

CPA 19-24, Old Palm City FLUM

Correspondence

The following agencies indicated "no comment" to the proposed amendment:

Department of Economic Opportunity, Bureau of Community Planning and Growth

Treasure Coast Regional Planning Council

Florida Department of Transportation, District 4

Florida Department of Environmental Protection, Office of Intergovernmental Programs

South Florida Water Management District

Florida Fish and Wildlife Conservation Commission

Florida Department of Agricultural and Consumer Services

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

January 22, 2020

The Honorable Harold Jenkins
Chairman, Martin County Board of
County Commissioners
2401 S.E. Monterey Road
Stuart, Florida 34996

Dear Chairman Jenkins:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Martin County (Amendment No. 19-08ESR) received on December 23, 2019. The review was completed under the expedited state review process. We have 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, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

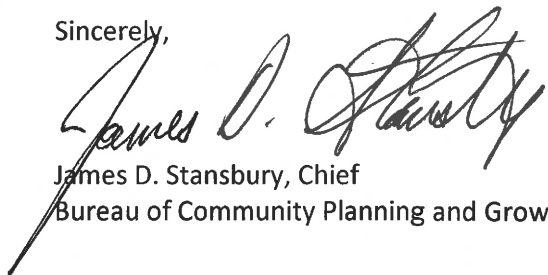
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**,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amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section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

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Wisnerson Benoit , Planning Analyst, by telephone at (850) 717-8524 or by email at Wisnerson.Benoit@deo.myflorida.com .

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

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

JDS/wb

Enclosure(s): Procedures for Adoption

cc: Nicki van Vonno, 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 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.

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B5

From: Staff

Date: January 10, 2020

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 19-08ESR

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 December 19, 2019 and contains one proposed change to the Future Land Use Map (FLUM) of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

In December of 2017, the Martin County Board of County Commissioners (BOCC) adopted a resolution to encourage in-fill development and redevelopment in the County's six Community Redevelopment Areas (CRAs) by strengthening the goals, policies, and objectives in the County's comprehensive plan. To further that directive, the BOCC adopted a new element to the comprehensive plan, Chapter 18 Community Redevelopment Element, on September 10, 2019. Under the new element, two new future land use designations, CRA Center and CRA Neighborhood, were created. To implement this new approach, the County is adopting changes to the FLUMs for each of Martin County's six CRAs by:

1. Assigning the CRA Center future land use designation to the urbanized core of the CRAs and along certain corridors where mixed-use development patterns exist or are allowed;

2. Assigning the CRA Neighborhood future land use designation to the areas in each CRA where residential uses predominate, that are outside the urbanized core and mixed-use corridors;
3. Eliminating the Mixed-Use Future Land Use Overlay; and
4. Deleting the underlying future land use designations from the CRA, except Marine Waterfront Commercial, Industrial, and Institutional future land use designations, which will be retained in the CRAs.

This FLUM amendment is currently being proposed only for the Old Palm City CRA. Similar amendments have already been adopted for the Jensen Beach and Rio CRAs, and like changes to the FLUMs for the Hobe Sound, Golden Gate, and Port Salerno CRAs will follow. The proposed FLUM amendment will change the future land use designation from Low Density Residential, Medium Density Residential, Commercial Office/Residential, Limited Commercial, General Commercial and General Institutional future land use designations to CRA Center, CRA Neighborhood, Public Conservation, Recreational or General Institutional future land use designations, and eliminate the Old Palm City Mixed-Use Future Land Use Overlay. The Industrial Future Land Use designation will be retained on the private properties on Martin Highway with that designation. Several parcels owned by Martin County and used for public purposes will receive the General Institutional future land use designation. One half-acre County-owned parcel will be changed from General Commercial to Public Conservation future land use designation. Finally, the General Institutional future land use on Jock Leighton Park will be changed to Recreational to correct a scrivener's error.

