

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B4
From: Staff
Date: January 9, 2026
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 25-04ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from Martin County was received on December 16, 2025 and contains text amendments to the Overall Goals and Definitions and Future Land Use elements of the County's Comprehensive Growth Management Plan (CGMP). This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

On August 26, 2025, the Martin County Board of County Commissioners approved a Resolution to initiate amendments to the County's Comprehensive Growth Management Plan and Land Development Regulations related to Accessory Dwelling Units (ADUs) in furtherance of providing affordable housing. The proposed text amendments are being made to standardize definitions, reorganize criteria, and update policies related to ADUs. Due to the amount of amendment materials, the proposed amendments, shown in ~~strikeout~~ and underline format, are included on Council's website as a supplement. The following summarizes the proposed amendments:

- **Section 2.4, Definitions.** The existing term, "Accessory Dwelling Units (ADUs)" will be updated for consistency with Florida Statutes. The new term, "Employee Dwelling Units (EDUs)" will be added to describe living quarters on non-residential properties (currently permitted by the CGMP and LDRs).

- **Policy 4.9B.2, Accessory Dwelling Units (ADUs).** This policy will be added and will contain the criteria currently existing in the CGMP for ADUs on residential properties.
- **Policy 4.9B.3, Employee Dwelling Units (EDUs).** This policy will be added to provide direction not currently found in the CGMP for EDUs on non-residential properties.
- **Policy 4.13A.1, Intent of agricultural designation.** A line of text will be added to permit one ADU as an accessory structure to a single-family dwelling.
- **Policy 4.13A.3, Agricultural Ranchette development.** A line of text will be added to permit one ADU as an accessory structure to a single-family dwelling.
- The existing ADU criteria will be stricken from the following policies, and a line of text will be added to permit one ADU as an accessory structure to a single-family dwelling.
 - **Policy 4.13A.5(1),** Rural density (one unit per two acres)
 - **Policy 4.13A.5(2),** Residential Estate densities (one unit per acre)
 - **Policy 4.13A.6,** Rural Heritage designation (one unit per two acres)
- **Policy 4.13A.7(1)(d), Residential development.** The existing ADU criteria will be stricken, and a line of text will be added to permit one ADU as an accessory structure to a single family dwelling in all residential future land use designations, excluding mobile home.
- **Policy 4.13A.8, Commercial development.** Text will be added in the Commercial Office/Residential and Marine Waterfront Commercial future land use designations to permit one ADU as an accessory unit to a single-family dwelling and permit EDUs on properties developed with nonresidential uses.
- **Policy 4.13A.10, Industrial development.** Text will be added to permit EDUs on properties developed with nonresidential uses.

The CGMP intends for ADUs to be located on lots developed with single-family dwelling units. Below is the existing definition of ADUs, from Section 2.4 of the CGMP:

Accessory dwelling units (ADUs): Also referred to as accessory apartments, second units, or granny flats — are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities, and can be either attached or detached from the main residence.

The County staff reports indicates that the proposed amendments are consistent with the goals, objectives, and policies of the CGMP and recommends approval of the proposed text amendments.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on December 16, 2025. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. Accessory Dwelling Units are widely recognized as an effective way to provide affordable housing with minimal impact on existing infrastructure. The County is commended for enhancing this important tool to help address the housing affordability crisis.

Recommendation

Council should approve this report and authorize its transmittal to Martin County and FloridaCommerce.

Council Action – January 16, 2026

To avoid unnecessary delay and meet the 30-day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approved this report and authorized its transmittal to the Martin County and FloridaCommerce on January 7, 2026.

At the January 16, 2026 Council meeting, Vice Mayor Greg Langowski from the City of Westlake moved approval of the staff report. Commissioner Linden from the Town of Lake Park seconded the motion, which carried unanimously.

