



Agenda Item Summary

File ID: 19-0679

PH-3

Meeting Date: 7/30/2019

PLACEMENT: Public Hearings

TITLE:

LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 18-10, CRA TEXT AMENDMENT

EXECUTIVE SUMMARY:

CPA 18-10, CRA Text Amendment, was initiated by the Board of County Commissioners with the adoption of Resolution 17-12.3. The amendment proposes the creation of a new Chapter 18, Community Redevelopment, of the Comprehensive Growth Management Plan. Amendments to Chapters 2, Overall Goals and Definitions; Chapter 4, Future Land Use, Chapter 6, Housing; Chapter 8, Coastal Management; Chapter 9, Conservation and Open Space; Chapter 13, Drainage and Natural Groundwater Aquifer Recharge, and Chapter 14, Capital Improvements, are also proposed. The Local Planning Agency recommended approval.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Irene A. Szedlmayer, AICP
Title: Senior Planner

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: Plan Amendment

BACKGROUND/RELATED STRATEGIC GOAL:

Background/Related Strategic Goal

In accordance with Sections 163.3174(4)(a) and 163.3184(3)(c)1 and (11), Florida Statutes (FS), all Plan amendments require three public hearings. The first public hearing for this Plan amendment was conducted before the Local Planning Agency on June 20, 2019. Today's is the second public hearing, at which the Board of County Commissioners determines whether to transmit or not transmit the plan amendment to the State Land Planning Agency.

Upon transmittal, Section 163.3184, FS, requires state and regional reviewing agencies to provide comments to the County regarding any impacts to important state resources and facilities. The state and regional reviewing agencies must provide their comments, if any, to Martin County within 30 days of the agency receipt of the amendments. If comments are received regarding impact to state resources and facilities, they must be addressed prior to adoption of the Plan amendment. Failure to successfully address impacts to state resources and facilities may form the basis for a challenge to

the amendment after adoption.

The adoption public hearing is the third required public hearing. Pursuant to Section 163.3184(3)(c)1 and (11), FS, Martin County must hold the adoption public hearing within 180 days after the receipt of reviewing agency comments. If Martin County fails to hold an adoption public hearing, the amendment is deemed withdrawn unless extended by agreement and notice to the State Land Planning Agency and any affected party that provided comments on the amendment. If approved within 180 days, Martin County has ten days to send the amendment adoption package to the State Land Planning Agency. The State Land Planning Agency has five days to find the amendment adoption package complete.

If not timely-challenged, the effective date of a plan amendment adopted under the state expedited review process is 31 days after the state land planning agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. If approval of a Plan amendment is challenged, the process for the administrative review will be as provided in Section 163.3184(5), FS.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Decisions approving or rejecting proposed plan amendments constitute legislative actions of the BCC. Legislative decisions are those in which the local government formulates policy. They are different from rezoning and site plan decisions which are quasi-judicial actions involving the application of specific rules of policy to specific situations. A local government's approval or denial of an issue in its legislative capacity is typically subject to a fairly debatable standard of review. Fairly debatable means that the government's action must be upheld if reasonable minds could differ as to the propriety of the decision reached. Decisions subject to the fairly debatable standard of review need only be rationally related to a legitimate public purpose, such as the health, safety, and welfare of the public, to be valid. Given this broad discretion, only decisions that are arbitrary and capricious or illegal are subject to serious legal challenge. If approval of a Plan amendment is challenged, the approval will be sustained if it complies with Florida Statutes regarding (1) procedural requirements (e.g. proper notice, public hearing) and (2) substantive requirements (e.g. adequate data and analysis, internal consistency). Challenges to a denial of a Plan amendment, have an even higher burden. Since the Comprehensive Plan is already in place, the County does not have to meet the statutory, procedural or substantive requirements in order to deny an amendment. Thus, challengers ordinarily seek a remedy based on constitutional claims or some other basis

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board approve transmittal to the State Land Planning Agency of CPA 18-10, CRA Text Amendment, amending the Comprehensive Growth Management Plan to create Chapter 18, the Community Redevelopment Element, and making related amendments to Chapters 2, 4, 6, 8, 9, 13, and 14.

ALTERNATIVE RECOMMENDATIONS

Move that staff provide additional information or analysis or make certain modifications to the proposed text and continue the item to a future date.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

1. Staff time.

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution
☐ Other: