

TOWN OF SEWALL'S POINT

JOHN TOMPECK
Chair

DAVID KURZMAN
Vice Chair

JAMES W. CAMPO, CFP
Board Member

FRANK FENDER
Board Member

KAIJA MAYFIELD
Board Member



MICHELLE LEE BERGER
Town Manager

APRIL STONCIUS, CMC
Town Clerk

TINA CIECHANOWSKI
Chief of Police

JACK REISINGER, CBO
Building Official

CHERYL DEMPSEY, CGFO
Finance Director

**Local Planning Agency Meeting
January 25, 2022
6:30 PM**

I. CALL TO ORDER

- a. Pledge of Allegiance to the Flag
- b. Roll Call

II.

PUBLIC COMMENT ON NON-AGENDA ITEMS- PLEASE SUBMIT A COMMENT CARD TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING AND LIMIT YOUR COMMENTS TO THREE MINUTES. *If the thirty (30) minute time period has been exhausted, the LPA Board will entertain any remaining comments near the end of the meeting with the same three (3) minute per person time limitation.*

III.

ADDITIONS, DELETIONS OR CHANGES TO THE AGENDA

IV. APPROVAL OF AGENDA

V. PUBLIC HEARING - SECOND READING OF ORDINANCE

VI. PUBLIC HEARING - FIRST READING OF ORDINANCE

a. Ordinance No. 440 – Comp Plan Text Amendment

- 1) Ordinance No. 440 - Transmittal of EAR-based amendments.pdf
- 2) LPA Meeting EAR TOSP Agenda Jan_25_2022[84].pdf
- 3) Public and Commission Comment Matrix_Jan2022.pdf
- 4) TOSP Comparison Spreadsheet - Original GOPs to Update GOPs.pdf
- 5) TOSP EAR Timeline Phase II_12_7_21.pdf
- 6) TOSP Map Series (Maps 01 - 25).pdf
 - 01 Future Land Use Element_DIA TOSP_01_12_22.pdf
 - 02 Transportation and Mobility Element_DIA TOSP_01_12_22.pdf
 - 03 Infrastructure and Water Resources Element_DIA TOSP_01_12_22.pdf
 - 04 Conservation Element_DIA_TOSP_01_19_22.pdf
 - 05 Recreation and Open Space Element_DIA TOSP_01_12_22.pdf
 - 06 Housing Element__DIA TOSP_01_12_22.pdf
 - 07 Coastal Management Element_DIA TOSP_01_19_22.pdf

- 08 Intergovernmental Coordination Element_DIA TOSP_01_12_22.pdf
- 09 Capital Improvements Element_DIA TOSP_01_12_22.pdf
- 01 Future Land Use Element_GOP TOSP_01_12_21.pdf
- 02 Transportation and Mobility Element_GOP TOSP_01_19_21.pdf
- 03 Infrastructure and Water Resources Element_GOP TOSP_01_19_22.pdf
- 04 Conservation Element_GOP TOSP_01_19_22.pdf
- 05 Recreation and Open Space Element_GOP TOSP_01_12_22.pdf
- 06 Housing Element_GOP TOSP_01_12_22.pdf
- 07 Coastal Management Element_GOP TOSP_01_12_22.pdf
- 08 Intergovernmental Coordination Element_GOP TOSP_01_12_22.pdf
- 09 Capital Improvements Element_GOP TOSP_01_12_22.pdf
- 10 Property Rights Element_GOP TOSP_01_12_22.pdf

VII. BOARD MEMBER AND STAFF CLOSING COMMENTS

VIII. ADJOURN

CIVILITY CLAUSE: It is the policy of the Sewall's Point Town Commission that all persons addressing a town board or attending a Town board meeting shall conduct themselves in a manner that does not disrupt the orderly and efficient conduct of the meeting. Boisterous or unruly behavior; threatening or inciting an immediate breach of the peace; or use of profane, slanderous or obscene speech will not be tolerated and could result in ejection from the meeting after warning from the presiding officer. In accordance with the provisions of the Americans with Disabilities Act (ADA) this document may be requested in an alternate format. Persons in need of a special accommodation to participate in this proceeding shall, within 3 working days prior to any proceeding, contact the Town Clerk's office, One South Sewall's Point Road, Sewall's Point, Florida 34996 (772)287-2455. If any person decides to appeal any decision made by the Town Commission with regard to any matter considered at such meeting or hearing, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



ORDINANCE NO. 440

AN ORDINANCE OF THE TOWN OF SEWALL'S POINT, FLORIDA, AMENDING THE TEXT OF THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS; PROVIDING FINDINGS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR ADOPTION.

WHEREAS, the Florida Legislature intends that local planning be a continuous process, and the Florida Statutes encourage local governments to comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions; and

WHEREAS, Section 163.3161-163.3215, Florida Statutes empowers and requires the Town Commission of the Town of Sewall's Point to prepare, implement and enforce the Comprehensive Plan and Land Development Regulations for the regulation of development within the Town; and

WHEREAS, the Town of Sewall's Point has adopted the Sewall's Point Comprehensive Plan; and

WHEREAS, Sections 163.3184 and 163.3191, Florida Statutes, provides for the amendment of the Comprehensive Plan to implement the recommendations of the Evaluation and Appraisal Report, commonly referred to as the EAR-based amendments; and

WHEREAS, the Town sent an Evaluation and Appraisal Notification Letter to the State Land Planning Agency which indicated that the EAR-based amendments were necessary to address changes in requirements in State Statute; and

WHEREAS, the Town held a Local Planning Agency Workshop to provide an overview of the upcoming Evaluation and Appraisal Review Comprehensive Plan Amendments on December 14, 2021; and

WHEREAS, the Local Planning Agency has reviewed the Evaluation and Appraisal Review Based Amendments, held an advertised public hearing on January 25, 2022, provided for participation by the public in the process; and

WHEREAS, the Town Commission held an advertised public hearing on January 25, 2022, provided for public comment and public participation in accordance with the requirements of state law and the procedures adopted for public participation in the planning process, to transmit proposed EAR-based comprehensive plan amendments to the State Land Planning Agency and Reviewing Agencies as defined in Section 163.3184, Florida Statutes for review and comment; and

WHEREAS, on____, the State Land Planning Agency issued its Objections, Recommendations, and Comments (ORC) report; and

WHEREAS, the Town Commission has reviewed and addressed the State Land Planning Agency (Department of Economic Opportunity) issued Objections, Recommendations and Comments report, and held a second advertised public hearing while providing for comments and public participation; and

WHEREAS, the Town Commission has reviewed the Evaluation and Appraisal Review Based Amendments, held an advertised public hearing on _____, while providing for comments and public participation and approved the adoption and transmittal of the amendments to the State Land Planning Agency (Department of Economic Opportunity) for a compliance review.

NOW, THEREFORE, BE IT ORDAINED by the Town Commission of Sewall's Point, Florida:

Section 1. ADOPTION OF THE AMENDMENTS.

The Town Commission does hereby adopt the Evaluation and Appraisal Review (EAR) Based Amendments to the Sewall's Point Comprehensive Plan, attached herein as Composite Exhibit "A".

Section 2. CHANGES TO THE COMPREHENSIVE PLAN.

The Town Commission does hereby state its intention to amend the Sewall's Point Comprehensive Plan in accordance with the Evaluation and Appraisal Review (EAR) Based Amendments.

Section 3. CONFLICTING PROVISIONS.

All ordinances and resolutions, or parts thereof, previously adopted or entered by the Town in conflict with this Ordinance are repealed to the extent inconsistent herewith.

Section 4. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5. APPLICABILITY OF ORDINANCE

This Ordinance shall be applicable as stated in Sections 1 and 2.

Section 6. FILING WITH ALL APPROPRIATE AGENCIES

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

Section 7. FILING WITH THE STATE LAND PLANNING AGENCY

The Planning Director shall send a copy of this Ordinance to the Department of Economic Opportunity, Community Planning and Development Programs.

Section 8. EFFECTIVE DATE

Unless timely challenged, the EAR-based amendments adopted herein shall go into effect pursuant to the Florida Department of Economic Opportunity's Notice of Intent, issued and published by the Department of Economic Opportunity, in accordance with section 163.3184, Florida Statutes.

PASSED first reading at the Regular Meeting of the Town Commission held on the 25th day of January, 2022.

_____ offered the Ordinance for its second reading and moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was:

| | <u>AYE</u> | <u>NAY</u> |
|------------------------------|------------|------------|
| JOHN TOMPECK, MAYOR | _____ | _____ |
| DAVE KURZMAN, VICE MAYOR | _____ | _____ |
| JAMES W. CAMPO, COMMISSIONER | _____ | _____ |
| FRANK FENDER, COMMISSIONER | _____ | _____ |
| KAIJA MAYFIELD, COMMISSIONER | _____ | _____ |

Passed second reading at the Regular Meeting of the Town Commission held on the ___ day of _____, 2022. The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission on this ___ day of _____, 2022.

ATTEST:

TOWN COMMISSION
TOWN OF SEWALL'S POINT

April C. Stoncius, CMC, Town Clerk

John Tompeck, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Glen J. Torcivia, Town Attorney
Florida Bar No. 343374

TOWN OF SEWALL'S POINT



TO: Local Planning Agency Board Members
FROM: Bonnie Landry, AICP Planner, through Michelle Berger, Town Manager
SUBJECT: Update to the Town of Sewall's Point Comprehensive Plan
Local Planning Agency Meeting: January 25, 2022
Public Hearing

Agenda Item Summary

The purpose of this public hearing is to present the final draft of the Updated Comprehensive Plan and supporting documents to be transmitted to the Department of Economic Opportunity (DEO) for their review, specifically – Data, Inventory, and Analysis; Goals, Objectives, and Policies; Map Series; Comments Matrix; and the Comparison Spreadsheet of the Original TOSP Comprehensive Plan to the Updated TOSP Comprehensive Plan (as previously requested by the Commission).

At this meeting, the consultant will receive feedback from the LPA and public on all documents presented. There are a total of 10 Elements with each requiring data with the exception of the Property Rights Element. The LPA will make a recommendation to the Commission with the final draft being approved by the Commission at the public hearing immediately following this LPA Public Hearing. The final draft documents will be updated with the Commission's final action and sent to the DEO on or about January 28, 2022.

Background

The Town of Sewall's Point adopted its Comprehensive Plan on December 13, 1989. Last year, the Town of Sewall's Point recognized a need to update the plan to reflect current state requirements and notified the Department of Economic Opportunity on March 26, 2020, that the Town would amend its Comprehensive Plan accordingly.

Tasks Completed

Bonnie C. Landry and Associates (BCLA) staff have completed and updated the Data, Inventory and Analysis elements; Goals, Objectives, and Policies elements; Map Series; Comment Matrix; and the Comparison Spreadsheet of the Original TOSP Comprehensive Plan to the Updated TOSP Comprehensive Plan. All mentioned documents completed for the Town of Sewall's Point Comprehensive Plan have been done so in accordance with current Florida laws.

Next Steps

The DEO will review the draft documents for compliance with State Statutes and issue the Objections, Recommendation and Comments (ORC) Report in approximately 30 days (in February or March 2022). Once received, BCLA will make any required changes and have all Comprehensive Plan documents updated and prepared for the Adoption Hearing at the Town of Sewall's Point Town Hall currently anticipated to be April 26, 2022.

Attachments

1. Element 1: Future Land Use Data, Inventory, and Analysis
2. Element 2: Transportation and Mobility Element Data, Inventory, and Analysis
3. Element 3: Infrastructure and Water Resources Element Data, Inventory, and Analysis
4. Element 4: Conservation Element Data, Inventory, and Analysis
5. Element 5: Recreation and Open Space Element Data, Inventory, and Analysis
6. Element 6: Housing Data, Inventory, and Analysis
7. Element 7: Coastal Management Element Data, Inventory, and Analysis
8. Element 8: Intergovernmental Coordination Element Data, Inventory, and Analysis
9. Element 9: Capital Improvements Element Data, Inventory, and Analysis
10. Element 1: Future Land Use Goals, Objectives, and Policies
11. Element 2: Transportation and Mobility Element Goals, Objectives, and Policies
12. Element 3: Infrastructure and Water Resources Element Goals, Objectives, and Policies
13. Element 4: Conservation Element Goals, Objectives, and Policies
14. Element 5: Recreation and Open Space Element Goals, Objectives, and Policies
15. Element 6: Housing Goals, Objectives, and Policies
16. Element 7: Coastal Management Element Goals, Objectives, and Policies
17. Element 8: Intergovernmental Coordination Element Goals, Objectives, and Policies
18. Element 9: Capital Improvements Element Goals, Objectives, and Policies
19. Element 10: Property Rights Element
20. Map Series – 25 Maps
21. Comment Matrix
22. Comparison Spreadsheet - Original TOSP Comprehensive Plan to Updated TOSP Comprehensive Plan
23. Comprehensive Plan Adoption Timeline
24. PowerPoint Presentation

Public and Commission Comment Matrix
Overall Comprehensive Plan

| | SOURCE | ISSUES OR COMMENTS | STAFF NOTES | RESULT | DATE |
|---------------------------------|-----------------------------|--|---|---------------------|------------|
| GENERAL COMMENTS OVERALL | | | | | |
| | Bonnie Landry, Town Planner | Change short term planning period to 2027. | Changed. | Changed. | 12/4/2021 |
| | Joan Gibbons | How often is the Comp Plan required to be submitted to the State? It seems like a plan from 1989 should have been revised years ago. | Town Planner replied back by email - every 7 years. | No change required. | 11/16/2021 |

| | SOURCE | ISSUES OR COMMENTS | STAFF NOTES | RESULT | DATE |
|---|--|---|-------------|----------|-----------|
| GENERAL COMMENTS FUTURE LAND USE | | | | | |
| | Bonnie Landry, Town Planner | Change short term planning period to 2027. | Changed. | Changed. | 12/4/2021 |
| POLICY FLU 1.3.2 b) | | | | | |
| | Town Attorney's Office, Susan M. Garrett, Esq. | Should say "reasonably compact" (typo) | Agree. | Updated. | 12/7/2021 |
| POLICY FLU 2.4.1 a) | | | | | |
| | Town Attorney's Office, Susan M. Garrett, Esq. | Is missing the period at the end after "thereof." | Agree. | Updated. | 12/7/2021 |

| SOURCE | ISSUES OR COMMENTS | STAFF NOTES | RESULT | DATE |
|---|---|-----------------|--|-----------|
| GENERAL COMMENTS TRANSPORTATION AND MOBILITY | | | | |
| Bonnie Landry, Town Planner | Change short term planning period to 2027. | Changed. | Changed. | 12/4/2021 |
| Commissoner Kurzman | Ensure that we recognize limited ROW in the Town and wants a policy stating that no sidewalks will be put in without connectivity. | Policy created. | Policy TM 1.2.6 – The Town of Sewall's Point will encourage the addition of sidewalks that are part of a connected pedestrian network. Sidewalks will only be added when there is available right of way or a voluntary easement is provided from a private property owner. | 12/4/2021 |
| POLICY TM 1.4.3 | | | | |
| Commissoner Mayfield | Appears there is a missing part of a sentence? Or something like that? | Noted. | No change. | 1/14/2022 |
| POLICY TM 1.4.7 | | | | |
| Commissoner Mayfield | Spelling Error - "Sewell's" should be "Sewall's" | Changed. | Changed. | 1/14/2022 |
| GOAL TM 3.1 | | | | |
| Town Attorney's Office, Susan M. Garrett, Esq. | Should this be “adequate funds to be completed within the fiscal year” ? I am not sure I understand the meaning of the statement otherwise. | Agree. | Updated to read "Objective TM 3.1 – The Town of Sewall's Point shall ensure that the planned transportation improvements have adequate funds to be completed within the fiscal year , according to the Capital Improvements Plan/Program. Proper funding of these projects will result in an efficient transportation system for all modes of transportation. | 12/7/2021 |

| SOURCE | ISSUES OR COMMENTS | STAFF NOTES | RESULT | DATE |
|--|--|-------------|---|------------|
| POLICY IWR 4.2.2 | | | | |
| Town Attorney's Office, Susan M. Garrett, Esq. | Should this say "its" (the Town's) capital projects, rather than "their" ? | Agree | Updated to read "The Town of Sewall's Point shall utilize innovative stormwater treatment, when possible, in its capital projects and encourage private development to do the same." | 12/7/2021 |
| POLICY IWR 3.2.4 | | | | |
| Commissoner Mayfield | Spelling/typo error - "The Town of Sewall" should be "The Town of Sewall's Point" | Changed. | Changed. | 1/14/2022 |
| DATA INVENTORY AND ANALYSIS | | | | |
| Donna Joyce | <p>Page 6 states that "only 73 of 221 north sewalls point properties are connected to sewer." This statement suggests that most residents are connected to sewer. However, the exact opposite is true. 73 connected homes out of 873 (221 north + 652 south) = 8.4% connected to sewer---a very small minority. This means that 91.6% of homes---the vast majority, hardly "some"---use septic systems.</p> <p>Our town government has given us much misinformation about the unpopular issue of conversion to sewer. My comment is not intended as criticism of your work product, but rather to alert you to the sensitivity of this issue. Please revise the above statement.</p> | Changed. | <p>The first sentence in that paragraph reads "Much of the Sewall's Point homes still use septic tanks to manage wastewater."</p> <p>"Much" changed to "Most" for clarity.</p> | 12/16/2021 |

| SOURCE | ISSUES OR COMMENTS | STAFF NOTES | RESULT | DATE |
|---|--|-------------|---|-----------|
| POLICY CON 1.2.4 | | | | |
| Town Attorney's Office, Susan M. Garrett, | Last word of the citation should be Statutes with an "s." | Agree. | Updated. | 12/7/2021 |
| OBJECTIVE CON 1.4 | | | | |
| Commissoner Mayfield | The word species does not need an apostrophe. | Agree. | Updated. | 1/14/2022 |
| ACRONYMS AND DEFINITIONS | | | | |
| Commissoner Mayfield | The defintion of State Threatened seems odd, but myabe that's the way it's supposed to be? | Changed. | Updated definition to read "Threatened Species– Any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment - F.S. 379.2291(3)(c)" | 1/14/2022 |

| SOURCE | ISSUES OR COMMENTS | STAFF NOTES | RESULT | DATE |
|---|--|-------------|--|------------|
| GENERAL COMMENTS RECREATION AND OPEN SPACE | | | | |
| Joan Gibbons | Is there anything addressing a restroom for the town park which houses a playground and is very popular for families and used for town events. | Agree. | Added Policy ROS 1.3.2 – The Town of Sewall’s Point shall consider a budget in its Capital Improvements Program to add bathroom facilities at Town | 11/16/2021 |
| Town Attorney's Office, Susan M. Garrett, | Purpose and Summary of the ROS Element (p. 92 in my draft) Last paragraph – “the Town has virtually achieved build out” Would it be better to say “reached build out” ? Achieved sounds like it was a goal. | Agree. | Updated to read "As mentioned in other elements, the Town has virtually reached build out ..." | 12/7/2021 |
| POLICY ROS 2.2.3 | | | | |
| Town Attorney's Office, Susan M. Garrett, | “Supermajority of no less than four” -- should this be “no fewer than four” ? | Agree. | Updated to read "A super majority vote of no fewer than four (4) members..." | 12/7/2021 |

| SOURCE | ISSUES OR COMMENTS | STAFF NOTES | RESULT | DATE |
|--|---|--|---|------------|
| GENERAL COMMENTS HOUSING | | | | |
| Farrows | Is there an LDR that protects the Town from short-term rentals? | Yes | No change. Reference Sec. 14 Article V | 11/11/2021 |
| Farrows | Is there a policy that prevents substandard housing? | Yes | HOU 1.3.1 and Hou 1.4.1 | 11/11/2021 |
| Farrows | Does the Town require that all housing have a full kitchen? | No | These are usually found in the Code of Ordinances. Nothing in local code or in the Florida building code. No change but Commission could consider adding this to the LDR. | 11/11/2021 |
| POLICY FLU HOU 1.1.3 LDR shall include provisions for smaller lots and lessor setback requirements... | | | | |
| Farrows | With the established neighborhood pattern with larger lots, do we need to have a provision for "small lots or setbacks" as in Policy HOU 1.1.3? | Agree | Removed HOU 1.1.3 and renumbered policies to make 1.1.4 as new 1.1.3. | 12/4/2021 |
| POLICY FLU HOU 1.7.3 Incentive Programs for Energy Star and Green Building | | | | |
| Farrows | This Policy seems overreaching. Is this meant to be a requirement for all building? | No. These are voluntary applications for energy efficiency. It includes incentives but not mandates. | No Change. | 12/4/2021 |
| GOAL HOU 2 | | | | |
| Town Attorney's Office, Susan M. Garrett, | Recommend changing "that are 62 years..." to "who are 62 years..." | Agree. | Updated Goal HOU 2. | 12/7/2021 |

| POLICY FLU HOU 2.1.7 Equal housing policy | | | | | |
|--|---------|---|--|--|------------|
| | Farrows | Consider re-wording. Not sure it is clearly written. | Agree | Re-worded for clarity. | 12/4/2021 |
| POLICY FLU HOU 2.2.1 Transportation Disadvantaged | | | | | |
| | Farrows | Does this policy mean the Town provides these rides? | No. Public Transit and for the entire County including municipalities is provided by Martin County Public Transit. This includes a provision for the Transportation Disadvantaged. | No Change. | 11/11/2021 |
| DEFINITIONS AND ACRONYMS | | | | | |
| | BCLA | Add a definition of Fair Housing to make 2.1.7 clearer | Updated. | Added definition for Fair Housing Act | 12/4/2021 |
| | BCLA | Definition for Substandard Housing should be Florida definition and not the one from US Census. | Updated. | Updated definition for Substandard Housing to be consistent with FSS 420.0004. | 12/4/2021 |

| SOURCE | ISSUES OR COMMENTS | STAFF NOTES | RESULT | DATE |
|---|---|-------------|---------------------------|------------|
| DEFINITIONS AND ACRONYMS | | | | |
| Town Attorney's Office, Susan M. Garrett, | Coastal Management Element Definitions: 44 CFR Part 60 Criteria. I would reword this as follows: Criteria for flood plain management found in Title 44 of the Code of Federal Regulations governing Emergency Management and Assistance. | Agree. | Updated. | 12/7/2021 |
| DATA INVENTORY AND ANALYSIS | | | | |
| Donna Joyce | <p>Page 17 states that "town residents treat wastewater with a combination of public sewer provided by martin county while some residents continue to use septic tanks." This statement suggests that most residents are connected to sewer. However, the exact opposite is true. 73 connected homes out of 873 (221 north + 652 south) = 8.4% connected to sewer---a very small minority. This means that 91.6% of homes---the vast majority, hardly "some"---use septic systems.</p> <p>Our town government has given us much misinformation about the unpopular issue of conversion to sewer. My comment is not intended as criticism of your work product, but rather to alert you to the sensitivity of this issue. Please revise the above statement.</p> | Agree. | Changed "some" to "most." | 12/16/2021 |

Public and Commission Comment Matrix
08 IC

| | SOURCE | ISSUES OR COMMENTS | STAFF NOTES | RESULT | DATE |
|--|--------|---|-------------|--------|------|
| | | <i>No comments received regarding this element.</i> | | | |

Public and Commission Comment Matrix
09 CI

| | SOURCE | ISSUES OR COMMENTS | STAFF NOTES | RESULT | DATE |
|--|--------|---|-------------|--------|------|
| | | <i>No comments received regarding this element.</i> | | | |

10 PR

| | SOURCE | ISSUES OR COMMENTS | STAFF NOTES | RESULT | DATE |
|---|---|---|-------------|------------|-----------|
| GENERAL COMMENTS PROPERTY RIGHTS | | | | | |
| | Town Attorney's Office, Susan M. Garrett, | I agree with your approach of just adopting the language used in FS 163.3177. Anything you add to it could confer rights in excess of what is already constitutionally protected. | Agree. | No change. | 12/7/2021 |

| FLU Original Goals, Objectives, Policies | FLU New Goals, Objectives , Policies |
|---|---|
| <p>Goal - The Town shall coordinate all development with future land uses, shall maintain concurrency of development, and shall provide for the future growth and land use need of the Town through appropriate Objectives and policies. [9J-5.006(3)(a)]</p> | <p>Goal FLU 3 - The Town of Sewall’s Point provides and sustains a high quality of life through a Future Land Use Map which: Provides redevelopment that is consistent with current land use patterns Ensures adequate levels of services Provides for efficient use of facilities Protects natural resources Preserves established neighborhoods</p> |
| <p>Policy 1.2 No final development approval will be issued unless facilities are in place, or will be available concurrently, with the projected impact of the proposed development.</p> | <p>Objective FLU 2.3 – The Town of Sewall’s Point Future Land Use Map and any amendment to the Future Land Use Map will support the current land use pattern, not adversely affect the environment, and only occur when the public infrastructure is in place to support the intensity of the proposed use.</p> |
| <p>Objective 2.0 (Non-Conforming Uses) The Town shall eliminate uses not in conformance with the general character of the area and projected future land uses by enacting land development regulations that require proposed development be consistent with the future land uses and by revising land development regulations to gradually eliminate non-conforming uses. [9J-5.006(3)(b)3]</p> | <p>Objective FLU 2.4 – The Town of Sewall’s Point will continue to implement and maintain innovative Land Development Regulations that achieve the goals, objectives, and policies of the Town of Sewall’s Point Comprehensive Plan.</p> |
| <p>Policy 2.1 The Town shall eliminate inconsistent uses by amending its land development code in 1990 to establish zoning classifications consistent with the community's character and future land use maps and to prohibit development that is not consistent with the existing proposed use of an area. [9J-5.006(3)(c)]</p> | <p>Policy FLU 2.4.2 – The Town of Sewall’s Point’s Land Development Regulations will include a procedure which will substantially mitigate or lead to the eventual elimination of non-confirming land uses created by the adoption of this plan and will prohibit the expansion of a non-conforming use.</p> |
| <p>Policy 2.3 Changes in land use classifications will not be approved unless the resulting use is consistent with desired future land uses. This will become part of the Land Development Regulations in 1990.</p> | <p>Objective FLU 2.3 – The Town of Sewall’s Point Future Land Use Map and any amendment to the Future Land Use Map will support the current land use pattern, not adversely affect the environment, and only occur when the public infrastructure is in place to support the intensity of the proposed use.</p> |
| <p>Objective 3.0 (Protection of Natural and Historic Resources) The Town shall provide for the protection of natural and Historic resources against the harmful effects of uncontrolled growth by enacting land development regulations which prohibit destruction of historic resources absent justification, and which protect natural resources as set forth in the policies. [9J-5.006(3)(b)4]</p> | <p>Objective FLU 1.5 – The Town of Sewall’s Point seeks to ensure the protection of its historic resources. Policy FLU 1.5.1 – The Town of Sewall’s Point will consider developing incentives for the preservation of identified historic resources.</p> |

| Transportation Original Goals, Objectives, Policies | Transportation New Goals, Objectives , Policies |
|--|---|
| <p>Goal - It is the intention of the Town to provide both its citizens and those visiting the community with safe, convenient and efficient vehicular accessways as well as proper non-vehicular spaces through maintaining supervision, and maintenance over both roads and rights-of-way owned by the Town and to require proper Levels of Service on such roads along with the utilization of good planning practices. (Reg. Goal 19.II-5007(3)(b)(I); 9J-5.007(3)(a)]</p> | <p>Goal TM 1 – The Town of Sewall’s Point shall maintain and continue to enhance a multimodal transportation system that provides safe, efficient travel, for both motorized and non-motorized vehicles, that complements and enhances the community’s environment, economy, and small-town character.</p> |
| <p>Objective 1.0 The Town shall provide for a safe, convenient and efficient motorized and non-vehicular transportation system by adopting LOS for all roads by requiring concurrently for all proposed development and by meeting with Martin County and FOOT to plan traffic circulation strategies to reduce hazardous traffic conditions and maintain LOS. [9J-5 .007(3)(b)]</p> | <p>Objective TM 1.3 – The Town of Sewall’s Point shall adopt and maintain appropriate level of service (LOS) standards for streets within the Town.</p> |
| <p>Policy 1.1 The Town hereby agrees to adopt peak hour LOS "C" for average daily conditions and "D" for peak hour/peak season traffic conditions for all roads under the Town's jurisdiction (not including SR AIA. Further, whenever LOS "D" of a road is exceeded ("E" or greater), development directly affecting such road shall not be permitted until the developer makes improvements to the road in order to maintain LOS "C" average or "D" peak hour/peak season. [9J-5.007(3)(c)]</p> | <p>Policy TM 1.3.1 – The Town of Sewall’s Point shall adopt, as part of this Comprehensive Plan, the following Level of Service Standards (LOS) for roadways in the Town boundaries for daily and peak hour conditions: State Roads - Level of Service “D” Town And County Maintained Roads - Level of Service “D”</p> |
| <p>Policy 1. 3 The Town will continue to enforce traffic safety ordinances including regulations on speeding and parking on rights-o f-way and will consider regulations to prohibit vegetation where it creates an actual or a potential line of sight hazard to traffic circulation in 1990. [9J-5.007(3)(c)2]</p> | <p>See Map Series "Speed Limit 2021". Also Land Development Regulations.</p> |
| <p>Objective 5.0 Traffic circulation planning shall be coordinated with the FDOT five-year plan and Martin County transportation by annual reviews of FDOT and Martin County plans and through joint meeting to be held at least every second year beginning in 1991. All development requests will be reviewed for concurrency including impact on LOS. [9J-5.007(3)(b)3]</p> | <p>Policy TM 1.3.2 – Recognizing the growing need for regional connectivity, the Town of Sewall’s Point shall coordinate with appropriate agencies, including Martin County MPO, Martin County Engineering, Martin County Public Transit, and the Florida Department of Transportation (FDOT), to support policies and programs that accomplish efficient traffic flow on County and FDOT roadways within the Town.</p> |

| Transportation Original Goals, Objectives, Policies | Transportation New Goals, Objectives , Policies |
|--|---|
| <p>Policy 5.2 The Town will monitor construction, road condition, access ways and other factors affecting traffic circulation and LOS and prepare a yearly analysis of same. The Town will meet with Martin County and FOOT at least every second year beginning in 1990 to discuss, as well as to coordinate traffic control problems and solutions. [9J-5.007(3)(c)2]</p> | <p>Policy TM 1.3.3 – The Town shall coordinate safe access management by obtaining letters of compliance with FDOT and Martin County for driveways on FDOT and Martin County facilities. Access to the Town of Sewall’s Point roadways shall be approved by the Town traffic engineer after review of a traffic statement and/or study. This review shall be applicable to all new development, re-zonings, and change of use of existing structures. Access management for residential development (for development of more than one single-family home) shall be conducted through site plan and subdivision review, to restrict back-out parking into rights-of-way, limit driveway connections, and to ensure conformance with provisions contained in the Town of Sewall’s Point’s Land Development Regulations.</p> |
| <p>Policy 5.3 The Town shall provide input to and review each version of the FOOT Five Year Transportation Improvement Program in order to update this element. [9J-5.007(3)(c)(I)]</p> | <p>Policy TM 1.5.1 – The Town shall annually review the Martin MPO and Florida Department of Transportation five-year plans to ensure the compatibility of transportation planning Goals.</p> |
| <p>Objective 7.0 Identify future rights-of-way needs by a study to be completed by 1991 and establish a program in 1990 for protection of existing rights-of-way and future acquisition of these needs by revising land development regulations such as lot size, and setbacks on new developments. [9J-5007(3)(b)4]</p> | <p>Objective TM 1.4 – The Town of Sewall’s Point shall provide for the preservation and protection of needed rights-of-way for both motorized and non-motorized vehicles.</p> <p>Policy TM 1.4.1 – The Town of Sewall’s Point shall acquire and maintain sufficient right-of-way when building new roads or widening old facilities, in order to protect waterbodies, wetlands, and flood plains. Corridor alignments shall be designed to avoid environmentally sensitive areas.</p> |
| <p>Policy 8.2 The Town will require bicycle or pedestrian ways in all future subdivision developments whenever feasible. This shall be incorporated into the 1990 Land Development Code. [9J-5.007(c)5]</p> | <p>Policy TM 1.2.6 – The Town of Sewall’s Point will encourage the addition of sidewalks that are part of a connected pedestrian network. Sidewalks will only be added when there is available right of way or a voluntary easement is provided from a private property owner.</p> |
| <p>Policy 9.1 The Town will meet with FOOT and Martin County within 12 months of plan adoption and formally discuss possible strategies and alternatives to reduce or maintain traffic circulation on SR AIA including access management and encouragement of ride sharing where appropriate. The Town shall adopt one or more policies to aid traffic circulation of AIA within 24 months after plan adoption.</p> | <p>Objective TM 1.2 – The Town of Sewall’s Point shall pursue and support transportation systems (e.g., car-pooling, bikeways) that reduce air quality degradation and help to conserve energy.</p> |

| Transportation Original Goals, Objectives, Policies | Transportation New Goals, Objectives , Policies |
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| <p><i>There was no original policy to match.</i></p> | <p>Policy TM 1.2.1 – The Town of Sewall’s Point’s will promote fewer work-based vehicle trips, by collaborating with the Martin MPO and FDOT’s South Florida Commuter Services, to provide a public education campaign about transportation alternatives that can be used to reduce vehicle miles traveled, such as:</p> <ul style="list-style-type: none"> Carpooling, Bicycling and Public Transit Use Telecommuting and Video Conferencing Ride Share Locations Health Benefits of Non-Motorized Modes of Transportation |

| Infrastructure and Water Original Goals, Objectives, Policies | Infrastructure and Water New Goals, Objectives , Policies |
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| SANITARY SEWER GOALS | |
| <p>Goal - The Town will provide either directly or through inter-local agreement(s) for the necessary availability of utility service for the citizens of the Town.</p> | <p>Objective IWR 1.2. – The Town shall coordinate with the municipal utility provider to encourage the extension and retrofitting of existing water facility infrastructure to accommodate new development and redevelopment.</p> |
| <p>Objective 1.0 Ensure that there is no threat to the health, safety and welfare of the citizens or the environment arising from inadequate sewage disposal by obtaining a study of existing conditions and the cost feasibility of requiring hook up to Martin County facilities by 1991. Urban sprawl is not a concern as build-out is expected by 2010 and no zoning changes are anticipated.</p> | <p>Policy IWR 2.1.2 – The Town of Sewall’s Point will continue to collaborate with Martin County Utilities in its Connect to Protect campaign in an effort to provide central sewer to those residents who are currently utilizing septic tanks.</p> |
| <p>Policy 1.1 The Town shall obtain by 1992, a study to determine the effectiveness of existing septic tanks and to determine the cost of mandatory tie into Martin County facilities.</p> | <p>See Map Series "Septic Tank Maintenance".</p> |
| <p>Policy 1.2 The Town's level of service of sanitary sewer facilities shall be septic tanks.</p> | <p>Policy IWR 3.1.1 – The Level of Service standard for sanitary sewer shall be 100 Gallons Per Capita Per Day (GPCD). The capacity for sanitary sewer is permitted and constructed in accordance with Florida Department of Environmental Protection criteria.</p> |
| <p>Policy 1.3 To replace and correct existing facility deficiencies and to provide for future facility needs, the Town shall: a) Obtain, by 1991, a waste water study, the object of which is to study the adequacy of the septic tank system. [9K-5.011(2)(c)]</p> | <p>Policy IWR 3.1.3 – The Town of Sewall’s Point shall coordinate with the municipal utility provider and support continued maintenance of the sanitary sewer system.</p> |
| <p>Objective 2.0 The Town will coordinate with Martin County through interlocal agreement for the extension of sanitary sewer service to Town residents if the Town determines such extension is necessary and fiscally feasible after reviewing the study and as service becomes available to protect the Indian River and potable water supplies from contamination. [9J-5.011(2)(b)(2)].</p> | <p>Objective IWR 3.1 – The Town will coordinate with the municipal utility provider to provide the public with economically and environmentally sound wastewater collection and treatment. This protects investments in existing facilities, increases property values, and improves the water quality for the St. Lucie River and Indian River Lagoon.</p> |
| <p>Policy 2.1 The Town shall continue its discussions with Martin County in 1990 regarding an agreement which would allow Town residents to tie into the Martin County Waste Water Treatment system if tie in is necessary based on the study.</p> | <p>Goal IWR 3 – The Town of Sewall’s Point will coordinate with the municipal utility provider in its efforts to encourage the provision of cost-effective wastewater treatment and environmentally appropriate effluent disposal through central wastewater treatment systems.</p> |

| Infrastructure and Water Original Goals, Objectives, Policies | Infrastructure and Water New Goals, Objectives , Policies |
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| SOLID AND HAZARDOUS WASTE GOALS | |
| <p>Goal - The Town will provide either directly or indirectly for necessary, convenient and healthful waste disposal for its residents. [9J-5.011(2)(a)]</p> | <p>Goal IWR 5 –The Town of Sewall’s Point will provide for the clean, efficient, economical, and environmentally sound management of solid waste.</p> |
| <p>Objective 1.0 The Town has entered into an interlocal agreement with Martin County to engage in resource recovery. To obtain the benefits of reduced rates of land consumption by landfills, reduced potential for environmental contamination by landfills, and reduced loss of energy and materials through landfilling and to increase facility life, [9J-5.011(2)(b)2]</p> | <p>Policy IWR 5.2.1 – The Town shall pursue coordination with the solid waste management provider in recycling efforts and increase educational opportunities about the benefits of recycling.</p> |
| <p>Policy 1.1 The Town will ensure its residents receive landfill services in a cost-effective manner by monitoring costs and the availability of alternative waste management techniques and providing information to residents about alternatives when appropriate. [9J-5.011(d)(c)]</p> | <p>Policy IWR 5.2.3 – The Town of Sewall’s Point seeks to coordinate with the solid waste management provider in an effort to provide ample recycling bins and opportunities for recycling in easily accessible public spaces.</p> |
| <p>Policy 1.2 Assist the County in increasing by ten (10) percent, the volume of solid waste treated by resource recovery facilities and/or alternate methods of waste disposal by utilizing the interlocal agreement. [Regional Plan 13.2.2]</p> | <p>Objective IWR 5.2 – The Town of Sewall’s Point shall support Florida’s goal to recycle at least 75% of waste, as referenced in Florida State Statute 403.7032 “Recycling”.</p> |
| <p>Objective 2.0 Recognizing the significance of hazardous waste collection services for households and small quantity generators, the Town shall actively support and augment state "Amnesty Day" collections.</p> | <p>Policy IWR 5.1.3 – The Town of Sewall’s Point shall provide education on the proper management and disposal of hazardous household wastes, medications, batteries, and electronic devices. The Town shall seek grants and technical assistance programs such as the Department of Economic Opportunity’s Household Hazardous Waste Collection Center to provide implementation of solid waste management programs and local household hazardous waste collection programs. The Town will continue to partner with the solid waste provider which provides regular mobile Hazardous Waste Collection at Sewall’s Point Town Commons.</p> |

| Infrastructure and Water Original Goals, Objectives, Policies | Infrastructure and Water New Goals, Objectives, Policies | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| DRAINAGE/NATURAL GROUNDWATER RECHARGE GOALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Goal - The Town will provide for the necessary drainage systems for the Town, along with regulations for the protection of natural recharge areas.</p> | <p>Policy IWR 2.1.4 – The Town of Sewall’s Point shall construct projects in a way that preserves the predevelopment conditions of the highly effective aquifer recharge regarding soil type, drainage rates, and grade elevation in order to minimize the reduction in the recharge of the surficial aquifer.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Objective 1.0 The Town shall identify, maintain, and improve existing drainage facilities using generally accepted design criteria for current and future projects. The design criteria shall assure that these projects provide for their outfall needs without creating future deficiencies, maintain LOS, and shall be required in all development and implemented through the Land Development Code in 1990. Existing facilities shall be required to maintain acceptable LOS and shall be reviewed for capacity suitability and condition during repairs or renovations. [9J-5.011(2)(b)(l), 9J-5.011(2)(b)(2)].</p> | <p>Policy IWR 2.1.4 – The Town of Sewall’s Point shall construct projects in a way that preserves the predevelopment conditions of the highly effective aquifer recharge regarding soil type, drainage rates, and grade elevation in order to minimize the reduction in the recharge of the surficial aquifer.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Policy 1.1 A level of service standard for drainage facilities, building floors, roads and sites is hereby established as follows:</p> <table border="1" data-bbox="142 708 947 773"> <thead> <tr> <th>Drainage Facility</th> <th>Level of Service -New and Existing Development</th> </tr> </thead> <tbody> <tr> <td>Underground facilities</td> <td>5 year/24 hour utilizing storm sewers design storm</td> </tr> </tbody> </table> <table border="1" data-bbox="142 808 947 1317"> <thead> <tr> <th colspan="2">Level of Service -New Development</th> </tr> </thead> <tbody> <tr> <td colspan="2">Building Floors:</td> </tr> <tr> <td>Emergency shelters/service</td> <td>Elevations shall be higher than the 100 year, 3 day storm event, without discharge.</td> </tr> <tr> <td>Habitable Structures</td> <td>Elevations shall be higher than the 100 year, 3 day storm event, without discharge.</td> </tr> <tr> <td>Employment/Service</td> <td>Elevations shall be higher Structures than the 100 year, 3 day storm event, without discharge.</td> </tr> <tr> <td colspan="2">Roads:</td> </tr> <tr> <td>Evacuation Routes</td> <td>Elevations shall be higher than the 100 year, 3 day storm event, without discharge.</td> </tr> <tr> <td>Emergency Service Roads</td> <td>Elevations shall be higher than the 100 year, 3 day storm event, without discharge.</td> </tr> <tr> <td>Arterial Roads</td> <td>Elevations shall be higher than the 100 year, 3 day storm event.</td> </tr> <tr> <td>Collector Roads</td> <td>Elevations shall be higher than the 25 year, 3 day storm event.</td> </tr> <tr> <td>Neighborhood or Local Roads</td> <td>Elevations shall be higher than the 5 year, 1 day storm event.</td> </tr> <tr> <td colspan="2">Sites:</td> </tr> <tr> <td>Urban (density greater than 1 unit per acre)</td> <td>Pavement elevations (parking lots and driveways) shall be higher than the 5 year, 1 hour storm event</td> </tr> <tr> <td>Rural</td> <td>Pavement elevations shall be higher than the 3 year, 1 hour storm event</td> </tr> </tbody> </table> <p>[9J-5.011(2)(c)(2)(c)]</p> | Drainage Facility | Level of Service -New and Existing Development | Underground facilities | 5 year/24 hour utilizing storm sewers design storm | Level of Service -New Development | | Building Floors: | | Emergency shelters/service | Elevations shall be higher than the 100 year, 3 day storm event, without discharge. | Habitable Structures | Elevations shall be higher than the 100 year, 3 day storm event, without discharge. | Employment/Service | Elevations shall be higher Structures than the 100 year, 3 day storm event, without discharge. | Roads: | | Evacuation Routes | Elevations shall be higher than the 100 year, 3 day storm event, without discharge. | Emergency Service Roads | Elevations shall be higher than the 100 year, 3 day storm event, without discharge. | Arterial Roads | Elevations shall be higher than the 100 year, 3 day storm event. | Collector Roads | Elevations shall be higher than the 25 year, 3 day storm event. | Neighborhood or Local Roads | Elevations shall be higher than the 5 year, 1 day storm event. | Sites: | | Urban (density greater than 1 unit per acre) | Pavement elevations (parking lots and driveways) shall be higher than the 5 year, 1 hour storm event | Rural | Pavement elevations shall be higher than the 3 year, 1 hour storm event | <p>Policy IWR 3.2.3 – To ensure that the Town of Sewall’s Point maintains sufficient stormwater runoff, the following level-of-service standard shall be utilized in determining the appropriate amount of runoff for a project: Peak flood stages less than the first (finished) floor elevation for a 100-year, 3-day flood event.</p> |
| Drainage Facility | Level of Service -New and Existing Development | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Underground facilities | 5 year/24 hour utilizing storm sewers design storm | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Level of Service -New Development | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Floors: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Emergency shelters/service | Elevations shall be higher than the 100 year, 3 day storm event, without discharge. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Habitable Structures | Elevations shall be higher than the 100 year, 3 day storm event, without discharge. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Employment/Service | Elevations shall be higher Structures than the 100 year, 3 day storm event, without discharge. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roads: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Evacuation Routes | Elevations shall be higher than the 100 year, 3 day storm event, without discharge. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Emergency Service Roads | Elevations shall be higher than the 100 year, 3 day storm event, without discharge. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Arterial Roads | Elevations shall be higher than the 100 year, 3 day storm event. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Collector Roads | Elevations shall be higher than the 25 year, 3 day storm event. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Neighborhood or Local Roads | Elevations shall be higher than the 5 year, 1 day storm event. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sites: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Urban (density greater than 1 unit per acre) | Pavement elevations (parking lots and driveways) shall be higher than the 5 year, 1 hour storm event | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rural | Pavement elevations shall be higher than the 3 year, 1 hour storm event | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Infrastructure and Water Original Goals, Objectives, Policies | Infrastructure and Water New Goals, Objectives , Policies |
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| DRAINAGE/NATURAL GROUNDWATER RECHARGE GOALS (CONT) | |
| <p>Policy 1.3 The Town shall review its Land Development Regulations to bring them more in line with existing technical knowledge dealing with drainage and aquifer recharge.</p> | <p>Policy IWR 2.1.5 – The Town of Sewall’s Point’s Land Development Regulations shall require that development applications provide evidence that water quality post-development is the same or better than the pre-development conditions.</p> |
| <p>Policy 1.4 The Town shall complete an inventory of all existing surface water drainage structures within the Town in 1991. The Town will revise land development regulations to require that existing structures which are deficient be brought up to adopted LOS standards at such time as repair or reconstruction becomes necessary.</p> | <p>See Map Series Major Water Features, Wetlands and Existing Land Uses</p> |
| <p>Policy 3.1 Post development runoff shall be limited to pre-development volume to protect against flooding and pollution. This shall be included in the 1990 Land Development Code rewrite. [9J-5.011(2)(c)(4)].</p> | <p>Policy IWR 2.1.5 – The Town of Sewall’s Point’s Land Development Regulations shall require that development applications provide evidence that water quality post-development is the same or better than the pre-development conditions.</p> |
| <p>Policy 4.1 Lot coverage rules shall be strengthened during the 1990 Land Development Code re-write so that no more than 50% of a dwelling lot may be impermeable. [9J-5.011(2)(c)(4)]</p> | <p>Policy FLU 3.1.6 Neighborhood Commercial Future Land Use - The purpose of the Neighborhood Commercial Future Land Use is to provide goods and personal services to the surrounding residential areas. This Future Land Use is intended to maximize the values of traditional neighborhood design and provide for walkability, when possible. Intensity - The maximum Floor Area Ratio (FAR) is 2.5. Development density and intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations. Intensity - The maximum Floor Area Ratio (FAR) is 2.5. Development density and intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.</p> |

| Infrastructure and Water Original Goals, Objectives, Policies | Infrastructure and Water New Goals, Objectives , Policies | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| POTABLE WATER GOALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Goal - The goal of the Town is to continue to provide needed potable water in a timely, cost efficient manner, which protects public health, safety and welfare, maximizes the use of existing facilities and promotes compact urban development. [9J-5.011(2)(a)]</p> | <p>Goal IWR 1 Potable Water – The Town of Sewall’s Point seeks to achieve and sustain adequate and equitable access to safe and affordable drinking water for its residents and visitors.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Objective 1.0 The Town will coordinate the extension of water service to its residents with Martin County by continuing to require proposed subdivisions, install water lines and as a condition of subdivision approval. The lines must be located, designed and installed in a manner which maximizes the use of existing facilities according to both Martin County and the Town. Installments must be cost-effective, functional and responsive to fire protection needs of existing and planned future development. [9J-5.011(2)(b)3]</p> | <p>Policy IWR 1.1.2 – The Town of Sewall’s Point shall coordinate with the municipal utility provider and encourage them to prioritize the maximization of use within existing water resource facilities.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Policy 1.1 The following residential and non-residential level of service is hereby adopted: The reduction in per capita flows for water reflect efforts to achieve conservation goals in conjunction with Martin County.</p> <table border="1" data-bbox="153 708 894 816"> <thead> <tr> <th colspan="3">(1) RESIDENTIAL LEVELS OF SERVICE</th> </tr> <tr> <th>Facility</th> <th>Level of Service Standard</th> <th>Year</th> </tr> </thead> <tbody> <tr> <td>Regional Water</td> <td>120 gallons per capita per day</td> <td>Present-1995</td> </tr> <tr> <td>Treatment</td> <td>110 gallons per capita per day</td> <td>1995-2000</td> </tr> <tr> <td>Systems</td> <td>100 gallons per capita per day</td> <td>2000-2005</td> </tr> </tbody> </table> <table border="1" data-bbox="153 837 894 946"> <thead> <tr> <th colspan="3">(2) NON-RESIDENTIAL LEVELS OF SERVICE</th> </tr> <tr> <th>Facility</th> <th>Level of Service Standard</th> <th>Year</th> </tr> </thead> <tbody> <tr> <td>Regional Water</td> <td>0.1 gal./SF x 1. 00</td> <td>Present-1995</td> </tr> <tr> <td>Treatment</td> <td>0.1 gal./SF x 0.95</td> <td>1995-2000</td> </tr> <tr> <td>Systems</td> <td>0.1 gal./SF x 0.92</td> <td>2000-2005</td> </tr> </tbody> </table> | (1) RESIDENTIAL LEVELS OF SERVICE | | | Facility | Level of Service Standard | Year | Regional Water | 120 gallons per capita per day | Present-1995 | Treatment | 110 gallons per capita per day | 1995-2000 | Systems | 100 gallons per capita per day | 2000-2005 | (2) NON-RESIDENTIAL LEVELS OF SERVICE | | | Facility | Level of Service Standard | Year | Regional Water | 0.1 gal./SF x 1. 00 | Present-1995 | Treatment | 0.1 gal./SF x 0.95 | 1995-2000 | Systems | 0.1 gal./SF x 0.92 | 2000-2005 | <p>Policy IWR 1.1.4 – The Level of Service standard for potable water systems is 100 gallons per day (GPD).</p> |
| (1) RESIDENTIAL LEVELS OF SERVICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Facility | Level of Service Standard | Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Regional Water | 120 gallons per capita per day | Present-1995 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Treatment | 110 gallons per capita per day | 1995-2000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Systems | 100 gallons per capita per day | 2000-2005 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (2) NON-RESIDENTIAL LEVELS OF SERVICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Facility | Level of Service Standard | Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Regional Water | 0.1 gal./SF x 1. 00 | Present-1995 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Treatment | 0.1 gal./SF x 0.95 | 1995-2000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Systems | 0.1 gal./SF x 0.92 | 2000-2005 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Infrastructure and Water Original Goals, Objectives, Policies | Infrastructure and Water New Goals, Objectives , Policies |
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| POTABLE WATER GOALS (CONT) | |
| <p>Objective 2.0 To form a committee by 1991 to create programs for the conservation and protection of potable water resources within the Town in particular to reduce the per capita water consumption rate from 120 gallons per day to 110 gallons per day by 1995. [9J-5.011(2)(b)4]</p> | <p>Policy IWR 1.1.4 – The Level of Service standard for potable water systems is 100 gallons per day (GPD).</p> |
| <p>Policy 3.2 Xeriscaping will be included as a provision in the Tree Protection Ordinance to be enacted in 1990.</p> | <p>Policy CON 1.2.15 – The Town’s Landscape Ordinance within the Land Development Regulations shall encourage the use of drought tolerant native vegetation and the application of Florida friendly landscape techniques and concepts as identified by the South Florida Water Management District and the University of Florida’s Institute of Food and Agriculture Science’s (IFAS) published guidelines.</p> <p>Policy CON 1.2.16 – The Town of Sewall’s Point shall collaborate with the municipal utility provider to encourage the extension of water re-use lines for irrigation, when available.</p> |
| <p>Policy 4.1 Continue the interlocal agreement between the Town and Martin County for potable water service and consider updating the existing agreement in 1991.</p> | <p>Objective IC 1.4 – The Town of Sewall’s Point shall pursue collaboration with local, state, federal and nonprofit agencies that results in the effective delivery of services to the community.</p> |

| Conservation Original Goals, Objectives, Policies | Conservation New Goals, Objectives , Policies |
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| <p>Goal - The goal of the Town is to effectively manage, conserve and preserve the natural resources including marine resources and estuarine environmental quality within the Town. These resources include air, water, soils, habitat and wildlife. [9J-5.013(2)(a)]</p> | <p>Goal CON 1 – The Town of Sewall’s Point is a unique peninsula with high quality of life and an abundance of natural resources. Policies in the Comprehensive Plan are aimed to protect all of these assets so that current and future generations can continue to enjoy them.</p> |
| <p>Objective 1.0 The Town shall adopt yearly reporting of air quality within the Town and will minimize airborne pollution during construction activities through the use of amendments to its Land Development regulations designed to maintain air quality in 1990. [9J-5.013(2)(b)I]</p> | <p>Policy CON 1.1.1 – The Town of Sewall’s Point’s air quality is satisfactory. However, if the Florida Department of Environmental Protection (FDEP) ever notifies the Town that minimum established air quality levels are being exceeded within the Town, within one year of notification, the Town shall implement a program, approved by the DEP, to bring air quality into compliance within the established standards.</p> |
| <p>Policy 1.2 Site clearing, vegetation removal and/or building demolition shall be phased concurrent with construction activity to minimize soil erosion and generation of airborne dust . Construction practices such as seeding, wetting and mulching which minimize airborne dust and particulate emission generated by construction activity shall be completed within sixty (60) days of completion of clearing work. (Existing ordinance to be amended in the 1990 Land Development Code).</p> | <p>Policy CON 1.3.12 – The Town of Sewall’s Point’s Land Development Regulations shall include standards for construction to avoid soil erosion into its surface waters by requiring: Soils are retained on-site for all developments, to the greatest extent possible. ; The clearing of trees and vegetation (other than invasive exotics) shall require approval by the Town of Sewall’s Point to protect native vegetation, trees, and littoral zones; A soil erosion and sedimentation control plan, as part of a development application, whenever it involves any clearing, grading, transporting or other form of land disturbance by the movement of earth, including the mining of minerals, sand, and gravel.</p> |
| <p>Policy 1.4 The Town will cooperate with Martin County by sponsoring two amnesty days per year for hazardous waste collection to assist residents and small quantity generators in the proper disposal of such wastes beginning 24 months from plan adoption. The Town will provide information to its residents and small-scale generators on disposal and amnesty days within 24 months from plan adoption. (See further policies in Solid Waste sub-element) [9J-5.013(2)(c)I0]</p> | <p>Policy IWR 5.1.3 – The Town of Sewall’s Point shall provide education on the proper management and disposal of hazardous household wastes, medications, batteries, and electronic devices. The Town shall seek grants and technical assistance programs such as the Department of Economic Opportunity’s Household Hazardous Waste Collection Center to provide implementation of solid waste management programs and local household hazardous waste collection programs. The Town will continue to partner with the solid waste provider which provides regular mobile Hazardous Waste Collection at Sewall’s Point Town Commons.</p> |

| Conservation Original Goals, Objectives, Policies | Conservation New Goals, Objectives , Policies |
|---|---|
| <p>Policy 1.5 The Town shall study various alternatives and methods within 24 months from plan adoption, to ensure the preservation of native upland habitat of sufficient size to enable wildlife and plant species, that are rare, endangered, threatened or of special concern, to survive on a long-term basis, to enable the Town to promulgate an appropriate land development regulation incorporating the results of the study.</p> | <p>Policy CON 1.3.5 – The Town of Sewall’s Point shall seek to protect native upland habitat that enables the long-term survival of plant species that are rare, endangered, threatened or of special concern.</p> |
| <p>Objective 2.0 The quality of ground water within the Town shall be enhanced through implementation of water management and conservation policies to include management of stormwater retention through adoption in 1990 of LOS standards designed to maximize recharge and retention. [9J-5.013(2)(b)2]</p> | <p>Objective CON 1.2 – The Town of Sewall’s Point shall protect and conserve water resources and prevent impairment of the quality and quantity of surface and groundwater resources.</p> |
| <p>Policy 2.1 The Town requires that developers provide facilities to connect to Martin County Utilities as a means of cooperating with Martin County and the Regional Water Management District in efforts to regionalize and standardize the operation and management of the water supply system. [9J-5.013(2)(c)6]</p> | <p>Policy CON 1.2.13 – The Town shall conserve, appropriately use, and protect the quality and quantity of floodplains, drainage, all current and projected water sources, and waters.</p> |
| <p>Policy 2.2 The Town will cooperate with South Florida Water Management District in the investigation and evaluation of techniques to develop new sources and conserve existing sources of ground water. Examples are deep aquifer storage and retrieval of water. [9J-5.013(2)(c)6]</p> | <p>Policy CON 1.2.1 – The Town of Sewall’s Point shall continue to collaborate with and support Martin County, South Florida Water Management District (SFWMD) and the Florida Department of Environmental Protection (FDEP) to seek, to the fullest extent possible, clean surface water and good quality groundwater.</p> |
| <p>Policy 3.1 The Town has adopted surface and stormwater management regulations that assure systems are adequately designed and can be practically and easily maintained. Enforcement of these requirements are intended to increase retention of stormwater, minimize degradation of surface waters and protect river estuaries through treatment of stormwater runoff. These regulations will be reviewed in 1990 to ensure they are consistent with current technical expertise. [9J-5.013(2)(c)1]</p> | <p>Policy IWR 2.1.4 – The Town of Sewall’s Point shall construct projects in a way that preserves the predevelopment conditions of the highly effective aquifer recharge regarding soil type, drainage rates, and grade elevation in order to minimize the reduction in the recharge of the surficial aquifer.</p> |

| Conservation Original Goals, Objectives, Policies | Conservation New Goals, Objectives , Policies |
|--|---|
| <p>Objective 4.0 The Town shall conserve and protect soils and native vegetative communities by reducing the rate of soil erosion and resulting sedimentation from land development activities through regulations to be adopted in 1990 on stormwater runoff, by requiring that at least 25% of existing native vegetation remain on each developed lot and by requiring site stabilization no later than 30 days after lot clearing. [9J5.013(2)(b)3.]</p> | <p>Policy CON 1.3.12 – The Town of Sewall’s Point’s Land Development Regulations shall include standards for construction to avoid soil erosion into its surface waters by requiring: Soils are retained on-site for all developments, to the greatest extent possible. ; The clearing of trees and vegetation (other than invasive exotics) shall require approval by the Town of Sewall’s Point to protect native vegetation, trees, and littoral zones; A soil erosion and sedimentation control plan, as part of a development application, whenever it involves any clearing, grading, transporting or other form of land disturbance by the movement of earth, including the mining of minerals, sand, and gravel.</p> |
| <p>Policy 5.1 The Town shall protect its own estuarine shoreline and the upland transition zones in order to protect the stability of the estuary, enhance water quality and preserve shoreline mangrove communities, by regulation 1990, which may include the following: [9J-5.013(2)(c)8]</p> <p>(1) Shoreline Protection Zone. The shoreline protection zone shall include all estuarine waters within the Town, including those lands contiguous to said waters where fringe mangrove communities or wetland vegetation occur.</p> <p>(2) Native indigenous vegetation within and adjacent to the estuary, including mangrove and upland vegetation, especially on slopes and bluffs shall be preserved. Vegetative and landscaping requirements shall emphasize the importance of planting indigenous coastal vegetation to minimize the water usage for irrigation purposes. [9J-5.013(2)(c)3]</p> | <p>Policy CM 1.1.5 – The Town of Sewall’s Point will review, revise, and continue to enforce Land Development Regulations which at a minimum require a buffer zone of native upland (i.e., transitional) vegetation to be provided and maintained around wetland habitats.</p> <p>Policy CM 1.1.3 – The Town of Sewall’s Point’s Land Development Regulations will include setbacks from shoreline areas which minimize the impacts from man-made structures.</p> <p>Policy CM 1.3.1 – The Town of Sewall’s Point will continue to support the permitting requirements and guidelines of county, state, and federal agencies applicable to dock and seawall construction, channel and canal dredging, filling of wetlands, and mangrove alteration. The Town shall exercise diligence in informing Town property owners of the need to observe all such requirements and guidelines, and the need to obtain required permits.</p> |
| <p>Policy 5.3 The Town shall continue to actively enforce existing regulations to protect mangroves. Any modification of existing regulation must effectively address any adverse environmental impacts.</p> | <p>Policy CM 1.3.1 – The Town of Sewall’s Point will continue to support the permitting requirements and guidelines of county, state, and federal agencies applicable to dock and seawall construction, channel and canal dredging, filling of wetlands, and mangrove alteration. The Town shall exercise diligence in informing Town property owners of the need to observe all such requirements and guidelines, and the need to obtain required permits.</p> |
| <p>Policy 6.1 The 1990 Land Development Code shall require the Commission include consideration of the effects of development. impacts on fish, wildlife and habitat in all land development applications. The Town will study ways to minimize adverse impact on fish, wildlife and habitat.</p> | <p>Policy CON 1.4.2 – The Town of Sewall’s Point shall protect the natural diversity and abundance of wildlife. It shall protect the structure, function, and integrity of marine and terrestrial ecosystems to enable long-term survival of rare, endangered, threatened or of special concern wildlife, marine, and terrestrial species.</p> |

| Conservation Original Goals, Objectives, Policies | Conservation New Goals, Objectives , Policies |
|--|--|
| <p>Policy 6.2 The Town requires the removal of Australian Pine, Melaleuca, Brazilian Pepper, and other species identified as exotic pest species during land clearing. Removal and continued management of these "exotic pest" species are required as a condition of development approval.</p> | <p>Policy CON 1.3.10 – The Town of Sewall’s Point’s Land Development Regulations will require all development applications provides a landscape plan that has native plants and maintains the site to be free of exotic vegetation.</p> |
| <p>Policy 6.3 The Town has adopted a Tree Protection Ordinance which places the highest priority on preserving oaks and other hardwood varieties of trees and their understories of native vegetation.</p> | <p>Policy CON 1.3.12 – The Town of Sewall’s Point’s Land Development Regulations shall include standards for construction to avoid soil erosion into its surface waters by requiring: Soils are retained on-site for all developments, to the greatest extent possible. ; The clearing of trees and vegetation (other than invasive exotics) shall require approval by the Town of Sewall’s Point to protect native vegetation, trees, and littoral zones; A soil erosion and sedimentation control plan, as part of a development application, whenever it involves any clearing, grading, transporting or other form of land disturbance by the movement of earth, including the mining of minerals, sand, and gravel.</p> |
| <p>Policy 6.4 The Town prohibits the development of public marina or boat ramp facilities due to their significant impact on marine habitats and species.</p> | <p>Policy CM 1.3.2 – No marina shall be located within the Town of Sewall’s Point.</p> |

| Recreation and Open Space Original Goals, Objectives, Policies | Recreation and Open Space New Goals, Objectives , Policies |
|--|--|
| <p>Objective 1.0 The Town shall continue to maintain the riverfront open space/government property within the Town to ensure that open space and river access is efficiently maintained within the Town.[9J-S.014(3)(b)(3)].</p> | <p>See FLU Map Recreational Land Use.</p> |
| <p>Policy 1.1 The Town adopts the provision of recreational facilities at the following levels of service: 1. Open space/government - 0.8 acres per 3,200 people. [9J-5.014(3)(c)(4)]</p> | <p>Policy ROS 1.1.2 – The Town of Sewall’s Point shall maintain a system wide average of 0.8 acres of recreation space per 1,000 residents.</p> |
| <p>Objective 2.0 The 1990 Land Development Code shall ensure continued public access to identified recreation sites within the Town by protecting these areas from development that interferes with such access. [9J-5.014(3)(b)l.]</p> | <p>Objective ROS 1.2 – The Town of Sewall’s Point shall look for opportunities to improve public access for persons of all abilities to its parks and open spaces.</p> |
| <p>Policy 3.2 "Open Space" shall be defined as including all those properties which the Town owns and for which it has maintenance responsibility, and which has been identified by the Town as serving primarily recreational and government needs. Open space shall also include those areas within a development or within a specific private parcel which are designated for passive recreation purposes. [9J-5.014(3)(c)(l)]</p> | <p>Open Space – Any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public.</p> |
| <p>Policy 4.1 Within one year after adoption of this plan, the Town will hold a public hearing to determine if recreational improvements should be made to existing open space/government land.</p> | <p>Policy ROS 1.3.2 – The Town of Sewall’s Point shall consider a budget in its Capital Improvements Program to add bathroom facilities at Town Commons.</p> |

| Housing Original Goals, Objectives, Policies | Housing New Goals, Objectives, Policies |
|---|---|
| <p>Goal - Providing suitable neighborhoods and housing for residents of the Town and assisting in regional policies and concerns through the policies established in the plan. [9J-5.010(3)(a)]</p> | <p>Goal HOU 1 – The Town of Sewall’s Point values its established neighborhoods and small-town character. The Town will adopt policies that ensure continued quality housing for its residents that safeguards the Town’s high quality of life.</p> |
| <p>Objective 1.0 The Town will, by 1992, provide any low income and affordable housing need that is generated by the Town, through negotiated participation on an equitable basis, in housing programs for low and moderate income persons by Martin County. Housing for the elderly and special needs housing will be provided by allowing apartment uses in conjunction with residential uses of homes for elderly or ill family members to be implemented in the 1990 Land Development Code. [9J-5.010(3)(b)]</p> | <p>Objective HOU 2.1 – The Town of Sewall’s Point supports the provision of safe, affordable housing.</p> |
| <p>Policy 1.1 The Town will participate by 1992 in the Martin County Affordable Housing Task Force to aid Martin County in identifying and addressing regional housing concerns which are directly related to the low and moderate income housing needs of the Town. [9J-5.010(3)(c)S]</p> | <p>Policy HOU 2.1.1 – The Town of Sewall’s Point has no land available for affordable housing. Therefore, it shall support Martin County and other state agencies to mitigate affordable and workforce housing shortages. Seek to add a Town of Sewall’s Point representative to the Martin County Affordable Housing Advisory Committee</p> |
| <p>Policy 1.2 The Town will cooperate with private and non-profit sectors by providing necessary information and input and timely review of plans and development requests to improve coordination among participants involved in housing production and will formally meet with such sectors within one year of plan adoption to discuss procedures. [9J-5.010(3)(c)]</p> | <p>Policy HOU 2.1.1 – The Town of Sewall’s Point has no land available for affordable housing. Therefore, it shall support Martin County and other state agencies to mitigate affordable and workforce housing shortages. Seek to add a Town of Sewall’s Point representative to the Martin County Affordable Housing Advisory Committee</p> |
| <p>Policy 1.4 The Town will revise its local Land Development Code in 1990 to allow apartment uses of existing garages or existing free-standing structures in conjunction with residential use for the at-home care of elderly or disabled family members. [9J-5.010(3)(c)5]</p> | <p>Policy HOU 2.1.3 - The Town of Sewall’s Point’s Land Development Regulations shall include a provision to permit accessory dwelling units in outbuildings such as converted garages, new detached additions to existing homes, or attached additions to existing homes to provide safe, affordable housing for elderly relatives.</p> |
| <p>Policy 1.5 The Town will cooperate with public mass transportation efforts of Martin County and the City of Stuart by designating a bus stop within the Town to help provide the necessary infrastructure and support for housing needs. [9J-5.010(3)(c)5; Traffic Circulation]</p> | <p>Policy TM 1.3.2 – Recognizing the growing need for regional connectivity, the Town of Sewall’s Point shall coordinate with appropriate agencies, including Martin County MPO, Martin County Engineering, Martin County Public Transit, and the Florida Department of Transportation (FDOT), to support policies and programs that accomplish efficient traffic flow on County and FDOT roadways within the Town.</p> |

| Housing Original Goals, Objectives, Policies | Housing New Goals, Objectives , Policies |
|--|--|
| <p>Objective 2.0 The Town will establish policies for the conservation and rehabilitation of housing including contacting Martin County Historical Society and the State in 1990 to initiate a review of all existing sites for possible historic significance and prohibit demolition of historically significant structures if there is an economically viable alternative. [9J-5.010(3)(b)5]</p> | <p>Objective HOU 1.5 – The Town of Sewall’s Point shall preserve and enhance its heritage and character through the protection of historically significant housing.</p> |
| <p>Policy 2.1 The Town will work with both Martin County and the State of Florida by formally contacting both entities within a year of plan adoption to identify possible structures of historic significance. [9J-5.010(3)(c)3]</p> | <p>Policy HOU 1.5.2 – The Town of Sewall’s Point shall encourage and cooperate with historic preservation efforts to develop and promote public programs and resources which increase awareness of historic places and cultural and historical activities.</p> |
| <p>Policy 2.2 The Town will seek State and County assistance information and suggested alternatives whenever a structure of historical significance is involved in any rehabilitation or demolition to insure its preservation. [9J-5.010(3)(c)4]</p> | <p>Policy HOU 1.5.1 – Through its Land Development Regulations, the Town shall encourage historic preservation through voluntary means and incentives.</p> |

| Coastal Management Original Goals, Objectives, Policies | Coastal Management New Goals, Objectives , Policies |
|--|--|
| <p>Goal - It is the goal of the Town to protect, conserve, enhance and restore coastal wetlands, marine resources, estuarine environmental quality and wildlife habitat in the Town, to restrict development activities that would damage or destroy coastal resources, to protect human life and limit public expenditure in areas subject to destruction by natural disasters.[9J-5.012(3)(a)]</p> | <p>Goal CM 1 – The Town of Sewall’s Point shall enhance its natural character by protecting, conserving, and maintaining its coastal ecosystems while safeguarding human life, property, and public expenditures in areas susceptible to destruction by natural disasters.</p> |
| <p>Policy 1.1 The Town shall limit specific and cumulative impacts of development on water quality and quantity, wildlife habitat, and living marine resources by: a) preserving sufficient natural upland habitat of each community type throughout the Town to maintain viable populations of all native plant and animal species, and representative stands of each habitat type. To accomplish this, the Town shall amend its land development regulations in 1990 to require preservation of 25% of the existing native habitat on each lot. [9J-5.012(3)(c)].</p> | <p>Policy CM 1.1.6 – The Town of Sewall’s Point’s Land Development Regulations will include the requirement for all applications for new development and redevelopment, which have the potential to impact the quantity or quality of natural resources, obtain the necessary permits from all applicable state and/or federal agencies (Florida Department of Environmental Protection, South Florida Water Management District and/or the U.S. Army Corps of Engineers) prior to the authorization of a building permit by the Town.</p> |
| <p>Policy 1.3 The Town shall maintain or improve estuarine environmental quality by identifying programs to mitigate further degradations and coordinating methods and policies for protecting such estuaries with other local governments within 24 months after plan adoption. [9J-5.012(3)(b)(2)].</p> | <p>Policy CM 1.1.8 – The Town of Sewall’s Point will continue to protect estuarine beaches and shoreline vegetation through the establishment and enforcement of Land Development Regulations and construction standards that minimize the impacts of man-made structures on beach vegetation, shoreline vegetation, or coastal wetlands.</p> |
| <p>Policy 1.6 The Town will review, on an annual basis, information concerning the St. Lucie River Estuary system and the impacts of development on the functions and values of the estuary system and will prepare yearly updates on these developments for public review.</p> | <p>Policy CON 1.2.5 – The Town of Sewall’s Point shall remain vigilant and proactive in its assertion that the regulation, design, and operation of water releases from Lake Okeechobee will not further degrade the quality of coastal waters and the estuaries of Southeast Florida. It is the Town’s intent to ask the U.S. Army Corps of Engineers to change policies so that the waters surrounding Sewall’s Point are no longer threatened.</p> |
| <p>Policy 2.1 The Town will continue to utilize setbacks for shoreline uses and will revise its land development code to require a natural vegetated buffer between the Indian River and shoreline uses in 1990</p> | <p>Policy CM 1.1.3 – The Town of Sewall’s Point’s Land Development Regulations will include setbacks from shoreline areas which minimize the impacts from man-made structures.</p> |
| <p>Objective 3.0 The Town shall not subsidize unnecessary development in coastal high hazard areas, except for restoration or enhancement of natural resources. [9J-5.012(3)(b)(5)].</p> | <p>Objective CM 1.2 – The Town of Sewall’s Point will limit the use of public funds that subsidize new, private development, or redevelopment in the Coastal High Hazard Area.</p> |
| <p>Policy 3.1 The Town coastal high hazard area shall be identified as those areas designated in the Flood Insurance Rate Map as Zone VI-30 [9J-5.012(3)(c)(7)]</p> | <p>See FLU Map Series "Coastal High Hazard Area"</p> |

| Coastal Management Original Goals, Objectives, Policies | Coastal Management New Goals, Objectives , Policies |
|---|--|
| <p>Policy 3.2 Public funds shall not be used for infrastructure expansion or improvements in areas designated high hazard coastal areas unless such funds are necessary to: 1) provide services to existing developments; 2) provide adequate evacuation in the event of emergency; or 3) provide for recreational needs. [9J-5.012(3)(c)(7)].</p> | <p>Objective CM 1.2 – The Town of Sewall’s Point will limit the use of public funds that subsidize new, private development, or redevelopment in the Coastal High Hazard Area.</p> |
| <p>Objective 4.0 The Town shall maintain or reduce hurricane evacuation time by maintaining an emergency evacuation time for a Class IV hurricane of 6.25 hours as documented in the Treasure Coast Regional Planning Council Hurricane Evacuation Study Technical Data Report; by continuing to follow the Martin County Peacetime Emergency Plan; b) and by continuing to remove all Australian pines and other trees prone to high wind damage along emergency evacuation routes to eliminate hazardous tree fall conditions along these routes. [9J-5.012(3)(b)(7)].</p> | <p>Policy CM 3.1.2 – The Town of Sewall’s Point will collaborate with Martin County Emergency Management and neighboring communities aimed to improve communication and facilitate safe, efficient evacuation during a declared emergency.</p> |
| <p>Objective 5.0 The Town shall prepare a post-disaster recovery plan to reduce or eliminate exposure of human life and property which shall include policies relating to repair and cleanup, and redevelopment within 24 months of plan adoption. [9J-5.012(3)(b)(8)].</p> | <p>Objective CM 3.1 – The Town of Sewall’s Point will prepare and maintain a disaster plan to implement when there is a declared emergency.</p> |
| <p>Policy 5.1 The Town shall prepare a post-disaster recovery plan by 1992. The plan shall include a procedure for the issuance of emergency building permits in order of priority as follows: (1) Immediate cleanup and repair actions needed to protect the public health and safety shall receive first priority; (2) Stabilization or removal of structures where collapse is impending; (3) Minimal repairs to make dwellings habitable; and (4) Removal of debris and inspection for hazardous materials. [9J-5.012(3)(c)(5)].</p> | <p>Policy CM 3.2.2 – The Town of Sewall’s Point will coordinate the prompt repair and cleanup actions needed to protect the public health and safety of the community to include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive priority in permitting decisions. Long-term redevelopment activities shall be postponed until the initial recovery efforts have been completed.</p> |
| <p>Policy 5.2 The Town Commission shall appoint a Post Disaster Recovery Task Force by 1992, to include the town building inspector, town engineer, and other members at the discretion of the Commission. The Task Force shall draft and implement the plan and shall review and consider recommendations of interagency hazard mitigation reports in the preparation of the plan. [9J-5.012(3)(c)(5)].</p> | <p>Policy CM 3.2.1 – Soon after a major storm event, but before re-entry of the population into evacuated areas, the Town Commission will meet to hear preliminary damage assessments, prioritize recovery efforts, and consider a temporary moratorium on building activities other than those for the public health, safety, and general welfare.</p> |
| <p>Policy 5.3 The rebuilding of structures where 51% of the building has been destroyed shall be prohibited unless reconstruction is in compliance with existing building code and setback requirements. [9J-5.012(3)(c)(5)].</p> | <p>Policy CM 3.2.4 – For any structure that suffers damage from a natural disaster that equates to more than fifty percent of its appraised value, it shall be rebuilt to comply with all current requirements including those enacted since construction of the structure.</p> |

| Coastal Management Original Goals, Objectives, Policies | Coastal Management New Goals, Objectives , Policies |
|---|---|
| <p>Objective 6.0 The Town shall continue to make its publicly owned land available for public access to the river shoreline and available for open space as well as public purposes. [9J-5.012(3){b}(9)].</p> | <p>Objective ROS 1.2 – The Town of Sewall’s Point shall look for opportunities to improve public access for persons of all abilities to its parks and open spaces.</p> |
| <p>Objective 7.0 The Town shall protect and preserve historic resources by contacting Martin County Historical Society and the State of Florida to help identify historic sites and by amending the Land Development Regulations in 1990 to require identification of historical sites in development applications. [9J-5.012(3){b}(10)].</p> | <p>Policy HOU 1.5.2 – The Town of Sewall’s Point shall encourage and cooperate with historic preservation efforts to develop and promote public programs and resources which increase awareness of historic places and cultural and historical activities.</p> |
| <p>Policy 8.1 The Town shall insure that required infrastructure is available to serve development in the coastal area (river shoreline) at the densities proposed by the future land use plan, by assuring that funding for the capital improvements that are to be provided by the Town will be phased to coincide with the demands generated by development as required in the capital improvement element. The Town will prepare capital facilities budget each year to plan for and coordinate the necessary improvements.[9J-5.012(3)(c)(12)].</p> | <p>Goal CI 1 – The Town of Sewall’s Point will continue to provide the necessary public facilities for residents and land uses within its jurisdiction, in a manner that protects and maximizes use of existing facilities, maintains adequate levels of service, and promotes orderly and environmentally sound development.</p> |

