MEMORANDUM

To: Council Members

From: Staff

Date: July 21, 2017 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 17-2ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from Martin County was received on June 7, 2017 and contains amendments to the text of the Definitions, Future Land Use, Sanitary Sewer Services, and Potable Water Services elements of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

The proposed amendments are intended to relax the current limitation in the comprehensive plan restricting On Site Treatment and Disposal Systems (OSTDS) (septic systems) to 2,000 gallons per day. As proposed, allowable non-residential and agricultural uses located outside of the Primary Urban Service District (PUSD) would be able to request a waiver to have a system up to a capacity of 5,000 gallons per day. The current limitation of 2,000 gallons per day for OSTDS within the PUSD, as well as the current criteria allowing such systems, would remain. The proposed amendments are also intended to allow the extension of centralized water and sanitary sewer service to specific sites for which OSTDS or package sewage treatment systems are not environmentally appropriate. This is accomplished by adding six sites with pre-existing development approvals to the list of locations outside of the PUSD which are allowed to receive central water and sanitary sewer service. For two of the locations (Seven J’s Industrial and
Martingale Commons), they will be required to discontinue use of OSTDS or package plants once central service lines are extended to be nearby. The significant changes are summarized below:

**Definitions Element**

- Revise the definition for OSTDS to eliminate extraneous language.

**Future Land Use Element**

- Revise Policy 4.7A.3 to add five lots within the Canopy Creek Planned Unit Development (PUD) plat, the Seven J’s Industrial Subdivision, the Martin County landfill, Martingale Commons PUD, the Martin County Sheriff’s Office Shooting Range, and four lots on S.E. Island Way to the list of locations outside the PUSD allowed to have uses which require public urban facilities including water and sewer.

- Revise Policy 4.7A.10 to add language allowing services to be provided outside the PUSD or Secondary Urban Service District (SUSD) through case by case amendments to the comprehensive plan.

- Revise Policy 4.7A.12 to delete the county landfill area from the list of developed outlying areas that will not be provided with the same level of urban services as provided within the PUSD.

- Revise Policy 4.7A.14 to add the Martin County landfill, Martingale Commons PUD, the Martin County Sheriff’s Office Shooting Range, and four lots on S.E. Island Way to the list of recognized exceptions to the prohibition on development outside of the PUSD. The policy is also proposed to be revised to more specifically refer to the Seven J’s Industrial Area by referencing the recording information for the plat.

- Revise Objective 4.12D to add language allowing services to be extended to areas outside the urban cores if approved on a case by case basis through an amendment to the comprehensive plan.

**Sanitary Sewer Services Element**

- Revise Policy 10.1A.8 to add five lots within the Canopy Creek PUD plat, the Seven J’s Industrial Subdivision, the Martin County landfill, Martingale Commons PUD, the Martin County Sheriff’s Office Shooting Range, and four lots on S.E. Island Way to the list of locations outside the PUSD to which central sanitary sewer lines may be extended.

- Add Policy 10.1A.12 requiring that when sewer service is extended to within 500 feet of the Seven J’s or Martingale Commons PUD property, those developments shall connect to the sanitary sewer service and the further use or construction of OSTDS or package treatment plants is prohibited.
• Revise Policy 10.1E.1 to specify that the only new package sewer treatment plants allowed would be at the Seven J’s or Martingale Commons PUD sites, in accord with their existing vested approvals.

• Revise Section 10.2.B to eliminate language related to limiting development to low density residential and small scale service establishments, while retaining the limitation of OSTDS to be only for agricultural uses and those directly supportive of agriculture. Allowance for agri-tourism is also proposed, and elimination of redundant language.

• Revise Policy 10.2A.7 to remove the prohibition on OSTDS for food service establishments and add a size limitation of 2,000 gallons per day on OSTDS within the PUSD.

• Revise Policy 10.2A.8 to allow OSTDS outside the PUSD to receive a waiver from the Board of County Commissioners allowing the size to exceed 2,000 gallons per day, up to a maximum of 5,000 gallons per day. Criteria for issuing the waiver are provided, including protection of wetlands, wellfields, water bodies, drainage facilities, and other surface waters including requiring a 200 foot setback. The provisions also include a statement that approval does not constitute a precedent for further waiver approvals.

