

**CPA 24-21 Nine Gems FLUM
Agency Comments**

February 28, 2025

The Honorable Sarah Heard
Chair, Martin County
Board of County Commissioners
2401 S.E. Monterey Road
Stuart, Florida 34996

Dear Chair Heard,

FloridaCommerce has reviewed the proposed comprehensive plan amendment for Martin County (Amendment No. 25-01ESR) received on January 31, 2025. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Christina Nazaire, Planning Analyst, by telephone at (850)-717-8532 or by email via Christina.Nazaire@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS /cn

Enclosure(s): Procedures for Adoption

cc: Paul Schilling, Growth Management Department Director, Martin County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fldco.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

From: [Clyde Dulin](#)
To: [Amy Offenbach](#)
Subject: FW: Martin County Comprehensive Plan Amendment No. 25-01ESR
Date: Monday, March 3, 2025 4:42:47 PM
Attachments: [image001.png](#)
[Martin County 25-01ESR.pdf](#)

Clyde Dulin, AICP
Comprehensive Planning Administrator
Growth Management Department
Martin County Board of County Commissioners
(772) 221-2327 (o)

From: Stephanie Heidt <sheidt@tcrpc.org>
Sent: Tuesday, February 25, 2025 3:25 PM
To: Donna Harris DCPexter@Commerce.fl.gov <DCPexter@Commerce.fl.gov>; Paul Schilling <pschilli@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Subject: Martin County Comprehensive Plan Amendment No. 25-01ESR



Council staff has reviewed the above-referenced amendments in accordance with the requirements of Chapter 163, *Florida Statutes*. The next scheduled Council meeting is March 21, 2025. To avoid unnecessary delay and meet the 30-day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approves the attached report and authorizes its transmittal to Martin County and FloridaCommerce.

This report will be brought to the Council board at the March meeting at which time Council comments and recommendations, if any, will be forwarded to Martin County and FloridaCommerce.

Please send one copy of all materials related to these amendments directly to our office once they are adopted by your governing body.

If you have any questions, please feel free to contact me.



Stephanie Heidt, AICP
Deputy Executive Director
Cell 772.475.3863 ~ Office: 772.221.4060 ~ Email: sheidt@tcrpc.org
421 SW Camden Avenue ~ Stuart, Florida 34994

Disclaimer: Florida has a very broad public records law. As a result, any written communication created or received by the Treasure Coast Regional Planning Council will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to this office. Instead, contact our office by phone.

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B7_
From: Staff
Date: February 25, 2025
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 25-01ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to 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 January 31, 2025 and contains one amendment to the Future Land Use Map (FLUM) of the County's Comprehensive Growth Management Plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment revises the future land use designation on 1,533 acres from Agricultural to Institutional-Public Conservation. The subject site is known as Nine Gems, a portion of the Pal Mar East property, which is a component of the John C. and Mariana Jones Hungryland Wildlife and Environmental Area located south of SW Bridge Road between SW Pratt-Whitney Road and Interstate 95. The Martin County Board of County Commissioners and the South Florida Water Management District (SFWMD) own the subject property. Adjacent future land use designations include Agricultural to the north, east, and west; and Agricultural and Agricultural Ranchette to the south.

Pal Mar East is a 2,886-acre property purchased in 2006 by the SFWMD. The purchase of the Nine Gems portion of the property was funded by a grant from the Florida Communities Trust (FCT), which is a land acquisition program administered by the Florida Department of Environmental Protection. The SFWMD subsequently provided a fifty percent ownership interest in the FCT funded portion to Martin County. The conveyance is subject to a Deed of

Restrictive Covenants requiring that the future land use designations be “dedicated to open space, conservation, or outdoor recreation uses.” This proposed FLUM amendment, along with a rezoning, is necessary to comply with the FCT grant requirements as stipulated in the deed.

The County staff report indicates that the lack of development of vacant land and the lack of public services available in this area make the proposed Public Conservation future land use designation equally or more appropriate than the Agricultural future land use. The acquisition of this land and land to the north, south, and west of this property for conservation and passive recreation by the State of Florida make the proposed request reasonable and consistent with area land use characteristics. Additionally, the subject site has been identified as an environmentally sensitive wetland area, so this amendment will preserve the area in its natural state. The County staff report notes that the amendment will not affect the ability of adjacent agriculture landowners to utilize their land for agriculture.