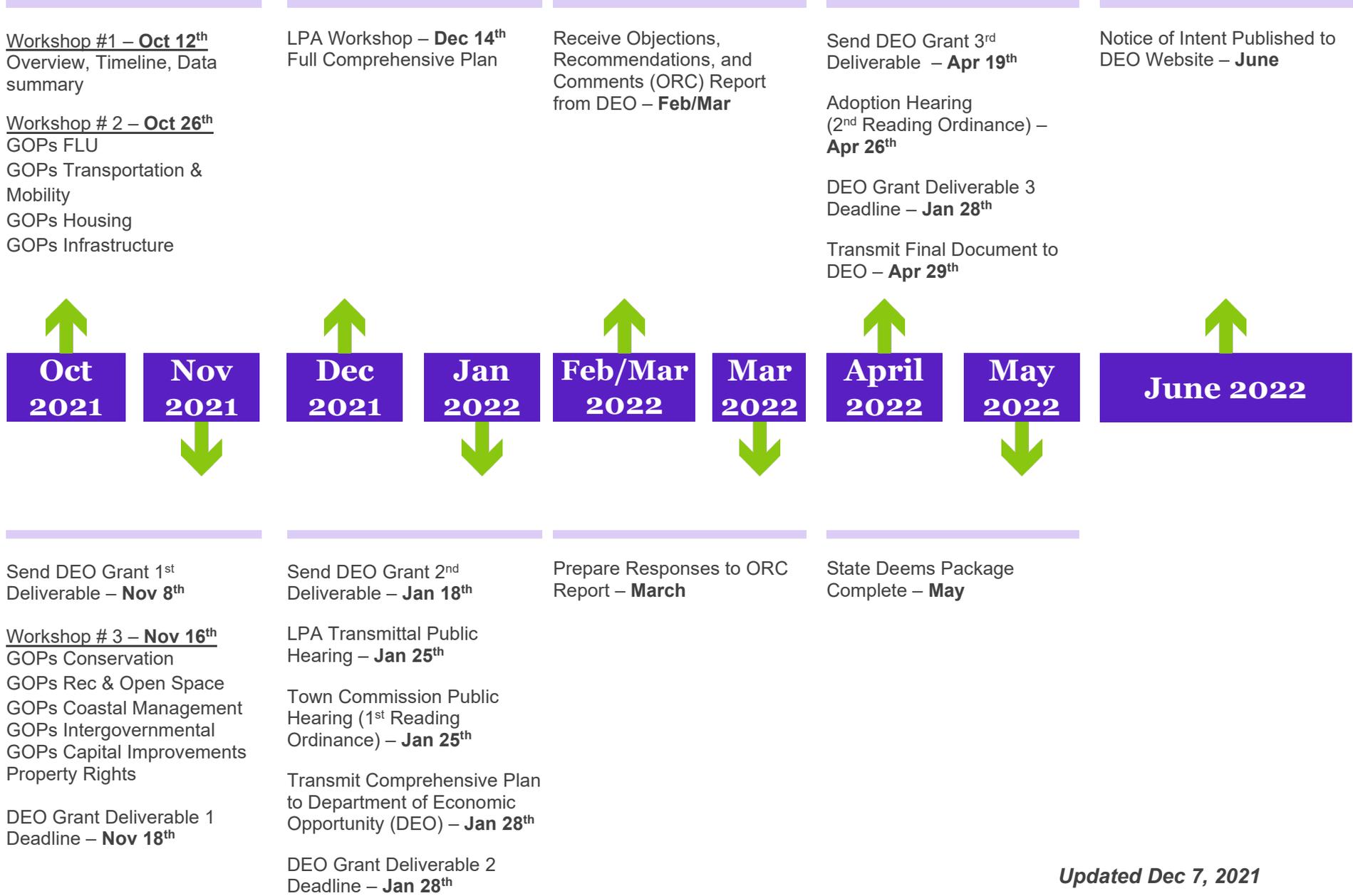
| Intergovernmental Coordination Original Goals, Objectives, Policies | Intergovernmental Coordination New Goals, Objectives , Policies |
|---|--|
| <p>Goal - Continue the established coordination and communication with other governmental agencies to reduce unnecessary duplication in government and increase efficiency through better intergovernmental coordination by meeting with such entities and developing systems of cooperation and coordination. [9J-5.015(3)(1)]</p> | <p>Goal IC 1 – The Town of Sewall’s Point shall seek collaboration with the appropriate governments and outside agencies to manage growth and development in a way that preserves the quality of life for Town residents, and results in the efficient and cost-effective delivery of services and public facilities.</p> |
| <p>Objective 1.0 The Town will coordinate with neighboring municipalities and Martin County; Treasure Coast Regional Planning Council and the State as set forth in the analysis and existing coordination matrix, by reviewing agreements with each entity on an annual basis, by participating in public hearings concerning these subjects and cooperating with each entity to coordinate all of the adopted Growth Management Plans and planning activities. [9J-5.015(3)(b)(I)]</p> | <p>Objective IC 1.1 – The Town of Sewall’s Point shall pursue coordination of its Comprehensive Plan with other municipalities and agencies so that it complements and supports other planning efforts.</p> |
| <p>Policy 1.1 The Town Commission shall maintain liaison with adjacent or neighboring governmental entities by correspondence and attendance at hearings and meetings to ensure coordination in matters of land use and development. No annexations are anticipated.</p> | <p>Policy IC 1.1.2 – The Town of Sewall’s Point will request that each adjacent municipality and the county send copies of all proposed comprehensive plans or plan amendments to the Town for review and comment.</p> |
| <p>Policy 2.1 The Town shall utilize the Treasure Coast Regional Planning Council for informal mediation when disagreements with other local governments occur. [9J-5.015(3)(c)(2)]</p> | <p>Policy IC 1.2.5 – The Town of Sewall’s Point shall utilize a voluntary regional dispute resolution process (RDRP) to reconcile differences on planning, growth management, and other issues with other local governments, regional agencies, and private interests facilitated by the Treasure Coast Regional Planning Council (TCRPC). When the Town’s efforts fail to resolve a dispute with these entities, the Town will notify the TCRPC in writing about the dispute, requesting the Council's mediation. The Town shall also notify the local government that the Town has requested mediation assistance. (Reference Florida Administrative Code 29K-4.010)</p> |
| <p>Policy 3.1 The Town shall meet with each coordinating entity, as appropriate, including FOOT and Martin County to discuss the coordination of planning activities and to establish procedures for measuring LOS on AIA (in 1990); to coordinate and establish lines of communication. [9J-5.015(3)(c)I.]</p> | <p>Policy IC 1.3.7 – The Town will protect the established neighborhoods from any undue disruption from roadway expansions. The Town will coordination with Martin County and FDOT to ensure public input on roadway design. If this results in an unresolved issue with the County or FDOT, the Town will request mediation assistance from the TCRPC.</p> |
| <p>Policy 3.2 Initiate early communication with each applicable agency to negotiate a review of interlocal agreements.</p> | <p>Objective IC 1.5 – The Town of Sewall’s Point shall establish intergovernmental processes, agreements and programs which result in effective intergovernmental coordination of funding sources.</p> |

| Intergovernmental Coordination Original Goals, Objectives, Policies | Intergovernmental Coordination New Goals, Objectives , Policies |
|---|--|
| <p>Policy 3.3 Assure level of service standards cooperation with other affected governmental entities by reviewing regional and local plans for proposed growth and discussing same with the appropriate entity.</p> | <p>Policy IC 1.2.6 – The Town of Sewall’s Point shall pursue coordination with surrounding municipalities regarding changes to levels of service standards. Policy IC 1.3.5 – The Town of Sewall’s Point shall pursue coordination with Martin County regarding countywide traffic performance standards.</p> |

| Capital Improvements Original Goals, Objectives, Policies | Capital Improvements New Goals, Objectives , Policies |
|--|---|
| <p><i>There were no Goals, Objectives, or Policies in the Original Town of Sewall's Point Comprehensive Plan for the Capital Improvements Element.</i></p> | |

| Property Rights Original Goals, Objectives, Policies | Property Rights New Goals, Objectives , Policies |
|--|--|
| <p><i>At the time of the Original Town of Sewall's Point Comprehensive Plan, a Property Rights Element was not required.</i></p> | |

Phase II – Goals, Objectives, and Policies & Adoption



Updated Dec 7, 2021

Town of Sewall's Point Future Land Use 2045

 Sewall's Point Limits
(2560.7 Acres)

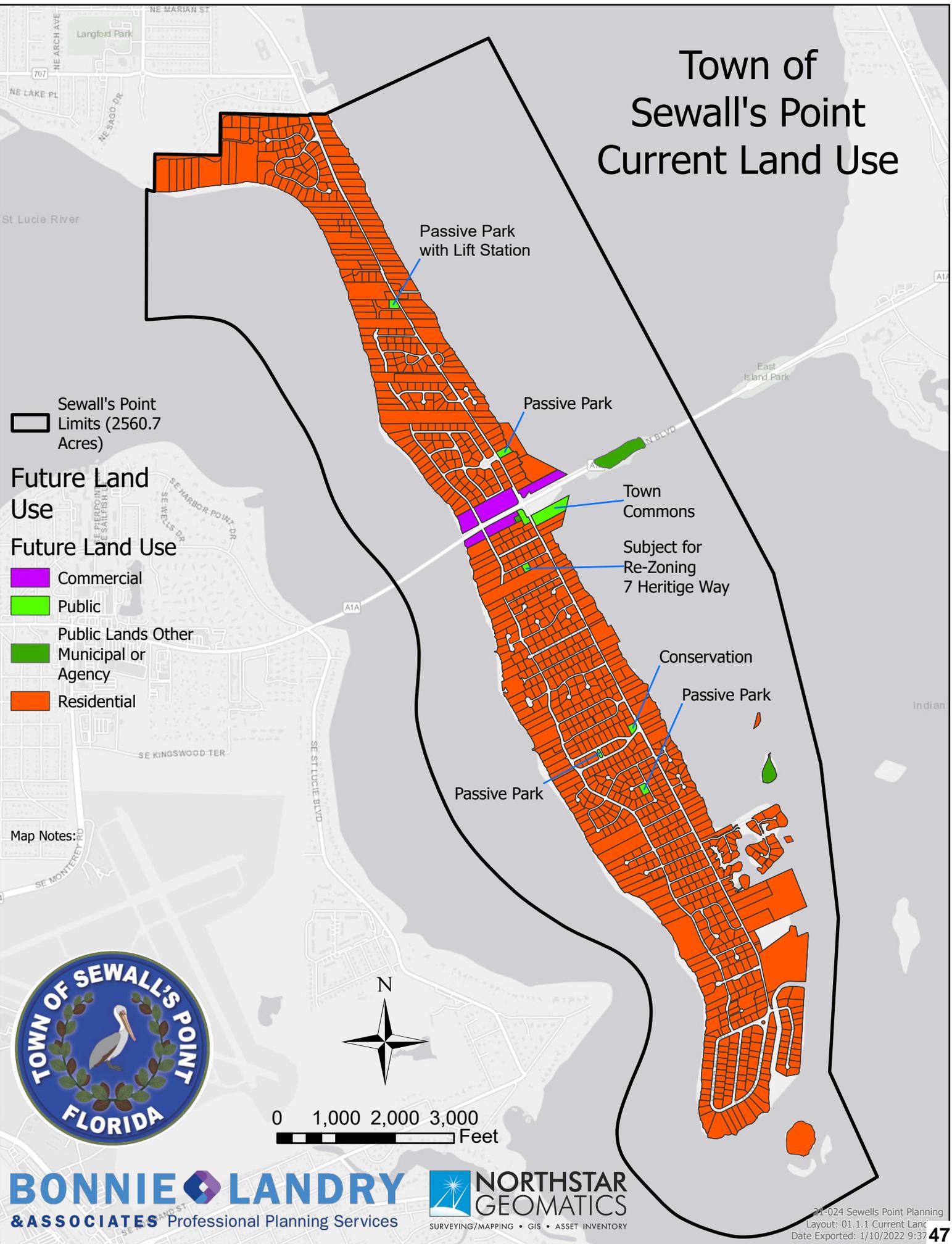
Future Land Use

-  Residential Estate
-  Neighborhood Commercial
-  Recreation
-  Conservation
-  Institutional



0 1,000 2,000 3,000
 Feet

Town of Sewall's Point Current Land Use



Sewall's Point
Limits (2560.7
Acres)

Future Land Use

- Commercial
- Public
- Public Lands Other
- Municipal or Agency
- Residential

Map Notes:



BONNIE LANDRY
& ASSOCIATES Professional Planning Services

NORTHSTAR
GEOMATICS
SURVEYING/MAPPING • GIS • ASSET INVENTORY

Town of Sewall's Point Zoning

Sewall's Point
Limits (2560.7
Acres)

Zoning

-  B1
-  B2
-  PS1
-  PS2
-  R1

Map Notes:



0 1,000 2,000 3,000
Feet

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Town of Sewall's Point Boundary

-  Parcels
-  Sewall's Point Limits (2559.3 Acres)

Parcels obtained from the Martin County Property Appraisers office on 4/22/2021. The count doesn't include confidential parcels. Some areas such as the Stuart Causeway do not have parcel numbers.



0 1,000 2,000 3,000 Feet

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2019-2020 Level of Service

Roadway Level of Service

- LOS
- C
 - D
 - Sewall's Point

Map Notes: 2019 Level of Service data obtained from Martin County Public Works



0 1,000 2,000 3,000
Feet

2045 Level of Service

 Sewall's Point

Roadway Deficiencies

-  0.00 - 0.60
-  0.61 - 1.00
-  1.01 - 1.05
-  1.06 - 1.25
-  1.26 - 2.02

Map Notes: Data obtained from Martin County MPO's 2045 LRTP Travel Demand Forecasting.



0 1,000 2,000 3,000 Feet

2021 Transit Routes

- Existing Transit
- Proposed Transit
- Sewall's Point

Map Notes: Data obtained from Martin County Transit



0 1,000 2,000 3,000 Feet

2021 Existing Sidewalks

-  Sidewalk
-  Sewall's Point

Map Notes: Data obtained from Martin County GIS



0 1,000 2,000 3,000 Feet

2021 Existing Bike Lanes

-  Bicycle Lane
-  Sewall's Point



Map Notes: Data obtained from Martin County GIS

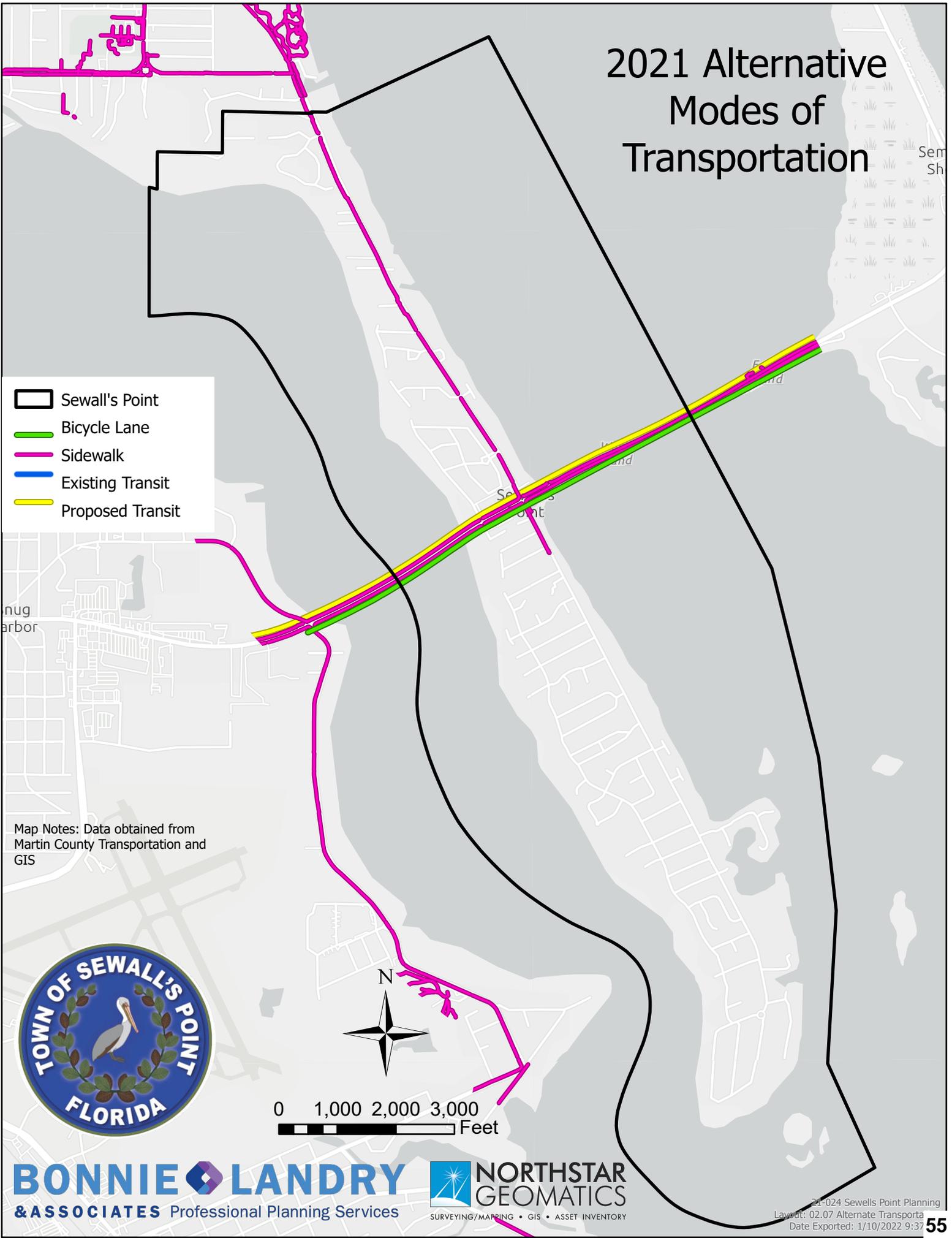


0 1,000 2,000 3,000 Feet

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2021 Alternative Modes of Transportation



- Sewall's Point
- Bicycle Lane
- Sidewalk
- Existing Transit
- Proposed Transit

Map Notes: Data obtained from Martin County Transportation and GIS



0 1,000 2,000 3,000 Feet

Roadway Maintenance 2021

Roadway Maintenance

- FDOT
- County
- Sewall's Point
- Privately Maintained
- Sewall's Point

Map Notes: Data obtained from Martin County GIS



0 1,000 2,000 3,000 Feet

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Speed Limit 2021

Speed Limit

- 25
- 35
- 40
- 45
- Sewall's Point

Map Notes: Data obtained from Martin County GIS



0 1,000 2,000 3,000 Feet

Utilities Availability

Martin County Utilities

-  Sewall's Point Limits
-  Martin County Utilities
-  City of Stuart

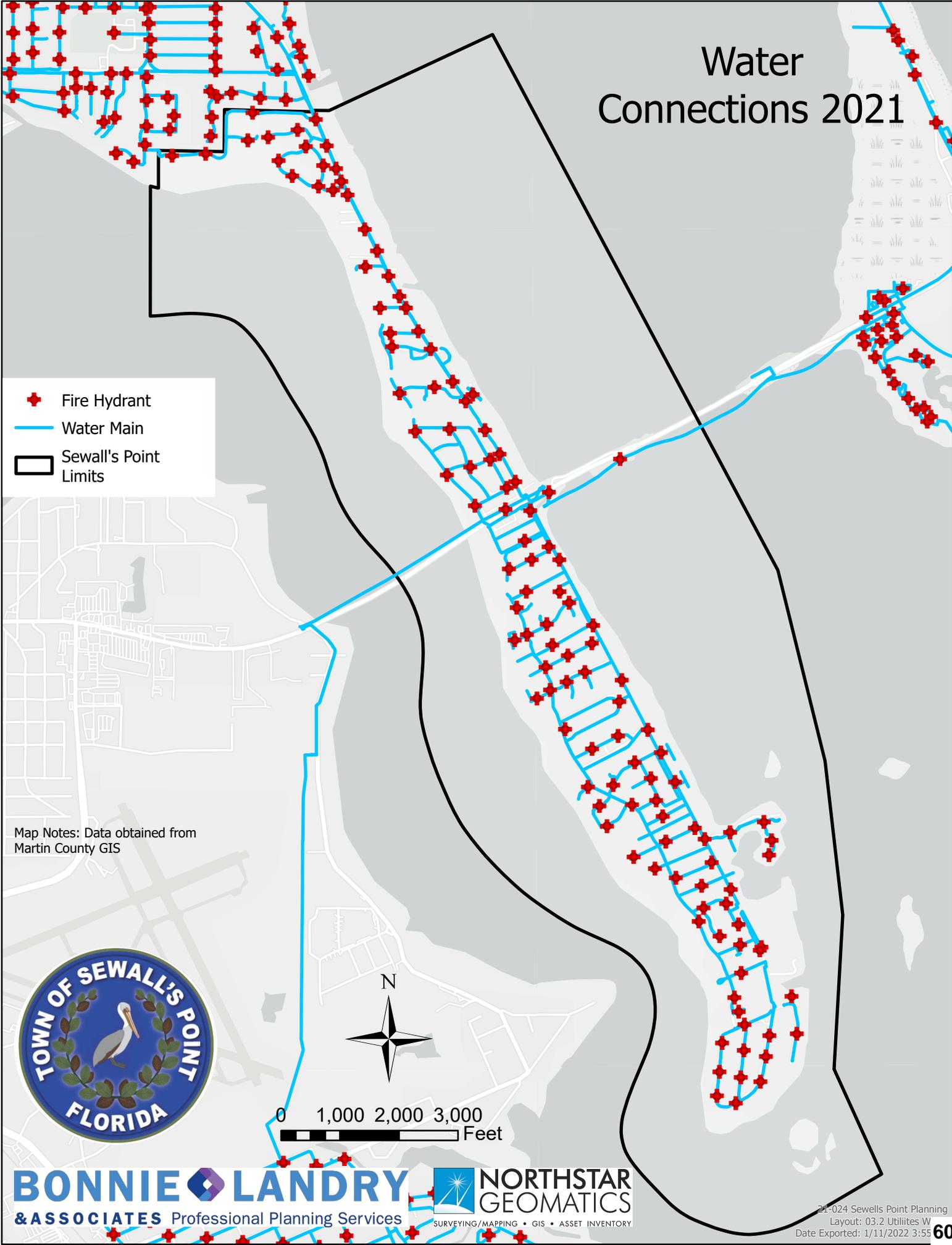
Map Notes: Data obtained from Martin County GIS

City of Stuart



0 1 Miles

Water Connections 2021



- Fire Hydrant
- Water Main
- Sewall's Point Limits

Map Notes: Data obtained from Martin County GIS



0 1,000 2,000 3,000 Feet

Wastewater Connections 2021

-  Lift Station
-  Grinder Pump
-  Force Main
-  Gravity Main
-  Sewall's Point Limits

Map Notes: Data obtained from Martin County GIS



0 1,000 2,000 3,000 Feet

Septic Tank Maintenance

Last 5 Years Maintenance

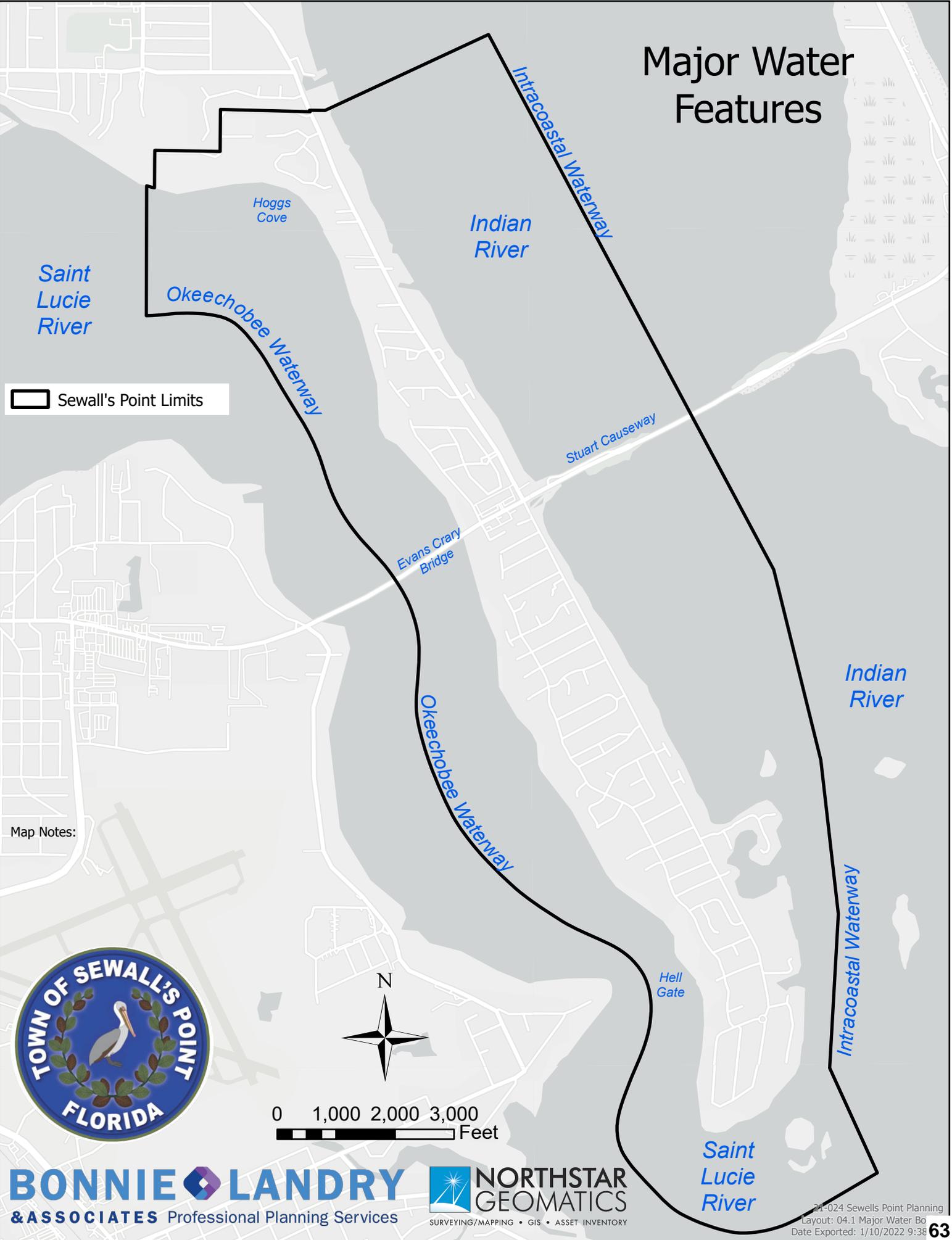
- ▲ Septic Abandonment
- ▲ Septic Repair
- ▲ Septic Existing Modification
- ▲ Septic Abandonment/Repair-New
- ▲ Septic New
- ▭ Sewall's Point Limits

Department of Health last date
9/1/2021



0 1,000 2,000 3,000
Feet

Major Water Features



Wetlands

NWI Wetlands

-  Freshwater Pond
-  Freshwater Forested/
Shrub Wetland
-  Freshwater Emergent
Wetland
-  Estuarine and Marine
Wetland
-  Estuarine and Marine
Deepwater
-  Riverine
-  Sewall's Point Limits

Map Notes: National Wetlands
Inventory (NWI), downloaded
9/29/2021



0 1,000 2,000 3,000
Feet

Soils

Florida SSURGO

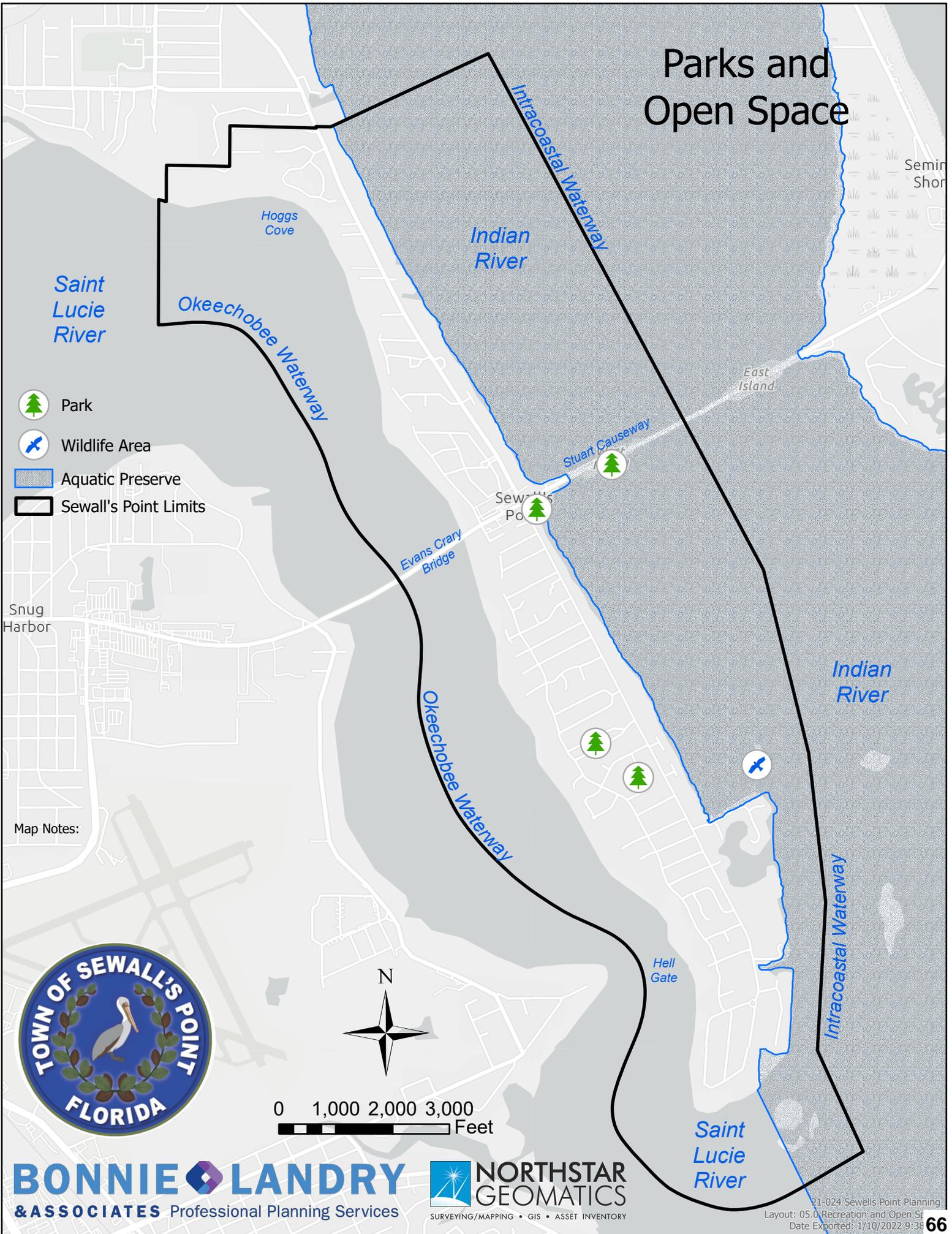
- Entisols
- Histosols
- Inceptisols
- Spodosols
- Data Not Available
- Bodies of Water
- Sewall's Point Limits

Map Notes: FDEP Map Direct,
Florida Soil Survey Geographic
Database (SSURGO)



0 1,000 2,000 3,000 Feet

Parks and Open Space



- Park
- Wildlife Area
- Aquatic Preserve
- Sewall's Point Limits

Map Notes:



0 1,000 2,000 3,000 Feet

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21-024 Sewells Point Planning
Layout: 05.0 Recreation and Open Space
Date Exported: 1/10/2022 9:38

Historic Structures

-  Historic Structure
-  Sewall's Point Limits

Lucinda
71 S River Rd
Circa:1926

Bay Tree Lodge Boathouse
143 S River Rd
Rebuilt:1990

Bay Tree Lodge
143 S River Rd
Circa:1909



0 1,000 2,000 3,000 Feet

FEMA Flood Zones

FEMA Flood Zone

- X
- AE
- VE
- Sewall's Point

Map Notes: FEMA flood zone data obtained from Martin County. Data shown was updated in 2020.



0 1,000 2,000 3,000 Feet

Coastal High Hazard Area

Data from the SLOSH model of a Category 1 Storm Surge.
10/23/2020

-  Coastal High Hazard Area
-  Sewall's Point

Map Notes: Storm Surge Zone data obtained from Florida Department of Emergency Management. The data is filtered to only show the category 1 zone.



0 1,000 2,000 3,000 Feet

Sea Level Rise



-  NOAA 2 Feet Sea Level Rise
-  Current Shoreline

Map Notes: Sea Level Rise data obtained from NOAA on 9/14/2021. Existing shoreline obtained from Martin County Parcels and digitized gaps on 9/29/2021.



0 1,000 2,000 3,000 Feet

FUTURE LAND USE ELEMENT

Data, Inventory and Analysis

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INTRODUCTION

This Future Land Use Element for the Town of Sewall's Point will describe the general distribution, location, and extent of the uses of land including residential, commercial, recreational, conservation, public facilities, and other categories of the public and private uses of land. The plan will provide an approximate acreage and the general range of density or intensity for uses as well as an estimated gross land area included in each existing land use category. The Town of Sewall's Point is comprised of 1042 parcels representing approximately 815 acres of land excluding rights of ways. The parcels are primarily residential uses with a small corridor of commercial land uses. There are currently 748 acres of residential land; 13 acres of commercial land, 8 acres of recreational land, 2 acres of conservation land and 44 acres of institutional land.

PLANNING HORIZONS

Florida Statute 163.3177 requires that each comprehensive plan include at least two planning horizons: one for at least 5 years and one for at least 10 years. The two Planning Horizons established for the Town of Sewall's Point Comprehensive Plan are FY2027 for the short-term planning period and FY2045 for the long-term planning period.

PURPOSE

The purpose and intent of the Future Land Use (FLU) Element is to establish future land patterns that support and encourage compact, mixed-use urban development and support transit. The FLU Element is an important component of the Town's planning because it defines the location of uses and intensities which will indicate where infrastructure and services are needed.

SUMMARY OF FUTURE LAND USE ELEMENT

The Future Land Use Element is the centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan's elements. The FLU Data, Inventory and Analysis (DIA) is informed by the citizens, their vision for the Town and provides a roadmap to realize this vision. The goals, objectives, and policies of all the elements will mirror and support this vision.

"Future land use" is different from "zoning." Future land use designations establish general ranges of uses that are permitted in each district, while zoning districts include a specific list of permitted uses. Future land use designations also establish a range of densities (amount of residential development per acre) and intensities (amount of non-residential development per acre) for each land use category. However, this does not guarantee that the maximum amount of development allowed within the district will be achievable on a specific site.

The Future Land Use element will establish the long-term end toward which land use programs and activities will be ultimately directed. The proposed distribution, location, and extent of the various categories of land use will be shown on a future land use map which will be supplemented by supporting goals, policies, and measurable objectives.

STATUTORY REQUIREMENTS

Florida Statutes (Statute 163.3177) require the Future Land Use Element will be based upon data including studies and surveys. The University of Florida Shimberg Center and the US Census are industry standards for comprehensive plan data sets. Both were used as data sources for the Town of Sewall's Point Comprehensive Plan. Data sources analyzed include but are not limited to:

- U.S. Census American Census Survey
- University of Florida- Bureau of Economic and Business Research (BEER)
- Office of Economic and Demographic Research.

In evaluating the data from all sources, this data report and map series will provide estimates of:

- The amount of land required to accommodate anticipated growth.
- The projected permanent and seasonal population of the area.
- The character of undeveloped land.
- The availability of water supplies, public facilities, and services.
- The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
- The discouragement of urban sprawl.
- The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

COMMUNITY VISIONING WORKSHOPS

An important consideration with data collection is public input. To that end, staff conducted a series of public meetings at the Town of Sewall's Point Town Hall utilizing live polling equipment which showed real-time results and graphs throughout the meeting. Participants were given the opportunity to answer twenty-two-questions related to their views on the Town and its future. The public workshops were streamed live, and available on the Town's website shortly after the meeting. An electronic version of the same twenty-two questions was made available on the Town's website as well as in paper form at Town Hall. The survey was also distributed by the Town Manager via emails. In effort to reach even more residents, paper copies of the poll were printed and mailed to each resident with the Town's newsletter. This proved to produce the most response. A total of 104 polls were completed (84 paper copies, 7 online polls, and 13 live polls completed at the Town's Workshops.) The participants' responses indicated their general love of the Town and its "hometown feel" which was described as "a place where I know my neighbor and "a place with shared values".

Below is a summarized list of needs expressed at the public workshops:

- Sidewalks needing improvement
- Bike lanes and roadways needing improvement
- Desire for reinvesting and maintaining existing infrastructure
- Environmental Regulations from the State and Federal Regulatory Agencies are adequate
- A majority of those polled did not feel the Town was properly prepared for Sea Level Rise and Flood
- Accessory Dwelling Units were not a priority, but some would like for Multi-Generational Housing
- Desire continued Protection of Wetlands
- Town Regulations are adequate

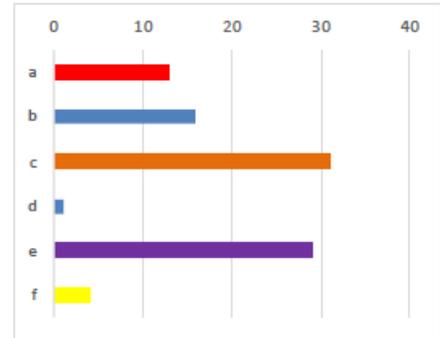
Results of the polling is embedded in the body of the DIAs for each element depending upon the topic and how it relates to each component of the plan.

GRAPH FLU 1-1 PUBLIC WORKSHOP HOMETOWN FEEL POLL

12/29/21

In the January 2020 public involvement process one thing identified as a positive was "hometown feel." Which of these best fits your description of "hometown feel?"

| | | |
|---|---|-----------|
| a | A place where I belong. | 13 |
| b | A place where the community is cohesive | 16 |
| c | A place where I know my neighbor | 31 |
| d | A place with a shared history | 1 |
| e | A place with shared values | 29 |
| f | Community Events | 4 |
| | | 94 |

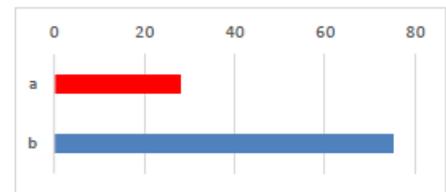


GRAPH FLU 1-2 PUBLIC WORKSHOP RESIDENCE POLL

12/29/21

Where do you live?

| | | |
|---|----------------------|------------|
| a | North Sewall's Point | 28 |
| b | South Sewall's Point | 75 |
| | | 103 |



PROJECTED PERMANENT AND SEASONAL POPULATION OF THE AREA

Per Chapter 163, F.S., the Comprehensive Plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those provided by the University of Florida's (UF) Bureau of Economic and Business Research (BEBR) or generated by the local government based upon a professionally acceptable methodology. Additionally, the plan must be based on at least the minimum amount of land required to accommodate the medium projections of the BEBR.

Population projections for the Town of Sewall's Point are from UF Shimberg Center Data Clearinghouse which provides the BEBR statistics. The Shimberg Center for Housing Studies was established at UF in 1988 to promote safe, decent and affordable housing and related community development throughout the state of Florida. This data source is an industry standard for Florida Comprehensive plans. The projections used for this data set are based upon the medium BEBR projections released in April 2020 for Martin County. The population projected in 2020 for the Town of Sewall's Point is 2,202 residents.

TABLE FLU 1-1 PERMANENT + INSTITUTIONAL RESIDENTS, 2010-2040

| 2010 | 2019 | 2020 | 2025 | 2030 | 2035 | 2040 |
|-------|-------|-------|-------|-------|-------|-------|
| 1,996 | 2,090 | 2,202 | 2,285 | 2,353 | 2,428 | 2,496 |

Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida. University of Florida

POPULATION ESTIMATES FOR 2045

In April 2021, BEBR published Volume 54, Bulletin 189 with Projections of Florida Population by County, 2025-2045. Because this is County data rather than municipalities, the projection for the Town of Sewall's Point can be made based upon the percentage of increase projected on the county population. The report projected Martin County's population to increase from 188,700 to 193,300 which represents an increase of 4,600 residents or 2.4%. Therefore, based upon the 2040 population projection for the Town of Sewall's Point and increasing this by 2.4%, the estimated population for the Town of Sewall's Point for 2045 is 2,556.

LAND NEEDED TO ACCOMMODATE FUTURE GROWTH OR BUILDOUT

The Future Land Use Map (FLUM) will lay out the locations for new houses, retail, and office uses. Buildout scenario represents the Town of Sewall's Point in its future developed state based upon existing conditions, land uses, and jurisdictional boundary. The buildout data signifies all non-government development and includes existing structures. This is not about deciphering what should or should not happen with the land. It is reviewing the available data and predicting the most likely scenario from a planning perspective.

TABLE FLU 1-2 VACANT LAND USE INVENTORY

| Land Use Type | Total Acreage | Vacant Acreage |
|---------------|---------------|----------------|
| Residential | 748 | 55 acres |
| Commercial | 13 acres | 0 acres |
| Industrial | 0 acres | 0 acres |
| Agricultural | 0 acres | 0 acres |

Source: Martin County Property Appraiser 2021 and BCLA

CHARACTER OF UNDEVELOPED LAND

It is important to note that vacant land reported by the Martin County Property Appraiser is only updated once per year. Developed land is not shown as such until a Certificate of Occupancy has been issued. Therefore, lots that have been cleared and/or are in the development process are not reflected in vacant land reported. The Town of Sewall's Point staff reported numerous lots were either under construction or in the process of obtaining a building permit at the time of the drafting of this report. When considering current conditions, there is virtually no vacant land that could be considered to house future populations. Residential land is essentially built out. Commercial land is fully built out. Although there was some discussion of pursuing annexation of land by Commissioners, the public who participated in the public workshop did not seem to be interested in adding land to the Town.

GRAPH FLU 1-3 PUBLIC WORKSHOP BOUNDARY POLL

12/29/21

I believe the Town should increase the size of the Town boundary.

| | | |
|---|-------|-----|
| a | True | 14 |
| b | False | 88 |
| | | 102 |

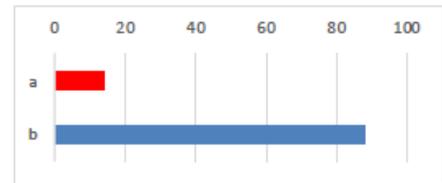


TABLE FLU 1-3 VACANT LAND AND FUTURE POPULATION CAPACITY

| Future Land Use | Maximum Residential | Vacant Land Acreage | Maximum Number of Dwelling Units | Average Household Size | Accommodated Population |
|----------------------------|---------------------|---------------------|----------------------------------|------------------------|-------------------------|
| Residential Estate Density | 2.5 | 0 acres | 0 | 2.43 | 0 |

Source: Martin County Property Appraiser and BCLA

TABLE FLU 1-4 PROJECTED POPULATION INCREASE

| Year | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---------------------------------------|-------|-------|-------|-------|-------|-------|
| Population | 2,202 | 2,285 | 2,353 | 2,428 | 2,496 | 2,556 |
| Population Increase | N/A | 83 | 68 | 75 | 68 | 60 |
| Total Population Increase: 354 | | | | | | |

Source: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida. University of Florida. Population increases prepared by BCLA

Tables **FLU 1-3** and **FLU 1-4** compare available vacant residential land for development and estimate how many residents this can accommodate. Based upon this analysis, the Town of Sewall's Point has essentially achieved build out and does not have the vacant land needed to accommodate projected population growth in a ten-year period and over the long-term planning timeframe (2045).

HOUSING UNITS AND HOUSEHOLD SIZE

The average household size in Sewall's Point is 2.43 residents according to the U.S. Census American Survey (2019). There are approximately 939 housing units in the Town of Sewall's Point per the Shimberg Center, most of which are already developed or in the process of being developed.

AVAILABILITY OF WATER SUPPLIES, PUBLIC FACILITIES AND SERVICES

The Town of Sewall's Point residents and business owners have access to drinking water and sewer services through Martin County Utilities. The Utilities currently treats on average 9 million gallons of water a day from 35 surficial and 4 Floridan wells. The Martin County water system is interconnected between the Tropical Farms and North County water plants. Water treated at these plants is a combination of lime softening and reverse osmosis. The treatment process for both water, wastewater, and irrigation quality (reuse) water meets all of the requirements established by the federal, state, and local regulatory agencies. Additional information about water and sewer capacity can be found in the data analysis for the Infrastructure and Water Resources element.

REDEVELOPMENT NEEDS

Florida Law also requires as part of the Future Land Use Element, that the plan include the need for redevelopment including the renewal of blighted areas and the elimination of nonconforming uses. After review of the demographics of the Town of Sewall's Point, there are no areas within the Town boundary which meet the definition of blight. Therefore, the Town of Sewall's Point is not a good candidate for establishing a Community Redevelopment Area.

Specifically, FSS 163.340(8) states "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- (d) Unsanitary or unsafe conditions.
- (e) Deterioration of site or other improvements.
- (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted.

DISCOURAGEMENT OF URBAN SPRAWL

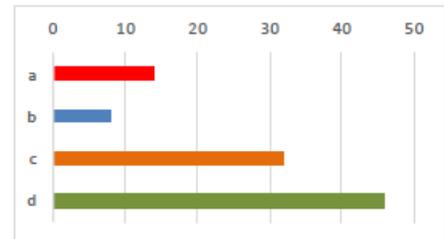
Florida law requires that all comprehensive plans discourage urban sprawl. The Town of Sewall's Point Comprehensive Plan will include policies, goals and objectives which would fulfill this requirement. "Urban sprawl" is a low density, automobile-dependent development with either a single use or multiple uses that are not functionally related. Urban sprawl is expensive for municipalities as it requires extending public services inefficiently. By encouraging mixed use and by concentrating density in an urban core, sprawl can be discouraged. In an aim to discourage sprawl, the Comprehensive Plan will include policies that encourage commercial activities near housing and facilities such as sidewalks and bicycle facilities to encourage alternative modes of travel. This type of land development is most efficient for the transportation system as it encourages consolidating trips and reduces the number of vehicle miles traveled (VMT). There will also be policies in the transportation element to further this strategy.

GRAPH FLU 1-4 PUBLIC WORKSHOP QUALITY OF SEWALL'S POINT POLL

12/29/21

What is your favorite quality of Sewall's Point?

| | | |
|---|--|-----|
| a | Beautiful views | 14 |
| b | Access to water activities (fishing/boating) | 8 |
| c | Tree canopies and other landscape | 32 |
| d | Safe neighborhood | 46 |
| | | 100 |

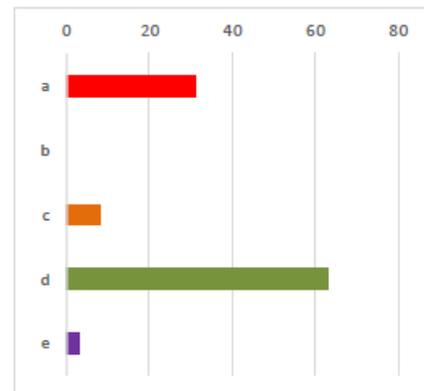


GRAPH FLU 1-5 PUBLIC WORKSHOP ACCESSORY DWELLING UNITS POLL

12/29/21

Which statement best fits your view about Accessory Dwelling Units? (Small, self-contained residential units added to a single-family lot, stand-alone structure or in a space above an existing detached garage)

| | | |
|---|---|-----|
| a | I would encourage this use because it supports Multi-generational housing (elder care or extended family) | 31 |
| b | I would encourage this use because it could provide more affordable rental units to the Town. | 0 |
| c | Both a) and b) | 8 |
| d | I would not encourage Accessory Dwelling Units. | 63 |
| e | No opinion. | 3 |
| | | 105 |



NEED FOR JOBS AND ECONOMIC DEVELOPMENT

Florida Statute requires Comprehensive Plans address the need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy. According to the 2019 American Community Survey from the US Census Bureau, the Town of Sewall's Point has an employment rate of 50.7% with female median earnings for fulltime, year-round workers at \$67,708 and male median earnings for fulltime, year-round workers at \$113,235. The median household income is \$140,625 which is more than double that of the United States average. The residents achieved higher educational attainment than the United States average with 61.4% holding a Bachelor's degrees compared with the US average of 33.1%. Based upon this data, the Town is stable with its resident income and employment status.

TABLE FLU 1-5 RESIDENT PROFILE COMPARED WITH U.S. MEDIANS

| | Town of Sewall's Point | United States |
|---|-----------------------------------|-----------------------------------|
| Median Household Income | \$140,625 | \$65,712 |
| Employment Rate | 50.7% | 60.2% |
| Language other than English Spoken at Home | 8.8% | 21.6% |
| Poverty Rate | 4.3% | 12.3% |
| Educational Attainment | 61.4% Bachelor's Degree or higher | 33.1% Bachelor's Degree or higher |
| Median Age | 58.2 | 38.1 |

Source: 2019 American Community Survey

The Town has a very small section of non-residential, but it is strategically located between North and South Sewall's Point providing retail, office and restaurants in walking distance to many of the homes. The non-residential land is fully built out. Therefore, the only opportunity for additional commercial would be through annexation. The vacant residential is not located in an area that would be suitable for a transition to commercial.

COVID-19 PANDEMIC

In early 2020, Coronavirus (Covid-19), an infectious disease caused by a newly discovered coronavirus, caused nationwide unemployment due to the temporary closing of businesses. Service and travel industries such as gyms, hotels, restaurants and airlines were most affected due to social distancing restrictions. The Town of Sewall's Point's demographics and resident income sources made its residents less vulnerable to the outcomes of the pandemic such as foreclosures and loss of income. According to Zillow, there are no foreclosures reported in the Town of Sewall's Point. And based upon the mean income and the working data, it is understood that some of the income is derived from investments rather than wages and salaries. Only 51.6% of residents 16-64 reported that they work full time year-round. The population 65 and older is 35.6% making these residents at or near retirement. It is also interesting to note that of those working residents, 16.7% reported that they work from home, so some of the residents were already social distancing before offices closed.

TABLE FLU 1-6 WORKING POPULATION OF RESIDENTS AGED 16-64

| Town of Sewall's Point | Total | Percent |
|---|-------|---------|
| Population 16 to 64 years | 1,047 | 100% |
| Workers 16 to 64 years who worked full-time, year-round | 542 | 64.3% |
| Mean usual hours worked for workers | 37.8 | |
| Median age of workers 16 to 64 years | 51.6 | |

Source: 2019 American Community Survey

NEED TO MODIFY LAND USES AND DEVELOPMENT PATTERNS WITHIN ANTIQUATED SUBDIVISIONS

Florida Statute 163 requires that Comprehensive Plans address the need to modify land uses and development patterns particularly with antiquated subdivisions. The current land patterns have been established over the past 60 years and are well planned. There is no recommendation to modify the land use patterns in the Town of Sewall's Point.

HISTORIC RESOURCES

No Florida or nationally registered historical sites exist in the Town currently. However, bordered by the former Frances Langford Estate, approximately 4.5 miles westerly there is an upland site called Mount Pisgah, which is termed an archeological site of undetermined significance by the State of Florida. There are three residential properties that are eligible to apply for the National Register of Historic Places. These are detailed in the Housing Element. As required, the Comprehensive Plan will include specific objectives and policies related to undiscovered or unregistered historical or archeological resources on both public and private land in the Housing Element.

STRATEGIC PLANNING

Strategic Planning is an essential tool for ensuring the stability of any entity, including local government. A strategic plan is the expression of priorities that navigate the future and ensure a focus on the goals expressed throughout the process. With the Town of Sewall's Point, it is especially important due to its limited staff and resources so that those resources are strategically focused on the Commission's goals and priorities. To that end, in January 2020, the Town Manager facilitated a Workshop with the Town Commission and public to determine priorities.

The informal community polling was conducted with the following categories:

- 10-year Charter Review
- Financial Stability
- Environmental Stewardship
- Mobility/Transportation
- Public Safety
- Social

TABLE FLU 1-7 PUBLIC RANKING RESULTS

| High Level Ranking | Rank |
|---------------------------|------|
| Financial | 1.7 |
| Public Safety | 2.4 |
| Environmental Stewardship | 2.6 |
| Mobility | 3.3 |
| 10 Year Charter Review | 4.4 |
| Social | 4.5 |

Source: TOSP Ranking Review PowerPoint 2/11/20

The above table shows the ranking of priorities based on the public’s views. The financial category ranked the highest with an average 1.7 focusing on low milage rates, reserve policy, lines of credit, business tax, pursuit of grants and dedicated millage rates.

The next two categories that were ranked as a close second priority were Public Safety and Environmental Stewardship. This demonstrates that the public has an investment in keeping their families safe (police/fire protection, building codes, speed limits and hurricane preparedness) while also preserving the beauty of the Town (septic systems, native plants, commercial recycling, seagrass restoration, and oyster planting). Ranked third was the Mobility category which focused on repaving roads, improving the condition of South Sewall’s Point Road, and adding sidewalks. The fourth priority among the public was the 10 Year Charter Review, ranking at 4.4 and ranking at 4.5 was the Social priority of the Town (playground, hometown feel, movies at the park, special events and process review, and pocket parks.)

CAPITAL IMPROVEMENTS PLANNING WITH TREASURE COAST REGIONAL PLANNING COUNCIL

In response to the strategic planning and the topped rank priority of Financial Stability, the Town Manager collaborated with the Treasure Coast Regional Planning Council (TCRPC) to begin to look at the overall budget and begin the process for developing a Capital Improvements Budget to prioritize funding over the next 10 years. (This data will be detailed in the Capital Improvements Element DIA.) Beginning in March 2021, the TOSP developed a Capital Improvement Plan through a series of public meetings facilitated by TCRPC. The result of this exercise is a living document to which the Town can review and revise on a regular basis as needs shift. It was an important step to ensure long-term financial stability of the Town as well and having the funds for regular maintenance of existing facilities as well as planning for new infrastructure. During the process, the Town recognized the need for building a war chest” for larger projects that are candidates for federal and state grants. The grants generally require a local match so this portion of the budget will position the Town to receive this funding source.

An additional exercise conducted in January 2020 was the “Dollar Game.” The purpose of this exercise was to get feedback from the residents about their priorities for the Town’s tax dollars. Each participant was given a finite amount of “play money” which they deposited into different “banks” to demonstrate where they wanted their taxes invested. These results gave the Town Commission an idea of the residents’ priorities for the Town budget. The table below shows these results:

TABLE FLU 1-8 PUBLIC “DOLLAR GAME” RANKING RESULTS

| High Level Ranking | Rank |
|---------------------------|------|
| Environmental Stewardship | 37 |
| Public Safety | 29 |
| Financial | 22 |
| Social | 5 |
| 10 Year Charter Review | 4 |
| Mobility | 3 |

Source: TOSP Ranking Review PowerPoint 2/11/20

Environmental Stewardship was the top priority among the public during this exercise, demonstrating the public’s preference to invest tax dollars to protect and preserve the Town’s natural habitats.

Public Safety was the second priority for the residents, mirroring the same ranking for the public’s polling in the previous exercise.

The financial category ranked as a third priority during the “Dollar Game” exercise, in contrast with the first exercise where it was the top priority. This is consistent with the priority of low millage rates, a reserve policy, lines of credit, business tax, pursuit of grants and dedicated millage rates.

The bottom three categories trailed significantly from the top three. The fourth priority was social aspects; the fifth priority was the 10 Year Charter Review; and the sixth priority was mobility. When comparing the initial exercise with the Dollar Game, the residents top three priorities bottom 3 remain the same.

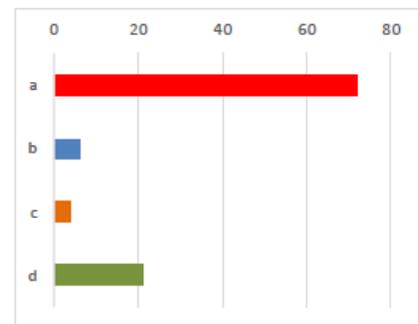
ADDITIONAL INFORMATION FROM PUBLIC WORKSHOPS

GRAPH FLU 1- 6 PUBLIC WORKSHOP SMART GROWTH POLL

12/29/21

Smart Growth is defined as the development that supports economic growth, strong communities and environmental health. Please choose the smart growth strategy that you could most support.

| | | |
|---|---|-----|
| a | Reinvesting and maintaining existing infrastructure. | 72 |
| b | Neighborhoods with homes near shops, offices, schools, houses of worship, parks and other amenities providing alternative to automobile travel. | 6 |
| c | Provide a range of different housing types to make it possible for residents to “age in place” (senior citizens can stay in their neighborhoods, young people can afford their first home and families at all stages in between can find a safe, attractive home that they can afford.) | 4 |
| d | None of these. | 21 |
| | | 103 |

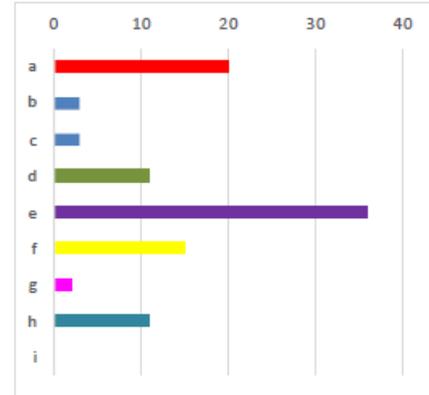


GRAPH FLU 1-7 PUBLIC WORKSHOP LEGACY POLL

12/29/21

What would you describe as the most important Legacy of Sewall’s Point?

| | | |
|---|-----------------------------------|-----|
| a | Healthy environment | 20 |
| b | Sustainable economy | 3 |
| c | Clean and safe drinking water | 3 |
| d | Access to quality life amenities | 11 |
| e | Safe and prepared community | 36 |
| f | Sense of place | 15 |
| g | Equity and social justice | 2 |
| h | Quality, responsive town services | 11 |
| i | Mobility and connectivity options | 0 |
| | | 101 |



FUTURE LAND USE ANALYSIS

This element describes the general distribution, location, and extent of the uses of land including residential, commercial, recreational, conservation, public facilities, and other categories of the public and private uses of land. In summary:

- The Town consists primarily of established single family residential homes.
- Two (2) percent of the land is built out commercial uses.
- The population growth rate is approximately 2% per year
- The average size household is 2.43
- The median household income is more than \$140,000 per year which is well above the U.S. median
- The majority of residents polled did not wish to extend the Town’s boundary.
- More than half of the residents polled did not support accessory dwelling units; however, 30 percent of those polled supported this housing to accommodate multi-generational families.

DEFINITIONS AND ACRONYMS

| | |
|--------|--|
| BEBR | Bureau of Economic and Business Research |
| CR | County Road |
| CRA | Community Redevelopment Area |
| DIA | Data, Inventory and Analysis |
| F.A.C. | Florida Administrative Code |
| FLU | Future Land Use |
| FLUM | Future Land Use Map |
| F.S. | Florida Statutes |
| GIS | Geographic Information System |
| NWI | National Wetlands Inventory |
| SR | State Road |
| TCRPC | Treasure Coast Regional Planning Council |
| VMT | Vehicle Miles Traveled |

American Community Survey (ACS) – Demographic data from the U.S. Census Bureau.

Census-Designated Place (CDP) - Concentration of population in a particular area defined by the U.S. Census Bureau for statistical purposes only. The boundaries of a CDP have no legal status; therefore, they may not always correspond with the local understanding of the area or community with the same name.

Bureau of Economic and Business Research (BEBR)- Founded in 1930, BEBR produces Florida’s official state and local population estimates and projections. These estimates are used for distributing state revenue-sharing dollars to cities and counties in Florida and for budgeting, planning and policy analysis by state and local government agencies, businesses, researchers, the media and members of the general public.

Capital Improvements Plan (CIP) - A capital improvement plan, or capital improvement program, is a short-range plan, usually four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan.

Charter – Broad governing document for municipal governments (cities, towns, villages and charter counties); adopted by the people and amended by the people through referendum. It is derived from the French word for “contract.” Every city in FL has a charter; only a few of the counties have charters.

Environmental Stewardship - The responsible use and protection of the natural environment through conservation and sustainable practices to enhance ecosystem resilience and human well-being.

Florida Housing Data Clearinghouse – Provides public access to data about housing needs and supplies, subsidized rental housing, and household demographics in Florida communities.

Future Land Use (FLU) Element - The centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan's elements.

Infrastructure – The basic physical structures and facilities (i.e., buildings, roads, power supplies) needed for the operation of the Town.

Redevelopment – Renovation of a blighted area.

Seasonal Population - Part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors.

Shimberg Center for Housing Studies- A University of Florida initiative that was established in 1988 to promote safe decent and affordable housing and related community development throughout the state of Florida. The Center provides the Data Clearinghouse that has become the standard for Comprehensive Plan data.

Smart Growth - Smart growth, or livable communities, is largely an incentive- and policy-based movement that has emerged in the 1990s. It is aimed at encouraging wiser infrastructure investments, protecting open space, and widening reinvestment opportunities in central cities.

Urban Sprawl – Low density, automobile-dependent development with either a single use or multiple uses that are not functionally related. Urban sprawl is expensive for municipalities as it requires extending public services inefficiently.

Zillow - Real estate and rental marketplace providing data and connecting consumers with local professionals. Zillow's living database includes more than 110 million U.S. homes - including homes for sale, homes for rent and homes not currently on the market, as well as estimated home values. Zillow launched in 2006 and is headquartered in Seattle.

TRANSPORTATION AND MOBILITY ELEMENT

Data, Inventory and Analysis

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INTRODUCTION

The purpose of the Transportation Element is to plan for a safe, convenient multimodal transportation system. The Town of Sewall's Point will address mobility for pedestrians, bicyclists, transit users, motorized vehicle users, and waterways users. This element has been developed in coordination with the Martin Metropolitan Planning Organization's (MPO) Martin in-Motion 2045 Long Range Transportation Plan (LRTP), the Martin County Transit Development Plan (TDP) 2020-2029; the 2040 Treasure Coast Regional Long Range Transportation Plan (RLRTP) and the Florida 2045 Transportation Plan. The review of these and other transportation plans and collaboration with these agencies provides for the coordination with Martin County and both the short- and long-term transportation needs for the Town of Sewall's Point. The relevant data, inventory and analysis of transportation conditions will address traffic circulation, including the types, locations, and extent of existing and proposed major thoroughfares. This information will inform the Goals, Objectives, and Policies in the Town's Transportation Element.

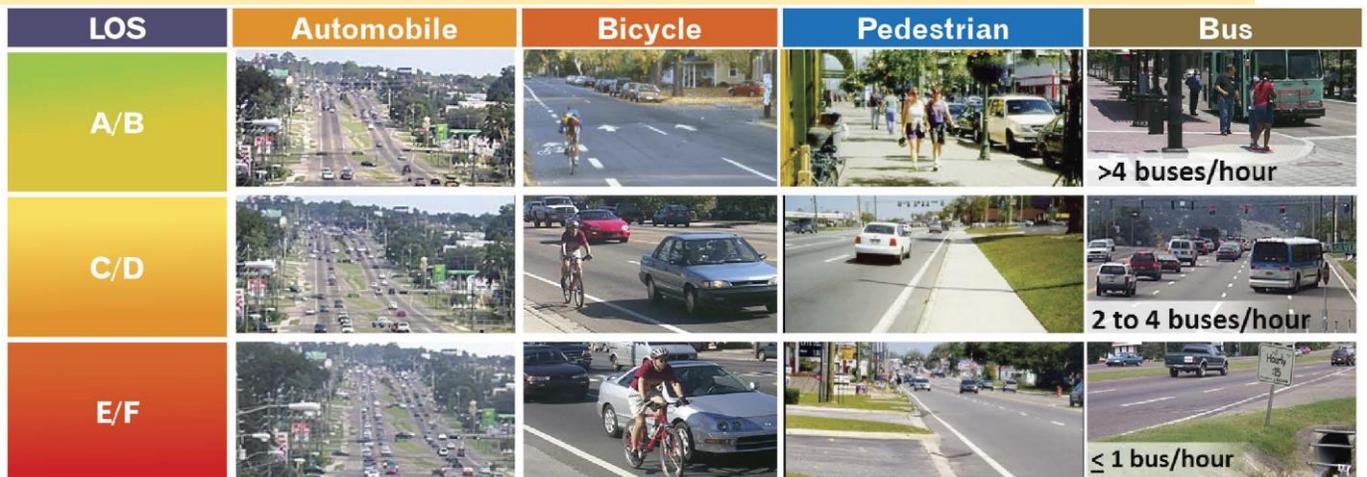
The Town of Sewall's Point includes approximately 18.6 miles of roadway with approximately 13.8 miles maintained locally; approximately 1.1 miles maintained privately and approximately 3.7 miles maintained by other agencies. More information about these roadways can be found in the Functional Classification section of this document.

STATUTORY REQUIREMENTS

Florida Statute 163.3177 require the Transportation Element reflect the data, analysis, and associated principles and strategies relating to:

- Existing levels of service and system needs
- Availability of transportation facilities and services
- Growth trends and travel patterns
- Existing and projected intermodal deficiencies and needs
- Projected levels of service and system needs
- Strategies to correct existing facility deficiencies
- Alternative modes of travel, such as public transportation, pedestrian, and bicycle travel
- Aviation, rail, seaport facilities, access to those facilities, and intermodal terminals.
- Capability to evacuate the coastal population before an impending natural disaster
- Airports and land use compatibility around airports
- Identification of land use densities, building intensities, and transportation management programs to promote public transportation systems in designated public transportation corridors to encourage population densities sufficient to support such systems

FIGURE TM 2-1 LOS CONDITIONS BY MODE FOR URBAN ROADWAYS



Source: FDOT Quality/Level of Service Handbook

TRANSIT (TRANSIT ROUTES AND DESCRIPTION OF MARTY)

MARTY (Martin County’s Public Transit Service) is the public transit bus system run by the Martin County Government that serves Martin County, Florida. MARTY offers four fixed route services, and one commuter bus service connecting to both Palm Tran and the Treasure Coast Connector public transit services, as well as an ADA eligible complementary paratransit service, MARTY Access.

MARTY does not have a direct stop in the Town of Sewall’s Point. The closest Route, Route 3, operates between 6:35 AM to 7:55 PM, Monday through Friday on a variable headway as frequent as 40 minutes. The Route 3 bus stop is located at the intersection of Ocean Blvd. and Monterey Road.

Martin County has ongoing challenges with providing transit throughout the County due to the low-density land use of the residential areas and the lack of available infrastructure to provide safe and accessible bus stops. Because of limited availability in the Town of Sewall’s Point, the current Level of Service for Transit is a “D”. However, those present for the Comprehensive Plan Public Workshop (April 2021) ranked the need for Transit Service lowest when compared to other travel modes. See **Graph TM 2-1** for more information.

TABLE TM 2-1 ROUTES AND LOCATIONS

| Route | Location |
|-----------|-------------------------------|
| Route # 3 | Ocean Blvd. and Monterey Road |

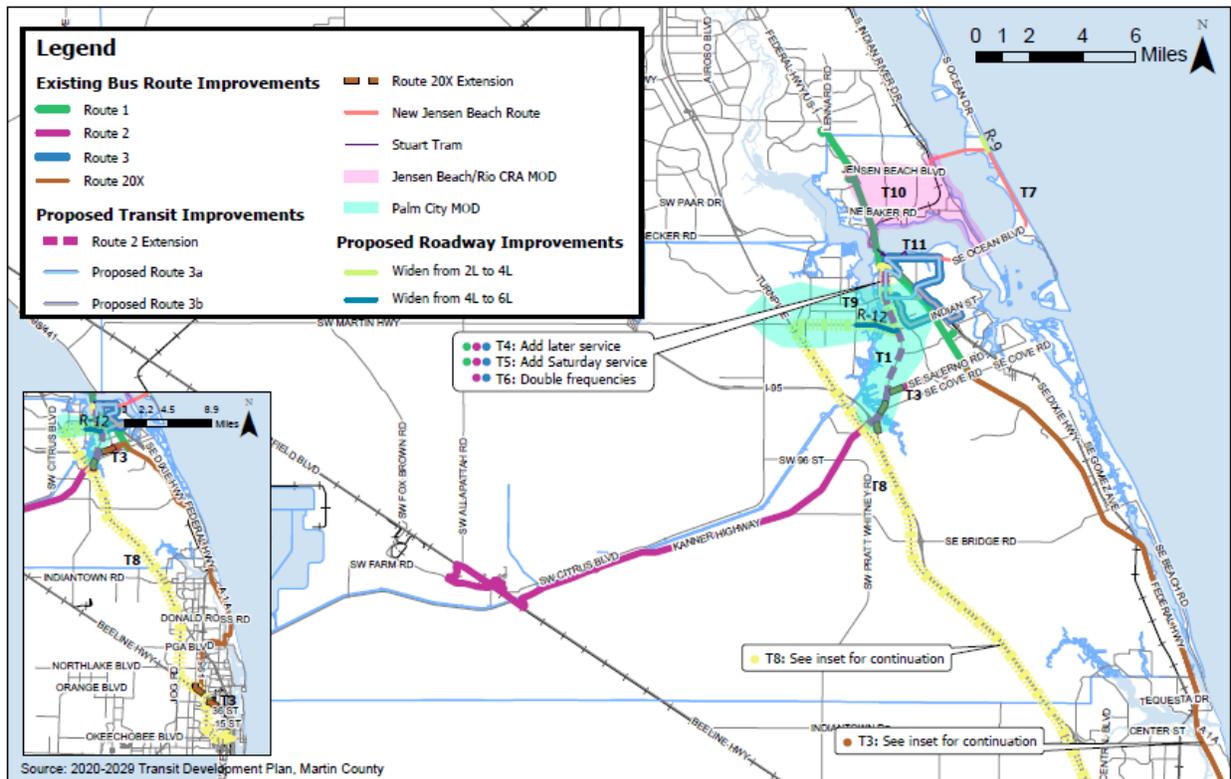
Source: Martin County Public Transit Web Page (2021)

FUTURE TRANSIT SERVICES AVAILABLE TO TOSP AREA

There are plans to provide additional Transit stops in the Town of Sewall's Point. The Martin County Transit Development Plan 2020-2029 includes a future route "New Jensen Beach Route" which begins at the intersection of East Ocean and Sewall's Point Road and makes a loop around Hutchinson Island providing access to the beaches and local points of interest such as the Florida Oceanographic Center and the Elliot Museum. This future route is planned to be either a fixed route or Mobility on Demand (MOD).

Mobility on Demand (MOD) service – Uses on-demand information, real-time data, and predictive analysis to provide travelers with transportation choices that best serve their needs and circumstances. MOD service provides first/last mile connections to and from the transit network and works well in areas where fixed-route service may not be efficient, a high percentage of customers have limited mobility to bus stops, or the necessary infrastructure is not available for people to access bus stops safely or conveniently. MOD service can range from flex-type routes to on-demand service requested in advance or dynamically in real-time.