**Potable Water Services Element**

• Revise Policy 11.1C.11 to add five lots within the Canopy Creek PUD plat, the Seven J’s Industrial Subdivision, the Martin County landfill, Martingale Commons PUD, the Martin County Sheriff’s Office Shooting Range, and four lots on S.E. Island Way to the list of locations outside the PUSD to which central potable water lines may be extended.

• Add Policy 11.1F.4 requiring that when water service is extended to within 500 feet of the Seven J’s or Martingale Commons PUD property, those developments shall connect to the sanitary sewer service and the further use or construction of OSTDS or package treatment plants is prohibited.

• Revise Policy 11.1F.1 to specify that no new package water treatment plants are allowed.

**Regional Impacts**

While the proposed changes will allow larger OSTDS installations outside of the PUSD, such requests must satisfy a number of criteria including adequate protection of waterways. Significantly, the proposed changes will provide a means to forestall the construction of the only two new package sewer treatment plants allowed to be built in Martin County (Seven J’s and Martingale Commons PUD) and will allow extension of central sanitary sewer and potable water lines to both sites. The Seven J’s site is located adjacent to the County’s landfill and is the only industrial park outside of the PUSD, with approvals dating to 1983 according to the County’s staff report, and currently has multiple OSTDS. Canals nearby the site outfall to the Saint Lucie River, therefore taking steps to support the installation of central sanitary sewer connections in lieu of multiple OSTDS or a package plant is beneficial to this regionally significant river by
eliminating a potential source of contamination. The potential negative impacts of the current arrangement are exacerbated by water withdrawal using onsite wells, which is also addressed by changes proposed to allow the extension of central potable water lines. The Martingale Commons PUD site is approved for travel supportive uses such as restaurants, gas stations, hotels, etc. and is anticipated to generate significant sewage flow. The proposed changes, and the site’s relative proximity to Seven J’s, the landfill, and the shooting range, increase the likelihood that the development of this site will take place using central sanitary sewer and potable water in lieu of package plants. The impact of the other areas added to the sites allowed to connect will be positive but of less significance since they contain a small number of residential lots. No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on June 12, 2017. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to Martin County and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

Exhibit

1. General Location Map
2. Text Changes in Strikeout and Underline Format
Exhibit 1
General Location Map
10.2.B
Restrictions on the use of on-site sewage treatment and disposal systems coupled with policies which limit the intensity of use and limit negative impacts remain an alternative to provide reasonable use of property in rural areas outside the Primary Urban Service District. Approvals for new development will be limited to low density residential, as permitted by the underlying future land use designation and small scale service establishments necessary to support rural and agricultural uses. On-site sewage treatment and disposal systems that are directly related to and supportive of agriculture, including agri-tourism, and/or would not jeopardize the integrity of the agricultural purpose of the district are allowed. All systems shall be consistent with the policies in Section 10.4.

1. Residential use of on-site sewage treatment and disposal systems. The Martin County Health Department permits use of on-site sewage treatment and disposal systems where soil and drainage conditions are suitable. On-site sewage treatment and disposal systems are permitted for residential use in accordance with the policies in Section 10.4.

2. Nonresidential use of on-site sewage treatment and disposal systems. On-site sewage treatment and disposal systems can serve nonresidential uses on existing lots when a regional sewage system is not available. All systems shall be consistent with the policies in Section 10.4. No on-site sewage treatment and disposal system shall exceed a flow of 2,000 gpd per lot. A use must be deemed by the Health Department not to constitute a high expected failure rate.

Policy 10.2A.7.

6. Nonresidential use of On-site Sewage Treatment and Disposal Systems. On-site sewage treatment and disposal systems can serve nonresidential uses when a regional sewage system is not available. In addition, the use must be deemed determined by the Florida Department of Health Department not to constitute a high expected failure rate.