The Old Palm City CRA is a waterfront community, bordered on the east by the South Fork of the St. Lucie River and is located southwest of Stuart. The lots on or near the water between Martin Highway and Martin Downs Boulevard were created in 1912 with the recording of the "Map of Palm City." In 1916, the amended plat of Palm City extended west to what is now Mapp Road. The total land area within the Old Palm City CRA is approximately 610 gross acres. More than 50 acres is roadway right-of-way. The amendment will designate approximately 69 percent net area of the Old Palm City CRA (387 acres) as CRA Neighborhood future land use designation and 13 percent (74 acres) will be designated with the CRA Center designation. The remaining will be assigned the following land use designations: 15% will be Industrial (16 acres), General Institutional (34 acres), Recreational (21 acres), Public Conservation (0.8 acres), and General Commercial (9.2 acre site of a PUD). Adjacent future land use designations include Low Density Residential to the north; the South Fork of the St. Lucie River to the east; Low Density Residential and Public Conservation to the west; and Estate Density Residential and Public Conservation to the south.

The staff report indicates that the CRA Neighborhood future land use designation is intended to maintain and upgrade the quality of the residential neighborhoods in the CRAs and to attain or maintain a small town urban form with well-connected, walkable streets, public open spaces and recreational facilities and buildings whose form and proportion are consistent with existing development. The CRA Center future land use designation encourages a mix of residential and commercial uses and the CRA Neighborhood Future Land Use permits a variety of housing types.

The staff report states that the proposed amendment will not substantially change the uses or the intensity of development that is currently allowed. The amendment is being proposed to modify the regulatory framework to simplify interpretation and implementation for property owners, developers, and County staff and provide greater flexibility regarding permitted uses. The intent is to realize the longstanding vision for the CRAs as represented in the Redevelopment Plans adopted in the late 1990s and early 2000s more efficiently and effectively. The proposed CRA Center and CRA Neighborhood future land use designations should have no negative impact on nearby land uses.

Since the Old Palm City CRA is located in the Primary Urban Service District, the full range of public facilities and services at the adopted level of service (LOS) are provided or are programmed to be provided. The report also indicates that because the maximum residential density allowed within the proposed future land use designations is approximately the same as what is permitted under the current land use designations, no significant additional impact on the adopted LOS for public facilities and services is anticipated with the amendment.

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 December 30, 2019. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. This amendment represents a substantial move forward in Martin County's ability to implement the vision for the CRAs and is supportive of the goals of the SRPP of compact, walkable, sustainable infill urban development.

Recommendation

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

Council Action – January 17, 2020

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner Johnson from the City of Fort Pierce seconded the motion, which carried unanimously.

Attachments

From: [Clyde Dulin](#)
To: [Irene Szedlmayer](#)
Subject: FW: Martin County, DEO #19-8ESR Comments on Proposed Comprehensive Plan Amendment Package
Date: Monday, December 30, 2019 6:06:00 PM

From: Nicki vanVonno <nikkiv@martin.fl.us>
Sent: Monday, December 30, 2019 4:58 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Martin County, DEO #19-8ESR Comments on Proposed Comprehensive Plan Amendment Package

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Domenica Labbate <dlabbate@martin.fl.us> **On Behalf Of** Don Donaldson
Sent: Monday, December 30, 2019 2:58 PM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Cc: Maria Harrison <mharriso@martin.fl.us>; Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Martin County, DEO #19-8ESR Comments on Proposed Comprehensive Plan Amendment Package

FYI

From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Monday, December 30, 2019 2:13 PM
To: Don Donaldson <ddonalds@martin.fl.us>
Cc: 'kelly.corvin@deo.myflorida.com' <kelly.corvin@deo.myflorida.com>; Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>; Stephanie Heidt (sheidt@tcrpc.org) <sheidt@tcrpc.org>; tlanahan@tcrpc.org; Nicki vanVonno <nikkiv@martin.fl.us>; 'Ray Eubanks' <DCPexternalagencycomments@deo.myflorida.com>
Subject: Martin County, DEO #19-8ESR Comments on Proposed Comprehensive Plan Amendment Package



Dear Mr. Donaldson:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Martin County (County). The amendment makes changes to the land use designations within the Old Palm City Community Redevelopment

Area. The proposed changes do not appear to adversely impact the water resources within the District; therefore, the District has no comments on the proposed amendment package.