MAP TM 2-1 2045 UNFUNDED TRANSIT & ROADWAY (NON-SIS) NEEDS



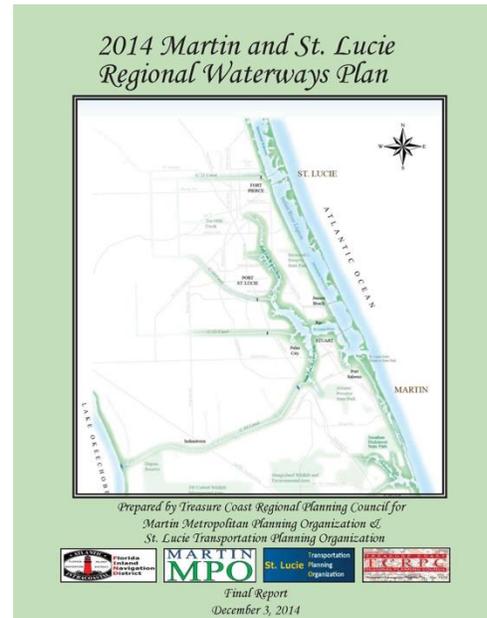
Source: 2020-2029 Transit Development Plan, Martin County

WATERWAYS AND STRATEGIC INTERMODAL SYSTEM (SIS) FACILITIES

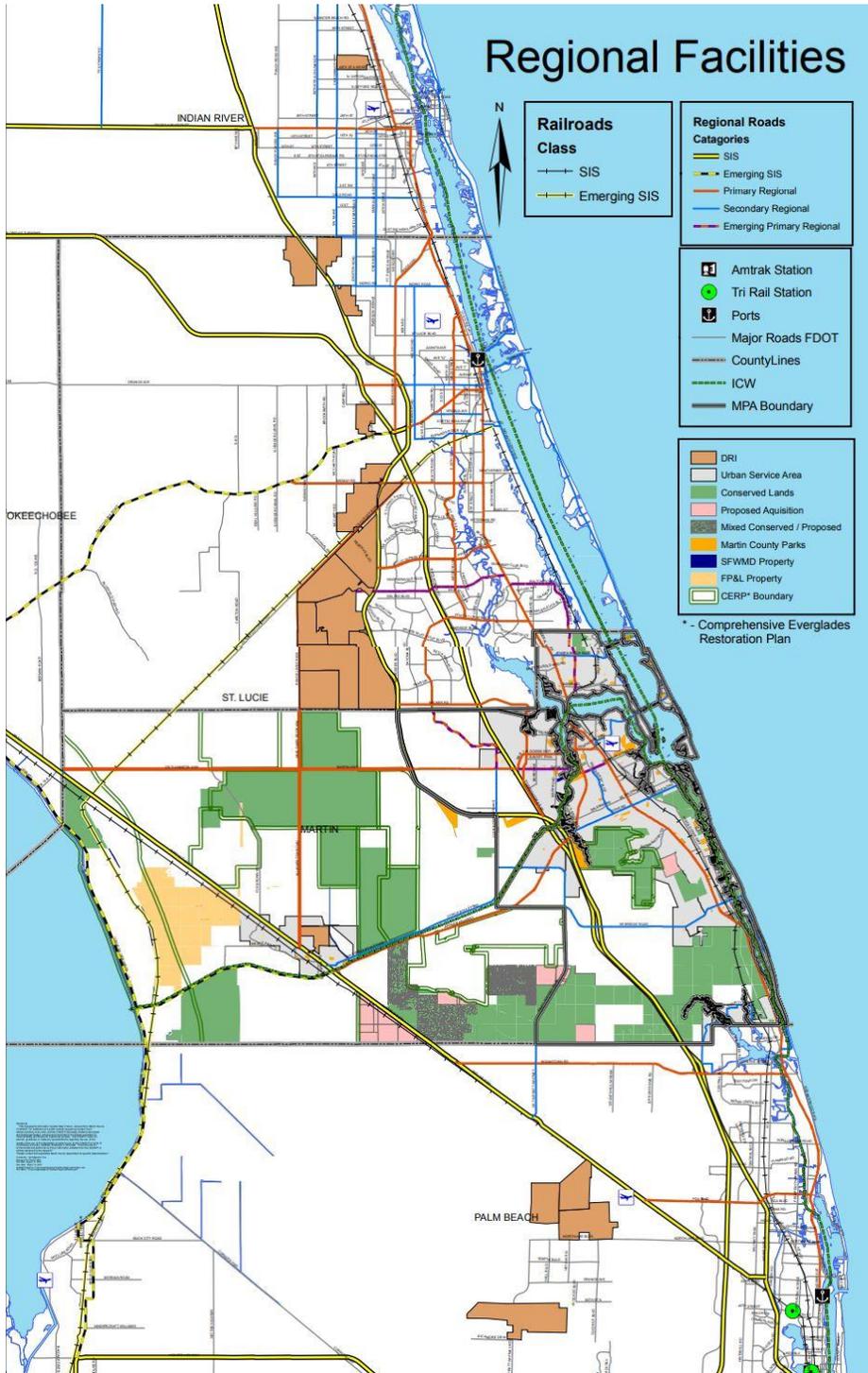
Because of its location, the Town of Sewall's Point includes both the St. Lucie River and the Intercoastal Waterway as methods of transportation. The waterways offer opportunities for two different forms of passenger transit: localized transit, in the form of water taxis, and long-distance transit in the form of high-speed ferries. Given the low density and linear geography, the local waterways lend themselves to several potential water taxi routes within the County and along the waterways of Sewall's Point. Water taxis could provide a secondary benefit to tourism and economic development. The feasibility of this transportation method could be tested by utilizing water taxis for a special event. More information on this can be found in the 2014 Regional Waterways Plan prepared by Treasure Coast Regional Planning Council.

In 2003, the Florida Legislature and Governor established the Strategic Intermodal System (SIS) to enhance Florida's transportation mobility and economic competitiveness. The SIS is a statewide network of high-priority transportation facilities, including the State's largest and most significant airports, spaceports, deep-water seaports, freight rail terminals, passenger rail and intercity bus terminals, rail corridors, waterways, and highways. These facilities represent the state's primary means for moving people and freight between Florida's diverse regions, as well as between Florida and other states and nations. All SIS facilities are eligible for state transportation funding, regardless of mode or ownership, with state funding covering varying shares of the project costs.

One SIS facility exists in the Town of Sewall's Point, Intracoastal Waterway (ICW), also known as the Atlantic Intracoastal Waterway (AIW). The Town should consider partnering with the Martin Metropolitan Planning Organization (MPO) to prioritize State funding that could improve waterborne transportation on this SIS facility.



MAP TM 2-2 REGIONAL FACILITIES



Source: Martin Metropolitan Planning Organization (MPO) 2017

BICYCLE AND PEDESTRIAN FACILITIES

The Town of Sewall's Point recognizes the need for pedestrian and bicycle accommodations as an integral component of a Town wide transportation system. The development of bicycle and pedestrian facilities and the encouragement of their use serve several important purposes which benefit all the citizens of Sewall's Point including:

- 1) Health and physical benefits
- 2) Environmental benefits
- 3) Transportation benefits
- 4) Recreational benefits
- 5) Quality of life benefits

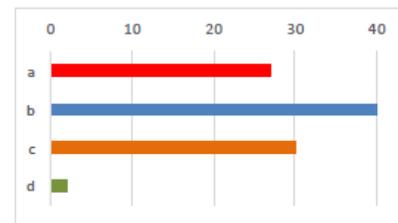
The residents ranked pedestrian facilities highest of all transportation needs.

GRAPH TM 2-1 PUBLIC WORKSHOP TRANSPORTATION POLL

12/29/21

What transportation facility in Sewall's Point needs the most improvement?

| | | |
|---|---|----|
| a | Facilities for cars (roadways) | 27 |
| b | Facilities for pedestrians (sidewalks) | 40 |
| c | Facilities for bicyclists (bike lanes or shoulders) | 30 |
| d | Public Transportation (bus stops) | 2 |
| | | 99 |



The Town of Sewall's Point does not have a complete network of sidewalks throughout the town, with the greatest need in South Sewall's Point. Based upon the input from the residents, the Town should consider including policies in its Comprehensive Plan that encourage the development of sidewalks to balance the overall choice in mobility. It is important to note that there are limitations with regard to available right of way to add sidewalks. Opportunities for future sidewalks should be prioritized when the new sidewalks are part of a connected pedestrian network and when there is adequate right of way, or a voluntary easement is provided by a private property owner. The Town could also consider developing a process for reviewing and prioritizing sidewalk locations for construction with the assistance of the Town Engineer and Town Planner. Many factors could be considered when selecting the sidewalk locations including existing sidewalks in the area, number of users, the speed limit on adjacent roads, existing drainage conditions, obstacles, right-of-way width, safety hazards, and estimated costs. Ultimately, the priority locations would be approved by Town Commission and constructed as funding permits.

GRANTS FUNDING FOR SIDEWALKS

Through its coordination with the Martin MPO, the Town should consider requesting Transportation Alternatives Program (TAP) funding to assist in the development of a connected sidewalk network. The TAP funds a variety of small-scale transportation projects such as pedestrian and bicycle facilities, recreational trails, safe routes to school projects as well as community environmental mitigation related to stormwater and habitat connectivity. FDOT developed Transportation Alternative Program (TAP) guidance after the passing of the highway funding act, Moving Ahead for Progress in the 21st Century (MAP-21). The

Town would need to meet with the MPO in the beginning of the calendar year for consideration. The projects are approved each June. Once approved, the funding is available three years following selection.

MAP TM 2-3 BIKE/PEDESTRIAN/TRAILS MAP



Source: Martin MPO 2019

FUNCTIONAL CLASSIFICATION

All roadways within the Town of Sewall’s Point are assigned a Functional Classification based upon an agreement of the Florida Department of Transportation, Martin Metropolitan Planning Organization (MPO) and the Federal Highway Administration. Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they provide. Roadways are classified according to their purpose in the network, speed of travel in the roadway, and several other characteristics. The designation of functional classification is made at least once every 10 years following the decennial Census. Generally speaking, arterials carry large amounts of traffic between or across urban, and collectors collect traffic from neighborhood streets and distribute it to the arterials.

The functional classifications are defined as follows:

Principal Arterial– primarily focuses on carrying through traffic; usually provide service that is relatively continuous, long in trip length, and high operative speeds

Minor Arterial– provides service for through traffic movement similar to a principal arterial but provides greater land access and distributes traffic to smaller geographical areas than the principal arterial

Major Arterial - facilitate relatively long trip lengths at moderate to high operating speeds with somewhat limited access to adjacent properties; serve major centers of activity in urban areas and have the highest traffic volume corridors

Major Collector– collect and distribute significant amounts of traffic between arterials, minor collectors, and local roads at moderate to low operating speeds; provide for more accessibility to adjacent properties than arterials

Minor Collector - collect and distribute moderate amounts of traffic between arterials, major collectors, and local roads at relatively low operating speeds with greater accessibility than major collectors

Local Street – permits direct access to abutting property and connections to a higher order roadway; provides service that is relatively low in volume and short average trip length or minimal through traffic movements

The Town has three roadway classifications within its boundary, and Florida Department of Transportation (FDOT) has seven roadway classifications. They are as follows:

TABLE TM 2-2 FDOT ROADWAY CLASSIFICATIONS AND JURISDICTIONS

| FDOT (Rural /Urban) | Town of Sewall’s Point |
|---|------------------------|
| Principal Arterial – Interstate | Local |
| Principal Arterial – Freeways & Expressways | Minor Arterial |
| Principal Arterial – Other | Major Arterial |
| Minor Arterial | |
| Major Collector | |
| Minor Collector | |
| Local | |

Classifications - Roadways are classified according to their purpose in the network, speed of travel, and several other characteristics.

Jurisdiction - The Jurisdiction refers to the “ownership” of the roadway. For example, the Florida Department of Transportation (FDOT) has the responsibility to maintain roadways within their jurisdiction, which generally includes roadways of regional and statewide significance. FDOT also controls the access to these roads. Martin County and the Town of Sewall’s Point have similar responsibilities for roads within their jurisdiction. Generally, Martin County maintains roadways which have countywide significance, and the Town maintains local neighborhood streets.

TABLE TM 2-3 TOWN OF SEWALL'S POINT STATE ROADWAYS

| Description | From | To | Functional Classification | Jurisdiction |
|---------------|-------------------|---------------------|---------------------------|--------------|
| NE Ocean Blvd | SE Ocean Blvd | NE Macarthur Blvd | Major Arterial | State |
| SE Ocean Blvd | SE St. Lucie Blvd | S Sewall's Point Rd | Major Arterial | State |

Source: Martin County Public Works Department 2021

TABLE TM 2-4 TOWN OF SEWALL'S POINT COUNTY ROADWAYS

| Description | From | To | Functional Classification | Jurisdiction |
|---------------------|------------|--------------|---------------------------|--------------|
| N Sewall's Point Rd | Ocean Blvd | NE Palmer St | Minor Arterial | County |

Source: Martin County Public Works Department 2021

TABLE TM 2-5 TOWN OF SEWALL'S POINT LOCAL AND PRIVATE ROADWAYS

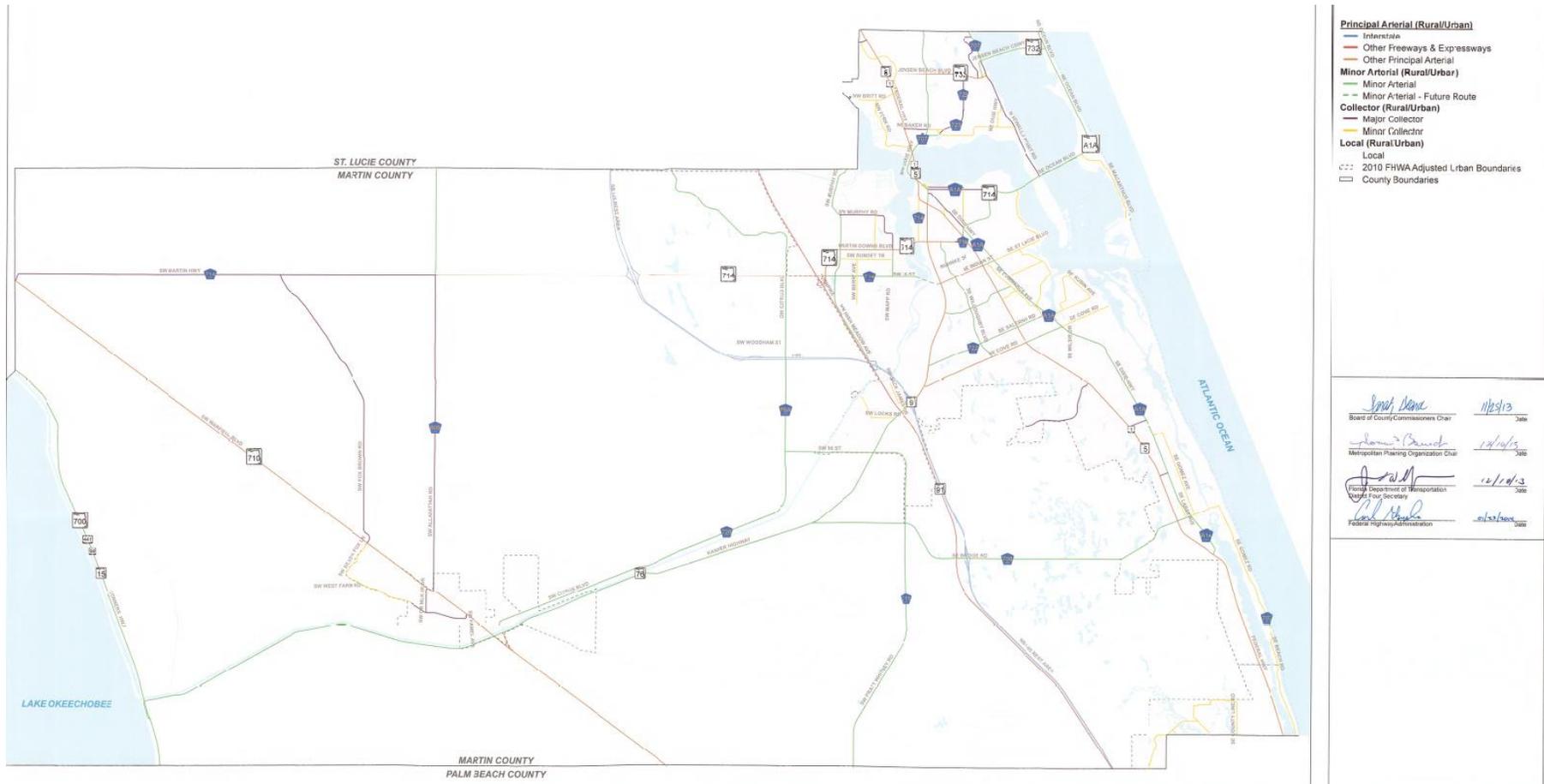
| Description | From | To | Functional Classification | Jurisdiction |
|---------------------|---------------------|---------------------|---------------------------|--------------|
| Henry Sewall Way | S River Rd | S Sewall's Point Rd | Local | Town |
| Heritage Way | S River Rd | S Sewall's Point Rd | Local | Town |
| Delano Ln | S River Rd | Delano Ln | Local | Town |
| Simara St | S Sewall's Point Rd | Simara St | Local | Town |
| Quail Run Ln | N River Rd | N Sewall's Point Rd | Local | Town |
| Lantana Ln | S River Rd | Rio Vista Dr | Local | Town |
| Plumeria Pl | Plumeria Pl | Rio Vista Dr | Local | Town |
| Copaire Rd | Copaire Rd | S Sewall's Point Rd | Local | Town |
| Admirals Walk | Admirals Walk | Lantana Ln | Local | Town |
| Oak Hill Way | Oak Hill Way | Castle Hill Way | Local | Town |
| S River Rd | W High Point Rd | S River Rd | Local | Town |
| Cranes Nest | S Sewall's Point Rd | Cranes Nest | Local | Town |
| Palm Rd | Palm Rd | S Sewall's Point Rd | Local | Town |
| S Sewall's Point Rd | Island Rd | SE Ocean Blvd | Collector | Town |
| Worth Ct | Worth Ct | Ridgeland Dr | Local | Town |
| Baku St | Oakwood Dr | Baku St | Local | Town |
| E High Point Rd | W High Point Rd | Island Rd | Local | Town |
| Perriwinkle Ln | N River Rd | N Sewall's Point Rd | Local | Town |
| Gumbo Limbo Way | N River Rd | Banyan Dr | Local | Town |
| S River Rd | S River Rd | S River Rd | Local | Town |
| Indialucie Pkwy | N River Rd | N Sewall's Point Rd | Local | Town |

| Description | From | To | Functional Classification | Jurisdiction |
|--------------------|---------------------|---------------------|----------------------------------|---------------------|
| Hillcrest Ct | Hillcrest Ct | Hillcrest Dr | Local | Town |
| Morgan Cir | Morgan Cir | S River Rd | Local | Town |
| Marguerita Rd | S River Rd | S Sewall's Point Rd | Local | Town |
| Palm Ct | Palm Ct | Palm Ct | Local | Town |
| Marguerita Dr | Marguerita Dr | Marguerita Rd | Local | Town |
| N River Rd | N River Rd | N River Rd | Local | Town |
| W High Point Rd | E High Point Rd | E High Point Rd | Local | Town |
| Pineapple Ln | S River Rd | S Sewall's Point Rd | Local | Town |
| Knowles Rd | N River Rd | Palm Ct | Local | Town |
| S River Rd | S River Rd | N River Rd | Local | Town |
| Sabal Ct | Sabal Ct | Ridgeland Dr | Local | Town |
| Island Rd | Island Rd | E High Point Rd | Local | Town |
| S Via Lucindia | S River Rd | S Via Lucindia | Local | Town |
| Rio Vista Dr | S River Rd | S Sewall's Point Rd | Local | Town |
| Oakwood Dr | S River Rd | Baku St | Local | Town |
| Mindoro St | Mindoro St | Simara St | Local | Town |
| Abbie Ct | Abbie Ct | Henry Sewall Way | Local | Town |
| N River Rd | SE Ocean Blvd | N River Rd | Local | Town |
| S Ridgeview Rd | S River Rd | S Sewall's Point Rd | Local | Town |
| St Lucie Ct | St Lucie Ct | St Lucie Ct | Local | Town |
| Middle Rd | W High Point Rd | W High Point Rd | Local | Town |
| N Via Lucindia | S River Rd | Via Lucindia | Local | Town |
| Palama Way | Castle Hill Way | Palama Way | Local | Town |
| Herons Nest | S Sewall's Point Rd | Herons Nest | Local | Town |
| N River Rd | N River Rd | N River Rd | Local | Town |
| Castle Hill Way | Castle Hill Way | N Sewall's Point Rd | Local | Town |
| S Via Lucindia | S Via Lucindia | S Sewall's Point Rd | Local | Town |
| Cranes Nest | Cranes Nest | Cranes Nest | Local | Town |
| Ridgeland Dr | Ridgeland Dr | S Sewall's Point Rd | Local | Town |
| Banyan Dr | Fieldway Dr | Fieldway Dr | Local | Town |
| Miramar Rd | S River Rd | S Sewall's Point Rd | Local | Town |
| S Ridgeview Rd | S River Rd | S Ridgeview Rd | Local | Town |
| Perriwinkle Cres | Perriwinkle Ln | Perriwinkle Ln | Local | Town |
| Palm Ct | Knowles Rd | Palm Ct | Local | Town |
| Michael Rd | Michael Rd | Knowles Rd | Local | Town |
| Herons Nest | Herons Nest | Herons Nest | Local | Town |
| Palmetto Dr | Palmetto Dr | S Sewall's Point Rd | Local | Town |

| Description | From | To | Functional Classification | Jurisdiction |
|----------------------------|---------------------|---------------------|----------------------------------|---------------------|
| Hillcrest Dr | St Lucie Ct | S Sewall's Point Rd | Local | Town |
| Kingston Ct | S River Rd | S Sewall's Point Rd | Local | Town |
| Fieldway Dr | N River Rd | Banyan Dr | Local | Town |
| Emarita Way | Emarita Way | S Sewall's Point Rd | Local | Town |
| Perriwinkle Cir | N Sewall's Point Rd | N Sewall's Point Rd | Local | Town |
| Riverview Dr | Riverview Dr | S Sewall's Point Rd | Local | Town |
| Mandalay Rd | Mandalay Rd | S Sewall's Point Rd | Local | Town |
| Hillcrest Ter | Hillcrest Dr | Hillcrest Ter | Local | Town |
| French Ln | French Ln | N Sewall's Point Rd | Driveway | Private |
| River Oak Pl | River Oak Pl | N Sewall's Point Rd | Local | Private |
| NE Lofting Way | NE Lofting Way | N Sewall's Point Rd | Local | Private |
| NE Lagoon Island Ct | NE Lofting Way | NE Lagoon Island Ct | Local | Private |
| River Crest | River Crest Ct | N Sewall's Point Rd | Local | Private |
| Wendy Ln | Wendy Ln | N Sewall's Point Rd | Local | Private |
| Via de Christo | Via de Christo | N Sewall's Point Rd | Driveway | Private |
| Ridgeland Ct | Ridgeland Ct | S Sewall's Point Rd | Driveway | Private |
| Melody Ln | Melody Ln | S Sewall's Point Rd | Local | Private |
| N Island Rd | N Island Rd | Island Rd | Local | Town |

Source: Martin County Public Works Department 2021

MAP TM 2-4 FEDERAL FUNCTIONAL CLASSIFICATION AND BOUNDARIES MAP



Source: 2010 Florida Department of Transportation

2040 REGIONAL LONG RANGE TRANSPORTATION PLAN (RLRTP)

The 2040 Treasure Coast Regional Long Range Transportation Plan (RLRTP) creates a regional overlay and combines the regional projects from the local transportation plans for Martin, St. Lucie, and Indian River counties to create an integrated long term transportation plan for the regional transportation network. The RLRTP has a 25-year planning horizon, providing guidance for federal and state regional funding towards projects valued by the Treasure Coast region. The RLRTP provides a focus for regional planning and decision-making, gives residents more options for how to move around, advances public transportation, and makes the pedestrian and bicycle experience safer.

The project was managed by staff representatives from the three M/TPOs and FDOT as part of the Regional Plan Management Team (RPMT). The project was advised and updated based on the input of the Treasure Coast Transportation Advisory Committee (TCTAC). The Treasure Coast Transportation Council (TCTC) provides final review and serves as the adopting entity. The TCTC was established by the Martin MPO, the St. Lucie TPO, and the Indian River County MPO to formally coordinate transportation planning activities in the region. The TCTC serves as the Executive Board to all three (3) M/TPOs on regional transportation planning issues and provides the mechanism to jointly pursue state funding opportunities.

Five goals were endorsed by the TCTC for the 2040 Treasure Coast RLRTP.

- Provide a safe, connected, and efficient multimodal transportation system for regional movement of people and goods.
- Support economic prosperity through targeted regional transportation investments that preserve the existing system, while expanding modal options.
- Protect the region's natural and social environment while minimizing adverse community impacts.
- Conduct coordinated regional planning and decision-making that improves transportation options for the region.
- Protect and enhance the unique quality of life in the Treasure Coast region.

The Regional Multimodal Transportation System was based on an update to the original regional network established in the 2030 RLRTP with additional evaluation from the project team, RPMT, and TCTAC. The 2040 Regional Needs Assessment was based on the multimodal needs assessment performed for the three individual 2040 LRTPs. The needed projects were identified based on the analysis of the Regional Multimodal Transportation System.

Bike lanes on Sewall's Point Road from Ocean A1A to Palmer Street were identified as a regional non-motorized need from this regional plan.

ADVANCED TRAFFIC MANAGEMENT SYSTEM (ATMS)

Martin County maintains all traffic signals within the County including those in the Town of Sewall's Point. One strategy the County utilizes to improve mobility throughout the County is the use of an Advanced Traffic Management System (ATMS). An ATMS integrates technology using real-time traffic data from cameras and speed sensors with the goal of improving traffic flow. By optimizing the signal timing of key roadways, the ATMS minimizes the number of vehicles stops and thereby reduces greenhouse gases. Congested roadways and the time motorized vehicles spend idling at intersections greatly increase the production of greenhouse gases into the environment.

Because it is isolated, the traffic signal on SE Ocean (SR-A1A) at N Sewall's Point Road is not coordinated with other signals rather it runs "free". This allows it to respond better to on-demand traffic detection on all approaches.

ROADWAY LEVEL OF SERVICE

Level of service (LOS) is a quantitative representation of the quality of service of vehicular movement on roadways. FDOT switched from LOS standards to LOS targets in 2017. The LOS policy establishing these LOS targets focuses on the State Highway System (SHS). The FDOT's target for the automobile LOS (during peak travel hours) is D in urbanized areas and C outside of urbanized areas. It is established in the Highway Capacity Manual, published by Transportation Research Board. For roadways, LOS is based on the presumption that high speed and low congestion levels are preferable to slower speed and congested conditions. The LOS quality of service is divided into six letter grades, A through F, with A being the "best" – representing low volume and high-speed conditions, and F being the "worst" – representing congested or gridlocked conditions. Often, better vehicular levels of service translate into worse levels of service for pedestrians and bicycles. Unlike school grades, LOS A is not necessarily a desirable goal, and the meaning of A–F is not entirely consistent across modes. Although it is true that LOS A is best and LOS F is worst, this is strictly from a traveler experience and perspective. LOS A is not necessarily a desirable goal to achieve from an overall transportation or societal perspective. LOS A in a peak travel hour could be an indicator of an inefficient use of limited funding. It is simply not cost-effective to design the state's roadways to operate at LOS A during the peak hour. Although LOS F represents a failing condition, there are more factors to consider when the LOS reaches F. Essentially, LOS F either means travel demand exceeds capacity and the roadway is operating in oversaturated conditions, or another undesirable condition exists. Because it is costly to measure average travel speeds, traffic volumes are often used as a surrogate for the average travel speeds, based on models that FDOT has developed to correlate traffic volumes with the projected travel speeds. Tables TM 2-6 and TM 2-7 summarize the generalized daily and peak hour directional volumes for levels of service for roadways, based on the 2020 FDOT Quality/Level of Service Handbook. It is important to note that FDOT periodically updates the LOS thresholds, and the volumes may change.

TABLE TM 2-6 STATE SIGNALIZED ARTERIALS CLASS I (40 MPH OR HIGHER SPEED LIMIT)

| LANES | MEDIAN | B | C | D | E |
|--------------|---------------|----------|----------|----------|----------|
| 2 | Undivided | * | 16,800 | 17,700 | ** |
| 4 | Divided | * | 37,900 | 39,800 | ** |

Source: FDOT 2020 Quality LOS Handbook

TABLE TM 2-7 STATE SIGNALIZED ARTERIALS CLASS II (35 MPH OR SLOWER SPEED LIMIT)

| LANES | MEDIAN | B | C | D | E |
|--------------|---------------|----------|----------|----------|----------|
| 2 | Undivided | * | 7,300 | 14,800 | 15,600 |
| 4 | Divided | * | 14,500 | 32,400 | 33,800 |

Source: FDOT 2020 Quality LOS Handbook

The daily traffic volume and existing levels of service for roadways within the Town of Sewall's Point are identified in **Table TM 2-8** and **Table TM 2-9**.

TABLE TM 2-8 EXISTING (2019) DAILY ROADWAY LEVEL OF SERVICE

| Road Name | From | To | Type | Generalized Service Capacity | 2019 Avg Annual Daily Traffic | 2019 Peak Hour Directional Volume | 2019 Generalized LOS | Avg Annual Growth Rate |
|----------------------------|---------------------|---------------------|------------------------------------|------------------------------|-------------------------------|-----------------------------------|----------------------|------------------------|
| Sewall's Point Road | SR-A1A | Palmer St | Class II: 2 Ln Undivided Non-State | 675 | 9,496 | 470 | D | 3.0% |
| SR-A1A (Ocean Blvd) | St. Lucie Blvd | Sewall's Point Road | Class I: 4 Ln Divided | 2000 | 23,060 | 1,127 | C | 1.0% |
| SR-A1A (Ocean Blvd) | Sewall's Point Road | Macarthur Blvd | Class I: 4 Ln Divided | 925 | 13,597 | 845 | C | 0.5% |

Source: Martin County 2019 Level of Service Inventory Report

TABLE TM 2-9 EXISTING (2022) DAILY ROADWAY LEVEL OF SERVICE

| Road Name | From | To | Type | Peak Hour Capacity | 2022 AM Peak Hour Traffic | AM V/C | 2022 PM Peak Hour Traffic | PM V/C | 2022 Generalized LOS |
|----------------------------------|-----------|------------|-----------|--------------------|---------------------------|--------|---------------------------|--------|----------------------|
| South Sewall's Point Road | SR-A1A | Rio Vista | Collector | 630 | 208 | 0.330 | 207 | 0.329 | C |
| South Sewall's Point Road | Rio Vista | High Point | Collector | 630 | 113 | 0.179 | 198 | 0.314 | C |

Source: Captec Engineering Inc.

TRANSPORTATION TO SCHOOL

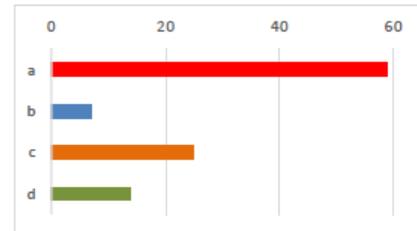
During the public workshop and through the paper and electronic polls, the residents were asked about transportation to area schools. Interestingly, the majority of the residents' walked to school when they were Elementary aged, though walking to school for present Elementary-aged students is the second to least common. Most students currently take the school bus to school, which takes cars off the road and reduces vehicle miles traveled.

GRAPH TM 2-2 PUBLIC WORKSHOP MODES OF TRANSPORTATION POLL (PART 1)

12/29/21

When you were in Elementary School, what mode of transportation did you use to get there?

| | | |
|---|------------|------------|
| a | Walked | 59 |
| b | Biked | 7 |
| c | School Bus | 25 |
| d | Car Rider | 14 |
| | | 105 |

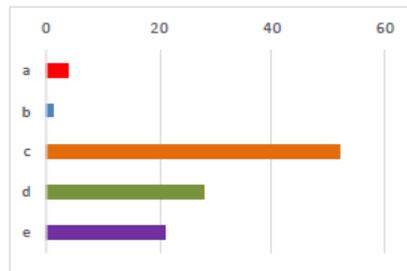


GRAPH TM 2-3 PUBLIC WORKSHOP MODES OF TRANSPORTATION (PART 2)

12/29/21

What mode of transportation do your children, grandchildren or neighborhood children use to get to Elementary School?

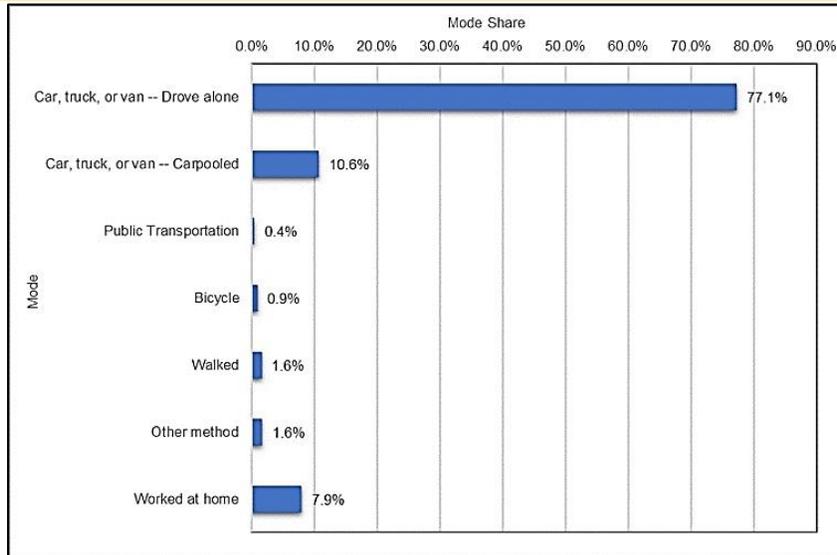
| | | |
|---|------------|------------|
| a | Walk | 4 |
| b | Bike | 1 |
| c | School Bus | 52 |
| d | Car Rider | 28 |
| e | N/A | 21 |
| | | 106 |



TRANSPORTATION TO WORK

The Martin MPO 2045 LRTP provided statistics for ways that Martin County residents travel to work. More than 77% drive alone followed by those who carpool at 10%. This is not surprising due to the low-density land use which requires a greater distance to travel between home and work.

GRAPH TM 2-4 MODES OF TRAVEL TO WORK (MPO)



Source: Martin MPO 2045 LRTP

CRASH DATA AND ANALYSIS

The Martin County Public Works Department prepares a crash surveillance report every other year that identifies, analyzes, and provides recommendations for reducing high-hazard intersections and fatal crashes. This report includes crashes involving pedestrians and bicyclists. The report provides a planning tool to assist in establishing priorities and recommendations Florida Department of Transportation's (FDOT) Five Year Work Program (TIP). To focus on the County transportation network, all crashes occurring in parking lots were removed from the analysis.

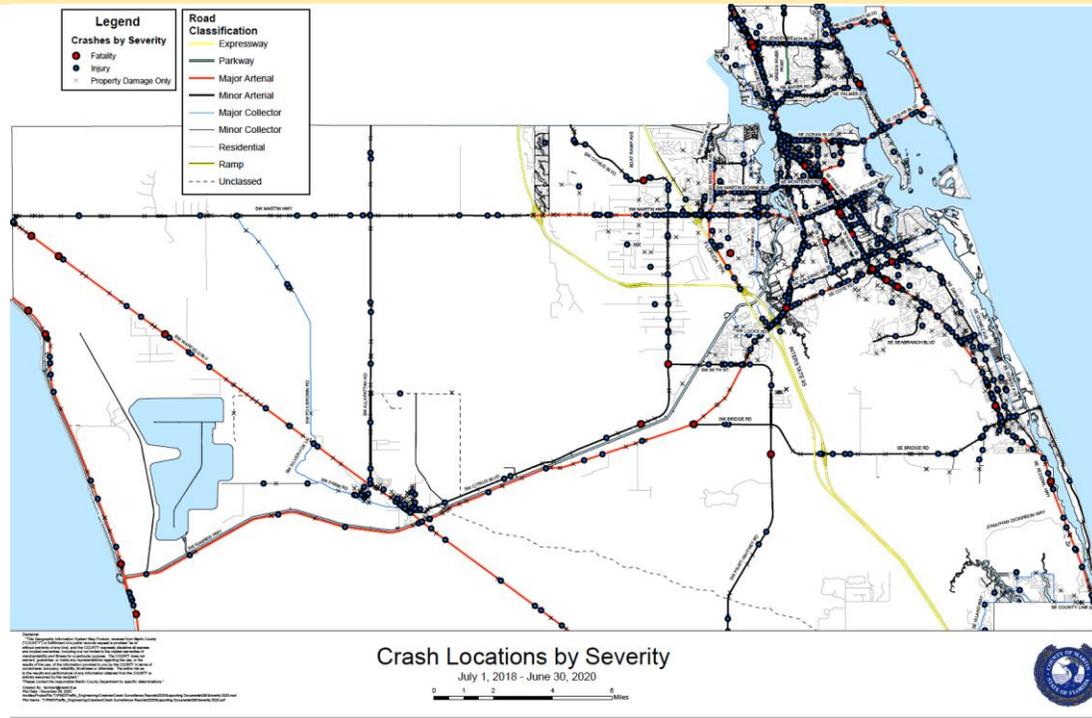
During the study period of July 1, 2018 through June 30, 2020, there were a total of 8,113 reported crashes in Martin County involving 20,584 motorists and passengers, 115 bicyclists, and 69 pedestrians. The crashes resulted in 52 fatalities (in 49 crashes); 3,051 personal injuries (in 2,064 crashes); and 6,000 crashes with property damage only.

Further breakdown:

- Nearly 25 percent of the fatal crashes involved a driver impaired by alcohol
- Thirteen fatal crashes involved a motorcyclist.

Within the Town, most crashes with injuries occurred near the intersection of SE Ocean Boulevard and Sewall's Point Road. However, the incident of crashes in Sewall's Point was not in the Top 25 of incident locations.

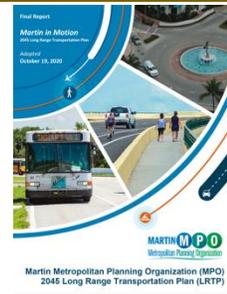
MAP TM 2-5 CRASH LOCATIONS BY SEVERITY



Source: Martin County Public Works July 1, 2018-June 30, 2020

FUTURE TRAVEL DEMAND FOR 2045

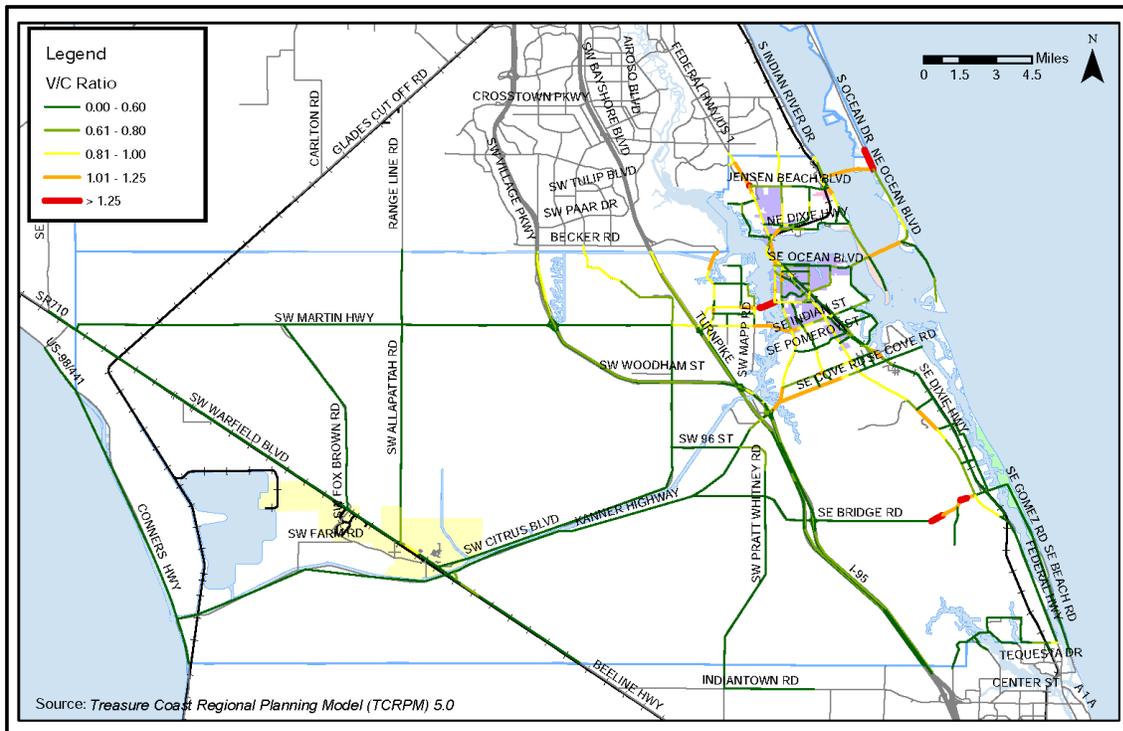
The Martin Metropolitan Planning Organization (MPO) projected future travel demand in the 2045 Long Range Transportation Plan (LRRP). The LRTP sets the vision for transportation for all modes of travel. The Martin MPO's 2045 LRTP, also known as Martin in Motion, includes both long-range and short-range strategies/actions that provide for the development of an integrated multimodal transportation system (including accessible pedestrian walkways and bicycle transportation facilities) to facilitate the safe and efficient movement of people and goods in addressing current and future transportation demand.



GROWTH TRENDS AND PROJECTED DEFICIENCIES

This portion of the Transportation Mobility Element provides an analysis of expected future traffic conditions under the assumption that no further improvements are made to the system other than those currently planned and programmed. The deficiency analysis, which is one of the data driven components of 2045 Needs Assessment, identified stresses in the transportation network using the Treasure Coast Regional Planning Model (TCRPM) 5.0. The TCRPM 5.0 is the regional travel demand modeling tool that is used to forecast travel behavior in Martin County. The TCRPM 5.0 is an activity-based travel demand model serving the regional transportation modeling needs for the three counties within Treasure Coast Region – Martin, St. Lucie, and Indian River County. To conduct deficiency analysis and evaluate future year highway and transit needs, the 2045 travel demand (traffic volumes) derived from 2045 socioeconomic, demographic, and land use data was loaded on the E+C network. This process helped identify stresses in the transportation network measured as volume to capacity (v/c) ratio. In the transportation network, if the demand (traffic volume) exceeds supply (roadway capacity), the v/c ratio is higher than 1.0 and indicates traffic congestion. Based upon this, the primary roadways in the Town are performing within the acceptable range or less than 1.0.

MAP TM 2-6 VOLUME TO CAPACITY RATIO (2045 WITH E + C NETWORK)



Source: Martin in Motion 2045, MPO

STRATEGIES TO CORRECT DEFICIENCIES

In 2021, the Town of Sewall's Point in collaboration with the Treasure Coast Regional Planning Council facilitated a series of public workshops which resulted in priority projects over the next 20 years which included project to improve its multimodal transportation network. The cost estimates will allow the Town to budget for these project as well as apply for grant funding.

TABLE TM 2-10 STRATEGIC PRIORITIES BLUEPRINT

| | |
|---|---------------------|
| PROJECTS UNDERWAY | \$4,005,000 |
| S. Sewall's Point Road (Phases 1 & 3a) | |
| NEAR-TERM PROJECTS (2-10 YEARS) | \$30,875,000 |
| S. Sewall's Point Road (Phases 2, 3b & 4) & Beautification/Tree Canopy | |
| Septic-to-Sewer (S Sewall's Point Road & Town Hall) | |
| Master Stormwater Study, Town Hardening & Natural Gas Line Expansion | |
| Seawalls (Phase 1) & Swale Construction | |
| Waterfront Access/Fishing/Boardwalk | |
| MID-TERM PROJECTS (11-15 YEARS) | \$16,700,000 |
| N. Sewall's Point Road (Phases 1, 2 & 3) | |
| Underground Utilities (Phases 1 & 2) | |
| Seawalls (Phase 2) | |
| Waterfront Access/Fishing/Boardwalk & Racey's (Shared-Use) Trail (Phases 1 & 2) | |
| LONG-TERM PROJECTS (16-20+ YEARS) | \$9,075,000 |
| Underground Utilities (Phases 3 & 4) | |
| Seawalls (Phase 3) | |
| Bridge Replacement (Island Road) & Emergency Access (S. River Road) | |
| Racey's (Shared-Use) Trail (Phase 3) | |

Source: Capital Improvements Projects TOSP 2021, 5/11/21 Commission Workshop, TCR

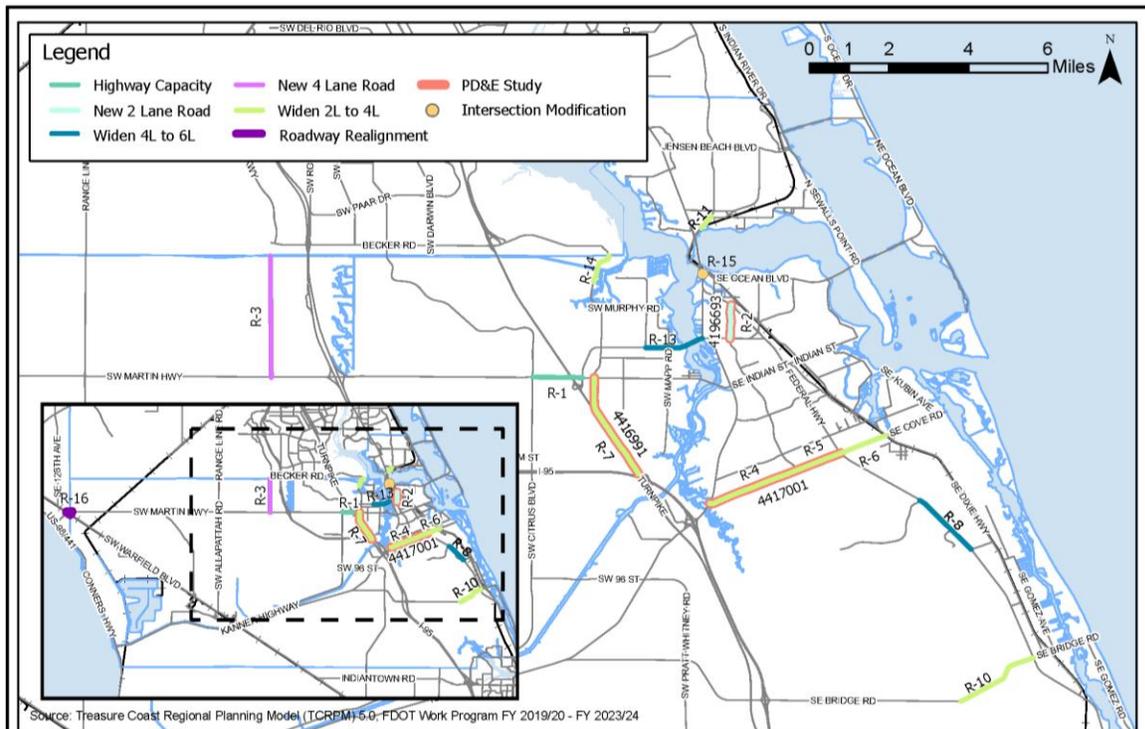
CAPITAL IMPROVEMENT PLAN

TABLE TM 2-11 TOWN OF SEWALL'S POINT FY 21 CAPITAL IMPROVEMENT PLAN

| CAPITAL IMPROVEMENT PLAN | 2021 | 2022 | 2023 | 2024 | 2025 |
|--------------------------------------|------------------|------------------|------------------|------------------|------------------|
| South Sewall's Point Road Phase 2-3 | 914,280 | 1,726,000 | 1,928,000 | 1,457,000 | 1,457,000 |
| South Sewall's Point Road Phase 4* | 564,000 | 0 | 0 | 0 | 0 |
| North Sewall's Point Septic to Sewer | 55,000 | 0 | 0 | 0 | 0 |
| Homewood Outfall | 86,250 | 0 | 0 | 0 | 0 |
| CAPITAL CONSTRUCTION TOTAL | 1,619,530 | 1,726,000 | 1,928,000 | 1,457,000 | 1,457,000 |
| ANNUAL CAPITAL MAINTENANCE | | | | | |
| Streets & Bridges | 50,000 | 144,000 | 144,000 | 144,000 | 144,000 |
| Storm Water System | 35,000 | 90,000 | 90,000 | 90,000 | 90,000 |
| Vehicles | 200,000 | 0 | 30,000 | 110,000 | 0 |
| Parks & Landscaping | 55,000 | 28,000 | 28,000 | 28,000 | 28,000 |
| Town Hall | 15,000 | 20,000 | 15,000 | 10,000 | 10,000 |
| Annual Expenditures | 1,974,530 | 2,008,000 | 2,235,000 | 1,839,000 | 1,729,000 |

Source: Martin MPO, Transportation Improvement Program (TIP) FY2021/22 – 2025/26

MAP TM 2-8 2045 COST FEASIBLE PLAN



Source: Martin in Motion 2045, MPO

AIRPORTS AND DEEP-WATER PORTS

There are no current or planned airports or deep-water ports located within the Town of Sewall's Point. However, the Martin County Airport (Witham Field) is situated in Stuart, just 4.5 miles from Town Hall. Martin County operates the 726-acre Airport. Although there is no commercial service at the Airport, it is home to more than 200 private and business aircraft. Martin County Airport (Witham Field) is owned and managed by the Martin County Board of County Commissioners. It is a general aviation airport that serves Martin County and the Treasure Coast region.

There is a U.S. Customs and Border Protection office located at the airport. This Facility processes international travelers arriving in Martin County via aircraft and marine vessels. This facility is the first intermodal clearance facility of its kind built in Florida. This facility allows Martin County boaters, pilots, residents, and visitors to conveniently clear U.S. Customs without having to travel to Fort Pierce or West Palm Beach. This project began in September of 2010 during the Airport Master Planning process with the Martin County Board of County Commissioners. Funding for the project was provided through an 80/20 grant partnership with the Florida Department of Transportation Aviation (Multimodal) Division and the Airport Enterprise Fund. The facility is operated by U.S. Customs and Border Protection.

FDOT TRANSPORTATION PLAN POLICY ELEMENT



In preparing the data for the Transportation and Mobility Element, the Florida Transportation Plan was considered to ensure the local vision aligned with the State's. Developed in December 2020, key goals of this plan include safety and security; adapting infrastructure to become more resilient to risks; prioritizing the movement of people and freight; enhancing access for Floridians to jobs; supporting regional and local job creation; reflecting community vision and values; and enhancing and restoring natural systems for future generations.

TOWN OF SEWALL'S POINT HURRICANE EVACUATION

The Town of Sewall's Point is in Zone AB on the Storm Surge Map meaning if a forecasted storm surge is expected to be up to 6 feet, the residents would have a mandatory evacuation. It is important that residents evacuate at this point because storm surge is often the greatest threat to life and property during a significant weather event, and it doesn't always occur at the same time or location as the storm's hazardous winds.

The main evacuation routes for the town are the Evans Crary Bridge to Monterey Road for residents south of A1A and Indian River Drive to Palmer Road, then to U.S. 1 for residents north of A1A.

There are no shelters located within in the Town of Sewall's Point, but there are numerous shelters nearby. Martin County has ten (10) general population shelters (one of which serves as a pet friendly shelter) and one (1) special need shelter.

GENERAL POPULATION SHELTERS

| | |
|--|---|
| Jensen Beach High School | 2875 NW Goldenrod Road Jensen Beach, FL 34957 |
| Willoughby Learning Center (Pet Friendly Shelter) | 5150 SE Willoughby Blvd Stuart, FL 34997 |
| Seawind Elementary School | 3700 SE Seabranh Blvd Hobe Sound, FL 33455 |
| Indiantown Middle School | 16303 SW Farm Rd Indiantown, FL 34956 |
| Warfield Elementary School | 15260 SW 150 th St Indiantown, FL 34956 |
| Hidden Oaks Middle School | 2801 SW Martin Hwy Palm City, FL 34990 |
| Port Salerno Elementary School | 3260 SE Lionel Terr Stuart, FL 34997 |
| J.D. Parker Elementary School | 1050 SE 10 th St Stuart, FL 34996 |
| Citrus Grove Elementary School | 2527 SW Citrus Blvd Palm City, FL 34990 |
| Anderson Middle School (Special Needs Shelter) | 7000 SE Atlantic Ridge Dr Stuart, FL 34997 |

Shelters are opened as needed during an emergency, and not all shelters may be opened at the same time. Shelters are designed to house residents of the barrier islands, those in low-lying or flood-prone areas, in evacuation zones, mobile or manufactured homes, or those who have no other sheltering options.

When shelters are opened, they will be announced on the shelter locations web page for Martin County, via local radio and television broadcasts, and on social media.

TRANSPORTATION ANALYSIS

This element addresses mobility for all transportation system (pedestrians, bicyclists, transit users, and motorized vehicle) users. The data provided includes a variety of local, state, and federal agency sources. The preceding pages outline the Transportation and Mobility coordination in the Town. In summary:

- The Town coordinates state roadway funding through the Martin MPO.
- There are currently no transit stops in the Town.
 - Future transit stops at East Ocean and Sewall's Point Road - Hutchinson Island Loop
- Low density and linear geography make the Town a good candidate for water taxis.
 - Could be tested by using them for special events transportation
- The Town has missing sidewalk connections.
 - Town could consider developing a process to choose future sidewalk locations and prioritize sidewalk funding
- Level of service for roadways in Town is adequate.
- Majority of workers travel to work in single occupancy vehicles (77%).
- Recent Strategic Blueprint workshop prioritize roadway and drainage improvements.
- Intersection of SE Ocean Boulevard and Sewall's Point had the most crashes with injuries.

DEFINITIONS AND ACRONYMS

Accessibility - Ability to reach desired destinations, activities, goods, and services.

Complete Streets - Complete Streets is a design approach that requires streets to be planned and designed to enable safe, convenient travel with access for users of all ages and abilities regardless of their mode of transportation.

Development - Means new development, redevelopment, or expansion of existing development.

Freeways/ Expressways - Controlled access facilities with grade separated intersections providing for interregional and/or interstate travel at high operating speeds. Typically, expressways accommodate high volumes of traffic.

Level of Service (LOS) - A qualitative examination of traveler quality of service provided by a transportation facility or service.

Local Roads - Generally, provide access to abutting properties. Local roads possess relatively low traffic volumes, operating speeds, and trip lengths and minimal through traffic movements. When high traffic volumes compromise a local road's ability to accommodate pedestrian and bicycle traffic, the road should be considered for designation as a significant local road.

Long Range Transportation Plan (LRTP) - An MPO's long range (20 year or more) strategy, financial, and capital improvement program developed to guide the effective investment of public funds in transportation facilities. The plan is updated every five years and may be amended as a result of changes in projected federal, state, and local funding, major improvement studies, congestion management system plans, interstate interchange justification studies and environmental impact studies.

Major Arterials - Facilitate relatively long trip lengths at moderate to high operating speeds with somewhat limited access to adjacent properties. Major arterials generally serve major centers of activity in urban areas and have the highest traffic volume corridors.

Major Collectors - Collect and distribute significant amounts of traffic between arterials, minor collectors, and local roads at moderate to low operating speeds. Major collectors provide for more accessibility to adjacent properties than arterials.

Metropolitan Planning Organization and Transportation Planning Organization (MPO and TPO) - An organization made up of local elected and appointed officials responsible for developing, in cooperation with the state and public transportation providers, transportation plans and programs in urbanized areas containing 50,000 or more residents. MPOs are responsible for the development of transportation facilities that will function as an intermodal transportation system and the coordination of transportation planning and funding decisions.

Minor Arterials - Provide somewhat shorter trip lengths than major arterials and generally interconnect with and augment major arterial routes at moderate operating speeds and allowing somewhat greater access to adjacent properties than major arterials.

Minor Collectors - Collect and distribute moderate amounts of traffic between arterials, major collectors, and local roads at relatively low operating speeds with greater accessibility than major collectors.

Mobility - Movement of people and goods.

Mode - Any one of the following means of moving people or goods: aviation, bicycle, highway, paratransit, pedestrian, pipeline, rail (commuter, intercity passenger and freight), transit, space, and water.

Multimodal - More than one travel mode potentially including auto, bicycle, bus, pedestrian, aviation, rail, seaports, and transit.

Multimodal Corridors - Designed in accordance with Complete Street concepts but will not include any additional vehicular travel lanes. Multimodal improvements will include a mixture of bicycle lanes, bicycle racks, sidewalks, multi-use paths, trails, transit stops, transit pullout bays, transit vehicles, vehicular turn lanes and roundabouts.

Multi-Use Trail - A paved, shared use path, which is typically 12 feet wide, but may commonly vary from 10 feet to 14 or more feet depending upon constraints of volume of use.

Paratransit – The transporting of people by conveyances, or systems of conveyances, traveling on land or water, local or regional in nature, and available for use by the public. Public transit systems may be either governmentally owned or privately owned. Public transit specifically includes those forms of transportation commonly known as “paratransit.”

Resilience - The ability of the transportation system to adapt to changing conditions and prepare for, withstand, and recover from disruption.

Significant Local Roads - Local roads that provide a limited mobility function. They serve the accessibility role of local roads but have traffic characteristics and a collection/distribution function of low volume collector roads. Typically, the roadways are residential subdivision streets that are characterized by higher volumes than local roads. Traffic volumes are high enough that traffic calming, traffic abatement, or additional or enhanced pedestrian and bicycle amenities may be needed to ensure the road can serve its local road function.

Strategic Intermodal System (SIS) - Florida’s transportation system composed of facilities and services of statewide and interregional significance, including appropriate components of all modes.

Sustainability - Meeting the needs of the present without compromising the ability to meet the needs of the future.

Transportation Disadvantaged – Those persons who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities, or children who are handicapped or high-risk or at-risk as defined in s. 411.202.

Transportation Improvement Program (TIP) - A comprehensive and prioritized list of transportation projects funded over a five-year period that is consistent with the Long-Range Transportation Plan (LRTP). The TIP is based upon funding data contained within the FDOT Tentative Work Program (also known as the Citizen’s Report).

Urban Collector - Roads located inside the urbanized or the urban area, while Rural Collector roads are those roads located outside the urbanized or urban area.

Work Program - The five-year listing of all transportation projects planned for each fiscal year by the Florida Department of Transportation, as adjusted for the legislatively approved budget for the first year of the program.

INFRASTRUCTURE AND WATER RESOURCES ELEMENT

Data, Inventory and Analysis

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INTRODUCTION

The purpose and intent of the Infrastructure & Water Resources Element is to describe how public facilities will be provided in the Town of Sewall's Point. As required by Florida State Law {FSS 163.3177 (6)(a)}, this element will indicate ways that the Town will provide potable water, manage sewage and drainage, address garbage collection and how it will protect the aquifer.

This element will identify an environmentally sound, sustainable, and cost-effective management of solid waste materials that will serve the needs of the Town of Sewall's residents and businesses. It will also identify ways to properly manage waste materials with hazardous characteristics to protect public health and the environment. This element identifies ways to protect aquifer water quality and quantity which will protect the quality and quantity of potable water supplies and systems. It will identify the potable water facilities and services that are needed to meet existing and projected demands. This plan will include efficient wastewater treatment policies that meet the demands of the community while maintaining public health and environmental standards. A stormwater management system will be maintained to protect the health, welfare and safety of the public by reducing damage and the inconvenience that results from flooding. This element will include strategies to protect surface water and groundwater quality.

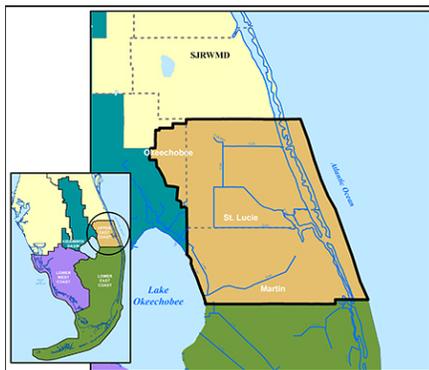
STATUTORY REQUIREMENTS

Florida Statute 163.3177(6)(c) includes the following requirements for Infrastructure and Water resources:

- Data and analysis for the facilities that provide service within the Town of Sewall's Point
- Projection of shared facility needs and the proportional capacity of the systems allocated to the Town of Sewall's Point
- Describe any needs and the general facilities required to solve current needs and issues including correcting any deficiencies
- Extensions, if needed, for increase of capacity while maximizing the use of existing facilities.

This section outlines the current and projected water needs and sources for the next ten-year period based on demand. The analysis also examines the quantity and quality available to meet these needs.

THE REGIONAL WATER SUPPLY PLAN



The Town of Sewall's Point is in the Upper East Coast Water Supply Planning Area. The South Florida Water Management District (SFWMD) has developed the 2016 Upper East Coast Water Supply Plan Update to assess projected water demands and potential sources of water for the years 2013 to 2040. The Water Supply Plan is updated every five years. The 2021 Upper East Coast Water Supply Plan Update was in draft form at the time this document was published. The Water Supply Plan focuses on alternative water sources and ways to treat, store and conserve water for future needs. Some of the data for this element is sourced by this plan.

UTILITY PROVIDER

Martin County Utilities is a regional utility that provides water and wastewater services to the Town of Sewall's Point. Therefore, much of the data for this element is sourced from Martin County and Martin County Utilities. Martin County Utilities currently treats an average of 9 million gallons of water a day from 35 surficial and 4 Floridan wells. The Martin County water system is interconnected between the Tropical Farms and North County water plants. Water treated at these plants is a combination of lime softening and reverse osmosis. The treatment process for water, wastewater, and irrigation quality (reuse) water meets all the requirements established by the federal, state, and local regulatory agencies.

WATER SOURCES

Martin County Utilities' water is derived from either surface water or ground water resources. Two major aquifers serve Martin County Utilities: the Surficial Aquifer System (SAS) (non-artesian), 15 to 150 feet below the land surface, and the Floridan Aquifer System (FAS) (artesian), 600 to 1,500 feet below the land surface. Both aquifers yield water to wells in Martin County. Water from the FAS is used for irrigation and stock watering, and with advanced treatment, for potable water. Approximately half of the water used in Martin County is obtained from the SAS with projected increase in FAS use in the future.

Source: Martin County Comprehensive Plan

WATER QUALITY

Chemical analysis of water samples from Martin County indicates that water from the SAS is generally of good quality. It contains some iron (1 to 4 milligrams per liter). Water from the FAS is mineralized with chloride salt and requires advanced water treatment to be used as potable. Contamination of the surficial potable water supply can result from saltwater intrusion, leaky underground storage tanks, spills of hazardous or toxic substances, and free-flowing or leaking artesian wells that commingle Floridan water with surficial water. Saltwater intrusion has occurred in some coastal areas of Martin County.

Source: Martin County Comprehensive Plan

WATER QUANTITY AND DEMANDS

The Town's water demand is met by Martin County Utilities. Most homes in the Town are connected to the County potable water system. Specifically, all 640 properties in South Sewall's Point have potable water service from the Utility, and 211 North Sewall's Point residents have water service with 10 homes utilizing private wells. The Martin County system services an estimated 100,000 customers and thus based upon population figures, the Town accounts for less than 1 percent (.8%) of the utility's customer base. According to the Upper East Coast Water Supply Plan 2016, Martin County utilizes approximately 103 gallons of water per day of water per customer. The utility provider demands 10 million gallons per day of water. The projected need for Martin County in 2040 will be 11.59 million gallons per day.

TABLE IWR 3-1 POPULATION AND FINISHED WATER DEMAND (MGD)

| | Existing | Projected | | |
|---|-------------|--------------|--------------|--------------|
| | 2013 | 2020 | 2030 | 2040 |
| Population | 88,887 | 97,339 | 106,925 | 112,572 |
| Average 2010-2013 Per Capita (GPD finished water) | 103 | | | |
| Potable Water Demands (daily average annual finished water in MGD) | 9.16 | 10.03 | 11.01 | 11.59 |

Source: Upper East Coast Water Supply Plan 2016

Martin County Utilities has more than enough water to meet future needs of its customers as illustrated in **Table IWR 3-1**.

TABLE IWR 3-2 SFWMD CONSUMPTIVE USE PERMITTED ALLOCATION (MGD)

| Potable Water Source | Permit Number 43-00102-W (expires 2035) |
|--------------------------|---|
| Surficial Aquifer System | 4.42 |
| Floridan Aquifer System | 15.09 |
| Total Allocation | 21.00 |

Source: Upper East Coast Water Supply Plan 2016

RESIDENTIAL POTABLE WATER FUTURE NEEDS

Based on population projections, and an average of 103 gallons per day per household, the total potable water demand for the Town is shown in **Table IWR 3-3** below.

TABLE IWR 3-3 RESIDENTIAL POTABLE WATER FUTURE NEEDS

| Year | Population | Projected Demand (gallons per day) |
|-------------|------------|------------------------------------|
| 2020 | 2,202 | 226,806 |
| 2025 | 2,285 | 235,355 |
| 2030 | 2,353 | 242,359 |
| 2035 | 2,428 | 250,084 |
| 2040 | 2,496 | 257,088 |

Source: Bonnie C. Landry and Associates

REUSE WATER

Martin County manages a successful and sustainable water reuse program. This water reuse program transforms highly treated domestic wastewater to be reused to local golf courses and residential subdivisions within the County. Water reuse makes good environmental sense because it helps to maintain a stable, cost-effective water supply.

WASTEWATER

Much of the Sewall's Point homes still use septic tanks to manage wastewater. All of the properties in South Sewall's Point (640) use septic tanks for wastewater, and only 73 of the 221 properties in North Sewall's Point are connected to the sewer system. There is an effort by the Town to encourage residents with septic tanks to connect to the sewer system. See "Connect to Protect" section of this report for more information.

Source: Martin County Utilities

SANITARY SEWER

Martin County Utilities provides sanitary sewer service to the Town of Sewall's Point. Pipes from each house or building flow to a sewer main that runs, for example, down the middle of the street. The sewer mains flow into progressively larger pipes until they reach the wastewater treatment plant where the water is treated. There are two types of sewer systems: Grinder and Vacuum.

GRINDER SYSTEM

In a grinder system, small diameter mains are installed utilizing a directional boring technique. It is a minimal impact trenchless method of installing underground utilities such as these pipelines.

Waste flows from the home into the grinder tank. When it reaches a certain level, it is then pumped from each property directly into the County's sewer system for treatment. The cost for the MCU installed residential grinder system in communities with new force mains is approximately \$10,000.

Once connected, the residents will be billed approximately \$18 monthly, in addition to a usage charge based on the number of gallons of water used.

VACUUM SYSTEM

With a vacuum system connection, vacuum sewer lines are installed, ready to connect each home. The County sewer lines, which carry wastewater, will be evacuated to a neighborhood vacuum pump station.

When the wastewater level in the vacuum pump station tank reaches a certain level, it will then be pumped to the County wastewater treatment facility. Repair and maintenance of vacuum systems is solely the responsibility of the County. Owners served by a vacuum sewer system will pay for connection via a special assessment on their annual property tax bill amortized over 20 years. The balance can be paid off at any time or the assessment can be paid in full prior to going to the tax bill.

Additionally, when these owners establish a sewer account, they will be required to pay for lateral service connection from their house to the County sewer line. There will be a monthly sewer charge on the water bill based on the number of gallons of water used.

SEPTIC TANKS

Septic tank systems are utilized for wastewater management for the homes in Sewall's Point that are not connected to the sanitary sewer. This form of wastewater treatment uses a tank that receives wastewater from the residence and provides a period of settling during which time a significant portion of the suspended solids settle out to be biologically (anaerobically) degraded. The effluent is discharged through underground, perforated drainage pipes (drainfield) and percolate into the soil where microorganisms and filtration purify the liquids. Septic tanks generally require cleaning every two to three years to remove accumulated solids. These solids, called septage, are generally transported to treatment and disposal facilities. Septic tanks can be adversely affected by several conditions, including high water table, poor drainage, lack of space, and miscellaneous effects from other conditions such as overloads from washing machines. This risk of failing septic systems results in pollution. Septic tanks with concrete or metal parts can degrade over time, leading drain fields to becoming clogged with organic material which makes the system unusable. Pipes blocked by roots, soils saturated by high water tables, crushed distribution pipes, improper location, poor original design or poor installation can all lead to major problems. By far the most common reason for early failure is inadequate maintenance by homeowners.

Due to the age of some of the septic tanks and their location near the waterways, the Town is actively seeking state and federal grants to assist in connecting these homes to the sewer system provided by Martin County Utilities. They are also collaborating with the County in their "Connect to Protect" initiative. There are still 788 homes in the Town of Sewall's Point which are not connected to the Martin County Utilities sewer system.

Source: Martin County Utilities

CONNECT TO PROTECT

Connect to Protect is Martin County's environmental initiative to connect residential properties currently on septic systems to the County's wastewater collection and treatment system. The aim is to improve the health of nearby waterways. Sewall's Point is an excellent candidate for this initiative due to its location along the St. Lucie River and Indian River Lagoon.

Sewer conversions will reduce water body contaminants, such as nitrogen, phosphorous and fecal coliform, from being released into to the St. Lucie River, Indian River Lagoon and Estuary, and offshore reefs. Protecting these water bodies is important because they are vital assets of the community, environment and the local economy.

In addition to reducing pollution, residents benefit from the sewer connection as it eliminates the maintenance costs for the septic system and the risk of the septic tank's failure. As an incentive, Martin County offers a program for residents who desire to offset costs of the connection. The Solar and Energy Loan Fund (SELF) is a non-profit lending organization that can help reduce loan costs up to \$1,000.

SOLID WASTE COLLECTION, DISPOSAL AND RECYCLING

Solid waste collection and disposal services are provided for the Town of Sewall's Point by Martin County through its contract with Waste Management. This company provides Sewall's Point with residential collection twice-a-week; and recycling and yard waste once a week.

GARBAGE COLLECTION

The Town of Sewall's Point Collection Days are as follows:

- Monday and Thursday – Garbage Collection Days
- Thursday – Recycle Collection Days

REGULAR YARD WASTE COLLECTION

Regular Yard Waste is collected on Wednesday of each week. Yard waste is grass clippings, branches, limbs, pine needles, pinecones, palm fronds and any other small vegetative waste.

BULK TRASH COLLECTION

Bulk trash, also referred to as "bulky waste," includes non-vegetative items that can't be containerized, bagged or bundled. For single-family homes, bulk trash includes non-vegetative items that can't be containerized, bagged or bundled.

Examples of bulk trash:

- Broken or discarded refrigerators
- Ranges
- Toilets
- Washers/dryers
- Bathtubs
- Water heaters
- Sinks
- Bicycles
- Household goods and furniture

Contractors must dispose of any waste they generate.

RECYCLING

Recycling is a great way to reduce pollution as mentioned by the residents at the April 2021 workshop. This strategy only works if the residents put the appropriate items into recycling bins so as not to compromise the system. Martin County uses a process called "single stream recycling," which means all recyclables go into one bin. It is important that residents put the appropriate items into recycling bins so as not to compromise the system.

HAZARDOUS WASTE

Any material or substance that is potentially damaging to the environment and harmful to humans or other living organisms is considered a hazardous waste. These materials should never be disposed of curbside. If disposed of improperly, these products can contaminate our waterways and fragile drinking water supply, damage septic tanks and wastewater systems, and injure sanitation workers. Town residents should take hazardous waste to the Household Hazardous Waste Disposal Center, located at 9155 Busch Street, Palm City, for free disposal. In addition to the drop-off option, there is also a mobile Hazardous Waste Collection available on the 5th Wednesday of each month from 8:30 a.m. to 1:30 p.m. at Sewall's Point Town Commons Park.

AQUIFER RECHARGE PROBLEMS AND NEEDS

Although the ground is an excellent natural mechanism for filtering matter out of water such as dirt, leaves, and bugs, other contaminants are not filtered out. These contaminants include detergents (from our laundry, shampoos, household cleaning agents, etc.), fertilizers (from our gardens, lawncare, etc.), chemicals (medicines, domestic cleaners, industry by products and agricultural chemicals such as pesticides, herbicides, etc.) and bacteria from septic tanks and waste disposal sites. The Town's Land Development Regulations include guidelines from *Florida-Friendly Best Management Practices for Protection of Water Resources* in efforts to minimize the negative impacts associated with fertilizers.

STORMWATER MANAGEMENT

STORMWATER DESCRIPTION

Stormwater is precipitation that falls from the sky from natural weather conditions onto the earth's surface. The hydrologic cycle of precipitation includes rainfall, evaporation/transpiration, surface runoff, interflow and base flow conditions. For undeveloped parcels, stormwater is intercepted by tree canopy, natural landscape, and is infiltrated into the natural soil conditions and percolated into the groundwater. The volume of water that is not immediately utilized by the natural surroundings is classified as runoff. The runoff in pre-development conditions is typically minimal and classified as balanced. This is due to the direct correlation between the natural growth of plants/trees and the local rainfall (i.e., high rainfall results in dense lush growth; low rainfall areas result into drought tolerant scrub). This natural cycle maintains a healthy groundwater table at a level that supports naturally occurring water bodies.

The hydraulic cycle of precipitation after a parcel is developed changes based upon the amount of impervious or solid surface the rainfall encounters. A higher percent of impervious area results in a greater volume of runoff which negatively impacts the surrounding landscape and downstream waters. Negative impacts include drought conditions from evaporation, flash flooding and pollutions, all of which are due to the lack of infiltration and percolation. Groundwater tables diminish and the level of natural water bodies decreases or disappears. To combat the negative impacts, development tools are implemented to mimic natural conditions. These tools aim to increase infiltration and percolation, the storage of water and the evaporation/transpiration. The term "treatment train" is used to describe this approach. By developing with a treatment train, there will be less pollution and a reduction of other negative impacts to the watershed.

Source: Stormwater Design Toolkit, Martin County CRA, January 2012

LOW IMPACT DEVELOPMENT

A treatment train differs from the traditional drainage systems and is generally identified as Low Impact Development (LID). Some of the LID practices include bioswales or bioretention areas, which detain or retain water and are planted with native materials other than grasses to increase the amount of runoff captured on a site and to filter the runoff prior to being discharged off site. The use of grassed swales to convey water instead of a closed system of underground pipes is an LID practice. Other practices include pervious paving systems which reduce runoff by allowing the rainwater to percolate into the ground. Green (vegetated) roofs are another potential practice for capturing a portion of rainwater that would traditionally be lost as runoff. Rainwater can be captured via above ground rain barrels, which are barrels located at roof gutter downspouts or underground storage vaults called cisterns and used to irrigate site landscaping in another common LID practice.

RAINWATER HARVESTING

Rainwater harvesting has been identified by the Environmental Protection Agency as a sustainable approach to using water resources, looking at not only how much water is used, but also the quality of water needed for each use.

Most of the water used in the U.S. comes from freshwater supplies of surface and groundwater. Water extracted for public systems is treated to potable standards as defined by the Safe Drinking Water Act. Access to high quality water has greatly benefited public health, but it has also resulted in the typical system of utilizing potable water for virtually every end use, even when lesser quality water would be sufficient. In addition to conservation methods, using alternative sources of water will be necessary for more efficient use of water resources.

Rainwater harvesting is a good way to conserve water. This method collects rainwater from impervious surfaces and stores it for later use. Rainwater reuse offers several benefits. Rainwater harvesting:

- Is cost-effective
- Can supplement existing water supplies
- Reduces stormwater runoff and pollution
- Reduces erosion especially in urban environments
- Provides water that needs little treatment for irrigation or non-potable indoor uses
- Helps reduce peak summer demands
- Helps introduce demand on drinking water systems.

Rainwater harvesting has significant potential to provide environmental and economic benefits by reducing stormwater runoff and conserving potable water. Potable water is used almost exclusively for domestic uses although almost 80% of household water demand does not require drinkable quality water.

Some examples of typical household potable water use which could:

- Showers
- Dishwashers
- Baths
- Faucets
- Leaks

TOWN STORMWATER MANAGEMENT PLAN

The Town is developing a Master Stormwater Management Plan Program which includes projects that can be budgeted in the Capital Improvement Plan. These Town will also need to budget each year to maintain these systems. Having and maintaining a Master Stormwater Management system is important to prepare the Town for the risk of flooding from king tide and sea level rise. Projects proposed for this can be found in the **Capital Improvements Element** of this report.

FDEP SURFACE WATER MANAGEMENT

The Florida Department of Environmental Protection (FDEP), Division of Environmental Assessment and Restoration (DEAR), is charged with developing, adopting and reviewing Florida's surface water quality standards; identifying, verifying and prioritizing pollution problems; developing strategies to resolve the problems; and implementing those strategies through comprehensive restoration actions in partnership with local stakeholders. These strategies are continuously evaluated and updated as necessary to adapt to changing conditions as well as new technologies and research.