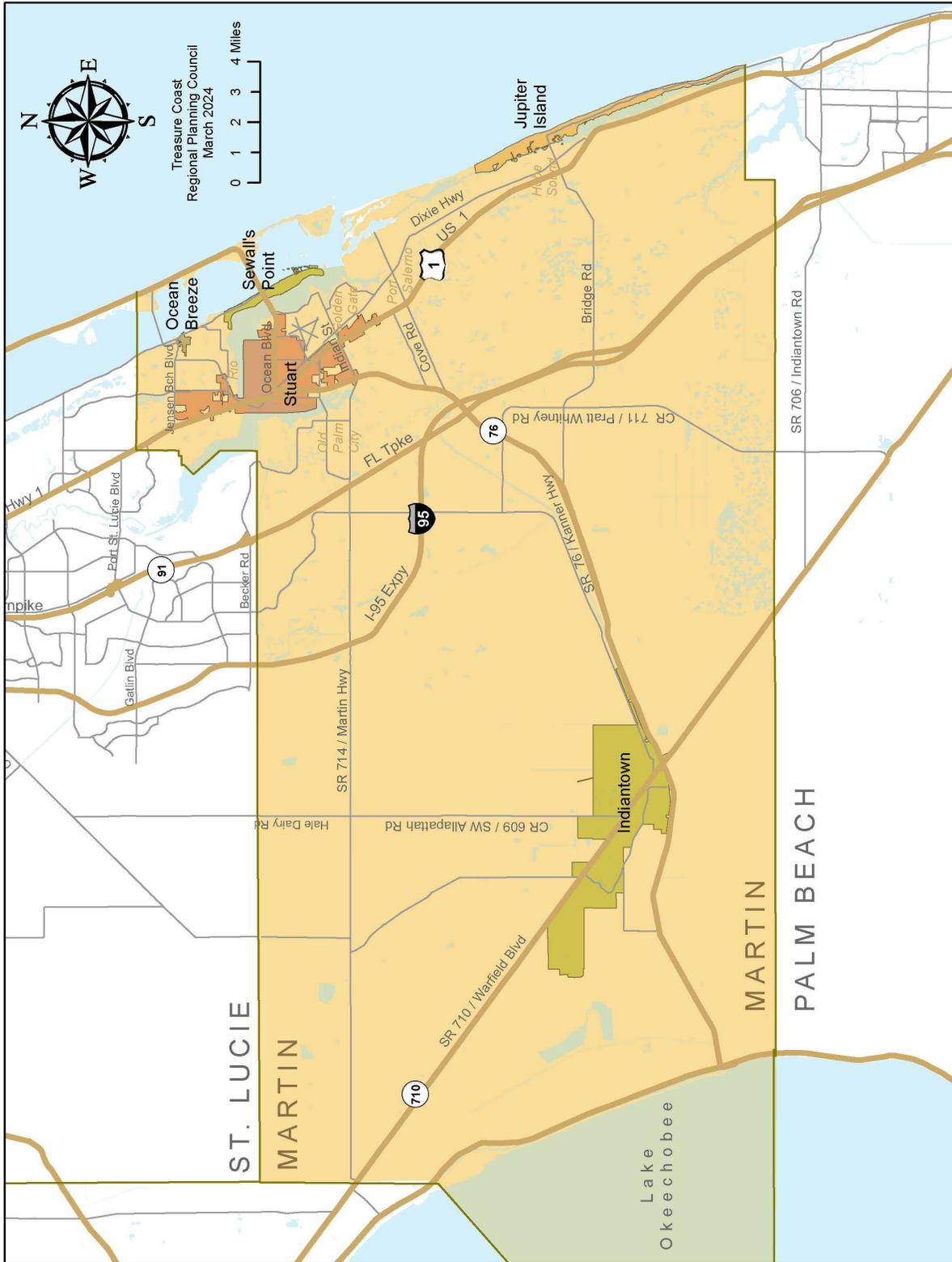
Attachments

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1 General Location Map



From: [Paul Schilling](#)
To: [Amy Offebach](#); [Clyde Dulin](#); [Tara Craver](#)
Subject: FW: Martin County 25-04ESR Proposed
Date: Thursday, January 15, 2026 5:37:29 PM
Attachments: [image001.png](#)

