

CPA 19-25, Hobe Sound 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

South Florida Water Management District

Florida Department of Transportation, District 4

Florida Department of Environmental Protection, Office of Intergovernmental Programs

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

June 1, 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. 20-02ESR) received on May 8, 2020. 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:

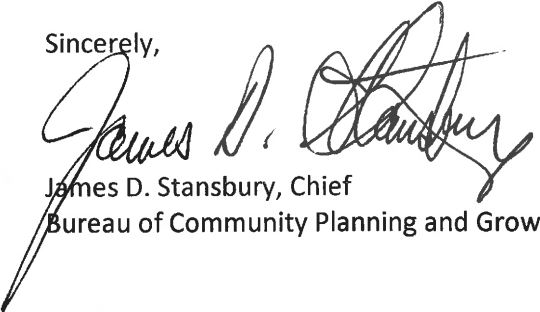
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, 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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section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 Ed Zeno, Planning Analyst, by telephone at (850) 717-8511 or by email at ed.zeno-gonzalez@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, sweeping underline that extends to the left.

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

JDS/ez

Enclosure(s): Procedures for Adoption

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

From: [Paul Schilling](#)
To: [Irene Szedlmayer](#); [Clyde Dulin](#)
Subject: FW: Martin County, DEO #20-2ESR Comments on Proposed Comprehensive Plan Amendment Package
Date: Thursday, May 21, 2020 1:25:24 PM

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

From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Thursday, May 21, 2020 1:16 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; Paul Schilling <pschilli@martin.fl.us>; 'Ray Eubanks' <DCPexternalagencycomments@deo.myflorida.com>
Subject: Martin County, DEO #20-2ESR 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 updates the Future Land Use Map for the Hobe Sound Community Redevelopment Area (CRA) to the newly designated CRA land use designations. 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

Please be advised I am working from home until further notice. I can be contacted at:
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
Email: doblaczy@sfwmd.gov or
Cell Phone: 561-315-1474

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B_
From: Staff
Date: May 27, 2020
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 20-02ESR

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 May 7, 2020 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 Hobe Sound CRA. Similar amendments have already been adopted for the Jensen Beach, Rio, and Old Palm City CRAs, and like changes to the FLUMs for the Golden Gate and Port Salerno CRAs will follow. The proposed FLUM amendment will change the future land use designations from Residential Estate Density, Low Density Residential, Limited Commercial, and General Commercial to CRA Center and CRA Neighborhood; retain the General Institutional future land use designation; and eliminate the Hobe Sound Mixed-Use Future Land Use Overlay. Several small parcels within the Zeus Park neighborhood will be designated Recreational and the parts of the Nathaniel P. Reed Hobe Sound National Wildlife Refuge within the CRA boundary will be designated Public Conservation.

The Hobe Sound CRA is the largest of the County's six CRAs covering 1,024 acres, of which approximately 225 acres are roadway and railroad rights-of-way. Hobe Sound is an historic community that lies in close proximity to large expanses of protected natural lands, including the Hobe Sound National Wildlife Refuge, Jonathon Dickinson State Park, and land held by the South Florida Water Management District. A small number of residential properties within the Hobe Sound CRA are located on the Indian River Lagoon, and the Atlantic Ocean is about one mile to the east of SE Dixie Highway, which runs through the center of the CRA area.

The amendment will assign future land use designations as follows: 487 acres as CRA Neighborhood; 209 acres as CRA Center; 123 acres as General Institutional; 42 acres as Recreational; 19 acres as Public Conservation; 26 acres as Residential Estate Density; and 12 acres as High Density Residential. Adjacent future land use designations include: Low Density, Residential, Medium Density Residential, and High Density Residential to the north; Low Density Residential, Estate Density Residential, and the Indian River Lagoon to the east; Low Density Residential, General Institutional, and Public Conservation to the south; and Low Density Residential and Public Conservation to the west. The staff report indicates that the proposed future land use designation acreage amounts include some, but not all, right-of-way.

The staff report indicates 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 designation 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 Hobe Sound CRA as represented in the Redevelopment Plan adopted in 2000 and revised in 2009. The staff report also states that the proposed CRA Center and CRA Neighborhood future land use designations should have no negative impact on nearby land uses.

