

MARTIN COUNTY EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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REQUEST NUMBER: CPA 24-06: Chapter 6, Housing 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

<u>PUBLIC HEARINGS:</u>	<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 4-1
Board of County Commission Adoption:	March 25, 2025	TBD

APPLICANT REQUEST: A text amendment to Chapter 6 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 6, Housing Element.

STATE AGENCY COMMENTS: No comments require action.

EXECUTIVE SUMMARY: Changes proposed for Chapter 6 are largely housekeeping edits such as updating data within tables and narratives; updating report names and dates; and policy revisions 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 6. 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, 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:
 - Updates to references of reports used to account for and analyze the existing housing stock in the County to plan for future growth. Revisions include updates to programs and reports,

and a reference to an interlocal agreement between the County, the School District, and the Cities of Stuart and Indiantown.

- Data within tables has been updated with currently available data. This data was collected from recognized sources including the Shimberg Center for Housing Studies, U.S. Census Bureau 2018-2022 American Community Survey, and the U.S. Department of Housing and Urban Development.
 - In order to better understand and plan for availability of housing units that are affordable for all levels of income, several tables have been added that reflect current data relative to housing conditions in the County. These tables include data on tenure, age, rent, value, monthly cost of owner-occupied units, cost to income ratios, and substandard dwelling units.
 - Section 6.3.C. is being revised to reflect current County analysis procedures for vacant residential land.
 - Section 6.3.E. is being added to reference enacted legislation related to local government authority for affordable housing development.
 - Policy 6.1D.3.(7) is being added related to exceptions or waivers of impact fees for development or construction of housing that is affordable.
 - Policy 6.1E.10. is updated to reference the Martin County Community Land Trust, which was created in 2023.
 - Policy 6.1E.11. is being updated to reflect current legislative requirements.
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

- Data and analysis relating to Chapter 6, Housing Element.
- Excerpt from the Evaluation and Appraisal Report, a Matrix for Evaluating Plan Policies.
- LPA approved 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 6, Housing Element shown in ~~strikeout~~ and underline as “Exhibit A”.
- Public comment relating to Chapter 6, Housing Element.