

Martin County  
Comprehensive Growth Management Plan  
*Evaluation and Appraisal Report (EAR)*



Public Information Workshop

Tuesday, August 29, 2023

Treasure Coast Regional Planning Council

# MARTIN COUNTY

## COMPREHENSIVE GROWTH MANAGEMENT PLAN

EVALUATION AND APPRAISAL REPORT (EAR)



### PUBLIC WORKSHOP

#### TUESDAY, AUGUST 29TH, 2023

#### 6:00 PM

The Treasure Coast Regional Planning Council (TCRPC) is working with the Martin County Growth Management Department (GMD) on the public outreach component of the state mandated Evaluation and Appraisal Report (EAR) to review and update the county's Comprehensive Growth Management Plan. Every seven 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 for local governments to address community concerns and desires within the comprehensive plans.



### LOCATION

**The Blake Library**  
2351 SE Monterey Rd.  
Stuart, FL 34996

### FOR MORE INFORMATION, PLEASE CONTACT:

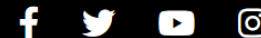
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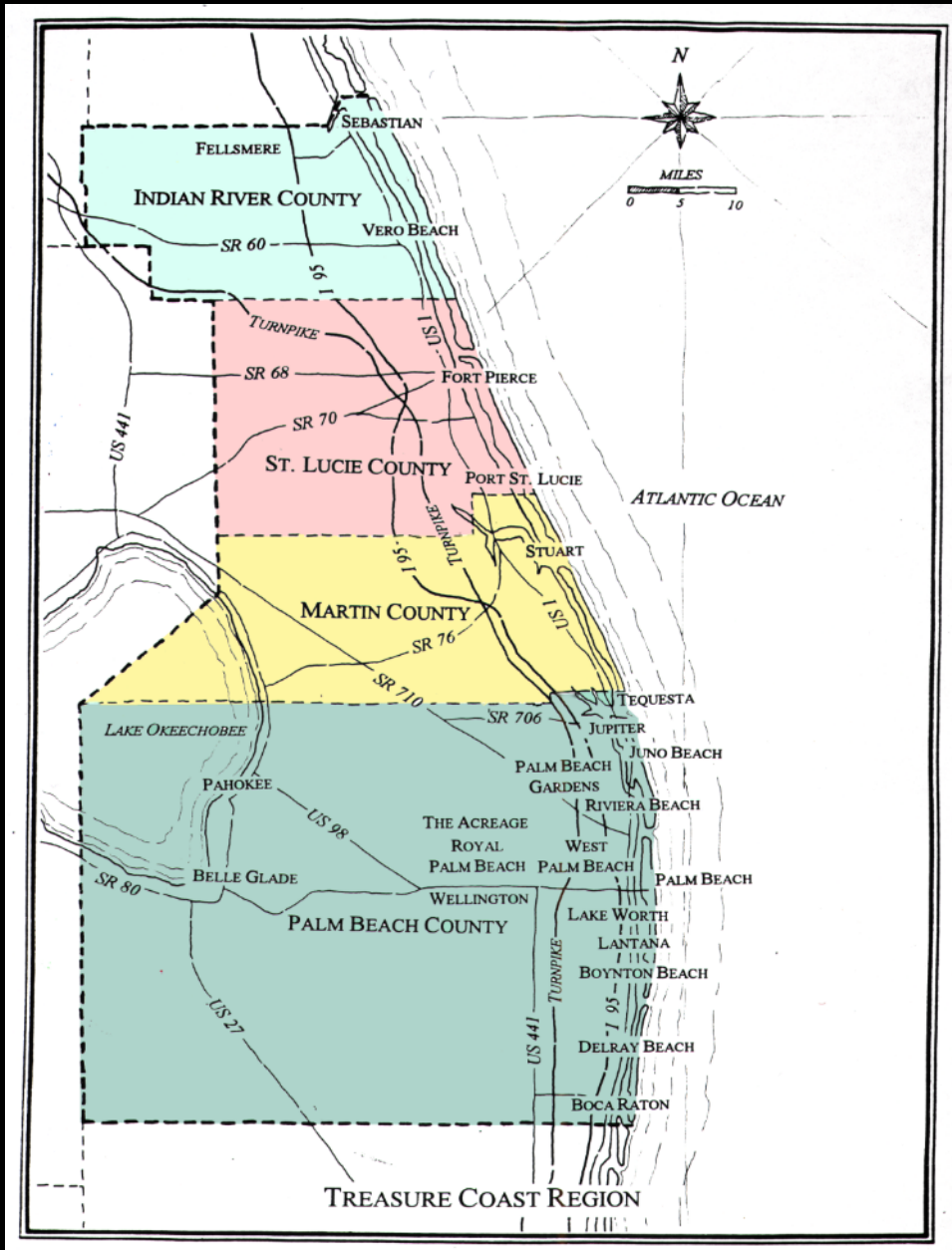
Those attending virtually this evening can comment on Facebook, Twitter and YouTube, but there will not be live responses or interaction. As the social pages are part of public record, comments will be included in the project report and the future workshop.