Since the Hobe Sound 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. Because the maximum non-residential intensity and 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 by the County with the proposed 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 May 11, 2020. 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 – June 19, 2020

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Hobe Sound Community Redevelopment Area Location Map
- 3 Existing Future Land Use Map
- 4 Proposed Future Land Use Map

Exhibit 1
General Location Map

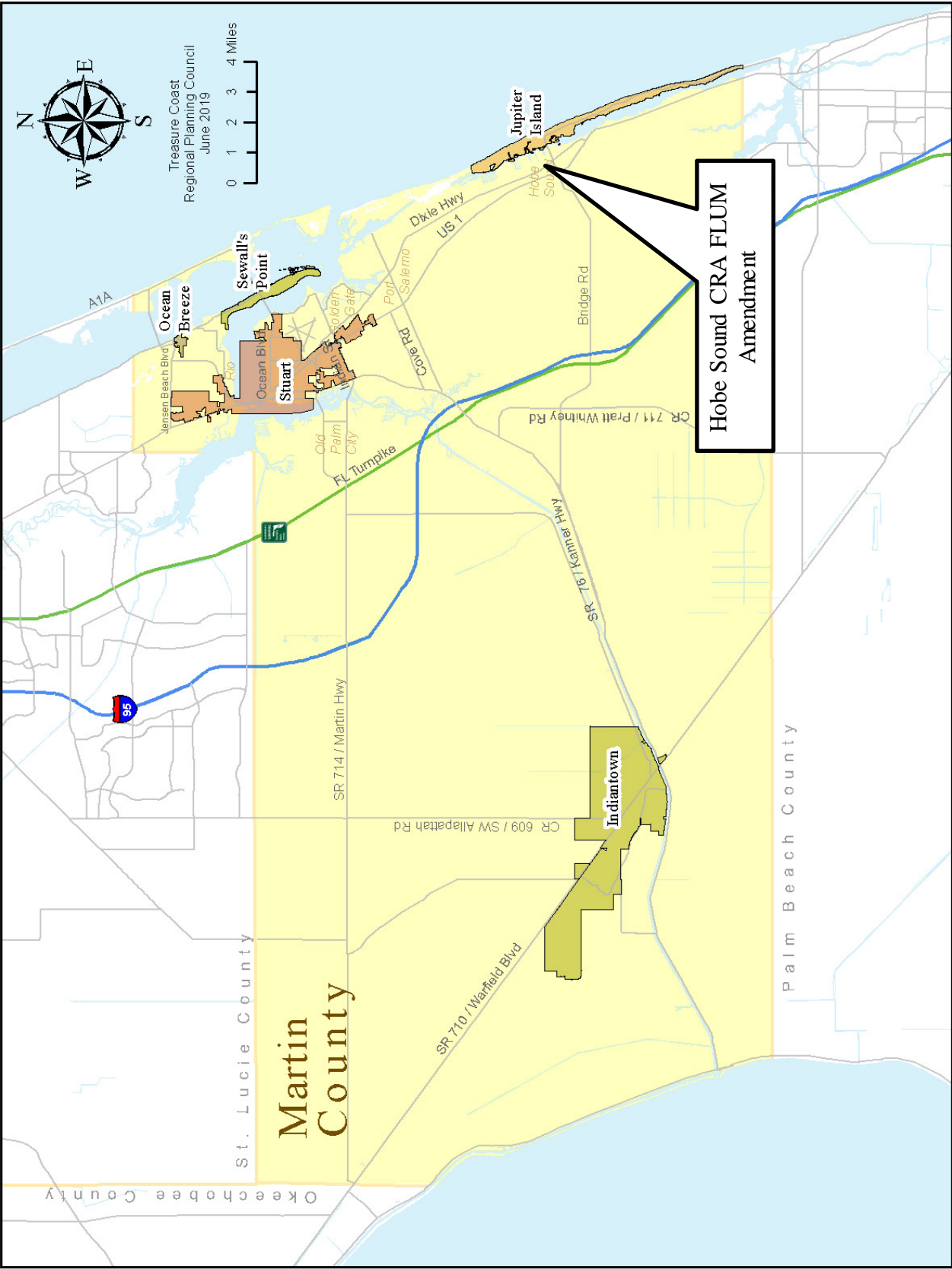
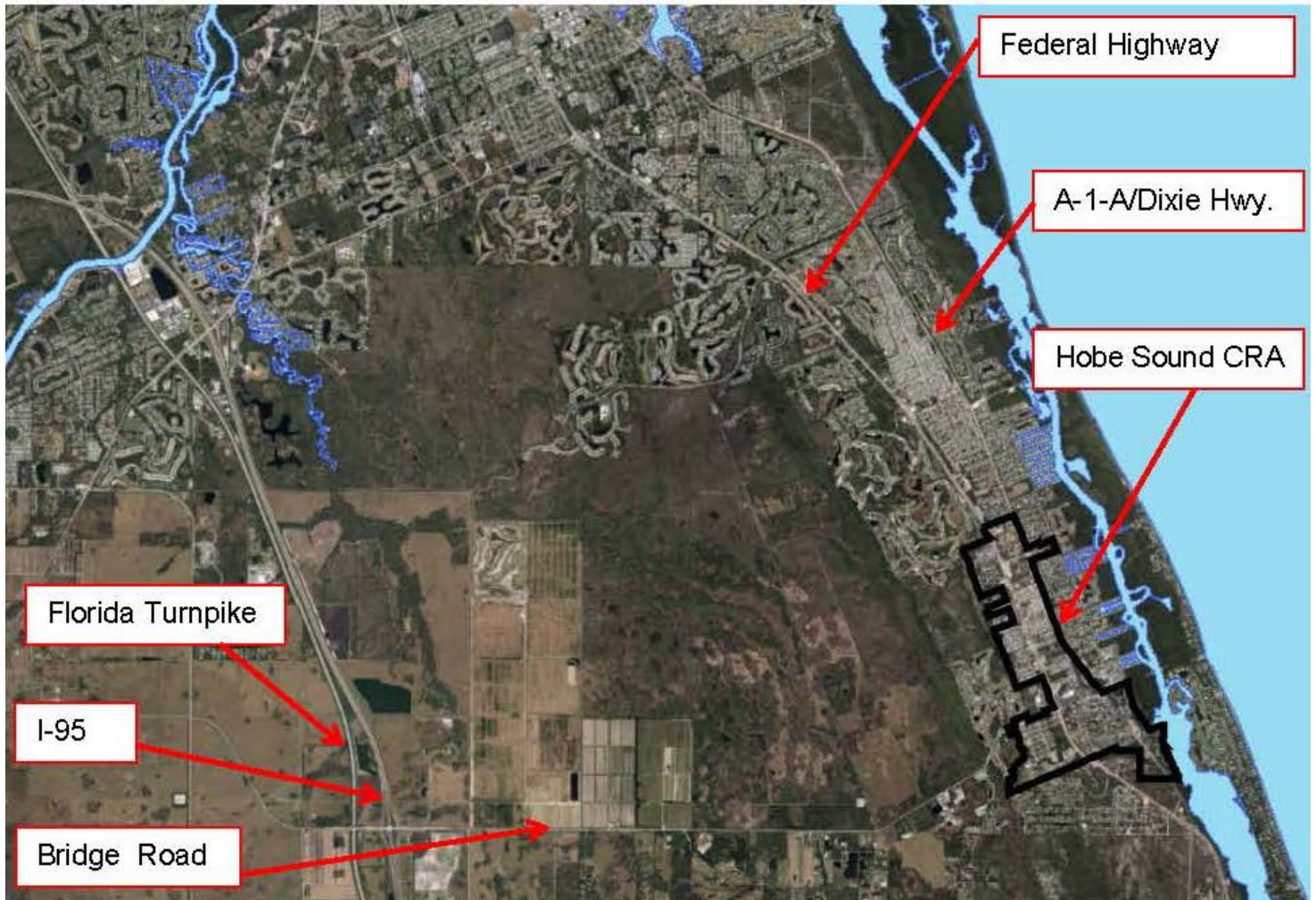