An on-site sewage treatment and disposal system shall not be approved:

a. Where an existing sanitary sewer (either government-owned or investor-owned) is available for connection, which means the system: (1) is not under an FDEP moratorium, (2) has adequate hydraulic capacity to accept the quantity of sewage to be generated by the proposed establishment, and (3) complies with the following conditions:

(1) For estimated sewage flows of 600 or fewer gallons per day, there is a gravity sewer line in a public easement or right-of-way abutting or within 100 feet of the property, and gravity flow can be maintained from the building drain to the sewer line.

(2) For estimated sewage flows of 601 to 1,200 gallons per day, there is a gravity sewer line, force main or lift station in a public easement or right-of-way within 100 feet of the property.

(3) For estimated sewage flows of 1,200 to 2,000 gallons per day, there is a gravity sewer line, force main or lift station in a public easement or right-of-way within 500 feet of the property.
b. For treatment and disposal of industrial, hazardous or toxic wastes, or

c. For commercial establishments where food is processed, handled, prepared or served.

c. No onsite sewage treatment and disposal systems in excess of 2,000 gpd flows shall be located within the PUSD.

Policy 10.2A.8. The following standards shall apply to all on-site sewage treatment and disposal system installations:

1. No onsite sewage treatment and disposal system shall exceed a total site buildout flow of 2,000 gpd, except as described below and in Policy 4.13A.8(5). For single family residences in agriculturally designated areas, the flow from the single family residence shall not be counted against the total 2,000 gpd limit. Total site buildout shall be as determined by the Florida Department of Health.

2. All on-site sewage treatment and disposal systems shall be designed, located and installed in accordance with the "Standards for On-Site Sewage Treatment and Disposal Systems," State of Florida Department of Health, Chapter 64E-6, Florida Administrative Code or as required by the goals, objectives and policies of this element, whichever is the more restrictive.

3. On-site sewage treatment and disposal systems (including the drainfield) shall not be located within ten feet of designated upland preserve areas.

4. The property owner shall be responsible for assuring adequate drainage so adjacent parcels will not be adversely affected.

5. When a parcel of land is located on or surrounding a water body or wetland, the on-site sewage treatment and disposal system shall be placed on the side of the parcel farthest from and at least 75 feet from the water body or wetland. This requirement shall be designated on the final plat of any approved subdivision located on or surrounding a water body or wetland. In the case of a lot of record created prior to April 1, 1982, the requirement set forth in this subsection shall be waived in cases of severe hardships. The Growth Management Department director may approve such a waiver in writing upon a finding that requiring the 75-foot setback would prevent any reasonable use of the lot and upon an affirmative recommendation of the Martin County Florida Department of Health. A severe hardship does not exist if the building(s), driveways or other features on the property can be moved and still comply with all the current codes.

6. Each on-site sewage treatment and disposal system tank utilized must be equipped with an on-site sewage treatment and disposal system effluent filter. These filters must be maintained by the property owner and must remain in service for the life of the on-site sewage treatment and disposal system. A list of approved filters is available at the Martin County Florida Department of Health Department.

7. The installation of an on-site sewage treatment and disposal system shall not be permissible when the use is determined by the Martin County Florida Department of Health Department to constitute a high expected failure level.
8. On-site sewage treatment and disposal systems shall be set back a minimum of 15 feet from the design high-water line of a retention or detention area designed to contain standing or flowing water for less than 72 hours after a rainfall, or the design high-water level of normally dry drainage ditches or normally dry individual lot stormwater retention area.

9. For on-site sewage treatment and disposal systems outside the Primary Urban Service District, the BCC may waive the 2,000 gpd limitation set forth in Policy 10.2A.8.1, above, to the extent necessary for nonresidential or agricultural uses permitted by the future land use designation and zoning district, but in no event shall the waiver allow total site buildout flows to exceed 5000 gpd.

   a. In order to obtain a waiver of Policy 10.2A.8.1, a person must submit an application in a form prescribed by the County Administrator. The application must contain a concise statement by the applicant detailing the circumstances that justify a waiver of the 2,000 gpd flow limitation. The application must also contain written concurrence from the Florida Department of Health that the use to be served requires a system greater than 2,000 gpd total site buildout flow, but the system does not exceed 5,000 gpd total site buildout flow.