The District offers its technical assistance to the County in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
(561) 682-2544 or email: doblaczy@sfwmd.gov

From: [Clyde Dulin](#)
To: [Irene Szedlmayer](#)
Subject: FW: FWC Comments on Martin County 19-08ESR (CPA 19-24)
Date: Monday, December 30, 2019 11:43:33 AM

From: Nicki vanVonno <nikkiv@martin.fl.us>
Sent: Monday, December 30, 2019 11:36 AM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: FWC Comments on Martin County 19-08ESR (CPA 19-24)

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Hoehn, Ted <ted.hoehn@MyFWC.com>
Sent: Monday, December 30, 2019 11:12 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>; DCPexternalagencycomments@deo.myflorida.com;
Ganey, Jessica <Jessica.Ganey@MyFWC.com>; Raininger, Christine
<Christine.Raininger@MyFWC.com>; kelly.corvin@deo.myflorida.com
Subject: FWC Comments on Martin County 19-08ESR (CPA 19-24)



Ms. van Vonno:

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.

If you need any further assistance, please do not hesitate to contact our office by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Christine Raininger at (561) 882-5811 or by email at Christine.Raininger@myfwc.com.

Sincerely,

Ted Hoehn
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation

From: [Clyde Dulin](#)
To: [Irene Szedlmayer](#)
Cc: [Joan Seaman](#)
Subject: FW: Martin County 19-8ESR - FDOT District Four Review
Date: Friday, January 17, 2020 1:23:02 PM

CPA 19-24, Old Palm City

From: Nicki vanVonno <nikkiv@martin.fl.us>
Sent: Friday, January 17, 2020 1:19 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Martin County 19-8ESR - FDOT District Four Review

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Friday, January 17, 2020 12:55 PM
To: 'DCPexternalagencycomments' <DCPexternalagencycomments@deo.myflorida.com>; Nicki vanVonno <nikkiv@martin.fl.us>
Cc: Fasiska, Christine <Christine.Fasiska@dot.state.fl.us>
Subject: Martin County 19-8ESR - FDOT District Four Review



I am writing to advise you that the Department will not be issuing comments for the proposed Martin County comprehensive plan amendment with DEO reference number 19-8ESR related to the Old Palm City CRA.

The Department requests an electronic copy in Portable Document Format (PDF), of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.

Larry Hymowitz
Planning Specialist – Policy Planning & Growth Management
Planning & Environmental Management - FDOT District Four
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421
Phone: (954) 777-4663; Fax: (954) 677-7892
larry.hymowitz@dot.state.fl.us

From: [Clyde Dulin](#)
To: [Irene Szedlmayer](#)
Cc: [Joan Seaman](#)
Subject: FW: Martin County 19-8ESR Proposed
Date: Thursday, January 16, 2020 5:01:50 PM
Attachments: [image001.png](#)

CPA 19-24 OPC

From: Nicki vanVonno <nikkiv@martin.fl.us>
Sent: Thursday, January 16, 2020 4:41 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Martin County 19-8ESR Proposed

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Thursday, January 16, 2020 4:17 PM
To: Nicki vanVonno <nikkiv@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>;
DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Martin County 19-8ESR Proposed



To: Nicki van Vonno, Growth Management Department Director

Re: Martin County 19-8ESR – 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 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.

Lindsay Weaver





FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES COMMISSIONER NICOLE "NIKKI" FRIED

January 21, 2020

VIA EMAIL (nikkiv@martin.fl.us)

Ms. van Vonno
Growth Management Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, Florida 34996

Re: DACS Docket # -- 20191220-189
Martin County CPA 19-24, Old Palm City Future Land Use Map Amendment
Submission dated December 17, 2019

Dear Ms. van Vonno:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on December 20, 2019, and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes, to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2282.

Sincerely,

Thomas Poucher
Budget Director
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Martin County 19-08 ESR)