MARTIN COUNTY, FLORIDA
Growth Management Department

Amendment to Article 12
Community Redevelopment Code

A. Application Information

Report Issuance Date:	December 26, 2024
Property Owner/Applicant:	Floridays Mobile Park, LLC
Agent:	Engineering Design & Construction, Inc. Bradley Currie, AICP
County Project Coordinator:	John Sinnott, Senior Planner Growth Management Department
Growth Management Director:	Paul Schilling
Project Number:	S260-004

PUBLIC HEARINGS:	Date	Action
Local Planning Agency	January 16, 2025	
Board of County Commissioners Adoption:	January 28, 2025	

B. Project description and analysis

This request is for an amendment to Figure HS-2, Hobe Sound Regulating Plan, found in Section 12.5.02, Land Development Regulations, Martin County Code. Figure HS-2 graphically depicts the Subdistricts found in Article 12 Redevelopment Code, Division 5, Hobe Sound. This amendment to Figure HS-2 proposes to change the Subdistrict for an approximately 7.98-acre site from the current General Subdistrict to the Corridor Subdistrict. The subject site is an existing recreational vehicle park located at 10705 SE Federal Highway, south of SE Porter Boulevard and west of SE Dixie Highway, within the Hobe Sound Community Redevelopment Area.

See figures below.

Staff recommendation:

Staff recommends approval of the proposed Subdistrict change on the subject site. The proposed Subdistrict, Corridor, implements the existing CRA Center Future Land Use designation for the property.

Figure 1 – Existing Figure HS-2, Regulating Plan, with subject site.

