



Agenda Item Summary

File ID: 21-0691

CNST-10

Meeting Date: 6/22/2021

PLACEMENT: Consent

TITLE:

REQUEST TO INITIATE A COMPREHENSIVE PLAN AMENDMENT TO UPDATE THE METHODOLOGY FOR CALCULATION OF POPULATION AND FUTURE LAND CAPACITY

EXECUTIVE SUMMARY:

Request that the Board of County Commissioners initiate a Comprehensive Plan Amendment to update the methodology for calculation of population and future land capacity.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Clyde Dulin, AICP
Title: Comprehensive Planning Administrator

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

On February 26, 2019, the Board of County Commissioners (Board) considered the 2019 Residential Capacity Expansion Analysis. After the presentation, the Board directed staff to update the methodology for calculating population and future land capacity ensuring continuing maintenance of best management practices.

Following Board direction in 2019, staff considered a number of providers specializing in land use modelling and found that third-party providers have developed computer models and detailed methods of data analysis that staff does not have access to.

Section 163.3177 (1) (f) 3., Florida Statutes, establishes the following requirement:

“The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area

within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth."

Data and analysis done by Martin County currently meets or exceeds the requirements of Section 163.3177 (1) (f) 3., Florida Statutes.

The potential uses of an advanced land use allocation model can synthesize data to assess vacant land and to evaluate scenarios based on applications submitted from the public. This kind of modeling can provide a single data source for the Metropolitan Planning Organization's traffic analyses, school facilities planning, capital improvements planning, fire rescue and utilities planning, as well as land use planning.

Staff recommends amending the Comprehensive Plan to update the methodology for calculation of population and future land capacity. The specific wording will be developed during the Plan amendment process. The amendment will include Chapters 1, 2, and 4, and any other chapter as needed for consistency.

ISSUES:

None.

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law, has identified and addressed legal risks, and has developed strategies for legal defensibility.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board approve the Resolution to Initiate a Comprehensive Plan Amendment to Chapters 1, 2 and 4 of the CGMP.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and provide direction to staff.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

ALTERNATIVE RECOMMENDATIONS

Staff time.

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input checked="" type="checkbox"/> Resolution |
| <input type="checkbox"/> Other: | | |

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