

# **PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN**

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**REQUEST NUMBER:** CPA 20-05 Hodapp Property Text Amendment

Report Issuance Date: July 14, 2020

**APPLICANT:** Martin County Board of County Commissioners

**REPRESENTED BY:** Paul Schilling  
Director, Growth Management Department

**PLANNER-IN-CHARGE:** Maria Jose, M.S., Planner  
Growth Management Department

## **PUBLIC HEARINGS**

Local Planning Agency:

## **Date**

August 20, 2020

## **Action**

LPA voted 5-0 recommending approval

BCC Transmittal Hearing:

NA

BCC Adoption Hearing:

September 29, 2020

**APPLICANT REQUEST:** The request, initiated by the Board of County Commissioners (BOCC), is for a text amendment to Policy 6.1D.8 of the Martin County Comprehensive Growth Management Plan (CGMP) regarding lands designated as Mobile Home future land use. This amendment will be processed as a small scale amendment concurrent with the proposed Future Land Use Map amendment.

## **STAFF RECOMMENDATION:**

Staff recommends approval of the text amendments, for the reasons identified in this staff report.

## **EXECUTIVE SUMMARY:**

The proposed text amendment is concurrent to a Board initiated amendment to the Future Land Use Map (FLUM) that proposes to change a 5-acre parcel, referred to as the Hodapp property, located at 7715 S.W. 39<sup>th</sup> Street, from Mobile Home to Agricultural Ranchette. The amendments were initiated by the Board at the request of Mr. and Mrs. Hodapp, who own the 5-acre parcel. Policy 6.1D.8 of the CGMP prevents mobile home lands from being converted to other future land use designations.

Therefore, the application is for a text amendment to Chapter 6, Housing Element, of the CGMP where language is proposed to be added to Policy 6.1D.8., stating that inappropriately designated parcels with a Mobile Home future land use designation are allowed to change to another designation. This would ensure that parcels inappropriately designated as Mobile Home can change to another more appropriate future land use designation without having to redesignate other lands as Mobile Home density or be accompanied by a PUD.

**The following Plan policy is proposed for change. The underlined text is proposed for addition and the stricken text is proposed for deletion.**

Policy 6.1D.8. *No net loss of mobile home lands.* Lands designated Mobile Home Density on the Future Land Use Map shall be changed to another designation only where (1) one or more lots, tracts or parcels have been inappropriately designated; ~~or (1)-(2)~~ (2) other suitable lands can be redesignated as Mobile Home Density or ~~(2)(3)~~ where the proposal to change the designation is accompanied by a planned unit development application that will, at a minimum, ensure ~~(1) a.~~ a. no involuntary displacement of mobile home residents and ~~(2)b.~~ b. any site-built units that replace mobile home units qualify as affordable housing, as defined in Chapter 2, Overall Goals and Definitions, for at least 30 years after initial occupancy. The affordable units proposed in the PUD must contain a combination of units affordable to households with extremely low, very low, low, moderate, and workforce incomes as determined by the BCC.

## **2. ANALYSIS**

Please see the following excerpt from Section 6.2.C. of Chapter 6 of the CGMP, which explains how a “no-net loss” policy was adopted in 2008 by Martin County:

*“Mobile homes.* Recognizing that mobile homes can represent a valuable supply of affordable housing, in 2008 Martin County adopted a “no-net loss” policy for land with the Mobile Home Future Land Use designation.”

The no-net loss policy was introduced to the CGMP to maintain affordable housing supply in the county. However, in certain situations, a parcel may have been assigned with the Mobile Home future land use designation even though another designation may have been more fitting for the parcel.

The subject site (Hodapp property) regarding the concurrent FLUM amendment proposal is 5 acres. However, it was originally part of a 10-acre tract, that is bounded on two sides by neighboring parcels that are designated as Agricultural Ranchette. In fact, the majority of western Martin County is designated Agricultural Ranchette or Agricultural (further west). It would have been appropriate if the subject site had been originally designated as Agricultural Ranchette instead of Mobile Home. Please see Figure 1 below, which shows how land in the vicinity of the subject site is Agricultural Ranchette.