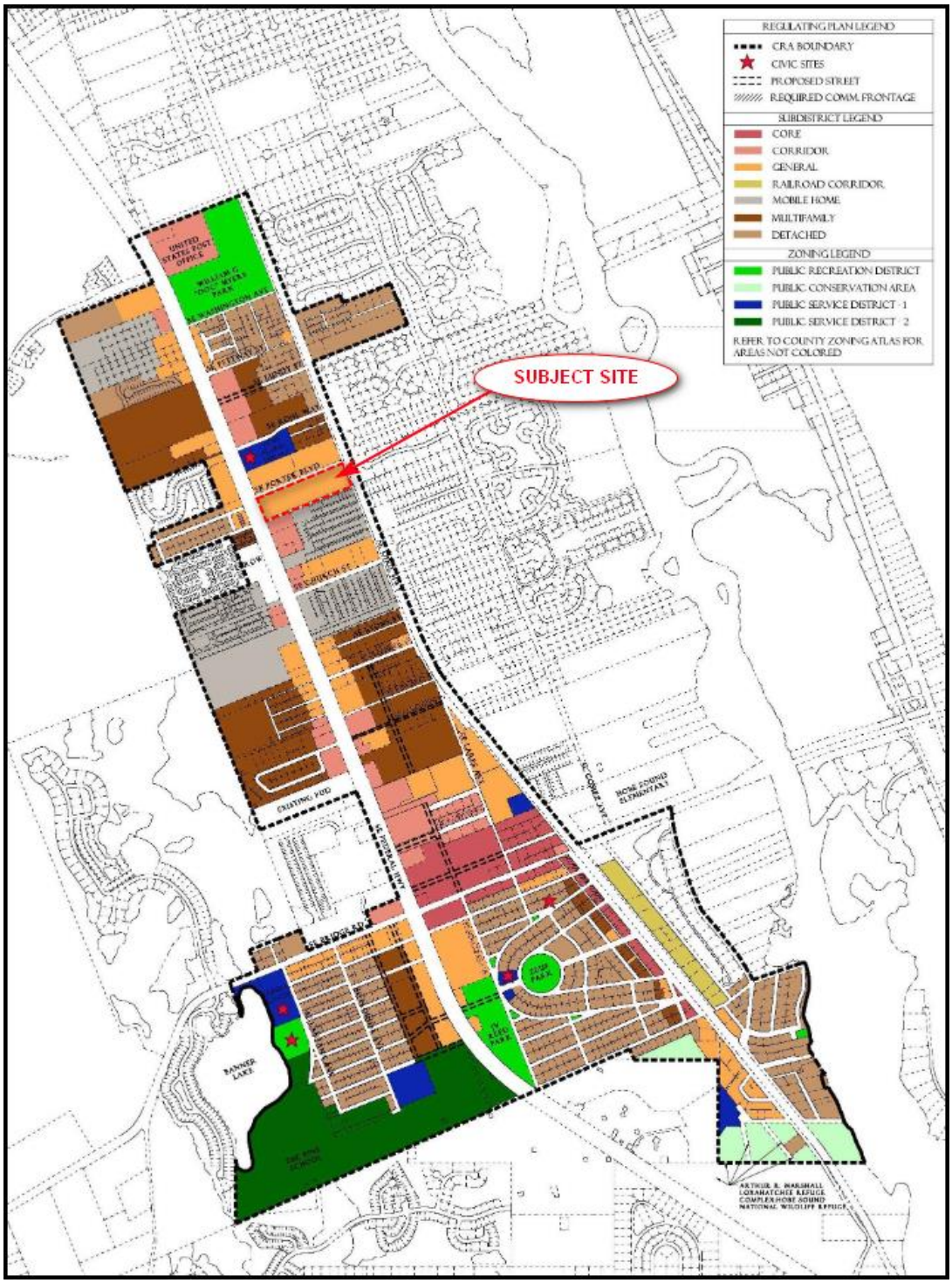
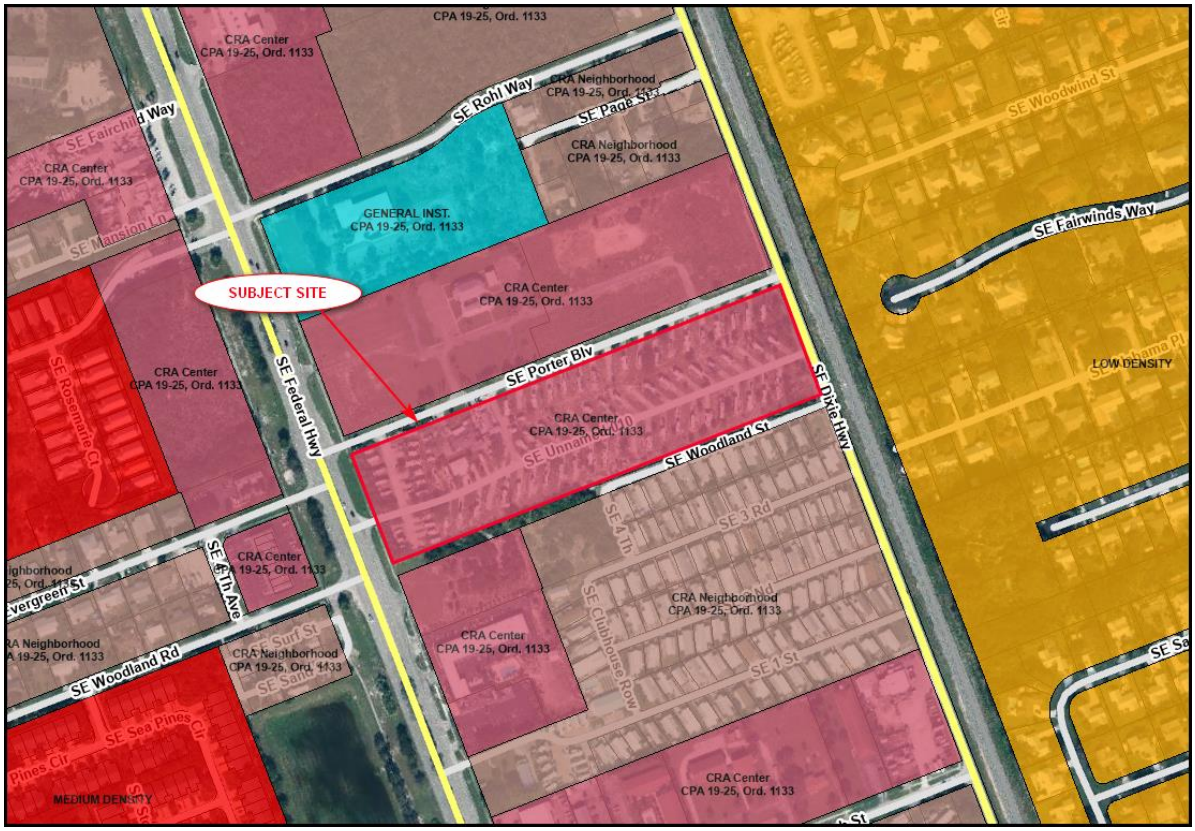


Figure 2 – Subject Site (2024 Aerial)

