

# CRA Board Meeting

**November 27, 2023**

# Objective For Today:

Provide overview of processes and time frames for new property development within the CRA

Provide a sense of the complexity and interrelationships of land development

# GROWTH MANAGEMENT DEPARTMENT

## Administration

Administrative Manager  
Administrative Assistant (3)  
Planning Assistant

## Growth Management Director

## Deputy Director

## Comprehensive Planning

Comp. Planning Administrator  
Principal Planner  
Senior Planner  
Planner

## Environmental

Environ. Planning Administrator  
Principal Planner  
Senior Planner (2)  
Planner

## Development Review

Administrator  
Principal Planner (2)  
Senior Planner (2)

## Permit Compliance

Zoning Compliance Reviewer (3)

## Site Compliance

Senior Site Compliance Officer  
Site Compliance Officer

## Zoning Desk

Code Compliance Technician (2)

# PROPOSED DEVELOPMENTS MAP

- SEARCH PROJECTS IN MARTIN COUNTY

<https://www.martin.fl.us/Projects>

## SEARCHING PROJECTS

From this page, you can access resources that offer insight into cost, timeline and details about County projects included in the Martin County Capital Improvement Program (CIP), as well as information about private developer projects within unincorporated areas of Martin County.

## COUNTY PROJECTS

County projects prioritized within the CIP include roads, bridges, wastewater and stormwater systems, and other projects that serve the public good and help ensure safe and thriving communities.



SEARCH COUNTY PROJECTS



## PROPOSED DEVELOPMENT PROJECTS

Private developer projects found in the Proposed Developments map include residential, commercial and industrial applications which are currently under review or have been approved.



