

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4F

From: Staff

Date: May 16, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendments to the Martin County Comprehensive Plan  
DCA Reference No. 08-PEFE1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then Council must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Back ground

Martin County is proposing text amendments to the Intergovernmental Coordination and Capital Improvements Elements of the County Comprehensive Plan. The County is also proposing a new element entitled Public School Facilities Element (PSFE). The County has requested that the amendments be formally reviewed by the DCA.

In 2005, the Florida Legislature amended Section 163.3180, Florida Statutes, to require the implementation of public school concurrency. Each local government is required to adopt a PSFE as part of its comprehensive plan and amend its Intergovernmental Coordination and Capital Improvements Elements to be consistent. The PSFE must address school level of service, school utilization, school proximity and compatibility with residential development, availability of public infrastructure, co-location opportunities and financial feasibility. Rule 9J-5, Florida Administrative Code, contains the minimum requirements for the PSFE.

Section 163.3177, F.S. requires that “the county and municipalities located within the geographical area of a school district shall enter into an interlocal agreement with the district school board which jointly establishes the specific ways in which the plans and processes of the district school board and the local governments are to be coordinated.” The Interlocal Agreement for Coordinated Planning and School Concurrency for Martin County was adopted and became effective on March 11, 2008.

## Evaluation

### 1. Public School Facility Element

This is an entirely new element of the County Comprehensive Plan. The objectives of the element are to ensure that:

- Public school facilities are maintained at the highest quality.
- Adequate capacity is available to accommodate project development at the adopted level of service.
- All new public schools will be consistent with the Future Land Use Map, compatible with surrounding land uses, and have needed support infrastructure; and be collocated with other appropriate facilities where possible.
- The Five-Year Capital Improvements Program will include all necessary projects to address current and future needs.

### 2. Intergovernmental Coordination Element

A number of policy revisions are proposed. Noteworthy revisions include:

- New Policy 5.j, 5.k, 5.l, and 5.m addressing implementation of school concurrency in accordance with the Florida Statutes; a coordinated biennial review of the School Impact Fee Ordinance between the County and the School Board; a procedure for the County to consider School Board comments prior to site plan approval; and final County approval of site plans that include residential units will be given only after the receipt of a School Concurrency Review Report from the School District determining that adequate school capacity exists for the proposed development.
- New Policy 9.f and revised Policy 10.a address design standards, site plan standards, and other development conditions that may impact the maintenance of a balanced, financially feasible District work plan.
- New Policy 10.e requires coordination between Martin County and the School Board on updates to the respective Capital Improvements Plan prior to incorporation into the Capital Improvements Element.
- New Policy 10.j addresses coordination between the County and School Board regarding the construction of sidewalks/bike paths in order to facilitate travel to/from school/recreational facilities.

### 3. Capital Improvements Element

Revisions to this element include revised Policy 1.d.(4) indicating the County will be responsible via the Capital Improvements Element to ensure that the capacity of schools is sufficient to support residential development at the adopted level of service standards. Standards are to be consistent with the Interlocal Agreement for School Facilities, Planning and Siting. Standards for elementary, middle, and high schools are established. New Policy 3.c incorporates by reference the Martin County School District Five Year Work Plan.

#### Extrajurisdictional Impacts

Under the informal agreement established by the Treasure Coast Regional Planning Council, local governments in the northern three counties of the region are to provide copies of amendment materials to other local governments that have expressed an interest in receiving such materials. The County provided copies of the proposed amendments to all local governments in Martin County, as well as to Palm Beach County, Village of Tequesta, City of Port St. Lucie, St. Lucie County, and the Martin Metropolitan Planning Organization. In correspondence dated April 15, 2008, Council requested comments from those jurisdictions/agencies regarding the proposed amendments. As of the date of the preparation of this report, no comments had been received.

#### Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

#### Analysis of Consistency with Strategic Regional Policy Plan

Council has no comments/recommendations for modification to the proposed amendments. The amendments are considered to be consistent with the SRPP.

#### Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendments to be CONSISTENT with the SRPP.