- Develops and adopts Florida's surface water quality standards.
- Monitors and reports on surface water and groundwater quality
- Assesses rivers, lakes, estuaries and springs to identify pollution problems
- Adopts scientific water quality restoration targets—Total Maximum Daily Loads (TMDLs)
- Develops and implements restoration plans such as Basin Management Action Plans (BMAPs), Reasonable Assurance Plans and Nutrient Reduction Plans in concert with local stakeholders to achieve water quality standards.
- Provides the department and other resource agencies with the highest quality laboratory services available

The South Florida Water Management District (SFWMD) serves as a local sponsor for many restoration efforts and plays a critical role in implementing Everglades projects.

WATERSHED

Sewall's Point is located in the Indian River Lagoon and St. Lucie – Loxahatchee watersheds. A watershed is simply the geographic area through which water flows across the land and drains into a common body of water, whether a stream, river, lake or ocean. Much of the water comes from rainfall and stormwater runoff. The quality and quantity of stormwater is affected by the alterations of the land such as agriculture, roadways, urban development and the activities of people within a watershed. Watersheds are usually separated from other watersheds by naturally elevated areas. Because the surface water feature and stormwater runoff within a watershed ultimately drain into other bodies of water, it is essential the Town consider these downstream impacts when developing and implementing water quality protection and restoration actions. Everything upstream ends up downstream. It is important to remember that in everyday activities can affect downstream waters.

Source: Stormwater Design Toolkit, Martin County, January 2012

PUBLIC WORKSHOPS

An important component of data collection is public involvement. Staff provided a Comprehensive Plan Workshop in April 2021 to understand the needs of the residents and business owners within the Town of Sewall's Point. Staff conducted a live polling activity at the April Workshop. The public workshop was streamed live, and available on the Town's website shortly after the meeting. An electronic version of the same twenty-two questions was made available on the Town's website as well as in paper form at Town Hall. The survey was also distributed by the Town Manager via emails. In effort to reach even more residents, paper copies of the poll were printed and mailed to each resident with the Town's newsletter.

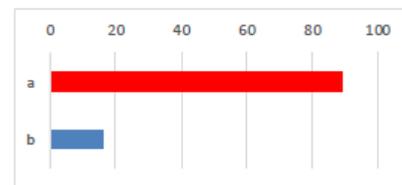
The poll included questions about a variety of topics, three of which were related to the Infrastructure and Water Resources Element related to water, sewer, and solid waste services. The majority of those polled stated they were happy with the quality of their drinking water and also the treatment of their wastewater.

GRAPH IWR 3-1 PUBLIC WORKSHOP QUALITY OF DRINKING WATER POLL

12/29/21

I am happy with the quality of my drinking water.

| | | |
|---|-------|-----|
| a | True | 89 |
| b | False | 16 |
| | | 105 |

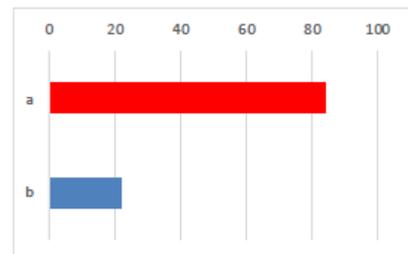


GRAPH IWR 3-2 PUBLIC WORKSHOP TREATMENT OF WASTEWATER POLL

12/29/21

I am happy with the treatment system of my wastewater (sewer or septic system.)

| | | |
|---|-------|-----|
| a | True | 84 |
| b | False | 22 |
| | | 106 |



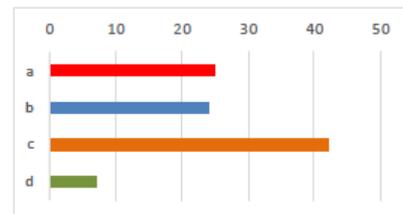
The next question looked at how the community viewed pollution, and which approach they felt was best. 43% of the residents polled felt replacing septic systems with sewer is the most effective way to reduce pollution in the Town.

GRAPH IWR 3-3 PUBLIC WORKSHOP REDUCING POLLUTION POLL

12/29/21

Which strategy do you feel is most important to reduce pollution?

| | | |
|---|--|----|
| a | Encourage and facilitate more recycling | 25 |
| b | Reduce littering (educate/enforcement) | 24 |
| c | Replace septic systems with sewer | 42 |
| d | Reduce car use - use fuel efficient, electric or hybrid vehicles; or other travel mode | 7 |
| | | 98 |



AQUIFER RECHARGE PROBLEMS AND NEEDS

Although the ground is an excellent natural mechanism for filtering matter out of water such as dirt, leaves and bugs, other contaminants are not filtered out. These contaminants include detergents (from our laundry, shampoos, household cleaning agents, etc.), fertilizers (from our gardens, lawncare, etc.), chemicals (medicines, domestic cleaners, industry by products and agricultural chemicals such as pesticides, herbicides, etc.) and bacteria from septic tanks and waste disposal sites.

INFRASTRUCTURE AND WATER RESOURCES ANALYSIS

This element describes how public facilities (potable water, manage sewage and drainage) are provided in the Town of Sewall's Point. The data is sourced from local, state, and federal agencies. The preceding pages outline the Infrastructure and Water Resources in the Town. In summary:

- The Town of Sewall's Point does not own or manage a utility.
- Martin County Utilities provides water and wastewater services to the Town.
- Martin County Utilities has more than enough water to meet its customer demands through the year 2040.
- Martin County manages a successful water reuse program which ensures a stable, sustainable and cost-effective water supply.
- Due to the age of many of the septic tanks and their location near important water bodies, the Town should encourage and seek grant funding to connect 788 homes to the County Sewer system.
- The Town has an Interlocal Agreement Martin County to manage its solid waste disposal through the County's provider.
- The Town is preparing for the risk of flooding by developing a Stormwater Master Plan.

DEFINITIONS AND ACRONYMS

Annual Daily Flow (AADF) - Average flow for the individual year or multi-year period of interest. It is obtained by dividing the sum of all the individual daily flows by the number of daily flows recorded for the year.

Aquifer - An underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials. Groundwater can be extracted using a water well.

Basin Management Action Plan (BMAP) - A framework for water quality restoration that contains local and state commitments to reduce pollutant loading through current and future projects and strategies. BMAPs are adopted by Florida Department of Environmental Protection Secretarial Order and are legally enforceable.

Bioretention Areas and Rain Gardens - Shallow, vegetated areas that collect and absorb runoff from rooftops, sidewalks, and streets. This practice mimics natural hydrology by infiltrating, evaporating and transpiring stormwater runoff.

Downspout Disconnection - The process of disconnection the downspout of a pipe to redirect water to flow into a rain barrel or landscaped area.

Equivalent Residential Connections (ERCs) - A factor used to convert a given annual daily flow (ADF) to the equivalent number of units required for connection to the County Utility system.

Groundwater Quality - The condition of water that is located beneath the Earth's surface in each area.

Harvested Rainwater - Stormwater that is conveyed from a building roof, stored in a cistern and disinfected and filtered before being used for toilet flushing. It can also be used for landscape irrigation.

Low Impact Development - The systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater to protect water quality and associated aquatic habitat.

Pervious Pavement - Permeable interlocking pavers, grass pavers, pervious concrete and porous asphalt.

Potable Water - Water that is suitable for drinking.

Rainwater Harvesting: Capturing, diverting, and storing rainwater for later use.

South Florida Water Management District (SFWMD) - Regional governmental agency that manages the water resources in the southern half of Florida.

Surface Water - Water that collects on the surface of the ground.

Total Maximum Daily Load (TMDL) – Scientific determination of the maximum amount of a given pollutant that a surface water can absorb and still meet the water quality standards that protect human health and aquatic life.

CONSERVATION ELEMENT

Data, Inventory and Analysis

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INTRODUCTION

The Conservation Element identifies the natural resources unique to the Town of Sewall's Point along with any known vulnerabilities or pollution problems. It also outlines potential opportunities for appropriate forms of conservation, mitigation, and protection of essential environmental components to promote greater sustainability and environmental resiliency of the Town's natural systems.

STATUTORY REQUIREMENTS

Florida Statute 163.3177 require the Conservation Element reflect the data, analysis, and associated principles and strategies relating to:

- Protecting air quality
- Conserving quality and quantity of current and projected water sources (See **Coastal Element**)
- Providing emergency conservation of water sources (See also **Coastal Element**)
- Conserving and protecting minerals, soils, and native vegetative communities
- Conserving and protecting fisheries, wildlife, wildlife habitat and marine habitat (See **Coastal Element**)
- Restricting activities to adversely affect endangered and threatened wildlife
- Protecting existing natural reservations
- Maintaining cooperation with adjacent local governments to conserve and protect unique vegetative communities located within more than one local jurisdiction
- Designating environmentally sensitive lands for protection
- Managing hazardous waste to protect natural resources
- Protecting and conserving wetlands and the natural function of wetlands (See **Coastal Element**)
- Directing future land uses that are incompatible with the protection and conservation of wetlands away from the wetlands (See **Coastal Element**)

GEOGRAPHY AND NATURAL RESOURCES

In order to identify and analyze the natural resources of the Town it is necessary to understand the physical setting of the Town. The Town is comprised of approximately 2561 acres with a long shoreline along two estuarine rivers constituting its major natural resource.

Much of the land is submerged land making developable land are much smaller than the entire boundary. The Town is part of the Atlantic Coastal Ridge - one of three major physiographic regions in Martin County. The Atlantic Coastal Ridge marks the position of the former coastline when sea levels were higher than they are today. The ridge itself consists of the Jensen Beach and Jonathan Dickinson Sandhills, which are separated by the St. Lucie River Estuary. The east of this ridge runs into the Indian River Lagoon and barrier islands, Hutchinson Island and Jupiter Island, which are divided by the St. Lucie Inlet. Soils of the Atlantic Coastal Ridge are generally well drained sands. The vegetation in this area is primarily scrub in the coastal strand.

A major tropical hardwood hammock at one time traversed the Town from south to north. This, along with isolated sand pine scrub communities, have almost disappeared through the years due to uninformed development practices.

The Indian River, which is also known as the Intracoastal Waterway, is a designated Florida Department of Environmental Protection (DEP) Aquatic Preserve Area. DEP prohibits the destruction or alteration of shoreline vegetation in the Aquatic Preserve. The Jensen Beach to Jupiter Inlet Aquatic Preserve abuts the Town's east border. The St. Lucie River, which is the St. Lucie Waterway leading to Lake Okeechobee, abuts the west side of the town. Between these two rivers there are approximately 8 miles of shoreline. The Florida Department of Environmental Protection has assigned the Indian and St. Lucie Rivers within the Town's jurisdiction as Class III waters. The water bodies of the Indian River and the St. Lucie Rivers constitute a major estuarine link in the marine chain of ecology with the St. Lucie Inlet. These waters provide marine habitat, mangroves, and grasses essential for propagation and maintenance of a healthy, well-balanced population of fish and wildlife. More about the waterways can be found in the **Coastal Element** of this report.

VEGETATION

All-natural vegetation is significant from the standpoint of outdoor attractiveness. In addition to obvious aesthetic qualities, natural vegetation provides habitats for various forms of wildlife. The vegetation contributes prominently to the total environmental quality important to the Town.

Plant communities are strongly dependent upon the underlying soils and in turn, determine which animal communities will occur in the area. This inventory and analysis can only describe the major plant communities in the Town area. It should be noted that species composition can vary greatly among similar plant communities and an area transition generally occurs between adjacent plant communities. These transitional areas, or ecotones, frequently support the greatest diversity of wildlife.

The vegetation cover of the Town is variable and very closely related to the soil types. The primary soil types in the Town are Entisols and Spodosols. Among the communities existing in the Town are dunes, coastal strand forest and pines, mangroves and coastal marshes, tropical hammock, and marine grass beds. Source: FDEP

Clearing, direct removal of natural vegetation, invasion of exotic vegetation, construction, and dredging and filling activities, all contribute to degradation of plant communities.

HAMMOCKS AND TREE ISLANDS

Hammocks, heads, and tree islands are small, dense, hardwood forests that stand out against the surrounding vegetation as islands of trees. They may occur on a ridge among Pines and Palmettos, or in wetlands on slightly elevated areas.

The Town of Sewall’s Point, a “Designated Tree City” since 1990, is known for the beauty of its mature trees that are in many ways the “signature” of our Town. In order to recognize these unique trees, the Town established a Heritage Tree Program and a Heritage Tree Committee. A permit is required to remove any tree with a caliper of 2” or more and fines may otherwise be levied.

Town residents appreciate the beauty and shade the trees provide. Although many residents feel the current regulations in place are sufficient, the residents chose tree protection as their one of their priorities. Comments at the workshop and emailed comments also requested the Town consider polices in the Comprehensive Plan to protect tree canopies.

Native plant communities found in the Town contain native plants such as:

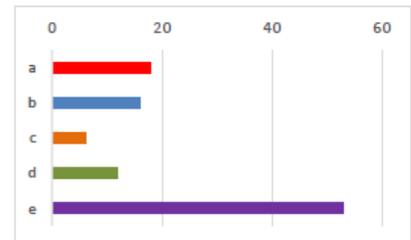
- Tropical Hammock Plants
- Black Ironwood
- Blolly
- Cabbage Palm, Cocoplum (red-tip)
- Coral Bean
- Graytwig
- Gumbo Limbo
- Inkwood
- Jamaica Dogwood
- Lancewood
- Live Oak
- Mahogany
- Marlberry
- Mastic
- Paradise Tree
- Pigeon Plum
- Redbay
- Saffron Plum
- Satinleaf
- Stoppers
- Torchwood
- Wild Coffee
- Wild Lime

GRAPH CON 4-1 PUBLIC WORKSHOP REGULATIONS POLL

12/29/21

I believe that the Town needs tougher regulations related to:

| | | |
|---|------------------------------------|------------|
| a | Tree protection | 18 |
| b | Building and home design standards | 16 |
| c | Types and heights of fences | 6 |
| d | Open space requirements | 12 |
| e | None of the above | 53 |
| | | 105 |



COASTAL STRAND FOREST

Coastal forests become established on a stable area where some soil and ground water are available. This plant association is one of the oldest in Florida and is similar in composition to forests on many islands in the Caribbean. Sand Palmetto, Yucca, Sea grape, Cactus, Sea Lavender, and other tropical scrubs are characteristic.

Coastal forest communities are fragile. A fire, clearing operations, road building, or access trails can damage the vegetation, making it vulnerable to erosion and flooding by storms.

Native plant communities found in the Town contain native plants in the South Florida Coastal Strand include:

- Buttonwood,
- Cocoplum (green-tip)
- Gopher Apple
- Saw Palmetto
- Sea Grape
- Sea Oxeye Daisy
- Varnish Leaf
- Myrtle Oak
- Prickly Pear Cactus
- Gumbo Limbo
- Hercules Club

SAND PINE

Old inland dunes, remnants of former sea levels, are found in a series of ridges in support of different plant communities and the younger dunes adjacent to the shoreline. These dunes are a natural condition covered by dense thickets of scrub forest, characterized by sand pine which have the shorter leaf than the more common pine of the ridge, and by several species of scrub oak - the Myrtle Oak, Scrub Live Oak, and Chapman's Oak. Few grasses may be found, and Rosemary, Sauce, Palmetto and Cactus are common. The deep sandy soil of the old dunes lacks water holding capacity and once cleared, new vegetation is difficult to establish. Clearing also destroys the vegetative stabilization of the loose sands. Early lumbering activities, sand mining and development have destroyed much of this formerly common community. The remainder can be partially saved through preservation areas in new development.

Native plant communities found in the Town contain native plants in the Pine Flatwood include:

- Cabbage Palm
- Cocoplum
- Dahoon Holly
- Gopher Apple
- Scrub Hickory
- Sand Pine
- Sand Live Oak
- Deer Moss
- Myrsine
- Saw Palmetto
- South Florida Slash Pine
- Wax Myrtle

MANGROVES AND COASTAL MARSH

Native plant communities found in the Town contain native plants in the Mangrove Swamp include:

- Black Mangrove
- Red Mangrove
- White Mangrove
- Buttonwood (green, silver)
- Sedges
- Spartina
- Leather Fern

Mangrove forests are important because they stabilize the shoreline and protect the surrounding water quality. Loss of mangroves reduces fishery production, increases land erosion, and decreases nearshore water quality. Therefore, to protect the mangroves, the Florida Department of Environmental Protection regulates the maintenance of them as outlined in the Mangrove Trimming and Preservation Act. Florida laws allow property owners to trim mangroves to improve waterfront view or for access to navigable waterways. Trimming is limited to Riparian Mangrove Fringes (RMF). According to the Florida Department of Environmental Protection, Riparian Mangrove Fringe are areas where mangroves extend less than 50 feet deep. A permit is not required if homeowners follow trimming guidelines. The RMF designation does not apply to areas within certain conservation easements, certain mitigation areas or within certain types of public areas. Town residents must follow these requirements which allow homeowners to trim mangroves if their height exceeds 6 feet but is not taller than 10 feet. Mangroves cannot be trimmed below 6 feet. Mangroves taller than 10 feet require a professional mangrove trimmer. The state has penalties in the way of fines for anyone who violates this Act. For more information visit floridadep.gov.

Mangroves and coastal marshes are natural barriers to withstand either intermittent or constant contact with sea water. Three species of mangrove are found in the Town: red mangrove, black mangrove and white mangrove.

Red mangroves are distinct in appearance due to their tangled reddish prop roots that project from the trunk or branches down into the water. They produce cigar shaped ceilings that sprout while still attached to the parent tree and drop into the water to float away and become rooted if caught in debris or in a mud bank in shallow water. Red mangroves can grow in shallow, offshore areas where the roots are always underwater or onshore where the soil surface is barely under the water at its highest tide. The seedlings can also be carried far inland into the coastal marsh, where they may grow in dwarf form in isolated clumps or up tidal rivers where they form tall forests in the flood plain.

Black mangroves look more like a tree with horizontal roots, silvery green leaves and a dark trunk that can grow to 30-40 feet tall. If you look closely at the leaves of black mangroves, you may see crystals of salt on the surface. Black mangroves have white flowers in spring and summer, followed by green tear-drop shaped seeds. These seeds fall off the plant and float on the surface of the ocean and sprout when they are washed up on suitable a shoreline. Unlike the red mangrove, black mangrove seeds do not grow in the water, so black mangroves are usually found higher up the shore than red mangroves. This is one of the ways that black mangroves have adapted to live in a saltwater environment that would kill other plants. They are able to take up saltwater, use the water, and put the salt out onto their leaves. In addition, their roots poke up out of the sediment instead of growing into it. These roots are called pneumatophores, which means "air breathing roots." All plants need to breathe and black mangroves have developed these roots that act like snorkels. This allows the mangrove to get air, even though it is standing in seawater or soggy mud.

Occupying higher land than the red and black mangroves, the white mangrove has no visible aerial roots. However, when it is found in oxygen-depleted sediments or flooded for extended periods of time, it often develops peg roots. White mangroves are the least cold-tolerant of the three mangrove species and grows rapidly in rich soils to heights up to of 50 feet. The leaves of the white mangrove are a light yellow-green in color and broad and flat with two glands located at the base of the leaf where the stem originates. These glands are sugar glands called "nectaries." White mangroves produce greenish-white flowers in spikes, blooming from spring to early summer.

Behind the mangroves in areas subjected at times to tidal flooding is the salt marsh. Salt marshes form a transition zone, merging with freshwater vegetation as the salinity of the soil decreases toward the upland. This is an area of change. In a series of years with high rainfall the freshwater vegetation may advance seaward, but during a dry cycle the salt marsh moves back toward the upland, where rising sea levels can make the change a permanent one. On a seaward side of the marsh mangroves may invade; but if a hurricane destroys the mangroves, salt marsh vegetation may soon cover the former forest floor. Plants of a salt marsh include saltwork, glasswort, and maritime herbaceous species. In a transition zone, the water is usually fresh and brackish, but the vegetation is adapted to sporadic flooding by hurricane driven ocean waters.

MARINE GRASSBEDS

The major submerged plant and animal community in estuaries is associated with seagrasses. These include Turtle Grass, Cuban Shoal Grass and Manatee Grass as well as interspliced clumps of marine algae. Their location depends on water depth and the species tend to form zones with Turtle Grass found in water of more than one or two feet deep. A complex assortment of algae is found growing on the sea grass blades and together with the grasses the algae are a source of primary productivity that exceeds that of the mangroves.

Many estuarine life forms are part of the marine grass community or dependent on it, including sea urchins, conch, sea cucumbers, fishes, turtles and manatee. The food web starts with photosynthesis by the grasses, followed by epiphytic growth and decomposition of all blades, consumption by bottom dwelling organisms and a consumption in turn by larger fishes. Many of the bottom animals are filter feeders that keep the water clear, while processing the remains of decomposition. Sea grasses are vulnerable to human activity, and management is necessary to prevent loss of the diverse and productive estuarine community associated with them. Because sea grasses occur in shallow water, they are very susceptible to "prop dredging" by boats at low tide. The bare scars created by propellers can take years to fill in. Dredge and fill activities are the greatest impact on sea grasses. Thermal effluence, sewage, oil, heavy metals, and pesticides also affect the grasses adversely. Since sea grasses are close to shore, they are affected by land base activities and estuaries. Binding and stabilization of bottom sediments is an important function of sea grasses. Where they have been destroyed or removed, reestablishment by planting has been successful.

WETLANDS

Wetlands are generally classified as areas where the water table is near or above the surface, except during extended dry periods. Wetlands are typically adjacent to natural water bodies and man-made lakes, and in low-lying depressions, and have poorly drained, level, organic, or marl soils. Wetlands provide needed habitat for aquatic and land species, including migrating birds.

Wetlands serve many important hydrological and ecological values and functions:

- Recharge and filter groundwater in the shallow aquifer
- Reduce the impact of flooding by acting as storage basins and temper the effect of climate extremes
- Act as uniquely productive biological systems, providing home and food for the majority of Florida's threatened and endangered species

More about wetlands can be found in the **Coastal Element** of this report.

WILDLIFE HABITATS

The most common types of marine and animal species associated with the different types of vegetative communities are as follows.

Coastal Hardwood

Hammocks

Land Crab
Raccoon
Brown Rat
Yellow Rat Snake
Black Racer
Indigo Snake
Turkey Vulture
Cooper's Hawk
Osprey
Great American Egret
Royal Tern
Clapper Rail
Mourning Dove
Yellow Shafted Flicker
Pileated Woodpecker
Blue Grey Gnat Catcher
Prairie Warbler
Cardinal
Red Breasted Merganser
Black Vulture
Sparrow Hawk
Blue Jay
House Wren
Carolina Chickadee
Ovenbird

Sand Pine Forest

Gopher Frog
Florida Scrub Lizard
Yellow Rat Snake
Black Racer
Indigo Snake
Squirrel
Raccoon
Florida Mouse
Red Cockaded
Woodpecker
Turkey Vulture
Black Vulture
Red tailed Hawk
Bobwhite
White Morning Dove
Red bellied Woodpecker
Eastern Kingbird
American Crow

Mangrove Forest

Mangrove Crab
Land Crab
Ghost Crab
Fiddler Crab
Mangrove Snail
Oyster
Mangrove Water Snake
Eastern Brown Pelican
Anhinga
Osprey
Great American Egret
Great Blue Heron
Little Blue Heron
Yellow Crowned Night
Heron
White Ibis
Dunlin
Ruby Turnstone
Frigatebird
Fish Crow
Double Breasted
Cormorant
Marsh Hawk
Louisiana Heron
Green Heron
Wood Ibis
Black bellied Plover
Semipalmated Sandpiper
Heron Gull
Caspian Tern
Black Skimmer
Belted Kingfisher
Black Whiskered Vireo
Florida Prairie Warbler
River Otter

Marine Seagrass

Conch
Starfish
Seabiscuit
Pencil Urchin
Long Spined Sea Urchin
Sea Cucumber
Sea Hare
Amphipods
Pipe Fish
Seahorse
Goby
Lizard Fish
Parrot Fish
Grunt
Snapper

Wildlife communities are dependent upon the plant communities of a region for food, shelter, and breeding sites. Some species have broad habitat requirements and can be found in a number of plant communities. Other species have very narrow habitat requirements and are dependent upon a single plant community for their existence. In this section wildlife typical of the habitat presented in the previous sections will be discussed.

Because of its well-drained soils, water is scarce in a coastal strand forest, and animals must be adapted to the difficult conditions. Some animals which are characteristic of the coastal strand forest include the Six-Lined Race Runner and Gray Kingbird.

Like the coastal strand forest, the sand pine scrub community has deep, well drained soils. Distinctive animal communities known to exist in the sand pine scrub which are included in the Endangered Species list are the Eastern Indigo Snake (least concern), the Gopher Frog (critically endangered) and the Florida Scrub Lizard (near threatened).

Mangrove swamps are an important breeding area for many marine species including a number of commercially important species. The Florida East Coast Terrapin turtle is a resident of mangrove swamps where they can be found basking, foraging or hiding to protect themselves from predators or the elements. Due to their multi-colored shell and friendly disposition, terrapins are susceptible to the pet trade. Accidental collisions with boats and accidental drownings in crab traps - which they may enter and become trapped in their search for food - are also causes of Terrapin deaths or injuries.

Mangroves are also important roosting and nesting areas for colonial water birds and Ospreys. A number of tropical species in Florida are virtually restricted to mangroves, but only the Black Whiskered Vireo and Florida Prairie Warbler reach the Town.

Coastal marshes and mud flats provide feeding and nesting areas for many bird species, including Pelicans, Cormorants, Herons, Egrets, Ibis, Rails, Sandpipers, Plovers, Gulls and Terns. The Brown Pelican is a seabird that typically breeds in colonies found in trees or bushes on estuarine islands – namely mangroves. They also inhabit beaches, sandbars, docks, dredge spoil islands, estuarine islands, mangrove islands, sand spits, and islets. They spend most of their time on or near the ocean feeding on fish by diving head first into the water. The Brown Pelican population has rebounded since DDT insecticide was banned.

The Wood Stork is a native imperiled species and the only species of stork that breeds in the U.S. The Wood Stork is often found nesting in mangroves in large colonies formed late November to early March and in areas of mixed hardwood swamps, sloughs, and cypress domes/strands. They forage in a variety of wetlands including both freshwater and estuarine marshes in depths less than 10-12 inches. Normal flooding is critical to the Wood Stork as it increases the prey population while draining of cypress strands prevents the Wood Stork from nesting.

BIRD ISLAND

Bird Island located approximately 400 feet off the east coast of Sewall's Point hosts a variety of bird species and is an important avian breeding ground. It is owned by the State of Florida and managed by Martin County. It formed as a result of dredging the Intra-Coastal Waterway in the 1930's. Biologists consider the island to be one of the top 10 bird rookeries in South Florida. Nesting bird species include Wood Storks, Brown Pelicans, Double-crested Cormorants, Great Egrets, Cattle Egrets, Anhinga, Tri-colored Heron, Snowy Egret, Great Blue Heron, Little Blue Heron, Black-crowned Night Heron, Great White Heron, and Oyster Catchers. In addition, White Ibis, Egyptian Goose, Magnificent Frigate, Reddish Egret, Bald Eagles, Gulls, Terns, Shorebirds, Kingfishers, Chimney Swifts, and Fish Crows were also observed on the island, but not confirmed as nesters.

Common problems in the area include birds entangled by fishing lines caught in the mangroves and release of water from Lake Okeechobee and other canals that kill seagrasses, which affect birds' feeding.

In 2011, Martin County undertook an extensive shoreline stabilization project to offset documented erosion occurring on Bird Island due to natural wave action and wave action generated from boats. The project involved the removal of Australian Pines and the construction of 400 linear feet of rip-rap on the northern side of Bird Island.

Bird Island was awarded a Critical Wildlife Designation by the Florida Fish and Wildlife Conservation Commission in 2014. The designation established a year-round buffer zone around the 2-acre island that prohibits fishing, boating and other human activities that could negatively impact the nesting habitat.

FISHERIES

The waters surrounding the Town supports a wide variety of fish species. This resource is valuable for both commercial and sport fishing. Some of the popular fish for both commercial and sport purposes found in and around the waters of the Town are the Spanish Mackerel, Bluefish, Redfish, Jack Carvel, Blue Runner, Sand Perch, King Mackerel, Spot, Trout, Sheepshead, Black Mullet and Pompano. In addition to fish, Blue Crabs and Spiny Lobsters can also be found.

SPECIES OF SPECIAL CONCERN

Gopher Frog

Status: Species of Special Concern

Natural Habitats: Longleaf Pine/Turkey Oak Hills, Sand Pine Scrub, Scrubby Flatwoods, Xeric Oak Hammock (uses ephemeral wetlands for breeding).

Florida Scrub-jay

Status: Threatened

Natural Habitat: Sand Pine Scrub and Scrubby Flatwoods

Florida Burrowing Owl

Status: Sp. Spec. Concern

Natural Habitats: North & South FL Flatwoods (dry prairie or grassland habitat), Ruderal (primarily pasture)

Little Blue Heron

Status: Species of Special Concern

Natural Habitat: North & South FL Coastal Strand, Wet Prairie or Slough, Freshwater Marsh & Ponds, Mangrove Swamps, Cypress Swamp, Sawgrass Marsh, Salt Marsh, Shrub Bog & Bay Swamp, Ruderal

Snowy Egret

Status: Species of Special Concern

Natural Habitat: North & South FL Coastal Strands, Wet Prairie or Slough, Freshwater Marsh & Ponds, Mangrove Swamps, Cypress Swamp, Sawgrass Marsh, Salt Marsh, Shrub Bog & Bay Swamp, Ruderal Habitats

Tricolored Heron

Status: Species of Special Concern

Natural Habitat: North & South FL Coastal Strands, Wet Prairie or Slough, Freshwater Marsh & Ponds, Mangrove Swamps, Cypress Swamp, Sawgrass Marsh, Salt Marsh, Shrub Bog & Bay Swamp, Ruderal Habitats

White Ibis

Status: Species of Special Concern

Natural Habitat: North & South FL Coastal Strands, Wet Prairie or Slough, Freshwater Marsh & Ponds, Mangrove Swamps, Cypress Swamp, Sawgrass Marsh, Salt Marsh, Shrub Bog & Bay Swamp, Ruderal Habitats

Peregrine Falcon

Status: Endangered

Natural Habitat: North & South FL Coastal Strands (winter), Various Terrestrial and Ruderal Habitats

Southeastern American Kestrel

Status: Threatened

Natural Habitat: Open Forests, Clearings, Ruderal, Various Open Habitats

Florida Sandhill Crane

Status: Threatened

Natural Habitat: North & South FL Flatwoods, Wet Prairie or Slough, Dry Prairie, Shallow Freshwater Marsh, Ruderal (pasture, crop fields, etc.)

Bald Eagle

Status: Threatened

Natural Habitat: Nearly throughout (estuarine, lacustrine, riverine, terrestrial); nests are usually near water

Wood Stork

Status: Endangered

Natural Habitat: North & South FL, Everglades & Cabbage Palm Flatwoods, Pitcher Plant Bog, Sloughs, Sawgrass Marsh, Swamp & Bottomland Hardwoods, Cypress Swamp, Freshwater Marsh & Ponds, Salt Marsh, Wetland Hardwood Hammock, Shrub Bog and Bay Swamp, Cutthroat Seeps

Brown Pelican

Status: Species of Special Concern

Natural Habitat: Coastal Islands, Open Water

Red-Cockaded Woodpecker

Status: Sp. Spec. Concern and Endangered

Natural Habitat: Longleaf Pine/Turkey Oak Hills, N. & S. FL Flatwoods, Mixed Hardwood Pine

Roseate Spoonbill

Status: Species of Special Concern

Natural Habitat: Freshwater Marsh & Ponds, Sloughs, Mangrove Swamp, Sawgrass Marsh, Ruderal (impoundments, spoil banks)

Audubon's Crested Caracara

Status: Threatened

Natural Habitat: South FL & Cabbage Palm Flatwoods, Dry Prairie, Wet Prairie or Slough, Wetland Hardwood Hammock, Ruderal (pasture & grasslands)

Florida Mouse

Status: Species of Special Concern

Natural Habitat: Longleaf Pine/Turkey Oak Hills, Sand Pine Scrub, Scrubby Flatwoods

Sherman's Fox Squirrel

Status: Species of Special Concern

Natural Habitat: North & South FL Flatwoods, Longleaf Pine/Turkey Oak Hills, Ruderal

West Indian Manatee

Status: Endangered

Natural Habitat: Mangrove Swamp, Seagrass, Nearshore Reef, Alluvial, Hab. Designated Blackwater & Spring-run Streams

American Alligator

Status: Species of Special Concern

Natural Habitat: All Flatwoods, Bogs, Sloughs, Swamps, Marshes, Sloughs and Perennial Water Bodies

Eastern Indigo Snake

Status: Threatened

Natural Habitat: All of FL Communities, Ruderal

Gopher Tortoise

Status: Species of Special Concern

Natural Habitat: N. & S. Coastal Strand, Longleaf Pine/Turkey Oak Hills, Sand Pine Scrub, Scrubby Flatwoods, Tropical Hammock, Ruderal

ENDANGERED AND THREATENED SPECIES

Endangered and threatened species of special concern are known or suspected to occur in the Town. Endangered species are frequently dependent upon a particular habitat. The reduction in a species' available habitat is a frequent cause of endangerment. Particularly, important habitats for listed species are the mangroves, coastal marshes and sand pine. The causes of endangerment vary among species. Some species have never been common. Some species are threatened because of commercial exploitation and collecting pressure. Others are vulnerable because they are restricted to a limited resource or habitat. The most serious threat to continued existence of many species is the alteration of their habitat by man.

Manatees are common in the Indian River lagoon and St. Lucie estuary and both waterways have been designated as a critical habitat for manatees. These slow-moving creatures often bask near the surface and are greatly susceptible to injury from boats. The loss of warm water refuges is a serious long-term threat to the manatee population. Manatees are protected by the Marine Mammal Protection Act of 1972, the Endangered Species Act of 1973, and the Florida Manatee Sanctuary Act of 1978. It is illegal to feed, harass, harm, pursue, hunt, shoot, wound, kill, annoy, or molest manatees. The State of Florida has also established regulatory speed zones to protect the manatee and its habitat. The [Manatee Protection Area Map](#) is provided for more information. <https://myfwc.com/media/7308/martinmpz-bramaps.pdf>

NORTH FORK ST. LUCIE RIVER

The North Fork St. Lucie River is a major tributary into the St. Lucie River. Water quality in the North Fork suffers from urban and agricultural runoff and from pollution discharges from commercial citrus processing facilities. Of special note is the influence of the South Fork waters and the St. Lucie Canal. Discharges from this canal have been a major source of serious pollution associated with siltation and turbidity. Heavy rainfall can bring large influxes of freshwater into the St. Lucie River from stormwater runoff, Lake Okeechobee discharges, or both. The increased lake water and basin discharges lower salinity levels and can introduce herbicides, pesticides, and other agricultural waste that reduces water quality in the estuary that ultimately causes environmental and economic damage to include toxic algae blooms.

In addition, to the stresses outlined above, the North Fork has been impacted by pollutant discharges from septic tank systems, improper or inadequate chemical and waste disposal, dredging and filling activities, and upland development. More about waterways in Town can be found in the **Coastal Element** of this report.

CLIMATE

In the Town of Sewall's Point, the summers are long, hot, humid, and wet. The winters are short, comfortable, windy, and partly cloudy. Over the course of the year, the temperature typically varies from 57°F to 89°F and is rarely below 43°F or above 92°F.

The hot season lasts for 3.9 months, from May 30th to September 26th, with an average daily high temperature above 86°F. The hottest month of the year is August, with an average high of 89°F and low of 76°F. The cool season lasts for 3 months, from December 5th to March 1st, with an average daily high temperature below 76°F. The coldest month of the year is January, with an average low of 57°F and high of 74°F.

Source: Weather Spark

AIR QUALITY

Air quality in the Town is rated at “good” by the Air Quality Index (AQI). This equates to air quality that is satisfactory with air pollution that poses little or no risk to its residents. Air quality is a regional and countywide issue, requiring the participation and cooperation of all levels of government. The AQI was developed by the Environmental Protection Agency (EPA) to provide accurate and easily understandable information to communities about daily air pollution levels. The AQI provides EPA with a uniform system of measuring pollution levels for the major air pollutants regulated under the Clean Air Act (CAA). The Clean Air Act of 1970 defined six criteria pollutants and established ambient concentration limits to protect public health and welfare. The criteria pollutants which are regulated for air emissions are ozone, carbon monoxide, nitrogen dioxide, particulates, sulfur dioxide and lead.

The Florida Department of Environmental Protection (FDEP) 2020 Annual Ambient Air Monitoring Network Plan reports a comprehensive air monitoring network strategically positioned across the state to measure air quality. The nearest primary monitoring station to the Town is located at 950 SE Monterey Road in Stuart, Florida. The Town should coordinate and cooperate with the State and the County on air quality monitoring and protection programs with the goal to improved air quality in the County so the airshed meets all standards set by the EPA, and that residents’ exposure to air pollution is reduced.

TOTAL MAXIMUM DAILY LOAD (TMDL)

A Total Maximum Daily Load (TMDL) is a scientific determination of the maximum amount of a given pollutant that a surface water can absorb and still meet the water quality standards that protect human health and aquatic life. Water bodies that do not meet water quality standards are identified as "impaired" for the particular pollutants of concern – nutrients, bacteria, mercury, etc., – and strategies must be developed, adopted and implemented for those pollutants in order to reduce the amount of pollutant load and clean up the water body. The surface water quality thresholds on pollutants in surface waters are set forth primarily in rule 62-302, Florida Administrative Code.

The principal sources of water quality impairment in the St. Lucie River are agriculture, storm water and point source facilities such as domestic and industrial wastewater facilities. The St. Lucie River Estuary Basin Management Action Plan (BMAP) was first adopted in June 2013 and updated in January 2020 and is a framework for water quality restoration and pollutant load reduction. BMAPs contain a comprehensive set of solutions to reduce TMDLs - specifically elevated levels of nitrogen and phosphorous in the estuary - to include projects and strategies such as permit limits on wastewater facilities, urban and agricultural best management practices, and conservation programs.

AQUIFER SYSTEM

Martin County Utilities' water is derived from either surface water or ground water resources. Two major aquifers serve Martin County Utilities: the Surficial Aquifer System (SAS) (non-artesian), 15 to 150 feet below the land surface, and the Floridian Aquifer System (FAS) (artesian), 600 to 1,500 feet below the land surface. Both aquifers yield water to wells in Martin County. Water from the FAS is used for irrigation and stock watering, and with advanced treatment, for potable water. Approximately half of the water used in Martin County is obtained from the SAS with projected increase in FAS use in the future.

Chemical analysis of water samples from Martin County indicates that water from the SAS is generally of good quality. It contains some iron (1 to 4 milligrams per liter). Water from the FAS is mineralized with chloride salt and requires advanced water treatment to be used as potable. Contamination of the surficial potable water supply can result from saltwater intrusion, leaky underground storage tanks, spills of hazardous or toxic substances, and free-flowing or leaking artesian wells that commingle Floridan water with surficial water. Saltwater intrusion has occurred in some coastal areas of Martin County.

Source: Martin County Comprehensive Plan

FLOODPLAINS

Significant sources of flooding affecting the Town are the Atlantic Ocean, Indian River and the St. Lucie River. Flooding results primarily from tidal surge (caused by hurricanes and tropical storms) in the coastal areas and shore areas. However, when high winds from an unnamed storm event are directed on shore, the tides they produce can inundate the low coastal areas behind them for some distance inland. Wave action, which accompanies wind-generated tides, can cause flooding, erosion and structural damage to homes.

The Town is located within the Coastal Floodplain resulting in designated Special Flood Hazard Areas to include Zone AE and Zone VE, as identified by the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Zone AE is defined as the area having a 1% chance of being inundated by a flood event or experiencing a flood-related erosion hazards in a given year, and a 26% chance over the life of a 30-year mortgage. The 1% annual chance flood is also referred to as the base flood or 100-year flood. Zone VE is subject to additional flooding from storm-induced waves, typically 3 feet or more in the Town.

Ongoing floodplain management such as improvements to local drainage to control increased runoff is necessary in order to reduce the Town's vulnerability to flood risk and ensure homes, families and businesses are protected. More about flood risk and resiliency can be found in the **Coastal Management Element** of this report.

CONSERVATION ANALYSIS

The Conservation Element identifies the natural resources unique to the Town of Sewall's Point along with any known vulnerabilities or pollution problems. Data is provided by a variety of local, state, and federal agencies. In summary:

- The Town is uniquely situated between the St. Lucie River and the Indian River Lagoon and is a part of the Atlantic Coastal Ridge
- The Town of Sewall's Point has been a "Designated Tree City" since 1990; the Town established a Heritage Tree Program and a Heritage Tree Committee.
- Bird Island is 400 feet off the east coast of Town and hosts a variety of bird species
- Residents value the beautiful tree canopies and would like to see tree protections in the Comprehensive Plan
- Mangroves must be protected as they provide shoreline stabilization and improve water quality
- Air Quality in Town is classified as "good".
- The Town is in the St. Lucie BMAP boundary which provides a framework for water quality restoration

DEFINITIONS AND ACRONYMS

Entisols - soil of an order comprising mineral soils that have not yet differentiated into distinct horizons.

Hazardous Materials - Materials which are identified by the federal and state agencies as posing a substantial health or safety threat.

Histosols - A soil of an order comprising peaty soils, with a deep surface layer of purely organic material.

Hydroperiods - The period of time when a wetland is covered by water.

Integrated Conservation Strategy - Conservation strategies designed to meet the needs of multiple species and their habitats, with supporting actions intended to improve the conservation status of Florida's imperiled species.

Inceptisols - a soil of an order comprising freely draining soils in which the formation of distinct horizons is not far advanced, such as brown earth.

Load Allocations - Pollutant loads attributable to existing and future nonpoint sources and natural background.

Man-Made Structures - Structures created by people, which may or may not be intended for use by wildlife. Structures include (but are not limited to) buildings, bridges, utility poles, signs, equipment, heavy machinery, pipes, loading docks, and bat and bird houses.

Nonpoint Source Pollution - Pollution caused by precipitation that falls to and moves over and through the ground. As the precipitation moves, it accumulates pollutants and ultimately deposits them into surrounding streams, canals, lakes, wetlands and ground waters.

Point Source Pollution - Pollution that originates from a single source. An example would be a factory smokestack.

Species Focal Area - Areas containing features (such as unique population units or habitat types) important to the long-term conservation of a species, as identified in Species Conservation Measures and Permitting Guidelines.

Species of Greatest Conservation Need - In Florida this includes animals that are at risk or are declining as identified in Chapter 3 of Florida's State Wildlife Action Plan. It includes federally listed and state-listed species as well as many other species whose populations are of concern

Species of Special Concern - A temporary category of protection for species determined to be data deficient during the Biological Status Review, and afforded the protection that no person shall take, possess, transport, or sell any species of special concern or parts, their nests or eggs except as authorized by permit.

Spodosols - A soil of an order rich in aluminum oxide and organic matter, typically characterized by low fertility, and including most podzols.

State-Listed Species - Those species listed on Florida's Endangered and Threatened Species List as state-designated Threatened or state Species of Special Concern.

Threatened Species— Any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment - F.S. 379.2291(3)(c)

Total Maximum Daily Load (TMDL) - The amount of each pollutant a water body can receive without violating standards. Pollution sources include runoff from farms, forests, urban areas, and natural sources, such as decaying organic matter and nutrients in soil.

RECREATION AND OPEN SPACE ELEMENT

Data, Inventory and Analysis

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INTRODUCTION

The Town of Sewall's Point and the surrounding area contains numerous recreation areas for residents and visitors to the community. Though there are only four recreation and open space sites within the Town, there are a number of sites within very close proximity to the Town operated by neighboring jurisdictions including Martin County. There is a total of 663.13 acres of recreation and open space facilities in and within three miles of the Town. These facilities include beach and water access, boat ramps, marinas, piers, recreation centers, open spaces, and community centers.

STATUTORY REQUIREMENTS

Florida Statutes requires a Recreation and Open Space Element indicating a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities. The University of Florida's GeoPlan Center is an industry standard for comprehensive plan data sets. Data from Martin County and the Town of Sewall's Point was also utilized. These data sets were utilized as the data sources for the Town of Sewall's Point Comprehensive Plan Recreation and Open Space Element.

In evaluating the data from all sources, this data report will provide estimates of:

- The recreation and open space facilities in Sewall's Point
- The recreation and open space facilities in Martin County
- The availability of beach and water access, open space facilities and community centers
- Martin County impact fees for recreation and open space
- The need for new recreation and open space facilities based on Sewall's Point recreation and open space level of service

RECREATION AND OPEN SPACE INVENTORY

RECREATION AND OPEN SPACE IN SEWALL'S POINT

There are four municipal recreation and open space facilities within the Town of Sewall's Point, totaling 6.54 acres. Three of the facilities are owned and operated by the Town including Sewall's Point Town Commons. This is a public water access facility located directly south of the Stuart Causeway that provides entry into the Jensen Beach and Jupiter Inlet Aquatic Preserve. This Park is referred to as "Town Commons."

Lantana Park, also owned and operated by the Town, is a stormwater treatment area located at the intersection of Admiral's Walk and Lantana Lane. There is a small gazebo in the area to allow it to also serve as open space and a passive park to the surrounding neighborhood.

The third Town owned, and operated facility is Sewall's Point Town Hall, located across the street from Sewall's Point Town Commons. The Town Hall serves as a center for local government and community events. It's location at the intersection of A1A and Sewall's Point Road provides easy access for the residents of Sewall's Point as well as those in the general public commuting in from the Evans Crary Bridge or the Stuart Causeway/Ernest Lyons Bridge.

Table ROS 5-1 provides a summary of these municipal recreation and open space facilities. Of these sites, Sewall's Point Town Commons and Lantana Park were established after the last Comprehensive Plan update in 1989, showing an increase in available recreation and open space within the Town.

TABLE ROS 5-1 SEWALL'S POINT MUNICIPAL RECREATION AND OPEN SPACE FACILITIES

| Name | Address | Acres | Category | Operating Entity |
|----------------------------------|---------------------------------|-------|--------------------------|------------------|
| Sewall's Point Town Commons | Sewall's Point Rd | 1.36 | Water Access | Municipal |
| Lantana Park | 14 Admirals Walk | 0.49 | Open Space | Municipal |
| Sewall's Point Town Hall | 1 South Sewall's Point Rd | 0.69 | Community Center | Municipal |
| Stuart Causeway Park (West Side) | West Side of Ernie Lyons Bridge | 4.0 | Pavilions and Open Space | Municipal |

Source: University of Florida's GeoPlan Center and updated by Town Staff

RECREATION AND OPEN SPACE IN MARTIN COUNTY

Though the options for recreation and open space are limited within the limits of Sewall's Point, there are a variety of recreation and open space facilities within three miles of the Town in Martin County. These 37 sites include beach and water access facilities, boat ramps, marinas, piers, recreation parks, open spaces, and community centers.

Boy Scout Island, located in the Jensen Beach to Jupiter Inlet Aquatic Preserve, is located adjacent to the Town and is owned by the State of Florida and operated by Martin County. The facility provides a small beach that boaters can pull up to and enjoy. This location is commonly used for swimming, fishing, and camping.

Table ROS 5-2 summarizes the recreation and open space facilities within the Town limits and within three miles of Sewall's Point. There are 659.43 acres of recreation and open space in Martin County within this area. 556.96 acres are operated by Martin County, 9.53 acres are operated by the City of Stuart, and 92.94 acres are operated by private enterprise. These facilities are located in the Stuart, Jensen Beach, and Hutchinson Island areas.

TABLE ROS 5-2 MARTIN COUNTY RECREATION AND OPEN SPACE FACILITIES

| Operating Entity | Number of Sites | Acreage |
|--|-----------------|---------------|
| Within the Town of Sewall's Point | | |
| Town of Sewall's Point | 3 | 2.54 |
| Martin County | 1 | 4.0 |
| Total | 4 | 6.54 |
| Outside of the Town | | |
| Martin County | 20 | 556.96 |
| City of Stuart | 10 | 9.53 |
| Private | 3 | 92.94 |
| Total | 33 | 659.43 |
| Overall Total | 37 | 663.13 |

Source: University of Florida's GeoPlan Center and updated by Town Staff

BEACH AND WATER ACCESS

There are 17 park sites within three miles of the Town with beach or water access points. As shown in

Table ROS 5-3, there are 135.45 acres of beach and water access facilities; 12 operated by Martin County and five (5) operated by the City of Stuart. Only three of these parks were included in the 1989 Comprehensive Plan, including Stuart Beach Park, Tiger Shores Beach Park, and Fletcher Beach.

TABLE ROS 5-3 MARTIN COUNTY BEACH AND WATER ACCESS FACILITIES

| Name | Location | Acres | Category | Operating Entity |
|-----------------------------|----------------------------------|-------|----------|------------------|
| Ross Witham Beach | Stuart | 11.38 | Beach | Martin County |
| Chastain Beach Access | Stuart | 1.14 | Beach | Martin County |
| Rio Nature Park | Jensen Beach | 2.13 | Water | Martin County |
| Stuart Neighborhood Park | Stuart | 0.74 | Water | City of Stuart |
| Hospital Pond Park | Stuart | 2.04 | Water | City of Stuart |
| Bathtub Beach Park | Stuart | 3.96 | Beach | Martin County |
| Bathtub Beach West Park | Stuart | 1.82 | Beach | Martin County |
| Bathtub Reef Beach Park | Stuart | 0.98 | Beach | Martin County |
| Clifton S. Perry Beach Park | Stuart | 9.78 | Beach | Martin County |
| Santa Lucea Park | Stuart | 9.22 | Beach | Martin County |
| Stuart Beach Park | Stuart | 87.70 | Beach | Martin County |
| Stuart Causeway | Martin County and Sewall's Point | 12.6 | Linear | Martin County |
| Tiger Shores Beach Park | Stuart | 1.13 | Beach | Martin County |
| Virginia Forrest Beach Park | Stuart | 0.71 | Beach | Martin County |
| Lake Clare Park | Stuart | 1.18 | Water | City of Stuart |
| Fletcher Beach | Hutchinson Island | 1.08 | Beach | Martin County |
| Pelican Park | Stuart | 0.38 | Water | City of Stuart |
| Riverside Park | Stuart | 0.08 | Water | City of Stuart |

Source: University of Florida's GeoPlan Center and updated by Town Staff

BOAT RAMPS, PIERS, AND MARINAS

There are six (6) parks within three miles of the Town that houseboat ramps, fishing piers, or marinas. The three boat ramps, Stuart Causeway Park and Boat Ramp, Jensen Beach Causeway Boat Ramp Park, and Indian Riverside Park and Boat Ramp are all operated by Martin County and provide access to the Jensen Beach and Jupiter Inlet Aquatic Preserve.

As shown in **Table ROS 5-4**, there is a fishing pier located in Indian Riverside Park which is operated by Martin County. This regional park was established after the 1989 Comprehensive Plan. Notably, Indian Riverside Park is home to the Children’s Museum of the Treasure Coast, the Mansion at Tuckahoe, and Mt. Elizabeth Archaeological Site, providing a variety of recreational activities for both adults and children.

TABLE ROS 5-4 MARTIN COUNTY BOAT RAMPS AND PIERS

| Name | Location | Acres | Category | Operating Entity |
|--------------------------------------|--------------|-------|------------------|------------------|
| Stuart Causeway Park & Boat Ramp | Stuart | 8.06 | Boat Ramp | Martin County |
| Jensen Beach Causeway Boat Ramp Park | Jensen Beach | 3.80 | Boat Ramp | Martin County |
| Indian Riverside Park & Boat Ramp | Jensen Beach | 62.00 | Pier & Boat Ramp | Martin County |

Source: University of Florida’s GeoPlan Center and updated by Town Staff.

RECREATION

As depicted in **Table ROS 5-5**, there are seven (7) recreation sites in the three-mile radius. These recreation facilities include a mixed-use recreation park, a regional park, a skate park, two golf courses, and two walking paths. Notably, the largest recreation and open space site within a three-mile radius of the Town is Sailfish Sands Golf Course (previously referred to as Martin County Golf and Country Club) accounting for 316.88 acres. This golf course is maintained by the Martin County Parks and Recreation Department. Sailfish Sands Golf Course, along with Langford Park and The Ocean Club (previously referred to as Indian River Plantation), are accounted for in the Town's 1989 Comprehensive Plan.

Since the 1989 Comprehensive Plan, a skate park (Rio Skate Park), a regional park (Indian Riverside Park) and two walking paths (Oriole Park and Eagle Nest Park) have been established as recreation options in the area. These sites provide proximate locations for skating, walking, water access, fountains, and other leisurely activities to the public.

TABLE ROS 5-5 MARTIN COUNTY RECREATION FACILITIES

| Name | Location | Acres | Category | Operating Entity |
|----------------------------|--------------|--------|----------------|------------------|
| Langford Park | Jensen Beach | 19.70 | Mixed Use Rec. | Martin County |
| Rio Skate Park | Jensen Beach | 3.04 | Athletic | Martin County |
| Indian Riverside Park | Jensen Beach | 62.00 | Regional Park | Martin County |
| Sailfish Sands Golf Course | Stuart | 316.88 | Golf Course | Martin County |
| Oriole Park | Stuart | 0.64 | Walking Path | City of Stuart |
| Eagle Nest Park | Stuart | 0.16 | Walking Path | City of Stuart |
| The Ocean Club | Stuart | 84.56 | Golf Course | Private |

Source: University of Florida's GeoPlan Center

OPEN SPACE

There are two (2) open space facilities within three miles of the Town, Menninger Park and Balboa Park, which are both operated by the City of Stuart. These facilities, as shown on **Table ROS 5-6**, are a combined 0.52 acres, and were both established after the 1989 Comprehensive Plan.

TABLE ROS 5-6 MARTIN COUNTY OPEN SPACE FACILITIES

| Name | Location | Acres | Operating Entity |
|----------------|----------|-------|------------------|
| Menninger Park | Stuart | 0.13 | Municipal |
| Balboa Park | Stuart | 0.38 | Municipal |

Source: University of Florida's GeoPlan Center

COMMUNITY CENTERS

Table ROS 5-7 summarizes the two community centers within three miles of the Town, the Historical Society of Martin County, and the Jensen Beach Community Center, both of which are operated by Martin County. The Historical Society of Martin County is home to the Elliot Museum. The Museum has exhibits on art, technology, and the history of Martin County and Florida. The Museum site is listed in the National Registry of Historic Buildings. The Historical Society of Martin County predates the 1989 Comprehensive Plan, but the Jensen Beach Community Center was constructed afterwards. The Jensen Beach Community Center provides a place for nearby events and a social gathering point. It is located 3.4 miles away from Sewall's Point Town Hall, in Downtown Jensen Beach.

TABLE ROS 5-7 MARTIN COUNTY COMMUNITY CENTERS

| Name | Location | Acres | Operating Entity |
|-------------------------------------|--------------|-------|------------------|
| Historical Society of Martin County | Stuart | 26.59 | Martin County |
| Jensen Beach Community Center | Jensen Beach | 0.40 | Martin County |

Source: University of Florida's GeoPlan Center

IMPACT FEES

Impact fees are fees charged to developers to pay for increased infrastructure demands created by new development, making them an effective method for communities to pay for new infrastructural needs. The Town of Sewall's Point, as of 2021, does not charge impact fees for development. However, as per Article 6 of the County's Land Development Regulations, Martin County does charge impact fees. These fees are implemented on both residential and non-residential development and provide funding for a variety of public resources, including parks and conservation/open space, within the county.

Table ROS 5-8 displays the impact fee schedule for parks and conservation/open space in Martin County effective 2016. These fees are utilized towards all of the Martin County parks and recreation facilities including those within the three-mile radius.

TABLE ROS 5-8 MARTIN COUNTY IMPACT FEE SCHEDULE

| Residential/Non-Residential | Land Use | Unit | Parks Fee | Conservation/Open Space Fee |
|-----------------------------|----------------------|----------|------------|-----------------------------|
| Residential | 800 sq ft & under | Dwelling | \$1,196.55 | \$540 |
| Residential | 801 to 1,100 sq ft | Dwelling | \$1,377.09 | \$579 |
| Residential | 1,101 to 2,300 sq ft | Dwelling | \$1,971.91 | \$661 |
| Residential | 2,301 sq ft & over | Dwelling | \$2,699.40 | \$755 |
| Non-Residential | Hotel/Motel | Room | \$1,058.46 | \$654 |
| Non-Residential | RV Park | Lot | \$753.40 | \$491 |

Source: Martin County

LEVEL OF SERVICE STANDARD

The Town of Sewall's Point adopted the Adequate Public Facilities Ordinance 198 in 1990 to implement and be consistent with the Comprehensive Plan by requiring that all development in the Town is served by adequate public facilities. The ordinance recognized a Level of Service standard for Capital Recreation and Open Space Facilities of 0.8 acres for 3,200 people.

In contrast Policy 14.1A.2(6) in the Martin County Comprehensive Plan states that County parks and recreation facilities shall be developed at three (3) acres per 1,000 population as applied by the recreation planning district specified in the Recreation Element. The level of service for Active Parks is currently (FY18) at 7.07 acres per 1,000 County-wide population. The projected level of service in FY27 is 6.53 acres per 1,000 people. Similarly sized and situated jurisdictions have implemented LOS standards requiring two (2) to (5) acres of park and recreation land area per 1,000 residents.

For the 2022 update to the plan, an LOS for recreation and open space should be increased to 0.8 acres per 1,000 residents as shown in **Table ROS** 5-9. Based upon this new LOS, the Town meets the Parks and Recreation LOS for the population of the Town in 2020 as well as for many years to come based on the projected population for the Town.

TABLE ROS 5-9 SEWALL'S POINT RECREATION AND OPEN SPACE LEVEL OF SERVICE

| | 1989 | 2020 |
|--------------------------------|-------|-------|
| Population | 1,722 | 2,127 |
| Acres Required | 1.4 | 1.7 |
| Acres (2021) | 3.70 | 3.70 |
| Surplus/Deficient Acres | +2.3 | +3.15 |

Source: University of Florida's GeoPlan Center

RECREATION AND OPEN SPACE ANALYSIS

The Town of Sewall's Point meets the 1990 adopted LOS standard for Recreation and Open Space. However, the adopted LOS is significantly lower than that of the County and of similar, neighboring jurisdictions. This may be due to the date in which the Town's LOS was adopted, over 20 years ago, and due to the overall size of the Town. Increasing the LOS for recreation and open space may be beneficial for the community.

That said, there are over 600 acres of recreation and open space facilities within three miles of the Town, so residents can travel short distances and have a surplus of recreational opportunities. Even though the Town of Sewall's Point provides a limited number of recreation and open space opportunities, its proximity to the Martin County, Stuart, and Jensen Beach allows residents to find recreation and open space opportunities near their community.

The Town could increase the recreation and open space LOS and required facilities by transforming undeveloped Town-owned land into a recreation or open space facility. The Town could consider implementing local Town impact fees to allocate development and operating funds towards these future recreation and open space facilities.

DEFINITIONS AND ACRONYMS

Community Centers – A place where people from a particular community can meet for social, educational, or recreational activities.

Impact Fees – Fees charged to developers to pay for increased infrastructure demands created by new development, making them an effective method for communities to pay for new infrastructural needs. The different costs for impact fees based on development land use type is provided in the form of an impact fee schedule.

Level of Service (LOS) – Level of Service Standard, the number of units of capacity per unit of demand.

Mixed Use Recreation – A category for a public recreation facility that provides a variety of options for physical and outdoor activities.

Neighborhood Park – Intended to provide activities that, overall, are used more frequently and have a shorter duration of use. They should be located close to the area served. Neighborhood parks are typically smaller and are not highly visible from main roadways. They usually provide little to no parking and are typically used most heavily by the immediate surrounding neighborhood.

Open Space – Any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public.

Park – An area of natural, semi-natural or planted space set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats.

HOUSING ELEMENT

Data, Inventory and Analysis

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INTRODUCTION

The Housing Element provides analysis on past, present, and future housing characteristics of a community. The type, structure, and condition of a community's housing stock can influence local quality of life. Providing a variety of housing options establishes accessibility for people of all ages, income levels, and family sizes, while also accommodating for a mixture of different lifestyles that can establish a well-balanced community.

Housing also influences the economic strength of a community and the potential for local economic growth. Providing a mix of adequate housing options for a variety of income levels can ensure that housing options are available for the local workforce and help to diversify the local economy. Also, protecting existing housing values and neighborhoods can help maintain economic stability for residents. Additionally, the objective of new development should be to contribute to improving the quality of housing of both new and existing residents and to reduce housing deficiencies that presently exist.

The information reported below provides detail on the housing conditions in Sewall's Point, using the most recent data provided by local, state, and federal agencies.

STATUTORY REQUIREMENTS

Florida Statutes requires a Housing Element be based upon data including studies and surveys. The University of Florida Shimberg Center for Housing Studies and the US Census are industry standards for comprehensive plan data sets. Both were used as data sources for the Town of Sewall's Point Comprehensive Plan. Data sources analyzed include but are not limited to:

- *U.S. Census*
- American Community Survey (ACS)
- University of Florida – Bureau of Economic and Business Research (BEBR)
- Florida Division of Historical Resources

In evaluating the data from all sources, this data report will provide estimates of:

- The number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio, and shall show the number of dwelling units that are substandard
- The methodology used to estimate the condition of housing
- A projection of the anticipated number of households by size, income range, and age of residents derived from the population projections, and the minimum housing need of the current and anticipated future residents of the jurisdiction

GROWTH TRENDS

POPULATION TRENDS

According to the University of Florida Shimberg Center for Housing Studies, the estimated population in Sewall's Point was 2,202 in 2020. According to the U.S. Census, the Town saw its largest increase in population from 1970 to 1980, when the population grew by 298.3% from 298 to 1,187 inhabitants. The growth rate began to slow down in 1990, as the population grew by 33.8% from 1980 to 1990 (1,187 to 1,588 inhabitants), 22.5% from 1990 to 2000 (1,588 to 1,946 inhabitants), and 2.6% from 2000 to 2010 (1,946 to 1,996 inhabitants). The estimated population increase from 2010 to 2020 was 10.3%, as it is estimated that the population increased from 1,996 to 2,202 inhabitants. **Table HOU 6-1** summarizes the population changes from 1960 to 2020.

TABLE HOU 6-1 POPULATION TRENDS

| Year | Population | Change in Population | Percent Change in Population |
|------|------------|----------------------|------------------------------|
| 1960 | 151 | - | - |
| 1970 | 298 | 147 | 97.4% |
| 1980 | 1,187 | 889 | 298.3% |
| 1990 | 1,588 | 401 | 33.8% |
| 2000 | 1,946 | 358 | 22.5% |
| 2010 | 1,996 | 50 | 2.6% |
| 2020 | 2,202 | 206 | 10.3% |

Source: U.S. Census, University of Florida Shimberg Center for Housing Studies

POPULATION PROJECTIONS

Table HOU 6-2 summarizes population projections for Sewall's Point through the year 2045. Population projection information is conducted by the Shimberg Center using 2000 and 2010 U.S. Census data and population projections provided by the University of Florida Bureau of Economic and Business Research (BEBR). These projections include fulltime residents as well as the seasonal and institutional population. Based on this information, it is projected that Sewall's Point will see a slight increasing population through 2045, but the rate at which the population increases will decrease over time.

TABLE HOU 6-2 POPULATION PROJECTIONS

| Year | Population | Change in Population | Percent Change in Population |
|------|------------|----------------------|------------------------------|
| 2010 | 1,996 | - | - |
| 2020 | 2,202 | 206 | 10.3% |
| 2025 | 2,285 | 83 | 3.8% |
| 2030 | 2,353 | 68 | 3.2% |
| 2035 | 2,428 | 75 | 3.2% |
| 2040 | 2,496 | 68 | 2.8% |
| 2045 | 2,556 | 60 | 2.4% |

Source: University of Florida Shimberg Center for Housing Studies

HOUSING INVENTORY

This section provides information on the characteristics and conditions of the existing housing stock in the Town of Sewell's Point including:

- Age of housing stock
- Dwelling unit types
- Housing tenure
- Cost of housing
- Housing conditions

This section also discusses the availability of affordable housing and manufactured housing, the protection of historically significant housing, and housing construction activity. The data sources for this information are BEBR, the 2019 American Community Survey, and the Florida Division of Historical Resources.

AGE OF HOUSING STOCK

Most of the homes in Sewall's Point were constructed before the most recent Comprehensive Plan was established in 1989 (67.2%), with most of all homes in the Town being constructed in the 1970s and 1980s (59.3%). Within the planning horizon, many of the homes built before 1989 will require significant renovation due to their age. This may lead to a need for housing improvements and new construction to meet the goals established in the Comprehensive Plan.

The largest increase in housing stock occurred during the 1970s and 1980s. From 1970 to 1979, the number of homes increased from 76 homes to 341 homes, an increase of 265 homes. From 1980 to 1989, the number of homes increased from 341 homes to 644, an increase of 303 homes. This coincides with the increase in population, as the Town saw its largest population boom during the 1970s and 1980s. Since the 1980s, the increase in housing stock has slowed down each decade. The number of homes increased by 176 homes during the 1990s, 104 homes during the 2000s, and 34 during the 2010s, as depicted in **Table HOU 6-3**.

TABLE HOU 6-3 AGE OF HOUSING STOCK

| Year Structure Was Built | Number of Structures | Percent |
|---------------------------------|-----------------------------|----------------|
| 1939 and earlier | 18 | 1.9% |
| 1940-1949 | 0 | 0.0% |
| 1950-1959 | 8 | 0.8% |
| 1960-1969 | 50 | 5.2% |
| 1970-1979 | 265 | 27.7% |
| 1980-1989 | 303 | 31.6% |
| 1990-1999 | 176 | 18.4% |
| 2000-2009 | 104 | 10.9% |
| 2010-2019 | 34 | 3.5% |

Source: 2019 American Community Survey

DWELLING UNIT TYPES

As summarized on **Table HOU 6-4**, the housing stock in Sewall's Point is almost exclusively made up of single-family (1-unit), detached homes. A total of 930 of the 958 housing units (97.1%) in the Town are 1-unit detached. Additionally, nine structures in the Town are 1-unit attached, 13 structures are 10 or more unit. There are no mobile homes in the Town.

TABLE HOU 6-4 HOUSING UNITS BY TYPE OF STRUCTURE

| Type of Structure | Number of Structures | Percent |
|--------------------------|-----------------------------|----------------|
| 1-unit detached | 930 | 97.1% |
| 1-unit attached | 9 | 0.9% |
| 10 or more units | 13 | 1.4% |

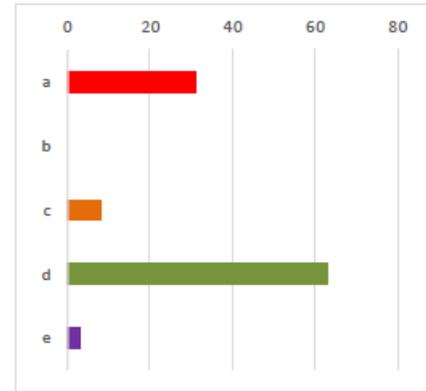
Source: 2019 American Community Survey and updated by Town Staff

GRAPH HOU 6-1 PUBLIC WORKSHOP ACCESSORY DWELLING UNITS POLL

12/29/21

Which statement best fits your view about Accessory Dwelling Units? (Small, self-contained residential units added to a single-family lot, stand-alone structure or in a space above an existing detached garage)

| | | |
|---|---|-----|
| a | I would encourage this use because it supports Multi-generational housing (elder care or extended family) | 31 |
| b | I would encourage this use because it could provide more affordable rental units to the Town. | 0 |
| c | Both a) and b) | 8 |
| d | I would not encourage Accessory Dwelling Units. | 63 |
| e | No opinion. | 3 |
| | | 105 |



Of the residents polled, 60% did not encourage accessory dwelling units, while 30% of the residents supported accessory dwelling units to provide multi-generational housing opportunities. Multi-generational housing is supported by Martin County as evidenced by the “Granny Flats” property tax exemption.

“Granny Flats” exemption was adopted by the Martin County Board of Commissioners effective for the 2007 tax roll. It offers homeowners an exemption for building living space on a homesteaded property to accommodate parents or grandparents that are age 62 and older. The exemption applies only to new construction or reconstruction completed after January 7, 2003. Details are as follows:

- The value exempted from taxes for the homeowner cannot be more than the increase in assessed value from the construction or reconstruction OR 20% of the total assessed value of the property, whichever is less.
- It applies only during the time that at least one parent or grandparent maintains his or her primary residence within the homestead property of the owner.
- The parent or grandparent may not be receiving a residency-based benefit elsewhere.
- When the property owner no longer qualifies for the exemption, the previously excluded value of the improvements will be added back to the assessed value of the property.

HOUSING TENURE

Housing tenure describes the occupancy of dwelling units within the Town. **Table HOU 6-5** provides the number of units that are owner-occupied and renter-occupied, as well as the percentages for each. A total of 863 of the 958 housing units in Sewall’s Point are occupied (90.1%). The majority of occupied housing units are owner-occupied (94.1%), demonstrating that there may be limited options for renters in the Town.

TABLE HOU 6-5 HOUSEHOLDS BY TENURE

| Owners/Renter Occupied | Number of Units | Percent |
|------------------------|-----------------|---------|
| Owners | 812 | 94.1% |
| Renters | 51 | 5.9% |

Source: 2019 American Community Survey

COST OF HOUSING

A total of 812 homes in Sewall’s Point are owner-occupied. Of these owner-occupied units, 348 homeowners have a mortgage and monthly payments (42.9%). As shown on **Table HOU 6-6**, most housing units have a monthly mortgage payment over \$3,000, with the median monthly mortgage payment being \$3,325. The median monthly mortgage payment in Sewall’s Point is nearly twice that of the median monthly mortgage payment in Martin County (\$1,835).

TABLE HOU 6-6 MONTHLY GROSS MORTGAGE PAYMENTS

| Monthly Owner Costs | Number of Units | Percent |
|---------------------|-----------------|---------|
| \$500 to \$999 | 6 | 1.7% |
| \$1,000 to \$1,499 | 21 | 6.0% |
| \$1,500 to \$1,999 | 14 | 4.0% |
| \$2,000 to \$2,499 | 36 | 10.3% |
| \$2,500 to \$2,999 | 47 | 13.5% |
| \$3,000 or more | 224 | 64.4% |

Source: 2019 American Community Survey

Table HOU 6-7 summarizes the monthly rent payments in Sewall’s Point. As of 2019, there were only 51 renters in Sewall’s Point, 33 of which pay for rent. Of these renters, the majority (54.5%) pay between \$1,000 and \$1,499 in rent, while the remaining renters pay between \$2,000 and \$2,999.

TABLE HOU 6-7 MONTHLY GROSS RENT PAYMENTS

| Monthly Rent Cost | Number of Units | Percent |
|--------------------|-----------------|---------|
| \$1,000 to \$1,499 | 18 | 54.5% |
| \$2,000 to \$2,499 | 4 | 12.1% |
| \$2,500 to \$2,999 | 11 | 33.3% |

Source: 2019 American Community Survey

COST TO INCOME

Table HOU 6-8 summarizes information on monthly mortgage payments as a percentage of household income. Nearly half of the homeowners in the Town with a mortgage spend over 30% of their monthly income towards their mortgage payment. These homeowners are paying more towards their housing costs than what Department of Housing and Urban Development (HUD) deems affordable. However, the median income per household in Sewall's Point is \$140,625 whereas the median monthly mortgage payment is \$3,325, representing only 28.4% of the median income per household.

TABLE HOU 6-8 GROSS MORTGAGE COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

| Monthly Mortgage Costs as a Percentage of Household Income | Number of Units | Percent |
|---|------------------------|----------------|
| Less than 20.0% | 151 | 43.4% |
| 20.0 to 24.9% | 13 | 3.7% |
| 25.0 to 29.9% | 14 | 4.0% |
| 30.0 to 34.9% | 63 | 18.1% |
| 35.0 % or more | 107 | 30.7% |

Source: 2019 American Community Survey

Table HOU 6-9 summarizes information on the cost of rent as a percentage of household income. The United States Department of Housing and Urban Development (HUD) typically uses 30% as the threshold to measure housing affordability, meaning that housing is considered affordable if it is not more than 30% of the household's income. Using this measure, all housing units rented in Sewall's Point are deemed affordable to the residents that rent, with most renters spending between 20 and 24.9% of their income on housing (51.5%). All renters in Sewall's Point meet the 30% income standard for affordability recommended by HUD.

TABLE HOU 6-9 GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME

| Rent as a Percentage of Household Income | Number of Units | Percent |
|---|------------------------|----------------|
| Less than 20.0% | 11 | 33.4% |
| 20.0 to 24.9% | 17 | 51.5% |
| 25.0 to 29.9% | 5 | 15.2% |

Source: 2019 American Community Survey

HOUSING CONDITIONS

One way to analyze the conditions of existing housing is by identifying the components missing in housing units that are deemed ‘substandard’ by the U.S. Census. These substandard housing conditions include:

- 1.01 or more person per room
- No fuel used (households that live in unheated units)
- Lacking complete kitchen facilities
- Lacking complete plumbing facilities
- No access to telephone services

Table HOU 6-10 summarizes the number of units that fall under these factors to substandard housing. Six homes do not use fuel, lack complete kitchen facilities, and lack complete plumbing facilities. Additionally, 23 homes have no telephone service available which, according to the U.S. Census, means that these homes do not have the service to make and receive calls, including service for cell phones. There are no homes that have more than one person per room.

TABLE 10 SUBSTANDARD HOUSING

| Substandard Housing Factor | Number of Units | Share of Occupied Units (%) |
|--------------------------------------|-----------------|-----------------------------|
| No Fuel Used | 6 | 0.7% |
| Lacking Complete Kitchen Facilities | 6 | 0.7% |
| Lacking Complete Plumbing Facilities | 6 | 0.7% |
| No Telephone Service Available | 23 | 2.7% |

Source: 2019 American Community Survey

SUBSIDIZED HOUSING

Income-based rent is designated so that eligible households pay no more than 30% of their income towards housing costs each month. This rent option is usually provided for low-income households and is offered by programs such as Public Housing, Project-based Section 8, and Section 8 Housing Choice Vouchers. Currently, there are no income-based apartments in Sewall’s Point. Additionally, no low rent or subsidized apartments are available in the Town.

MANUFACTURED HOMES

Mobile and manufactured homes offer inexpensive housing options for individuals and families to own or rent property. According the 2019 American Community Survey and the Florida Housing Data Clearinghouse, there are currently no mobile or manufactured homes in Sewall’s Point.

HISTORIC HOUSING

HISTORICALLY REGISTERED

The Bureau of Historical Resources of the Florida Department of State maintains a central archive for Florida's historical and archaeological sites, which is known as the Florida Master Site File (FMSF). There are currently eight (8) historically significant structures recorded on FMSF located in Sewall's Point. Many of the structures are residential homes. **Table HOU 6-11** identifies the address or name of the structure (as recorded by FMSF), the year the structure was constructed, and if the structure is eligible for the National Register of Historic Places designation. Currently, there are no structures in Sewall's Point recorded in the National Register of Historic Places, but only three (3) structures meet the criteria for eligibility.

