

Agency Correspondence

October 30, 2020

The Honorable Harold E. Jenkins II
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. 20-05ESR) received on October 2, 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:

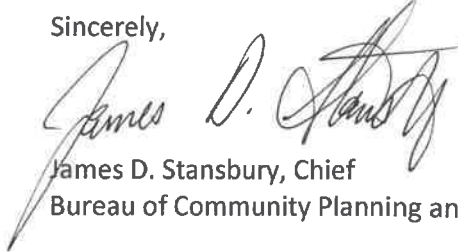
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, 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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section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 Melissa Corbett, Planning Analyst, by telephone at 850-717-8505 or by email at Melissa.Corbett@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with the first name "James" being the most prominent.

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

JDS/mc

Enclosure(s): Procedures for Adoption

cc: Don Donaldson, Deputy County Administrator, 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.

From: [Paul Schilling](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Subject: FW: Martin County 20-5ESR - FDOT District Four Review
Date: Thursday, October 29, 2020 5:24:24 PM
Attachments: [image003.png](#)

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

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Thursday, October 29, 2020 4:53 PM
To: 'DCPexternalagencycomments' <DCPexternalagencycomments@deo.myflorida.com>; Paul Schilling <pschilli@martin.fl.us>
Cc: Gardner-Young, Caryn <Caryn.Gardner-Young@dot.state.fl.us>
Subject: Martin County 20-5ESR - 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 (Pulte at Christ Fellowship FLUA & Text) with DEO reference number 20-5ESR.

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 and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: lhymowitz@dot.state.fl.us w: www.FDOT.state.fl.us



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

From: [Paul Schilling](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Subject: FW: Martin County 20-05ESR (CPA 19-19, Pulte at Christ Fellowship)
Date: Thursday, October 29, 2020 3:18:59 PM

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

From: Cucinella, Josh <Josh.Cucinella@MyFWC.com>
Sent: Thursday, October 29, 2020 2:58 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: DCPexternalagencycomments@deo.myflorida.com; Keltner, James <James.Keltner@MyFWC.com>; Conservation Planning Services <conservationplanningservices@MyFWC.com>
Subject: Martin County 20-05ESR (CPA 19-19, Pulte at Christ Fellowship)



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.

If you have specific technical questions, please contact Jim Keltner at (239) 332-6972 x9209 or by email at James.Keltner@MyFWC.com. All other inquiries may be directed to our office by email at ConservationPlanningServices@MyFWC.com.

Sincerely,

Josh Cucinella
Biological Administrator II
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1239 SW 10th Street
Ocala, Florida 34471
(352) 620-7330

Martin County 20-05ESR_42580

From: [Paul Schilling](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Subject: FW: Martin County, DEO #20-5ESR Comments on Proposed Comprehensive Plan Amendment Package
Date: Wednesday, October 14, 2020 3:33:10 PM

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

From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Wednesday, October 14, 2020 3:03 PM
To: Don Donaldson <ddonalds@martin.fl.us>
Cc: 'kelly.corvin@deo.myflorida.com' <kelly.corvin@deo.myflorida.com>; Ray Eubanks (ray.eubanks@deo.myflorida.com) <ray.eubanks@deo.myflorida.com>; Stephanie Heidt (sheidt@tcrpc.org) <sheidt@tcrpc.org>; tlanahan@tcrpc.org; Paul Schilling <pschilli@martin.fl.us>; DEO Planning Group Email (DCPexternalagencycomments@deo.myflorida.com) <DCPexternalagencycomments@deo.myflorida.com>
Subject: Martin County, DEO #20-5ESR 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 package includes a map and text amendment for a 321-acre property known as Pulte at Christ Fellowship. 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 requests that the County forward a copy of the adopted amendments to the District. Please contact me if you have any questions or need 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

From: [Clyde Dulin](#)
To: [Maria Jose](#)
Subject: FW: Martin County, DEO #20-6ESR Comments on Proposed Comprehensive Plan Amendment Package
Date: Monday, November 9, 2020 8:14:41 AM

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, November 9, 2020 7:57 AM
To: Maria Harrison <mharriso@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Martin County, DEO #20-6ESR Comments on Proposed Comprehensive Plan Amendment Package

