

To: Council Members

From: Staff

Date: January 22, 2010

Subject: Local Government Comprehensive Plan Amendment Review  
Adopted Amendments to the Martin County Comprehensive Plan  
DCA Reference No. 09-2ER

### Background

On December 16, 2009, Martin County adopted a large number of text amendments to all elements of the County Comprehensive Plan, as well as four amendments to the Future Land Use Map (FLUM). The text amendments were based on an Evaluation and Appraisal Report (EAR) adopted by the County on July 15, 2008. Three of the FLUM amendments are in the Greater Salerno Area.

The Treasure Coast Regional Planning Council (TCRPC) reviewed the proposed amendments at a regular meeting held on October 16, 2009. The Florida Department of Community Affairs (DCA) issued an Objections, Recommendations and Comments (ORC) Report on the proposed amendments on November 17, 2009.

### Evaluation

#### **A. TCRPC Report**

The report approved by Council contained one comment/recommendation of modification regarding the three FLUM amendments within the Greater Salerno Area. These three amendments (#08-3, #08-4 and #08-5) were found to be inconsistent with the Strategic Regional Policy Plan.

#### **B. DCA ORC Report**

The DCA Report contained 48 objections. All the objections but one were to the EAR-based amendments. The other objection included concerns that were very similar to those expressed by the TCRPC, and included the recommendation that a master plan be adopted and implemented for the Greater Salerno Area. The DCA ORC Report can be accessed at <http://www.dca.state.fl.us/fdcp/Advisories/Martin%20County%2009-2ER%20ORC.pdf>.

## **C. County Response**

### 1. To TCRPC Comments/Recommendations for Modification

The County did not respond directly to the TCRPC comment regarding FLUM amendments #08-3, #08-4 and #08-5. However, DCA Objection #1 in the ORC Report expressed concerns that were very similar to those expressed by the TCRPC. The County response to the DCA objection was as follows:

Martin County has conducted numerous planning studies in the Salerno Cove Road area over the last 15 years, including the Mid-County Planning Charrette in 1994, the Mid-County Implementation Plan in 1996 and the Mid-County Greater Salerno Plan prepared in 2002. A Traffic Study was prepared in 2005. The various efforts were conducted with residents and landowners. Some of the improvements done in the area are a direct result of these planning studies. In May 2009 the Board considered whether further Master planning for the area was warranted and determined not to pursue additional costly studies at this time.

### 2. To the DCA ORC Report

The County response to the DCA ORC Report is 60 pages in length and cannot be summarized here. The Martin County response can be obtained from the Martin County Growth Management Department.

## **Conclusion**

For information only.