**Martin County Florida**  
Your **County.** Your **Community.**



2401 SE Monterey Road, Stuart, FL 34996  
Phone (772) 288-5400

# Treasure Coast Regional Planning Council



## Fun Facts

- Public Agency
- One of 10 RPC's Statewide
- Four counties
- 52 Municipalities
- 2.1 million people
- 3,700 square miles
- Provide Technical Assistance to Local Governments



# Process To Date

TCRPC engaged by MC in  
May, 2023

TCRPC doing Public Outreach  
Component of the EAR

GMD Reviewing F.S. changes  
to Growth Management Policies

TCRPC conducted 29 Individual  
Interviews to date

This is Workshop #1

# Tonight's Discussion

EAR Process and Objectives

Key 2023 Legislation

Public Outreach Process

Other Issues Important to the Community

*Just a Reminder...*

## Two Key Growth Management Documents

Martin County  
Comprehensive  
Growth  
Management Plan

Martin County  
Land Development  
Regulations

The Evaluation and Appraisal Report (EAR)  
is a Review of the Comprehensive Plan

**163.3191 Evaluation and appraisal of comprehensive plan.**—(1) At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify the state land planning agency as to its determination. The notification must include a separate affidavit, signed by the chair of the governing body of the county or the mayor of the municipality, attesting that all elements of its comprehensive plan comply with this subsection. The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided in s. 163.3177(5), and must cite the source and date of the population projections used in establishing the 10-year planning period.

(3) Local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Plan amendments transmitted pursuant to this section must be reviewed pursuant to s. 163.3184(4). Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

# Martin EAR Process

- Review changes to State Statutes over last 7 years
- Compare F.S. changes to 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 County's Intent to Develop EAR and Potential Changes

Key Objectives



# Martin EAR Process

- 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

*Often Statute Changes are Minor,  
however...*

Key Objectives

2023

was a BIG Year  
for Growth Management  
Legislation

# 2023 Legislative Session

**SB102**  
**ATTAINABLE HOUSING**  
**FOR FLORIDA'S WORKFORCE**  
**BY SENATOR CALATAYUD**  
**LIVE LOCAL**



**2023 FLORIDA LEGISLATIVE SESSION**  
**HOUSE BILL 1379**

This comprehensive environmental protection legislation supports the goals of Executive Order 23-06 (Achieving Even More Now for Florida's Environment), which was signed by Governor DeSantis in January of this year, and builds on our historic investments and accomplishments over the last four years in advancing the protection of our environmental resources.

**STRENGTHENS BASIN MANAGEMENT ACTION PLANS (BMAPs)**

LIST OF IDENTIFIED PROJECTS	AGRICULTURAL NONPOINT SOURCES	INCREASED COORDINATION
Requires a list of projects that achieve 5-year implementation milestones and meet Total Maximum Daily Load allocations.	Specific list of regional projects to achieve nutrient reductions established for agricultural nonpoint sources.	Requires DEP to increase coordination with local governments, water management districts and other stakeholders to identify projects.

