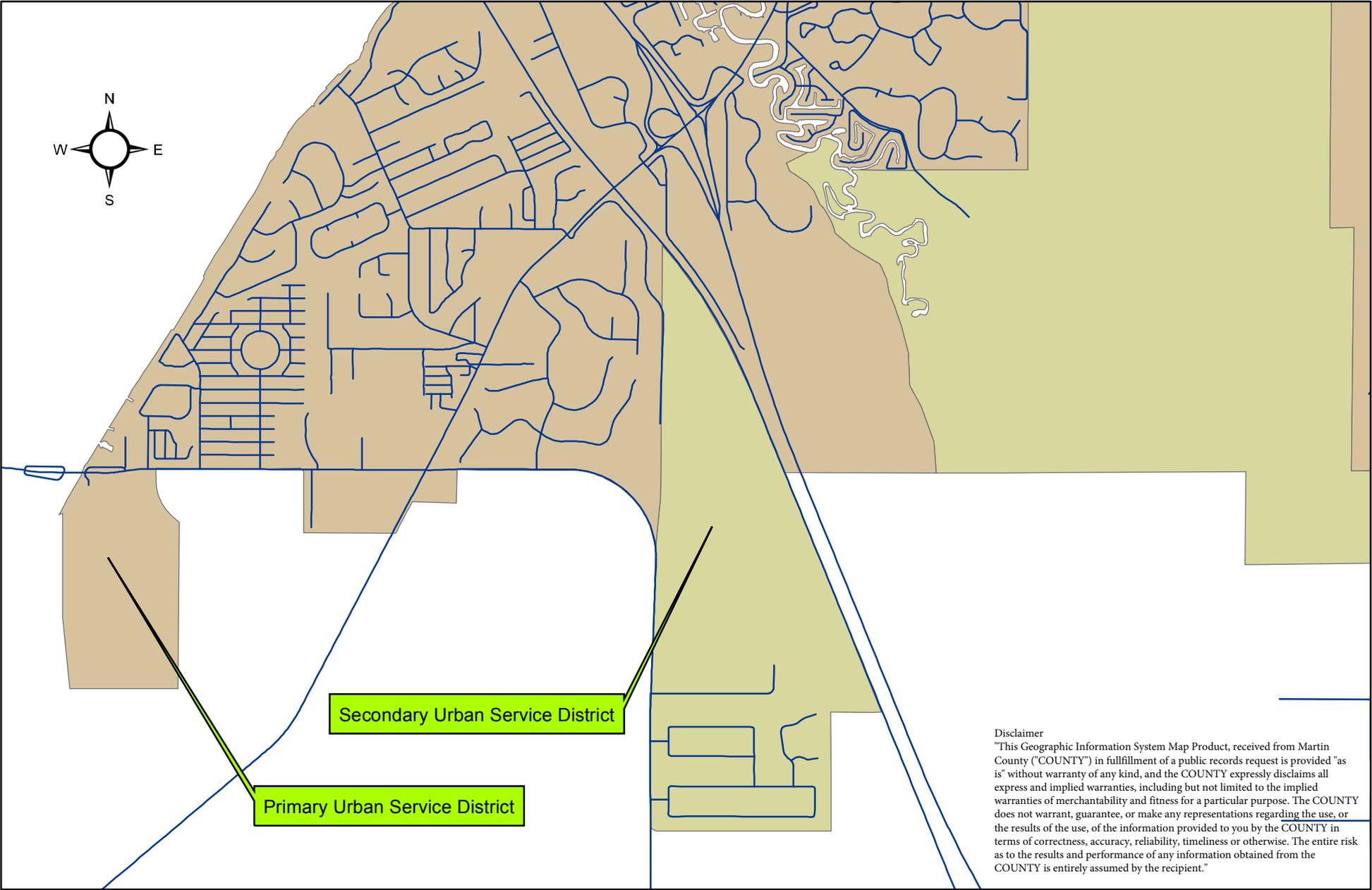
Area B identified in the FAQ.