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

From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Friday, November 6, 2020 6:54 PM
To: Don Donaldson <ddonalds@martin.fl.us>
Cc: 'kelly.corvin@deo.myflorida.com' <kelly.corvin@deo.myflorida.com>; Ray Eubanks (<ray.eubanks@deo.myflorida.com> <ray.eubanks@deo.myflorida.com>; Stephanie Heidt (<sheidt@tcrpc.org> <sheidt@tcrpc.org>; tlanahan@tcrpc.org; Paul Schilling <pschilli@martin.fl.us>; DEO Planning Group Email (<DCPexternalagencycomments@deo.myflorida.com> <DCPexternalagencycomments@deo.myflorida.com>
Subject: Martin County, DEO #20-6ESR 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 package includes a map and text amendment change the land use designation on 321-acres from Rural Density Residential to Residential Estate Density. 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 requests that the County forward a copy of the adopted amendments to the

District. Please contact me if you have any questions or need 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

From: [Paul Schilling](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Subject: FW: Martin County Comprehensive Plan Amendment No. 20-05ESR
Date: Thursday, October 29, 2020 3:14:52 PM
Attachments: [Martin County 20-05ESR.pdf](#)

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

From: Stephanie Heidt <sheidt@tcrpc.org>
Sent: Thursday, October 29, 2020 2:19 PM
To: 'DEO CPA Reports (DCPexternalagencycomments@deo.myflorida.com)'
<DCPexternalagencycomments@deo.myflorida.com>; Paul Schilling <pschilli@martin.fl.us>
Cc: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>; Kelly Corvin (Kelly.corvin@deo.myflorida.com)
<Kelly.corvin@deo.myflorida.com>; Ed Zeno (ed.zeno-Gonzalez@deo.myflorida.com) <ed.zeno-Gonzalez@deo.myflorida.com>
Subject: Martin County Comprehensive Plan Amendment No. 20-05ESR



Council staff has reviewed the above-referenced amendments in accordance with the requirements of Chapter 163, *Florida Statutes*. The next scheduled Council meeting is December 11, 2020. In order 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 the County and the Florida Department of Economic Opportunity.

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
*Economic Development and
Intergovernmental Programs Director*
TREASURE COAST REGIONAL PLANNING COUNCIL
cell: 772.475.3863
sheidt@tcrpc.org

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Martin County

From: Staff

Date: October 22, 2020

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 20-05ESR

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 October 1, 2020 and contains one text amendment and one proposed change to the Future Land Use Map (FLUM) of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed text and FLUM amendments apply to seven parcels totaling approximately 321 acres located at 10205 SW Pratt Whitney Road, west of the Florida Turnpike, and north of SW Bulldog Way. The subject property is the location of Christ Fellowship Church, which owns the property.

The proposed FLUM amendment changes the land use designation from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre). The proposed designation would allow up to 321 dwelling units, which is an increase of 160 dwelling units over the allowable development potential. Adjacent future land use designations are: General Institutional to the north and east; Rural Density to the south; Residential Estate Density to the northwest; and Agricultural to the southwest. The amendments are being proposed to

allow for single-family homes, an amenity center, a dedicated 20-acre campsite on the northwest corner of the site, and the existing 49 acre church site.

The property is located in the Secondary Urban Service District with a potable water line and main sewer line serving the current church uses on the property. The staff report states that there is adequate capacity for water, sewer, drainage, transportation, fire and public safety, and parks/recreation facilities for the proposed amendment. The staff report indicates that any future development will be required to submit an application for development approval to ensure adequate levels of service for all services, including school capacity, will be met.

The applicant is also proposing a text amendment to Policy 4.7.14 to establish a site-specific exception for the 321-acre subject parcel to allow residential lot sizes of one-half acre or less and to exempt the site from Policy 4.7B.6, which requires residential development in the Secondary Urban Service District to have lots larger than one-half acre. Upon review, County Staff determined that the proposed text amendment was overly broad and proposed alternate text amendments, which were approved by the Board of County Commissioners. County staff also recommended adding South Fork High School to Policy 4.7.14, and amending Policy 4.7B.6 to add language related to the subject site and revised language related to development smaller than one acre to correct an internal inconsistency within the Growth Management Plan. The applicant and County staff proposed text amendments are included as Exhibit 5.

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 October 8, 2020. No extrajurisdictional impacts have been identified.

Conclusion

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

Council Action – October 29, 2020

The next scheduled Council meeting is December 11, 2020. In order 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 the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Amendment Location Map
- 3 Existing Future Land Use Map
- 4 Proposed Future Land Use Map
- 5 Text Amendment in ~~Strikeout~~ and Underline Format

The map displays Martin County, Florida, with its boundaries and major infrastructure. Key features include:

- Geography:** The county is bordered by St. Lucie County to the north, Okeechobee County to the west, and Palm Beach County to the east. The Atlantic Ocean is to the south.
- Major Roads:** SR 714 (Martin Hwy), SR 710 (Warfield Blvd), SR 711 (Pratt White Rd), and the FL Turnpike are shown.
- Landmarks:** Stuart, Jupiter Island, and Sewall's Point are labeled.
- Proposed Amendment:** A callout box labeled "Location of Proposed Amendment" points to a specific area within the county.
- Scale and Orientation:** A north arrow and a scale bar (0 to 4 miles) are provided in the top left corner.