TABLE HOU 6-11 HISTORICALLY SIGNIFICANT HOUSING RECORDED IN THE FLORIDA MASTER SITE FILE

| House Name | Year of Construction (Circa) | Eligibility for the National Register of Historic Places |
|------------------------------|------------------------------|--|
| 8 Castle Hill Way | 1936 | Ineligible |
| 63 North River Road | 1940 | Ineligible |
| 3 South Sewall's Point Road | 1946 | Ineligible |
| 71 South Sewall's Point Road | 1915 | Ineligible |
| 2460 Northeast Palmer Street | 1948 | Ineligible |
| Bay Tree Lodge | 1909 | Eligible |
| Bay Tree Lodge Boathouse | 1909 | Eligible |
| 71 S River Road (Lucinda) | 1926 | Eligible |

Source: Florida Division of Historical Resources and updated by Town Staff

HISTORIC CRITERIA

The criteria for recording a site on FMSF is that the site must be documented with a State Site Form and that it must be approximately 50 years of age or older. Though only eight (8) structures in Sewall's Point are recorded on FMSF, there are many structures in the Town that could be eligible based on the year they were constructed. According to the 2019 American Community Survey, 76 structures were constructed before 1970, making them eligible for inclusion in FMSF.

Registering these older homes with FMSF and establishing them as historically significant structures could promote the preservation of older houses in Sewall's Point. Local ordinances could also be implemented to provide maintenance standards to protect these homes.

HOUSING CONSTRUCTION ACTIVITY

The Town of Sewall's Point's Building and Public Works Department reports that 479 building permits for residential structures have been issued since July 30, 2015. Most of these permits were issued for residential structures to change out A/C units, remodel kitchens, build fences, and repair roofs. A total of 287 building permits have been issued since March 2020, marking an increase in building improvements. This increase in home improvements may contribute to longevity and increased value in the existing housing stock.

HOUSING ANALYSIS

This element provides a housing analysis for the Town of Sewall's Point based upon data provided by a variety of local, state, and federal agencies. The preceding pages outline the existing housing conditions in the Town. In summary:

- The 1970s and 1980s saw the greatest increase in housing stock, which was also the time period that had the greatest growth in population in the Town
- 97.1% of the Town's housing stock is 1-unit detached housing
- 94.1% of the Town's housing stock is owner-occupied
- All renters pay an affordable rate for rent, according to HUD standards, while 48.8% of homeowners with mortgages pay more than the HUD standard for affordability
- There are no subsidized or affordable housing units provided in the Town
- An overall uptick in home improvements has occurred between 2020 and 2021
- Accessory dwelling units provide an opportunity for multi-generational housing.

DEFINITIONS AND ACRONYMS

ACS – American Community Survey

Accessory Dwelling Unit - An ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.

Adjusted for Family Size - Adjusted in a manner that results in an income eligibility level that is lower for households having fewer than four people, or higher for households having more than four people, than the base income eligibility determined as provided in the definitions “low-income persons,” “moderate-income persons,” or “very-low income person,” based upon a formula established by the United States Department of Housing and Urban Development.

Affordable– Monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in the definitions “low-income persons”, “moderate-income persons”, or “very-low income person”. However, it is not the intent to limit an individual household’s ability to devote more than 30 percent of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark. The term also includes housing provided by a not-for-profit corporation that derives at least 75 percent of its annual revenues from contracts or services provided to a state or federal agency for low-income persons and low-income households; that provides supportive housing for persons who suffer from mental health issues, substance abuse, or domestic violence; and that provides on-premises social and community support services relating to job training, life skills training, alcohol and substance abuse disorders, child care, and client case management.

BEBR – Bureau of Economic and Business Research, University of Florida

Community-Based Organization - A nonprofit organization that has among its purposes the provision of affordable housing to persons who have special needs or have very low income, low income, or moderate income within a designated area, which may include a municipality, a county, or more than one municipality or county, and maintains, through a minimum of one-third representation on the organization’s governing board, accountability to housing program beneficiaries and residents of the designated area.

Elderly - A person 60 years of age or older who is suffering from the infirmities of aging as manifested by advanced age or organic brain damage, or other physical, mental, or emotional dysfunctioning, to the extent that the ability of the person to provide adequately for the person’s own care or protection is impaired.

FMSF – Florida Master Site File

HUD – U.S. Department of Housing and Urban Development

Low-Income Persons - One or more natural persons or a family that has a total annual gross household income that does not exceed 80 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever amount is greatest. With respect to rental units, the low-income household’s annual income at the time of initial occupancy may not exceed 80 percent of the area’s median income adjusted for family size. While occupying the rental unit, a low-income household’s annual income may increase to an amount not to exceed 140 percent of 80 percent of the area’s median income adjusted for family size.

Manufactured Homes – Homes built to the Manufactured Home Construction and Safety Standards (HUD Code). These homes are constructed on a permanent chassis.

Moderate-Income Persons - One or more natural persons or a family that has a total annual gross household income that does not exceed 120 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is greatest. With respect to rental units, the moderate-income household's annual income at the time of initial occupancy may not exceed 120 percent of the area's median income adjusted for family size. While occupying the rental unit, a moderate-income household's annual income may increase to an amount not to exceed 140 percent of 120 percent of the area's median income adjusted for family size.

No Fuel Used – From the American Community Survey, used to define households that live in unheated units.

Section 8 – A federally funded rental assistance program that pays private landlords the difference between what a low-income household can contribute and the fair market rent. Section 8 Housing Choice Vouchers provide low-income households with rental assistance in a home of their choice. The Voucher tenant pays 30% of their monthly income for rent, while the federal government pays for the remainder through a local housing authority.

Substandard -

- (a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;
- (b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
- (c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

Very-Low-Income Persons - One or more natural persons or a family that has a total annual gross household income that does not exceed 50 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is greatest. With respect to rental units, the very-low-income household's annual income at the time of initial occupancy may not exceed 50 percent of the area's median income adjusted for family size. While occupying the rental unit, a very-low-income household's annual income may increase to an amount not to exceed 140 percent of 50 percent of the area's median income adjusted for family size.

Workforce Housing - Housing affordable to natural persons or families whose total annual household income does not exceed 80 percent of the area median income, adjusted for household size, or 120 percent of area median income, adjusted for household size, in areas of critical state concern designated under s. 380.05, for which the Legislature has declared its intent to provide affordable housing, and areas that were designated as areas of critical state concern for at least 20 consecutive years before removal of the designation.

COASTAL MANAGEMENT ELEMENT

Data, Inventory and Analysis

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INTRODUCTION

The Town of Sewall's Point is a peninsula comprised of approximately 780 acres uniquely situated between the St. Lucie River and the Indian River Lagoon (IRL) in Martin County, Florida. Because of its long shoreline and unique location, a Coastal Element is required per Florida statute 163.3177(6)(g). Shoreline uses are primarily single-family homes; approximately 600 feet of commercial use adjacent to the river and approximately of 200 feet of public use of along the Indian River. The IRL is a linear estuarine system that extends along more than a third of Florida's east coast, over 155 miles, from Ponce de Leon Inlet in Volusia County south to Jupiter Inlet in Palm Beach County. Numerous freshwater wetlands and sloughs undergo a transition into riverine systems that connect directly to the IRL. The lagoon interacts with the saline waters of the Atlantic Ocean through the inlets, providing tidal exchange with fresh water discharged into the lagoon from the inland rivers.

The IRL provides a higher species diversity than any other estuary in North America. Portions of the IRL have been designated as Aquatic Preserves. The *Jensen Beach to Jupiter Inlet Aquatic Preserve* extends from the southern corporate limits of Fort Pierce (St. Lucie County) south (through Martin County) to Jupiter Inlet (West Palm Beach County) and encompasses 22,000 acres. The aquatic preserve was adopted under Florida Statutes, Sections 258.35 – 258.46 by the State of Florida on October 21, 1969 and are managed by the Florida Department of Environmental Protection, Office of Coastal and Aquatic Managed Areas.

In 2021, the State renewed its ongoing commitment to improving the condition of the IRL with Statute 373.451, the Surface Water Improvement Management Act. The goal of the Surface Water Improvement Management Act is to recognize the water quality of many surface waters, such as the Indian River Lagoon, is degrading.

The Town has a rich diversity of natural resources. These resources are susceptible to human degradation and natural disasters. To that end, the Coastal Management Element will inventory the Town's coastal resources and provide policies to preserve these assets. It is imperative that the Town continue to protect its unique beauty so that it can be enjoyed by future generations. To that end, Legacy 2045 Coastal Management Element will plan for development and, where appropriate, restrict development activities that could damage or destroy coastal resources. Its coastal location also exposes the Town to the risks of human life loss and loss or damage to property from natural disasters (i.e., floods, hurricanes). The Coastal Management Element will also include strategies to address resiliency to prepare for the Peril of Flood and risk of sea level rise.

STATUTORY REQUIREMENTS

Florida Statutes (Statute 163.3177) require the Coastal Management Element address the principles, guidelines, standards, and strategies to guide the local government's decisions and program implementation regarding the following objectives:

- Maintain, restore, and enhance the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values.
- Preserve the continued existence of viable populations of all species of wildlife and marine life.
- Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources.
- Avoid irreversible and irretrievable loss of coastal zone resources.
- Use ecological planning principles and assumptions in the determination of the suitability of permitted development.
- Limit public expenditures that subsidize development in coastal high-hazard areas.
- Protect human life against the effects of natural disasters.
- Preserve historic and archaeological resources, which include the sensitive adaptive use of these resources.
- Optional - Develop an adaptation action area designation for those low-lying coastal zones that are experiencing coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. Criteria for the adaptation action area may include, but need not be limited to, areas for which the land elevations are below, at, or near mean higher high water, which have a hydrologic connection to coastal waters, or which are designated as evacuation zones for storm surge.
- A redevelopment component with principles that must be used to eliminate inappropriate and unsafe development in the coastal areas - when opportunities arise also known as Peril of Flood provisions.

TOWN OF SEWALL'S POINT CLIMATE

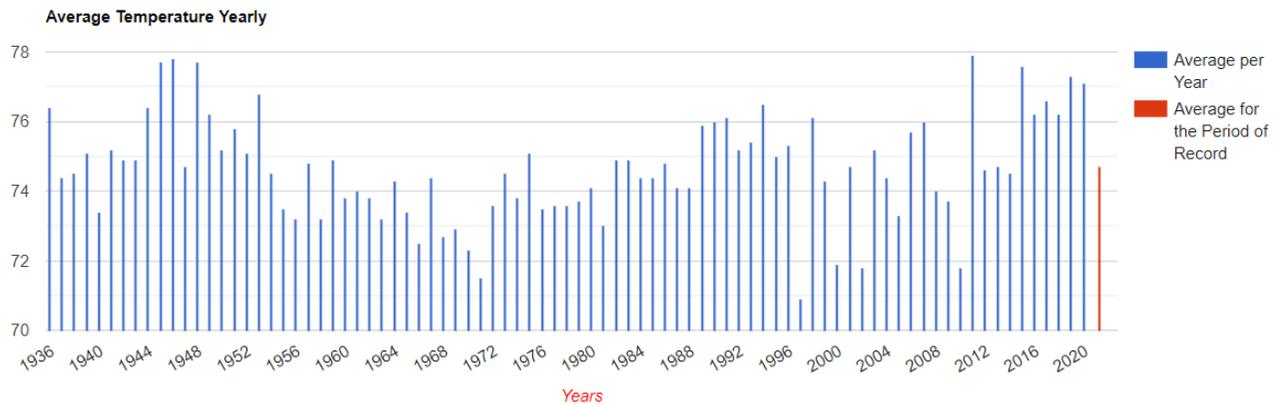
In the Town of Sewall's Point, the summers are long, hot, humid, and wet. The winters are short, comfortable, windy, and partly cloudy. Over the course of the year, the temperature typically varies from 57°F to 89°F and is rarely below 43°F or above 92°F.

The hot season lasts for 3.9 months, from May 30th to September 26th, with an average daily high temperature above 86°F. The hottest month of the year is August, with an average high of 89°F and low of 76°F.

The cool season lasts for 3 months, from December 5th to March 1st, with an average daily high temperature below 76°F. The coldest month of the year is January, with an average low of 57°F and high of 74°F.

Source: Weather Spark

GRAPH CM 7-1 AVERAGE TEMPERATURE (YEARLY)



Source: Florida Climate Institute (FCI)

Graph CM 7-1 charts the average yearly temperatures for the Town of Sewall's Point ranging from 1936 – 2021. The past ten years the average annual temperatures are as follows (in degrees Fahrenheit): 2010 – 72 degrees, 2011 – 78 degrees, 2012 – 75 degrees, 2013 – 75 degrees, 2014 – 75 degrees, 2015 – 78 degrees, 2016 – 76 degrees, 2017, 77 degrees, 2018 – 76 degrees, 2019 – 77 degrees, 2020 – 77 degrees. The average for the period of record so far, 2021, is 75 degrees.

PRECIPITATION

A wet day is one with at least 0.04 inches of liquid or liquid-equivalent precipitation. The chance of wet days in Sewall's Point varies significantly throughout the year. The wetter season lasts 5 months, from May 24th to October 9th, with a greater than 40% chance of a given day being a wet day. The chance of a wet day peaks at 63% on August 24th. The drier season lasts 8 months, from October 9th to May 24th. The smallest chance of a wet day is 17% on December 30th. Based on this categorization, the most common form of precipitation throughout the year is rain alone, with a peak probability of 63% on August 24th.

STORMS AND HURRICANES

Thunderstorms are common during the summer months. Hurricanes, much less frequent occurrences, have the potential to occur from June through November bringing heavy rainfall, high winds, and widespread flooding. Years 2004 through 2005, were active seasons with Hurricane Frances, a Category 4 and Hurricane Jeanne, a Category 3 hurricane making landfall at Sewall's Point weeks apart causing significant damage and numerous power outages. In 2005, Hurricane Wilma made landfall as a Category 1 when it hit Martin County. The most recent storm event for the Treasure Coast was Hurricane Irma in September 2017 with wind gusts of up to 100 miles per hour and rainfall of more than 20 inches. However, this storm narrowly missed Martin County and did not have the same impact as the storms of 2004 and 2005.

Hurricanes are rated on the Saffir-Simpson Hurricane Wind Scale based upon five intensities:

Category 1 hurricanes have sustained winds of 74 to 95 mph. These very dangerous winds will produce some damage.

Category 2 hurricanes have sustained winds of 96 to 110 mph. These extremely dangerous winds will cause extensive damage.

Category 3 hurricanes have sustained winds of 111 to 130 mph. Devastating damage will occur.

Category 4 hurricanes have sustained winds of 131 to 155 mph. Catastrophic damage will occur.

Category 5 hurricanes have sustained winds greater than 155 mph. Catastrophic damage will occur.

Source: NOAA

INVENTORY AND ANALYSIS OF VEGETATIVE COVER

Vegetation within the coastal zone has both aesthetic and practical value for the citizens of the Town. Shoreline vegetation reduces glare, enhances privacy, and reduces noise. The practical value of vegetative cover is to reduce erosion, filter upland runoff, enhance water quality, and provide habitat for terrestrial and marine organisms. The following is a list of vegetative communities and major plant species associated with each plant community found within the Town:

Coastal Hardwood

Hammocks

Gumbo Limbo
Poisonwood
Paradise Tree
Wild Mastic
Cabbage Palm
Wild Lime
Coral Bean

Sand Pine Forest

Sand Pine
Twin Live Oak
Chapman's Oak
Myrtle Leaf Oak
Palafoxia
Rosemary
Blue Eye
Knotting
Beak Rush

Mangrove Forest

Red Mangrove
Black Mangrove
White Mangrove
Buttonwood

Marine Seagrass Beds

Star Grass
Paddle Grass
Johnson's Seagrass
Shoal Grass
Manatee Grass
Turtle Grass

MANGROVES

Mangrove forests are important because they stabilize the shoreline and protect the surrounding water quality. Loss of mangroves reduces fishery production, increases land erosion and decreases nearshore water quality. Therefore, to protect the mangroves, the Florida Department of Environmental Protection regulates the maintenance of them as outlined in the Mangrove Trimming and Preservation Act. Town residents must follow these requirements which allow homeowners to trim mangroves if their height exceeds 6 feet but is not taller than 10 feet. Mangroves cannot be trimmed below 6 feet. Mangroves taller than 10 feet require a professional mangrove trimmer. The state has penalties in the way of fines for anyone who violates this Act. For more information visit floridadep.gov.

MARINE SEA GRASS BEDS

Sea grasses are very sensitive to environmental conditions, primarily water quality. Water degradation is caused by surface water runoff entering the estuarine system. Sea grass beds are important habitat areas for many varieties of fish, a means of improving water clarity by filtering sediment in the water, stabilizing the bottom, and preventing shoreline erosion.

WILDLIFE AND MARINE INVENTORY AND ANALYSIS

The most common types of marine and animal species associated with the different types of coastal vegetative communities are as follows:

Coastal Hardwood

Hammocks

Land Crab
Raccoon
Brown Rat
Yellow Rat Snake
Black Racer
Indigo Snake
Turkey Vulture
Cooper's Hawk
Osprey
Great American Egret
Royal Tern
Clapper Rail
Mourning Dove
Yellow Shafted Flicker
Pileated Woodpecker
Blue Grey Gnat Catcher
Prairie Warbler
Cardinal
Red Breasted Merganser
Black Vulture
Sparrow Hawk
Blue Jay
House Wren
Carolina Chickadee
Ovenbird

Sand Pine Forest

Gopher Frog
Florida Scrub Lizard
Yellow Rat Snake
Black Racer
Indigo Snake
Squirrel
Raccoon
Florida Mouse
Red Cockaded
Woodpecker
Turkey Vulture
Black Vulture
Red tailed Hawk
Bobwhite
White Morning Dove
Red bellied Woodpecker
Eastern Kingbird
American Crow

Mangrove Forest

Mangrove Crab
Land Crab
Ghost Crab
Fiddler Crab
Mangrove Snail
Oyster
Mangrove Water Snake
Eastern Brown Pelican
Anhinga
Osprey
Great American Egret
Great Blue Heron
Little Blue Heron
Yellow Crowned Night
Heron
White Ibis
Dunlin
Ruby Turnstone
Frigatebird
Fish Crow
Double Breasted
Cormorant
Marsh Hawk
Louisiana Heron
Green Heron
Wood Ibis
Black Bellied Plover
Semipalmated Sandpiper
Heron Gull
Caspian Tern
Black Skimmer
Belted Kingfisher
Black Whiskered Vireo
Florida Prairie Warbler
River Otter

Marine Seagrass

Conch
Starfish
Seabiscuit
Pencil Urchin
Long Spined Sea Urchin
Sea Cucumber
Sea Hare
Amphipods
Pipe Fish
Seahorse
Goby
Lizard Fish
Parrot Fish
Grunt
Snapper

ENDANGERED AND THREATENED SPECIES

Rare, endangered, and threatened species are often dependent upon a particular habitat for their existence. The loss of this critical habitat is the main threat to these species. Manatees are listed as “threatened” under the Endangered Species Act. As the number of power boats in each area increases, the number of boat/manatee collisions increase. Due to their slow speed and relatively high buoyancy, manatees are often struck by vessels, which is the primary cause of human-related deaths of the species. Some manatees have been found with more than 50 scars on them from propeller blades. Natural causes of death include adverse temperatures, predation by alligators on young, and disease.

Additionally, manatees continue to be threatened by loss of warm-water habitat and periodic die-offs from red tides and unusually cold weather events. Florida manatees are managed jointly by both U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWC).

FLOOD PLAINS

Significant sources of flooding affecting the Town are the Atlantic Ocean, Indian River and the St. Lucie River. Flooding results primarily from tidal surge (caused by hurricanes and tropical storms) in the coastal areas and shore areas. However, when high winds from an unnamed storm event are directed on shore, the tides they produce can inundate the low coastal areas behind them for some distance inland. Wave action, which accompanies wind-generated tides, can cause flooding, erosion and structural damage to homes.

Flood zones are geographic areas that the Federal Emergency Management Agency (FEMA) has defined according to varying levels of flood risk. The Town of Sewall’s Point includes properties in Flood Zones X, AE and VE. These zones are depicted on a community’s Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area. Higher-risk flood zones are designated by the letters **A** and **V**. These zones are known as the Special Flood Hazard Area (SFHA). Flood insurance is required in these zones if a homeowner has a federally backed mortgage. The SFHA is the area where the National Flood Insurance Program’s (NFIP’s) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. These zones are determined by FEMA to indicate a property’s risk for flooding and have nothing to do with hurricanes or other emergencies. They are used to determine flood insurance premium rates and some building code requirements.

Flood zones are not the same as evacuation zones, though they are often mistaken for each other. Flood zones and evacuation zones differ in they measure conditions that may not occur at the same time. The Town of Sewall’s Point is in the Zone AB on the Martin County Storm Surge Map meaning if a forecasted storm surge is expected to be up to 6 feet, the residents would have a mandatory evacuation. More about mandatory evacuation, evacuation routes and storm shelters can be found in the **Town of Sewall’s Point Transportation and Mobility Element**.

TABLE CM 7-1 FLOOD ZONE DEFINITIONS

Below are the definitions for the flood zones found within the Town of Sewall's Point.

| | | |
|-----------|------------------------|---|
| X | High Risk Area | Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. |
| AE | High Risk Area | The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones. |
| VE | High Risk Coastal Area | Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones. |

Source FEMA *Definitions of FEMA Flood Zone Designations*

FLOOD WARNING SYSTEM

The Town of Sewall's Point, in collaboration with Martin County, keeps the residents informed about potential flooding. The Martin County Emergency Operation Center in coordination with the National Weather Service (NWS) provides updates of threatening weather. The NWS issues a flood advisory for an area at least 6 hours before expected rainfall would overflow our drainage systems and cause the isolation of buildings by inland water ponding. Local radio and television stations are utilized to inform residents of flood threats. The main evacuation routes for the town are the Evans Cray Bridge to Monterey Road for residents south of A1A and Indian River Drive to Palmer Road, then to U.S. 1 for residents north of A1A.

STORM SURGE INUNDATION

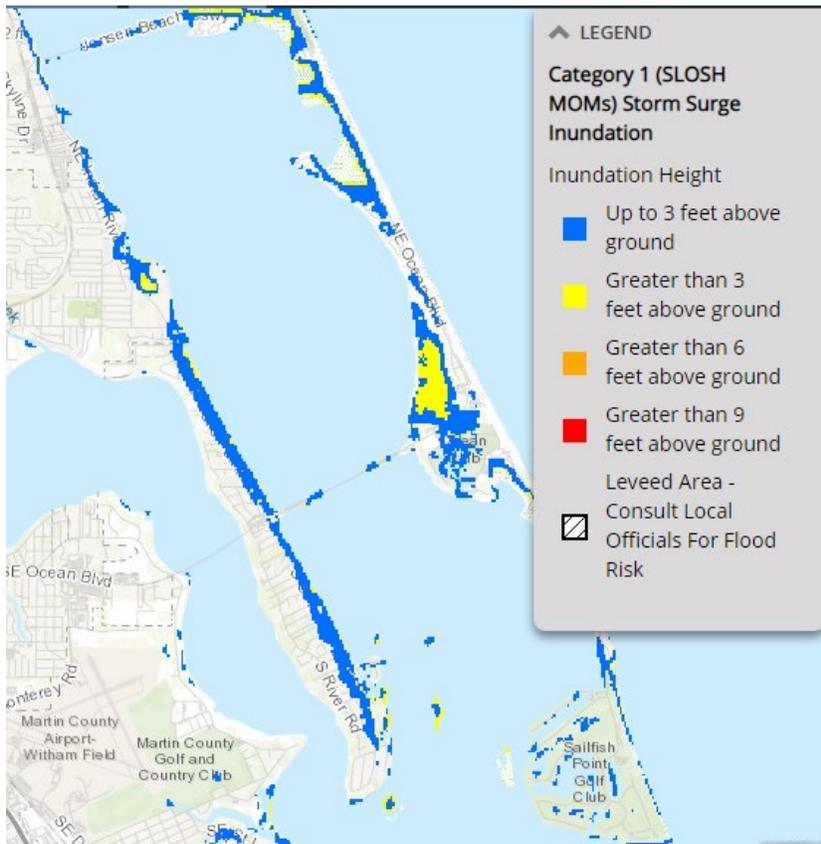
The Sea, Lake and Overland Surges from Hurricanes (SLOSH) model is a computerized numerical model developed by the National Weather Service (NWS) to estimate storm surge heights resulting from historical, hypothetical, or predicted hurricanes by considering the atmospheric pressure, size, forward speed, and track data. These parameters are used to create a model of the wind field which drives the storm surge.

The SLOSH model consists of a set of physics equations which are applied to a specific locale's shoreline, incorporating the unique bay and river configurations, water depths, bridges, roads, levees and other physical features.

Storm surge inundation is the term used when referencing storm surge heights as height above ground level. National Hurricane Center's (NHC) storm surge forecast public advisory statements now reference storm surge as height above ground level. This means when NHC forecasts storm surge of 20 ft that means 20 ft above ground.

As an example, the below map illustrates the potential effect of a Category 1 storm on the Town of Sewall's Point. The area projected to experience the most hurricane damage is the coastal high hazard area (CHHA). The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a SLOSH computerized storm surge model.

MAP CM 7-1 STORM SURGE MODEL



Source: NOAA and NHS

SUSTAINABILITY AND RESILIENCY

Conservation, sustainability, and resiliency are discrete but overlapping disciplines. Conservation acknowledges that some resources are finite and should be preserved, as indicated in the Conservation Element of this Comprehensive Plan. Sustainability typically addresses the interdependence of environmental, social, and economic systems. By managing these systems and through long-range planning, the resources will be available to future generations. Sustainable development is typically defined as development which meets the needs of the present without compromising resources to meet the needs of future generations. Sustainable actions are those that conserve, maintain, support, and enhance the environmental, economic, and social systems.

Resilience refers to the capacity of systems to recover quickly after adverse events. Resiliency strengthens systems to prepare for and recover from disasters and adapt to persistent threats or single events.

Urban resiliency has become an important goal for many local governments including the Town of Sewall's Point. With the onset of climate change, impacts from rising temperatures, extreme weather events, sea level rise, and large volume precipitation events, it is wise to plan and be proactive by establishing policies and regulations to direct development away from the most vulnerable areas of the Town. Sustainable policies such as reducing greenhouse gas emissions or reducing energy and water consumption are important actions which can contribute to larger long-term resiliency and sustainability efforts to avoid the worst impacts of climate change.

Climate change could affect the Town of Sewall's Point in the following ways:

- Increased annual rainfall and higher volume rain events
- Warmer weather and heat waves
- Damage to vital ecological and natural systems
- Greater risk of flooding
- Drought

ADDRESSING THE PERIL OF FLOOD

The 2015 Florida Legislature directed jurisdictions that have a Coastal Management Element as a part of their comprehensive plan to include a redevelopment component with principles that must be used to eliminate inappropriate and unsafe development in the coastal areas - when opportunities arise. The 2021 update to the Town of Sewall's Point Comprehensive Plan includes strategies that prepare the Town for the current and future risks of high-tide events, storm surge, flash floods, stormwater runoff and the related impacts of sea-level rise.

FLOOD PROTECTION STRATEGIES

1. **Procedural** - Outreach and education, real estate disclosure.
2. **Protection** - "Hard" and "soft" structurally defensive measures.
3. **Accommodation** - Altering the design and use of structures to handle flooding.
4. **Strategic Relocation** - Incremental relocation development to safer areas.
5. **Avoidance** - Directing new development away from vulnerable areas.

ADAPTATION STRATEGIES

1. Land-use regulations & building codes
2. Limits on insurance subsidies
3. Redesign and retrofitting of structures
4. Updates for drainage, flood control, and water supply infrastructure
5. Increased coastal protection

In recognition of the risks of sea level rise and flood risk, the Town utilized a tool provided by the National Oceanic and Atmospheric Administration (NOAA) to better understand the Town's risk. The tool facilitates scenario illustration of sea level rise in one-foot increments. For the Town's illustration, staff used a 2-foot rise in the sea level which is considered as a middle risk according to Florida State University Building Resilience Against Climate Effects (BRACE).

Source: NOAA

ESTUARINE POLLUTION

The major water bodies contained in the Town Coastal Zone are the southern portion of Indian River Lagoon System and the St. Lucie Estuary. The surface water surrounding the Town is primarily brackish. Salt water enters the system through the St. Lucie Inlet. Fresh water results from the St. Lucie River and surface runoff, percolation through soils, highway and urban drainage, and private water treatment discharges. One of the biggest challenges to the water quality of the St. Lucie River is the incidents of fresh water being released from Lake Okeechobee into the River by the Army Corp of Engineers when the Lake reaches a certain high level. These periodic releases upset the delicate balance of the brackish waterway.

STATE INITIATIVES

In 2021, the State continued to be committed to improving the condition of the Indian River Lagoon with Statute 373.451, the Surface Water Improvement Management Act. The goal of the Surface Water Improvement Management Act is to recognize the water quality of many surface waters, such as the Indian River Lagoon, is degrading.

Various surface waters are slowly being destroyed from sources of pollution and destruction of natural systems that purify water. These factors are causing the surface waters to lose their aesthetics and recreational pleasure while simultaneously destroying existing animal habitats.

The purpose of the Surface Water Improvement Management Act is to reestablish the beauty and health of the surface waters, provide recreational pleasure for citizens, conserve habitats for native plants, fish, and wildlife, provide safe drinking water, attract visitors, and increase economic benefits.

With the teamwork of the water management districts, the department, and local governments, Legislature finds that many surface water problems can and have been corrected. Legislature's intent is that each water management district will develop plans and programs for the improvement and management of surface waters within its boundaries.

Each water management district, the department, and others will conduct research to dig deeper into understanding the causes and effects of surface water pollution and the destruction of natural systems.

A variety of organizations have been monitoring and researching ways to protect the IRL and its watershed. The Indian River Lagoon Surface Water Improvements and Management (SWIM) Program has been designed to develop and execute a combination of research and practical implementation projects to protect or restore the environmental resources of the Indian River Lagoon. This joint program is administered cooperatively through the St. John's River Water Management District (SJWMD) and the South Florida Water Management District (SFWMD).

LOCAL INITIATIVES

RIVERS COALITION

The Rivers Coalition is a Treasure Coast initiative formed in efforts to stop discharges from Lake Okeechobee into the St. Lucie River. The group began in the 1990s, by presenting a “St Lucie River Report to Congress” which emphasized the toxic ooze at the bottom of the river which was up to 23 feet thick in some areas.

Most recently, the group influenced the governor to update the membership of the South Florida Water Management District Board of Governors to include clean water activist, former Mayor and Sewall’s Point native, Jacqui Thurlow-Lippisch. The Rivers Coalition continues to advocate for a clean River. Currently, the group is advocating for new guidelines for the Army Corps to use in the decision-making process for maintaining lake levels and initiating discharges which value health and safety.

RIVERKIDZ

A youth branch of the Rivers Coalition, RiverKidz, was formed in 2011, by two 10-year-old Sewall’s Point natives, Naia Mader and Evie Flaugh with a Lemonade stand fundraiser. The mission of this youth not for profit is to “speak out, get involved and raise awareness because we believe kids should have a voice in the future of our rivers.” In the years since, the group continues to advocate for clean rivers with hundreds of youths participating to end water pollution. RiverKidz members have lobbied against offshore oil drilling, circulated petitions to limit fertilizer runoff, appeared in a documentary filmed by the Everglades Foundation, attended rallies against Lake Okeechobee discharges and attended a congressional hearing on the Indian River Lagoon’s health. Ten years later, the group continues to advocate for the River. Most recently, in May 2021, the RiverKidz started a Rally for Manatees on the Ernest Lyons Bridge. Later that same month, the RiverKidz gathered at the Town of Sewall’s Point Town Hall to write the U.S. Department of Interior to urge them to reinstate manatees on the endangered species list.

Reference: Stuart News May 2021

REDEVELOPMENT AND DIRECTION OF DEVELOPMENT AWAY FROM COASTAL AREAS

When opportunities arise, the Town will eliminate unsafe and inappropriate development of coastal areas and implement Peril of Flood policies in its Comprehensive Plan. Public acquisition of land is not a viable option to this effort without grant assistance due to the high cost of land. Relocation of residents in established neighborhoods is also not a viable option. However, the Town Building Official enforces the Florida Building Code which includes building standards that fortitude construction to reduce exposure to the hazards of storm and hurricane events. Areas of special flood hazard, identified by the Federal Insurance Administration in its Flood Insurance Rate Map, are subject to special requirements and terms of use and development. In all areas of special flood hazard, all new construction and substantial improvements are required to be anchored to prevent flotation, collapse or lateral movement; must be constructed with materials and utility equipment resistant to flood damage; must be constructed by method practices that minimize flood damage; and fully enclosed areas below the lowest floor that are subject to flooding must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters.

PUBLIC ACCESS FACILITIES

Public access to the Town's shoreline is from Town Commons Park, a 2.9-acre parcel directly across the street from the Town Hall. This park includes a playground for children, fishing for all ages in the river and includes several benches to enjoy water views. The Evans Crary Bridge (State Road A1A) is used as a fishing pier over the St. Lucie River. There are no public marinas or boat ramps within the Town. However, shoreline access, and boat ramps are provided by neighboring jurisdictions. Martin County has many public access areas available to Town residents. This inventory and analysis for open space is also included in the **Recreation and Open Space Element** of this plan.

SANITARY SEWER FACILITIES

The Town does not own or operate a sanitary sewer facility but rather this service is provided by Martin County Utilities. Town residents treat wastewater with a combination of public sewer provided by Martin County while most residents continue to use septic tanks. The Town continues to encourage residents to utilize the public sewer system and is actively seeking grants to assist in the cost to connect to the public sewer system. More information about Connect to Protect program can be found in the **Infrastructure and Water Resources Element**.

POTABLE WATER FACILITIES

The Town does not own or operate any potable water facilities. The residents of the Town are primarily served by Martin County Utilities, and a few private wells exist. For more information on this see the **Infrastructure and Water Resources Element**.

NATURAL RESOURCES IN THE COASTAL AREA

Immediately interior to the coastal barrier island, located between the barrier island and the Atlantic Coastal Ridge, is the Indian River Lagoon (IRL). The IRL is a linear estuarine system that extends along more than a third of Florida's east coast, over 155 miles, from Ponce de Leon Inlet in Volusia County south to Jupiter Inlet in Palm Beach County. Numerous freshwater wetlands and sloughs undergo a transition into riverine systems that connect directly to the IRL. The lagoon interacts with the saline waters of the Atlantic Ocean through the inlets, providing tidal exchange with fresh water discharged into the lagoon from the inland rivers. Along the IRL, the associated mangrove and salt marsh communities provide valuable filtration, stabilization and habitat and the seagrass beds provide foraging for manatees. Portions of the eastern limits of the Town, as described above, lie adjacent to the IRL.

Source: FWC

HISTORIC RESOURCES IN THE COASTAL AREA

The Bureau of Archaeological Research within the Florida Office of Cultural and Historic Preservation maintains the [Florida Master Site File](#) (MSF); a database that contains information on archaeological and historic resources in Florida. Three homes are eligible to be listed on the National Register of Historic Places. A listing of these resources is contained in the **Housing Element**.

WETLANDS

Wetlands are generally classified as areas where the water table is near or above the surface, except during extended dry periods. Wetlands are typically adjacent to natural water bodies and man-made lakes, and in low-lying depressions, and have poorly drained, level, organic, or marl soils. Wetlands provide needed habitat for aquatic and land species, including migrating birds.

Wetlands serve many important hydrological and ecological values and functions:

- Recharge and filter groundwater in the shallow aquifer
- Reduce the impact of flooding by acting as storage basins and temper the effect of climate extremes
- Act as uniquely productive biological systems, providing home and food for the majority of Florida's threatened and endangered species

The Town of Sewall's Point will include policies in the Comprehensive Plan to ensure stormwater plans that maintain or enhance water quality by controlling the rate, timing and volume of discharges from surface water management systems from both point sources (coming from a specific, identifiable source) and nonpoint sources (coming from a general source that cannot be identified).

ACTIVITIES THAT NEGATIVELY AFFECT WETLANDS

The Town of Sewall's Point will discourage activities that adversely affect wetlands such as:

- Direct removal of natural vegetation from the wetlands or the buffer zones surrounding these wetlands
- Habitat destruction by dredging and/or filling
- Introduction or natural invasion of exotic vegetation within wetlands
- Improper or inadequate chemical and waste disposal, including agricultural wastes and improper installation and/or maintenance of septic tanks
- Improper or inadequate stormwater and surface water management
- Habitat destruction by motorized vehicles
- Alteration of wetland hydroperiods by mining, excavation and dewatering activities, and adjustments to stormwater weir levels to lower water tables

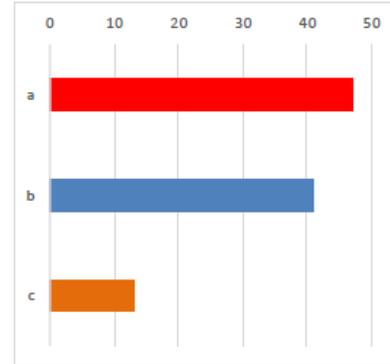
GRAPH CM 7-2 PUBLIC WORKSHOP WETLANDS POLL

The residents polled valued wetlands and expressed their desire to protect them regardless of their size and/or health.

12/29/21

According to the Environmental Protection Agency, wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season. Which of these statements best describes your philosophy regarding wetlands?

| | | |
|---|---|-----|
| a | I believe wetlands, regardless of their size and/or health, must not be impacted. | 47 |
| b | I believe wetlands which are part of a connected system should be protected but small wetlands could be impacted if the developer improves or expands an existing wetland system. | 41 |
| c | I have no opinion about wetlands. | 13 |
| | | 101 |



COASTAL MANAGEMENT ANALYSIS

This element provides an analysis for how the Town of Sewall’s Point is positioned to protect its coastal resources and is based upon data provided by a variety of local, state, and federal agencies. The preceding pages outline the existing conditions in the Town related to its coastline. In summary:

- The Town is surrounded by the unique waterbodies of the IRL and St. Lucie River.
- Due to its unique location, the Town is at particular risk for impacts from sea level rise and flooding.
- The Town should develop policies in its plan to make it resilient against the threats of flooding from storm events and sea level rise.
- The Town is comprised of established neighborhoods making relocation not a viable strategy to combat the threats of flooding and sea level rise.
- The Town has strong building codes that protect the structures from the threats of flooding and sea level rise.
- Water pollution is a threat to the health of the IRL, but local, state and federal initiative are in place to improve its health.
- Encouraging homes to connect to the County Sewer will remove the risk of pollution to waterways by failing or undermaintained septic tanks.
- The Town relies on Martin County for much of the public access to the waterways.

DEFINITIONS AND ACRONYMS

Hydroperiods - The period of time when a wetland is covered by water.

Load Allocations – Pollutant loads attributable to existing and future nonpoint sources and natural background.

Man-Made Structures - Structures created by people, which may or may not be intended for use by wildlife. Structures include (but are not limited to) buildings, bridges, utility poles, signs, equipment, heavy machinery, pipes, loading docks, and bat and bird houses.

Nonpoint Source Pollution - Pollution caused by precipitation that falls to and moves over and through the ground. As the precipitation moves, it accumulates pollutants and ultimately deposits them into surrounding streams, canals, lakes, wetlands and ground waters.

Point Source Pollution - Pollution that originates from a single source. An example would be a factory smokestack.

Siltation - A process when water becomes dirty because of agitation of minerals and sediment in the water.

Total Maximum Daily Load (TMDL) - The amount of each pollutant a water body can receive without violating standards. Pollution sources include runoff from farms, forests, urban areas, and natural sources, such as decaying organic matter and nutrients in soil.

APPENDICES

1. Climate:

Weather Spark – Provide in-depth weather reports by location.

Florida Climate Institute (FCI) - A multi-disciplinary network of national and international research and public organizations, scientists, and individuals concerned with achieving a better understanding of climate variability and change. The FCI has ten member universities – Florida A&M University (FAMU); Florida Atlantic University (FAU); the Florida Institute of Technology (FIT); Florida International University (FIU); Florida State University (FSU); Nova Southeastern University (NSU); the University of Central Florida (UCF); the University of Florida (UF); the University of Miami (UM); and the University of South Florida (USF) – and is supported by relevant colleges, centers, and programs at these universities.

INTERGOVERNMENTAL COORDINATION

Data, Inventory and Analysis

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INTRODUCTION

This Intergovernmental Coordination Element will describe the Town's relationships with local government and community partners as well as state and federal agencies. It will define the principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of the Martin County School District, South Florida Water Management District, Martin County, the Treasure Coast Regional Planning Council, and other entities which provide vital services to the Town of Sewall's Point. The Town recognizes that this local plan influences the development of adjacent municipalities, the county, adjacent counties, or the region, and will consider and be consistent with the state comprehensive plan.

The Town of Sewall's Point believes that a well-developed communication network among applicable public and quasi-public entities will enhance the long-range growth and prosperity of the Town. The effective implementation of federal, state, regional and local planning policies requires:

1. The identification of all agencies with which the local government must coordinate.
2. A thorough understanding of the roles of each agency; and
3. The creation of adequate intergovernmental coordination mechanisms to carry out policies.

This element seeks to accomplish these objectives through a systematic identification and analysis of current and future intergovernmental coordination issues. Each analysis addresses deficiencies and determines actions to improve coordination. Ultimately the refinement of this process should allow Sewall's Point to coordinate comprehensive planning with other entities, assuring compatible development and adequate public services across jurisdictional boundaries. The coordination process is continuous and should provide for effective monitoring systems.

PURPOSE

The purpose of the Intergovernmental Coordination Element, as identified by Chapter 163, Florida Statutes, F.S. is to identify relationships and procedures with local, regional, and state agencies to implement the goals, objectives, and policies of the Comprehensive Plan. The Intergovernmental Coordination Element solidifies and formalizes relationships among community partners. As the case may require, the intergovernmental coordination element provides procedures for identifying and implementing joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas. The Intergovernmental Coordination Element will also provide a process for timely closure to intergovernmental disputes, as established pursuant to FSS 186.509. In addition, it provides for interlocal agreements as established in FSS 333.03(1)(b). The Intergovernmental Coordination Element will establish and maintain efficient, effective strategies to coordinate planning efforts with Martin County; cities within Martin County; adjacent counties; regional, state, and federal agencies; and other agencies and entities that provide services but do not have regulatory authority over land. Through coordination and cooperation among the various entities affecting planning and land use, the Town can better serve its residents and ensure orderly and balanced growth and development, while protecting and enhancing the Town's existing communities and natural resources. The Town of Sewall's Point recognizes the important role those intergovernmental partnerships play in meeting the community's needs. Through these collaborations, the Town and its partners can avoid duplication of services and address regional issues in an efficient way.

The Intergovernmental Coordination element facilitates continued coordination that is essential for the community’s future as it seeks to manage growth, maintain an adequate level of facilities and services, establish community linkages, provide a healthy environment for people and native species, and preserve a high quality of life.

It is essential that the Town of Sewall’s Point partner with local, regional, and state partners, particularly Martin County and the City of Stuart, to ensure that the community’s residents and businesses can receive the most efficient and effective delivery of services. Important issues to address in the Intergovernmental Coordination Element include but are not limited to:

- Interlocal agreements and regional partnerships for expanded service capacity and capability
- Improved planning and growth management of new development and redevelopment projects
- Adequate public facilities which ensure transportation, public/private utilities, and other public services can meet existing and increased service demands
- Balancing natural habitat, passive open space, and active recreation areas
- Creating healthy environments for both people and native species
- Public school siting

STATUTORY REQUIREMENTS

Florida Statutes (Statute 163.3177) requires the Intergovernmental Coordination Element describe relationships and coordination with other government agencies and to be consistent with each of their plans.

PUBLIC WORKSHOP DATA

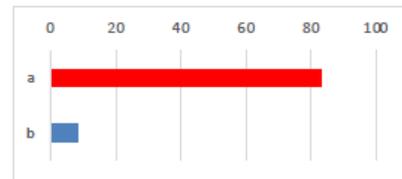
The majority of residents polled believe the Town has a good working relationship with Martin County and the surrounding communities.

GRAPH IC 8-1 PUBLIC WORKSHOP COUNTY RELATIONSHIP POLL

12/29/21

The Town has a good working relationship with Martin County and the surrounding communities.

| | | |
|---|-------|----|
| a | True | 83 |
| b | False | 8 |
| | | 91 |



COORDINATION FOR PUBLIC FACILITIES

| Facility | Coordination With | | | |
|---|-------------------|----------|--------|--------|
| | State | Regional | County | School |
| NE Ocean Blvd | X | X | X | |
| SE Ocean AIA Blvd | X | X | X | |
| N Sewall's Point Rd | | | X | |
| Water and Sewer Utilities | | | X | |
| South Florida Water Management District | | X | | |
| Blake Library | | | X | |
| Felix Williams Elementary | | | | X |
| Stuart Middle School | | | | X |
| Martin County High School | | | | X |
| Jensen Beach High School | | | | X |
| Stuart Middle School | | | | X |
| Beaches | | | X | |

COORDINATING ENTITIES

| Coordinating Entity | Description |
|---|--|
| Adjacent and Nearby Counties | |
| Martin County | Routine Communication of common concerns (Quarterly Joint meeting with Martin County; School Board and all municipalities within Martin County) |
| St Lucie County | Communication as needed |
| Palm Beach County | Communication as needed |
| Adjacent and Nearby Municipalities | |
| City of Port St. Lucie | Communication as needed |
| City of Stuart | Ongoing communication with regard to Fire Rescue Services IIA. Routine Communication of other common concerns (Quarterly Joint meeting with Martin County; School Board and all municipalities within Martin County) |
| Ocean Breeze Park | Routine Communication of common concerns (Quarterly Joint meeting with Martin County; School Board and all municipalities within Martin County) |
| Town of Jupiter Island | Routine Communication of common concerns (Quarterly Joint meeting with Martin County; School Board and all municipalities within Martin County) |
| Village of Tequesta | Communication as needed |
| Town of Jupiter | Communication as needed |
| Regional Entities | |
| South Florida Water Management District | Coordinate when drafting alternate water supply plan (18 months after an update to the regional water supply plan) |
| Treasure Coast Regional Planning Council | Coordinate as required for regional plans; utilize for informal mediation prior to using dispute resolutions in FSS Chapter 164. |
| Metropolitan Planning Organization | Routine coordination for roadway projects. Sewall's Point has one voting member on MPO Board. |

COORDINATING ENTITIES (CONTINUED)

| Coordinating Entity | Description |
|--|--|
| Martin County Entities | |
| Martin County School Board | Routine Communication of common concerns (Quarterly Joint meeting with Martin County; School Board and all municipalities within Martin County) |
| Martin County Housing Program | Coordinate as needed to provide Affordable Housing and Housing Assistance |
| State Entities | |
| Florida Department of Transportation | Martin Metropolitan Planning Organization is the liaison for FDOT. Routine coordination for roadway projects. Sewall's Point has one voting member on MPO Board. |
| Florida Department of Environmental Protection | Coordinate with on project review as appropriate |
| Florida Department of Economic Opportunity | Coordinate with adoption of Comprehensive Plan adoption and with grant opportunities. |
| Florida Department of Agriculture and Consumer Services | Communication as needed |
| Florida Fish and Wildlife Conservation Commission | Communication as needed |
| Florida Department of Children and Families | Communication as needed |
| Florida Office of Tourism, Trade and Economic Development | Communication as needed |
| Florida Public Services Commission | Communication as needed |
| Florida Department of Revenue | Communication as needed |
| Florida Department of State | Communication as needed |

COORDINATING ENTITIES (CONTINUED)

| Coordinating Entity | Description |
|--|--|
| Federal Entities | |
| United States Army Corps of Engineers | Communication as needed; especially regarding Lake Okeechobee discharges into the St. Lucie River |
| United States Federal Aviation Commission | Communication as needed |
| United States Wetlands Reserve Program | Communication as needed; especially regarding development that includes potential wetlands. |
| United States Department of Interior | Communication as needed |
| United States Office of Environmental Quality | Communication as needed |
| United States Department of Environmental Protection | Communication as needed |
| United States Department of Agriculture | Communication as needed |
| United States Drug Enforcement Agency | Communication as needed |
| United States Department of Housing and Urban Development | Communication as needed. |
| United States Department of Commerce | Communication as needed |
| United States Federal Highway Administration | Martin Metropolitan Planning Organization is the liaison for Federal Highway Administration. Routine coordination for roadway projects. Sewall's Point has one voting member on MPO Board. |
| Florida Department of Revenue | Communication as needed |
| Florida Department of State | Communication as needed |

MARTIN COUNTY UTILITIES – UTILITY PROVIDER

The Town of Sewall's Point does not own a public utility. Its residents and business owners are served by Martin County Utilities which provides potable water, reclaimed water, and sewer services. The Comprehensive Plan will include policies to facilitate ongoing communication with Martin County to ensure the needs of its residents and business owners continue to be met. The Town will collaborate with the County on its Connect to Protect Program in efforts to make sewer connections where homes' wastewater is currently being processed with septic tanks.

MARTIN COUNTY UTILITIES – SOLID WASTE PROVIDER

The Town of Sewall's Point has an Interlocal Agreement with Martin County for solid waste services. This service is included as a line item on the annual tax assessment.

CITY OF STUART – FIRE-RESCUE SERVICES

The Town of Sewall's Point has an Interlocal Agreement with the City of Stuart to provide Fire-Rescue Services. These collective services include Fire-Rescue Protection, Fire Inspection and Emergency Medical Services.

INTERGOVERNMENTAL COORDINATION ANALYSIS

This element provides an Intergovernmental Coordination which identifies relationships and procedures with local, regional, and state agencies to implement the goals, objectives, and policies of the Comprehensive Plan.

In Summary:

- The Town has long-term, established, and positive relationships with its federal, state, regional and local partners.
- The Town has programs and policies in place that facilitate regular communication with its federal, state, regional and local partners.
- The Town will continue to collaborate with Martin County in its Connect to Protect Program to eliminate the use of septic tanks.
- The Town will continue to communicate with Martin County as needed with relation to its Interlocal Agreement to provide Solid Waste Services.
- The Town will continue to communicate with the City of Stuart as needed with relation to its Interlocal Agreement with the City to provide Fire Rescue Services.

DEFINITIONS AND ACRONYMS

Florida Department of Environmental Protection (DEP) - The state's lead agency for environmental management and stewardship, protecting our air, water, and land. DEP is divided into three primary areas: Land and Recreation; Regulatory and Ecosystem Restoration.

Florida Department of Transportation (FDOT) - A decentralized State agency charged with the establishment, maintenance, and regulation of public transportation in the state of Florida.

Level of Service (LOS) - Qualitative measure used to relate the quality of public facilities.

Martin Metropolitan Planning Organization (MPO) - Coordinates the improvement of all facets of the transportation network in Martin County.

South Florida Water Management District - A regional governmental agency that oversees water resources from Orlando to the Florida Keys.

Treasure Coast Regional Planning Council (TCRPC) - A not-for-profit organization created by and for local governments to provide planning and technical assistance services and contribute to carry out Florida's growth management programs.

CAPITAL IMPROVEMENTS ELEMENT

Data, Inventory and Analysis

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INTRODUCTION

The purpose of the Capital Improvements Element is to identify capital projects that will maintain Levels of Service and/or accommodate new growth. The Capital Improvements Element also outlines financial policies to guide the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based upon needs identified in the Comprehensive Plan.

An important part of the Capital Improvements Element is the creation and implementation of a Capital Improvement Plan (CIP). The CIP should be made of two parts – a capital budget and a schedule of capital improvements. The schedule of capital improvements is the plan for capital expenditures. The CIP should contain all the individual capital projects, major studies, equipment and technological purchases a local government needs to maintain functionality and sustainably grow. Standards for development construction and completion timetables and financing plans are also part of the CIP. The CIP is a theoretical blueprint for sustaining and improving the community's infrastructures. It is the coordinating mechanism between strategic planning, financial capacity, and physical development. The Town of Sewall's Point will create a Capital Improvements Program (CIP) annually with the annual budget to effectively guide the Town in planning and implementing capital improvements.

"Capital improvement" as defined by Florida State Statute 163.3164(7) means physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing. For the purposes of this part, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Capital funding sources can be described as either "restricted" or "unrestricted." Restricted funding sources are limited in their use/expenditures and must be used for a specific purpose. Unrestricted funding sources are free from any external constraints and available for general use. Unrestricted funding sources are available to be reallocated and may be appropriated as needed. The following is a summary of the funding sources that can be used in the CIP.

STATUTORY REQUIREMENTS

Florida Statutes (Statute 163.3177) require the Capital Improvements Element consider the need for and the location of public facilities to encourage the efficient use of such facilities and include:

- Principles for construction, extension, or increase in capacity of public facilities over a 5-year period
- Principles for correcting existing public facility deficiencies necessary to implement the comprehensive plan over a 5-year period.
- Estimated public facility costs, estimated timeline for when facilities will be needed, the general location, and projected revenue sources.
- Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
- A schedule of capital improvements for a 5-year period including projects funded by federal, state, or local governments, as well as privately funded projects.
 - Including transportation improvements in the Metropolitan Planning Organization's Transportation Improvement Program.

1. Ad Valorem Taxes

Taxes are collected a percentage of the value of real and personal property in the Town. Ad valorem taxes support various operating, capital, and debt funds of the local government. There are two types of ad valorem: general and municipal services taxing units (MSTUs). General ad valorem revenues may be utilized to fund general expenses, free of geographical restrictions. MSTUs provide specialized services within legally specified geographic boundaries such as fire rescue, parks, stormwater, and road infrastructure maintenance.

2. Enterprise Funds

In enterprise financing, funds are accumulated in advance for capital requirements. Enterprise fund dollars can only be used on projects related to the enterprise fund. An example would be Building Permit fees which must be used to fund the Building Department.

3. Gas Tax

A fuel tax, also known as “gas tax,” is a tax imposed on the sale of fuel. In Martin County, there are three types of fuel tax, all of which must be expended on various transportation-related expenses as defined in the Florida state statutes. Each municipality is allocated a portion of this based upon the State formula. The Town receives about \$180,000 in gas tax each year.

4. Discretionary Sales Tax

A discretionary sales tax may be levied pursuant to an ordinance enacted by a majority vote of the Town’s governing body and approved by voters in a Town wide referendum. The proceeds of a discretionary surtax must be expended to finance, plan and construct infrastructure, acquire land for public recreation, conservation, or protection of natural resources as specified by the voter-approved referendum.

5. Federal and State Funds/Grants (Restricted)

The Town has access to a wide range of grant programs offered by the federal, state, and local governments and organizations. If planned wisely, grants can contribute invaluable financial resources to programs identified in the CIP. Grant funds may only be used in accordance with the agreement executed by both the grantee and grantor.

6. Developer Contributions/Prop Share (Restricted)

Developer contributions are the fees charged by the Town for extra community and network infrastructure needed because of development projects. The money collected from development contributions pays for the cost of public infrastructure that is needed to meet the additional demand from growth.

7. Impact Fees (Restricted)

The Town of Sewall’s Point currently does not have an impact fee. However, Martin County has a schedule of impact fees that are assessed for public buildings, public safety, fire prevention, transportation, and culture / recreation that are in the county. Impact fees must be expended on projects needed to accommodate Level of Service requirements to support growth and capacity as defined in the comprehensive plan. It is important to note that the County impact fee is for all properties in the County including incorporated areas such as the Sewall’s Point. If the Town completes an impact fee study and imposes impact fees, these would be charged to the developer in addition to the county impact fees.

8. Charges for Services/Cost Recovery Fees

User fees and charges have a direct relationship between the services received and the compensation paid for the service. The Town has the authority to impose user fees and charges to recover the cost of providing a service or facility or regulating an activity. For example, the cost to review an application for a new development (Planning, Engineering review) is billed back to the applicant.

9. Metropolitan Planning Organization (MPO) Transportation Improvement Plan (TIP)

The Martin MPO is a countywide agency that is responsible for transportation planning, programming, and financing of state and federal transportation funds for the three municipalities and unincorporated areas of Martin County. The MPO prepares the TIP annually to identify and prioritize transportation improvement projects over a five-year period. The Town has representation on the MPO Board.

10. Borrowing/Debt Management

It may be necessary for the Town to borrow money to fund long term capital improvements. Long term bond issues are the most common type of financing for capital improvements.

- a. General Obligation Bonds – are bonds backed by the full faith and credit of the local government and are required to be approved by voter referendum due to the implied or expressed pledge of ad valorem taxes. General obligation bonds offer lower interest rates than other bonds, as they are, in effect, secured by the taxing power of the local government. Capital improvements financed through general obligation bonds should benefit the municipality as a whole rather than particular areas or groups.
- b. Revenue Bonds – are bonds financed by those directly benefiting from the capital improvement. Revenue obtained from the issuance of revenue bonds is generally used to finance publicly owned facilities. Charges collected from the users of these facilities are used to retire the bond obligations. Interest rates tend to be higher for revenue bonds than general obligation bonds. Issuance of the bonds may be approved by the Town Commission without voter referendum.
- c. Standard Bank Loan – For smaller projects, the Town could consider a standard bank loan where the debt is held by the bank rather than by the public as in a bond.

CAPITAL IMPROVEMENT NEEDS

TRANSPORTATION

The Town of Sewall's Point includes approximately 18.6 miles of roadway with approximately 13.8 miles maintained locally; approximately 1.1 miles maintained privately and approximately 3.7 miles maintained by other agencies.

Transportation for the Town is coordinated with the County through the Martin Metropolitan Planning Organization (MPO), the Martin in Motion 2045 Long Range Transportation Plan (LRTP), the Martin County Transit Development Plan (TDP) 2020-2029 and regionally through the 2040 Treasure Coast Regional Long Range Transportation Plan (RLRTP). One SIS facility exists in the Town of Sewall's Point, Intracoastal Waterway (ICW), also known as the Atlantic Intracoastal Waterway (AIW). The Town should consider partnering with the Martin Metropolitan Planning Organization (MPO) to prioritize State funding that could improve waterborne transportation on this SIS facility.

Current transportation planning efforts in Sewall's Point are focused upon improving existing roadways which need significant maintenance and better drainage.

The Town needs a better-connected sidewalk system. Through its coordination with the Martin MPO, the Town should consider requesting Transportation Alternatives Program (TAP) funding to assist in the development of a connected sidewalk network. The TAP funds a variety of small-scale transportation projects such as pedestrian and bicycle facilities, recreational trails, safe routes to school projects as well as community environmental mitigation related to stormwater and habitat connectivity. FDOT developed Transportation Alternative Program (TAP) guidance after the passing of the highway funding act, Moving Ahead for Progress in the 21st Century (MAP-21). The Town would need to meet with the MPO in the beginning of the calendar year for consideration. The projects are approved each June. Once approved, the funding is available three years following selection.

The **Transportation and Mobility Element** of this report provides information of existing and projected level of services standards, transportation improvement strategies, and long-term transportation planning programs.

POTABLE WATER

Town residents' potable water is supplied by Martin County Utilities. As of January 2022, most of the residents in Sewall's Point were connected to the county water system with only 10 homes utilizing potable water wells.

There is sufficient capacity to Town residents in the short term and long-term planning timeframes.

WASTEWATER

Wastewater is managed by residents with a combination of septic tanks and sanitary sewer from the County. As of January 2022, there were 788 homes with septic tanks. The Town is exploring grant funding to offset cost for connections to encourage septic tank abandonments.

The County has sufficient capacity to serve Town residents in the short-term and long-term planning timeframes.

SOLID WASTE

All solid waste including yard waste generated within the Town is managed through its agreement with the County.

DRAINAGE PROJECTS

The Town of Sewall's Point recently developed a Stormwater Master Plan. As a result of the studies, the Town is undergoing major stormwater construction projects which will elevate the road above the 25-year/3-day storm. The project descriptions are below.

NORTH SEWALL'S POINT ROAD

Project includes raising N. Sewall's Point Rd. to Elevation 3.0 NAVD. This elevation target was found from stormwater modeling results from a 25-year storm as well as witnessed Sea Level Elevations during King Tides. The roadway will be raised via a black base build and asphalt section on top of existing roadway where applicable. In areas of new roadway widening to accept shoulder and curbing requested by the Town/County, a typical asphalt section will be used with varying thicknesses that are detailed on construction plans. Stormwater system design to accept flows of private residences and public roadway. Existing driveways require adjustments to tie in properly to new road elevations. These adjustments will be coordinated with the Homeowners.

SOUTH SEWALL'S POINT ROAD – PHASES 1 - 4

The project entails raising the road above the 25-year/3-day storm event and provides additional stormwater treatment & storage, upland storage in the adjacent neighborhood, raising S. Sewall's Point Road in this area, weirs and complete the outfall with Sea-Level Rise controls for the backup from the King Tides and finally to install emergency back-up pumps at the various outfalls within this same Stormwater Basin.

The roadway will be raised via a black base build and asphalt section on top of existing roadway where applicable. In areas of new roadway widening to accept shoulder and curbing requested by the town, a typical asphalt section will be used with varying thicknesses that are detailed on construction plans. Stormwater system design to accept flows of private residences and public roadway. Existing driveways require adjustments to tie in properly to new road elevations. These adjustments will be coordinated with the Homeowners.

DRAINAGE LEVEL OF SERVICE

Level of Service (LOS) standards for drainage reflect South Florida Water Management District (SFWMD) and National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit and rules.

PARKS LEVEL OF SERVICE

The Town of Sewall's Point adopted the Adequate Public Facilities Ordinance 198 in 1990 to implement and be consistent with the Comprehensive Plan by requiring that all development in the Town is served by adequate public facilities. The ordinance recognized a Level of Service standard for Capital Recreation and Open Space Facilities of 0.8 acres for 3,200 people.

Based upon the LOS for recreation and open space of 0.8 acres per 1,000 residents, the Town meets the Parks and Recreation LOS for the population of the Town in 2021 as well as for many years to come based on the projected population for the Town.

SCHOOL CAPACITY

Public education is under the jurisdiction of the elected School Board of Martin County. The public school system in Martin County is based on a countywide district, encompassing all municipalities within the County and unincorporated area. As of the FY 21-22, there were no schools reported as overcapacity.

PUBLIC HEALTH

Public health in Martin County is a function of the State Department of Health. To receive public health services, a Town resident may choose to go to any of the public health facilities located in the County. Cleveland Clinic Martin Health is a private provider with 13 locations on the Treasure Coast: Martin North, a 244-bed hospital; Martin south, a 100-bed hospital and urgent care facilities throughout the County. In 2019, Martin Health System became part of Cleveland Clinic.

IMPLEMENTATION

The 5-Year Schedule of Improvements is the mechanism by which the Town can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other Comprehensive Plan elements in support of the Future Land Use Element.

To that end, the Town partnered with Treasure Coast Regional Planning Council (TCRPC) who facilitated a series of public workshops which resulted in priority projects over the next 20 years. The cost estimates will allow the Town to budget for these project as well as apply for grant funding.

TABLE CI 9-1 TOWN OF SEWALL'S POINT FISCAL YEAR 2021 CAPITAL IMPROVEMENT PLAN

| CAPITAL IMPROVEMENT PLAN | 2021 | 2022 | 2023 | 2024 | 2025 |
|--------------------------------------|------------------|------------------|------------------|------------------|------------------|
| South Sewall's Point Road Phase 2-3 | 914,280 | 1,726,000 | 1,928,000 | 1,457,000 | 1,457,000 |
| South Sewall's Point Road Phase 4* | 564,000 | 0 | 0 | 0 | 0 |
| North Sewall's Point Septic to Sewer | 55,000 | 0 | 0 | 0 | 0 |
| Homewood Outfall | 86,250 | 0 | 0 | 0 | 0 |
| CAPITAL CONSTRUCTION TOTAL | 1,619,530 | 1,726,000 | 1,928,000 | 1,457,000 | 1,457,000 |
| ANNUAL CAPITAL MAINTENANCE | | | | | |
| Streets & Bridges | 50,000 | 144,000 | 144,000 | 144,000 | 144,000 |
| Storm Water System | 35,000 | 90,000 | 90,000 | 90,000 | 90,000 |
| Vehicles | 200,000 | 0 | 30,000 | 110,000 | 0 |
| Parks & Landscaping | 55,000 | 28,000 | 28,000 | 28,000 | 28,000 |
| Town Hall | 15,000 | 20,000 | 15,000 | 10,000 | 10,000 |
| Annual Expenditures | 1,974,530 | 2,008,000 | 2,235,000 | 1,839,000 | 1,729,000 |

Source: Martin MPO TIP FY 2021/22 -2025/26

SPENDING CATEGORIES

The Capital Improvement Plan will be prepared annually in coordination with the annual budget and will contain updated and/or new projects for a 5-year period, with projects programmed for year one and planned for years two through five. This process would reflect continued investment to provide for the health, safety and quality of life for the Town of Sewall's Point. The following are spending categories are recommended:

FACILITIES

1. Government facilities with primarily government employee occupancy
2. Stormwater Management which improves drainage conditions and reduces flooding
3. Park improvements to buildings, grounds and/or recreational facilities
4. Mobility projects –plan for improvements to the transportation network which would increase capacity for all modes of transportation (add car travel lanes; intersection improvements; roadway resurfacing; adding widening or repairing sidewalks and bike paths; and providing amenities the network for comfort or beauty (transit shelter, landscaping, tree planting, lighting, and streetscape improvements)

TECHNOLOGY

1. Government Services / Facilities – Hardware or software that improves the level of service of government services and facilities
2. Mobility – Hardware or software improving transportation systems or mobility within the Town.

PUBLIC SAFETY / QUALITY OF LIFE

1. Public Safety –Relating to public safety, including facilities
2. Quality of Life –Promote or improve the environment for the citizens of Sewall's Point

SUSTAINABILITY/RESILIENCY

Projects that support sustainability initiatives such as green buildings and resiliency needs which address the effects climate change, sea level rise and preparation for the Perils of Flood.

PROJECT PHASING

Capital projects because of their scale are phased so that CIP may fund a project over many years as it evolves. A capital project typically has the following phases:

1. Project Development
2. Engineering/Design
3. Land purchase (if needed)
4. Construction
5. Contract Administration which includes in-house project supervision and administration of capital projects.

CAPITAL IMPROVEMENTS ANALYSIS

This element identifies capital projects that will maintain Levels of Service to accommodate new growth.

In summary:

- Potential funding sources for the Town's Capital Projects were described
- Recommended spending categories for future CIPs
- CIP includes major drainage and roadway projects that will help prepare the Town for Sea Level Rise and the Perils of Flood
- Listed the Level of Service for several elements

DEFINITIONS AND ACRONYMS

Capital Improvement - Physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing; F.S. 163.3164 (7)

FUTURE LAND USE ELEMENT

Goals, Objectives and Policies

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PURPOSE AND SUMMARY OF THE FUTURE LAND USE ELEMENT

Introduction - This Future Land Use Element for the Town of Sewall's Point will describe the general distribution, location, and extent of the uses of land including residential, commercial, recreational, conservation, public facilities, and other categories of the public and private uses of land. The plan will provide an approximate acreage and general range of density or intensity for uses, as well as an estimated gross land area included in each existing land use category. The Town of Sewall's Point is comprised of 1,042 parcels representing 815 acres. The parcels are primarily residential uses with a small corridor of commercial land uses. There are currently 748 acres of residential land, 13 acres of commercial land, and 8 acres of recreational land, 2 acres of conservation land and 44 acres of institutional land. This element, as all others, is organized around a hierarchical series of topical Goals, Objectives, and Policies. The Goals are broad and general, the Objectives are specific and measurable, and Policies provide legislative and administrative guidance on how to conduct or achieve the Goals and Objectives.

Background – Sewall's Point is a unique peninsula surrounded by water bodies of the St. Lucie River and the Indian River Lagoon. The Town has a wide variety of natural resources. The community seeks to sustain its natural beauty through a strong, long-term comprehensive growth management plan. Sewall's Point is a unique community that values its established neighborhoods. The mature trees and flora throughout the Town provide beautiful canopies and shade from the elements. The Town of Sewall's Point adopted its Comprehensive Plan on December 13, 1989. This is the first update to the Town's Comprehensive Plan. Since 1989, there have been nearly 500 changes in the Florida Statutes that govern comprehensive planning; therefore, this will be a complete rewrite of the Town's original document.

Vision - The Town of Sewall's Point will strive to maintain its small-town character. The Town will continue to provide effective and efficient services designed to protect the health, safety and welfare of its residents.

Planning Horizon - Florida Statute 163.3177 requires that each comprehensive plan include at least two planning horizons: one for at least 5 years and one for at least 10 years. The two planning horizons established for the Town of Sewall's Point Comprehensive Plan are fiscal year 2027 for the short-term planning period and fiscal year 2045 for the long-term planning period.

Purpose - The purpose and intent of the Future Land Use (FLU) Element is to establish future land patterns that support and encourage compact, mixed-use urban development and support transit. The FLU Element is an important component for the Town's planning because it defines the location of uses and intensities which will indicate where infrastructure and services are needed.

Summary - The Future Land Use Element is the centerpiece of the comprehensive plan because it coordinates the central themes and information found in all the plan's elements. The FLU Data, Inventory and Analysis (DIA) is informed by the citizens, their vision for the Town and provides a visual roadmap. The goals, objectives, and policies of all the elements will mirror and support this vision.

"Future land use" is different from "zoning." Future land use designations establish general ranges of uses that are permitted in each district, while zoning districts include a specific list of permitted uses. Although Future Land Use provides a general range of densities and intensities, it does not guarantee that the maximum amount of development allowed within the district will be achievable on a specific site.

The Future Land Use Element will establish the long-term end toward which land use programs and activities will be ultimately directed. The proposed distribution, location, and extent of the various categories of land use will be shown on a Future Land Use Map, which will be supplemented by supporting goals, policies, and measurable objectives.

The Goals, Objectives and Policies (GOPs) of the Future Land Use Element implement the framework for the Town of Sewall's Point's Comprehensive Plan. The approximate acreage and the general range of density or intensity of use is provided for the gross land area and is included in each existing land use category. Total acreage for properties with a designated future land use is approximately 815 acres. This total does not include rights of ways, ditches or submerged land.

Table 1 below lists the future land use designations by acreage for the Town of Sewall's Point based upon data in the Geographical Information System (GIS). Although the GIS renders a better approximation of land use allocation, it is an approximation, and not an exact, survey-grade calculation.

TABLE 1 FUTURE LAND USE ACREAGE

| Future Land Use Category | Acreage |
|---------------------------------|----------------|
| Residential Estate | 748 |
| Neighborhood Commercial | 13 |
| Recreation | 8 |
| Conservation | 2 |
| Institutional | 44 |
| <i>Total</i> | <i>815</i> |

Land uses include, but are not limited to residential, commercial, parks, public space, recreation, civic/government, open space, and natural conservation. Having a good assessment of existing and future land uses enables the community to:

- Make wise public infrastructure investments in a timely manner
- Prevent and eliminate nuisances and incompatible uses
- Strengthen property values and reduce blight conditions

2045 FUTURE LAND USE MAP AND MAP SERIES

The 2045 Future Land Use Map and complementing map series are adopted as part of this Plan, and are based upon Goals, Objectives and Policies stipulated throughout the Town of Sewall's Point Comprehensive Plan as well as an analysis of population, housing and land resources; natural resources, including wetlands, floodplain areas, water recharge areas, and fish and wildlife; capital improvement needs; and fiscal efficiency in the delivery of public facilities and services. The densities denoted on the Future Land Use Map reflect the maximum gross residential density permitted on the land. The maximum density is not guaranteed by right. The land use pattern indicated on the 2045 Future Land Use Map is consistent with the Capital Improvements Element and adopted population projections. The 2045 Future Land Use Map and Map Series precede the definitions section of this Future Land Use Element.

FUTURE LAND USE ELEMENT - GOALS, OBJECTIVES, AND POLICIES

It is important to note that “build-out” of land uses has essentially been reached in the Town of Sewall’s Point since the original Comprehensive Plan. At the time of this update, there are several parcels under development. Currently, the Town has no desire to redevelop the established neighborhoods into a denser development pattern. The constraints imposed by the need for hurricane safety, adequate delivery of services, and natural resource protection clearly demonstrate that a denser development pattern would be hazardous to the health, safety, and welfare of the public. To minimize these hazards, it is essential to limit the total number of dwelling units in the Town of Sewall’s Point.

It is a priority for the Town of Sewall’s Point to protect its current, small-town development pattern by maintaining current development controls, particularly retaining intensity of use requirements, in order to prevent overcrowding of land; to facilitate the adequate and efficient provision of transportation facilities, adequate water and sewage treatment, schools, recreational facilities, housing and other requirements and services; to ensure adequate hurricane evacuation capabilities; and to conserve, develop, and protect its natural resources.

In a landscape as dynamic and varied as The Town of Sewall’s Point, building forms should be adapted to the opportunities and constraints of the peninsula’s climate, soils, vegetation, and hydrology. Town-wide performance standards would ensure that the built environment will preserve the valuable functions of the Town’s ecosystem. These standards will also ensure the safety and welfare of residences from storms. This would be accomplished by requiring adequate setbacks from the natural waterbodies and requiring the elevation of the habitable areas of buildings above the base flood elevation. The Town could consider design strategies to increase human comfort and decrease maintenance costs. The Town could consider new technologies that conserve resources and promote efficiencies; however, even “green buildings” must be designed in a manner that is compatible with the character of the community. Residential and non-residential structures should also be designed and constructed in a manner that is compatible with the character of the community. For both residential and non-residential buildings, “cookie-cutter” architecture should be avoided.

GOAL FLU 1 PLANNING FOR GROWTH

Goal FLU 1 - The Town of Sewall's Point shall be developed only to the extent to which it retains and embraces its small-town character and preserves its natural resources.

OBJECTIVE FLU 1.1 PRESERVE SMALL TOWN

Objective FLU 1.1 – The Town of Sewall's Point is, and shall remain, a small town.

Policy FLU 1.1.1 – The Land Development Regulations for the Town of Sewall's Point will support its current development patterns and protect its natural resources.

Policy FLU 1.1.2 – In coordination with the Future Land Use Map, the Town of Sewall's Point will develop and maintain Land Development Regulations standards that include but not be limited to:

- a) Permitted uses
- b) Setbacks
- c) Lot dimensions
- d) Building coverage

OBJECTIVE FLU 1.2 QUALITY DEVELOPMENT AND QUALITY OF LIFE

Objective FLU 1.2 – The Town of Sewall's Point, through its Land Development Regulations, seeks to ensure quality forms of development and redevelopment that mirror the Town's unique small-town identity, honor its quality of life, and respect its local history, culture, and natural resources.

Policy FLU 1.2.1 – The Town of Sewall's Point shall ensure that the Town's high quality of life is protected by maintaining and adopting standards in the Land Development Regulations that are consistent with the Comprehensive Plan and the requirements of Florida Statute 163.3202.

