

MARTIN COUNTY EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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REQUEST NUMBER: CPA 24-01: Chapter 1, Preamble
Report Issuance Date: August 23, 2024
APPLICANT: Martin County Board of County Commissioners
REPRESENTED BY: Paul Schilling
Growth Management Director
Martin County Board of County Commissioners
PLANNER-IN-CHARGE: Jenna Knobbe, Senior Planner
Growth Management Department

<u>PUBLIC HEARINGS:</u>	<u>Date</u>	<u>Action</u>
Local Planning Agency (LPA):	August 1, 2024	Recommend approval 3-1
Board of County Commission Transmittal:	TBD	
Board of County Commission Adoption:	TBD	

APPLICANT REQUEST: A text amendment to Chapter 1, 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 1, Preamble.

EXECUTIVE SUMMARY: Changes proposed for Chapter 1 are listed below based upon those identified in the EAR.

- Remove a reference to the Indiantown Urban Service District and clarify about exclusion of incorporated municipalities in analyses of housing demand and residential capacity.
- Revise Section 1.7.C *Residential capacity calculations* to change language to a 20-year planning period.
- Renumber subsections in Section 1.11.C for accuracy.
- Revise section references to Section 1.11.C for accuracy.

BACKGROUND: The Evaluation and Appraisal Report, 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 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 1. 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:

Please see the attached excerpt from the Evaluation and Appraisal Report that specifies change in planning periods required by Florida Statutes.

Since Chapter 1, Preamble, contains summaries of topics discussed elsewhere in the CGMP, changes to other chapters may need to be reflected in Chapter 1, Preamble. Therefore, additional updates to Chapter 1, Preamble may be necessary based on changes made to other chapters of the CGMP for the sake of internal consistency prior to final adoption.

ISSUES:

1. Several minor changes have been made to the element, including:
 - Section 1.7.B *Housing unit demand projection* is revised to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in the housing unit demand projection for unincorporated Martin County.
 - Section 1.7.C *Residential capacity calculations* is revised to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in residential capacity calculations for unincorporated Martin County.
 - Section 1.7.C *Residential capacity calculations* is revised to change the existing 15-year planning period language to now specify a 20-year planning period. This change is consistent with Section 163.3177 of Florida Statute.
 - Section 1.11.C *Procedure upon application* is revised to correct the numbering errors in subsections (1), (3), and (4). Those subsections are now numbered (1), (2), and (3).
 - Section 1.11.C.(2) and Section 1.11.D.(5) are revised to correct references to other subsections of the Comprehensive Growth Management Plan.

FIGURES/ATTACHMENTS

- Chapter 1, Preamble shown in ~~strikeout~~ and underline.
- Relevant section of Florida legislation matrix that specifies change in planning periods.