Figure 3 – Future Land Use Map



Property to the northeast: SE Dixie Highway, Low Density
Property to the northwest: SE Porter Boulevard, CRA Center
Property to the southeast: SE Woodland Street, CRA Center, CRA Neighborhood
Property to the southwest: SE Federal Highway, CRA Center, CRA Neighborhood

Figure 4 – Existing Regulating Plan

Property to the northwest: SE Porter Boulevard, General Subdistrict
Property to the southeast: SE Woodland Street, Mobile Home Subdistrict, Corridor Subdistrict
Property to the southwest: SE Federal Highway, General Subdistrict, Multifamily Subdistrict

Consistency with the Future Land Use designation.
Section 12.1.01.F LDR describes the Corridor subdistrict as "intended to extend the pedestrian-oriented building types, frontages, types, and streetscapes along a major roadway." As the table below shows, the Corridor subdistrict implements the CRA Center Future Land Use designation.

Table 12-1.03 (Section 12.1.01.G LDR)
Consistency with Future Land Use

Future Land Use				
	CRA Center	CRA Neighborhood	Commercial Waterfront	Industrial
Subdistrict	Core	-	-	-
	Corridor	-	-	-
	Railroad Corridor	-	-	-
	General	General	-	-
	Mobile Home	Mobile Home	-	-
	-	Multifamily	-	-
	-	Detached	-	-
	-	Detached Limited	-	-
	-	Detached Estate	-	-
	-	-	Waterfront	-
	-	-	-	Industrial

Permitted uses:

Below is an excerpt from Section 12.5.03 LDR, showing the permitted use groups within Hobe Sound CRA Subdistricts. Specific uses within each use group are described in Section 12.1.03 LDR. The "P" indicates that any use in that use group is permitted within the Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR. Permitted use groups within the Corridor Subdistrict are highlighted.

Table HS-4
Use Groups Permitted in Hobe Sound Subdistricts

	Core	General	Corridor	Railroad Corridor	Multi-family	Mobile Home	Detached
Residential Use Groups, see 12.1.03							
Accessory dwelling units	P	P	P	P	P	-	P
Mobile homes	-	-	-	-	-	P	-
Other dwelling types	P	P	P	P	P	-	P[2]
Single-family dwellings	-	P	-	-	P	-	P[1]
Bed and breakfast inns	P	P	P	P	P	P	P
Agricultural Use Groups, see 12.1.03							
Urban farming	-	-	-	P	-	-	-
Commercial and Business Use Groups, see 12.1.03							
Business and professional offices	P	P	P	P	-	-	-
Construction services, limited	P	P	P	P	-	-	-
Construction services, extensive	-	-	P	P	-	-	-
Convenience store with fuel	-	-	P	-	-	-	-
Drive-through facility	-	-	P	-	-	-	-
Drive-through restaurant	-	-	P	-	-	-	-
Hotels, motels, resorts spas	P	P	P	P	-	-	-
Marinas	-	P	P	-	-	-	-
Medical offices	P	P	P	P	-	-	-
Microbreweries & Craft Distilleries	P	-	P	P	-	-	-
Parking lots and garages	P	-	-	P	-	-	-
Restaurants	P	P	P	P	-	-	-
Retail and services, limited impact	P	P	P	P	-	-	-

Retail and services, general impact	-	P	P	P	-	-	-
Retail and services, extensive impact	-	-	P	-	-	-	-
Recreational vehicle parks	-	-	P	-	-	-	-
Vehicular service and maintenance	-	-	P	-	-	-	-
Wholesale trades and services	-	-	P	P	-	-	-
Working waterfront	-	-	-	-	-	-	-
Public and Institutional Use Groups, see 12.1.03							
Institutional uses, limited impact	P	P	P	P	P	P	P
Institutional uses, general impact	-	P	P	-	P	-	-
Industrial Use Groups, see 12.1.03							
Limited impact industries	-	-	-	P	-	-	-
Extensive impact industrial industries	-	-	-	-	-	-	-

Footnotes, see above
1 No duplexes are permitted.
2 No apartment hotels or multifamily dwellings are permitted.

Development Standards:
The land development standards set forth in Table HS-5, Section 12.5.04 LDR, apply to all lands in the Hobe Sound CRA Subdistricts. The development standards for the Corridor Subdistrict are highlighted in the table below.