Policy FLU 1.2.2 – The Town of Sewall's Point shall enhance the livability of existing neighborhoods and new development by maintaining and adopting standards in the Land Development Regulations to:

- a) Ensure compatibility of adjacent land uses
- b) Require setbacks from natural waterbodies and wetlands
- c) Require buffering between uses
- d) Provide for open space
- e) Include landscaping requirements
- f) Include protection for native trees
- g) Require maintenance of stormwater
- h) Provide facilities for alternative modes of travel

Policy FLU 1.2.3 –The Town of Sewall's Point shall mitigate the potential negative impacts of non-residential development to residential development by maintaining Land Development Regulations for site design standards that facilitate quality development, ensure safe on-site traffic flow and parking, and promote the use of non- motorized vehicle transportation.

Policy FLU 1.2.4 – The Town of Sewall's Point's growth management strategy shall be integrated throughout the elements of the comprehensive plan.

OBJECTIVE FLU 1.3 URBAN SPRAWL PREVENTION

Objective FLU 1.3 – The Town of Sewall’s Point has essentially reached “build-out,” so that growth would only occur through an extension of the municipal boundary. The Town will prevent the risk of urban sprawl by establishing standards for annexations.

Policy FLU 1.3.1 – Annexations shall only occur on a voluntary basis initiated by the property owners as outlined in Florida Statute 171.044.

Policy FLU 1.3.2 – Annexation applications would be evaluated by the following criteria:

- a) The subject parcel(s) is/are contiguous with the Town’s boundary.
- b) The subject parcel(s) is/are reasonably compact.
- c) The subject parcel(s) do/does not create enclaves.
- d) The subject parcel(s) is/are located in an area with necessary public facilities and services.
- e) The subject parcel(s) is/are not located in a Coastal High Hazard Area.
- f) The subject parcel(s) will be designated with Future Land Use and Zoning consistent with the current development pattern so that it is compatible with the surrounding parcels.
- g) The property owner agrees to connect to available water and sewer services.

OBJECTIVE FLU 1.4 LAND FOR PUBLIC FACILITIES

Objective FLU 1.4 – The Town of Sewall’s Point will seek to ensure the availability of suitable land for public facilities necessary to support development consistent with the densities, intensities, and permitted uses in the Future Land Use Map.

Policy 1.4.1 – The Town of Sewall’s Point will incorporate the best available data and science into its policy and planning decisions for public facilities recognizing resiliency and the need to withstand increased storm surge and flooding in evaluating public infrastructure decisions.

Policy FLU 1.4.2 – The Town of Sewall’s Point will maintain Land Development Regulations that support the provision and expansion of public facilities needed to maintain a high quality of life for the residents of the Town of Sewall’s Point.

Policy FLU 1.4.3 – The Town of Sewall’s Point will continue to collaborate with the Martin County School District to ensure it has the most accurate population projections, so that there is proper planning for the infrastructure and school sites needed to support future growth.

OBJECTIVE FLU 1.5 PROTECTION OF HISTORIC RESOURCES

Objective FLU 1.5 – The Town of Sewall’s Point seeks to ensure the protection of its historic resources.

Policy FLU 1.5.1 – The Town of Sewall’s Point will consider developing incentives for the preservation of identified historic resources.

GOAL FLU 2 LAND DEVELOPMENT PLAN

Goal FLU 2 - The Town of Sewall's Point's Future Land Use Map will reflect the established land use patterns.

OBJECTIVE FLU 2.1 MAP SERIES

Objective FLU 2.1 – The Town of Sewall's Point will develop and maintain a map series that graphically depicts land use categories with their allowable densities and intensities, as well as other pertinent information for best management planning practices.

Policy FLU 2.1.1 – The Town of Sewall's Point Comprehensive Plan Map Series will include maps that depict:

- a) Future Land Use
- b) Transportation Facilities for All Modes of Transportation
- c) Utility Service Area
- d) Major Water Features
- e) Soil Types
- f) Recreational Facilities
- g) Locations Eligible for Historic Designation
- h) FEMA Flood Zones
- i) Coastal High Hazard Area (CHHA)
- j) Sea Level Rise Scenario

OBJECTIVE FLU 2.2 FUTURE LAND USE MAP PURPOSE

Objective FLU 2.2 – The character and location of Future Land Uses in the Town of Sewall's Point will:

- a) Promote safe evacuation capabilities during emergencies related to threat of flooding
- b) Protect structures and human life in severe weather events
- c) Protect its natural, environmental, economic, and scenic resources
- d) Promote better water quality to the St. Lucie River and Indian River Lagoon
- e) Implement and support the Town's Capital Improvements Program

Policy FLU 2.2.1 – The Town of Sewall's Point will maintain residential densities and commercial intensities that permit safe evacuation to take place within times specified in the Florida Statewide Regional Evacuation Study Program: Evacuation Transportation Analysis.

Policy FLU 2.2.2 – The Town of Sewall's Point will collaborate with local and state elected officials to encourage the Army Corp of Engineers to reduce or eliminate the releases of fresh water from Lake Okeechobee into the St. Lucie River. These releases disturb the river's delicate balance of salinity, leading to toxic algae blooms that pose a health risk to Town residents and reduce their quality of life.

Policy FLU 2.2.3 – The Town of Sewall's Point will continue to protect its natural resources by implementing and updating the Land Development Regulations that include the application of best management practices and the enforcement of State and Federal environmental regulations.

Policy FLU 2.2.4 – The Town of Sewall's Point will protect public, residential, and commercial structures in the Town by maintaining and enforcing the Florida Building Code and standards in the Land Development Regulations.

OBJECTIVE FLU 2.3 FUTURE LAND USE MAP AMENDMENTS

Objective FLU 2.3 – The Town of Sewall’s Point Future Land Use Map and any amendment to the Future Land Use Map will support the current land use pattern, not adversely affect the environment, and only occur when the public infrastructure is in place to support the intensity of the proposed use.

Policy FLU 2.3.1 Future Land Use Map Amendments – The Town of Sewall’s Point Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated based upon the following criteria:

- a) The Land Use does not have an adverse impact on natural resources and ecosystems.
- b) The Land Use promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- c) The Land Use promotes a walkable and connected community, and when possible, includes facilities for pedestrians, bicyclists, and transit.
- d) The Land Use promotes conservation of water and energy.
- e) The Land Use preserves open space and natural lands and provides for public open space and recreation needs.
- f) The Land Use will achieve and maintain the adopted level of service standards.

OBJECTIVE FLU 2.4 LAND DEVELOPMENT REGULATIONS (LDR)

Objective FLU 2.4 – The Town of Sewall’s Point will continue to implement and maintain innovative Land Development Regulations that achieve the goals, objectives, and policies of the Town of Sewall’s Point Comprehensive Plan.

Policy FLU 2.4.1 – The Town of Sewall’s Point will maintain development regulations and ordinances that:

- a) Include explicit and strict protection of environmentally sensitive areas that prohibit unsound uses thereof.
- b) Apportion development costs so that fees collected from the existing population are applied to elimination of current “deficits” in levels of service. These regulations and ordinances shall not preclude new development paying toward current deficits if such arrangement can be agreed upon between the Town and the developer.
- c) Ensure fees collected in new developments are applied to maintain levels of service established by the entire community.
- d) Ensure maintenance and enhancements to the adopted levels of service are the responsibility of both current and future residents.

Policy FLU 2.4.2 – The Town of Sewall’s Point’s Land Development Regulations will include a procedure which will substantially mitigate or lead to the eventual elimination of non-confirming land uses created by the adoption of this plan and will prohibit the expansion of a non-confirming use.

Policy FLU 2.4.3 – The Town of Sewall’s Point’s Land Development Regulations will recognize that existing uses and structures listed on the national historic register at the time of the adoption of this Comprehensive Plan are considered conforming.

Policy FLU 2.4.4 – The Town of Sewall’s Point will review the Land Development Regulations at the end of each fiscal year to ensure that it supports the achievement of the goals, objectives, and policies of the Comprehensive Plan.

OBJECTIVE FLU 2.5 LAND USE CONSERVATION

Objective FLU 2.5 – The Town of Sewall’s Point shall establish and maintain governing documents which shall be based upon its desire to have the available urban infrastructure, while protecting environmentally sensitive lands and water bodies, and support conservation efforts pursuant to Chapter 380 (Land and Water Management), Florida Statutes.

Policy FLU 2.5.1 - The Town shall consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.

Policy FLU 2.5.2 – The Town of Sewall’s Point shall identify local, State, and Federal funding in order to assess its vulnerabilities and strengthen the current infrastructure to protect against natural disasters in accordance with the Florida Comprehensive Hurricane Damage Mitigation Program.

Policy FLU 2.5.3 – The Town of Sewall’s Point will consider providing incentives, which may include development review fast tracking, permit fee rebates, impact fee deferrals and administrative variance. The Town of Sewall’s Point shall encourage Leadership in Energy and Environmental Design (LEED), Florida Green Building Coalition’s Green land development, and building standards or other "Green" certified buildings through methods including, but not limited to:

- a) Heat Island Reduction
- b) Use of Local Materials, Certified Sustainable Wood Products and/or Highly Recycled Content Products
- c) Energy Efficient Equipment/Fixtures
- d) Water Saving Fixtures
- e) Pervious Paver Alternatives
- f) Rainwater Harvesting
- g) Solar And Wind Energy Provisions

OBJECTIVE FLU 2.6 ELIMINATION OF SEPTIC SYSTEMS

Objective FLU 2.6 – The Town of Sewall’s Point will work toward the elimination of virtually all septic systems within the Town boundaries.

Policy FLU 2.6.1 – The Town of Sewall’s Point will collaborate with Martin County Utilities in its Connect to Protect campaign in an effort to provide central water and sewer to those residents who are currently not served by these services.

Policy FLU 2.6.2 – The Town of Sewall’s Point will continue to seek grants that offset the cost of water and sewer connections to the Town residents who are currently utilizing private wells and septic tanks.

OBJECTIVE FLU 2.7 INTERGOVERNMENTAL COORDINATION

Objective FLU 2.7 – The Town of Sewall’s Point will coordinate the plans of State government, adjacent municipalities, the School Board, institutions of higher learning, and other applicable entities with this Comprehensive Plan.

Policy FLU 2.7.1 – The Town of Sewall’s Point will continue to coordinate with the City of Stuart and Martin County Emergency Management departments to safely evaluate residents during threats of flooding.

Policy FLU 2.7.2 – The Town of Sewall’s Point shall develop a system of intergovernmental negotiation for siting locally unpopular land uses, which considers the area of population served, the impact on land development patterns or important natural resources, and the cost-effectiveness of service delivery.

Policy FLU 2.7.3 – The Town of Sewall’s Point shall seek collaboration with surrounding municipalities to evaluate the effects of significant development activities in the Town.

OBJECTIVE FLU 2.8 FACILITIES FOR RESIDENTS’ QUALITY OF LIFE

Objective FLU 2.8 – The Town of Sewall’s Point will ensure that residents have the facilities and services they require to maintain a high quality of life.

Policy FLU 2.8.1 – The Town of Sewall’s Point will continue to ensure that public facilities and services are available, concurrent with the impacts of future development and redevelopment.

Policy FLU 2.8.2 – The Town of Sewall’s Point shall maintain a five (5) year Capital Improvements Plan (CIP), updated each year, which provides a cost estimate and construction year for the future implementation of capital facilities projects.

Policy FLU 2.8.3 – The Town of Sewall’s Point will consider the maintenance needs of its facilities when preparing its annual budget.

GOAL FLU 3 FUTURE LAND USE CATEGORY DESCRIPTIONS

Goal FLU 3 - The Town of Sewall's Point provides and sustains a high quality of life through a Future Land UseMap which:

- Provides redevelopment that is consistent with current land use patterns
- Ensures adequate levels of services
- Provides for efficient use of facilities
- Protects natural resources
- Preserves established neighborhoods

OBJECTIVE FLU 3.1 FUTURE LAND USE CATEGORY DETAILS

Objective FLU 3.1 – The Town of Sewall's Point shall establish policies and guidelines for the mapping of Future Land Use Categories. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community.

Policy FLU 3.1.1 – The Town of Sewall's Point has an established land pattern of quaint, residential neighborhoods with a commercial use corridor that supports these homes. Due to the small-town character, the Town of Sewall's Point does not and will not include land designated as industrial.

Policy FLU 3.1.2 Residential Estate Future Land Use - The Residential Future Land Use category is intended to honor and protect the Town of Sewall's Point's built environment of quaint neighborhoods. This Future Land Use category has a very low-density development pattern, which is intended to recognize the established neighborhoods, characterized by residential areas within the community. The aim is to protect stable and viable residential areas from incompatible land use intensities and density intrusions. Future development will consist mostly of infill due to the built-out nature of these areas.

- **Density and Intensity** – The maximum density for the Residential Future Land Use is two and a half (2.5) units per acre.
- **Location** – This Future Land Use Category is the only residential land use in the Town and is located throughout the established residential neighborhoods in the Town of Sewall's Point.

Policy FLU 3.1.3 – When calculating residential densities, an accessory dwelling unit shall be calculated as a half-unit (0.5).

Policy FLU 3.1.4 – No residential home in the Town of Sewall's Point shall be permitted to have more than one accessory dwelling unit.

Policy FLU 3.1.5 – An Accessory Dwelling Unit shall be no more than 50% of the size of the primary structure.

Policy FLU 3.1.6 Neighborhood Commercial Future Land Use - The purpose of the Neighborhood Commercial Future Land Use is to provide goods and personal services to the surrounding residential areas. This Future Land Use is intended to maximize the values of traditional neighborhood design and provide for walkability, when possible. Commercial uses shall include, but not be limited to, convenience goods and services and professional offices that are further defined in the Land Development Regulations. Commercial uses shall complement the surrounding residential neighborhoods and provide a walkable scale, when possible, given the context. Parking shall be designed so that it provides for the safety of pedestrians and so that it minimizes motorized vehicle visibility.

- **Intensity** - The maximum Floor Area Ratio (FAR) is 2.5. Development density and intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.
- **Location** – This Future Land Use Category is in the established commercial corridor along State Road A1A.
- **Radius of Trade Area** – Three (3) miles or less
- **Special Conditions** - Parking requirements may be reduced to provide opportunities for increased safety for pedestrian, better connectivity, shared public spaces, and streetscapes with a focus on people before automobiles.

Policy FLU 3.1.7 Institutional Future Land Use – The primary intent of the Institutional Future Land Use category is to provide for public services, public facilities and open spaces. Uses may include but not limited, to libraries, government offices, police stations, public schools, stormwater treatment areas (STA) or to locate utility infrastructure.

- **Density and Intensity** – FLU 3.1.7(a) will have a maximum intensity of 2.5 FAR.
- **Location** – This Future Land Use subcategory is in the center of the town with some parcels within the residential areas.

Policy FLU 3.1.8 Recreation Future Land Use – The primary intent of the Recreation Future Land Use category is to provide land for leisure-oriented amenities for the enjoyment of area residents and visitors

- **Density and Intensity** – FLU 3.1.8 will have a maximum Impervious Surface Area (ISA) of 10%.
- **Location** – This Future Land Use category is primarily located adjacent to Town Hall.
- **Special Conditions** – Development shall be subject to design standards included in the Land Development Regulations. These design standards will preserve the scenic character of this category and protect surrounding residential development from offsite impacts. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials.

Policy FLU 3.1.9 Conservation Future Land Use - The Town of Sewall's Point wishes to be a model for good environmental stewardship. To that end, this Future Land use subcategory is established for the long-term management, protection, and preservation of publicly owned lands that contain valuable natural resources. These include natural resources such as wetlands, floodplains, aquifer recharge areas, and unique ecological habitats. The primary intent is to contribute to a high quality of life and preserve the natural beauty of the Town of Sewall's Point.

- **Density and Intensity** – FLU 3.1.7(c) will have a maximum Impervious Surface Area (ISA) of 5%.
- **Location** – This Future Land Use subcategory is located primarily along waterways with some parcels located within neighborhoods to provide for improved water quality.
- **Special Conditions** – These areas may include passive parks and low impact access areas, if feasible and in context with the sensitivity of such land. These lands will not contain any permanent structure. The Town intends to protect and maintain these lands in perpetuity.

2045 FUTURE LAND USE MAP AND MAP SERIES

The following maps are included in the Town of Sewall's Point Map Series:

Future Land Use Maps

- 1) Town of Sewall's Point Future Land Use 2045 Map
- 2) Town of Sewall's Point Current Land Use Map
- 3) Town of Sewall's Point Zoning Map
- 4) Town of Sewall's Point Boundary Map

Transportation and Mobility Maps

- 5) 2019 – 2020 Level of Service Map
- 6) 2045 Future Levels of Service Map
- 7) 2021 Transit Routes Map
- 8) 2021 Existing Sidewalks Map
- 9) 2021 Existing Bike Lanes Map
- 10) 2021 Alternative Modes of Transportation Map
- 11) 2021 Evacuation Routes Map
- 12) Roadway Maintenance 2021 Map
- 13) Speed Limit 2021 Map

Infrastructure and Water Resources Maps

- 14) Utilities Availability Map
- 15) Water Connections 2021 Map
- 16) Wastewater Connections 2021 Map
- 17) Septic Tank Maintenance Map

Conservation Maps

- 18) Major Water Features Map
- 19) Wetlands Map
- 20) Soils Map

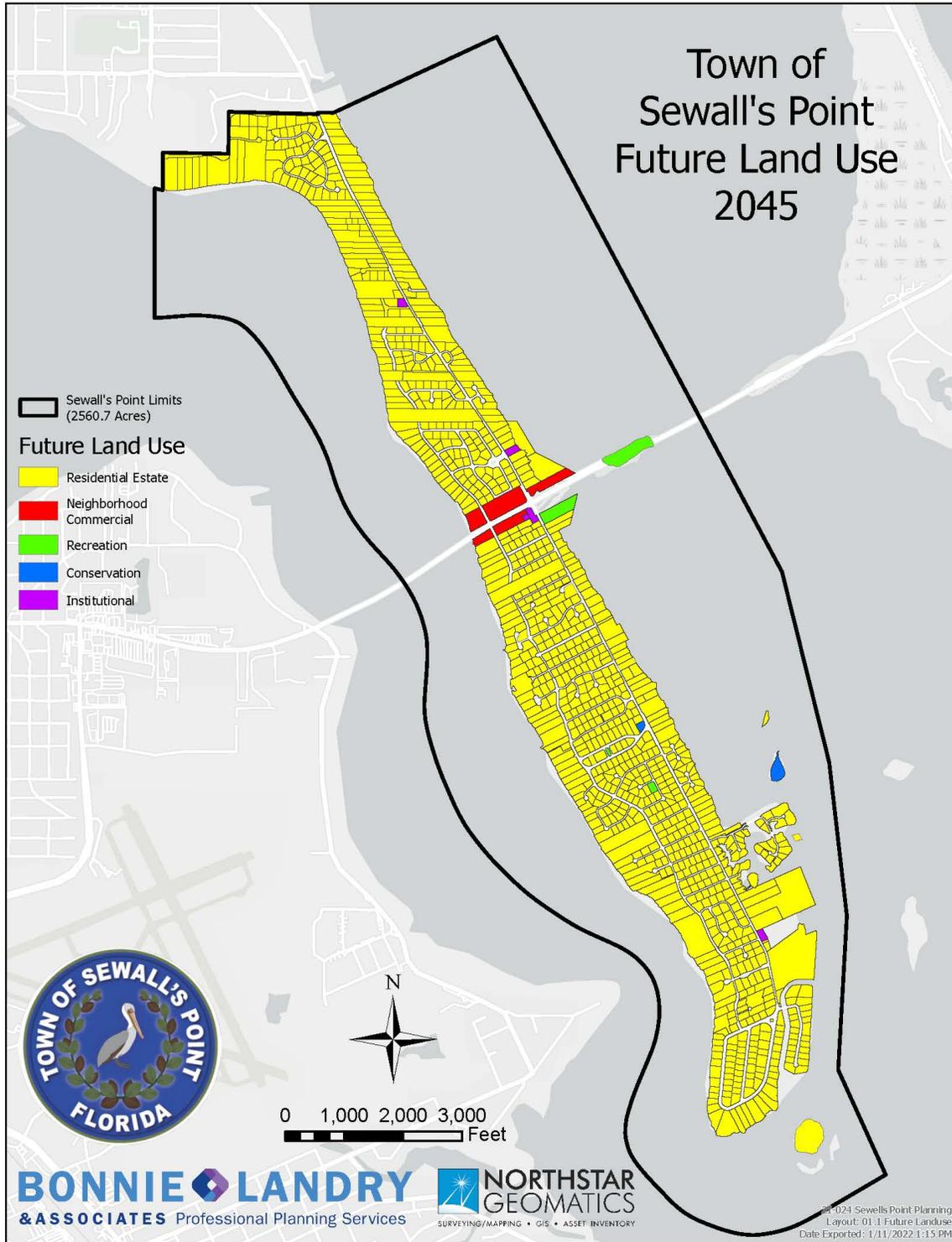
Recreation and Open Space Maps

- 21) Parks and Open Space Map
- 22) Historic Structures Map

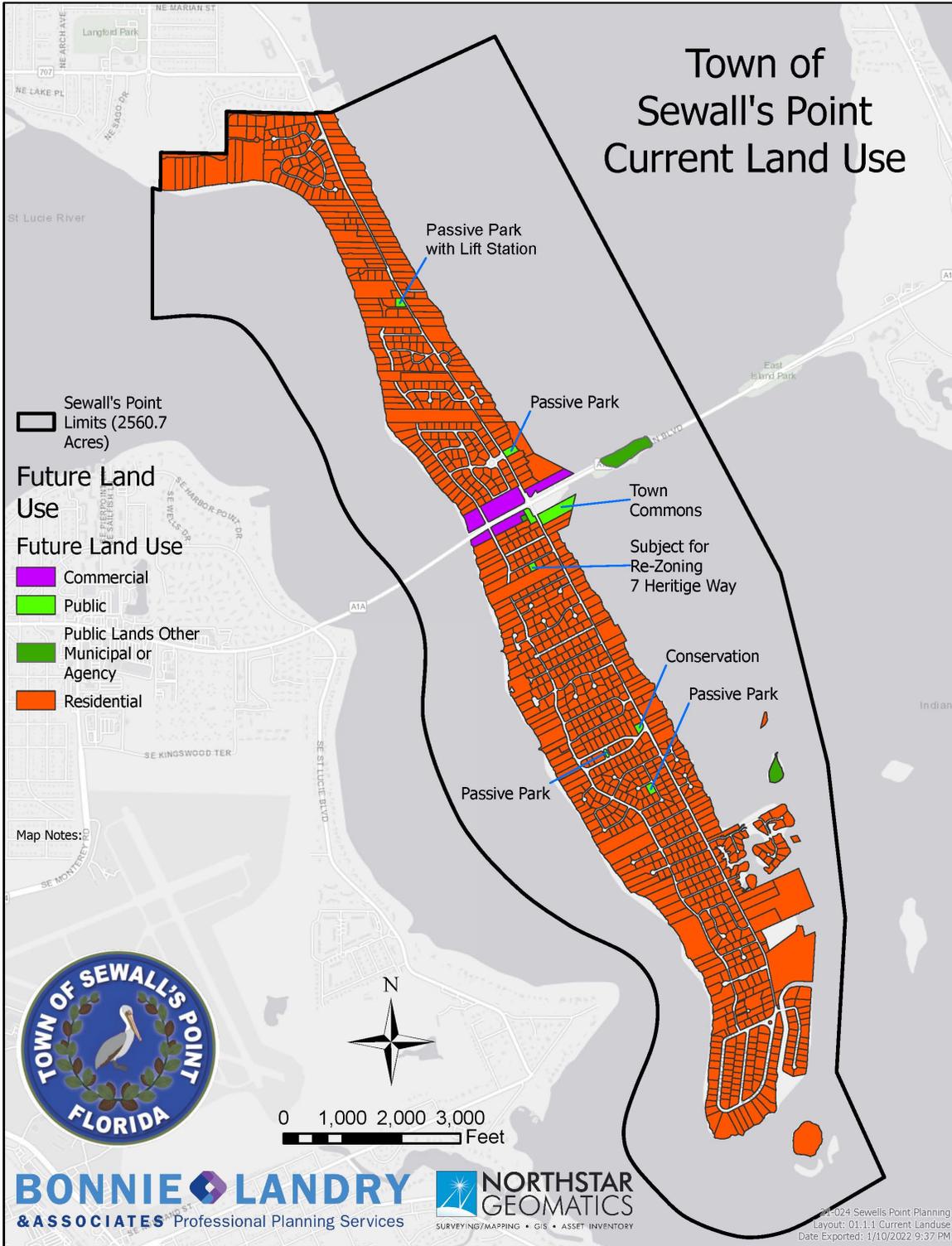
Coastal Management Maps

- 23) FEMA Flood Zones Map
- 24) Coastal High Hazard Area (CHHA) Map
- 25) Sea Level Rise Map

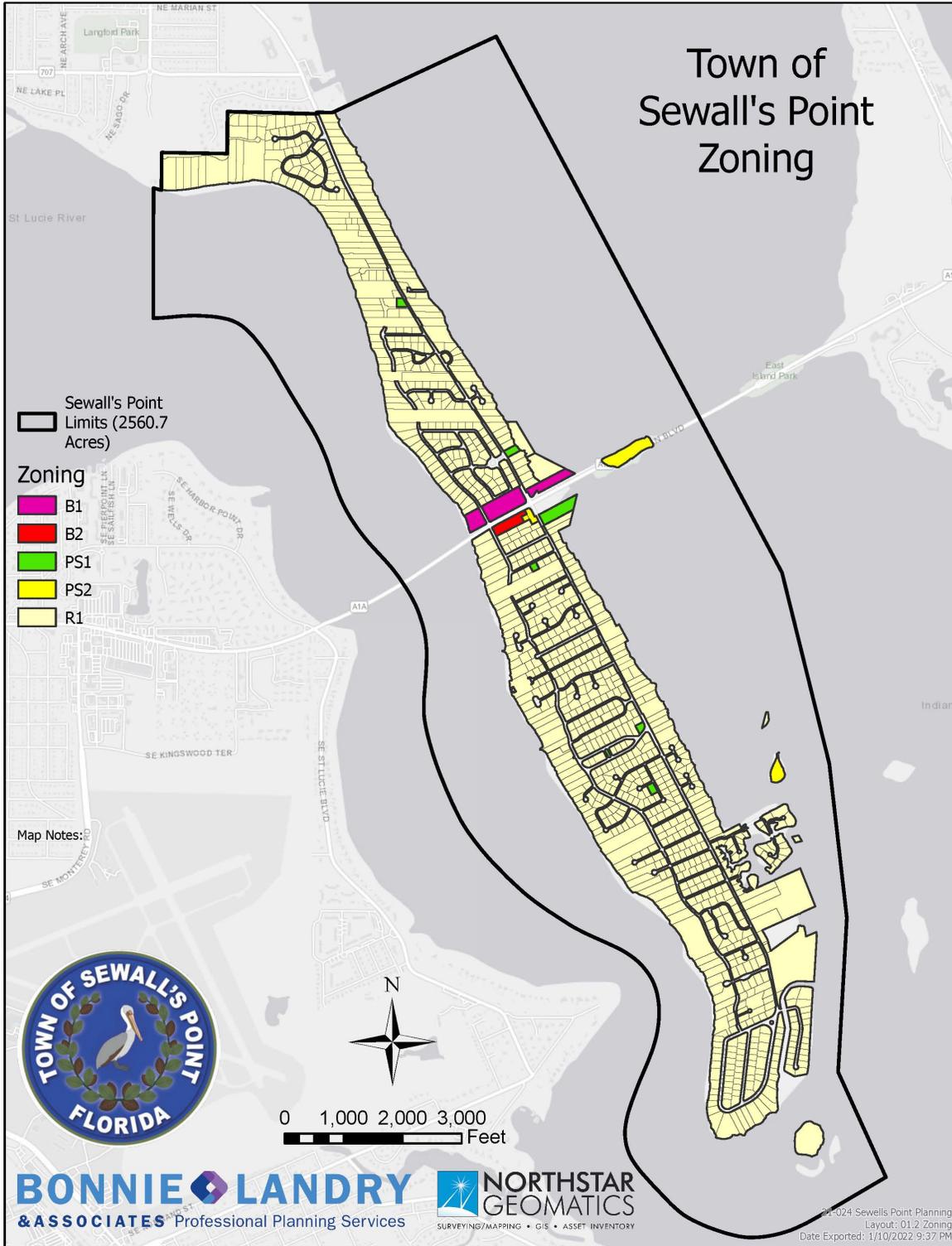
TOWN OF SEWALL'S POINT FUTURE LAND USE 2045 MAP



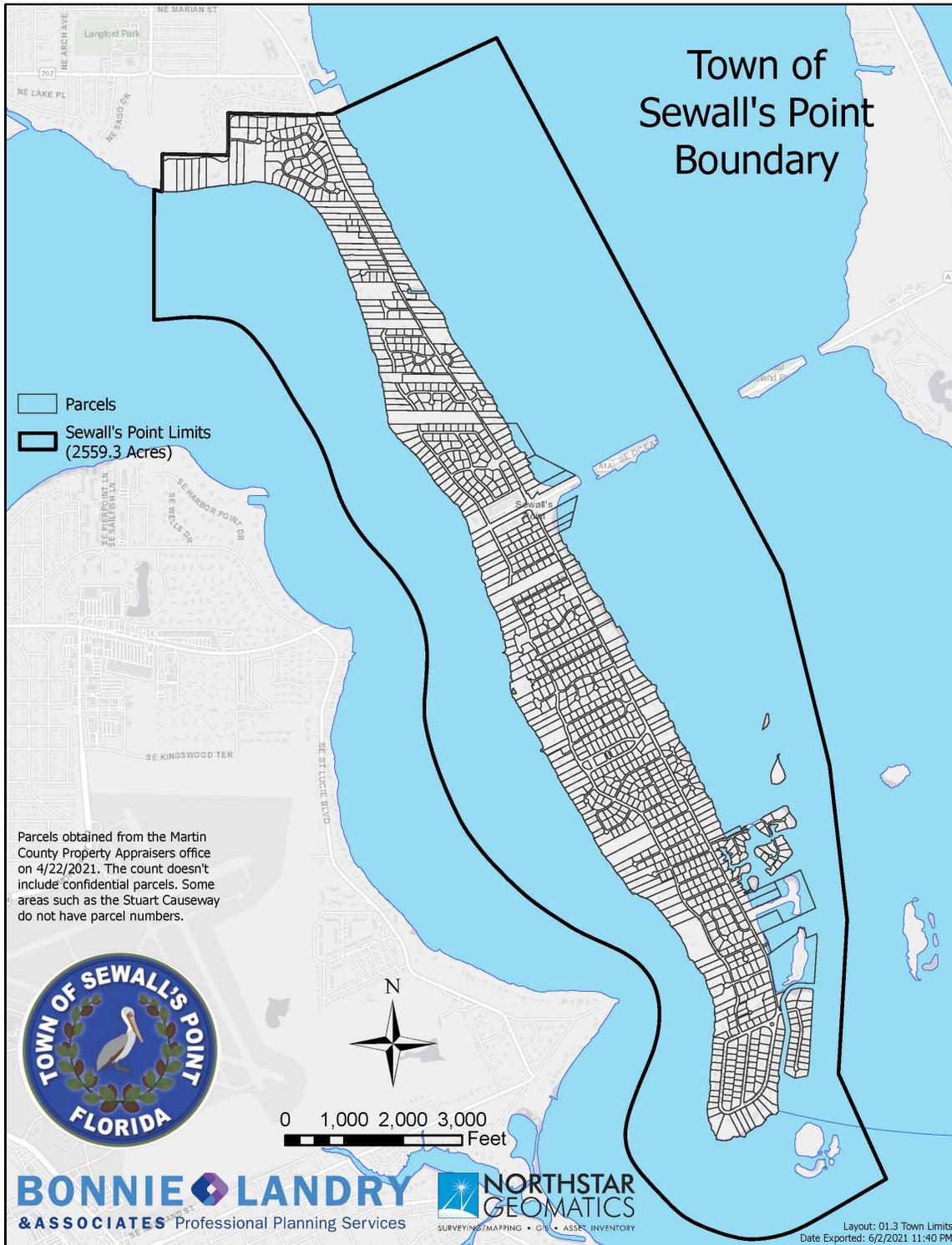
TOWN OF SEWALL'S POINT CURRENT LAND USE MAP



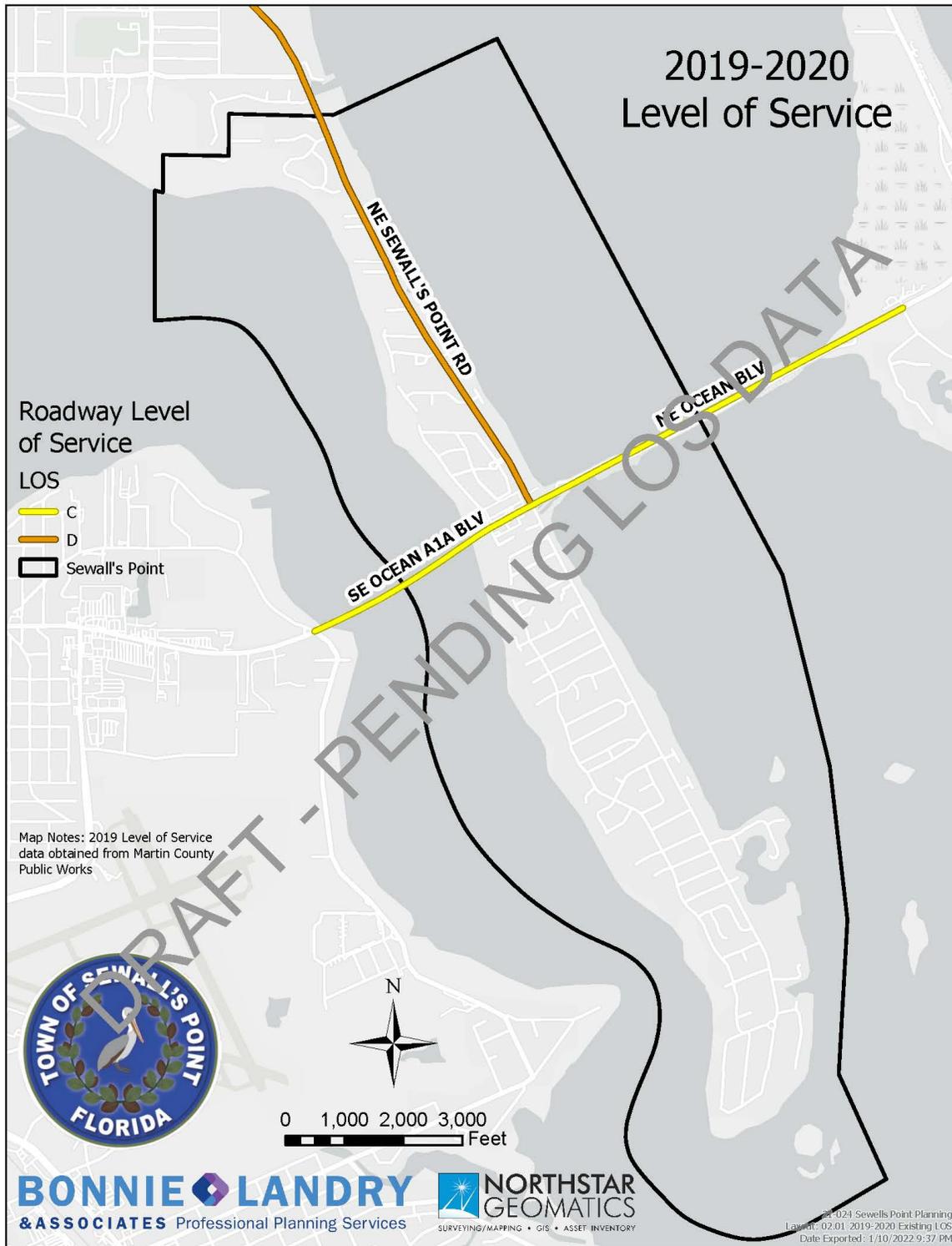
TOWN OF SEWALL'S POINT ZONING MAP



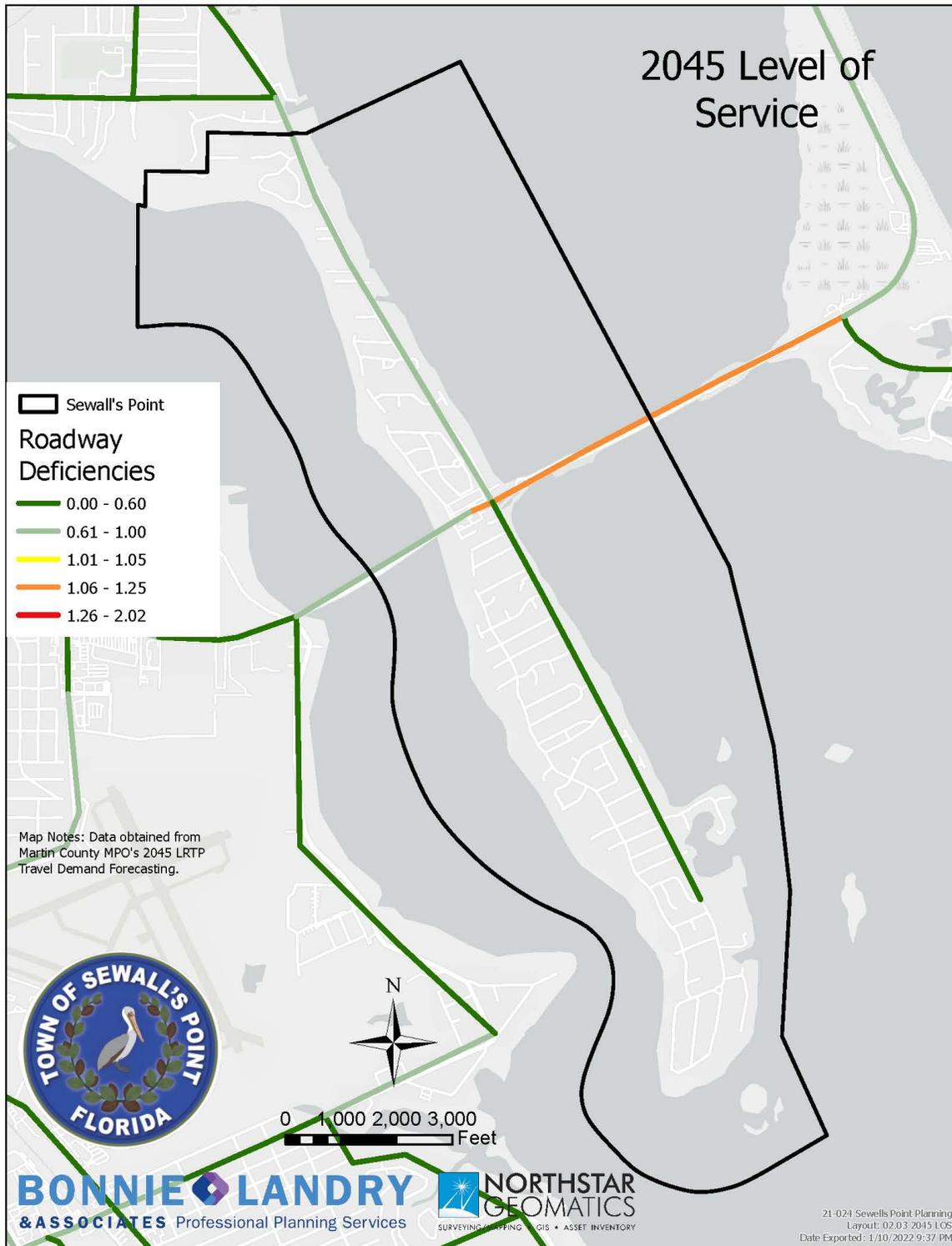
TOWN OF SEWALL'S POINT BOUNDARY MAP



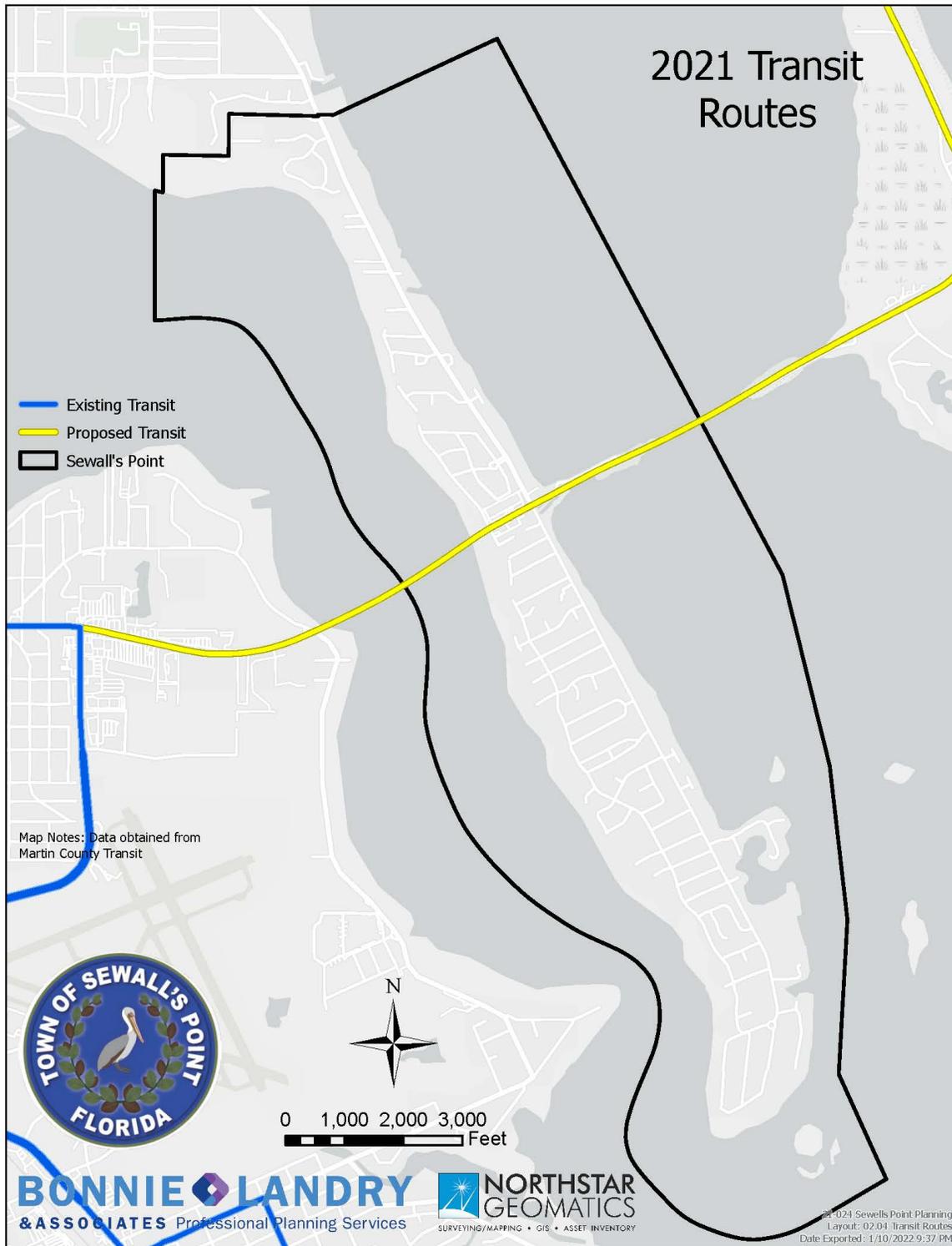
2019-2020 LEVEL OF SERVICE MAP



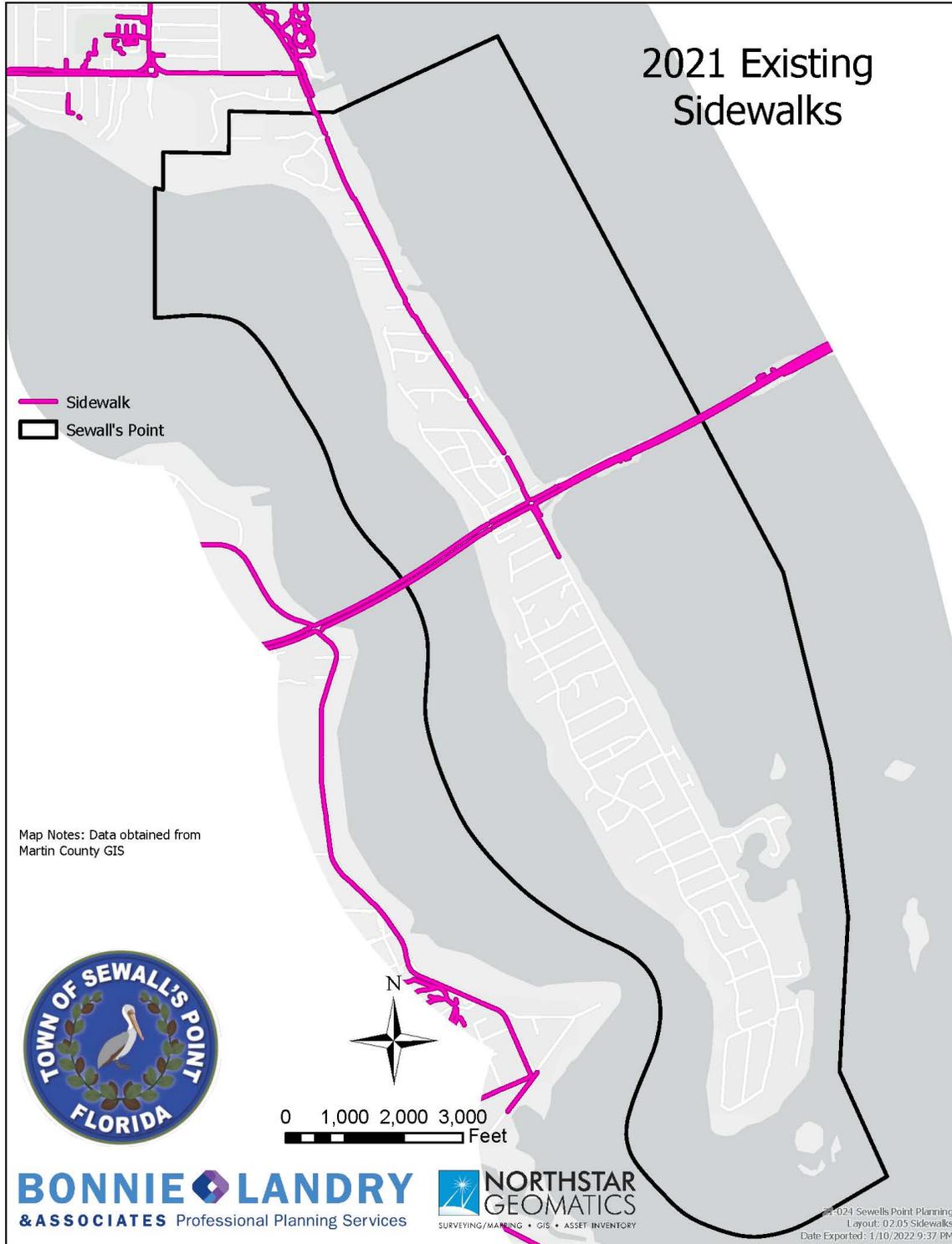
2045 LEVEL OF SERVICE MAP



2021 TRANSIT ROUTES MAP



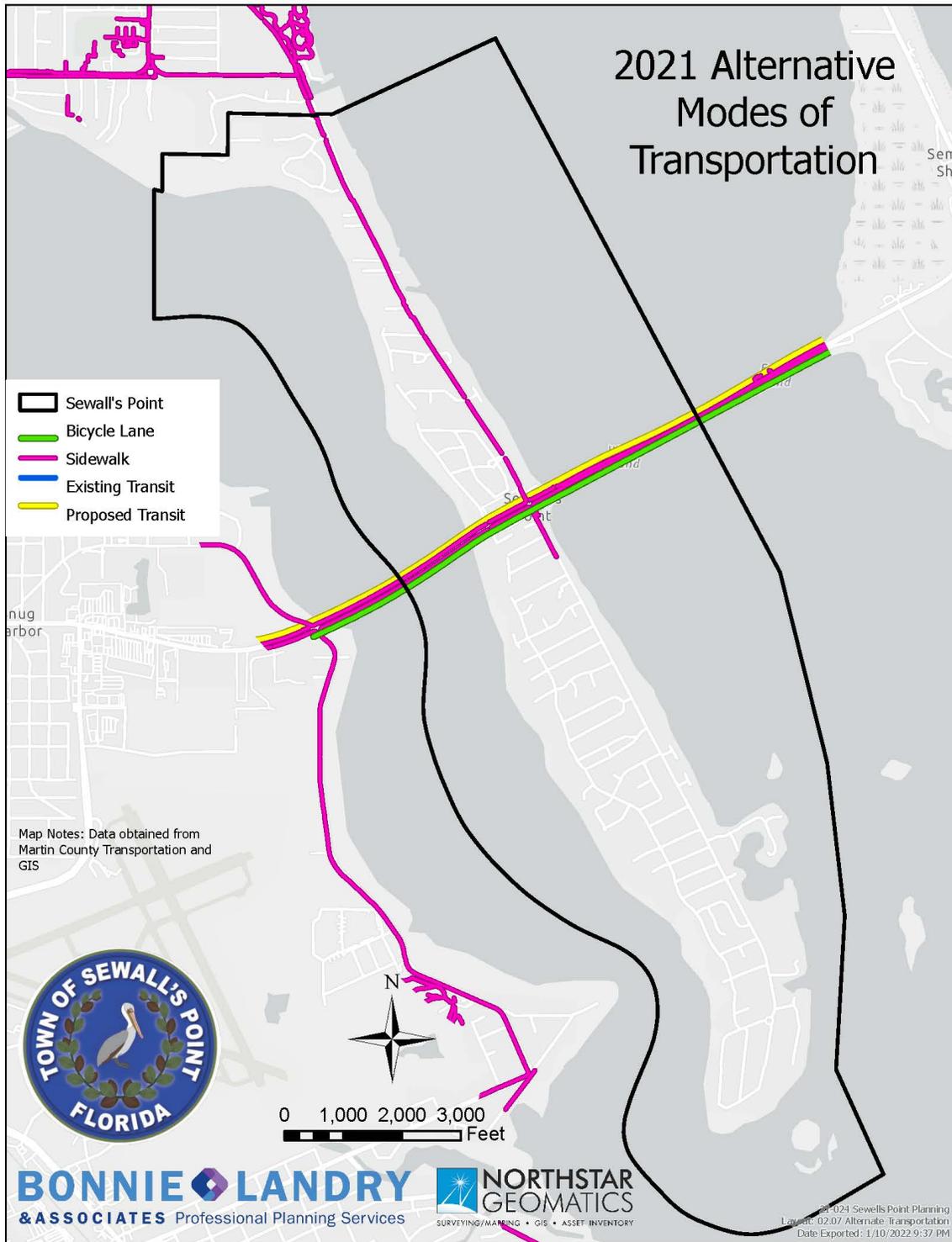
2021 EXISTING SIDEWALKS MAP



2021 EXISTING BIKE LANES MAP



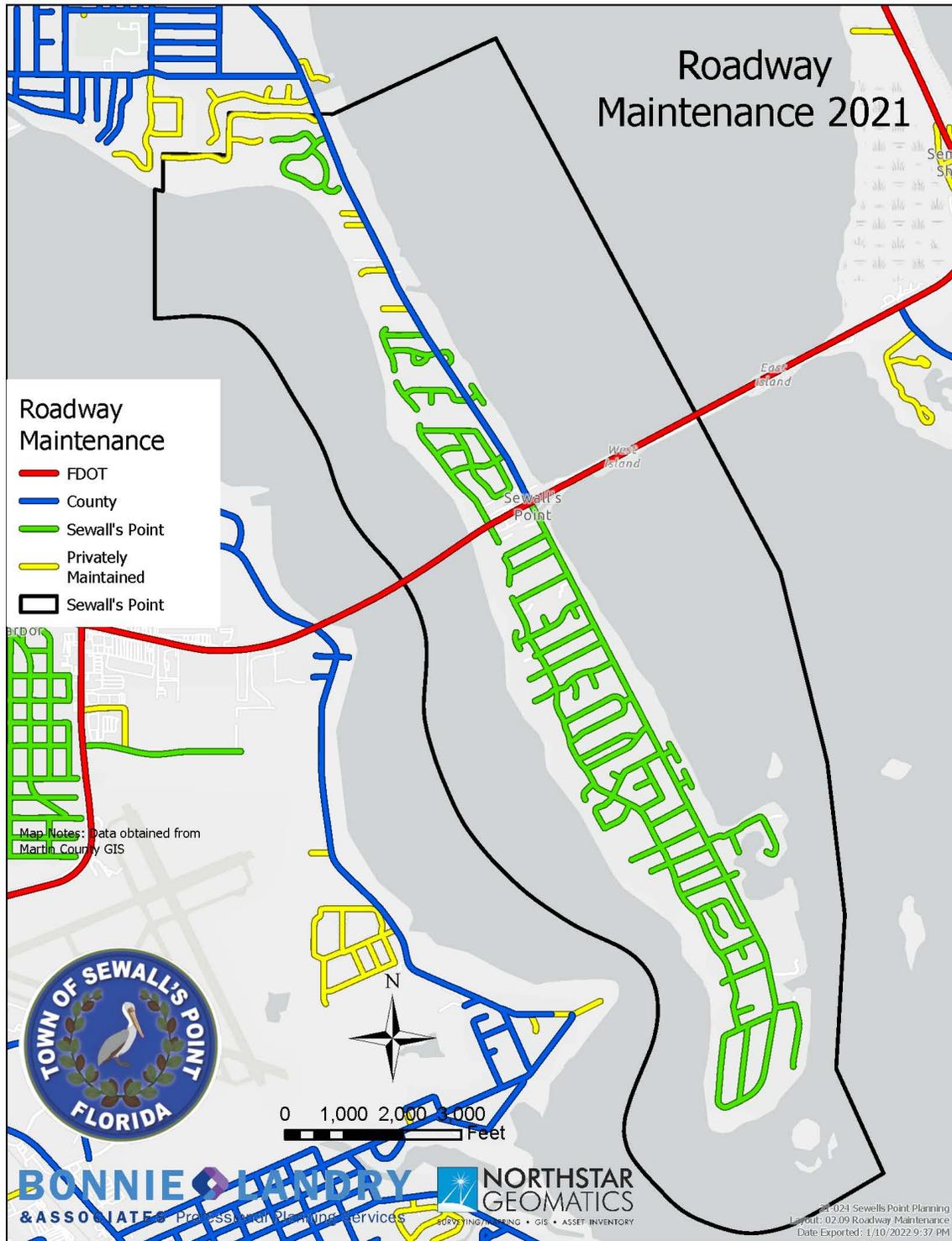
2021 ALTERNATIVE MODES OF TRANSPORTATION MAP