SEARCH PROPOSED DEVELOPMENT PROJECTS



# DEVELOPMENT REVIEW

## OVERVIEW

# COMPREHENSIVE PLANNING

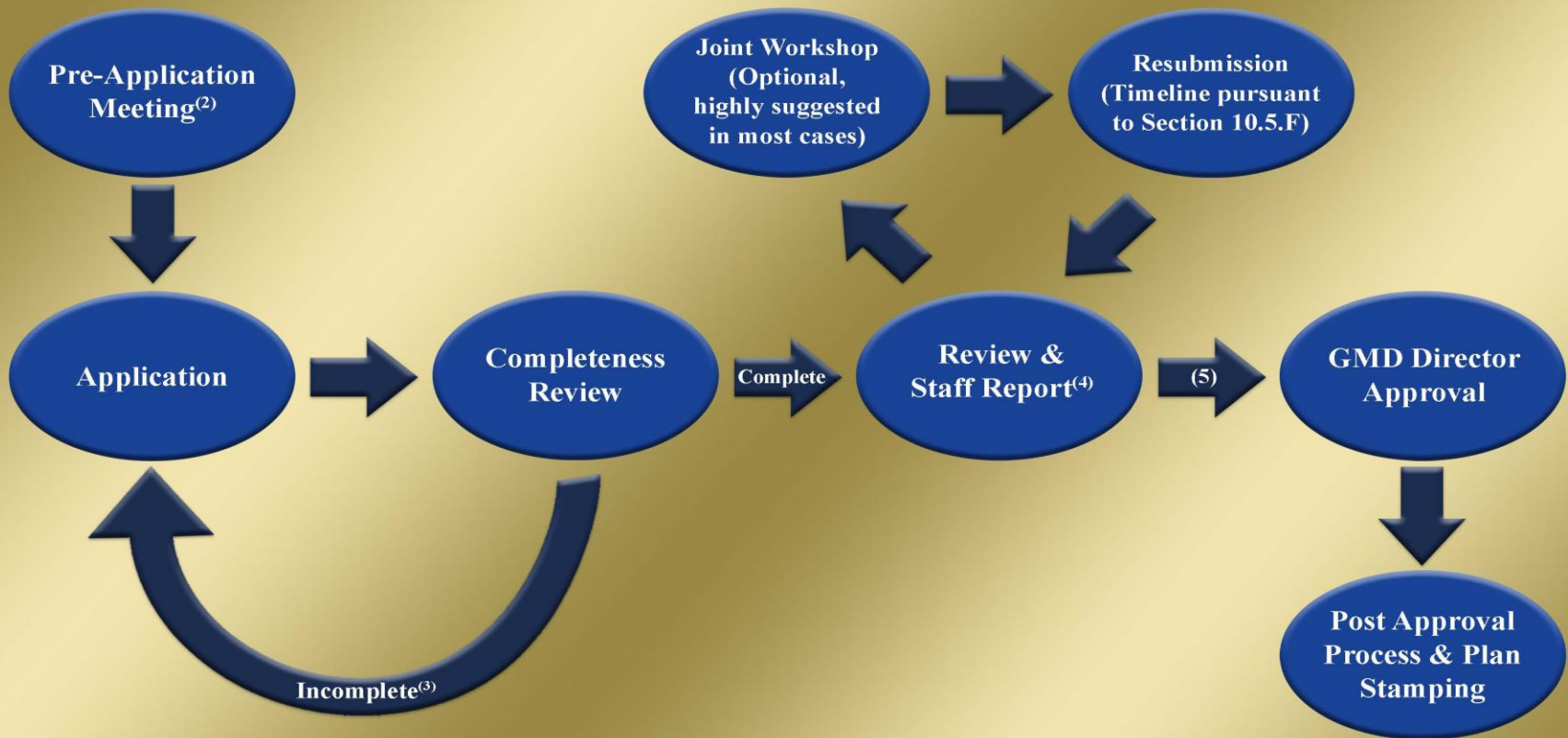
## OVERVIEW

<https://www.martin.fl.us/government/departments/growth-management-department>





## Martin County Development Review Process Minor Development, Minor Master and/or Final Site Plan<sup>(1)</sup>



(1) Thresholds for Minor review are listed in Section 10.2.C. Applicability for Master and/or Final site plans are found within Section 10.2.D.

(2) If desired or required per Section 10.5.C.

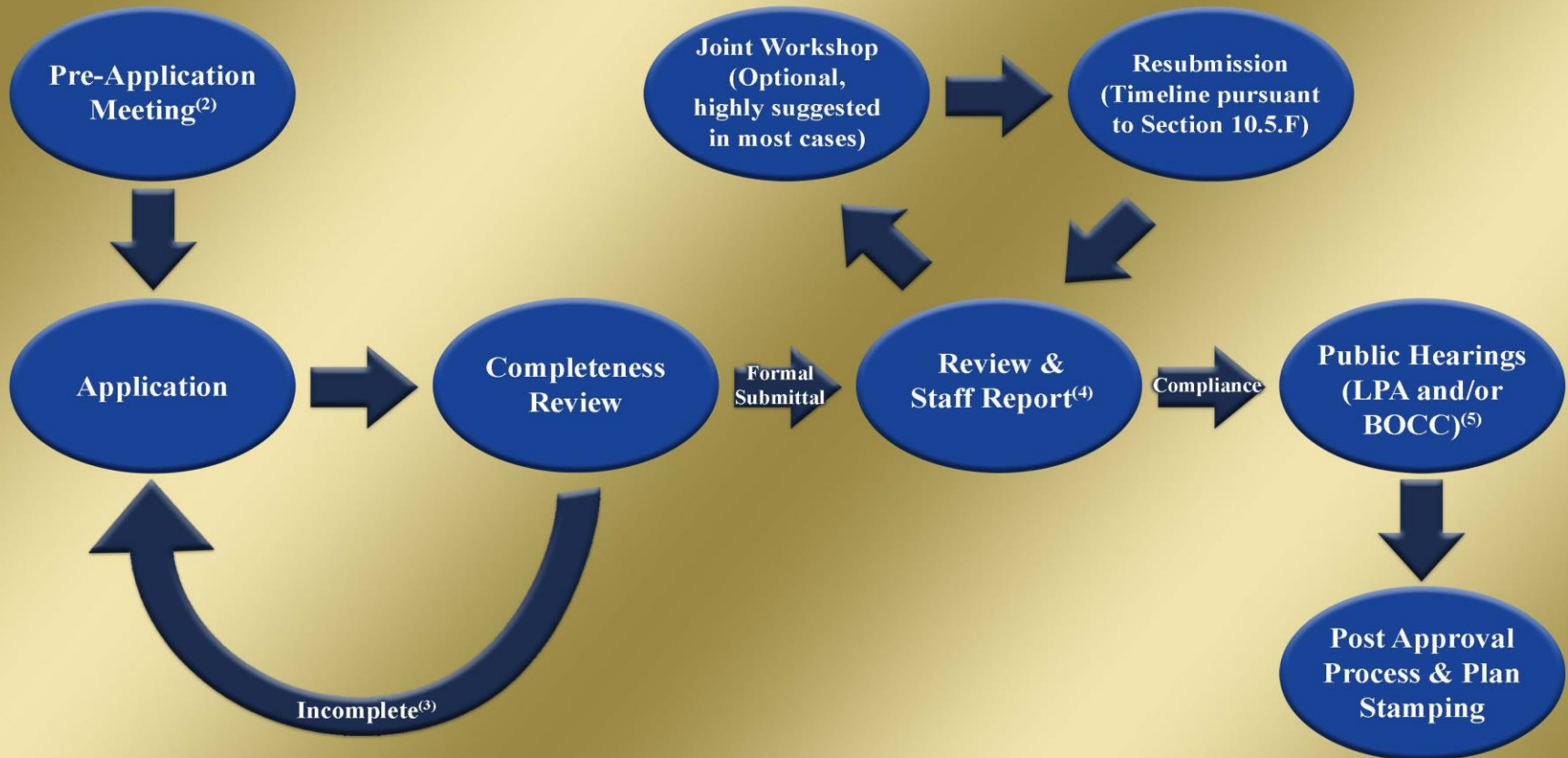
(3) If determined that the application is not complete for review, the applicant shall be provided with a written explanation of the application deficiencies. More information on completeness is listed in Section 10.5.D.