   b. The waiver shall not be granted unless the Board determines that:

      1. The proposed systems meets all criteria required by the Florida Department of Health.

      2. The system has been located to protect wetlands, wellfields, water bodies, drainage facilities or other surface waters, to the maximum extent practicable. For on-site sewage treatment and disposal systems adjacent to wetlands, wellfields, water bodies, drainage facilities and other surface waters, a minimum setback of 200 feet has been provided.

   c. In granting the waiver, the Board may prescribe any appropriate maintenance conditions.

   d. In granting the waiver, the Board's decision shall be based upon the particular circumstances of the application and shall not constitute a precedent for other waiver applications.
Chapter 10 Sanitary Sewer Services

Policy 10.1A.8. Sanitary sewer lines may be extended from the Primary Urban Service District to serve the following previously approved projects provided that the project is proceeding in accordance with its timetable of development, is consistent with all conditions of approval, and is maintaining its schedule of construction or other activities established in the development order.

1. Fort Dawson Parcel as described in Comprehensive Plan Amendment 07-10, Indiantown International.

2. Lots 67, 68, 75, 79, 90, 119 through 200 and lots 191 through 220 at Canopy Creek PUD (f/k/a Tuscawilla PUD as recorded in Plat Book 16, Pages 039-001 to 039-036, Public Records of Martin County, Florida).

3. Bridgewater Preserve as recorded in Plat Book 16, Pages 033-001 to 033-007, Public Records of Martin County, Florida.

4. Seven J's Industrial Subdivision as recorded in Plat Book 15, Page 97, and/or any re-plat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.

5. The County landfill, parcel number 07-38-40-000-000-00020-7.

6. Martingale Commons PUD f/k/a Palm City 95 PUD.

7. Sheriff's Shooting Range, parcel number 07-38-40-000-000-00030-5.


Policy 10.1A.11. Package treatment plants shall be prohibited except within the Seven J's Industrial Area and Martingale Commons PUD, planned unit-developments that have been approved as Expressway Oriented Transient-Commercial Service Centers provided that the respective project is that are proceeding in accordance with their respective timetable of development and conditions of approval.

Policy 10.1A.12. In accordance with Policy 10.1A.8, if there is a gravity sewer line, force main or lift station in a public easement or right-of-way within 500 feet of Seven J's and Martingale Commons, the respective property will be required to connect to these facilities and the construction and/or utilization of package treatment plants or onsite treatment and disposal systems within these developments shall be prohibited. The property owners benefitting from the connection shall pay their proportionate fair share costs for the extension of the facilities and pay all connection costs, including capital facility charges. Until such time as facilities are available for connection, the use of OSWDs up to 2,000 gpd flows shall be allowed. Any existing uses on OSWDs must connect to the regional sewage system within 365 day of notice of the availability of the facilities.
Policy 10.1E.1. No new package plants shall be allowed except for projects specified in Policy 10.1A.11 that are vested based on master plan approval consistent with the policies in effect at the time of approval. To maintain vested rights, projects must be proceeding in accordance with their timetables and the conditions of approval. No connections to existing package plants shall be allowed if enforcement action by FDEP would preclude such connections.

Chapter 11 Potable Water Services

Policy 11.1C.11. Potable water lines may be extended from the Primary Urban Service District to serve:

(1) The Fort Dawson Parcel as described in Comprehensive Plan Amendment 07-10, Indiantown International.

(2) Lots 67, 68, 75, 89, 90, 119 through 122 and lots 191 through 220 at Canopy Creek PUD (f/k/a Tuscaliilla PUD as recorded in Plat Book 16, Pages 039-001 to 039-036, Public Records of Martin County, Florida).

(3) Bridgewater Preserve as recorded in Plat Book 16, Pages 033-001 to 033-007, Public Records of Martin County, Florida.

(4) A project approved pursuant to a development order that may be issued by Martin County on the Tesoro Groves parcel 05-40-39-000-000-00010-1 and 05-40-39-007-000-00020-2 as described in Official Record Book 02367 Page 0313 through 0317.