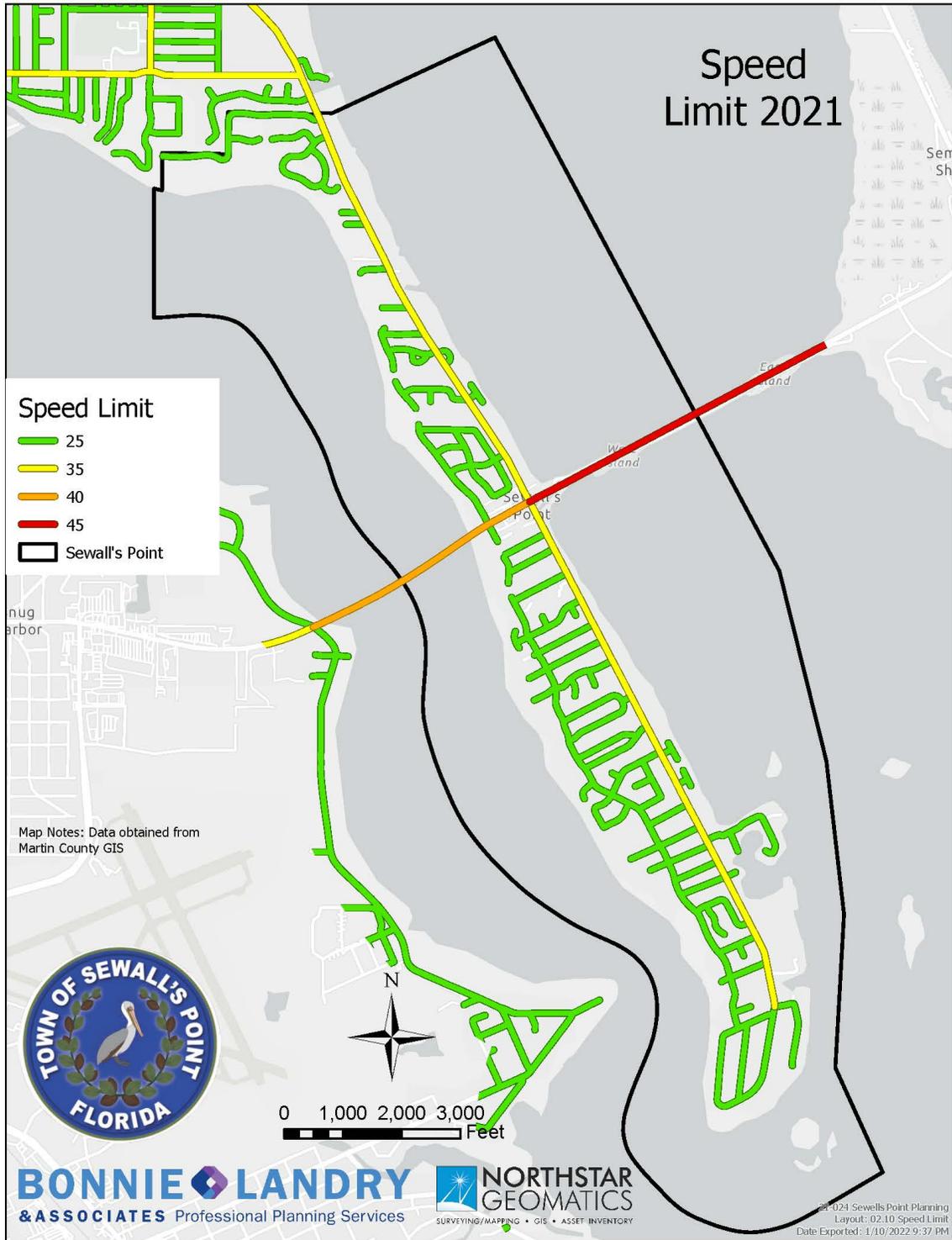
2021 EVACUATION ROUTES MAP



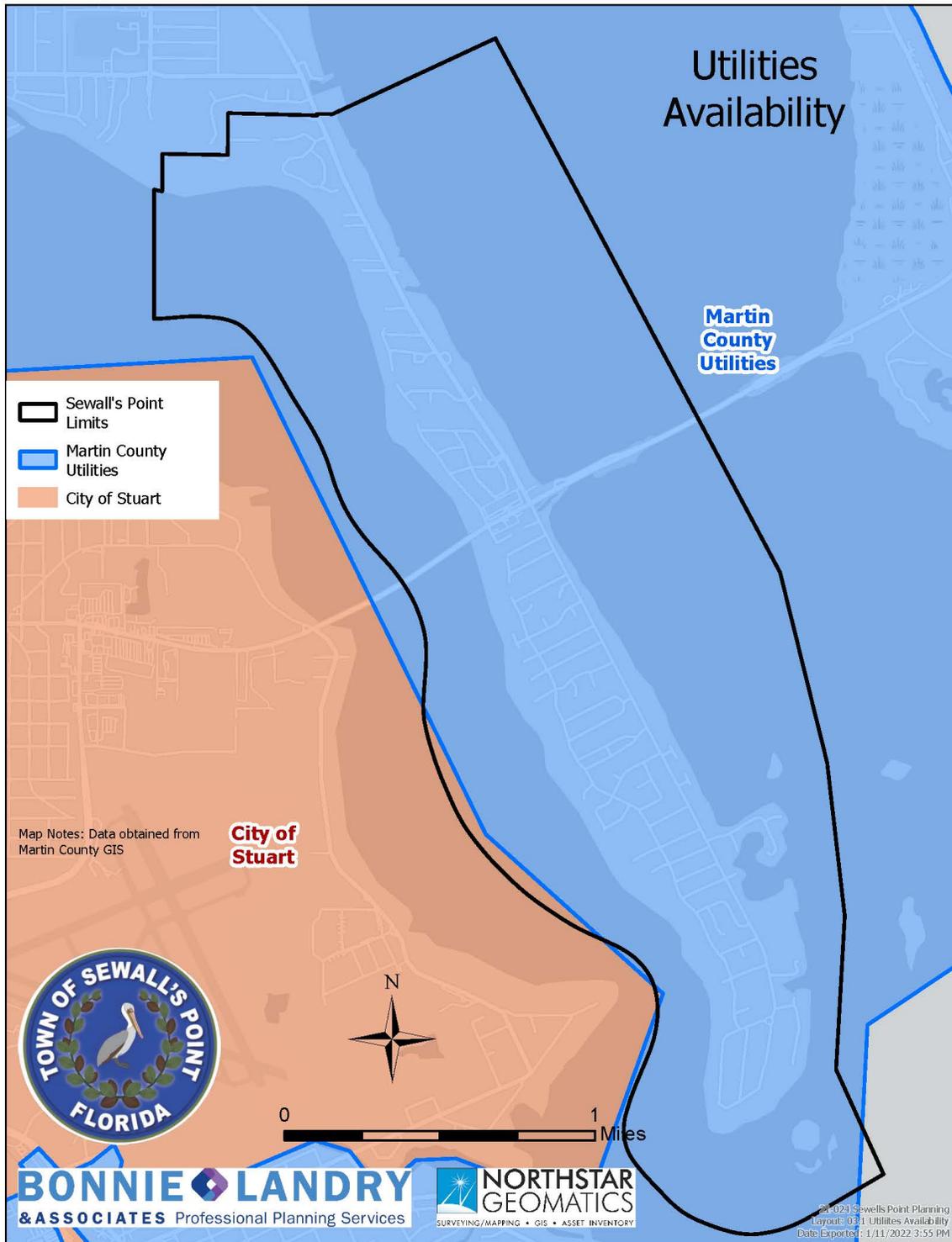
ROADWAY MAINTENANCE 2021 MAP



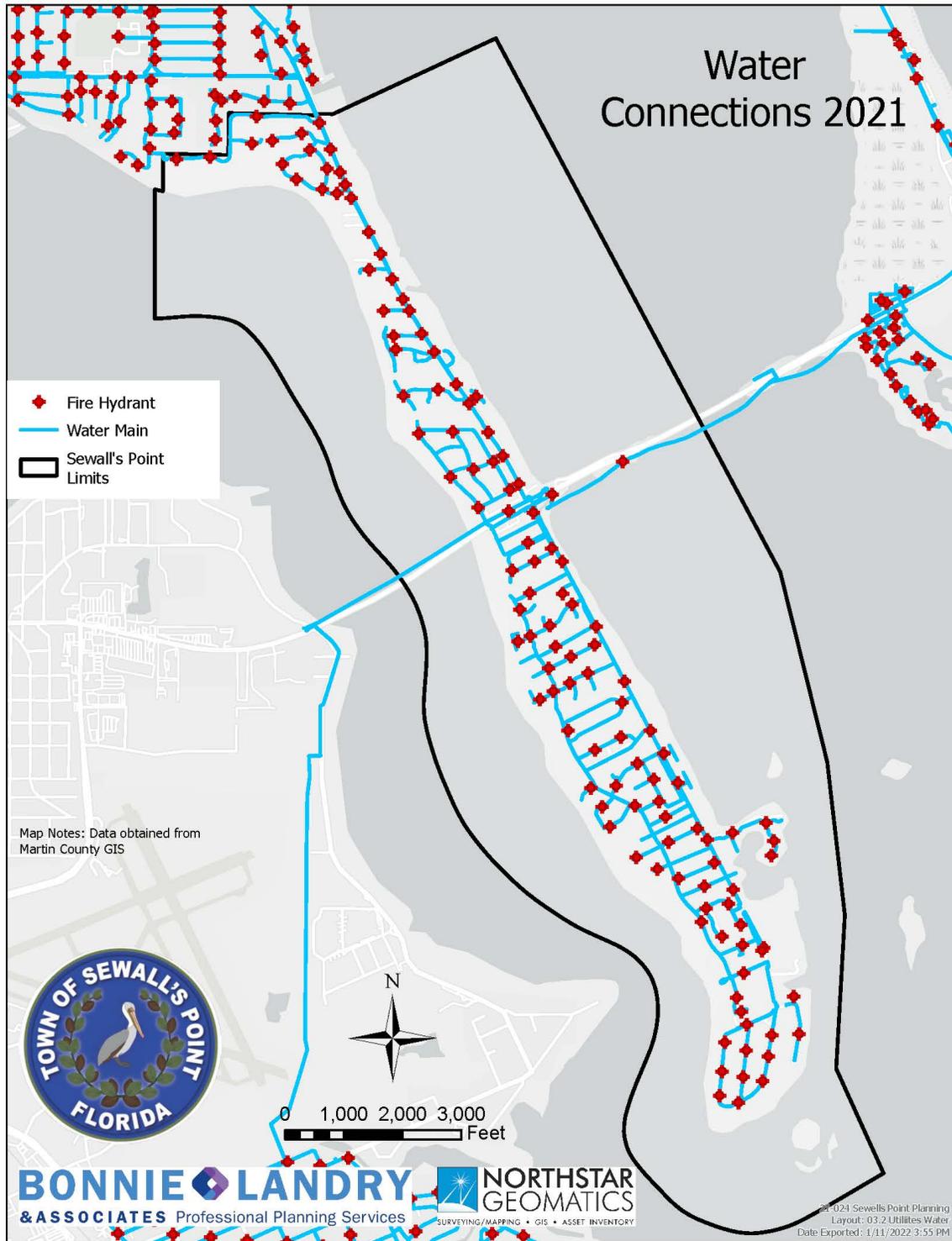
SPEED LIMIT 2021 MAP



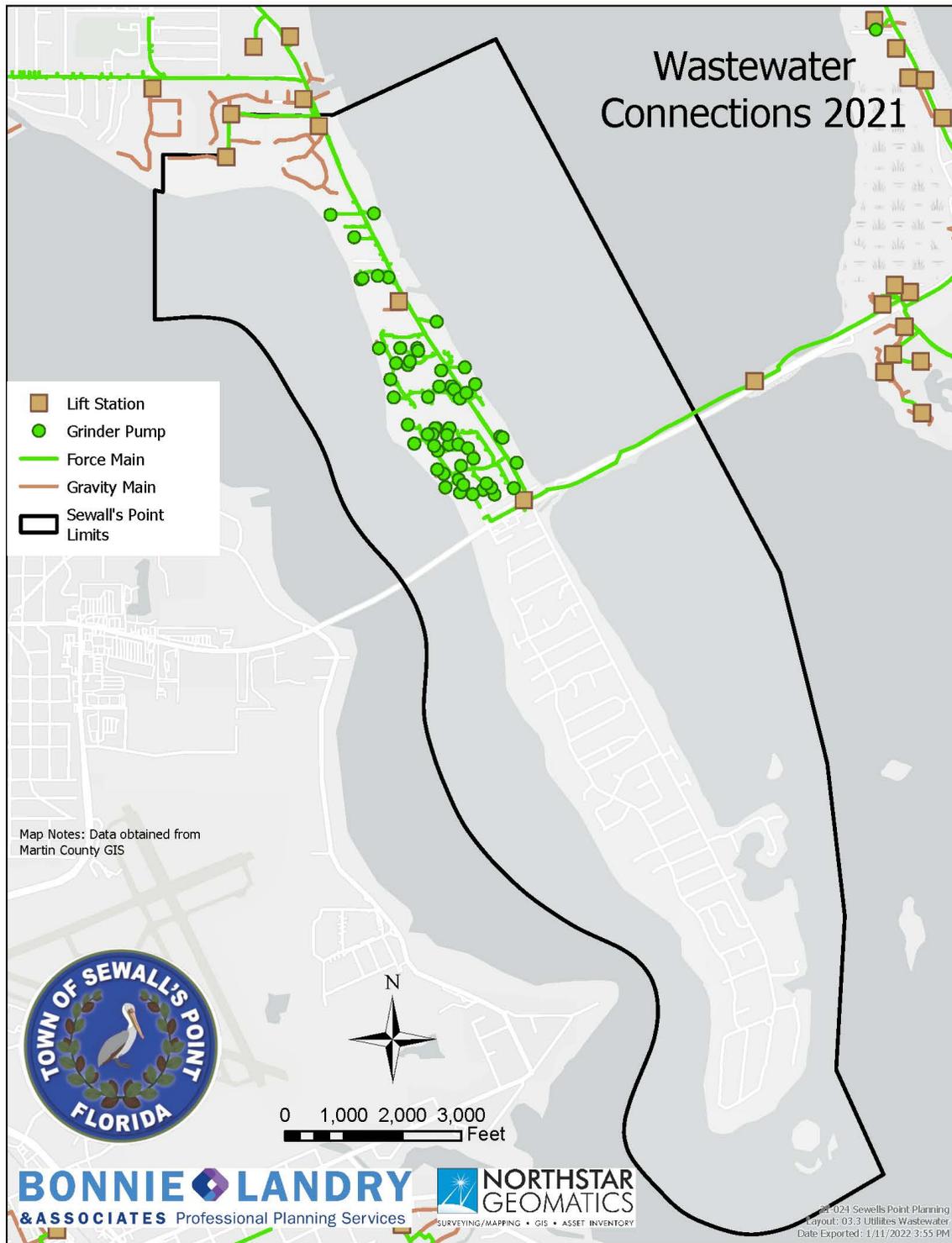
UTILITIES AVAILABILITY MAP



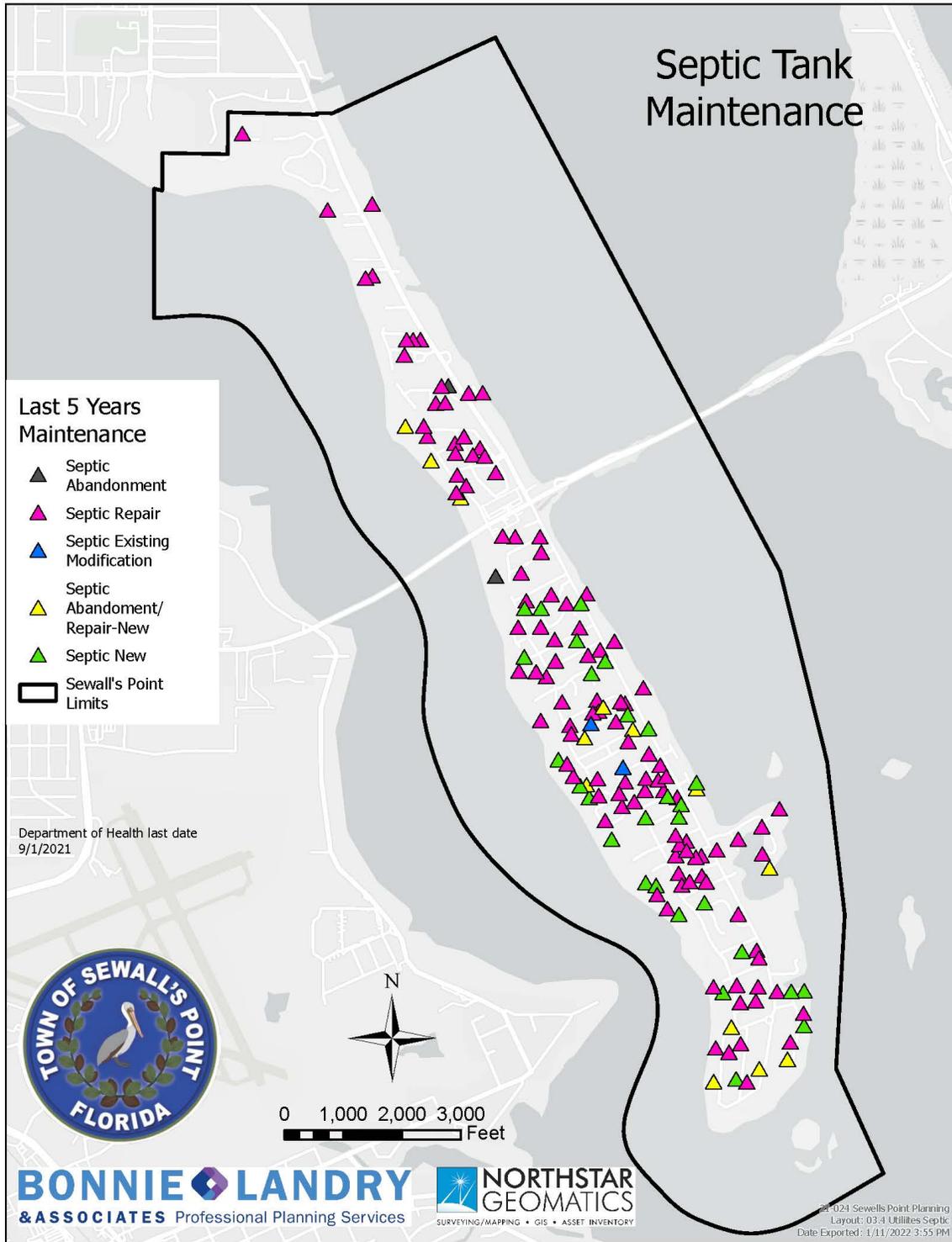
WATER CONNECTIONS 2021 MAP



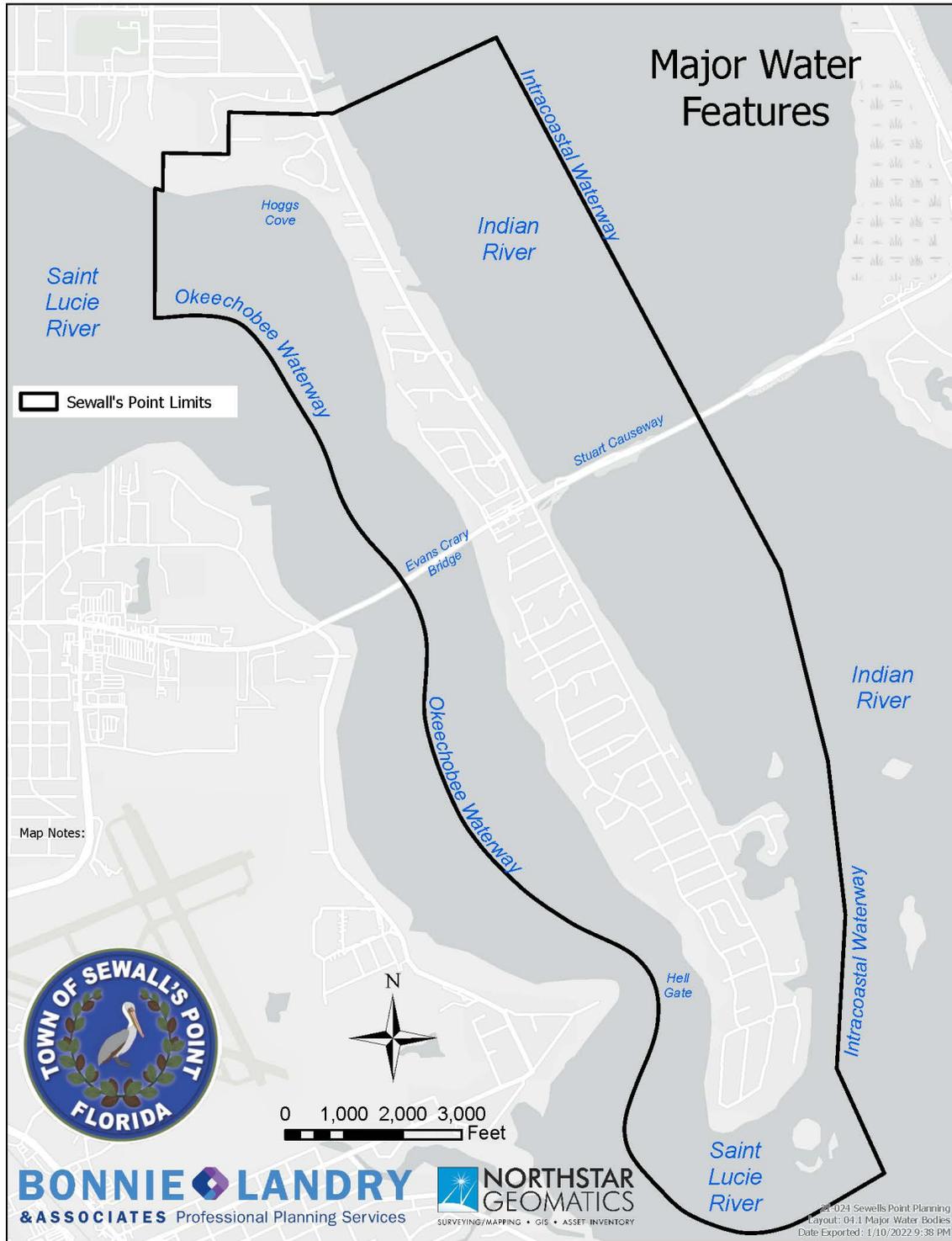
WASTEWATER CONNECTIONS 2021 MAP



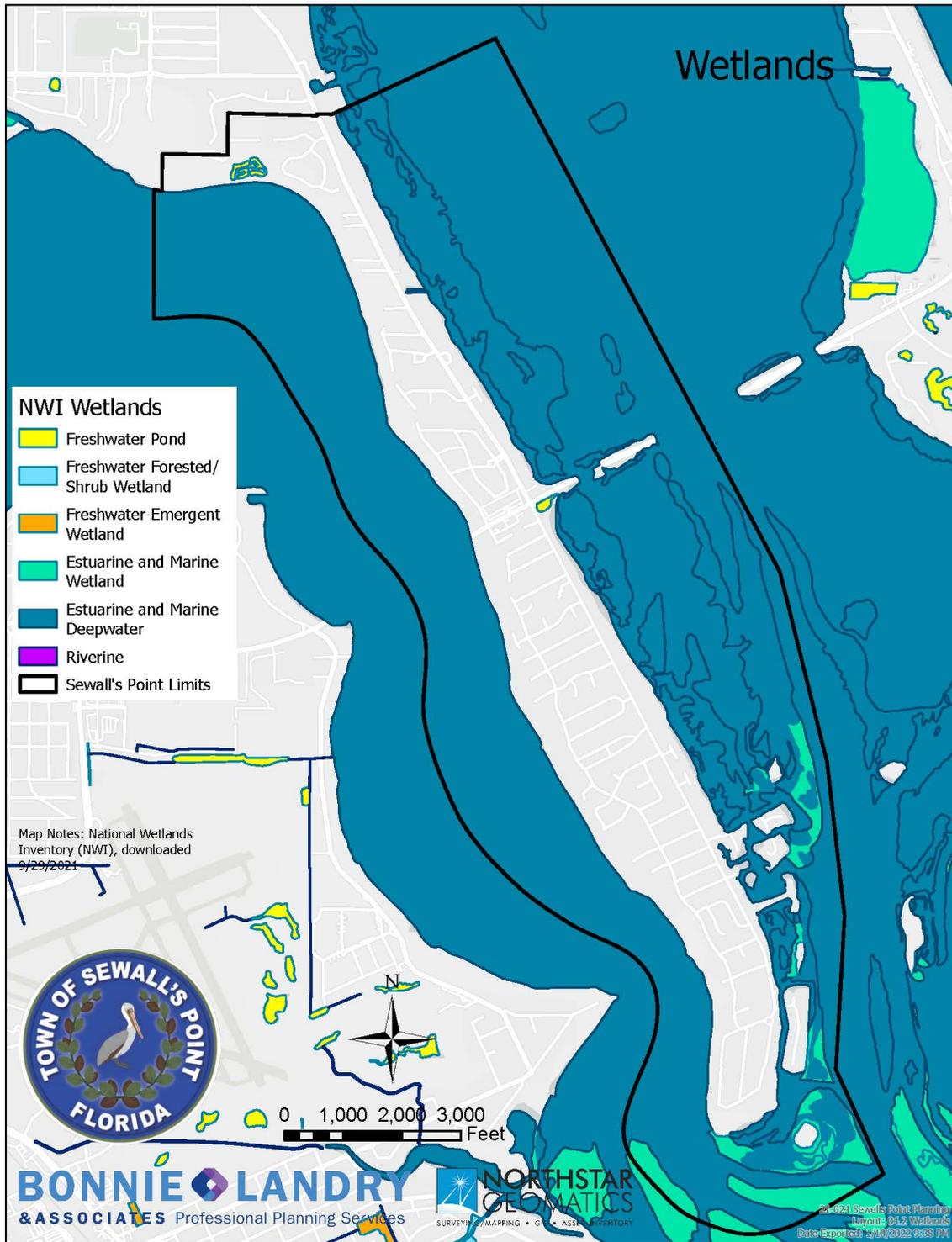
SEPTIC TANK MAINTENANCE MAP



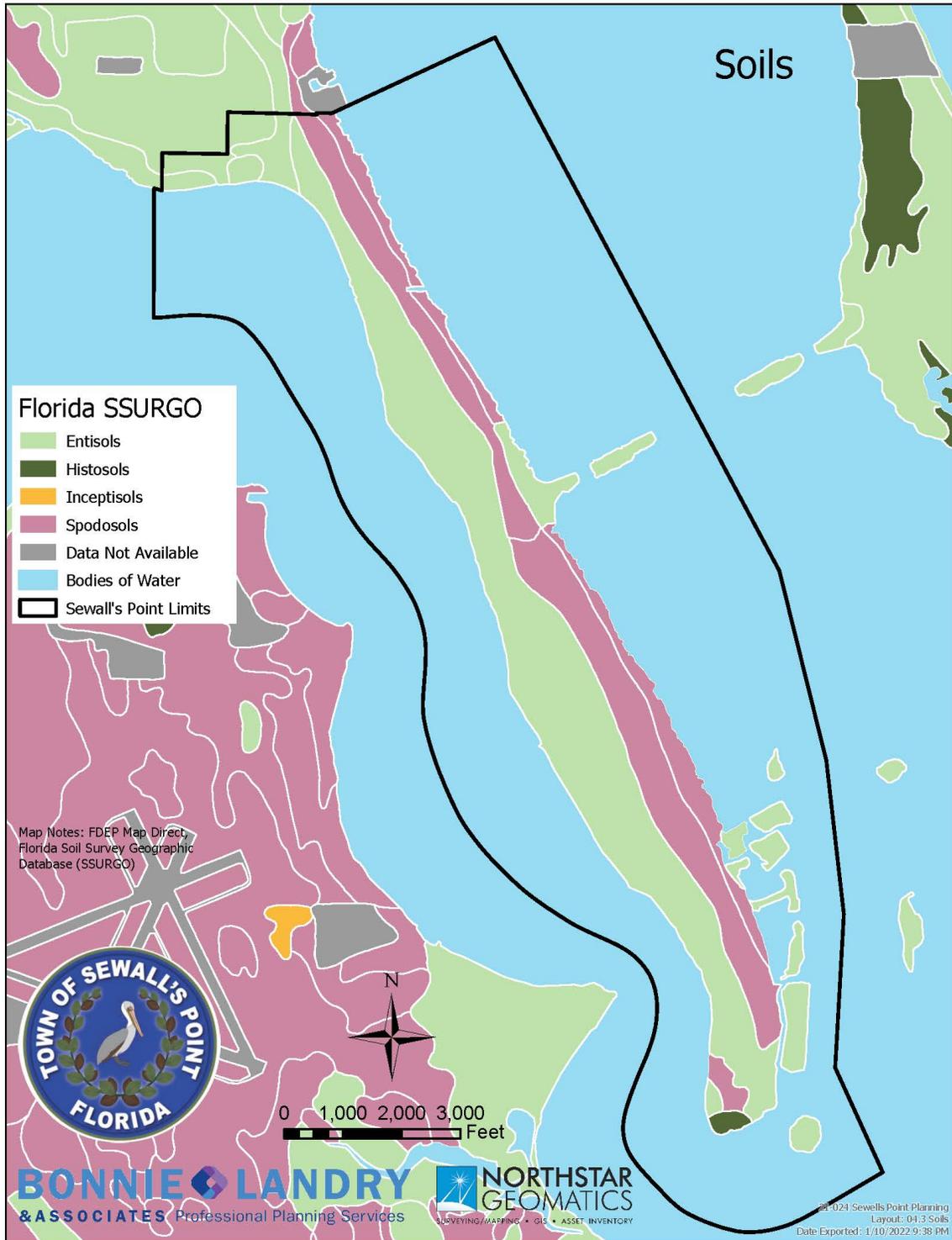
MAJOR WATER FEATURES MAP



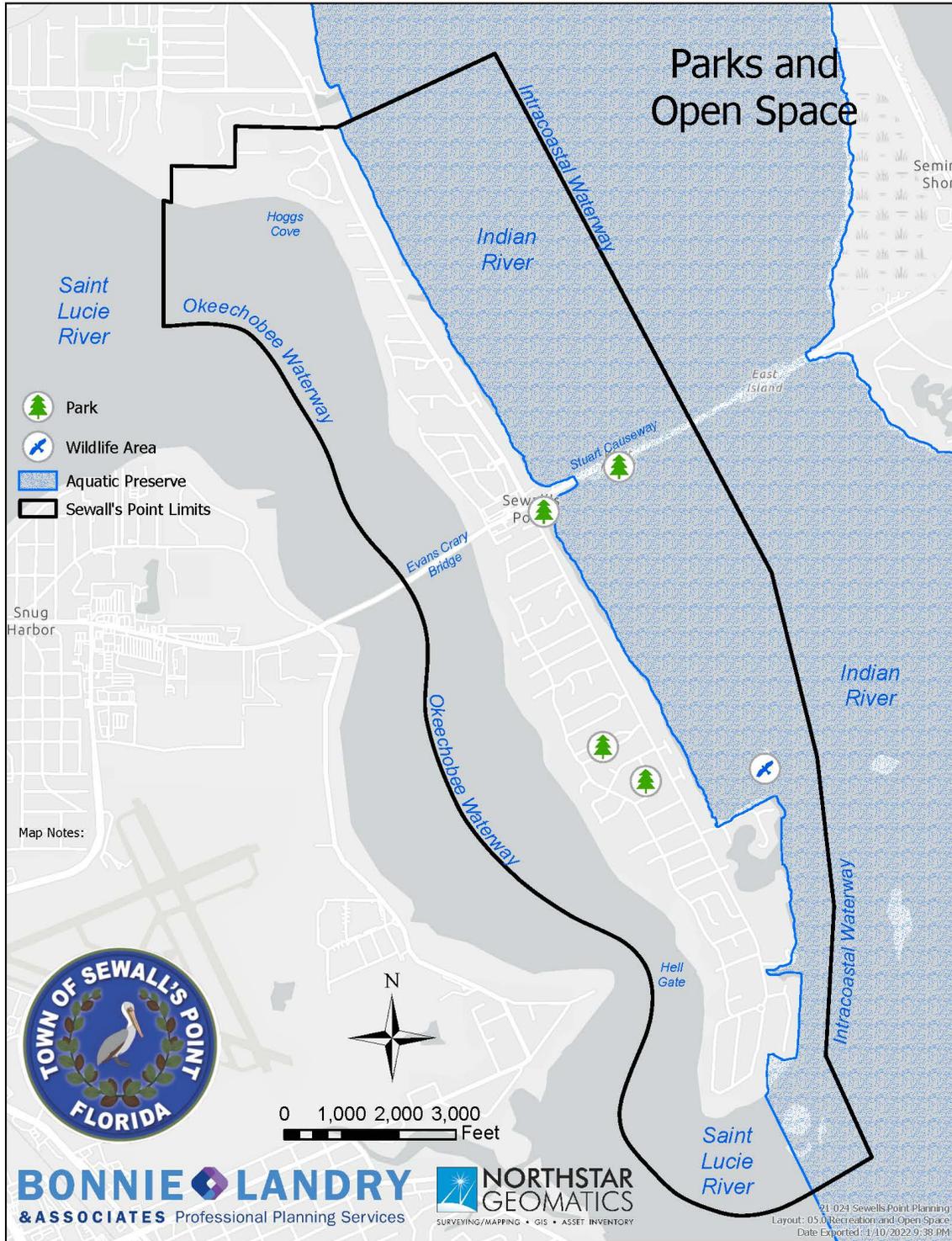
WETLANDS MAP



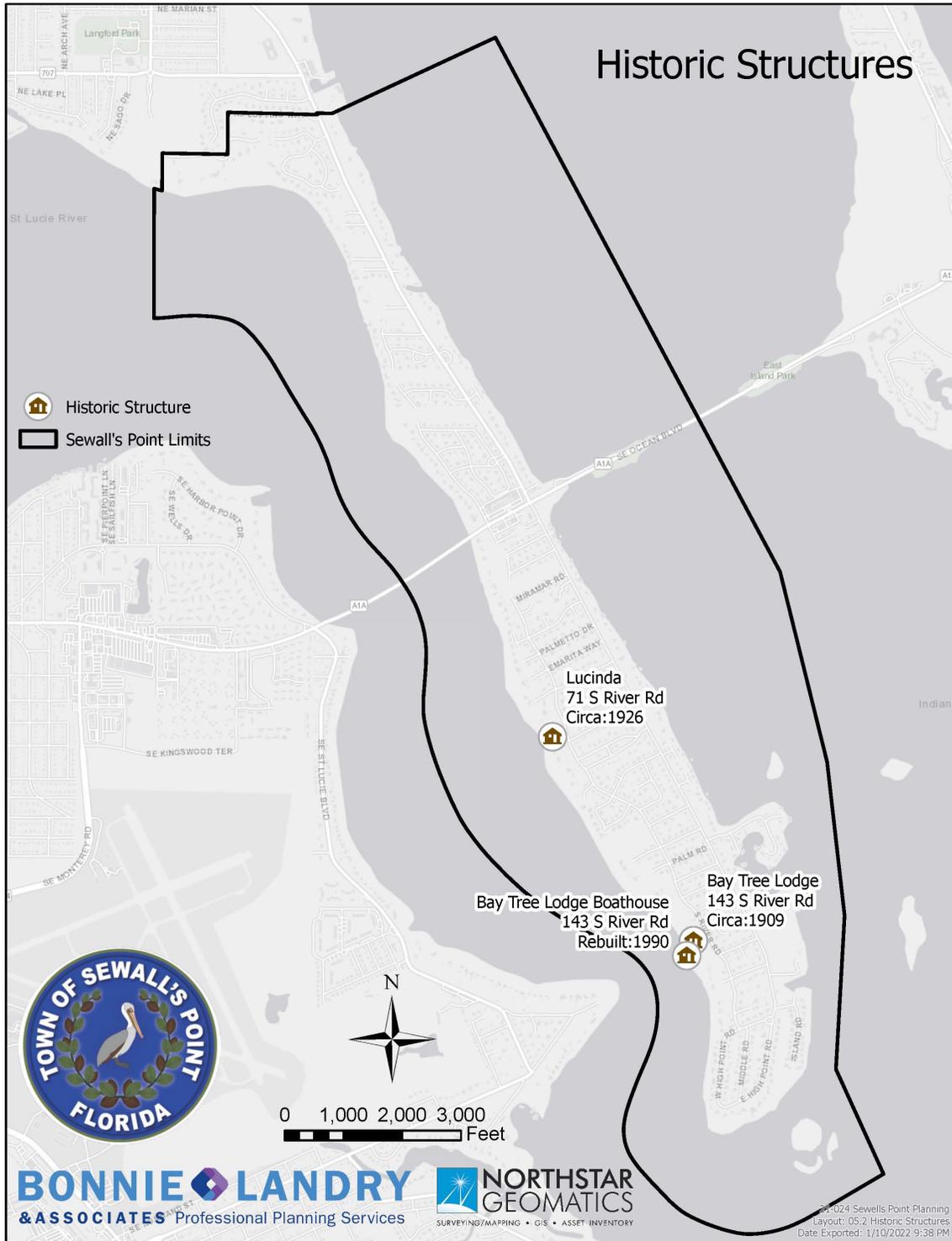
SOILS MAP



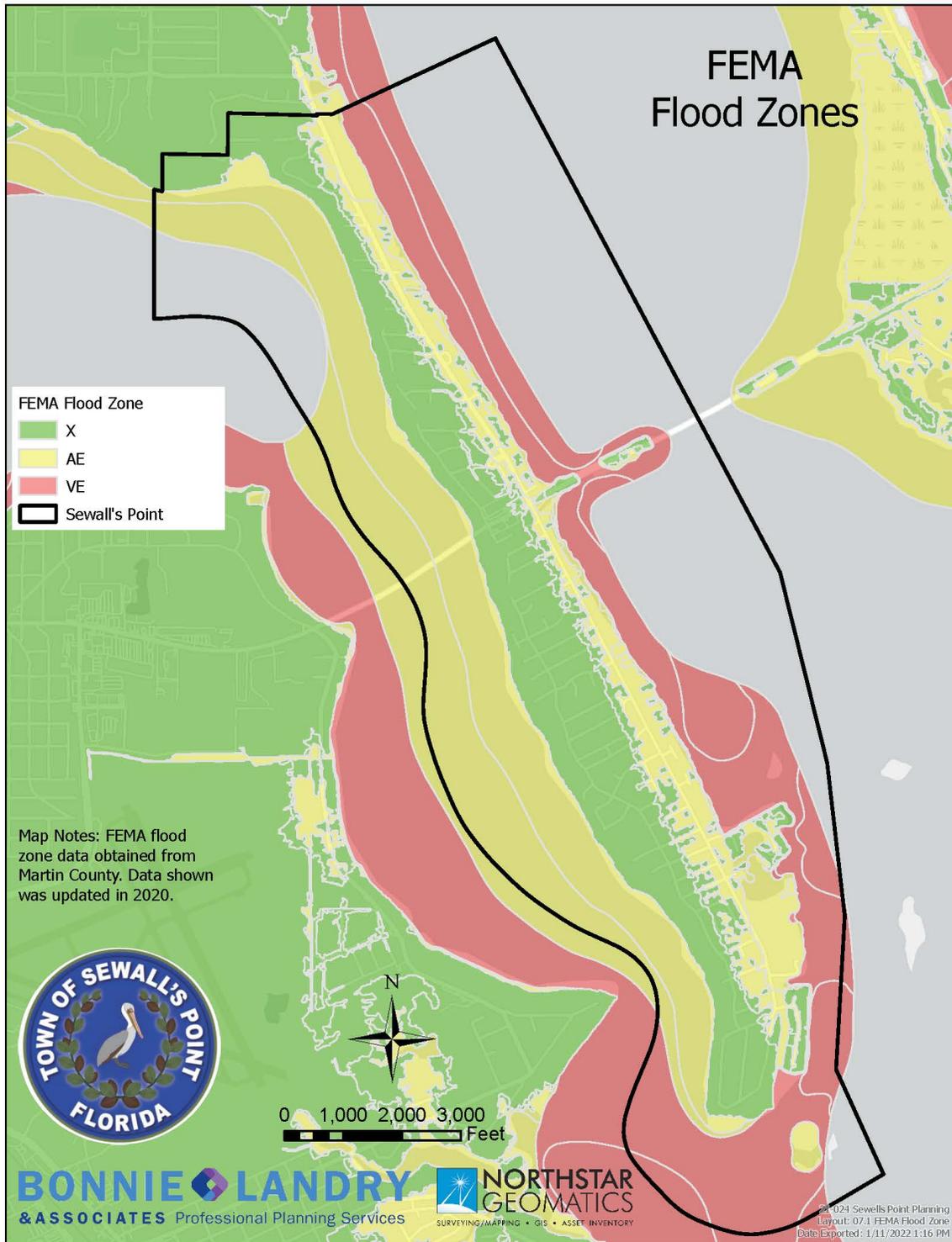
PARKS AND OPEN SPACE MAP



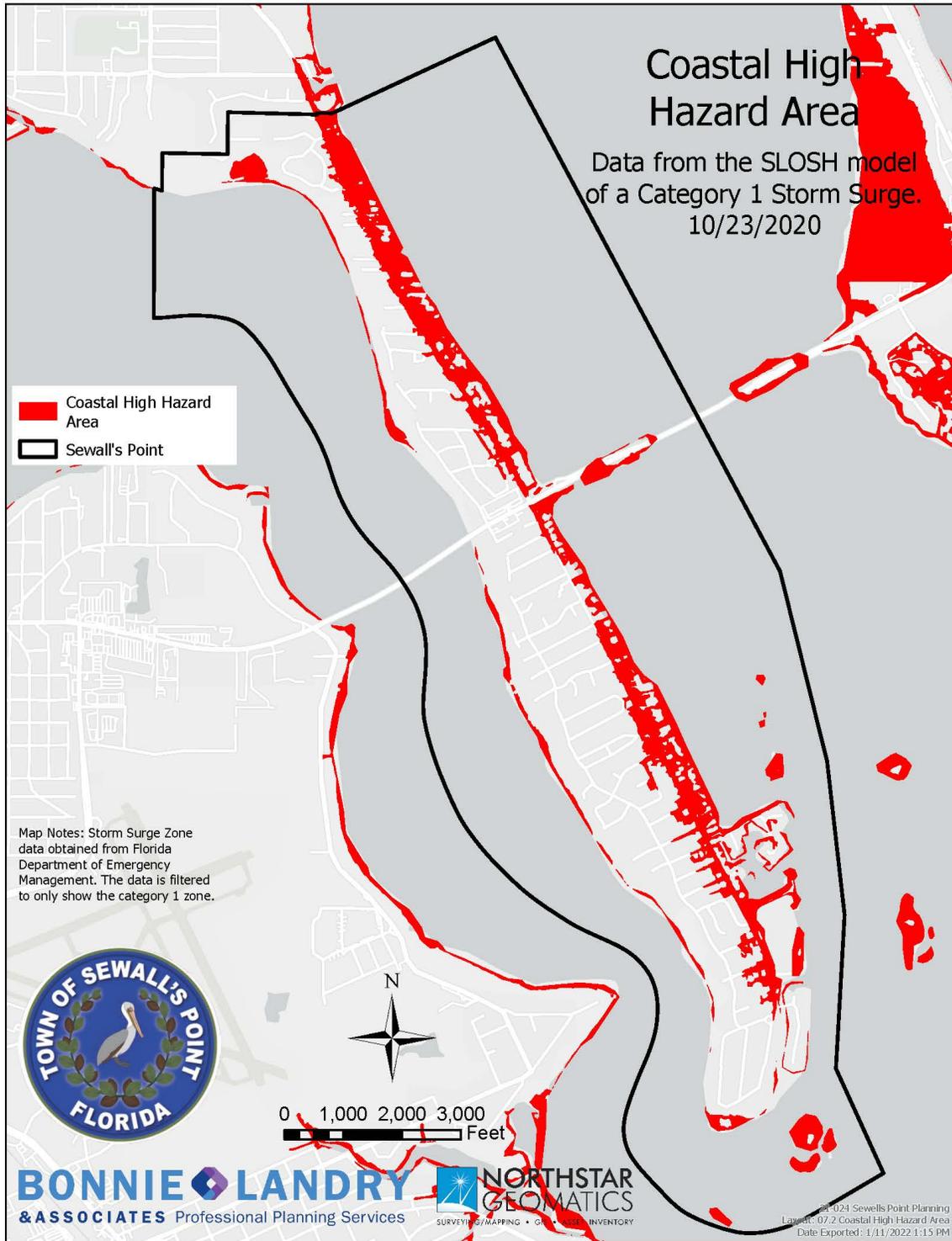
HISTORIC STRUCTURES MAP



FEMA FLOOD ZONES MAP



COASTAL HIGH HAZARD AREA (CHHA) MAP



SEA LEVEL RISE MAP



DEFINITIONS AND ACRONYMS

| | |
|--------|--|
| BEBR | Bureau of Economic and Business Research |
| CR | County Road |
| CRA | Community Redevelopment Area |
| DIA | Data, Inventory and Analysis |
| F.A.C. | Florida Administrative Code |
| FLU | Future Land Use |
| FLUM | Future Land Use Map |
| F.S. | Florida Statutes |
| GIS | Geographic Information System |
| NWI | National Wetlands Inventory |
| SR | State Road |
| TCRPC | Treasure Coast Regional Planning Council |
| VMT | Vehicle Miles Traveled |

American Community Survey (ACS) – Demographic data from the U.S. Census Bureau.

Census-Designated Place (CDP) – Concentration of population in a particular area defined by the U.S. Census Bureau for statistical purposes only. The boundaries of a CDP have no legal status; therefore, they may not always correspond with the local understanding of the area or community with the same name.

Bureau of Economic and Business Research (BEBR) – Founded in 1930, BEBR produces Florida’s official state and local population estimates and projections. These estimates are used for distributing state revenue- sharing dollars to cities and counties in Florida and for budgeting, planning and policy analysis by state and local government agencies, businesses, researchers, the media, and members of the general public.

Capital Improvements Plan (CIP) – A capital improvement plan, or capital improvement program, is a short-range plan, usually four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan.

Charter – Broad governing document for municipal governments (cities, towns, villages and charter counties); adopted by the people and amended by the people through referendum. It is derived from the French word for “contract.” Every city in FL has a charter; only a few of the counties have charters.

Environmental Stewardship – The responsible use and protection of the natural environment through conservation and sustainable practices to enhance ecosystem resilience and human well-being.

Floor Area Ratio (FAR) – The ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built. The term can also refer to limits imposed on such a ratio through zoning.

Future Land Use (FLU) Element – The centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan's elements.

Impervious Surface Area - An impervious surface area includes and hard-surfaced, man- made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities. To calculate the percentage of Impervious Surface Area, the total impervious surface is divided by the total lot area.

Infrastructure – The basic physical structures and facilities (i.e., buildings, roads, power supplies) needed for the operation of the Town.

Redevelopment – Renovation of a blighted area.

Smart Growth – Smart growth, or livable communities, is largely an incentive- and policy-based movement that has emerged in the 1990s. It is aimed at encouraging wiser infrastructure investments, protecting open space, and widening reinvestment opportunities in central cities.

Urban Sprawl – Low density, automobile-dependent development with either a single use or multiple uses that are not functionally related. Urban sprawl is expensive for municipalities as it requires extending public services inefficiently.

TRANSPORTATION AND MOBILITY ELEMENT

Goals, Objectives and Policies

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PURPOSE AND SUMMARY OF THE TRANSPORTATION AND MOBILITY ELEMENT

The purpose of the Transportation Element is to plan for a safe, convenient multimodal transportation system. The Town of Sewall's Point will address mobility for pedestrians, bicyclists, transit users, motorized vehicle users, and waterways users. The performance and capacity need of the Town of Sewall's Point transportation network have been evaluated and projected with fiscal year 2027 for the short-term planning period, and fiscal year 2045 for the long-term planning period.

This element has been developed in coordination with the Martin Metropolitan Planning Organization's (MPO) Martin in Motion 2045 Long Range Transportation Plan (LRTP), the Martin County Transit Development Plan (TDP) 2020-2029, the 2040 Treasure Coast Regional Long Range Transportation Plan (RLRTP), and the Florida Department of Transportation's (FDOT) Florida 2045 Transportation Plan. The review of these and other transportation plans, along with the collaboration of these agencies, provides for the coordination with Martin County and the FDOT to assist with both the short and long-term transportation needs for the Town of Sewall's Point. The relevant data, inventory and analysis (DIA) of transportation conditions and Transportation Map Series will address traffic circulation, including the types, locations, and extent of existing and proposed major thoroughfares. This information informs the goals, objectives, and policies in the Town's Transportation Element.

TOWN PROFILE AND TRANSPORTATION CHALLENGES

The Town of Sewall's Point includes approximately 18.6 miles of roadway. Approximately 13.8 miles of roadways in the Town are maintained locally, approximately 1.1 miles are maintained privately, and approximately 3.7 miles are maintained by other agencies. (More information about these roadways can be found in the Functional Classification section of the Transportation DIA.) The transportation network that is established in this community is essentially built out. The plan will include policies that could reduce the vehicle miles traveled (VMT) by encouraging alternatives to motorized vehicle use. The plan acknowledges, that with its established low-density development pattern, the Town does not efficiently support significant use of public transit. The data acknowledges that single occupied vehicles are a concern, as this is the primary mode of transportation to employment by the Town's residents. It is also important to note that, although it is a goal to provide safe facilities for pedestrians and bicyclists, lack of available land for rights of way continues to be a challenge. The Town should look for opportunities to acquire additional land to expand rights of ways in order to provide facilities for bicycles and pedestrians or develop complete streets by reducing roadway widths for motorized vehicles.

GUIDING PRINCIPLES

Principle 1 – Encourage an efficient use of the multi-modal transportation network and direct new development and infrastructure to areas where mobility can be efficiently provided

Principle 2 – Reduce vehicle miles traveled and related greenhouse gas emissions through the provision of mobility within the community and provide safe facilities that promote walking and biking

Principle 3 – Provide safety for users of all transportation modes

TRANSPORTATION AND MOBILITY ELEMENT - GOALS, OBJECTIVES AND POLICIES

GOAL TM 1 IMPLEMENT AN EFFICIENT TRANSPORTATION AND MOBILITY PLAN

Goal TM 1 – The Town of Sewall’s Point shall maintain and continue to enhance a multimodal transportation system that provides safe, efficient travel, for both motorized and non-motorized vehicles, that complements and enhances the community’s environment, economy, and small-town character.

OBJECTIVE TM 1.1 COORDINATE A BALANCED TRANSPORTATION SYSTEM

Objective TM 1.1 – The Town of Sewall’s Point shall coordinate a balanced transportation system which is compatible with other elements of the Comprehensive Plan. The system will provide, to the extent possible, transportation alternatives to the automobile, compatible with the Town’s character, which will aim to improve the level of service for all modes and reduce the demand for increased roadway capacity.

Policy TM 1.1.1 – The Town of Sewall’s Point shall maintain Land Development Regulations that provide all-inclusive, efficient mobility for all modes of transportation.

Policy TM 1.1.2 – The Town of Sewall’s Point shall develop requirements in the Land Development Regulations that ensure all roadway projects are constructed in a manner that protects waterbodies, wetlands, and flood plains.

Policy TM 1.1.3 – The Town of Sewall’s Point is essentially built out with an established network of transportation facilities; however, the Town will continue to look for opportunities for additional connectivity while not at the expense of disturbing established neighborhoods and the small-town character.

OBJECTIVE TM 1.2 ALTERNATIVE FORMS OF TRANSPORTATION

Objective TM 1.2 – The Town of Sewall’s Point shall pursue and support transportation systems (e.g., carpooling, bikeways) that reduce air quality degradation and help to conserve energy.

Policy TM 1.2.1 – The Town of Sewall’s Point’s will promote fewer work-based vehicle trips, by collaborating with the Martin MPO and FDOT’s South Florida Commuter Services, to provide a public education campaign about transportation alternatives that can be used to reduce vehicle miles traveled, such as:

- a) Carpooling, Bicycling and Public Transit Use
- b) Telecommuting and Video Conferencing
- c) Ride Share Locations
- d) Health Benefits of Non-Motorized Modes of Transportation

Policy TM 1.2.2 – The Town of Sewall’s Point will collaborate with the Martin MPO and support its efforts to complete the Treasure Coast Loop Trail, which provides a Multi Modal loop around Hutchinson Island. *This project is included in the Martin MPO Bicycle, Pedestrian, & Trails Master Plan.*

Policy TM 1.2.3 – The Town of Sewall’s Point’s will continue to include requirements in its Land Development Regulations that facilitate the efficient movement of pedestrians and bicyclists.

Policy TM 1.2.4 – The Town of Sewall’s Point shall utilize context sensitive roadway design and traffic calming to allow connectivity to mitigate the effects of through traffic on neighborhoods.

Policy TM 1.2.5 – The Town of Sewall’s Point shall review all proposed developments for the accommodation of bicycle and pedestrian traffic needs.

Policy TM 1.2.6 – The Town of Sewall’s Point will encourage the addition of sidewalks that are part of a connected pedestrian network. Sidewalks will only be added when there is available right of way or a voluntary easement is provided from a private property owner.

Policy TM 1.2.7 – The Town shall coordinate with the City of Stuart, Martin County, and the Florida Department of Transportation to ensure efficient and safe hurricane evacuation of its residents.

OBJECTIVE TM 1.3 LEVELS OF SERVICE

Objective TM 1.3 – The Town of Sewall’s Point shall adopt and maintain appropriate level of service (LOS) standards for streets within the Town.

Policy TM 1.3.1 – The Town of Sewall’s Point shall adopt, as part of this Comprehensive Plan, the following Level of Service Standards (LOS) for roadways in the Town boundaries for daily and peak hour conditions:

- State Roads - Level of Service “D”
- Town And County Maintained Roads - Level of Service “D”

Policy TM 1.3.2 – Recognizing the growing need for regional connectivity, the Town of Sewall’s Point shall coordinate with appropriate agencies, including Martin County MPO, Martin County Engineering, Martin County Public Transit, and the Florida Department of Transportation (FDOT), to support policies and programs that accomplish efficient traffic flow on County and FDOT roadways within the Town.

Policy TM 1.3.3 – The Town shall coordinate safe access management by obtaining letters of compliance with FDOT and Martin County for driveways on FDOT and Martin County facilities. Access to the Town of Sewall’s Point roadways shall be approved by the Town traffic engineer after review of a traffic statement and/or study. This review shall be applicable to all new development, re-zonings, and change of use of existing structures. Access management for residential development (for development of more than one single-family home) shall be conducted through site plan and subdivision review, to restrict back-out parking into rights-of-way, limit driveway connections, and to ensure conformance with provisions contained in the Town of Sewall’s Point’s Land Development Regulations.

Policy TM 1.3.4 – The Town of Sewall’s Point shall require that new development has the infrastructure it needs to support it. The Town will require that transportation facilities exist, are under construction, or that proportionate share payments have been made within 3 years from issuance of building permit.

Policy TM 1.3.5 – The Town shall establish a time frame for construction of the projects identified in the Capital Improvements Element. This time frame is intended to be flexible to address impact from development as it occurs. Should development activity increase, then the identified projects may be constructed earlier in the time period; conversely, should development activity be below normal rates, then the construction start dates may be pushed back to a later period.

OBJECTIVE TM 1.4 PROTECTION OF RIGHTS-OF-WAY

Objective TM 1.4 – The Town of Sewall’s Point shall provide for the preservation and protection of needed rights-of-way for both motorized and non-motorized vehicles.

Policy TM 1.4.1 – The Town of Sewall’s Point shall acquire and maintain sufficient right-of-way when building new roads or widening old facilities, in order to protect waterbodies, wetlands, and flood plains. Corridor alignments shall be designed to avoid environmentally sensitive areas.

Policy TM 1.4.2 – The Town of Sewall’s Point shall require developments to dedicate the necessary rights-of-way proportionate to the impacts of development along property boundaries of external roadways to accommodate standard lane widths, turn lanes, bike lanes, clear recovery zones, stormwater, utilities, sidewalks/multi-use paths, and landscaping features. Sidewalks and multi-use paths may be provided within an easement along major roadways to preserve and take advantage of proposed buffers, existing vegetation, environmentally sensitive areas, and natural features.

Policy TM 1.4.3 – The Town shall require the inclusion of sidewalks and sidewalk connections as part of all roadway construction projects, as appropriate and feasible.

Policy TM 1.4.4 – The Town shall design, construct, and maintain transportation facilities that are resilient, (prevent flooding and prepare for sea level rise), minimize pollution, and properly manage the quantity, timing, rate, and direction of flow of stormwater.

Policy TM 1.4.5 – The Town of Sewall’s Point will coordinate with FDOT in its goal to make transportation facilities more resilient as outlined in the Florida Transportation Plan.

Policy TM 1.4.6 – The Town of Sewall’s Point seeks to adapt its roadway network so that it is prepared for, can withstand, and can quickly recover from disruptions in traffic flow due to storms, flooding and sea level rise.

Policy TM 1.4.7 – The Town of Sewall’s Point will prepare its transportation network for the peril of flood by:

- a) Identifying risks
- b) Accessing potential impacts
- c) Implementing strategies to avoid, mitigate or eliminate impacts

OBJECTIVE TM 1.5 COMPATIBILITY OF TRANSPORTATION GOALS

Objective TM 1.5 – The Town of Sewall’s Point shall achieve compatibility between the Town’s mobility goals, objectives and policies and those of the Martin MPO and the FDOT.

Policy TM 1.5.1 – The Town shall annually review the Martin MPO and Florida Department of Transportation five-year plans to ensure the compatibility of transportation planning Goals.

Policy TM 1.5.2 – The Town shall coordinate and support a safe and efficient regional multimodal transportation system, by collaborating with the Martin MPO, appropriate state, and regional agencies, to properly plan land use, right of way reservations, transit schedules, public information materials, and other programs. This will result in better mobility, meeting individual travel demands, conserving energy, and reducing traffic congestion.

Policy TM 1.5.3 – The Town of Sewall’s Point, through its participation in the Martin MPO, shall seek grant funding through the Transportation Alternatives Program (TAP). This could assist in funding small-scale transportation projects, such as pedestrian and bicycle facilities, recreational trails, safe routes to school projects, community improvements (historic preservation and vegetation management), and environmental mitigation related to stormwater and habitat connectivity.

GOAL TM 2 IMPLEMENT A SAFE TRANSPORTATION PLAN

Goal TM 2 – The Town of Sewall’s Point shall develop and maintain a multimodal transportation system that provides safety for all users and facilitates the use of alternative transportation.

OBJECTIVE TM 2.1 ELIMINATE CONFLICT AMONG TRANSPORTATION MODES

Objective TM 2.1 – The Town of Sewall’s Point shall eliminate or reduce conflicts between vehicular and pedestrian traffic in any new development or redevelopment and seek to ensure that that all users have safe and sufficient access to the transportation system.

Policy TM 2.1.1 – The Town shall require that all newly constructed walkways and sidewalks are constructed to meet applicable Americans with Disabilities Act (ADA) design requirements.

Policy TM 2.1.2 – The Town of Sewall’s Point shall develop and maintain Land Development Regulations that seek to ensure safe mobility of all users, including pedestrians, bicyclists, and motorists. The Town of Sewall’s Point Police Department shall enforce these standards and provide education to the public on existing laws related to motor vehicle, bicycle, and pedestrian operation and interaction.

Policy TM 2.1.3 – The Town shall develop and maintain Land Development Regulations that support the provision of safe vehicular parking to support new land development and redevelopment.

GOAL TM 3 COST FEASIBILITY

Goal TM 3 – The Town of Sewall’s Point’s Transportation Program shall be cost feasible. The Town shall pursue grant funding opportunities to offset transportation infrastructure costs. The Capital Improvements Plan shall include grant funding, whenever possible, to leverage tax dollars.

OBJECTIVE TM 3.1 ADEQUATE FUNDING OF INFRASTRUCTURE

Objective TM 3.1 – The Town of Sewall’s Point shall ensure that the planned transportation improvements have adequate funds to be completed within the fiscal year, according to the Capital Improvements Plan/Program. Proper funding of these projects will result in an efficient transportation system for all modes of transportation.

Policy TM 3.1.1 – The Town of Sewall’s Point shall seek to have regular meetings with the Martin MPO to encourage that FDOT funding be allocated for transportation projects in the Town.

Policy TM 3.1.2 – The Town of Sewall’s Point shall require that an analysis will be conducted considering potential environmental and neighborhood impacts of the project, prior to funding any new roadway alignments, construction, or changes to the traffic circulation system. This process shall include community involvement.

DEFINITIONS AND ACRONYMS

Accessibility – Ability to reach desired destinations, activities, goods, and services.

Complete Streets – Complete Streets is a design approach that requires streets to be planned and designed to enable safe, convenient travel with access for users of all ages and abilities regardless of their mode of transportation.

Development – New development, redevelopment, or expansion of existing development.

Florida Transportation Plan (FTP) – The single overarching plan guiding Florida’s transportation future. Updated every five years, the FTP is a collaborative effort of state, regional, and local transportation partners in the public and private sectors.

Level of Service (LOS) – A quantitative examination of traveler quality of service provided by a transportation facility or service.

Local Roads – Generally, provide access to abutting properties. Local roads possess relatively low traffic volumes, operating speeds, and trip lengths and minimal through traffic movements. When high traffic volumes compromise a local road’s ability to accommodate pedestrian and bicycle traffic, the road should be considered for designation as a significant local road.

Long Range Transportation Plan (LRTP) – An MPO’s long range (20 year or more) strategy, financial, and capital improvement program developed to guide the effective investment of public funds in transportation facilities. The plan is updated every five years and may be amended as a result of changes in projected federal, state, and local funding, major improvement studies, congestion management system plans, interstate interchange justification studies and environmental impact studies.

Major Arterials – Facilitate relatively long trip lengths at moderate to high operating speeds with somewhat limited access to adjacent properties. Major arterials generally serve major centers of activity in urban areas and have the highest traffic volume corridors.

Major Collectors – Collect and distribute significant amounts of traffic between arterials, minor collectors, and local roads at moderate to low operating speeds. Major collectors provide for more accessibility to adjacent properties than arterials.

Metropolitan Planning Organization and Transportation Planning Organization (MPO and TPO) – An organization made up of local elected and appointed officials responsible for developing, in cooperation with the state and public transportation providers, transportation plans and programs in urbanized areas containing 50,000 or more residents. MPOs are responsible for the development of transportation facilities that will function as an intermodal transportation system and the coordination of transportation planning and funding decisions.

Minor Arterials – Provide somewhat shorter trip lengths than major arterials and generally interconnect with and augment major arterial routes at moderate operating speeds and allowing somewhat greater access to adjacent properties than major arterials.

Minor Collectors – Collect and distribute moderate amounts of traffic between arterials, major collectors, and local roads at relatively low operating speeds with greater accessibility than major collectors.

Mobility – Movement of people and goods.

Mode – Any one of the following means of moving people or goods: aviation, bicycle, highway, paratransit, pedestrian, rail (commuter, intercity passenger and freight), transit, and waterways.

Multimodal – More than one travel mode potentially including auto, bicycle, bus, pedestrian, aviation, rail, waterways, and transit.

Multimodal Corridors – Designed in accordance with Complete Street concepts but will not include any additional vehicular travel lanes. Multimodal improvements will include a mixture of bicycle lanes, bicycle racks, sidewalks, multi-use paths, trails, transit stops, transit vehicles, vehicular turn lanes and roundabouts.

Multi-Use Trail – A paved, shared use path, which is typically 12 feet wide, but may commonly vary from 10 feet to 14 or more feet depending upon constraints of volume of use.

Paratransit – The transporting of people by conveyances, or systems of conveyances, traveling on land or water, local or regional in nature, and available for use by the public. Public transit systems may be either governmentally owned or privately owned. Public transit specifically includes those forms of transportation commonly known as “paratransit.”

Resilience – The ability of the transportation system to adapt to changing conditions and prepare for, withstand, and recover from disruption.

Significant Local Roads – Local roads that provide a limited mobility function. They serve the accessibility role of local roads but have traffic characteristics and a collection/distribution function of low volume collector roads. Typically, the roadways are residential subdivision streets that are characterized by higher volumes than local roads. Traffic volumes are high enough that traffic calming, traffic abatement, or additional or enhanced pedestrian and bicycle amenities may be needed to ensure the road can serve its local road function.

Sustainability – Meeting the needs of the present without compromising the ability to meet the needs of the future.

Transportation Disadvantaged – Those persons who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities, or children who are handicapped or high-risk or at-risk as defined in s. 411.202.

Transportation Improvement Program (TIP) – A comprehensive and prioritized list of transportation projects funded over a five-year period that is consistent with the Long-Range Transportation Plan (LRTP). The TIP is based upon funding data contained within the FDOT Tentative Work Program (also known as the Citizen’s Report).

Urban Collector – Roads located inside the urbanized or the urban area, while Rural Collector roads are those roads located outside the urbanized or urban area.

Work Program – The five-year listing of all transportation projects planned for each fiscal year by the Florida Department of Transportation, as adjusted for the legislatively approved budget for the first year of the program.

INFRASTRUCTURE AND WATER RESOURCES ELEMENT

Goals, Objectives, and Policies

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PURPOSE AND SUMMARY OF THE INFRASTRUCTURE AND WATER RESOURCES ELEMENT

The purpose of the Infrastructure Element is to provide guidance in the provision of services necessary to accommodate existing and future development in a way that is environmentally sensitive, efficient, and cost-effective. Included within this element are goals, objectives, and policies regarding potable water provision, wastewater treatment, solid waste disposal, stormwater management, and aquifer protection, as required by Florida Statutes FSS 163.3177 (6)(c). The adequate provision of these services is intended to promote orderly growth within areas best suited to accommodate development, protect sensitive natural resource systems, and preserve the public health, safety, and general welfare for the Town of Sewall's Point's citizens.

This element will identify an environmentally sound, sustainable, and cost-effective management of solid waste materials that will serve the needs of the Town of Sewall's residents and businesses. It will also identify ways to properly manage waste materials with hazardous characteristics to protect public health and the environment. This element identifies ways to protect aquifer water quality and quantity, which will protect the quality and quantity of potable water supplies and systems. It will identify the potable water facilities and services that are needed to meet existing and projected demands. This plan will include efficient wastewater treatment policies that meet the demands of the community, while maintaining public health and environmental standards. A stormwater management system will be maintained to protect the health, welfare, and safety of the public by reducing damage and the inconvenience that results from flooding.

INFRASTRUCTURE AND WATER RESOURCES ELEMENT – GOALS, OBJECTIVES, AND POLICIES

GOAL IWR 1 POTABLE WATER

Goal IWR 1 Potable Water – The Town of Sewall’s Point seeks to achieve and sustain adequate and equitable access to safe and affordable drinking water for its residents and visitors.

OBJECTIVE IWR 1.1 IDENTIFY NEEDED FACILITIES

Objective IWR 1.1. – The Town of Sewall’s Point shall seek to identify any problems and/or associated needs with existing water resources. This includes wastewater and stormwater treatment facilities, availability of central sewer, the quality of capital water infrastructure, and the availability of alternative rainwater collection mechanisms.

Policy IWR 1.1.1 – The Town of Sewall’s Point shall coordinate with the municipal utility provider to identify any deficiencies in the potable water system, in accordance with regulatory requirements, and encourage them to prioritize projects to correct and upgrade the facilities.

Policy IWR 1.1.2 – The Town of Sewall’s Point shall coordinate with the municipal utility provider and encourage them to prioritize the maximization of use within existing water resource facilities.

Policy IWR 1.1.3 – The Town of Sewall’s Point shall coordinate with the municipal utility provider and South Florida Water Management District to implement integrated water resource management at all levels.

Policy IWR 1.1.4 – The Level of Service standard for potable water systems is 100 gallons per day (GPD).

Policy IWR 1.1.5 – Potable water will meet all relevant primary and secondary drinking water standards as required by the Florida Department of Environment Protection. The capacity for potable water will be permitted and constructed in accordance with Florida Department of Environmental Protection criteria.

OBJECTIVE IWR 1.2 COORDINATION OF EXTENSION & INCREASE OF FACILITIES TO MEET FUTURE NEEDS

Objective IWR 1.2. – The Town shall coordinate with the municipal utility provider to encourage the extension and retrofitting of existing water facility infrastructure to accommodate new development and redevelopment.

Policy IWR 1.2.1 – The Town of Sewall’s Point shall strive to build infrastructure that is resilient, promote inclusive and sustainable development and redevelopment, and foster innovative techniques for water conservation.

Policy IWR 1.2.2 – The Town of Sewall’s Point shall discourage sprawl through policies in the Future Land Use Element.

Policy IWR 1.2.3 – The Town of Sewall’s Point shall address Wellfield Protection as a means of protection of its potable water supply by supporting Martin County’s wellfield protection ordinance.

OBJECTIVE IWR 1.3 EFFICIENCY, POLLUTION, AND CONTAMINATION

Objective IWR 1.3 – The Town of Sewall’s Point shall strive to conserve the potable water supply by:

- a) Encouraging the reduction in water demand
- b) Seeking to prevent and reduce wasteful, uneconomical, impractical, or unreasonable use of water
- c) Seeking to preserve the natural groundwater aquifer supplies for existing and future population
- d) Encouraging the municipal utility provider to continue its distribution of reclaimed water as a source for non-potable water

Policy IWR 1.3.1 – The Town of Sewall’s Point seeks to collaborate with the municipal utility provider in efforts to avoid water scarcity by providing public education programs that promote water use efficiency, the importance of clean drinking water, and the detrimental effects of water contamination to the water ecosystem.

Policy IWR 1.3.2 – The Town of Sewall’s Point seeks to improve water quality by promoting the reduction of pollution and minimizing the release of hazardous chemicals and materials into the water ecosystem.

Policy IWR 1.3.3 – The Town of Sewall’s Point will collaborate with local and state elected officials to encourage the Army Corp of Engineers to reduce or eliminate the releases of fresh water from Lake Okeechobee into the St. Lucie River. These releases disturb the river’s delicate balance of salinity leading to toxic algae blooms that pose a health risk to Town residents and reduce their quality of life.

GOAL IWR 2 GROUNDWATER QUALITY PROTECTION

Goal IWR 2 – The Town of Sewall's Point seeks to protect, maintain, and restore the Floridan (artesian) Aquifer in an effort to ensure the quality and availability of water for future generations.

OBJECTIVE IWR 2.1 AQUIFER RECHARGE PROBLEMS AND NEEDS

Objective IWR 2.1 – The Town of Sewall's Point shall protect the aquifer from pollutants resulting from household detergents, lawn fertilizers, chemicals, and bacteria from septic tanks and waste disposal sites.

Policy IWR 2.1.1 – The Town of Sewall's Point will continue to regulate the use of fertilizers through its Code of Ordinances.

Policy IWR 2.1.2 – The Town of Sewall's Point will continue to collaborate with Martin County Utilities in its *Connect to Protect* campaign in an effort to provide central sewer to those residents who are currently utilizing septic tanks.

Policy IWR 2.1.3 – The Town's Land Development Regulations (LDR) shall support and comply with the South Florida Water Management District's (SFWMD) regulations regarding high aquifer recharge areas. To ensure continued compliance with these, the Town of Sewall's Point will review the SFWMD regulations on an annual basis and update the LDRs as needed.

Policy IWR 2.1.4 – The Town of Sewall's Point shall construct projects in a way that preserves the predevelopment conditions of the highly effective aquifer recharge regarding soil type, drainage rates, and grade elevation in order to minimize the reduction in the recharge of the surficial aquifer.

Policy IWR 2.1.5 – The Town of Sewall's Point's Land Development Regulations shall require that development applications provide evidence that water quality post-development is the same or better than the pre-development conditions.

OBJECTIVE IWR 2.2 PROTECTION OF NATURAL WATER SYSTEMS

Objective IWR 2.2 – The Town of Sewall's Point shall aim to reduce the potential for contamination of the groundwater aquifer through the application of stormwater best management practices and management of land use activities that may threaten groundwater quality.

Policy IWR 2.2.1 – The Town of Sewall's Point shall coordinate and participate in the South Florida Water Management District's Upper East Coast Water Supply Process.

Policy IWR 2.2.2 - The Town of Sewall's Point shall, through the coordination with the municipal utility provider, adopt and implement a 10-Year Water Supply Plan, in accordance with the South Florida Water Management District (SFWMD) no later than 2023.

Policy IWR 2.2.3 – The Town of Sewall’s Point shall discourage the creation of new septic tanks and drain fields and ensure each development complies with Florida Statutes 381.0065 and 381.00655.

Policy IWR 2.2.4 – The Town of Sewall’s Point’s Land Development Regulations shall include provisions that encourage new development and redevelopment to utilize landscaping materials that are drought resistant. (Reference University Florida IFAS Extension Florida-Friendly Landscaping).

Policy IWR 2.2.5 – The Town shall discourage the use of potable water for irrigation and collaborate with the municipal utility provider to encourage the use of reclaimed water for irrigation purposes, when available.

Policy IWR 2.2.6 – The Town shall collaborate with the South Florida Water Management District to implement and participate in water conservation activities and programs and provide data for the Regional Water Supply Plan as needed.

GOAL IWR 3 WASTEWATER, STORMWATER, AND SANITARY SEWER MANAGEMENT

Goal IWR 3 – The Town of Sewall’s Point will coordinate with the municipal utility provider in its efforts to encourage the provision of cost-effective wastewater treatment and environmentally appropriate effluent disposal through central wastewater treatment systems.

OBJECTIVE IWR 3.1 FUTURE SANITARY SEWER NEEDS

Objective IWR 3.1 – The Town will coordinate with the municipal utility provider to provide the public with economically and environmentally sound wastewater collection and treatment. This protects investments in existing facilities, increases property values, and improves the water quality for the St. Lucie River and Indian River Lagoon.

Policy IWR 3.1.1 – The Level of Service standard for sanitary sewer shall be 100 Gallons Per Capita Per Day (GPCD). The capacity for sanitary sewer is permitted and constructed in accordance with Florida Department of Environmental Protection criteria.

Policy IWR 3.1.2 – The Town of Sewall’s Point shall coordinate with the municipal utility to provide wastewater collection and disposal to ensure the integrity of the system and provide for the safe and efficient treatment of wastewater, in accordance with the Florida Department of Environmental Protection standards and regulations.

Policy IWR 3.1.3 – The Town of Sewall’s Point shall coordinate with the municipal utility provider and support continued maintenance of the sanitary sewer system.

Policy IWR 3.1.4 – The Town of Sewall’s Point shall protect natural drainage and water filtration features in the Town by introducing innovative and cost-effective techniques that remove debris and pollution from waterways such as:

- a) Nets attached to drainage pipes that collect debris in water as it flows out of the pipes
- b) Use of stormwater devices such as baffle boxes, exfiltration trenches and sand filters.

OBJECTIVE IWR 3.2 FLOOD PREVENTION AND STORMWATER MANAGEMENT

Objective IWR 3.2 – The Town of Sewall’s Point seeks to limit property damage and inconvenience to the public created by poor street drainage by implementing stormwater mitigation strategies throughout the Town.

Policy IWR 3.2.1 – The Town of Sewall’s Point shall contribute to the prevention of street and drainage flooding by encouraging sustainable flood prevention practices.

Policy IWR 3.2.2 – The Town of Sewall’s Point shall provide educational opportunities for the public on the impacts of individual behavior and activities on the contamination of stormwater runoff.

Policy IWR 3.2.3 – To ensure that the Town of Sewall’s Point maintains sufficient stormwater runoff, the following level-of-service standard shall be utilized in determining the appropriate amount of runoff for a project: Peak flood stages less than the first (finished) floor elevation for a 100-year, 3-day flood event.

Policy IWR 3.2.4 – The Town of Sewall’s Point shall upgrade its stormwater infrastructure, where appropriate, through drainage improvements and the application of innovative flood management strategies such as the installation of bioswales, recharge through drainage wells, use of pervious pavement, and maintenance of naturally preserved areas.

GOAL IWR 4 BUILD RESILIENT AND SUSTAINABLE INFRASTRUCTURE

Goal IWR 4 - The Town of Sewall's Point shall promote the building of resilient infrastructure, inclusive and sustainable development, and foster innovation for all the residents.

OBJECTIVE IWR 4.1 PROMOTE A SUSTAINABLE COMMUNITY

Objective IWR 4.1 – The Town of Sewall's Point seeks to build sustainable and resilient infrastructure and encourages energy conservation.

Policy IWR 4.1.1 – The Town of Sewall's Point shall promote inclusive and sustainable development by encouraging the use of energy efficient materials and building techniques.

Policy IWR 4.1.2 – The Town of Sewall's Point shall identify deficiencies in existing infrastructure and consider projects in the Capital Improvement Program that upgrade and retrofit infrastructure which is in disrepair or is obsolete.

Policy IWR 4.1.3 – The Town of Sewall's Point shall seek to partner with agencies, such as Florida Power and Light, to educate and encourage the community to utilize clean and renewable energy.

Policy IWR 4.1.4 – The Town of Sewall's Point shall seek to partner with outside agencies to provide community education on the importance of each citizen participating in the Town's goal to reduce pollution and improve the environment.

OBJECTIVE IWR 4.2 LOW IMPACT DEVELOPMENT

Objective IWR 4.2 – The Town of Sewall's Point's Land Development Regulations shall encourage low impact development practices that reduce the volume and rate of stormwater runoff from a site.

Policy IWR 4.2.1 – New construction shall be encouraged to use water fixtures that efficiently distribute water in a manner that reduces overuse and promotes water conservation.

Policy IWR 4.2.2 – The Town of Sewall's Point shall utilize innovative stormwater treatment, when possible, in its capital projects and encourage private development to do the same. These strategies could include:

- a) Bioretention and Rain Gardens - Shallow, vegetated areas that collect and absorb runoff from rooftops, sidewalks, and streets; This practice mimics natural hydrology by infiltrating, evaporating and transpiring stormwater runoff
- b) Pervious Pavement- Permeable interlocking pavers, grass pavers, pervious concrete and porous asphalt
- c) Tree Canopies – The aboveground portion of a tree which helps to provide shade
- d) Natural Vegetation Landscaping “Nature Scaping” – Landscape design which typically focuses on native plants
- e) Low Impact Development – A land planning approach to manage stormwater runoff with the use of on-site natural features
- f) Green Streets and Infrastructure – Integrating vegetation into stormwater treatment such as street trees, permeable pavements and bioswales

GOAL IWR 5 SOLID WASTE

Goal IWR 5 –The Town of Sewall’s Point will provide for the clean, efficient, economical, and environmentally sound management of solid waste.

OBJECTIVE IWR 5.1 SOLID WASTE MANAGEMENT

Objective IWR 5.1 – The Town of Sewall’s Point, in cooperation with the solid waste provider, shall ensure the safe operation and maintenance of solid waste management facilities that comply with all stipulations and conditions of Florida Department of Environmental Protection (FDEP), as well as with other applicable local, state and federal regulations that protect water, soil, and air quality.

Policy IWR 5.1.1 – The Town of Sewall’s Point shall promote the reduction of solid waste by providing educational information on topics of source reduction such as:

- a) Reusing products
- b) Using repairable, refillable, and durable products with the capacity for a long useful lifespan
- c) Reducing the use of single use plastics

Policy IWR 5.1.2 – The Town of Sewall’s Point shall coordinate with agencies such as the Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA) to provide educational opportunities on the negative multi-level effects that littering, pollution, and yard waste have on the streets, adjacent waterways, and the community as a whole.

Policy IWR 5.1.3 – The Town of Sewall’s Point shall provide education on the proper management and disposal of hazardous household wastes, medications, batteries, and electronic devices. The Town shall seek grants and technical assistance programs such as the Department of Economic Opportunity’s Household Hazardous Waste Collection Center to provide implementation of solid waste management programs and local household hazardous waste collection programs. The Town will continue to partner with the solid waste provider which provides regular mobile Hazardous Waste Collection at Sewall’s Point Town Commons.

Policy IWR 5.1.4 – The Town of Sewall’s Point shall coordinate with agencies such as Florida Cooperative Extension Services to provide community education on the importance of backyard composting, also known as “grass cycling,” to decrease the amount of organic (yard and kitchen) waste that enters and disrupts the effectiveness of the water utility infrastructure.

OBJECTIVE IWR 5.2 STATEWIDE RECYCLING

Objective IWR 5.2 – The Town of Sewall’s Point shall support Florida’s goal to recycle at least 75% of waste, as referenced in Florida State Statute 403.7032 “Recycling”.

Policy IWR 5.2.1 – The Town shall pursue coordination with the solid waste management provider in recycling efforts and increase educational opportunities about the benefits of recycling.

Policy IWR 5.2.2 – The Town seeks to coordinate with the solid waste provider to provide educational programs and information to the public on the importance of keeping recycling clean of contamination.

Policy IWR 5.2.3 – The Town of Sewall’s Point seeks to coordinate with the solid waste management provider in an effort to provide ample recycling bins and opportunities for recycling in easily accessible public spaces.

DEFINITIONS AND ACRONYMS

Annual Average Daily Flow (AADF) - Average flow for the individual year or multi-year period of interest. It is obtained by dividing the sum of all the individual daily flows by the number of daily flows recorded for the year.

Aquifer - An underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials. Groundwater can be extracted using a water well.

Basin Management Action Plan (BMAP) - A framework for water quality restoration that contains local and state commitments to reduce pollutant loading through current and future projects and strategies. BMAPs are adopted by Florida Department of Environmental Protection Secretarial Order and are legally enforceable.

Bioretention Areas and Rain Gardens - Shallow, vegetated areas that collect and absorb runoff from rooftops, sidewalks, and streets. This practice mimics natural hydrology by infiltrating, evaporating and transpiring stormwater runoff.

Downspout Disconnection - The process of disconnection the downspout of a pipe to redirect water to flow into a rain barrel or landscaped area.

Groundwater Quality - The condition of water that is located beneath the Earth's surface in each area.

Harvested Rainwater - Stormwater that is conveyed from a building roof, stored in a cistern and disinfected and filtered before being used for toilet flushing. It can also be used for landscape irrigation.

Low Impact Development - The systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater to protect water quality and associated aquatic habitat.

Pervious Pavement - Permeable interlocking pavers, grass pavers, pervious concrete and porous asphalt.

Potable Water - Water that is suitable for drinking.

Rainwater Harvesting- Capturing, diverting, and storing rainwater for later use.

South Florida Water Management District (SFWMD) - Regional governmental agency that manages the water resources in the southern half of Florida.

Surface Water - Water that collects on the surface of the ground.

Total Maximum Daily Load (TMDL) – Scientific determination of the maximum amount of a given pollutant that a surface water can absorb and still meet the water quality standards that protect human health and aquatic life.

CONSERVATION ELEMENT

Goals, Objectives, and Policies

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PURPOSE AND SUMMARY OF THE CONSERVATION ELEMENT

The purpose of the Conservation Element is to ensure the protection of the Town of Sewall's Point's natural resources. The conservation and appropriate use of these resources is critical to maintaining a high quality of life for Town residents and ensuring sustainable economic growth. The goals, objectives, and policies of this element are intended to guide the management of air, water, soil, mineral, vegetative, wildlife, and other natural resources in the fulfillment of this purpose without duplication of federal and state requirements.

The Conservation Element identifies the natural resources unique to the Town of Sewall's Point along with any known vulnerabilities. It also outlines potential opportunities for conservation methods that result in sustainability and environmental resiliency. It is intended that each of the Comprehensive Plan elements support the Town's major objective to conserve its natural resources for future generations. These natural resources perform many valuable functions for humans at no cost. They buffer storm winds and flood tides, stabilize the shoreline, purify water, and maintain a freshwater system that supports a rich wildlife, population, and lush vegetation. These functions ultimately support the health, safety, and welfare of every Sewall's Point resident and therefore must be preserved.

CONSERVATION ELEMENT – GOALS, OBJECTIVES, AND POLICIES

GOAL CON 1 PROTECTING NATURAL RESOURCES

Goal CON 1 – The Town of Sewall’s Point is a unique peninsula with high quality of life and an abundance of natural resources. Policies in the Comprehensive Plan are aimed to protect all of these assets so that current and future generations can continue to enjoy them.

OBJECTIVE CON 1.1 MAINTAIN GOOD AIR QUALITY

Objective CON 1.1 – The Town of Sewall’s Point has and will continue to enjoy excellent air quality.

Policy CON 1.1.1 – The Town of Sewall’s Point’s air quality is satisfactory. However, if the Florida Department of Environmental Protection (FDEP) ever notifies the Town that minimum established air quality levels are being exceeded within the Town, within one year of notification, the Town shall implement a program, approved by the DEP, to bring air quality into compliance within the established standards.

Policy CON 1.1.2 – The Town of Sewall’s Point will develop policies throughout the Comprehensive Plan in efforts to reduce the following:

- a) Carbon Monoxide
- b) Lead
- c) Nitrogen Dioxide
- d) Ozone
- e) Particle Pollution
- f) Sulfur Dioxide

Policy CON 1.1.3 – The Town of Sewall’s Point shall enforce the prohibition of open burning of trash and debris.

Policy CON 1.1.4 – The Town of Sewall’s Point shall promote and facilitate alternative modes of transportation to gasoline-powered vehicles in their efforts to reduce greenhouse gas emissions.

Policy CON 1.1.5 – The Town of Sewall’s Point shall coordinate with Martin County Public Transit and the Florida Department of Transportation (FDOT) in efforts to reduce single-occupancy vehicle use and encourage the use of transit, carpooling, and park and ride as more efficient modes of travel.

Policy CON 1.1.6 – The Town of Sewall’s Point shall coordinate with Florida Department of Environmental Protection (FDEP) and its solid waste provider to ensure:

- a) Proper Removal and Disposal of Asbestos
- b) Proper Disposal of Volatile Organic Compounds

Policy CON 1.1.7 – The Town of Sewall’s Point’s Land Development Regulations shall include standards for construction and/or land clearing activities that prevent wind-related erosion of soils, prevent air quality issues, and protect the Town from wind driven dust particles.

OBJECTIVE CON 1.2 WATER CONSERVATION AND WATER QUALITY

Objective CON 1.2 – The Town of Sewall’s Point shall protect and conserve water resources and prevent impairment of the quality and quantity of surface and groundwater resources.

Policy CON 1.2.1 – The Town of Sewall’s Point shall continue to collaborate with and support Martin County, South Florida Water Management District (SFWMD) and the Florida Department of Environmental Protection (FDEP) to seek, to the fullest extent possible, clean surface water and good quality groundwater.

Policy CON 1.2.2 – The Town of Sewall’s Point shall ensure adequate filtration of stormwater prior to its entry into surrounding water bodies by providing performance standards in the Land Development Regulations.

Policy CON 1.2.3. – The Town of Sewall’s Point will continue to collaborate with Martin County and its Connect to Protect Program to eliminate virtually all septic systems on the peninsula.

Policy CON 1.2.4 – The Town of Sewall’s Point shall discourage the creation of new septic tanks and drain fields for new development through the enforcement of standards for availability and mandatory connection to available sewer systems no less strict than those set forth in Sections 381.0065 and 381.00655, Florida Statutes.

Policy CON 1.2.5 – The Town of Sewall’s Point shall remain vigilant and proactive in its assertion that the regulation, design, and operation of water releases from Lake Okeechobee will not further degrade the quality of coastal waters and the estuaries of Southeast Florida. It is the Town’s intent to ask the U.S. Army Corps of Engineers to change policies so that the waters surrounding Sewall’s Point are no longer threatened.

Policy CON 1.2.6 – The Town of Sewall’s Point recognizes that wetlands serve many important hydrological and ecological values and functions such as:

- a) Recharging and filtering groundwater in the shallow aquifer
- b) Reducing the impact of flooding by acting as storage basins and temper the effect of climate extremes
- c) Acting as uniquely productive biological systems, providing home and food for the majority of Florida's threatened and endangered species

Therefore, the Town shall protect and conserve wetlands by including provisions in the Land Development Regulations that prevent destruction and adverse impacts to wetlands. These regulations may include but not be limited to:

- a) Wetland buffers
- b) Setbacks for Construction
- c) Performance Standards
- d) Replanting
- e) Waste Disposal
- f) Management of Water in and Around Wetlands

Policy CON 1.2.7 – The Town of Sewall’s Point shall require that all development applications include an identification/inventory of all wetland areas on-site.

Policy CON 1.2.8 – The Town of Sewall’s Point shall require that all development applications provide proof of compliance with all state and federal regulations related to wetland protection.

Policy CON 1.2.9 – The Town of Sewall’s Point shall notify and coordinate with adjacent municipalities if development applications include wetlands that cross jurisdictional lines.

Policy CON 1.2.10 – The Town of Sewall’s Point shall require the installation of temporary stormwater drainage systems at construction sites to capture direct surface water run-off and prevent sand, silt, and other debris from polluting surface waters.

Policy CON 1.2.11 – The Town of Sewall’s Point shall adopt standards for water conservation within its Land Development Regulations.

Policy CON 1.2.12 – The Town of Sewall’s Point shall collaborate with local and state agencies to provide the public with water conservation strategies.

Policy CON 1.2.13 – The Town shall conserve, appropriately use, and protect the quality and quantity of floodplains, drainage, all current and projected water sources, and waters.

Policy CON 1.2.14 – The Town of Sewall’s Point will minimize flooding problems within the Town through implementation of context sensitive drainage and stormwater solutions in its public projects, when possible. These may include but not be limited to:

- a) Rain Gardens
- b) Littoral Zone Plantings
- c) Bio– Retention Swales
- d) Vegetative Filter Strips
- e) Rock Soaking Areas
- f) Floating Vegetated Mats
- g) Inlet Screens, Baffles and Sumps
- h) Baffle Boxes
- i) Stormwater Filters
- j) Sand Filters
- k) Tree Box Filters

Policy CON 1.2.15 – The Town’s Landscape Ordinance within the Land Development Regulations shall encourage the use of drought tolerant native vegetation and the application of Florida friendly landscape techniques and concepts as identified by the South Florida Water Management District and the University of Florida’s Institute of Food and Agriculture Science’s (IFAS) published guidelines.

Policy CON 1.2.16 – The Town of Sewall’s Point shall collaborate with the municipal utility provider to encourage the extension of water re-use lines for irrigation, when available.

Policy CON 1.2.17 – The Town of Sewall’s Point shall include policies in the Transportation Element of the Comprehensive Plan that require that roadway projects to be constructed in a manner that protects waterbodies, wetlands, and flood plains. Corridor alignments shall be designed to avoid environmentally sensitive areas.

OBJECTIVE CON 1.3 NATIVE VEGETATION

Objective CON 1.3 – The Town of Sewall’s Point shall conserve, protect, and use appropriately the minerals, soils, and native vegetative communities within the Town.

Policy CON 1.3.1 – The Town of Sewall’s Point shall encourage the preservation of environmentally sensitive land.

Policy CON 1.3.2 – The Town of Sewall’s Point shall require that environmentally sensitive lands owned or acquired by the Town will be set aside for preservation and will receive a Future Land Use designation of Public (Conservation).

Policy CON 1.3.3 – The Town of Sewall’s Point shall require a permit to remove any environmentally sensitive vegetation prior to any land development activity. Environmentally sensitive vegetation refers to those species listed by the Florida Dept of Agriculture and Consumer Services (FDACS).

Policy CON 1.3.4 –The Town of Sewall’s Point Land Development Regulations shall address land management practices that provide for wildfire protection, enhance wildlife habitats, and protect environmentally sensitive land and vegetation.

Policy CON 1.3.5 – The Town of Sewall’s Point shall seek to protect native upland habitat that enables the long-term survival of plant species that are rare, endangered, threatened or of special concern.

Policy CON 1.3.6 – The Town of Sewall’s Point’s Land Development Regulations shall include environmental performance standards and best management practices that limit the clearing of native vegetation, including the understory and groundcover.

Policy CON 1.3.7 – The Town of Sewall’s Point’s Land Development Regulations shall protect native vegetation by requiring a permit for vegetation removal.

Policy CON 1.3.8 – The Town of Sewall’s Point shall prohibit the planting or seeding of invasive exotic plants. Invasive exotic plants are defined according to the Category I plants in the Florida Exotic Pest Plant Council’s most recent list. (Reference www.floridainvasivespecies.org)

Policy CON 1.3.9 – The Town of Sewall’s Point shall require, in conjunction with the development of any site, removal of all prohibited species of vegetation (Reference Policy CON 1.3.8) from the site and require the implementation of best practices that prevent these species from re-establishing on the site.

Policy CON 1.3.10 – The Town of Sewall’s Point’s Land Development Regulations will require all development applications provides a landscape plan that has native plants and maintains the site to be free of exotic vegetation.

Policy CON 1.3.11 – The Town of Sewall’s Point shall continue to remove invasive exotic vegetation from Town-owned property.

Policy CON 1.3.12 – The Town of Sewall’s Point’s Land Development Regulations shall include standards for construction to avoid soil erosion into its surface waters by requiring:

- a) Soils are retained on-site for all developments, to the greatest extent possible.
- b) The clearing of trees and vegetation (other than invasive exotics) shall require approval by the Town of Sewall’s Point to protect native vegetation, trees, and littoral zones.
- c) A soil erosion and sedimentation control plan, as part of a development application, whenever it involves any clearing, grading, transporting or other form of land disturbance by the movement of earth, including the mining of minerals, sand, and gravel.

Policy CON 1.3.13 – The Town of Sewall’s Point shall require that all development complies with state and federal regulations regarding environmentally sensitive land (as defined by the Florida Department of Agriculture and Consumer Services) through land use planning, site plan review, and establishment and enforcement of corresponding Land Development Regulations.

OBJECTIVE CON 1.4 WILDLIFE AND MARINE HABITATS

Objective CON 1.4 – The Town of Sewall’s Point shall protect wildlife and marine habitats to sustain natural processes and minimize the likelihood of species becoming extinct.

Policy 1.4.1 – The Town of Sewall’s Point will evaluate all local plans and programs for conservation and natural resource protection to ensure that they are consistent and compatible with one another and that they are unified in their efforts to conserve wildlife and marine habitats.

Policy CON 1.4.2 – The Town of Sewall’s Point shall protect the natural diversity and abundance of wildlife. It shall protect the structure, function, and integrity of marine and terrestrial ecosystems to enable long-term survival of rare, endangered, threatened or of special concern wildlife, marine, and terrestrial species.

Policy CON 1.4.3 – The Town of Sewall’s Point shall establish protection standards in the Land Development Regulations that aid the public and developers to identify sensitive habitats and provide methods to protect biodiversity where endangered species or their habitats have been identified.

Policy CON 1.4.4 – The Town of Sewall’s Point recognizes that Florida Fish and Wildlife Conservation Commission is the expert in protecting marine and wildlife habitats; to that end the Town of Sewall’s Point shall reference their resources and include standards, as appropriate, in the Land Development Regulations which support the State Wildlife Action Plan.

Policy CON 1.4.5 – The Town of Sewall’s Point’s Land Development Regulations shall include the provision that all site plans include an assessment of and identification of identify the following components:

- a) Endangered and Threatened Terrestrial
- b) Endangered and Threatened Marine
- c) Endangered and Threatened Plant

Policy CON 1.4.6 – When one or more of a threatened or endangered species are found on a development site, development activities which may cause the species direct or indirect harm, shall not be allowed until a management plan is developed. The management plan prepared by the developer and approved by the Town shall demonstrate how to minimize the project’s adverse effects on the species.

