

# MARTIN COUNTY EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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**REQUEST NUMBER:** CPA 24-07: Chapter 7, Recreation Element  
Report Issuance Date: May 30, 2024  
**APPLICANT:** Martin County Board of County Commissioners  
**REPRESENTED BY:** Paul Schilling  
Growth Management Director  
Martin County Board of County Commissioners

**PLANNER-IN-CHARGE:** Clyde Dulin, AICP, Comprehensive Planning Administrator

<b><u>PUBLIC HEARINGS:</u></b>	<u>Date</u>	<u>Action</u>
Local Planning Agency (LPA):	June 20, 2024	Approve 4-0
Board of County Commission Transmittal:	October 22, 2024	
Board of County Commission Adoption:	TBD	

**APPLICANT REQUEST:** A text amendment to Chapter 7 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 7, Recreation Element.

**EXECUTIVE SUMMARY:** Changes proposed for Chapter 7 are not related to changes in Florida Statute. Housekeeping changes and minor policy changes are identified in the Issues portion of this report.

**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 7. The attached Chapter contains, in strike and underline, the proposed changes to the Element to implement the any local issues identified.

**DATA AND ANALYSIS:**

Growth Management Department staff coordinated with staff from the Parks and Recreation Department 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:**

- Future Needs. The Development of Regional Impact (DRI) process is no longer a requirement in Florida Statutes. The reference to encouraging park land in a DRI has been removed. References to a future public gun range, off road vehicle park and aquatics center have been removed. Sailfish Splash Waterpark was completed.
- Updates to the Parks and Recreation Master Plan will be conducted every 10 years. This change provides two cycles of a five-year Capital Improvement planning process to accomplish the activities identified in a long-term Master Plan. See Policy 7.1A.4. and Policy 7.1B.2.

- A reference to a 2003 feasibility study is shown stricken in Policy 7.1B.2. The 2003 study is no longer relevant.
- A proposed change to Policy 7.1B.7 acknowledges the fact that Capital Improvement Planning results in a review of beach access every year instead of every five years.
- Proposed changes to Policy 7.1B.7. would remove a requirement for studying beach users “place of origin.”
- Policy 7.1B.9. is shown revised to seek grants for water safety programs.
- The Village of Indiantown is identified along with the City of Stuart and the School Board for the joint use of recreation facilities.

#### **FIGURES/ATTACHMENTS**

- Chapter 7, Recreation Element shown in ~~strikeout~~ and underline.