With respect to provision of public infrastructure and services, the County staff report indicates that the proposed amendment will have no impacts on the level of service for water/sewer; solid waste; parks/recreation; fire/public safety/EMS; or school capacity. Impacts on drainage and stormwater, as well as transportation facilities, will be limited.

Regional Impacts

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 February 6, 2025. 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 FloridaCommerce.

Council Action

The next scheduled Council meeting is March 21, 2025. To avoid unnecessary delay and meet the 30-day agency review deadline, Council’s Executive Director, Thomas J. Lanahan, approves this report and authorizes its transmittal to Martin County and FloridaCommerce.

This report will be brought to the Council board at the March 21, 2025 meeting at which time Council comments and recommendations, if any, will be forwarded to Martin County and FloridaCommerce.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Aerial Location Map
- 3 Existing and Proposed Future Land Use Map

Exhibit 1 General Location Map

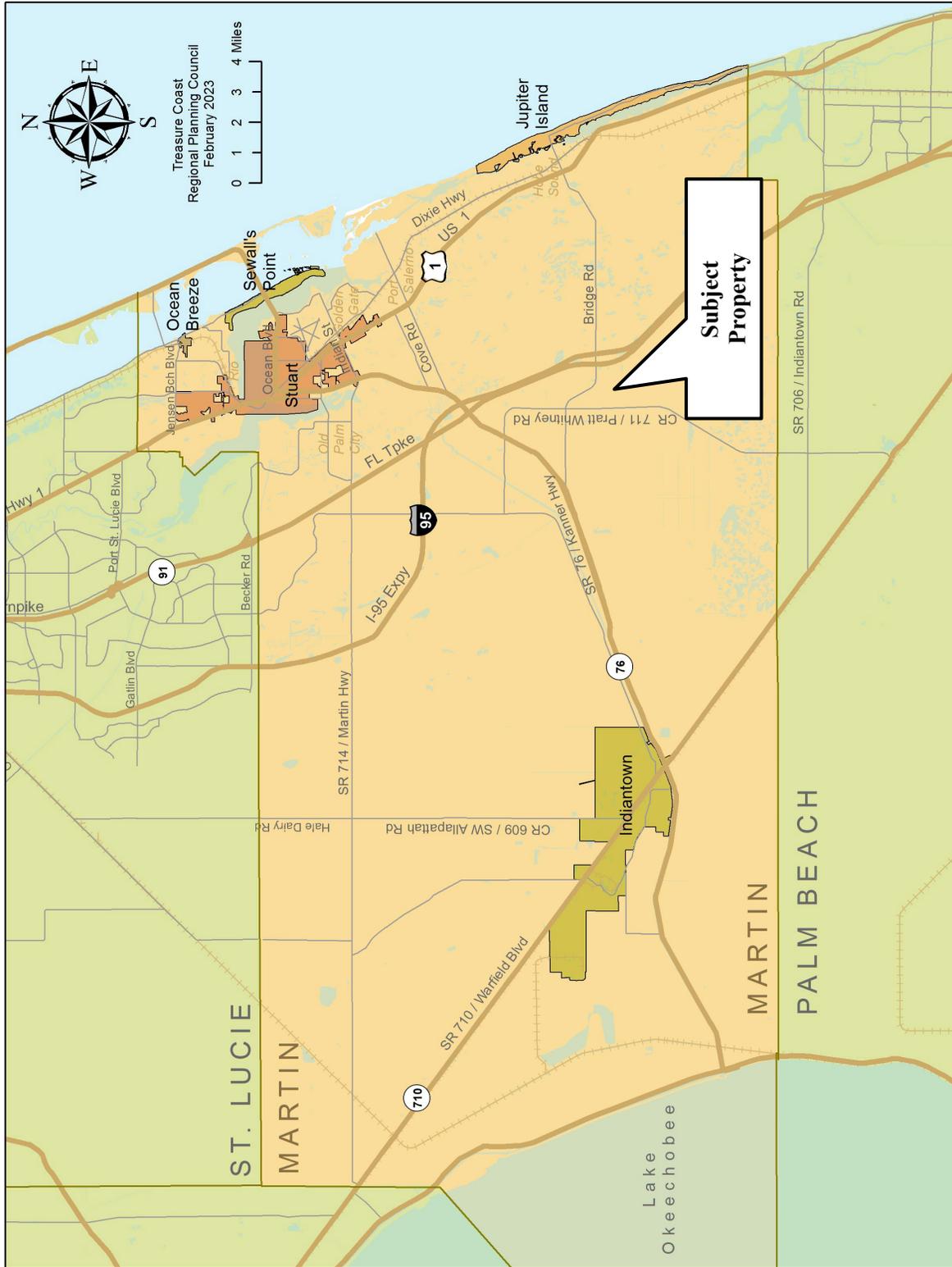


Exhibit 2 Aerial Location Map

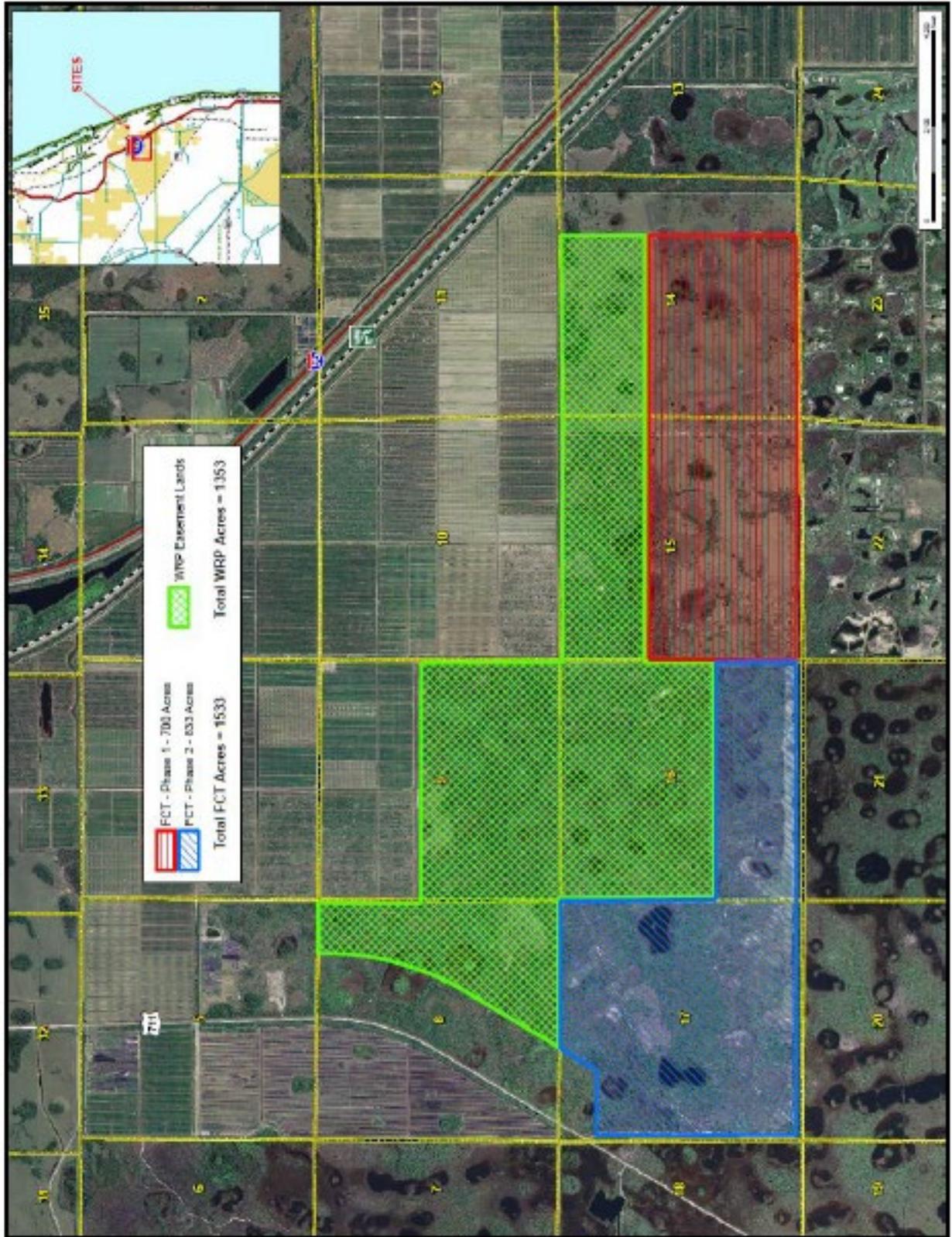
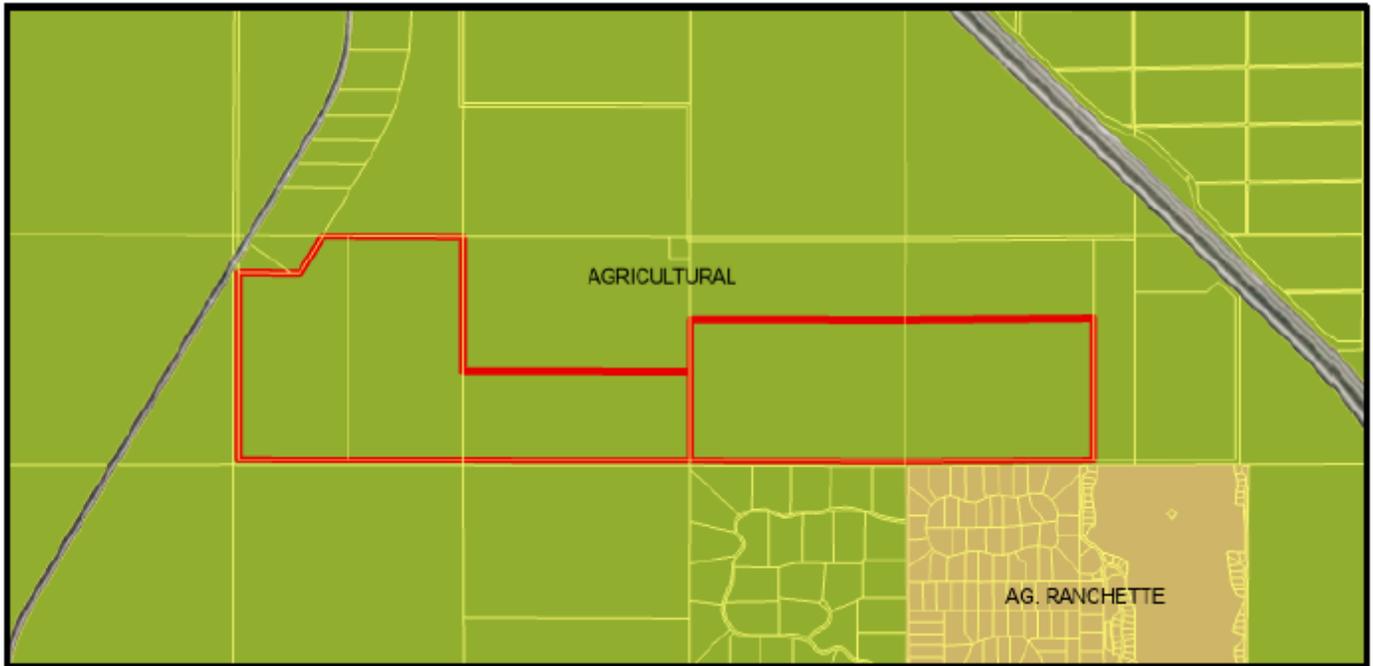