**ENHANCES INDIAN RIVER LAGOON (IRL) PROTECTIONS**  
Enhances protections for the IRL by establishing dedicated funding for restoration projects, a comprehensive water quality monitoring program and new requirements and prohibitions on septic systems within the IRL watershed.

\$100 MILLION	JANUARY 1, 2024
Secures \$100 million for water quality projects to benefit the IRL.	Start date for prohibition on the installation of new septic systems (if not previously permitted) where sewer is available.
RESTORATION PLAN UPDATES	JULY 1, 2030
Requires IRL BMAPs to be updated every five years.	Deadline for existing septic systems to connect to central sewer or upgrade to enhanced nutrient-reducing system.

**EXPANDS AND IMPROVES WATER QUALITY PROTECTIONS**  
Expands and improves water quality protections for areas within a BMAP or Reasonable Assurance Plan (RAP) through more stringent requirements for septic systems and wastewater treatment.

NEW CONSTRUCTION REQUIREMENTS	WASTEWATER FACILITIES UPGRADES
New construction on lots 1 acre or less will be required to connect to central sewer if available, or upgrade to enhanced nutrient-reducing system if unavailable.	By 2033, all wastewater facilities discharging to an impaired waterway must be upgraded to Advanced Wastewater Treatment.

**EXPANDS WASTEWATER GRANT PROGRAM**  
Expands the eligible projects and project areas.

EXPANDS ELIGIBLE PROJECTS	EXPANDS ELIGIBLE AREAS
Expands eligible projects to include stormwater, agriculture and repairs to aging wastewater treatment facilities.	Expands to include projects to benefit any waters not attaining water quality standards.

**IMPROVES LOCAL GOVERNMENT LONG-TERM COMPREHENSIVE PLANNING**  
Improves local government long-term comprehensive planning to support environmental restoration.

INCLUSION OF BMAP PROJECTS	SANITARY SEWER	JULY 1, 2024
Requires local governments to include BMAP projects in their comprehensive plans so that these projects can be better prioritized to achieve restoration benefits.	Except for rural areas of opportunity, requires local governments to assess the feasibility of providing sanitary sewer for developments of more than 50 lots, on a 10-year planning horizon.	Deadline for comprehensive plans to be updated with new sanitary sewer requirements.

# Significant Bills

# “Live Local Act”

## **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]

# “Live Local Act”

## Pre-emptions of Local Government Authority

A. County may approve affordable on existing commercial or industrial zoning if at least 10% of units are affordable (not new)(not a pre-emption)

1. Affordable is per F.S. 420.0004 i.e. income at 30% to 120% of AMI
2. For Martin County, AMI is \$84,500; thus \$23,500 to \$101,400 for a family of 4
3. Note that lower limit is calculated differently per 420.0004 therefore not 30%
4. Not a new provision – in the Statutes since 2020
5. Not a pre-emption. It is new flexibility for local governments
6. Identical provisions for municipalities
7. See 125.01055(6) on pg. 11 of SB 102

# “Live Local Act”

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

- B. County must authorize multi family and mixed use residential in commercial, industrial, 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

# Septic to Sewer Bill

An Act Relating to Environmental Protection;  
Revising the Required Components of a Local  
Government Comprehensive Plan Capital  
Improvements Element and General Sanitary  
Sewer, Solid Waste, Drainage, Potable Water,  
and Natural Groundwater Aquifer Recharge  
Element;

*Excerpt from Introduction to the Bill*

# Septic to Sewer Bill

2. The element must ~~shall~~ describe the problems and needs and the general facilities that will be required for solution of the problems and needs, including correcting existing facility deficiencies. The element must ~~shall~~ address coordinating the extension of, ~~or~~ increase in the capacity needs of, or upgrade in treatment of facilities to meet future; prioritizing advanced waste treatment while maximizing the use of existing facilities and discouraging urban sprawl; conserving potable water resources; and protecting the functions of natural groundwater recharge areas and natural drainage features.