(4) Review time is dependent on the application, as listed in Section 10.5.E.

(5) Decision maker for application type is listed in Table 10.5.F.9.



## Martin County Development Review Process Major Development, Master and/or Final (PUD and Non-PUD)<sup>(1)</sup>



(1) Thresholds for Major review are listed in Section 10.2.C. Applicability for Master and/or Final site plans are found within Section 10.2.D.

(2) If required per Section 10.5.C.

(3) If the County Administrator determines the application is not complete for review, the applicant shall be provided with a written explanation of the application deficiencies. More information on completeness is listed in Section 10.5.D.

(4) Review time is dependent on the application, as listed in Section 10.5.E.

(5) Decision maker for application type is listed in Table 10.5.F.9.

# THRESHOLDS FOR REVIEW

Table 10.2.C.1 *Thresholds for Review*

Density or Intensity of Proposed Development	Minor	Major
Residential development of 50 dwelling units or less	X	
Residential development of more than 50 dwelling units		X
Nonresidential development of 25,000 sq. ft. or less	X	
Nonresidential development of more than 25,000 sq. ft.		X
Nonresidential development of 50 beds or rooms or less	X	
Nonresidential development of more than 50 beds or rooms		X



# REVIEW TIME

*Table 10.5.E.1 MAXIMUM REVIEW TIME FOR TYPE OF APPLICATION*

Application Type	County Administrator Review and Report
Expedited Applications	15 working days
Major development, master or final site plan	60 days
Minor development, master or final site plan	45 days
Plat or replat	45 days
Amendment of the official zoning atlas	30 days
PUD application	60 days
Amendment of a Special Exception	45 days
Development agreement	60 days
Vested rights determination	60 days
Text amendment to the LDR	60 days
Revocation of a development order	30 days
Non Administrative Amendments	As per development type
Administrative amendment	15 working days
Other applications	30 days or as determined by the County Administrator

## Chapter 19 PROPERTY RIGHTS ELEMENT

Adopted:	November 16, <u>2021</u>	By Ordinance No. 1171
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### Section 19.1 Background

Section 163.3177(6)(i), Florida Statutes requires each local government include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making.

