

# MARTIN COUNTY EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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**REQUEST NUMBER:** CPA 24-03: Chapter 3, Intergovernmental Coordination 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

<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:	Oct. 22, 2024	Approval to transmit 5-0
Board of County Commission Adoption:	March 25, 2025	

**APPLICANT REQUEST:** A text amendment to Chapter 3 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 3, Intergovernmental Coordination.

**STATE AGENCY COMMENTS:** No comments require action.

**EXECUTIVE SUMMARY:** Changes proposed for Chapter 3 are largely housekeeping changes such as: recognizing the Village of Indiantown incorporating in 2017; reflecting the updated agency names that have changed; revising as needed dates to interlocal agreements with various agencies; and updating goals, policies, and objectives 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 3. 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. Several minor changes have been made to the Goals, Objectives, and Policies section of the element, including:

- Table 3.1, *Coordinating Entities – Martin County* has been updated to include the Village of Indiantown and South Martin Regional Utilities; and update various agency names that have been changed since the last EAR.
- Section 3.2.B. *Coordinating Mechanisms* has been revised to reference the Treasure Coast Transportation Council, which coordinates regional planning with St. Lucie and Indian River counties, and the membership of the MPO policy Board.
- References to the County’s agreement with Waste Management related to the solid waste disposal has been updated to reflect current contract dates.
- Policy 3.1A.4 is updated to reflect the renaming of the “Engineering” department to “Public Works.”
- Policy 3.1E.4. *Coordination on utilities services*, is revised to reference the change in the name of the Indiantown Utilities Company and the expiration date for the interlocal agreement with Town of Jupiter Island concerning joint planning.
- Policy 3.1J.3. *Provision of technical memorandums to School Board* is revised to reflect current statutory requirements related to population projects.

## **FIGURES/ATTACHMENTS**

LPA Minutes

Objections Recommendations and Comments

Draft ordinance with draft Chapter 3, shown in ~~strikeout~~ and underline as “Exhibit A”

Public Comment