Table HS-5
Development Standards in Hobe Sound Subdistricts

	Core	General	Corridor	Railroad Corridor	Multi-family	Mobile Homes	Detached
Lot Size, see 12.1.04.1							
Lot area - minimum in sf	-	5,000	10,000	10,000	2,000	-	2,500
Lot width - minimum in feet	20	50	-	20	20	-	25
Lot width - maximum in feet	250	-	-	-	-	-	-
Height, see 12.1.04.2							
Building height, maximum in stories	3	2	2	2	2	1	2
Building height, maximum in feet	40	30	30	30	30	20	30
Ceiling height, maximum in feet	Established in 12.5.05 for certain building types						
Density, see 12.1.04.3							
Residential density, max in units/acre	10	10	10	10	8	8	5
Hotel/motel density, max in units/acre	20	20	20	20	-	-	-
Building Coverage, see 12.1.04.4							
Building coverage, maximum %	80	60	60	60	60	-	50
Open Space, see 12.1.04.5							
Open space, minimum in %	20	20	20	20	30	30	30
Building and Parking Placement							
Build-to Zone min/max in feet	Established in 12.5.05 for certain building types						
Side and Rear setbacks	Established in 12.5.05 for certain building types						
Frontage Buildout, minimum %	Established in 12.5.05 for certain building types						
Parking Setbacks minimum in feet	Established in 12.5.05 for certain building types						
Building Types, see 12.3.05							
Shopfront Building	P	P[1]	P	-	-	-	-
Mixed-use Building	P	P	P	P	-	-	-
Office Building	P	P[1]	P	P	-	-	-
Apartment Building	P	P	P	P	P	-	-
Courtyard Building	P	P	P	P	P	-	-
Townhouse	P	P	P	P	P	-	P
Live/Work Building	P	P	P	P	-	-	-
Side Yard House	-	P	P	-	P	-	P
Cottage	P	P	P	-	P	P	P
Cottage Court	P	P	P	-	P	P	-

Duplex	-	P	-	-	P	-	-
All Yard House	-	P	-	-	P	P	P
Outbuilding	P	P	P	P	P	P	P
Boat Barn	-	P	P	P	-	-	-
Industrial Building	-	-	-	P	-	-	-

Footnotes, see above
1 Only permitted when facing US1/Federal Highway.

Standards for Amendments

1. The Comprehensive Growth Management Plan (CGMP) requires that Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the LDRs pursuant to Policy 4.4A.1., CGMP, Martin County, Fla. (2016).

2. The Martin County LDR, Article 3, Section 3.2.E.1. provides the following "Standards for amendments to the Zoning Atlas."

   "The Future Land Use Map of the CGMP establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these LDRs. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP."

3. The Martin County LDR, in Section 3.2.E.2., provides the following "Standards for amendments to the Zoning Atlas." In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

   a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and

   As shown in Figure 3 above, the subject site is located within the CRA Center Future Land Use (FLU) designation. Subdistricts shall be consistent with the FLU. According to Table 12-1.03, Section 12.1.01.G LDR, the Corridor Subdistrict implements the CRA Center FLU designation.

Objective 18.2A of the CGMP states the " The CRA Center future land use designation applies to the urbanized core of the CRAs and along certain corridors where mixed-use development patterns exist or are allowed."

Policy 18.2A.1 of the CGMP further describes the CRA Center FLU:

> "Quality of life. Development in the CRA Center future land use designation (CRA Center) shall be designed to improve residents' quality of life by:
>
> (1) Encouraging compatibility and pedestrian and bicycle links between commercial development and surrounding residential areas;
> (2) Accommodating small businesses and home-based businesses;
> (3) Increasing economic and social integration by providing opportunities for diverse housing types;
> (4) Encouraging vibrant, compact development;
> (5) Providing for local, small-scale employment, shopping and civic opportunities; and
> (6) Maintaining or attaining a small-town urban form, with well-connected, walkable streets, on-street parking, small parking lots, public open spaces, community facilities, and high quality buildings of similar scale related to each other in form and proportion."

The granting of a Subdistrict change to Corridor will be consistent with the policies for the CRA Center FLU as set forth in the CGMP.

b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and

The Corridor Subdistrict was created to implement the CRA Center FLU designation. With respect to the other Land Development Regulation requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc., full compliance cannot be assessed until a specific plan has been selected for the property and an application is submitted for review. The applicant must demonstrate full compliance with all regulations prior to approval of a development order.

c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and

The subject site is bounded by SE Porter Boulevard to the northwest, SE Dixie Highway to the northeast, and SE Federal Highway to the southwest. SE Woodland Street and unopened right-of-way are along the southeast side of the subject site.