Exhibit 2
Hobe Sound Community Redevelopment Area
Location Map



Hobe Sound CRA Boundary Outline in Black

Exhibit 3

Existing Future Land Use Map

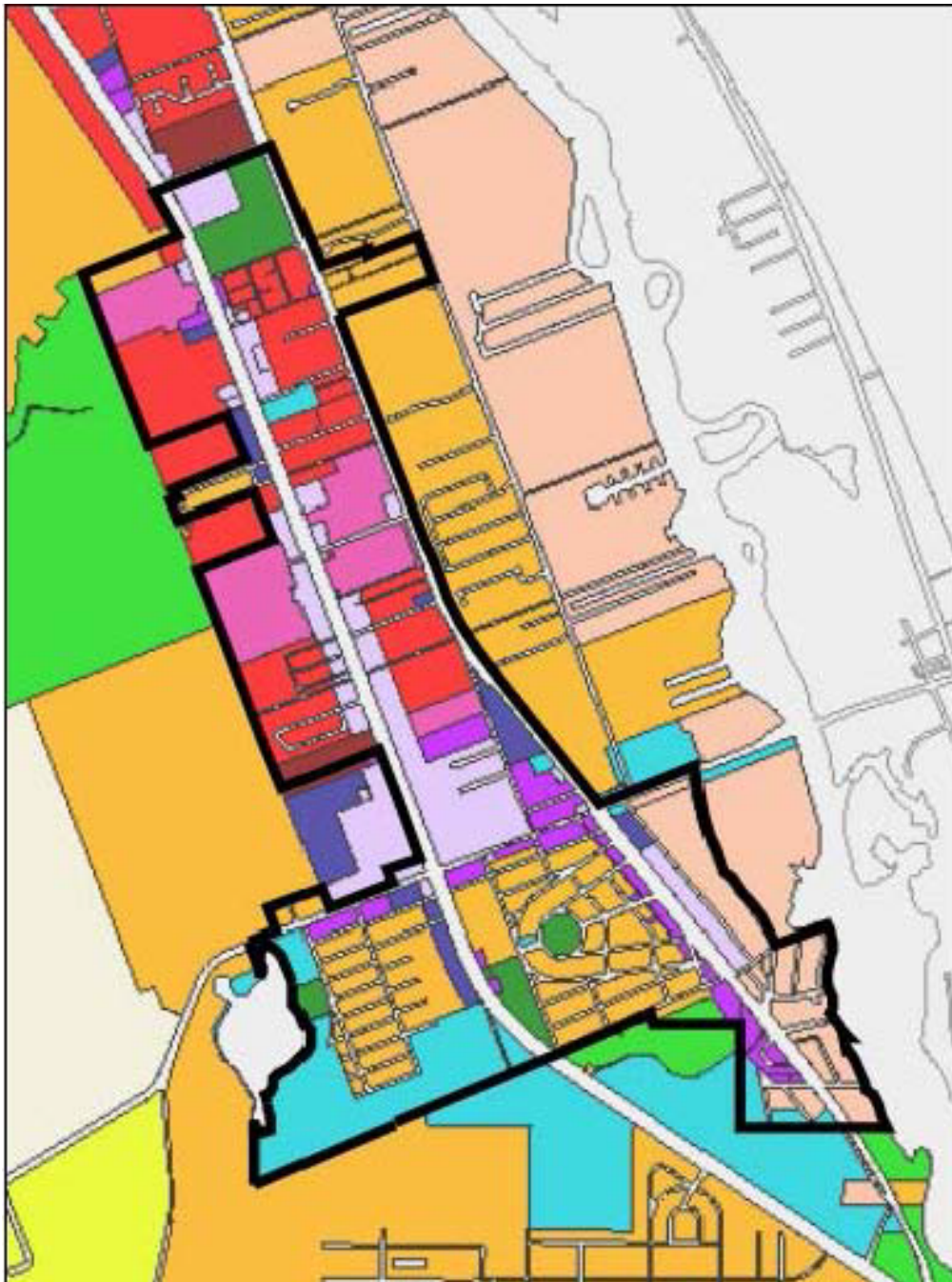
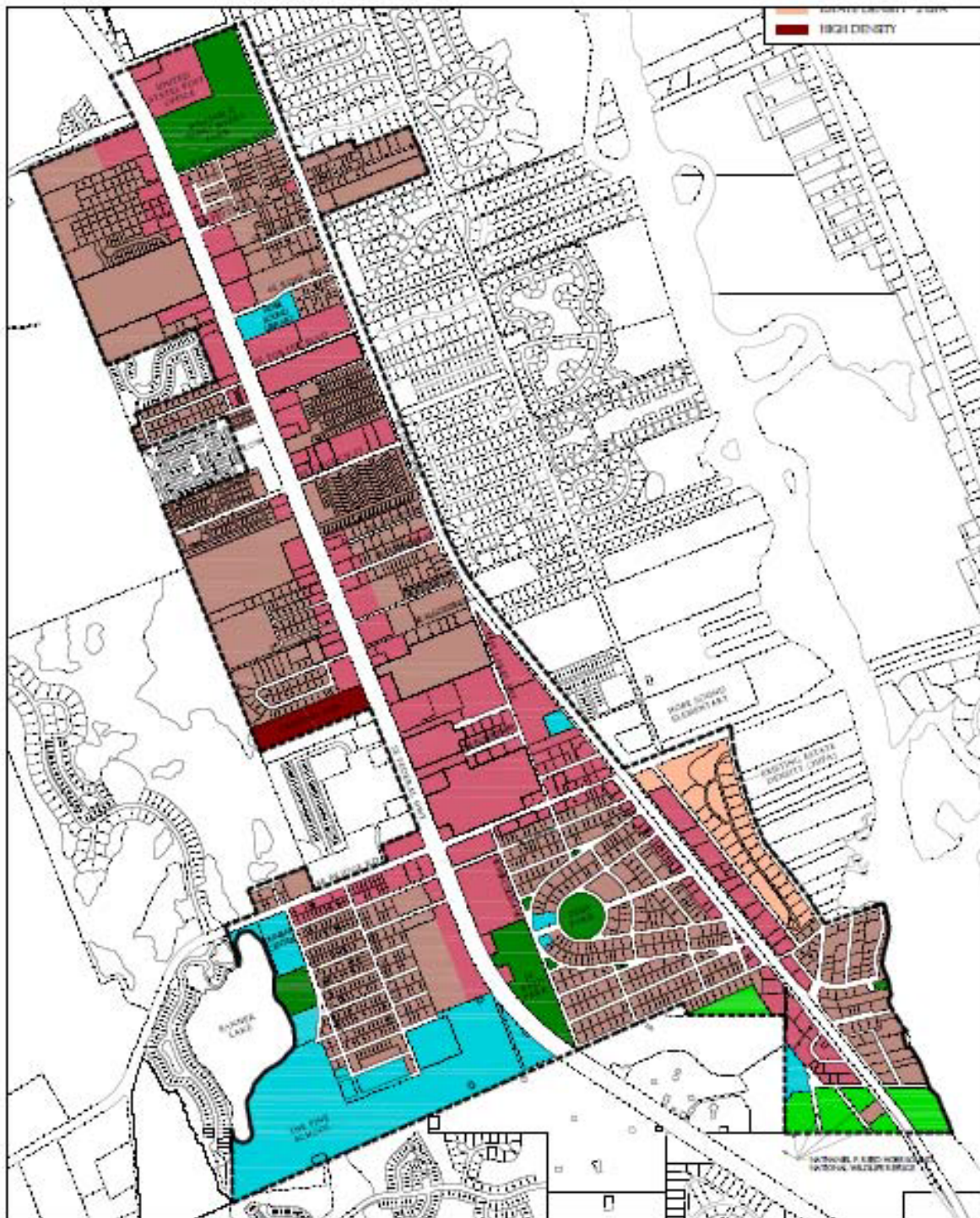


