

MARTIN COUNTY EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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REQUEST NUMBER: CPA 24-11: Chapter 11, Potable Water Services Element/10 Year Water Supply Plan

Report Issuance Date: February 13, 2025

APPLICANT: Martin County Board of County Commissioners (BCC)

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

PLANNER-IN-CHARGE: Anne Murray, Hydrogeologist, Utilities and Solid Waste Department
Samantha Lovelady, AICP, Principal Planner

<u>PUBLIC HEARINGS:</u>	<u>Date:</u>	<u>Action:</u>
Local Planning Agency (LPA):	September 12, 2024	Voted 4-0 to recommend approval
BCC Transmittal:	October 22, 2024	Voted 5-0 to transmit
BCC Adoption:	March 25, 2025	TBD

APPLICANT REQUEST: A text amendment to Chapter 11, Chapter 11, Potable Water Services Element/10 Year Water Supply Plan, 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 11, Potable Water Services Element/10 Year Water Supply Plan.

STATE AGENCY COMMENTS: No comments require action.

EXECUTIVE SUMMARY: Changes proposed for Chapter 11 are largely housekeeping changes such as recognizing the Village of Indiantown incorporating in 2017.

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 11. 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:

Growth Management Department staff are coordinating with Martin County Utilities and Solid Waste staff 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.

PROPOSED CHANGES:

1. Updated references to the Village of Indiantown.
2. Revised some planning periods in accordance with State statutes. The planning period for the 2021 Upper East Coast Water Supply Plan Update will remain until the next update, which happens every 5 years.
3. Added a 9.5-acre parcel owned by Martin County to be included in the list of exceptions to receive water services. This parcel is adjacent to the Martin County landfill site and will be included in the Martin County Utility Service area.

4. Minor revisions to Policy 11.4.B *Proposed modifications to the Consolidated Water System* to recognize changes in conditions.

ADDITIONAL ITEMS:

5. Figures 11-1 and 11-2 were revised with the adoption of CPA 23-09, Martin Commerce Park LLC Text to correct a scrivener's error. These adopted figures are included in this amendment package since they are existing figures for Chapter 11, Potable Water Services Element/10 Year Water Supply Plan. There are no changes proposed to Figure 11-1 or 11-2 with this amendment.

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 11, Potable Water Services Element/10 Year Water Supply Plan shown in ~~strikeout~~ and underline as "Exhibit A."
- Existing Figure 11-1 and 11-2 for Chapter 11, Potable Water Services Element/10 Year Water Supply Plan.
- Legal notice.
- Public comment relating to Chapter 11, Potable Water Services Element/10 Year Water Supply Plan.