[illegible]

Cotleur & Hearing

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377

Date: 4/4/2019

Existing Future Land Use Map

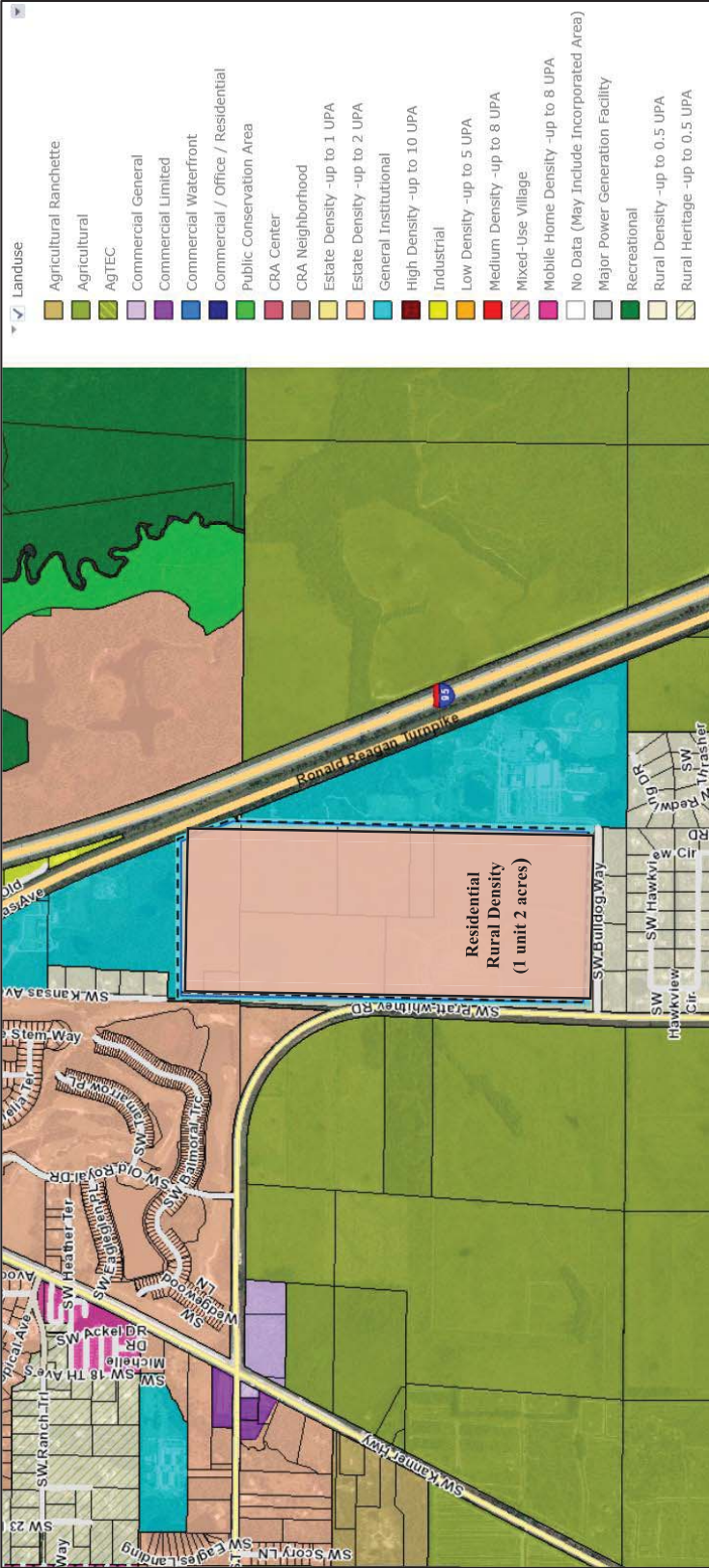


Exhibit 4 Proposed Future Land Use Map

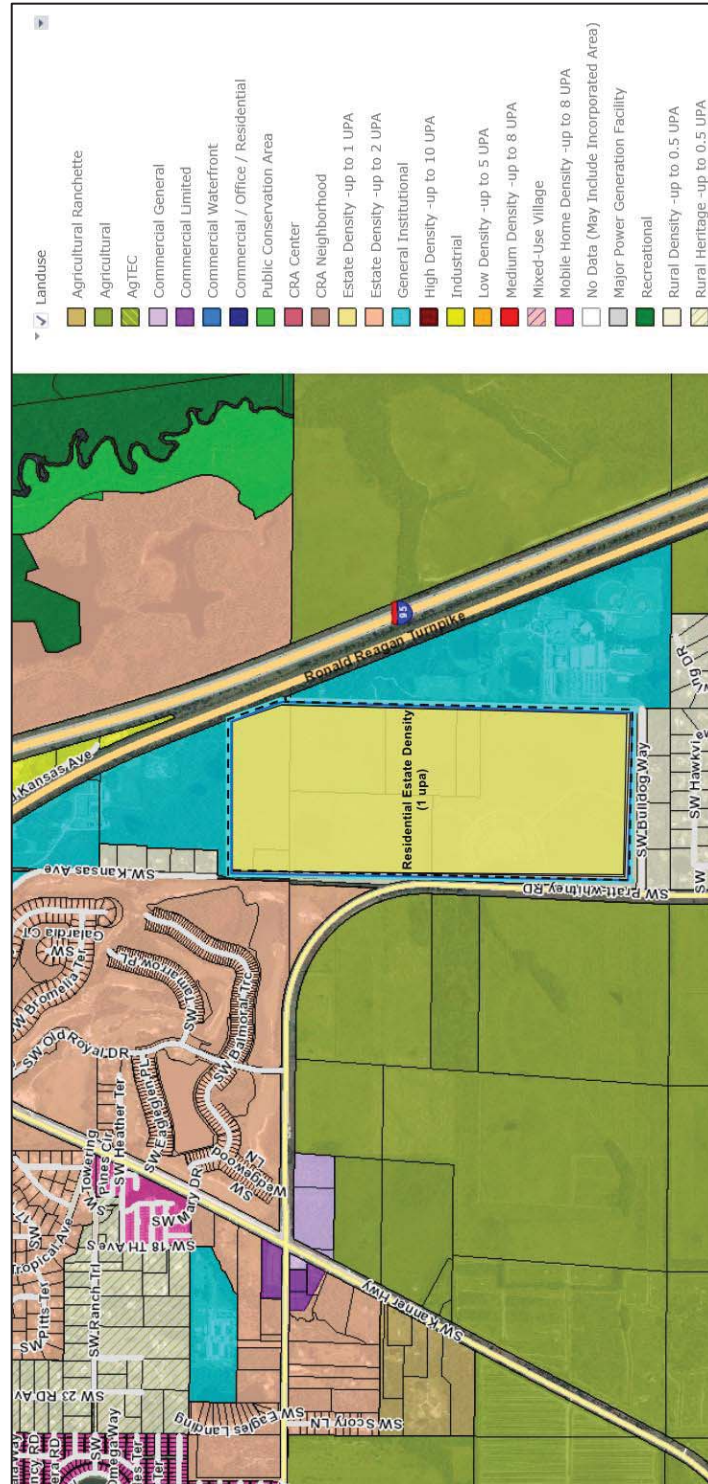


Exhibit 5

Text Amendment in ~~Strikeout~~ and Underline Format

Applicant's Proposed Amendment

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.:

(8) Development on the parcels described in that certain deed recorded in Official Records Book 2571, Page 1380, of the Public Records of Martin County, Florida, consisting of 321 acres, more or less, and located south of Kansas Avenue and east of SW Pratt Whitney Road. In addition, Policy 4.7B.6 shall not be applicable to such parcels."

County Staff Proposed Amendments

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.:

(8) Development on the parcels described in that certain deed recorded in Official Records Book 2571, Page 1380, of the Public Records of Martin County, Florida, consisting of 321 acres, more or less, and located south of Kansas Avenue and east of SW Pratt Whitney Road. ~~In addition, Policy 4.7B.6 shall not be applicable to such parcels."~~

(9) South Fork High School.

Policy 4.7B.6. Criteria for change of designation. In areas designated as Secondary Urban Service Districts, where development is proposed that would contain ~~one-half acre~~ lots smaller than one acre, or commercial and industrial uses, a change of designation to Primary Urban Service District (1) must be approved by the Board of County Commissioners as part of a future land use amendment and (2) must meet all the policies under Objective 4.7A relating to Primary Urban Service Districts, or as may be permitted in accordance with the Indiantown DRI consistent with Policy 4.1F.9.

A change of designation to Primary Urban Service District shall not be required for development of lots smaller than one acre, described in that certain deed recorded in Official Records Book 2571, Page 1380, of the Public Records of Martin County, Florida, and located south of Kansas Avenue and east of SW Pratt Whitney Road.