OBJECTIVE CON 1.5 NON-NATIVE WILDLIFE

Objective CON 1.5 – The Town of Sewall’s Point recognizes that non-native wildlife species can become invasive and negatively impact native wildlife.

Policy CON 1.5.1 – The Town of Sewall’s Point shall cooperate with Florida Fish and Wildlife Commission (FWC) to minimize the adverse impacts of non-native species in Florida by reporting any sighting of non-native wildlife so that FWC can prevent, detect, respond, and control these species.

Policy CON 1.5.2 – The Town of Sewall’s Point shall collaborate with Florida Fish and Wildlife Commission to provide education to residents about the threat of non-native wildlife to the environment through educational handouts, public workshops, and other Town special events.

GOAL CON 2 SUSTAINABLE TOWN

Goal CON 2 – The Town of Sewall’s Point shall strive to create a sustainable community by properly managing material consumption.

OBJECTIVE CON 2.1 REDUCE MATERIAL CONSUMPTION

Objective CON 2.1 – The Town of Sewall’s Point shall encourage recycling, waste reduction, and reuse to reduce solid waste and pollution.

Policy CON 2.1.1 – The Town shall continue to collaborate with the solid waste provider to facilitate a successful recycling program for the community which encourages private businesses and citizens to increase recycling and decrease material consumption.

Policy CON 2.1.2 – The Town of Sewall’s Point shall seek partnerships and coordinate with local, state, and federal agencies to provide funding and educational resources that promote waste reduction, recycling options, and the elimination of littering.

Policy CON 2.1.3 – The Town of Sewall’s Point shall provide educational material on proper recycling techniques and the importance of recycling for the future generations.

Policy CON 2.1.4 – The Town shall educate, engage, and support the construction of environmentally friendly green buildings and reduced resource consumption during the building process.

ACRONYMS AND DEFINITIONS

Entisols – Soil of an order comprising mineral soils that have not yet differentiated into distinct horizons

Environmentally Sensitive Lands – Land which has unique ecological characteristics and functions, rare or limited combinations of geological formations, or features of rare or limited nature constituting habitat suitable for fish, plants or wildlife

Hazardous Materials – Materials which are identified by the federal and state agencies as posing a substantial health or safety threat

Histosols – Soil of an order comprising peaty soils, with a deep surface layer of purely organic material

Hydroperiods – The period of time when a wetland is covered by water

Inceptisols – Soil of an order comprising freely draining soils in which the formation of distinct horizons is not far advanced, such as brown earth

Integrated Conservation Strategy – Conservation strategies designed to meet the needs of multiple species and their habitats, with supporting actions intended to improve the conservation status of Florida's imperiled species

Invasive Exotic Plants – Category I plants listed in Florida Exotic Pest Plant Council's most recent list (Reference www.floridainvasivespecies.org)

Load Allocations – Pollutant loads attributable to existing and future nonpoint sources and natural background

Man-Made Structures – Structures created by people, which may or may not be intended for use by wildlife. Structures include (but are not limited to) buildings, bridges, utility poles, signs, equipment, heavy machinery, pipes, loading docks, and bat and bird houses

Nonpoint Source Pollution – Pollution caused by precipitation that falls to and moves over and through the ground. As the precipitation moves, it accumulates pollutants and ultimately deposits them into surrounding streams, canals, lakes, wetlands and ground waters

Point Source Pollution – Pollution that originates from a single source. An example would be a factory smokestack

Prohibited Plant Species – Category I plants listed in Florida Exotic Pest Plant Council's most recent list (Reference www.floridainvasivespecies.org)

Species Focal Area – Areas containing features (such as unique population units or habitat types) important to the long-term conservation of a species, as identified in Species Conservation Measures and Permitting Guidelines

Species of Greatest Conservation Need – In Florida this includes animals that are at risk or are declining as identified in Chapter 3 of Florida's State Wildlife Action Plan. It includes federally listed and state-listed species as well as many other species whose populations are of concern

Species of Special Concern – A temporary category of protection for species determined to be data deficient during the Biological Status Review, and afforded the protection that no person shall take, possess, transport, or sell any species of special concern or parts, their nests or eggs except as authorized by permit

Spodosols – Soil of an order rich in aluminum oxide and organic matter, typically characterized by low fertility, and including most podzols

State-Listed Species – Those species listed on Florida’s Endangered and Threatened Species List as state-designated Threatened or state Species of Special Concern

Threatened Species– Any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment - F.S. 379.2291(3)(c)

Total Maximum Daily Load (TMDL) – The amount of each pollutant a water body can receive without violating standards. Pollution sources include runoff from farms, forests, urban areas, and natural sources, such as decaying organic matter and nutrients in soil

Volatile Organic Compound – Compounds that have a high vapor pressure and low water solubility (i.e., often found in components of petroleum fuels, hydraulic fluids, paint thinners and dry– cleaning agents)

RECREATION AND OPEN SPACE ELEMENT

Goals, Objectives, and Policies

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PURPOSE AND SUMMARY OF THE RECREATION AND OPEN SPACE ELEMENT

The purpose of the Recreation and Open Space Element is to ensure adequate recreational opportunities for the citizens of the Town of Sewall's Point through the provision of a comprehensive system of public and private park facilities. These facilities may include, but are not limited to, natural reservations, parks and playgrounds, trails, and public access to open spaces, and waterways.

Open space is defined as any parcel or area of land set aside, dedicated, designated, or reserved for the use and enjoyment of the property owners and/or public. Typical uses of common open space include, but are not limited to, recreation, parks, resource protection and conservation, wetlands, stormwater treatment areas, undeveloped land, and landscape buffers. Common open space areas may include such complementary structures and improvements as are necessary and appropriate as approved by the Town Commission. In no case shall common open space include required parking areas, existing or proposed road right-of-way, or drainage ditches.

The Recreation and Open Space Element is the long-range plan for how the Town of Sewall's Point will provide a high-quality system of parks, open space, recreational facilities and programs and to meet future projected demands and recreation trends. Open space, parks, and recreation are interconnected to other elements of the Comprehensive Plan. Beyond the provision of leisure and recreational activities, quality parks and recreation programs create safer, more desirable neighborhoods. Recreational opportunities promote healthier lifestyles and improve the mental and physical wellbeing of the residents and visitors.

As mentioned in other elements, the Town has virtually reached build out making expansion of its parks and open spaces very challenging. The demand for recreation facilities comes largely from permanent and seasonal residents. This demand is met by parks and leisure facilities within the Town boundary and is supplemented by nearby parks in unincorporated Martin County and the City of Stuart. When looking at a three-mile radius from the Town boundary, there is a total of 663.13 acres of parks and open spaces surrounding the Town. These facilities include regional parks, beach and water access, boat ramps, marinas, piers, recreation centers, and community centers.

RECREATION AND OPEN SPACE ELEMENT – GOALS, OBJECTIVES, AND POLICIES

The Town of Sewall's Point will provide strategically located special use facilities and neighborhood parks, all sensitively woven into the Town's existing environmental fabric, to meet residents' recreation and social needs.

GOAL ROS 1 RECREATION

Goal ROS 1 – The Town of Sewall's Point shall, to the extent possible, provide an exemplary system of special use facilities and neighborhood parks appropriately sized and designed considering their context. The Town will ensure that these facilities are convenient to citizens of all ages, and social and economic groups, in a manner that preserves and protects the fragile natural resources of the peninsula.

OBJECTIVE ROS 1.1 RECREATIONAL OPPORTUNITIES

Objective ROS 1.1 – The Town of Sewall's Point's public properties will continue to be the vehicle to provide recreational and leisure opportunities for its residents and visitors that are in harmony with and protect its natural resources.

Policy ROS 1.1.1 – The Town of Sewall's Point shall maintain recreational and open space lands to adequately meet the needs of current and future residents, which will be measured by adopted recreation level-of-service standards.

Policy ROS 1.1.2 – The Town of Sewall's Point shall maintain a system wide average of 0.8 acres of recreation space per 1,000 residents.

Policy ROS 1.1.3 – The Town of Sewall's Point will continue to collaborate with all levels of government and the private sector to assist in providing ample recreational opportunities for its residents and achieve a balanced recreation system.

Policy ROS 1.1.4 - The Town of Sewall's Point will seek to collaborate with the following entities with the goal of providing additional recreation opportunities while eliminating any duplicative efforts:

- Martin County Board of County Commissioners
- City of Stuart
- Martin County School District

OBJECTIVE ROS 1.2 ACCESSIBILITY TO PARKS AND OPEN SPACES

Objective ROS 1.2 – The Town of Sewall’s Point shall look for opportunities to improve public access for persons of all abilities to its parks and open spaces.

Policy ROS 1.2.1 – The Town of Sewall’s Point will encourage the use of alternatives to the private automobile as a means of transportation to public recreational facilities and open space areas.

Policy ROS 1.2.2 - The Town of Sewall’s Point will limit the number of parking spaces for motorized vehicles at its public spaces in a manner that complements the natural resource conservation objectives and is compatible with surrounding land uses.

Policy ROS 1.2.3 - The Town of Sewall’s Point will look for opportunities to provide shared use paths and other informal routes to public recreation facilities and open space areas to encourage alternatives to motorized vehicle travel.

Policy ROS 1.2.4 - The Town of Sewall’s Point will provide secure bicycle racks near its public recreation facilities and open space areas to encourage the use of bicycles to access these areas.

Policy ROS 1.2.5 – The Town of Sewall’s Point seeks to ensure that all parks and leisure facilities will be accessible to all citizens, regardless of their age or ability.

Policy ROS 1.2.6 – The Town of Sewall’s Point shall complete an annual inventory of existing recreation facilities that are accessible to the disabled. If the inventory reveals deficiencies in the number of recreation facilities for the disabled, the Town of Sewall’s Point shall plan appropriate improvements and funding within its capital improvements program to remedy any deficiencies.

Policy ROS 1.2.7 – While developing new parks, the Town of Sewall’s Point will ensure they are designed to meet the requirements of the American with Disabilities Act by providing accessible parking spaces and barrier-free entrances and pathways.

OBJECTIVE ROS 1.3 MAINTAINING EXISTING PARKS

Objective ROS 1.3 – The Town of Sewall’s Point shall ensure that its parks are well-maintained.

Policy ROS 1.3.1 – The Town of Sewall’s Point shall initiate a maintenance program for park facilities located within its boundaries and develop an annual budget for this purpose.

Policy ROS 1.3.2 – The Town of Sewall’s Point shall consider a budget in its Capital Improvements Program to add bathroom facilities at Town Commons.

GOAL ROS 2 OPEN SPACE

Goal ROS 2 – The Town of Sewall’s Point shall provide an exemplary system of green space and open spaces.

OBJECTIVE ROS 2.1 NATURAL OPEN SPACES

Objective ROS 2.1 – The Town of Sewall’s Point shall maximize the preservation, enjoyment, and accessibility of natural open spaces.

Policy ROS 2.1.1 – The Town of Sewall’s Point’s Land Development Regulations shall include preservation standards for Town-owned environmentally sensitive lands.

Policy ROS 2.1.2 – The Town of Sewall’s Point shall seek grant funding for projects that increase public access to waterfront views and provide fishing opportunities.

Policy ROS 2.1.3 – The Town of Sewall’s Point’s Land Development Regulations shall include incentives for development applications that provide public open space areas that preserve views, vistas, and/or native vegetation.

Policy ROS 2.1.4 – The Town of Sewall’s Point shall consider, when opportunities arise, seek funding to purchase, for open space use, “repetitive loss properties” most vulnerable to storm surge and repetitive flooding.

OBJECTIVE ROS 2.2 PUBLIC ACCESS TO OPEN SPACE

Objective ROS 2.2 – The Town of Sewall’s Point shall maintain or increase the acreage of publicly accessed open space.

Policy ROS 2.2.1 – The Town of Sewall’s Point shall coordinate opportunities for public open space that will be protected and maintained in perpetuity.

Policy ROS 2.2.2 – The Town of Sewall’s Point shall not divert existing park land to other non-park, non-recreational or non-cultural uses except in cases of overriding public interest.

Policy ROS 2.2.3 – A super majority vote of no fewer than four (4) members of the Town of Sewall’s Point Commission shall be required to convert publicly owned park land to other uses.

Policy ROS 2.2.4 – The Town of Sewall’s Point shall assure that park lands are well managed and well maintained, designed to promote public safety and discourage crime, and are accessible and convenient for park patrons.

Policy ROS 2.2.5 – The Town of Sewall’s Point shall maintain open space areas and conservation areas by removing any invasive, and/or nuisance vegetation, and implementing best practices that reduce or eliminate regrowth of these species.

Policy ROS 2.2.6 – The Town of Sewall’s Point shall evaluate the implementation of green infrastructure, including parks and native plants, to capture and retain stormwater and facilitate on-site retention.

Policy ROS 2.2.7 – The Town of Sewall’s Point shall design park and open spaces in a way that preserves strands and clusters of native and mature trees.

Policy ROS 2.2.8 – The Town of Sewall’s Point will select plants for its parks and open spaces that are drought-tolerant and wind resistant.

Policy ROS 2.2.9 – As part of its flood-control management system, the Town of Sewall’s Point shall explore locations in open spaces and pocket parks to add bio-swales and native plants.

OBJECTIVE ROS 2.3 HISTORY AND CULTURE

Objective ROS 2.3 – The Town of Sewall’s Point shall support natural, historical and cultural resource management to ensure high quality outdoor recreation experiences for the Town’s residents and visitors.

Policy ROS 2.3.1 – The Town of Sewall’s Point’s Land Development Regulations shall include best practices that seek to ensure sustainable use of recreational and open space land.

Policy ROS 2.3.2 – The Town of Sewall’s Point shall promote restoration and rehabilitation efforts for all water bodies by highlighting the importance of clean water to outdoor recreation.

Policy ROS 2.3.3 – The Town of Sewall’s Point shall encourage the protection of all properties that are eligible to be listed on the National Register of Historic Places.

GOAL ROS 3 HEALTHY LIVING

Goal ROS 3 – The Town of Sewall’s Point shall provide opportunities for its residents to experience active and healthy lifestyles.

OBJECTIVE ROS 3.1 COMMUNITY HEALTH

Objective ROS 3.1 – The Town of Sewall’s Point shall develop and maintain ongoing programs and infrastructure designed to support sustainable community health.

Policy ROS 3.1.1 – Dependent upon the existence of sufficient, voluntary easements or rights of ways, the Town of Sewall’s Point shall promote a healthy community by planning for and implementing a connected system of walkways and bikeways which will provide alternative modes of transportation while also encouraging recreation, physical activity and exposure to the natural environment.

Policy ROS 3.1.2 – The Town of Sewall’s Point shall look for opportunities to provide multimodal connections to its parks and open space areas that are safe for all users.

Policy ROS 3.1.3 – The Town of Sewall’s Point shall develop and encourage volunteer opportunities for projects that promote community health, build a sense of community, and improve the environment. (Examples of such programs include neighborhood clean-ups, and helpers for the elderly citizens or those with special needs.)

Policy ROS 3.1.4 – The Town of Sewall’s Point shall collaborate with appropriate local, county, and state agencies to develop effective leisure programs that educate the community on the benefits of a healthy lifestyle.

Policy ROS 3.1.5 – The Town of Sewall’s Point shall coordinate with the Martin County Health Department and other healthcare providers to develop an educational campaign regarding the benefits of healthy foods and beverages.

Policy ROS 3.1.6 – The Town of Sewall’s Point shall collaborate with community partners to reduce any barriers that prevent citizens from accessing physical and mental healthcare.

Policy ROS 3.1.7 – The Town of Sewall’s Point shall facilitate programs that educate youth on the natural environment and provide opportunities for outdoor recreation.

Policy ROS 3.1.8 – The Town of Sewall’s Point will continue to provide a sharing library program at Town Commons to promote literacy and increase access to reading materials for all ages.

Policy ROS 3.1.9 – The Town of Sewall’s Point shall support bike safety education programs offered by the Martin County Sheriff, the Martin Metropolitan Planning Organization, and other agencies for all ages.

GOAL ROS 4 CLEAN ENVIRONMENT

Goal ROS 4 – The Town of Sewall's Point shall increase and promote recycling in its parks and open spaces.

OBJECTIVE ROS 4.1 PROMOTE RECYCLING

Objective ROS 4.1 – The Town of Sewall's Point shall coordinate with its solid waste provider to increase recycling among private businesses and citizens.

Policy ROS 4.1.1 – The Town of Sewall's Point shall facilitate and promote recycling at Town Commons and Town Hall.

Policy ROS 4.1.2 – The Town of Sewall's Point shall provide educational material on proper recycling techniques, ways to reduce contaminated recycling, and the importance of recycling for the future generations.

Policy ROS 4.1.3 – The Town of Sewall's Point shall seek funding sources for materials, containers and resources needed to implement the recycling objective.

GOAL ROS 5 FUNDING FOR PARKS AND OPEN SPACE

Goal ROS 5 – The Town of Sewall's Point shall plan adequate funding for parks and open spaces.

OBJECTIVE ROS 5.1 FUNDING FOR PARKS AND OPEN SPACE

Objective ROS 5.1 – The Town of Sewall's Point shall leverage local tax dollars by pursuing other funding mechanisms that can be used to expand and/or improve its parks and open spaces.

Policy ROS 5.1.1 – The Town of Sewall's Point shall properly preserve and maintain existing parks and leisure facilities by adequately funding operating budgets and implementing proper management techniques.

Policy ROS 5.1.2 – As part of the Capital Budget processes, the Town of Sewall's Point shall conduct an annual review of the funding needs for active and passive recreation facilities.

Policy ROS 5.1.3 – To avoid duplication of efforts to provide recreation opportunities, the Town of Sewall's Point will continue to collaborate with the public and private sectors.

Policy ROS 5.1.4 – The Town of Sewall's Point shall explore the provision of volunteer programs such as "Adopt-a-Park" to support the maintenance and beautification of its parks.

Policy ROS 5.1.5 – The Town of Sewall's Point shall explore grant funding opportunities offered by state and federal agencies such as the Florida Recreation Development Assistance Program (FRDAP), Florida Inland Navigation District (FIND), Federal Land Water Conservation Fund (LWCF), and other grant funding sources to support and expand its park system.

DEFINITIONS AND ACRONYMS

Community Centers – A place where people from a particular community can meet for social, educational, or recreational activities.

Federal Land Water Conservation Fund (LWCF) - The LWCF State and Local Assistance Program (often referred to as “LWCF Stateside”) is administered by the National Park Service, and provides matching grants to state, local and tribal governments to create and expand parks, develop recreation facilities, and further local recreation plans. Each year, funds are distributed to every U.S. state and territory using a population-based formula. Ranging from active recreation facilities to natural areas, these funds are a vitally important tool to renovate existing sites, develop new facilities, acquire land for state and local parks and promote statewide recreation planning.

Level of Service (LOS) – Level of Service Standard, the number of units of capacity per unit of demand.

Mixed Use Recreation – A category for a public recreation facility that provides a variety of options for physical and outdoor activities.

Neighborhood Park – Intended to provide activities that, overall, are used more frequently and have a shorter duration of use. They should be located close to the area served. Neighborhood parks are typically smaller and are not highly visible from main roadways. They usually provide little to no parking and are typically used most heavily by the immediate surrounding neighborhood.

Open Space – Any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public.

Park – An area of natural, semi-natural or planted space set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats.

Recreation Space - For the purpose of Level of Service, “recreation space” means publicly owned space that is open to the public.

Regional Parks - Regional parks are large, highly visible parks. They service the County and communities outside of the County. They are typically commuted to by users from all over the County and beyond for use of their specific facilities such as baseball fields, tennis courts, RV Campground, golf course or other specific amenities. They typically offer a wide variety of activities and amenities for a large range of user types.

Repetitive Loss (RL) Property – Any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978.

Special Use Facilities - In many cases, recreation is a secondary function. Some of the uses that fall into this classification include resource-based parkland and schools. Multi-Use Bike/Pedestrian Trail - Trails are designed to provide walking, bicycling and other non-motorized means of linking various parts of the community. To be distinguished from unimproved paths, trails shall contain at least 6 feet width of stabilized base.

HOUSING ELEMENT

Goals, Objectives, and Policies

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PURPOSE AND SUMMARY OF THE HOUSING ELEMENT

The purpose of the Housing Element, as outlined in Florida Statute 163.3177(6)(f), is to provide guidance for the development of safe, sanitary, and affordable housing for all residents of the Town of Sewall's Point. In particular, the goals, objectives, and policies required for this element are intended to identify and address current and future deficits (in the provision of moderate, low, and very low-income housing, group homes, foster care facilities, and housing for those with special needs), including the supporting infrastructure and public facilities. In addition, this element is intended to provide guidance to housing providers, as well as to the residents of the Town of Sewall's Point, regarding the redevelopment of existing neighborhoods, removal of substandard housing, relocation assistance, and critical housing assistance programs.

The Housing Element provides analysis on past, present, and future housing characteristics. The type, structure, and condition of housing stock can influence the local quality of life. Providing and maintaining quality housing stock contributes to a high quality of life for the Town's residents. Housing also influences the economic strength of a community and the potential for local economic growth. Protecting existing housing values and neighborhoods can help maintain economic stability for the residents. The objective of new development should be to contribute to improving the quality of housing (of both new and existing residents) and to reduce housing deficiencies, if any, that presently exist. The goals, objectives, and policies will comply with Florida law, to the extent possible, and reflect the data, inventory, and analysis of housing in Sewall's Point.

TOWN PROFILE AND HOUSING CHALLENGES

As indicated in the Future Land Use Element, the Town of Sewall's Point has essentially achieved build out. The plan acknowledges that with its built-out condition and established neighborhoods, there are no sites available for future growth without annexation of additional land. Further, there is no land available to accommodate affordable or workforce housing within the Town boundaries, as further defined in Florida Statute 380.0651(1)(h), "housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities." The Town relies upon Martin County to fill this need. The County administers a Housing Program in efforts to meet the housing needs of the very low, low, and moderate-income households of Martin County. As part of this program, they aim to expand production of new affordable housing and retain existing affordable housing, as required for a Housing Element. Martin County's comprehensive plan includes policies that specifically address the requirements for affordable housing.

Also required is the provision for affordable housing for persons 60 years of age or older. This may be accommodated through the construction of accessory dwelling units to the existing home sites. There are tax incentives to homeowners who provide a living space to parents or grandparents, aged 62 or older, which was adopted by Martin County Board of County Commissioners and is administered by the Martin County Property Appraiser. There are policies related to accessory dwelling units in the Town of Sewall's Point Future Land Use Element.

HOUSING ELEMENT – GOALS, OBJECTIVES, AND POLICIES

GOAL HOU 1 QUALITY HOUSING

Goal HOU 1 – The Town of Sewall’s Point values its established neighborhoods and small-town character. The Town will adopt policies that ensure continued quality housing for its residents that safeguards the Town’s high quality of life.

OBJECTIVE HOU 1.1 SMALL TOWN CHARACTER

Objective 1.1 – The Town of Sewall’s Point shall maintain its residential, small-town character through housing policies, programs, and regulations that foster community pride, ensure compatibility in land use relationships, and support existing residential density patterns.

Policy HOU 1.1.1 –The Town of Sewall’s Point shall monitor and evaluate population and housing trends annually, as required by Florida Statutes.

Policy HOU 1.1.2 –The Town of Sewall’s Point is approaching build-out, therefore it shall closely monitor housing construction activity which continues to reduce the Town’s ability to accommodate future growth.

Policy HOU 1.1.3 – The Town of Sewall’s Point will consider updating its Land Development Regulations to include standards that ensure residential development and design is compatible in scale and type to the established neighborhoods.

OBJECTIVE HOU 1.2 LAND DEVELOPMENT REGULATIONS TO MONITOR SAFETY AND STRUCTURE

Objective HOU 1.2 – The Town of Sewall’s Point shall maintain Land Development Regulations that ensure homes are safe and structurally sound.

Policy HOU 1.2.1 – The Town of Sewall’s Point shall enforce the Florida Building Code for new and renovation construction projects which governs the design, construction, repair and demolition of public and private buildings, structures, and facilities in the state.

Policy HOU 1.2.2 – The Town of Sewall’s Point shall maintain Land Development Regulations that complement the Florida Building Code and ensure structurally sound housing.

Policy HOU 1.2.3 –The Town of Sewall’s Point shall develop policies and programs to enhance the life/safety of occupied structures.

Policy HOU 1.2.4 – The Town of Sewall’s Point shall promote fire safety strategies that aim to reduce the severity of residential fire losses of property and lives.

Policy HOU 1.2.5 – The Town of Sewall’s Point will maintain Land Development Regulations that protect residential neighborhoods from incompatible uses and ensure that there are adequate public facilities to support them.

Policy HOU 1.2.6 –The Town of Sewall’s Point shall adopt and annually update a Five-Year Capital Improvements Plan so that it identifies needed improvements to public infrastructure in residential areas and provides for the funding and timing of these improvements.

OBJECTIVE HOU 1.3 CONDITIONS OF EXISTING HOUSING

Objective HOU 1.3 – The Town shall continue to monitor the condition of existing housing and support policies which act to eliminate any dwelling conditions which do not comply with the Land Development Regulations, either by prevention, restoration, or demolition.

Policy HOU 1.3.1 – The Town of Sewall’s Point adopts the State’s definition of “substandard” housing found in Florida State Statute 420.0004(15). The Town will continue to perform code enforcement activities in accordance with the definitions and requirements in the Town’s Code of Ordinances.

Policy HOU 1.3.2 –The Town of Sewall’s Point will facilitate home repair educational programs throughout the community to help residents and owners understand the Town’s regulations and teach techniques that empower individuals to make their own home repairs.

Policy HOU 1.3.3 – The Town will encourage the redevelopment of older homes to stabilize neighborhoods.

OBJECTIVE HOU 1.4 QUALITY HOUSING STANDARDS

Objective HOU 1.4 – The Town of Sewall’s Point shall continue to enforce Florida Building Code and Land Development Regulations to maintain a quality housing stock and eliminate substandard housing.

Policy HOU 1.4.1 – The Town of Sewall’s Point shall require the maintenance of quality housing and, if needed, require corrective action where substandard structures exist or come into existence. The Town of Sewall’s Point shall seek enforcement of zoning, landscaping, energy, plumbing, electrical and other related codes through the Special Magistrate, as appropriate. The Town of Sewall’s Point shall administer an active program of code enforcement that will attempt to contact owners of substandard housing units to communicate necessary corrective actions and to inform property owners of available federal, state, and local housing assistance programs for housing rehabilitation.

Policy HOU 1.4.2 – The Town of Sewall’s Point shall administer an active code enforcement program to identify any housing units that are determined to be determined to be unsafe or unfit for human occupancy. Structures not repaired or demolished within a reasonable time may be removed by the Town of Sewall’s Point at the owner’s expense. The cost of demolition shall be the property owner’s responsibility.

OBJECTIVE HOU 1.5 HISTORICALLY SIGNIFICANT HOUSING

Objective HOU 1.5 – The Town of Sewall’s Point shall preserve and enhance its heritage and character through the protection of historically significant housing.

Policy HOU 1.5.1 – Through its Land Development Regulations, the Town shall encourage historic preservation through voluntary means and incentives.

Policy HOU 1.5.2 – The Town of Sewall’s Point shall encourage and cooperate with historic preservation efforts to develop and promote public programs and resources which increase awareness of historic places and cultural and historical activities.

OBJECTIVE HOU 1.6 GUIDING GROWTH TOWARDS ENVIRONMENTAL SUSTAINABILITY

Objective HOU 1.6 – The Town of Sewall’s Point shall provide policies for guiding the development and redevelopment of housing towards environmental sustainability.

Policy HOU 1.6.1– The Town of Sewall’s Point shall discourage increases in residential densities and increases of commercial intensities around water bodies. This is intended to preserve and protect the bodies of water, enhance property values, and facilitate the water bodies’ contributions toward the quality of life in Sewall’s Point.

Policy HOU 1.6.2 – The Town of Sewall’s Point may promote “hardening” of commercial and residential structures against wind and water damage caused by tropical storms and hurricanes to reduce losses.

OBJECTIVE HOU 1.7 PROMOTE ENERGY EFFICIENCY, ALTERNATIVE ENERGY, AND CONSERVATION

Objective HOU 1.7– The Town of Sewall’s Point shall promote energy efficiency, use of alternative energy, and conservation alternatives in the construction of new buildings and rehabilitation of existing buildings.

Policy HOU 1.7.1 – The Town of Sewall’s Point shall review and update its Land Development Regulations to identify and remove any obstacles regarding the use of green building standards.

Policy HOU 1.7.2 – The Town of Sewall’s Point shall consider the use of energy efficiency, use of alternative energy, and conservation alternatives in public renovation and construction projects

Policy HOU 1.7.3 – The Town of Sewall’s Point shall consider establishing incentive programs for housing projects that seek certification by Florida Green Building Coalition, United States Green Building Coalition (LEED Certifications), Energy Star, Water Star, or other types of certifications acceptable by the Town. The incentives may be in the form of expedited plan review and permitting, flexibility of development standards, or monetary incentives. Methods could include, but not limited to:

- a) Heat Island Reduction
- b) Use of Local Materials, Certified Sustainable Wood Products and/or Highly Recycled Content Products
- c) Energy Efficient Equipment/Fixtures
- d) Water Saving Fixtures
- e) Waste Management and Recycling
- f) Pervious Paver Alternatives
- g) Rainwater Harvesting
- h) Solar And Wind Energy Provisions

GOAL HOU 2 FACILITATE AFFORDABLE HOUSING

Goal HOU 2 – The Town of Sewall’s Point will support the County’s efforts to maintain a supply of affordable housing in Martin County. Housing for the elderly will be encouraged by tax incentives for additions and accessory dwelling units that house family members who are 62 years of age or older.

OBJECTIVE HOU 2.1 PROMOTE SAFE, SUSTAINABLE, AND AFFORDABLE HOUSING

Objective HOU 2.1 – The Town of Sewall’s Point supports the provision of safe, affordable housing.

Policy HOU 2.1.1 – The Town of Sewall’s Point has no land available for affordable housing. Therefore, it shall support Martin County and other state agencies to mitigate affordable and workforce housing shortages. Strategies that can be considered will include but not be limited to:

- a) Seek to add a Town of Sewall’s Point representative to the Martin County Affordable Housing Advisory Committee
- b) Provide letters of support to the County’s applications for Community Development Block Grants for neighborhood revitalization and housing programs.
- c) Offer to assist private organizations with grant applications to fund low- and moderate-income housing to be located within Martin County.
- d) Provide information on County housing programs to individuals in need of housing.

Policy HOU 2.1.2 – The Town of Sewall’s Point shall collaborate with local non-profit organizations to improve and expand the efficiency of the affordable housing delivery system in Martin County.

Policy HOU 2.1.3 - The Town of Sewall’s Point’s Land Development Regulations shall include a provision to permit accessory dwelling units in outbuildings such as converted garages, new detached additions to existing homes, or attached additions to existing homes to provide safe, affordable housing for elderly relatives.

Policy HOU 2.1.4 – The Town of Sewall’s Point shall encourage safe, affordable housing for the aging population. The Town shall promote tax incentives provided for home renovations to house a family member who is 62 years of age or older. This exemption is available through the Martin County Property Appraiser.

Policy HOU 2.1.5 – The Town of Sewall’s Point shall promote a healthy community by promoting Aging in Place in residential development designs and by encourage housing units that encourage Universal Design.

Policy HOU 2.1.6 – The Town of Sewall’s Point shall, to the fullest extent possible, support Martin County’s Housing Program that aims to ensure the underserved can access affordable housing.

Policy HOU 2.1.7 – The Town of Sewall’s Point supports the U.S. Department of Housing and Urban Development’s Fair Housing Act. To that end, the Town will cooperate fully in an investigation of any charge alleging a violation of this Act.

OBJECTIVE HOU 2.2 COORDINATE TRANSPORTATION

Objective HOU 2.2. – The Town of Sewall’s Point seeks to ensure that the transportation needs are met for those who cannot provide their own transportation (due to age, disability, or income constraints) and face challenges in accessing transportation.

Policy HOU 2.2.1 – The Town of Sewall’s Point shall collaborate with Martin County Public Transit to make information and brochures available regarding transportation assistance programs offered to the transportation-disadvantaged population.

DEFINITIONS AND ACRONYMS

ACS – American Community Survey

Accessory Dwelling Unit - An ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.

Adjusted for Family Size - Adjusted in a manner that results in an income eligibility level that is lower for households having fewer than four people, or higher for households having more than four people, than the base income eligibility determined as provided in the definitions “low-income persons,” “moderate-income persons,” or “very-low income person,” based upon a formula established by the United States Department of Housing and Urban Development.

Adjusted Gross Income - All wages, assets, regular cash or noncash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by rule of the department, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

Affordable– Monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in the definitions “low-income persons”, “moderate-income persons”, or “very-low income person”. However, it is not the intent to limit an individual household’s ability to devote more than 30 percent of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark. The term also includes housing provided by a not-for-profit corporation that derives at least 75 percent of its annual revenues from contracts or services provided to a state or federal agency for low-income persons and low-income households; that provides supportive housing for persons who suffer from mental health issues, substance abuse, or domestic violence; and that provides on-premises social and community support services relating to job training, life skills training, alcohol and substance abuse disorders, child care, and client case management.

BEBR – Bureau of Economic and Business Research, University of Florida

Community-Based Organization - A nonprofit organization that has among its purposes the provision of affordable housing to persons who have special needs or have very low income, low income, or moderate income within a designated area, which may include a municipality, a county, or more than one municipality or county, and maintains, through a minimum of one-third representation on the organization’s governing board, accountability to housing program beneficiaries and residents of the designated area.

Corporation - The Florida Housing Finance Corporation

Department - The Department of Economic Opportunity.

Disabling Condition - A diagnosable substance abuse disorder, serious mental illness, developmental disability, or chronic physical illness or disability, or the co-occurrence of two or more of these conditions, and a determination that the condition is:

- (a) Expected to be of long-continued and indefinite duration; and
- (b) Not expected to impair the ability of the person with special needs to live independently with appropriate supports.

Elderly - A person 60 years of age or older who is suffering from the infirmities of aging as manifested by advanced age or organic brain damage, or other physical, mental, or emotional dysfunctioning, to the extent that the ability of the person to provide adequately for the person’s own care or protection is impaired.

Fair Housing Act – prohibits discrimination in housing because of:

- Race or color
- National Origin
- Religion
- Sex
- Familial Status
- Disability

Florida Building Code – Incorporates all building construction related regulations for public and private buildings in the State of Florida other than those specifically exempted by Section 553.73, F.S.

Housing Cost Burden – The percent of a household’s income that is used to pay for housing costs, is frequently used as a measure for determining whether housing is affordable. In order to be considered affordable, monthly rents or monthly mortgage payments including taxes, insurance, and utilities should not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households.

HUD – U.S. Department of Housing and Urban Development

Local Public Body - Any county, municipality, or other political subdivision, or any housing authority as provided by chapter 421, which is eligible to sponsor or develop housing for farmworkers and very-low-income and low-income persons within its jurisdiction.

Low-Income Persons - One or more natural persons or a family that has a total annual gross household income that does not exceed 80 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever amount is greatest. With respect to rental units, the low-income household’s annual income at the time of initial occupancy may not exceed 80 percent of the area’s median income adjusted for family size. While occupying the rental unit, a low-income household’s annual income may increase to an amount not to exceed 140 percent of 80 percent of the area’s median income adjusted for family size.

Martin County Affordable Housing Committee – A committee facilitated by Martin County which recommends specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of a property to appreciate in value.

Moderate-Income Persons - One or more natural persons or a family that has a total annual gross household income that does not exceed 120 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is greatest. With respect to rental units, the moderate-income household’s annual income at the time of initial occupancy may not exceed 120 percent of the area’s median income adjusted for family size. While occupying the rental unit, a moderate-income household’s annual income may increase to an amount not to exceed 140 percent of 120 percent of the area’s median income adjusted for family size.

Person with Special Needs - An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans’ disability benefits.

Statewide Median Purchase Price of a Single-Family Existing Home - The statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center.

Student - Any person not living with his or her parent or guardian who is eligible to be claimed by his or her parent or guardian as a dependent under the federal income tax code and who is enrolled on at least a half-time basis in a secondary school, career center, community college, college, or university

Substandard -

- (a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;
- (b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
- (c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

Substantial Rehabilitation - Repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.

Universal Design – A strategy, promoted by the American Association of Retired Persons (AARP), aimed at improving the safety and utility of housing for all people, including older adults and people with disabilities.

Very-Low-Income Persons - One or more natural persons or a family that has a total annual gross household income that does not exceed 50 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is greatest. With respect to rental units, the very-low-income household's annual income at the time of initial occupancy may not exceed 50 percent of the area's median income adjusted for family size. While occupying the rental unit, a very-low-income household's annual income may increase to an amount not to exceed 140 percent of 50 percent of the area's median income adjusted for family size.

Workforce Housing - Housing affordable to natural persons or families whose total annual household income does not exceed 80 percent of the area median income, adjusted for household size, or 120 percent of area median income, adjusted for household size, in areas of critical state concern designated under s. 380.05, for which the Legislature has declared its intent to provide affordable housing, and areas that were designated as areas of critical state concern for at least 20 consecutive years before removal of the designation.

COASTAL MANAGEMENT ELEMENT

Goals, Objectives and Policies

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PURPOSE AND SUMMARY OF THE COASTAL MANAGEMENT ELEMENT

Florida Statutes (Statute 163.3177) require the Coastal Management Element address the principles, guidelines, standards, and strategies to guide the local government's decisions and program implementation regarding the following objectives:

- Maintain, restore, and enhance the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values.
- Preserve the continued existence of viable populations of all species of wildlife and marine life.
- Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources.
- Avoid irreversible and irretrievable loss of coastal zone resources.
- Use ecological planning principles and assumptions in the determination of the suitability of permitted development.
- Limit public expenditures that subsidize development in Coastal High-Hazard Areas.
- Protect human life against the effects of natural disasters.
- Preserve historic and archaeological resources, which include the sensitive adaptive use of these resources.
- A redevelopment component with principles that must be used to eliminate inappropriate and unsafe development in the coastal areas, when opportunities arise also known as Perils of Flood provisions.

COASTAL MANAGEMENT ELEMENT – GOALS, OBJECTIVES, AND POLICIES

GOAL CM 1 PROTECT COASTAL ECOSYSTEMS

Goal CM 1 – The Town of Sewall's Point shall enhance its natural character by protecting, conserving, and maintaining its coastal ecosystems while safeguarding human life, property, and public expenditures in areas susceptible to destruction by natural disasters.

OBJECTIVE CM 1.1 PROTECTION THROUGH LAND DEVELOPMENT REGULATIONS

Objective CM 1.1 – The Town of Sewall's Point will continue to maintain and enforce Land Development Regulations which protect, conserve, and enhance its coastal resources.

Policy CM 1.1.1 – The Town of Sewall's Point's Land Development Regulations shall include standards aimed to protect natural, historic, and cultural resources from the impacts of sea level rise.

Policy CM 1.1.2 – The Town of Sewall's Point's Land Development Regulations will guide development and redevelopment with standards aimed to reduce flood risk due to:

- a) High-tide events
- b) Storm Surge
- c) Flash floods
- d) Stormwater runoff
- e) Related impacts from future projected sea-level rise\

Policy CM 1.1.3 – The Town of Sewall's Point's Land Development Regulations will include setbacks from shoreline areas which minimize the impacts from man-made structures.

Policy CM 1.1.4 – The Town of Sewall's Point's Land Development Regulations will require a natural vegetated buffer between the Indian River and shoreline.

Policy CM 1.1.5 – The Town of Sewall's Point will review, revise, and continue to enforce Land Development Regulations which at a minimum require a buffer zone of native upland (i.e., transitional) vegetation to be provided and maintained around wetland habitats.

Policy CM 1.1.6 – The Town of Sewall's Point's Land Development Regulations will include the requirement for all applications for new development and redevelopment, which have the potential to impact the quantity or quality of natural resources, obtain the necessary permits from all applicable state and/or federal agencies (Florida Department of Environmental Protection, South Florida Water Management District and/or the U.S. Army Corps of Engineers) prior to the authorization of a building permit by the Town.

Policy CM 1.1.7 – The Town of Sewall's Point will continue to monitor the best and most reliable data available related to climate change and consider the direct and potential effects this may have upon the Town's coastal and natural resources. Based upon this data, the Town will evaluate and update the resource protection standards of the Land Development Regulations and other related planning documents, as necessary.

Policy CM 1.1.8 – The Town of Sewall’s Point will continue to protect estuarine beaches and shoreline vegetation through the establishment and enforcement of Land Development Regulations and construction standards that minimize the impacts of man-made structures on beach vegetation, shoreline vegetation, or coastal wetlands.

Policy CM 1.1.9 – The Town of Sewall’s Point will continue to protect the natural resources of the coastal area by implementing and strengthening existing environmentally related criteria in the Land Development Regulations and providing for mitigation of potential development impacts.

Policy CM 1.1.10 – The Town of Sewall’s Point will continue to enforce regulations which prohibit the alteration of estuarine beaches located within the Town and require restoration of degraded beaches as part of the site plan approval process for all new development and redevelopment.

OBJECTIVE CM 1.2 PROTECTION OF INFRASTRUCTURE

Objective CM 1.2 – The Town of Sewall’s Point will limit the use of public funds that subsidize new, private development, or redevelopment in the Coastal High Hazard Area. Public funds shall not be used for infrastructure expansion or improvements in areas designated high hazard coastal areas unless such funds are necessary to:

- a) Provide services to existing developments;
- b) Provide adequate evacuation in the event of emergency; or
- c) Provide for recreational needs

Policy CM 1.2.1 – No public infrastructure or public buildings shall be constructed east of the Coastal Construction Control Line (CCCL), apart from minor structures such as those provided to support recreation and open space activities, pedestrian access facilities, and infrastructure and roadway improvements within already developed public rights-of-way.

Policy CM 1.2.2 – The Town of Sewall’s Point shall coordinate, as needed, with area service providers to replace and mitigate damaged infrastructure within the Coastal High Hazard Area.

Policy CM 1.2.3 – The Town shall consider relocation, mitigation, or replacement of infrastructure in the Coastal High Hazard Area as appropriate and when funding becomes available.

Policy CM 1.2.4 – The Town shall consider hazard mitigation initiatives when determining capital improvement expenditures.

OBJECTIVE CM 1.3 PROTECTION OF PRIVATE PROPERTY

Objective CM 1.3 – The Town of Sewall’s Point will preserve and protect the environmental quality of estuarine environments by restricting development or by limiting the impacts of development or redevelopment away from the Coastal High Hazard Areas (CHHA). This policy is not intended to prohibit or discourage maintenance or replacement of existing development within the CHHA.

Policy CM 1.3.1 – The Town of Sewall’s Point will continue to support the permitting requirements and guidelines of county, state, and federal agencies applicable to dock and seawall construction, channel and canal dredging, filling of wetlands, and mangrove alteration. The Town shall exercise diligence in informing Town property owners of the need to observe all such requirements and guidelines, and the need to obtain required permits.

Policy CM 1.3.2 – No marina shall be located within the Town of Sewall’s Point.

OBJECTIVE CM 1.4 PROTECTION OF WATER

Objective CM 1.4 – The Town of Sewall’s Point shall implement stormwater best management practices to divert runoff from surface water bodies or decrease the velocity of runoff for purposes of improving the condition of the Indian River Lagoon, the St. Lucie River, and the Atlantic Ocean. This will assist in the restoration to the natural recharge of the underlying surficial aquifer.

Policy CM 1.4.1 – The Town of Sewall’s Point will implement context sensitive drainage and stormwater solutions in its public projects, when possible. These may include but not be limited to:

- a) Rain Gardens
- b) Littoral Zone Plantings
- c) Bio– Retention Swales
- d) Vegetative Filter Strips
- e) Rock Soaking Areas
- f) Floating Vegetated Mats
- g) Inlet Screens, Baffles and Sumps
- h) Baffle Boxes
- i) Stormwater Filters
- j) Sand Filters
- k) Tree Box Filters

GOAL CM 2 PROTECTION FROM THE PERIL OF FLOODS

Goal CM 2 – Development and redevelopment within the Town of Sewall’s Point shall be permitted only when consistent with sound planning practices that shall protect life and property from the effects of coastal erosion, flooding, sea level rise, or damage to environmental systems.

OBJECTIVE CM 2.1 PLANNING TO REDUCE RISK AND LOSSES DUE TO FLOODING

Objective CM 2.1 – Development and redevelopment in the Town shall be planned and managed to reduce risk and losses due to flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Policy CM 2.1.1 – The Town of Sewall’s Point designates the Coastal High Hazard Area (CHHA) as “the area below the elevation of the Category 1 storm surge line” as defined by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model.

Policy CM 2.1.2 – The Town shall utilize best management practices, where feasible, to minimize the disturbance of natural shorelines, which provide stabilization and protect landward areas from storm impacts.

Policy CM 2.1.3 – The Town of Sewall’s Point will maintain shoreline protection and erosion control by:

- a) Facilitating the installation and maintenance of native shoreline vegetation along appropriate areas of beaches, and
- b) Considering hard structures, such as seawalls, only when alternative options are not feasible

Policy CM 2.1.4 – Development and redevelopment plans and proposals in the coastal high hazard area shall be reviewed for compliance with the goals, objectives, and policies of the Comprehensive Plan and other appropriate plans and references, including the Town’s National Flood Insurance Program (NFIP) and the Community Rating System (CRS) Program.

Policy CM 2.1.5 – The Town of Sewall’s Point shall seek grant funding to prepare a Sea-Level Rise Study which provides mapping and other important data to develop a Comprehensive Hazard Mitigation Plan.

Policy CM 2.1.6 – The Town of Sewall’s Point shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60 Criteria for Land Management and Use.

Policy CM 2.1.7 – The Town of Sewall’s Point shall require that any construction activities seaward of the Coastal Construction Control Line (CCCL) established pursuant to section 161.053, F.S., will be consistent with chapter 161.

Policy CM 2.1.8 – The Town of Sewall’s Point shall continue to participate in the National Flood Insurance Program Community Rating System administered by FEMA to achieve flood insurance premium discounts for residents.

Policy CM 2.1.9 – The Town of Sewall’s Point will develop policies to improve resilience to coastal and inland flooding, saltwater intrusion, and other related impacts of climate change and sea level rise in the Stormwater Master Plan.

Policy CM 2.1.10 – By 2030, the Town of Sewall’s Point will pursue funding and seek a partnership with the U.S. Army Corps of Engineers to conduct a Coastal Storm Risk Management Study to better understand the potential impacts of sea level rise on the Town.

GOAL CM 3 PREPARE FOR NATURAL DISASTERS

Goal CM 3 – To the greatest extent possible, the Town of Sewall’s Point will be prepared for natural disasters.

OBJECTIVE CM 3.1 PRE-DISASTER PREPARATION

Objective CM 3.1 – The Town of Sewall’s Point will prepare and maintain a disaster plan to implement when there is a declared emergency.

Policy CM 3.1.1 – For regional coordination, the Town of Sewall’s Point shall provide all hurricane evacuation studies and plans it develops to the Treasure Coast Regional Planning Council (TCRPC) for review and comment prior to adoption and implementation.

Policy CM 3.1.2 – The Town of Sewall’s Point will collaborate with Martin County Emergency Management and neighboring communities aimed to improve communication and facilitate safe, efficient evacuation during a declared emergency.

Policy CM 3.1.3 – The Town of Sewall’s Point will continue to complete roadway improvement projects identified in the Capital Improvements Priorities Report (developed in 2021) to protect roads from the risk of flooding and facilitate efficient hurricane evacuations.

Policy CM 3.1.4 – The Town of Sewall’s Point will continue to advocate for funding resiliency projects on State roadways in the Town through its affiliation with the Martin Metropolitan Planning Organization (MPO).

OBJECTIVE CM 3.2 DAMAGE ASSESSMENT, POST-STORM RECOVERY, AND PREPAREDNESS EVALUATION

Objective CM 3.2 – Following a major storm event, the Town of Sewall’s Point will systematically assess storm damage, implement post-storm recovery efforts (as soon as it is safe to do so), and evaluate the preparedness of its plan.

Policy CM 3.2.1 – Soon after a major storm event, but before re-entry of the population into evacuated areas, the Town Commission will meet to hear preliminary damage assessments, prioritize recovery efforts, and consider a temporary moratorium on building activities other than those for the public health, safety, and general welfare.

Policy CM 3.2.2 – The Town of Sewall’s Point will coordinate the prompt repair and cleanup actions needed to protect the public health and safety of the community to include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive priority in permitting decisions. Long-term redevelopment activities shall be postponed until the initial recovery efforts have been completed.

Policy CM 3.2.3 – Post-recovery of a major storm event, the Town of Sewall's Point may:

- a) Review and decide upon emergency building permits;
- b) Coordinate with state and federal officials to prepare disaster assistance applications;
- c) Analyze and recommend to the Town Commission hazard mitigation options including reconstruction or Relocation of damaged public facilities;
- d) Develop a redevelopment plan; and,
- e) Recommend amendments to the Comprehensive Plan, and other appropriate policies and procedures.

Policy CM 3.2.4 – For any structure that suffers damage from a natural disaster that equates to more than fifty percent of its appraised value, it shall be rebuilt to comply with all current requirements including those enacted since construction of the structure.

Policy CM 3.2.5 – Following a hurricane or other natural disaster, the Town of Sewall's Point will evaluate its preparedness and utilize this information to recommend changes in its plan to prepare for future events.

Policy CM 3.2.6 – Following a hurricane or other natural disaster, the Town of Sewall's Point will prepare a post disaster redevelopment plan which may include but are not limited to, abandonment, repair in place, relocation, and reconstruction with structural modifications. Future options should at a minimum consider the following:

- a) History of and potential for future recurring damages;
- b) Impacts on land use, the environment, and the public sector;
- c) Consistency with federal, state and other applicable provisions; and
- d) Consideration of structural integrity and safety.

Policy CM 3.2.7 – The Town of Sewall's Point shall continue to identify areas in need of redevelopment (including unsafe conditions) to reduce exposure of risk for public and private property and human life.

DEFINITIONS AND ACRONYMS

44 C.F.R. Part 60 Criteria – Criteria for flood plain management found in Title 44 of the Code of Federal Regulations governing Emergency Management and Assistance.

Climate Change – A change in the state of the climate that can be identified (e.g., using statistical tests) by changes in the mean and/or the variability of its properties, and that persists for an extended period, typically decades or longer.

Coastal Construction Control Line (CCCL) – Program that is an essential element of Florida's coastal management program, protecting Florida's beaches and dunes while ensuring reasonable use of private property. Recognizing the value of the state's beaches, the Florida Legislature initiated the CCCL Program to protect the coastal system from improperly sited and designed structures which can destabilize or destroy the beach and dune system. Adoption of a CCCL establishes an area of jurisdiction in which special siting and design criteria are applied for construction and related activities. These standards may be more stringent than those already applied in the rest of the coastal building zone because of the greater forces expected to occur in the more seaward beach zone during a storm event.

Coastal High Hazard Area (CHHA) – The area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model (Reference 163.3178(2)(h)9, Florida Statutes)

Coastal Storm Risk Management Study – A study to investigate solutions to reduce risks from future coastal storm events, especially storm surge, specifically to reduce economic damage, as well as risk to life and safety.

Metropolitan Planning Organization (MPO) – The policy board of an organization created and designated to carry out the metropolitan transportation planning process. MPOs are required to represent localities in all urbanized areas (UZAs) with populations over 50,000, as determined by the U.S. Census. MPOs are designated by agreement between the governor and local governments that together represent at least 75 percent of the affected population (including the largest incorporated city, based on population) or in accordance with procedures established by applicable state or local law.

National Flood Insurance Program Community Rating System – Voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP). Over 1,500 communities participate nationwide.

Perils of Flood – From Section 163.7138(2)(f)1-6 Florida Statutes The 2015 Florida Legislature directed jurisdictions that have a Coastal Management Element as a part of their comprehensive plan to include a redevelopment component with principles that must be used to eliminate inappropriate and unsafe development in the coastal areas - when opportunities arise.

Sea Level Rise – Caused primarily by two factors related to global warming: the added water from melting ice sheets and glaciers and the expansion of seawater as it warms.

SLOSH Model - The Sea, Lake and Overland Surges from Hurricanes (SLOSH) model is a computerized numerical model developed by the National Weather Service (NWS) to estimate storm surge heights resulting from historical, hypothetical, or predicted hurricanes by taking into account the atmospheric pressure, size, forward speed, and track data. These parameters are used to create a model of the wind field which drives the storm surge.

State of Emergency – Martin County Emergency Management will announce this when there are imminent threats to life, health, and safety for residents and visitors of Martin County. This can include, but is not limited to, severe weather events, hazardous material emergencies, or evacuation orders.

Treasure Coast Regional Planning Council (TCRPC) – Organization created by and for local governments to provide planning and technical assistance services and assist in carrying out Florida’s growth management programs. TCRPC was established in 1976 through an interlocal agreement between Indian River, St. Lucie, Martin, and Palm Beach counties. Membership includes all four counties and 52 municipalities.

INTERGOVERNMENTAL COORDINATION

Goals, Objectives and Policies

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PURPOSE AND SUMMARY OF THE INTERGOVERNMENTAL COORDINATION ELEMENT

The Intergovernmental Coordination Element seeks to establish and maintain efficient, effective procedures of coordinating planning efforts with adjacent counties and cities; the incorporated areas within Martin County; regional, state, and federal agencies; and other agencies and entities that provide services but do not have regulatory authority over land. Through coordination and cooperation among the various entities affecting planning and land use, the Town of Sewall's Point can better serve its residents and encourage orderly and balanced growth and development, while protecting and enhancing the Town's existing communities and natural resources.

The Town of Sewall's Point's Intergovernmental Coordination Element will demonstrate how the Town will pursue coordination and work alongside with agencies and other government entities to achieve the overarching goals of the Town's Comprehensive Plan.

The Town intends to develop, maintain, and strengthen coordination with Martin County, adjacent municipalities, the Martin County School Board, the Metropolitan Planning Organization (MPO), the South Florida Water Management District, and other State and regional agencies in efforts to improve coordination and reduce duplication of services.

INTERGOVERNMENTAL COORDINATION ELEMENT – GOALS, OBJECTIVES, AND POLICIES

GOAL IC 1 COLLABORATION

Goal IC 1 – The Town of Sewall’s Point shall seek collaboration with the appropriate governments and outside agencies to manage growth and development in a way that preserves the quality of life for Town residents, and results in the efficient and cost-effective delivery of services and public facilities.

OBJECTIVE IC 1.1 PLANS AND PROGRAMS

Objective IC 1.1 – The Town of Sewall’s Point shall pursue coordination of its Comprehensive Plan with other municipalities and agencies so that it complements and supports other planning efforts.

Policy IC 1.1.1 – As a means of assuring consistency of its Comprehensive Plan, the Town of Sewall’s Point shall forward a copy of its Comprehensive Plan or proposed plan amendments to all agencies as required by state law and consider any comments received from such entities prior to the adoption of the Plan or plan amendment.

Policy IC 1.1.2 – The Town of Sewall’s Point will request that each adjacent municipality and the county send copies of all proposed comprehensive plans or plan amendments to the Town for review and comment.

Policy IC 1.1.3 – The Town of Sewall’s Point shall coordinate its Comprehensive Plan with the Florida State Housing Program to ensure that it complements and supports planning efforts regarding Affordable Housing.

Policy IC 1.1.4 – The Town of Sewall’s Point shall coordinate its emergency management planning efforts with Martin County and Federal Emergency Management Agency (FEMA) to ensure the Town is aware of changes to area plans or other technical information that would affect the Town.

Policy IC 1.1.5 – The Town of Sewall’s Point shall monitor its stormwater management and flood prevention plans for effectiveness and review at least once every five years. Such ordinances shall be reviewed for consistency with established Federal Emergency Management Agency (FEMA) flood insurance guidelines, rates, and maps, as well as with the latest South Florida Water Management District’s (SFWMD) stormwater ordinance criteria found in SFWMD Permit Manual.

Policy IC 1.1.6 – The Town of Sewall’s Point shall pursue coordination with its stormwater management and flood prevention planning with the plans of Martin County. This may be accomplished through a formal agreement to cooperate, through joint planning efforts, or through mutual review and comment on plans for stormwater management and flood protection.

Policy IC 1.1.7 – The Town of Sewall’s Point shall establish principles and guidelines to be used in coordinating The Town of Sewall’s Point’s Comprehensive plan with the South Florida Water Management District’s Upper East Coast Water Supply Plan.

Policy IC 1.1.8 – The Town of Sewall’s Point shall establish principles and guidelines to be used in coordinating the Comprehensive Plan with the Martin County School District Success Plan.

Policy IC 1.1.9 – The Town of Sewall’s Point’s Land Development Regulations shall include a requirement for a public-school impact statement for the following:

- a) Master site plan applications which include residential units with residential units
- b) Final site plan applications which include residential units

Policy IC 1.1.10 – The Town of Sewall’s Point shall coordinate its Comprehensive Plan with the Martin MPO’s adopted Long Range Transportation Plan and the Florida Department of Transportation’s adopted Work Program to ensure that it complements and supports other transportation planning efforts.

OBJECTIVE IC 1.2 COMMUNICATION

Objective IC 1.2 – The Town of Sewall’s Point shall ensure the efficient, effective and timely sharing of information among government partners to ensure that the Town has equitable representation in local, state, and federal planning and funding decisions.

Policy IC 1.2.1 – The Town of Sewall’s Point will continue to collaborate with surrounding municipalities regarding regional trends, topics, and developments that impact the Town of Sewall’s Point and the surrounding municipalities.

Policy IC 1.2.2 – The Town of Sewall’s Point shall request an invitation to participate in the quarterly meeting of Martin County Board of County Commissioners, municipalities in the county, and the Martin County School District facilitated by Martin County to discuss locally significant planning and development matters.

Policy IC 1.2.3 – The Town of Sewall’s Point shall ensure that local needs for public transit are met through its participation with the Martin MPO.

Policy IC 1.2.4 – The Town of Sewall’s Point shall seek to establish formal, specific means of coordination with adjacent municipalities, the county, state, and federal agencies who have permitting and regulating authority and quasi-public entities which provide services.

Policy IC 1.2.5 – The Town of Sewall’s Point shall utilize a voluntary regional dispute resolution process (RDRP) to reconcile differences on planning, growth management, and other issues with other local governments, regional agencies, and private interests facilitated by the Treasure Coast Regional Planning Council (TCRPC). When the Town’s efforts fail to resolve a dispute with these entities, the Town will notify the TCRPC in writing about the dispute, requesting the Council’s mediation. The Town shall also notify the local government that the Town has requested mediation assistance. (Reference Florida Administrative Code 29K-4.010)

Policy IC 1.2.6 – The Town of Sewall’s Point shall pursue coordination with surrounding municipalities regarding changes to levels of service standards.

Policy IC 1.2.7 – The Town of Sewall’s Point shall notify Martin County of proposed annexations as required by Chapter 171 Florida Statutes.

Policy IC 1.2.8 – The Town of Sewall’s Point shall coordinate with the Treasure Coast Regional Planning Council (TCRPC) to develop processes for collaborative planning and decision making on locally unwanted land uses.

OBJECTIVE IC 1.3 FACILITIES

Objective IC 1.3 – The Town of Sewall’s Point shall establish intergovernmental processes, agreements, and programs which result in effective intergovernmental coordination of facilities.

Policy IC 1.3.1 – The Town of Sewall’s Point shall seek to facilitate efficiency with public facilities by establishing joint use agreements with Martin County and other local partners.

Policy IC 1.3.2 – The Town of Sewall’s Point shall develop joint processes for collaborative planning and decision making on the location and extension of public facilities subject to concurrency and siting county wide significance.

Policy IC 1.3.3 – The Town of Sewall’s Point shall promote processes to coordinate the location of educational facilities, including planning functions, and the reuse of existing buildings when possible.

Policy IC 1.3.4 – The Town of Sewall’s Point shall pursue coordination with Martin County and the Florida Department of Transportation to ensure efficient maintenance of state and county owned roads located in The Town.

Policy IC 1.3.5 – The Town of Sewall’s Point shall pursue coordination with Martin County regarding countywide traffic performance standards.

Policy IC 1.3.6 – The Town of Sewall’s Point shall pursue coordination with Martin County Board of County Commissioners, the Martin MPO, and the Florida Department of Transportation regarding the expansion of any roadway network through the Town to determine the impacts of these activities upon Town neighborhoods.

Policy IC 1.3.7 – The Town will protect the established neighborhoods from any undue disruption from roadway expansions. The Town will coordinate with Martin County and FDOT to ensure public input on roadway design. If this results in an unresolved issue with the County or FDOT, the Town will request mediation assistance from the TCRPC.

Policy IC 1.3.8 – The Town of Sewall’s Point shall coordinate with the municipal utility provider to encourage the continued proper maintenance of the water utility infrastructure and to ensure that local needs for drinking water continue to be met.

Policy IC 1.3.9 – The Town of Sewall’s Point shall pursue coordination of the timing, location, and capacity of public facilities to ensure required services will be available when needed.

Policy IC 1.3.10 – The Town of Sewall’s Point shall pursue coordination with Martin County’s School District to achieve the desired level of service for public school facility capacity.

Policy IC 1.3.11 – The Town of Sewall’s Point shall coordinate with the Treasure Coast Regional Planning Council (TCRPC) to facilitate processes for collaborative planning and decision making on the locations and extension of public facilities.

OBJECTIVE IC 1.4 SERVICES

Objective IC 1.4 – The Town of Sewall’s Point shall pursue collaboration with local, state, federal and nonprofit agencies that results in the effective delivery of services to the community.

Policy IC 1.4.1 – The Town of Sewall’s Point shall collaborate with the Martin County Health Department to ensure adequate healthcare is provided to the community with a particular focus on the uninsured and underinsured.

Policy IC 1.4.2 – The Town of Sewall’s Point shall pursue collaboration with Martin County Parks and Recreation, the YMCA, and other non-profit organizations to ensure there are adequate recreation programs for the community.

OBJECTIVE IC 1.5 LEVERAGE FUNDING

Objective IC 1.5 – The Town of Sewall’s Point shall establish intergovernmental processes, agreements and programs which result in effective intergovernmental coordination of funding sources.

Policy IC 1.5.1 – The Town of Sewall’s Point shall pursue collaboration with the Martin MPO and the Florida Department of Transportation (FDOT) to ensure the funding of vital, eligible transportation projects in the Town are included the in the FDOT’s Citizens Report and ultimately in the MPO’s Transportation Improvement Program.

Policy IC 1.5.2 – The Town of Sewall’s Point shall continue to collaborate with the Florida Department of Economic Opportunity to pursue state grants for Community Planning studies, projects, and programs.

Policy IC 1.5.3 – The Town of Sewall’s Point shall collaborate with the Department of Elder Affairs to secure program funding for citizens more than 60 years old.

Policy IC 1.5.4 – The Town of Sewall’s Point shall collaborate with state and federal agencies to secure funding for projects, developments, and programs that benefits disabled citizens in the Town of Sewall’s Point.

DEFINITIONS AND ACRONYMS

Capital Improvements Plan (CIP) – Short-range plan, which identifies capital projects, provides a planning schedule and identifies options for financing the plan. The CIP is a coordinated effort to determine what services the Town will provide, what facilities are needed to provide those services and how the Town will pay for the facilities. Coordination among staff, the public, the federal and state governments is essential in preparing the CIP.

Department of Elder Affairs (DOEA) – Provides home and community-based services to seniors who are at risk of being placed into a long-term care facility because of their degree of frailty. Ultimately, the goal is to efficiently use resources to ensure that the greatest number of elders possible get to choose where they live while living healthy, active, and fulfilling lives in their communities.

Florida Department of Transportation (FDOT) – Provides a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity, and preserves the quality of the environment and communities; Primary purpose to plan and develop (either directly or indirectly) Florida’s robust transportation system.

Interlocal Agreement – Collaborative contract between public bodies aiming to provide more efficient, less costly public services. Interlocal agreements between public agencies should result in mutual benefits for all of the parties involved. The Town of Sewall’s Point may utilize interlocal agreements to provide for coordination and planning and the division of duties and responsibilities among the Town, the County, other municipalities and other agencies.

Level of Service (LOS) – A qualitative measure examining operational conditions.

Martin Metropolitan Planning Organization (MPO) – Designated and funded through Federal legislation mandating the coordination of plans and improvements in areas with a population of 50,000 or more. The Martin MPO works to coordinate the improvement of all facets of the transportation network throughout Martin County. This effort includes the monitoring and evaluation of existing conditions, the development of improvement strategies, the facilitation of meaningful public input, and the implementation of evaluated and funded strategies.

Transportation Improvement Program (TIP) – List of upcoming transportation projects covering a period of at least four years. The TIP must be developed in cooperation with the state and public transit providers. The TIP should include capital and non-capital surface transportation projects, bicycle and pedestrian facilities and other transportation enhancements, Federal Lands Highway projects, and safety projects included in the State’s Strategic Highway Safety Plan. The TIP should include all regionally significant projects receiving FHWA or FTA funds, or for which FHWA or FTA approval is required.

Treasure Coast Regional Planning Council (TCRPC) – Organization created by and for local governments to provide planning and technical assistance services and assist in carrying out Florida’s growth management programs. TCRPC was established in 1976 through an interlocal agreement between Indian River, St. Lucie, Martin, and Palm Beach counties.

CAPITAL IMPROVEMENTS ELEMENT

Goals, Objectives, and Policies

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PURPOSE AND SUMMARY OF THE CAPITAL IMPROVEMENTS ELEMENT

The purpose of the Capital Improvements Element is to identify capital projects that will maintain Levels of Service and/or accommodate new growth. The Capital Improvements Element also outlines financial policies to guide the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based upon needs identified in the Town's Comprehensive Plan.

An important part of the Capital Improvements Element is the creation and implementation of a Capital Improvement Plan (CIP). The CIP should be made of two parts – a capital budget and a schedule of capital improvements. The schedule of capital improvements is the plan for capital expenditures. The CIP should contain all the individual capital projects, major studies, equipment and technological purchases a local government needs to maintain functionality and sustainably grow. Standards for development construction and completion timetables and financing plans are also part of the CIP. The CIP is a theoretical blueprint for sustaining and improving the community's infrastructures. It is the coordinating mechanism between strategic planning, financial capacity, and physical development. The Town of Sewall's Point will create a Capital Improvements Program (CIP) annually with the annual budget to effectively guide the Town in planning and implementing capital improvements.

"Capital improvement" as defined by state statute means physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing. For the purposes of this part, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Capital funding sources can be described as either "restricted" or "unrestricted." Restricted funding sources are limited in their use/expenditures and must be used for a specific purpose. Unrestricted funding sources are free from any external constraints and available for general use. Unrestricted funding sources are available to be reallocated and may be appropriated as needed.

Florida Statutes (Statute 163.3177) require the Capital Improvements Element consider the need for and the location of public facilities to encourage the efficient use of such facilities and include:

- Principles for construction, extension, or increase in capacity of public facilities over a five-year period
- Principles for correcting existing public facility deficiencies necessary to implement the comprehensive plan over a five-year period.
- Estimated public facility costs, estimated timeline for when facilities will be needed, the general location, and projected revenue sources.
- Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
- A schedule of capital improvements for a five-year period including projects funded by federal, state, or local governments, as well as privately funded projects inclusive of transportation improvements in the Metropolitan Planning Organization's Transportation Improvement Program.

GOAL CI 1 CAPITAL IMPROVEMENT PLAN TO SUPPORT PUBLIC FACILITIES

Goal CI 1 – The Town of Sewall’s Point will continue to provide the necessary public facilities for residents and land uses within its jurisdiction, in a manner that protects and maximizes use of existing facilities, maintains adequate levels of service, and promotes orderly and environmentally sound development.

OBJECTIVE CI 1.1 SCHEDULE OF CAPITAL IMPROVEMENTS

Objective CI 1.1 – The Town of Sewall’s Point will plan capital improvements for facilities that are obsolete or worn-out. This includes existing development and new facilities needed to accommodate future growth and redevelopment needs.

Policy CI 1.1.1 – The Town of Sewall’s Point will evaluate capital improvement projects to determine their impact on attaining the objectives of the Town’s Comprehensive Plan. This evaluation, directly related to the individual elements of the Plan, is also based on the following criteria:

- a) Contribution to the elimination of public hazards
- b) Contribution to the elimination of facility capacity deficits or obsolete facilities
- c) Impact of the improvement on the Town’s budget
- d) The financial feasibility of the improvement
- e) Locational requirements of the facility
- f) Contribution to serving projected growth patterns as illustrated on the Future Land Use Map
- g) Compatibility with the plans of state, regional, county and local agencies and with the Martin County School District, in accordance with the **Intergovernmental Coordination Element** of the Town’s Comprehensive Plan

Policy CI 1.1.2 – The Town of Sewall’s Point will consider and incorporate any applicable policies in the Martin County School Board District Wide Strategic Plan into the Town’s Capital Improvement Plan (CIP) that would be directly affected by an approved capital improvement project.

Policy CI 1.1.3 – The Town of Sewall’s Point shall evaluate the financial risk of a proposed project in the Capital Improvement Plan (CIP) based upon:

- a) Operational Risk
- b) Economic Risk
- c) Environmental Risk
- d) Reputational Risk

OBJECTIVE CI 1.2 LIMIT PUBLIC EXPENDITURES IN COASTAL HIGH HAZARD AREAS

Objective CI 1.2 – The Town of Sewall’s Point will limit public expenditures in Coastal High Hazard Areas (CHHA).

Policy CI 1.2.1 – The Town of Sewall’s Point will limit public expenditures in the Coastal High Hazard Areas (CHHA) to only those that:

- a) Provide services to existing developments;
- b) Provide adequate evacuation in the event of emergency; or
- c) Provide for recreational needs

OBJECTIVE CI 1.3 METHODS TO MAINTAIN ADOPTED LEVELS OF SERVICE

Objective CI 1.3 – The Town of Sewall’s Point will review development orders and amendments to the Comprehensive Plan to ensure there is a simultaneous availability of public facilities needed to maintain adopted level of service standards.

Policy CI 1.3.1 – The Town of Sewall’s Point’s Land Development Regulations will have measures that prevent the issuance of permits for future development that would result in an increase in demand for facilities that do not comply with the minimum level of service standards established in the Town’s Plan.

Policy CI 1.3.2 – The Town of Sewall’s Point’s Land Development Regulations will ensure that development orders and permits include conditions ensuring that adequate facility capacity is available or will be available when needed to serve the development.

Policy CI 1.3.3 – The Town of Sewall’s Point’s Land Development Regulations will include a requirement for applicants to demonstrate adequate public facilities are available prior to the issuance of Certificates of Occupancy.

Policy CI 1.3.4 – The Town of Sewall’s Point will manage land development so that public facility needs created by future development do not exceed the Town’s ability to fund and provide the needed capital improvements.

OBJECTIVE CI 1.4 CAPITAL IMPROVEMENT PLAN TO MAINTAIN LEVEL OF SERVICE

Objective CI 1.4 – The Town of Sewall’s Point will maintain a Five-Year Schedule of Capital Improvements Program (CIP) that ensures fiscal resources are available to provide needed public facilities to maintain adopted level of service standards and meet current and future facility needs.

Policy CI 1.4.1 – The Town of Sewall’s Point will continue to maintain a Capital Improvement Plan (CIP) and an annual capital budget as part of its budgeting process.

Policy CI 1.4.2 – The Town’s Capital Improvement Program and annual capital budget will include the projects identified in the Five-Year Schedule of Capital Improvements.

OBJECTIVE CI 1.5 FUTURE DEVELOPMENT TO COMPENSATE FOR IMPACT

Objective CI 1.5 – The Town of Sewall’s Point will require future development to bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.

Policy CI 1.5.1 – The Town of Sewall’s Point may require new development to pay a proportionate share of the costs of the public facility improvements needed to maintain adopted level of service standards as a result of that development. New developments can satisfy transportation concurrency requirements, pursuant to the requirements and criteria of Section 163.3180(5)(h), Florida Statutes.

OBJECTIVE CI 1.6 ANNUAL REVIEW OF THE CAPITAL IMPROVEMENT PLAN

Objective CI 1.6 – The Town of Sewall’s Point shall annually review its Capital Improvements Plan (CIP) to seek to ensure that adequate facility capacity is available to serve final development orders, including those issued by the Town prior to the adoption of the Comprehensive Plan.

Policy CI 1.6.1 – The Town of Sewall’s Point shall continually evaluate the condition of existing public facilities and recommend projects that would refurbish or replace facilities that are deficient.

Policy CI 1.6.2 – The Town of Sewall’s Point shall annually solicit public feedback regarding the Capital Improvements Plan (CIP) to ensure that projects proposed correspond with the Town’s vision and the desires of its residents.

DEFINITIONS AND ACRONYMS

Capital Improvement – Physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing. For the purposes of this part, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Capital Improvement Plan (CIP) – A capital improvement plan, or capital improvement program, is a short-range plan, which identifies capital projects, provides a planning schedule and identifies options for financing the plan. The CIP is a coordinated effort to determine what services the Town will provide, what facilities are needed to provide those services and how the Town will pay for the facilities. Coordination among staff, the public, the federal and state governments is essential in preparing the CIP.

Economic Risk– The potential effect a proposed project could reflect on the credit rating of the Town.

Environmental Risk – The vulnerability a project has to environmental changes or natural disasters.

Legal Risk – Changes in regulations or laws that could negatively affect a proposed project.

Operational Risk – Amount of resources the Town is posed to lose if the proposed project is unsuccessful or cannot produce anticipated results.

Proportionate-Share Contribution – Defined in Florida Statute 163.3180 as a mathematical equation to determine the cost of a development's impact to public facilities.

Reputational Risk – The risk of the effect “bad project decisions” has on potential eligibility for future financial funding opportunities.

PROPERTY RIGHTS ELEMENT

Goals, Objectives, and Policies

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BACKGROUND AND PURPOSE OF THE PROPERTY RIGHTS ELEMENT

The purpose of the Property Rights Element is to implement requirements of House Bill 59, signed by the Governor on June 28, 2021. The bill modified Chapter 163.3177, Florida Statutes (F.S.), to require local government comprehensive plans to contain a Property Rights Element. Section 163.3177(6)(i), Florida Statutes requires each local government include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making.

PROPERTY RIGHTS ELEMENT – GOALS, OBJECTIVES, AND POLICIES

GOAL PR 1 RESPECT AND PROTECT PRIVATE PROPERTY RIGHTS

Goal PR 1 – The Town of Sewall's Point will respect judicially acknowledged and constitutionally protected private property rights.

OBJECTIVE PR 1.1 RESPECT PROPERTY RIGHTS

Objective PR 1.1 – The Town of Sewall's Point will ensure that private property rights are considered in local decision making.

Policy PR 1.3.1 – The Town of Sewall's Point will consider the following in local decision making:

- a. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- b. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law, the Town of Sewall's Point Comprehensive Plan and the Town of Sewall's Point Land Development Regulations.
- c. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- d. The right of a property owner to dispose of his or her property through sale, or gift.