Two parcels, consisting of a church and vacant land, are present across SE Porter Boulevard to the northwest of the subject site. These parcels have the CRA Center FLU and are assigned to the General Subdistrict. The Hobe Sound Public Library and single-family detached homes are located to the northwest of the church and vacant property.

Single-family detached homes are located across SE Dixie Highway and the Florida East Coast Railway to the northeast of the subject site. These homes are outside the boundaries of the Hobe Sound CRA and have the Low Density FLU with R-2 and R-2B zoning.

Commercial uses and single-family detached homes are located across SE Federal Highway to the southwest of the subject site. These properties have the CRA Center and CRA Neighborhood FLU designations and are assigned to the General, Multifamily, and Detached Subdistricts.

Vacant land, a motel, and the Seabreeze Mobile Manor mobile home park are located across the unopened right-of-way and SE Woodland Street to the southeast of the subject site. The vacant land and motel have the CRA Center FLU and are assigned to the Corridor Subdistrict. The mobile home park has the CRA Neighborhodd FLU and is assigned to the Mobile Home Subdistrict.

The Corridor Subdistrict proposed for the subject site allows for a greater number of permitted uses than the existing General Subdistrict. However, as shown in Table HS-5 above, most of the development standards are identical between these two Subdistricts. Specifically, allowable building height, residential density (10 units / acre maximum), building coverage (60% maximum), and open space (20% minimum) are the same for both the Corridor Subdistrict and the General Subdistrict.

According to Section 12.1.01.F.2 LDR, the Corridor Subdistrict is intended to extend the pedestrian-oriented building types, frontages, types, and streetscapes along a major roadway. The subject site's location along SE Federal Highway and SE Dixie Highway, which are classified as arterial roadways, is consistent with the goals of the Corridor Subdistrict.

d. Whether and to what extent there are documented changed conditions in the area; and

Based on a review of historical aerial imagery, the subject site appears to have been in operation as a recreational vehicle park or mobile home park since the early 1970s. The Seabreeze Mobile Manor mobile home park to the southeast also underwent initial development in the early 1970s. Much of the commercial and single-family development adjacent to SE Federal Highway and SE Dixie Highway in this area was established by the early 1980s. Additional single-family subdivisions and multi-family development was completed by the mid 1990s. The church to the northwest of the subject site was constructed in 2004.

With the exception of the church building and the construction of commercial buildings to the south of SE Pettway Street circa 2017-2018, there has been no substantial development in the area of the subject site since the mid 1990s.

Redevelopment regulations were adopted approximately 20 years ago to encourage redevelopment of the Hobe Sound community. The Community Redevelopment regulations were further refined with the adoption of CGMP Chapter 18 – Community Redevelopment and LDR Article 12 – Community Redevelopment Code in 2019. The CRA Center FLU designation was implemented in Hobe Sound in 2020 to replace commercial and residential designations and provide more clarity and cohesive design.

Prior to the current CRA Center FLU designation, the subject site had the Medium Density FLU, which was assigned via Ordinance No. 733 in December 2006. The subject site had the Mobile Home FLU prior to the adoption of Ordinance No. 733. The subject site was zoned TP (Mobile Home Park District) and R-3A (Liberal Multiple-Family District) prior to the adoption of the Hobe Sound Redevelopment Zoning District.

e. Whether and to what extent the proposed zoning would result in demands on public facilities; and

The subject property is located within the Primary Urban Services District of the County. The impact to public facilities is evaluated during the process of obtaining development order approval. The site is located within the South Martin Regional Utility service area.

f. Whether and to what extent the proposed zoning would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the County's resources; and

The proposed change to the Corridor Subdistrict is consistent with the underlying CRA Center FLU. The permitted uses and land development regulations pertaining to the Corridor Subdistrict are well suited for the site's location along arterial roadways. The range of residential and non-residential uses permitted in the Corridor Subdistrict is compatible with the established pattern of development in this area of SE Federal Highway and SE Dixie Highway.

g. Consideration of the facts presented at the public hearings.

This amendment will be presented at a public hearing before the Local Planning Agency (LPA) on January 16, 2025, and a public hearing before the Board of County Commissioners (BCC) on January 28, 2025.

