

# MARTIN COUNTY, FLORIDA INTER-OFFICE MEMORANDUM

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**TO:** Local Planning Agency

**DATE:** April 10, 2025

**VIA:** Elysse Elder  
Deputy County Attorney

**FROM:** Susan Kores  
Community Development Director

**SUBJECT:** Amending Article 12, Division 1, Land Development Regulations re Alternative Compliance

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Alternative Compliance is a request to deviate from the requirements of Article 12, Community Redevelopment Code, Land Developments Regulations, Martin County Code.

Currently, to obtain alternative compliance, an applicant applies to the Growth Management Department. The application is analyzed and if the alternative plan fulfills the purpose of Article 12 better than strict adherence to the requirements, or if, the alternative plan would still carry out the specific goals or objectives outlined in a particular CRA Community Redevelopment Plan it is then approved by the Growth Management Director.

The proposed ordinance amends Article 12, Community Redevelopment Code, Division 1, Uniform Redevelopment Standards of the Land Development Regulations, Martin County Code by changing the criteria and the method of approval for alternative compliance requests. These revisions are consistent with Florida law and provide public notice and an opportunity for surrounding neighbors to be heard.

The proposed ordinance would not require any additional compliance costs for businesses or residents. Currently, the application fee for alternative compliance is \$240 and that fee will remain the same.

On Monday, March 24, 2025, the revisions were presented to the CRA Board which recommended approval of this procedure and ordinance.

EE:SK:jvs