### Section 19.2. Goal, Objective and Policies

**Goal 19.1**To respect judicially acknowledged and constitutionally protected private property rights.

*Objective 19.1A.* Ensure that private property rights are considered in local decision making.

*Policy 19.1A.1.* The following rights shall be considered in local decision making:

- (1) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- (2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- (3) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- (4) The right of a property owner to dispose of his or her property through sale, or gift.

# **LIVE LOCAL ACT of 2023 (aka SB 102)**

## **Effective July 1, 2023**

### **State Housing Strategy – Statement of Legislative Intent**

It is the intent of this act to articulate a state housing strategy that will carry the state toward the goal of ensuring that each Floridian has safe, decent, and affordable housing. This strategy must involve state and local governments working in partnership with communities and the private sector and must involve financial, as well as regulatory, commitment to accomplish this goal. [420.0003(1) – pg. 67 SB102]



## **Pre-emptions of Local Government Authority**

- B. County must authorize multi family and mixed use residential in commercial or mixed-use zoning if at least 40% of units are affordable
1. May not require a land use or zoning change or a comprehensive plan amendment
  2. May not restrict density below the “highest allowed density” on any unincorporated land in the county where residential development is allowed
  3. May not restrict height below the “highest currently allowed height” for commercial or residential development within “its jurisdiction” within 1 mile of the proposed development OR 3 stories – whichever is higher
  4. Must administratively approve the proposed development without action by the Board of County Commissioners if it meets land development regulations – including parking and setbacks for example and is otherwise consistent with the Comprehensive Plan
  5. Must consider reduced parking requirement if development is within ½ mile of a “major transit stop” and the stop is accessible to the development
  6. Development must comply with all other state and local laws
  7. In effect for 10 years
  8. Identical provisions for municipalities
  9. See 125.01055(7)(a) on pgs. 12-13 of SB 102

# GROWTH MANAGEMENT

The graphic features a dark blue background on the left with white text. On the right, there is a map of a community area with various colored overlays (red, yellow, green) indicating different land use zones. A small circular logo is in the top left corner.

**MARTIN COUNTY  
EVALUATION AND  
APPRAISAL REPORT  
COMMUNITY  
SURVEY**

*Addressing community-specific interests for consideration  
in the Comprehensive Growth Management Plan*

Every 7 years the state requires that all municipalities & local governments  
update their comprehensive plans to, at a minimum, reflect recent legislative  
changes.

## Martin County Evaluation and Appraisal Report Community Survey

Every 7 years the state requires that all municipalities and local governments update their comprehensive plans to, at a minimum, reflect recent legislative changes. In addition, the EAR process is also an opportunity to address community concerns and desires within the comprehensive plan. Please take a few minutes to provide your input to address any desired changes within the comprehensive plan.

[LEARN MORE >](#)



About



Landowner's Property  
Rights – Explained



Staff Reports



Comprehensive  
Planning



Development Review



Local Planning  
Agency





- EVALUATION AND APPRAISAL OVERVIEW

- Every 7 years the state requires that all municipalities and local governments update their comprehensive plans to, at a minimum, reflect recent legislative changes. In addition, the EAR process is also an opportunity to address community concerns and desires within the comprehensive plan.

- OBJECTIVES

- Review changes to state statutes over the last 7 years
- Compare Florida statute changes with the 19 chapters of the Comprehensive Plan
- Identify areas within the Comprehensive Plan where updates might be needed (I.e. references to Indiantown)
- Notify the State of Florida of the County's intent to develop EAR and potential changes

# PROCESS

- Growth Management Department reviews required Florida Statute changes to Martin County Comprehensive Plan
- Comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions
- Items discussed and identified in the EAR process may or may not result in changes to the Comprehensive Plan
- If there are recommended / required changes to the Comprehensive Plan, those will have their own required public hearings
- Conduct public outreach
- Treasure Coast Regional Planning Council (TCRPC) conducted 29 individual interviews
- August 29, 2023: TCRPC & Martin County host EAR Workshop
- September 1, 2023: TCRPC & Martin County launch Community Survey
- December 31, 2023: Survey closes
- January 18, 2024: TCRPC & Martin County host EAR Workshop