#### Recommendation

Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

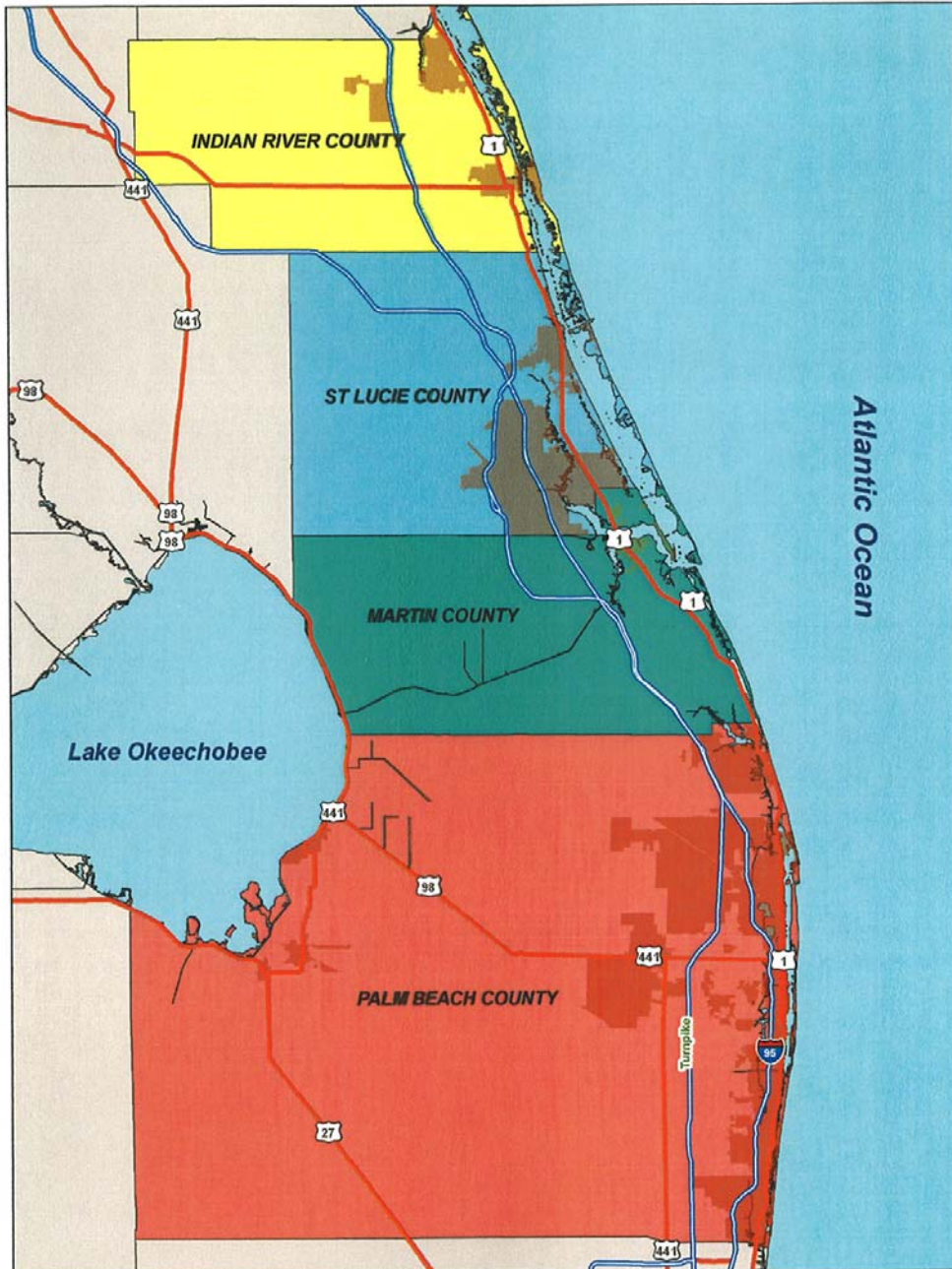
Attachments

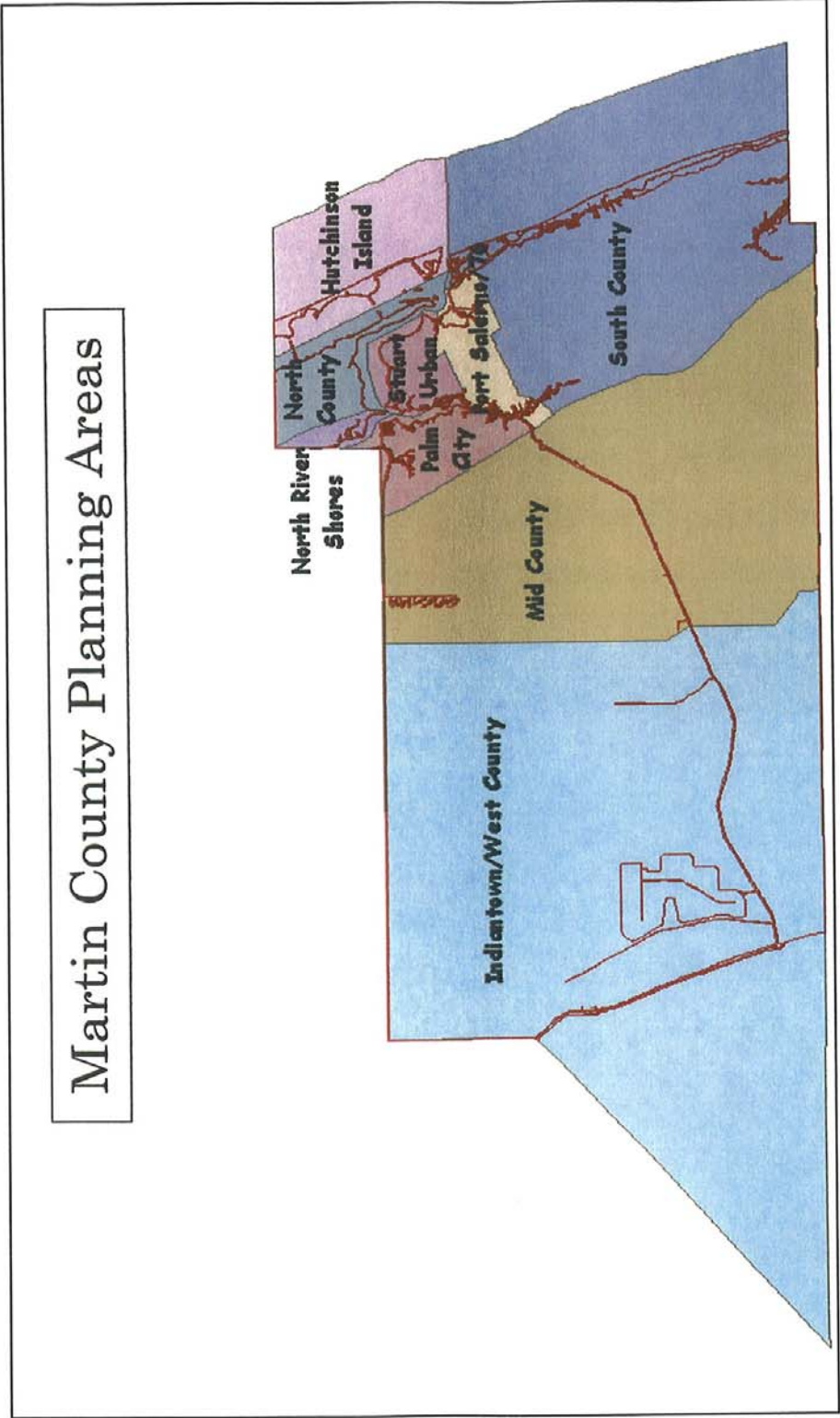
## **List of Exhibits**

### **Exhibit**

- 1 General Location Map
- 2 Martin County Planning Areas
- 3 Elementary Schools with Elementary and Middle Schools CSAs
- 4 Middle Schools with Elementary and Middle Schools CSAs
- 5 High Schools with High Schools CSAs

**Exhibit 1  
General Location Map  
Martin County**





### Elementary Schools with Elementary and Middle Schools CSAs

- West County  
IMS  
WAR
- Palm City  
PCE  
HOM  
BCE  
A Elim
- North  
JRE  
FAW  
JRH
- Stuart  
SRS  
MCH  
JOP  
PSE  
PWE
- South  
SWE  
MNS  
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