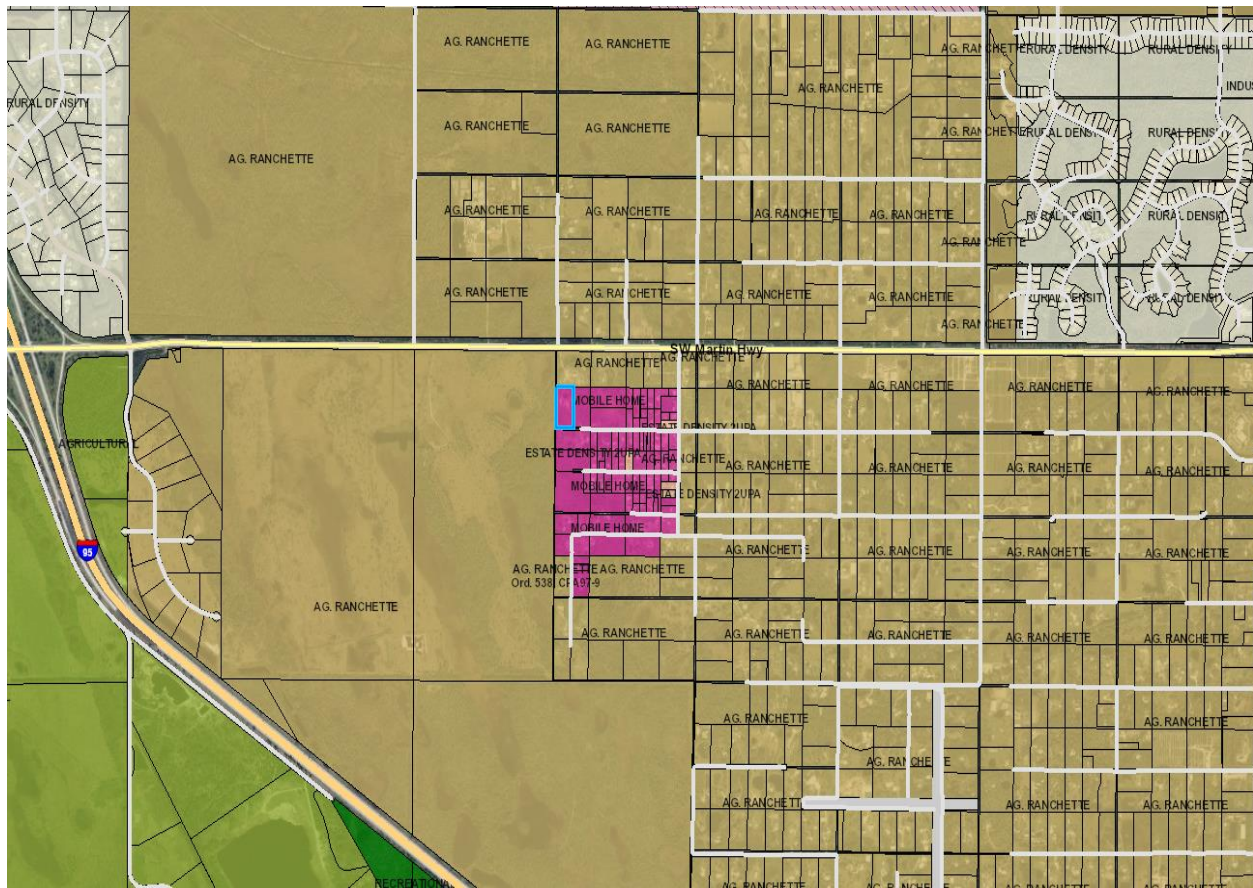


Figure 1, which shows that the subject site, highlighted in blue, is surrounded by lands that are mostly designated as Agricultural Ranchette.

Additionally, the current density allowed on the subject site is 8 units per acre. Such a density is less appropriate for the subject site since it is in the middle of a rural/agricultural area, far away from the Primary Urban Service District. Since the area is outside of the urban service district, no water and sewer provisions are available, and so units are dependent on septic systems and wells. The concurrent proposal to change the subject site to Agricultural Ranchette will only permit a density of 1 unit per 5 acres. Such a low density is more suitable to the agricultural nature of the vicinity.

As stated previously in the analysis, the intention of the “no net loss” policy is to prevent the loss of affordable housing since mobile homes are a valuable supply of affordable housing. However, no mobile home or affordable housing ever existed on this site. As described above, the five-acre site cannot be developed at eight units per acre because it lacks centralized water and sewer service. Therefore, changing the future land use designation does not cause a decrease in the existing affordable housing supply, and does not affect the existing mobile home parks.

Staff does not recommend a site-specific text amendment just for the five-acre Hodapp property. There may be other circumstances where a parcel designated Mobile Home may be changed to a more appropriate designation. The underlined text proposed in Policy 6.1D.8 provides another option to the application of the no net loss policy. However, changing the Mobile Home future land use designation to another future land use still requires Board approval through an amendment to the Future Land Use Map. An example of such a scenario is the subject site, the

Hodapp property. Please see the staff report for the concurrent Future Land Use Map amendment.

### **3. CONCLUSION**

Staff recommends approval of the proposed text amendment because there are scenarios where a parcel may be inappropriately designated as Mobile Home or where a change in land use designation will not impact the supply of affordable housing.

### **3. FIGURES/ATTACHMENTS**

Figure 1, Current future land use map