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

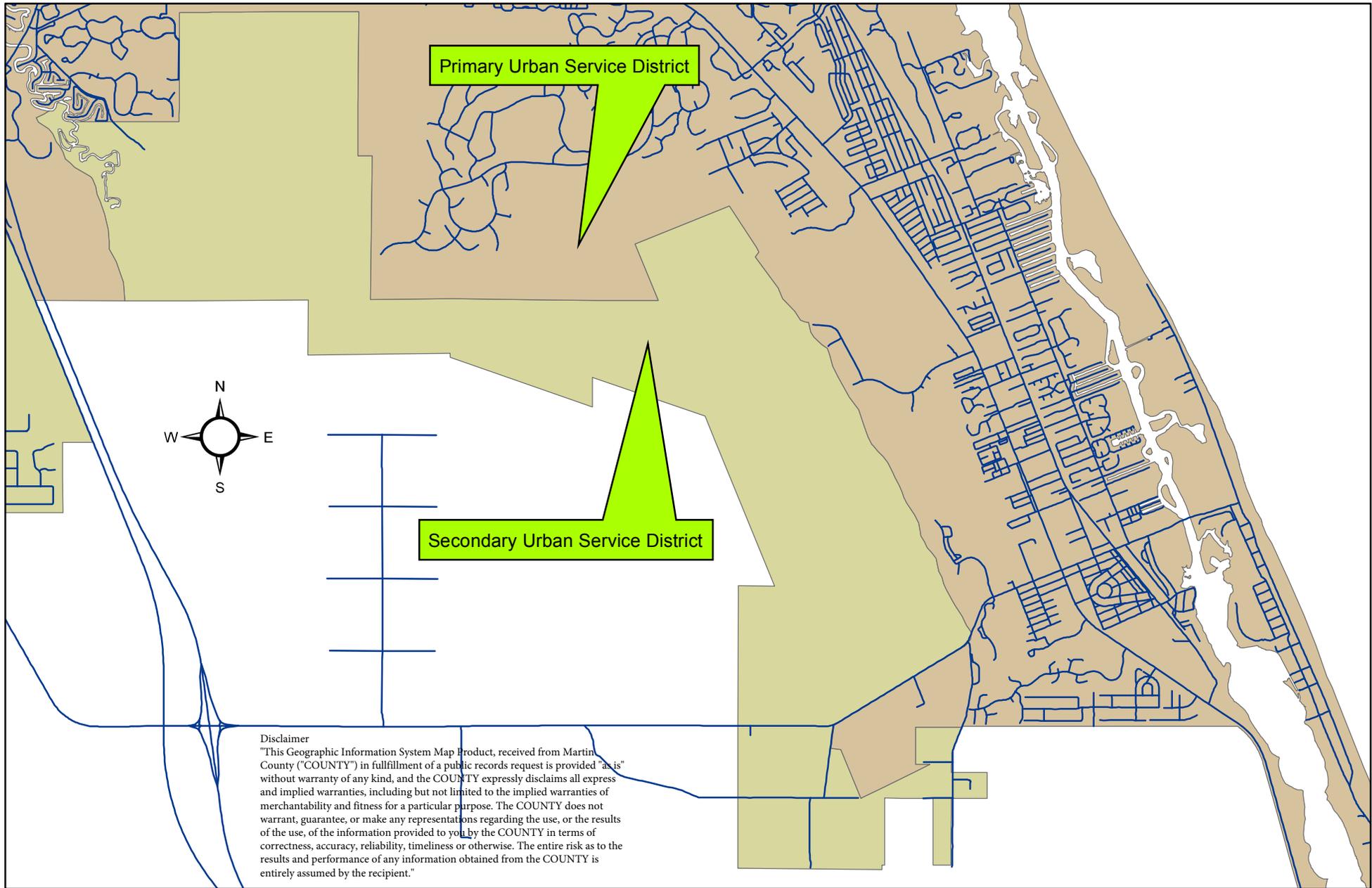
Primary and Secondary Urban Service District, Tropical Farms

Area C identified in the FAQ.



Primary and Secondary Urban Service District, Hobe Sound

Area D identified in the FAQ.



Primary and Secondary Urban Service District, South County

Area E identified in the FAQ.