(5) Seven J’s Industrial Subdivision, as recorded in Plat Book 15, Page 97 and/or any replat or redivision of the property contained within the plat recorded in Plat Book 15, Page 97.

(6) The County landfill, parcel number 07-38-40-000-000-00020-7.

(7) Martingale Commons PUD f/k/a Palm City 95 PUD.

(8) Sheriff’s Shooting Range, parcel number 07-38-40-000-000-00030-5.


Policy 11.1F.4. In accordance with Policy 11.1C.11 of the CGMP, if water lines become available in a public easement or right-of-way within 500 feet of Seven J’s or Martingale Commons, the respective property will be required to connect to these lines within 365 days of notice of the availability of the lines. The property owners benefitting from the connection shall pay their proportionate fair share costs for the extension of the lines and pay all connection costs, including capital facility charges.
Chapter 4 Future Land Use

Policy 4.7A.3. Exceptions to location in the Primary Urban Service District. All future development of a use or intensity that requires public urban facilities, including water and sewer, will be permitted only in the Primary Urban Service District, except: The only exceptions are for currently approved developments listed below:

(1) Jonathan Dickinson State Park, as contained in Policy 10.1A.7. and Policy 11.1C.10;
(2) The Fort Dawson Parcel, as contained in Policy 10.1A.8. and Policy 11.1C.11;
(3) The Indiantown DRI as provided in Policy 4.1F.7.
(4) Lots 67, 68, 75, 89, 90, 119 through 122 and lots 191 through 220 of Canopy Creek PUD (f/k/a Tuscawilla PUD as recorded in Plat Book 16, Pages 039-001 to 039-036, Public Records of Martin County, Florida).
(5) Bridgewater Preserve as recorded in Plat Book 16, Pages 033-001 to 033-007, Public Records of Martin County, Florida.
(6) Seven Js Industrial Subdivision, as recorded in Plat Book 15, Page 97, and/or any re-plat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.
(7) The County landfill, parcel number 07-38-40-000-000-00020-7.
(8) Martingale Commons PUD f/k/a Palm City 95 PUD.
(9) Sheriff’s Shooting Range, parcel number 07-38-40-000-000-00030-5.

Policy 4.7A.14. Allowable development outside the Primary Urban Service District. The following forms of development are recognized exceptions to the general prohibitions on development outside of the Primary Urban Service District set forth in Policies 4.7A.1. through 4.7A.13:

(1) Reserved–The County landfill, parcel number 07-38-40-000-000-00020-7.
(2) The AgTEC land use category as set forth in Policy 4.13A.9.
(4) Seven Js Industrial Area, as set forth in Policy 4.13A.9 as recorded in Plat Book 15, Page 97, and/or any re-plat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.
(5) Martingale Commons PUD f/k/a Palm City 95 PUD.
(6) Sheriff’s Shooting Range, parcel number 07-38-40-000-000-00030-5.

Chapter 2 Definitions

Onsite Sewage Treatment and Disposal Systems (OSTDS): A sewage treatment and disposal facility which contains a drainfield system and an anaerobic or aerobic treatment systems. These systems are commonly referred to as septic tanks.

Chapter 10 Sanitary Sewer Services

Policy 10.1A.10. The County aims to fairly balance developers' ability to economically develop property with the public interest in providing regional wastewater service in the primary urban service district. Development proposals shall not be approved where adequate regional water and sewage facilities cannot be provided, unless the development can meet the requirements for an on-site sewage treatment and disposal system found in Policies y-10.2A.7. and 10.2A.8.

