



Legislation Details (With Text)

**File #:** 22-0835  
**Type:** Public Hearing                      **Status:** Passed  
**In control:** Board of County Commissioners  
**On agenda:** 5/17/2022                      **Final action:** 5/17/2022  
**Title:** LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 21-15, WEST JENSEN PUD, A FUTURE LAND USE MAP AMENDMENT  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Staff Report\_CPA 21-15\_West Jensen PUD FLUM.pdf, 2. Staff correspondence.pdf, 3. Application.pdf, 4. sign certification - West Jensen.pdf, 5. Draft\_Ord.pdf, 6. ExhibitA.pdf, 7. ExhibitB.pdf

Date	Ver.	Action By	Action	Result
5/17/2022	1	Board of County Commissioners	approved	Pass

**PLACEMENT:** Public Hearings

**TITLE:**  
**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 21-15, WEST JENSEN PUD, A FUTURE LAND USE MAP AMENDMENT**

**EXECUTIVE SUMMARY:**  
This is a request for a small-scale amendment to the Future Land Use Map (FLUM) on a ±40.47-acre parcel. The request proposes to change the Future Land Use designation on ±14 acres of General Commercial and ±11.9 acres from Industrial to Medium Density Residential (up to 8 units per acre) and ±0.55 acres from Industrial to General Commercial. The parcel is located west of NW Goldenrod Road and east of NW Federal Highway.

**DEPARTMENT:** Growth Management

**PREPARED BY:** **Name:** Glenn Rosado  
**Title:** Planner

**REQUESTED BY:** Morris A. Crady, AICP Senior Vice President, Lucido & Associates

**PRESET:**

**PROCEDURES:** Plan Amendment

**BACKGROUND/RELATED STRATEGIC GOAL:**

Section 1.11.D(3) of the Comprehensive Growth Management Plan (Comp Plan) authorizes small-scale development amendments in accordance with Section 163.3187, Florida Statutes (FS). Small-

scale development amendments require two public hearings. The first public hearing was scheduled before the Local Planning Agency on April 7, 2021. The second public hearing is the adoption hearing before the Board of County Commissioners. Small-scale development amendments are not transmitted to the state land planning agency or other local and regional reviewing agencies.

A proposed amendment of the Comp Plan is eligible to be processed as a small-scale development amendment if:

- (a) fifty or fewer acres are involved;
- (b) the proposed amendment does not involve a change to the text of the Goals, Objectives or Policies of the Comp Plan; however, a text change relating directly to, and adopted simultaneously with, a small-scale amendment of the Future Land Use Map, is permitted; and,
- (c) the land that is the subject of the proposed amendment is not located within an area of critical state concern, unless the proposed amendment involves the construction of affordable housing and meets other statutory criteria.

If not timely challenged, the effective date of a small-scale Comp Plan amendment is 31 days after adoption by the Board of County Commissioners. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance. If approval of a small-scale plan amendment is challenged, the process for the administrative review will be as provided in Section 163.3187(5), FS.

### **ISSUES:**

Please see the attached staff report for analysis of the proposed amendment.

### **LEGAL SUFFICIENCY REVIEW:**

Decisions approving or rejecting proposed amendments constitute legislative actions because they involve the policy making function of the BCC. They are different from rezoning and site plan decisions which are quasi-judicial actions involving the application of general rules of policy to specific situations. If approval of a Comprehensive Plan amendment is challenged by an affected person, the approval will be sustained if it complies with Florida Statutes regarding (1) procedural requirements (e.g. proper notice, public hearing), and (2) substantive requirements (e.g. adequate data and analysis, internal consistency). The fairly debatable standard is applicable to the review and requires judicial approval of a BCC approval if reasonable persons could differ as to the propriety of the decision. For example, if a petitioner were to claim that an amendment adopted a provision that was not consistent with an existing provision of the Comprehensive Plan, the court would strike down the amendment only if the court found no reasonable person would think that the two provisions are consistent.

### **RECOMMENDED ACTION:**

#### **RECOMMENDATION**

Move that the Board approve the ordinance adopting CPA 21-15, West Jensen PUD FLUM which will change the Future Land Use designation on ±14 acres of General Commercial and ±11.9 acres from Industrial to Medium Density Residential (up to 8 units per acre) and ±0.55 acres from Industrial to General Commercial.

**ALTERNATIVE RECOMMENDATIONS**

Move that staff provide additional information and continue the item to a future date.

**FISCAL IMPACT:**

**RECOMMENDATION**

Staff time.

**ALTERNATIVE RECOMMENDATIONS**

Staff time.

**DOCUMENT(S) REQUIRING ACTION:**

- Budget Transfer / Amendment     Chair Letter     Contract / Agreement  
 Grant / Application     Notice     Ordinance     Resolution  
 Other:

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