Exhibit 3

Existing and Proposed Future Land Use Maps



Existing Future Land Use: Subject Site Outlined in Red



Proposed Future Land Use: Subject Site Shown in Light Green

From: [Clyde Dulin](#)
To: [Amy Offenbach](#)
Subject: FW: Martin County 25-01ESR Proposed
Date: Monday, March 3, 2025 4:42:08 PM
Attachments: [image001.png](#)

Clyde Dulin, AICP
Comprehensive Planning Administrator
Growth Management Department
Martin County Board of County Commissioners
(772) 221-2327 (o)

From: Paul Schilling <pschilli@martin.fl.us>
Sent: Monday, March 3, 2025 7:45 AM
To: Joan Seaman <jseaman@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Martin County 25-01ESR Proposed

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Friday, February 28, 2025 2:07 PM
To: Paul Schilling <pschilli@martin.fl.us>; DCPexter@commerce.fl.gov
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Martin County 25-01ESR Proposed



To: Paul Schilling, Growth Management Department Director

Re: Martin County 25-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision

From: [Paul Schilling](#)
To: [Amy Offenbach](#); [Clyde Dulin](#)
Subject: FW: FWC's Comments on Martin County 25-01ESR (CPA# 24-21 - Nine Gems)
Date: Wednesday, February 26, 2025 10:29:43 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Gruver, Pamela <Pamela.Gruver@MyFWC.com>
Sent: Wednesday, February 26, 2025 10:28 AM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Michael Yustin <myustin@martin.fl.us>; DCPexter@Commerce.fl.gov; Conservation Planning Services <conservationplanningservices@MyFWC.com>
Subject: FWC's Comments on Martin County 25-01ESR (CPA# 24-21 - Nine Gems)



Dear Mr. Schilling,

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Pamela Gruver
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
(850) 617-6034

Martin County 25-01ESR_60990

that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