Policy 10.1C.1. The extension of sanitary sewer lines and expansion of treatment plant capacity shall be based on the projected demand for service as established in the Future Land Use Maps (Chapter 4). To assure consistency of efficient service provision with the established land use pattern, the following determinations must be made:

(1) The adopted level of service standards will be maintained and adequate capacity is available as determined by an analysis of the current and projected future population growth within the existing service area and the proposed area to be served;

(2) Extension of regional sewage systems shall be limited to those areas identified within the Future Land Use Element of this plan that are in the Primary Urban Service District, as shown on Figure 4-2, Urban Service Districts in the Future Land Use Element (Chapter 4) of the CGMP; to Jonathon Dickenson State Park as provided in Policies y 10.1A.7 and 10.1A.8 above and to projects that have vested under previous approvals;

(3) It would be practical, feasible and cost-efficient to provide the service in a long-term expansion program;

(4) Extension would be in the public interest; and

(5) Service shall not be extended to new development within the Secondary Urban Service District except pursuant to a development order that may be issued by Martin County for a project on the Tesoro Groves parcels 05-40-39-000-000-00010-1 and 05-40-39-007-000-00020-2 as described in Official Record Book 02367 Pages 0313 through 0317.
Chapter 11 Potable Water Service

Objective 11.1C. To establish criteria for extending public facilities that maintain adopted level of service standards and discourage urban sprawl.

Policy 11.1C.1. The extension of potable water lines and expansion of treatment plant capacity will be based on the projected demand for service as established in the Future Land Use Maps (Chapter 4 of the CGMP). To assure consistency of efficient service provision with the established land use pattern, the following determinations must be made:

1. The adopted level of service standards will be maintained and adequate capacity is available based on an analysis of the current and future population growth within the existing service area and the proposed areas to be served;

2. Extension of public potable water facilities shall be limited to areas identified in the Future Land Use Element as an established urban service district as shown on Figure 4.2 Urban Service Districts, including the exceptions identified in Chapter 4, Policy 4.7A.3, and pursuant to Objective 4.7B of the CGMP.

3. It would be practical, feasible and cost-efficient to provide the service in a long-term expansion program;

4. Extension of public potable water facilities would be in the public interest.

5. Priority shall be given to projects located within the Primary Urban Service District for provision of water service.

Objective 11.1F. To continue coordinating with the FDEP to determine deficiencies in potable water facilities.

Policy 11.1F.1. The County shall continue to assist FDEP in reviewing package water treatment plants. No new package plants shall be allowed only if they meet all applicable sections of the Florida Administrative Code governing such plants. No connections to existing package plants shall be allowed if enforcement action by FDEP would preclude such connections.

Chapter 4 Future Land Use

Policy 4.7A.10. Priority for public services. In providing public services and facilities and allocating public financial resources for them first priority shall be given to serve the Primary Urban Service District. Second priority shall support the staged development of suitable lands in the Secondary Urban Service District at densities specified in Policy 4.7B.1. or as they are converted to the Primary Urban Service District.

Public services that support or encourage urban development in other areas shall not be provided, unless approved on a case by case basis as part of an amendment to the CGMP, or except for improvements necessary to remedy an existing deficiency. Priorities in this policy shall be established within the existing priority framework of the Capital Improvements Element. In each of its nine priority rankings, capital needs in the Primary Urban Service District shall be satisfied first. Similarly, needs in the Secondary Urban Service District shall be addressed prior to existing deficiencies in other areas. The term "staged" development shall mean the geographic, logical progression of land use from more intensively developed areas adjacent to the Primary Urban Service District to the lesser developed, lower density areas of the Secondary Urban Service District.
Policy 4.7A.12. Outlying areas of the Primary Urban Service District. Martin County recognizes the following detached, outlying areas that meet the use and/or density criteria of the Primary Urban Service District but either (1) are subject to the waiver provisions in the Future Land Use Element or (2) existed before adoption of the 1982 Comprehensive Plan. These areas will not receive the same level of urban services as provided for the contiguous areas in the main Primary Urban Service District:

1. County landfill area north of C.R. 714 and east of I-95;

2. Mobile home park area south of C.R. 714 between I-95 and S.R. 76A;


Objective 4.12D. To continue to preserve agricultural lands by restricting expansion of urban services to areas adjacent to urban cores unless approved on a case-by-case basis as part of an amendment to the CGMP. In addition to its economic and fiscal benefits, this objective will protect farmers from encroachment by urban uses. Also, congregate farm worker housing will aid flexibility in land management policies for owners of large farms. As additional issues unfold, the County shall continue to apply innovative concepts to reconcile preservation of agricultural land with protection of farmers' property rights.