Exhibit 4 Proposed Future Land Use Map



From: [Hymowitz, Larry](#)
To: ["DCPexternalagencycomments"; Nicki vanVonno](#)
Cc: [Gardner-Young, Caryn](#); [Irene Szedlmayer](#)
Subject: Martin County 20-2ESR - FDOT District Four Review
Date: Thursday, June 4, 2020 8:22:04 AM



I am writing to advise you that the Department will not be issuing comments for the proposed Martin County comprehensive plan amendment (Hobe Sound CRA) with DEO reference number 20-2ESR.

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

**Teleworking, 8-4:45 Monday through Friday,
can be reached by e-mail or by phone (954-777-4663)**



From: [Clyde Dulin](#)
To: [Irene Szedlmayer](#)
Subject: FW: Martin County 20-02ESR Proposed
Date: Friday, June 5, 2020 4:21:25 PM
Attachments: [image001.png](#)

From: Paul Schilling <pschilli@martin.fl.us>
Sent: Friday, June 5, 2020 4:16 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Martin County 20-02ESR 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, June 5, 2020 4:04 PM
To: Paul Schilling <pschilli@martin.fl.us>; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Martin County 20-02ESR Proposed



To: Paul Schilling, Growth Management Department Director

Re: Martin County 20-02ESR – 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.

Lirly Ann

