

MARTIN COUNTY EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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REQUEST NUMBER: CPA 24-10: Chapter 10, Sanitary Sewer Element

APPLICANT: Martin County Board of County Commissioners

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

PLANNER-IN-CHARGE: Leo Repetti, Technical Services Administrator
Samantha Lovelady, AICP, Principal Planner

| <u>PUBLIC HEARINGS:</u> | <u>Date</u> | <u>Action</u> |
|---|--------------------|---------------|
| Local Planning Agency (LPA): | September 12, 2024 | |
| Board of County Commission Transmittal: | September 24, 2024 | |
| Board of County Commission Adoption: | TBD | |

APPLICANT REQUEST: A text amendment to Chapter 10, 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 10, Sanitary Sewer Element.

EXECUTIVE SUMMARY: Changes have been made to comply with State Statute H.B. 1379 regarding advanced onsite sewage and disposal systems. Some changes proposed for Chapter 10 are housekeeping changes such as updating data and 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.

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|---------------|---|
| 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 Utility Department staff. 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. A new Goal and Objectives have been added to comply with HB 1379.
2. Updated or deleted information that is no longer relevant.
3. Updated some table to new local conditions.

3. 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

- Chapter 10, Sanitary Sewer Element.
- Excerpt from the Evaluation and Appraisal Report, a Matrix for Evaluating Plan Policies.