# Septic to Sewer Bill

3. Within the local government's jurisdiction, for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the element must consider the feasibility of providing sanitary sewer services within a 10-year planning horizon and must identify the name and location of the wastewater facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and a timeline for the construction of the sanitary sewer system. An onsite sewage treatment and disposal system is presumed to exist on a parcel if sanitary sewer services are not available at or adjacent to the parcel boundary. Each comprehensive plan must be updated to include this element by July 1, 2024, and as needed thereafter to account for future applicable developments. This subparagraph does not apply to a local government designated as a rural area of opportunity under s. 288.0656.

# Septic to Sewer Bill

*As the Implications of this Bill  
are Better Understood,  
MC GMD will Provide Further  
Public Outreach and Education*

2023 Legislative Session

# These are Pieces of Legislation That Warrant Our Attention



Significant Bills

# Community Concerns

## Some of the Input Received During the Interview Process



Additional Issues for Discussion

# Community Concerns

## Western Lands

*Strategies for Maintaining Rural/Agricultural Character*

*Methods to Reduce Sprawl*



Additional Issues for Discussion

# Community Concerns

## Resiliency

*Climate Change and Effects*

*Heat Gain*



Additional Issues for Discussion

# Community Concerns

## Growth and Development Trends

*Where Should New Growth Go?*

*Strategies to Direct Growth to Appropriate Locations*



Additional Issues for Discussion

# Community Concerns

## Transportation and Mobility

*Can We Improve Our Existing System?*

*Ways to Grow that Support Transit*



Additional Issues for Discussion



# Community Concerns

## Affordable Housing

*Different Ways to Increase Inventory*

*Maintaining a Multi-Generational County*



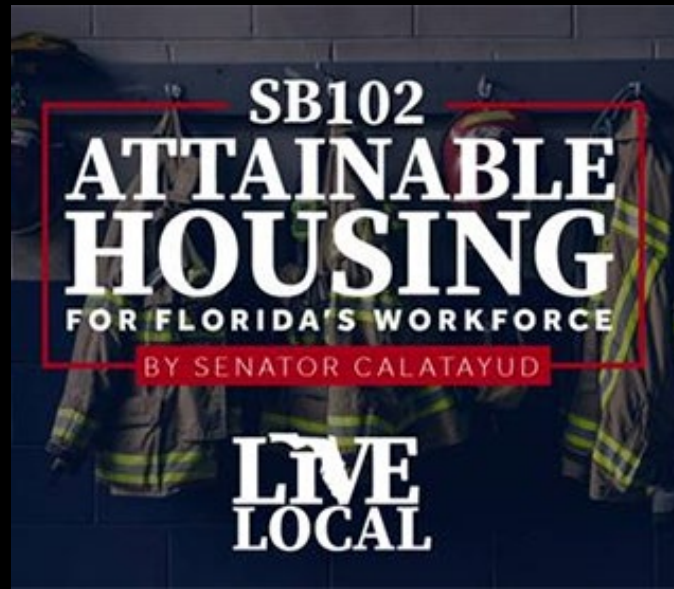
Additional Issues for Discussion

# Community Concerns

## Recent Legislation

*Ways to Tailor “Live Local Act” for Martin County*

*Continued Education on “Septic to Sewer”*



Additional Issues for Discussion

# Community Concerns

Tonight We Want to Hear  
Your Thoughts



Additional Issues for Discussion

# Public Information Survey

Martin County Evaluation and Appraisal Review (EAR) Community Survey  
Questions

Welcome to the EAR Community Survey

**Will Launch By September 1<sup>st</sup> 2023  
and will be live  
Through the end of 2023**

The survey will take about 10 minutes to complete.

OK

Additional Input on MC Issues

# Next Steps

- Get Input and Direction This Evening
- Launch Survey September 1<sup>st</sup> 2023
- Enhance Project Website at  
*<https://www.martin.fl.us/>*
- Assemble Public input by Year's end
- Workshop #2 in January 2024 (to present Summary of Public Input)

*Thank You*



Treasure Coast Regional Planning Council