

MARTIN COUNTY EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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REQUEST NUMBER: CPA 24-02: Chapter 2, Overall Goals and Definitions

Report Issuance Date: February 5, 2025

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
Clyde Dulin, AICP, Comprehensive Planning Administrator
Growth Management Department

<u>PUBLIC HEARINGS:</u>	<u>Date</u>	<u>Action</u>
Local Planning Agency (LPA):	August 15, 2024	Recommend approval 5-0
Local Planning Agency (LPA):	October 3, 2024	Recommend approval 3-1
Board of County Commission Transmittal:	October 22, 2024	Approval to transmit 5-0
Board of County Commission Adoption:	March 25, 2025	TBD

APPLICANT REQUEST: A text amendment to Chapter 2, 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 2, Overall Goals and Definitions.

STATE AGENCY COMMENTS: No comments require action.

EXECUTIVE SUMMARY: Changes proposed for Chapter 2 are based upon those identified in the EAR. Additional changes proposed for Chapter 2 are housekeeping changes recognizing the Village of Indiantown incorporating in 2017 and updating cross references to other CGMP chapters for internal consistency.

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 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 2. 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 changes in Florida Statutes regarding Developments of Regional Impact, planning periods, and onsite sewage treatment and disposal systems.

Since Chapter 2, Overall Goals and Definitions, contains definitions and summaries of topics discussed elsewhere in the CGMP, changes to other chapters may need to be reflected in Chapter 2, Overall Goals and Definitions. Therefore, additional updates to Chapter 2, Overall Goals and Definitions may be necessary based on changes made to other chapters of the CGMP for the sake of internal consistency prior to final adoption.

PROPOSED CHANGES:

1. Policy 2.1A.1(1) adds the word “residential” to clarify that no land uses or development shall exceed 15 residential units per acre. This policy also adds the acronym “MUV” for Mixed-Use Village, which is referenced later in Chapter 2.
2. Policy 2.2A.2 has been revised to reference Policy 9.1G.2(7) in Chapter 9, Conservation and Open Space Element, regarding the exceptions for altering wetlands for internal consistency within the CGMP.
3. A new policy, Policy 2.2A.7, has been added to reference Policy 9.1G.4 in Chapter 9, Conservation and Open Space Element, regarding the exceptions to wetland buffer zone provisions for internal consistency within the CGMP.
4. Policy 2.2C.9(1) has been revised to reference to Policy 8.1C.1 in Chapter 8, Coastal Management Element, to ensure internal consistency within the CGMP.
5. Policy 2.2C.9(2)(e) has been revised to include a sentence about stormwater design and the consideration of tidal inundation and sea level rise impacts. This addition was made to be consistent with resilience text proposed for Chapter 8, Coastal Management Element within the CGMP.
6. Objective 2.2F is proposed for addition with reference to resiliency planning as outlined in Chapter 8, Coastal Management Element.
7. Policy 2.4C.1 has been revised to change the planning period timeframe from 15 years to 20 years, consistent with Florida Statute 163.3177(5)(a).
8. The definition for “affordable housing” has been revised to remove reference to a specific section of Florida Statute.
9. The definition for “Preliminary Development Order” has been revised to remove the term “Development of Regional Impact (DRI)” to keep references to the State Statutes accurate.
10. The definition for “enhanced nutrient-reducing onsite sewage treatment and disposal system” is proposed for addition to Section 2.4. The definition for “onsite sewage treatment and disposal system” has been revised to match the latest definition outlined in Florida Statutes. These changes were made in response to updates in various sections of Florida Statute.
11. The definition for “housing units in actual use” has been proposed for deletion, consistent with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
12. The Village of Indiantown has been added to various definitions in Chapter 2 to provide for the inclusion of the Village in various agreements, committees, and organizations as appropriate for the newly incorporated municipality.
13. The definition for “living shorelines” has been revised to broaden the definition to include all native vegetation for the purpose of providing habitat and not just limiting this function to grasses.
14. The definition for “public facility” has been revised to remove classifications for “mandatory” and “nonmandatory” public facilities. Impact fees are collected at the time of

building permit, and the County no longer classifies its public facilities as either “mandatory” or “nonmandatory.”

15. A new definition is proposed for addition to Section 2.4 for the term “resilience” in response to updates in Chapter 8, Coastal Management Element, regarding resilience planning.
16. The definition for “seasonal population (housing)” has been revised consistent with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
17. The definition for “vacant seasonal housing units” has been proposed for deletion, consistent with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
18. General housekeeping and cleanup changes including the addition of acronyms, replacing “Engineering” with “Public Works” Department, and spelling and grammar corrections.

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.
- LPA approved minutes.
- Objections, Recommendations, and Comments (ORC) letter from reviewing state agencies.
- Draft ordinance with draft Chapter 2, Overall Goals and Definitions shown in ~~strikeout~~ and underline as “Exhibit A”.
- Legal notice.
- Public comment relating to Chapter 2, Overall Goals and Definitions.