C. Staff recommendations:

The specific findings and conclusion of each review agency related to this request identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	John Sinnott	772-320-3047	Comply
G	Development Review	John Sinnott	772-320-3047	Comply
S	County Attorney	Elysse Elder	772-288-5925	Review Ongoing
T	Adequate Public Facilities	John Sinnott	772-320-3047	Exempt

D. Review Board action

This application is classified as an amendment to the CRA Regulating Plan. Pursuant to Section 12.1.01.B., LDR, Martin County, Fla. (2021), assignment of land to a Community Redevelopment Zoning District or Subdistrict shall be by an ordinance amending the LDR. When such ordinance assigns land to a Redevelopment Zoning District or Subdistrict, public notice shall be the same as for development applications and for amendments to the Martin County zoning atlas as set forth in Article 10. A review and recommendation are required on this application from the LPA. The LPA will hold a public hearing on January 16, 2025. Final action on this application is required by the BCC. Both the LPA and the BCC meetings must be advertised public hearings.

E. Location and site information

Location: 10705 SE Federal Highway, Hobe Sound, FL 33455
Parcel control number: 34-38-42-000-095-00020-7
Gross area of site: 7.98 acres
Existing Zoning: Hobe Sound Redevelopment Zoning District
Existing Subdistrict: General
Commission District: District 3
Community Redevelopment Area: Hobe Sound Redevelopment Area
Municipal Service Taxing Unit: District 3

F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Findings of Compliance:

The application proposes a change from the existing General Subdistrict to the Corridor Subdistrict. The Corridor Subdistrict is defined in the Land Development Regulations for the purpose of implementing the CGMP for lands designated CRA Center on the Future Land Use Map of the CGMP.

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

Growth Management Department staff have reviewed the application and, pursuant to the analysis provided in Section B of this report, find this application in compliance with the applicable regulations.

There are no unresolved land use, site design standards, zoning, or procedural requirements issues associated with this application.

Additional Information:
Changes to the CRA Regulating Plan do not authorize any development activity. Criteria associated with this area of review are applied in conjunction with site plan review processes. Any specific department issues will be addressed at such time as development of the subject site is proposed.

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

See Section G. above.

I. Determination of compliance with the property management requirements – Engineering Department

See Section G. above.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

See Section G. above.

K. Determination of compliance with transportation requirements - Engineering Department

See Section G. above.

L. Determination of compliance with county surveyor - Engineering Department

See Section G. above.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

See Section G. above.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

See Section G. above.

O. Determination of compliance with utilities requirements - Utilities Department

See Section G. above.

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

See Section G. above.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

See Section G. above.

R. Determination of compliance with Martin County Health Department and Martin County School Board

See Section G. above.

S. Determination of compliance with legal requirements - County Attorney's Office

Review is ongoing.

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities are created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

A. Additions to nonresidential uses that do not create additional impact on public facilities;

B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;

C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;

D. Boundary plats which permit no site development.

U. Post-approval requirements

After BCC approval, the applicant will receive a letter and a Post Approval Requirements List that identifies the fees required. Approval is conditioned upon the applicant's submittal of all required fees to the Growth Management Department (GMD), within sixty (60) days of the final action granting approval.

Item	Description	Requirement
1.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. **Checks should be made payable to <u>Martin County Board of County Commissioners</u> *and sent or delivered to the Growth Management Department at 2401 SE Monterey Rd., Stuart, FL 34996***

V. Local, State, and Federal Permits

No Local, State and Federal Permits are applicable to a rezoning action which does not permit any development activities.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

Fee type:	*Fee amount:*	*Fee payment:*	*Balance:*
Application review fees:	$3,115.00	$3,115.00	$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.
** Recording fees will be identified on the post approval checklist.

X. General application information

Property Owner/Applicant:	Floridays Mobile Park, LLC 932 Dolphin Drive Jupiter, FL 33458
Agent:	Engineering Design & Construction, Inc. 10250 SW Village Parkway Port St. Lucie, FL 34987 Bradley Currie, AICP 772-462-2455 bradcurrie@edc-inc.com

Y. Acronyms

ADA ..... Americans with Disability Act
AHJ ..... Authority Having Jurisdiction
ARDP ..... Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP ..... Comprehensive Growth Management Plan
CIE ..... Capital Improvements Element
CIP ..... Capital Improvements Plan
FACBC ..... Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT ..... Florida Department of Transportation
LDR..... Land Development Regulations
LPA ..... Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA ..... National Fire Protection Association
SFWMD..... South Florida Water Management District
W/WWSA .... Water/Waste Water Service Agreement

Z. Figures/Attachments

N/A