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Plan_Review <Plan.Review@FloridaDEP.gov>
Sent: Thursday, January 15, 2026 4:10 PM
To: Paul Schilling <pschilli@martin.fl.us>; dcpexter@commerce.fl.gov
Cc: Plan_Review <Plan.Review@FloridaDEP.gov>
Subject: Martin County 25-04ESR Proposed



To: Paul Schilling, Growth Management Department Director

Re: Martin County 25-04ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

January 14, 2026

The Honorable Sarah Heard
Chair, Martin County
Board of County Commissioners
2401 South East Monterey Road
Stuart, Florida 24996

Dear Chair Heard,

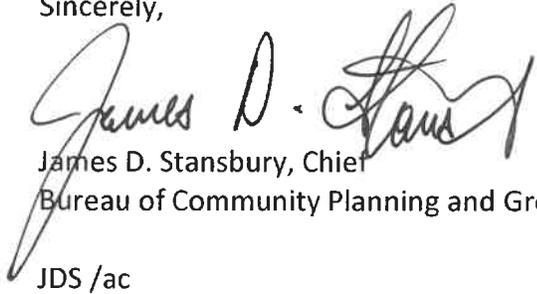
FloridaCommerce has reviewed the proposed comprehensive plan amendment for Martin County (Amendment No. 25-04ESR) received on December 15, 2025. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Ailin Cano, Planning Analyst, by telephone at (850)-717-8443 or by email via Ailin.Cano@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth
JDS /ac

Enclosure(s): Procedures for Adoption

cc: Don G. Donaldson, P.E., County Administrator, Martin County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fldco.my.salesforce-sites.com/cpl/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

From: [Paul Schilling](#)
To: [Amy Offenbach](#); [Clyde Dulin](#)
Cc: [Tara Craver](#)
Subject: FW: Martin County 25-4ESR - FDOT District Four Review
Date: Tuesday, January 13, 2026 10:47:22 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Tuesday, January 13, 2026 10:46 AM
To: Donna Harris DCPexter@Commerce.fl.gov <dcpexter@commerce.fl.gov>; Paul Schilling <pschilli@martin.fl.us>
Cc: Peters, Victoria <Victoria.Peters@dot.state.fl.us>; Marinace, Kathryn <Kathryn.Marinace@dot.state.fl.us>
Subject: Martin County 25-4ESR - FDOT District Four Review



Pursuant to Section 163.3184(3), Florida Statutes, the Florida Department of Transportation (Department) reviewed the proposed Comprehensive Plan Amendment, Martin County CPA 25-4 Accessory Dwelling Units text amendment.

The proposed amendment is not anticipated to directly impact transportation resources or facilities of state importance. As such, the Department will not be issuing amendment comments.

We appreciate the opportunity to review the proposed amendment and request that a copy of the adopted amendment, along with the supporting data and analysis be transmitted within ten working days after the second public hearing to d4-planningreviews@dot.state.fl.us.

If you have any questions, please do not hesitate to contact me.

From: [Paul Schilling](#)
To: [Amy Offenbach](#); [Clyde Dulin](#); [Tara Craver](#)
Subject: FW: FWC's Comments on Martin County 25-04ESR (CPA #25-04, Accessory Dwelling Units)
Date: Wednesday, December 31, 2025 8:17:50 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: DiGruttolo, Laura <Laura.DiGruttolo@MyFWC.com>
Sent: Tuesday, December 30, 2025 4:23 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: dcpexter@commerce.fl.gov; Conservation Planning Services <conservationplanningservices@MyFWC.com>; Colletier, Nicolas <Nicolas.Colletier@MyFWC.com>; Baysinger, Samantha <Samantha.Baysinger@MyFWC.com>
Subject: FWC's Comments on Martin County 25-04ESR (CPA #25-04, Accessory Dwelling Units)



Dear Mr. Schilling:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Laura DiGruttolo
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1875 Orange Avenue East
Tallahassee, FL 32311
(850) 728-5147