

# MARTIN COUNTY EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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**REQUEST NUMBER:** CPA 24-17: Chapter 17, Public Schools Facilities Element

Report Issuance Date: January 30, 2025

**APPLICANT:** Martin County Board of County Commissioners

**REPRESENTED BY:** Paul Schilling  
Growth Management Director  
Martin County Board of County Commissioners

**PLANNER-IN-CHARGE:** Stephanie Heidt, AICP, Treasure Coast Regional Planning Council,  
Deputy Executive Director

<b><u>PUBLIC HEARINGS:</u></b>	<u>Date</u>	<u>Action</u>
Local Planning Agency (LPA):	July 18, 2024	Approve 5-0
Board of County Commission Transmittal:	October 22, 2024	Approval to transmit 5-0
Board of County Commission Adoption:	March 25, 2025	

**APPLICANT REQUEST:** A text amendment to Chapter 17 of the Comprehensive Growth Management Plan (CGMP), to implement the recommended changes of the adopted Evaluation and Appraisal Report (EAR).

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed amendments to Chapter 17, Public Schools Facilities Element.

**STATE AGENCY COMMENTS:** No comments require action.

**EXECUTIVE SUMMARY:** Changes proposed for Chapter 17 are largely housekeeping changes such as: recognizing the Village of Indiantown incorporating in 2017; updating data within tables and narratives; replacing outdated maps; and a policy to bring the CGMP into compliance with current legislation.

**BACKGROUND:** The Evaluation and Appraisal Report (EAR), is a required part of the State growth management process and could be generally described as a mechanism for determining whether the need exists to amend the County's Comprehensive Growth Management Plan. Due to changes made by the Florida Legislature in 2011 via the Community Planning Act, local governments no longer need to submit evaluation and appraisal reports to the State reviewing agencies. Instead, local governments, at least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, must determine if a need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must

prepare and transmit within 1 year such plan amendment or amendments for review pursuant to the State Coordinated review process in s. 163.3184. Additionally, local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Staff began this work effort last year. The County Commission has been briefed via memos and Board items. The following chart summarizes the work done.

Aug. 29, 2023	Treasure Coast Regional Planning Council (TCRPC) presented a community public outreach workshop
Nov. 21, 2023	BCC authorized notifying the State Land Planning Agency by letter that amendments are necessary.
Jan. 18, 2024	Treasure Coast Regional Planning Council (TCRPC) presented a second community public outreach workshop
Feb. 15, 2024	LPA reviewed the full EAR.
Feb. 20, 2024	State Land Planning Agency acknowledged receipt of the Nov. 21, 2023 MC letter and established November 27, 2024 as the deadline for transmittal of EAR based amendments to State Agencies.
Mar. 5, 2024	BCC received a report from TCRPC summarizing public input and adopted Resolution 24-3.2 initiating and adopting EAR based amendments.

The Local Planning Agency must conduct a public hearing on each amendment and provide a recommendation. The Board of County Commissioners must hold a transmittal public hearing on each amendment, prior to November 27, 2024 and then the amendments will be reviewed by the various state and regional agencies that participate in the State Coordinated Review Process. After that review the Board of County Commissioners must hold its adoption public hearing.

**CONTENT AND FORMAT:**

The attached amendment consists of an updated Chapter 17. The attached Chapter contains, in strike and underline, the proposed changes to the Element to implement the recommendations of the EAR and any local issues identified.

**DATA AND ANALYSIS:**

Treasure Coast Regional Planning Council staff and Growth Management Department staff are coordinating with staff from other County departments and various relevant agencies, and the Martin County School District as needed, on the proposed changes. All Data and Analysis supportive of this chapter will be submitted to State Land Planning Agency as part of the transmittal packet. Copies are available in the Growth Management Department, upon request.

**ISSUES:**

1. Minor changes have been made to the Goals, Objectives, and Policies section of the element, including:

- Section 17.2.B *School Enrollment* has been updated to include information related decreased enrollment statistics in public schools between 2019 and 2023; and increased enrollment in charter schools during the 2022-2023 school year.
  - Section 17.2.D *Fiscal Considerations* has been updated with current information on the District's capital assets and long-term debt.
  - Policy 17.1B.6 is revised to add language related to school concurrency created by development.
  - Policies 17.1E.1 and 17.1E.2 are updated to include the Village of Indiantown in annual reviews of the Public Schools Facilities Element.
  - Policy 17.1F.3 is updated to include the Village of Indiantown and the Martin Metropolitan Planning Organization is ongoing efforts for coordination of sidewalks and bike paths to facilitate travel to and from schools and recreational facilities.
2. Attached to this staff report is an excerpt from the Evaluation and Appraisal Report. It is a matrix evaluating Plan policies in the chapter with tasks and completion deadlines.

#### **FIGURES/ATTACHMENTS**

- Excerpt from the Evaluation and Appraisal Report, a Matrix for Evaluating Plan Policies.
- Local Planning Agency Minutes
- Approved minutes from October 22, 2024 Board of County Commissioners meeting for transmittal of EAR amendments.
- Objections, Comments, and Recommendations (ORC) letter from reviewing state agencies.
- Draft ordinance with draft Chapter 17, Public Schools Facilities Element shown in ~~strikeout~~ and underline as "Exhibit A".
- Public comment relating to Chapter 17, Public School Facilities Element.