
**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

ORDINANCE NUMBER

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, AMENDING DIVISION 1. UNIFORM REDEVELOPMENT STANDARDS, SECTION 12.1.01, PURPOSE AND INTENT, TABLE 12-1.02, ARTICLE 3 STANDARDS APPLICABLE TO ARTICLE 12, REGARDING RECREATIONAL VEHICLE PARKS, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; AMENDING DIVISION 5. HOBE SOUND, SECTION 12.5.04, DEVELOPMENT STANDARDS, BY ADDING SECTION 12.5.04.6, RECREATIONAL VEHICLE PARKS, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, APPLICABILITY, FILING WITH THE DEPARTMENT OF STATE, EFFECTIVE DATE, AND CODIFICATION.

WHEREAS, the Board of County Commissioners of Martin County, Florida (Board) is authorized by Chapter 125, Florida Statutes, to adopt ordinances and resolutions necessary for the exercise of its powers; and

WHEREAS, the Board has adopted the Martin County Comprehensive Growth Management Plan (CGMP) within which are included goals, objectives, and policies related to the process for review and approval of certain development applications; and

WHEREAS, Chapter 163, Part II, Florida Statutes, requires the implementation of these goals, objectives and policies through the adoption of consistent land development regulations; and

WHEREAS, the proposed revisions will facilitate redevelopment activity within the HS (Hobe Sound) Redevelopment Zoning District; and

WHEREAS, this proposed amendment to Article 12 of the Land Development Regulations, Martin County Code, has received public hearings before the Local Planning Agency and the Board; and

WHEREAS, the Board finds the proposed amendment consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

PART I. AMENDING DIVISION 1. UNIFORM REDEVELOPMENT STANDARDS, SECTION 12.1.01, TABLE 12-1.02, ARTICLE 3 STANDARDS APPLICABLE TO ARTICLE 12, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING RECREATIONAL VEHICLE PARKS

Section Division 1. Section 12.1.01 is amended as follows:

Division 1. Uniform Development Standards

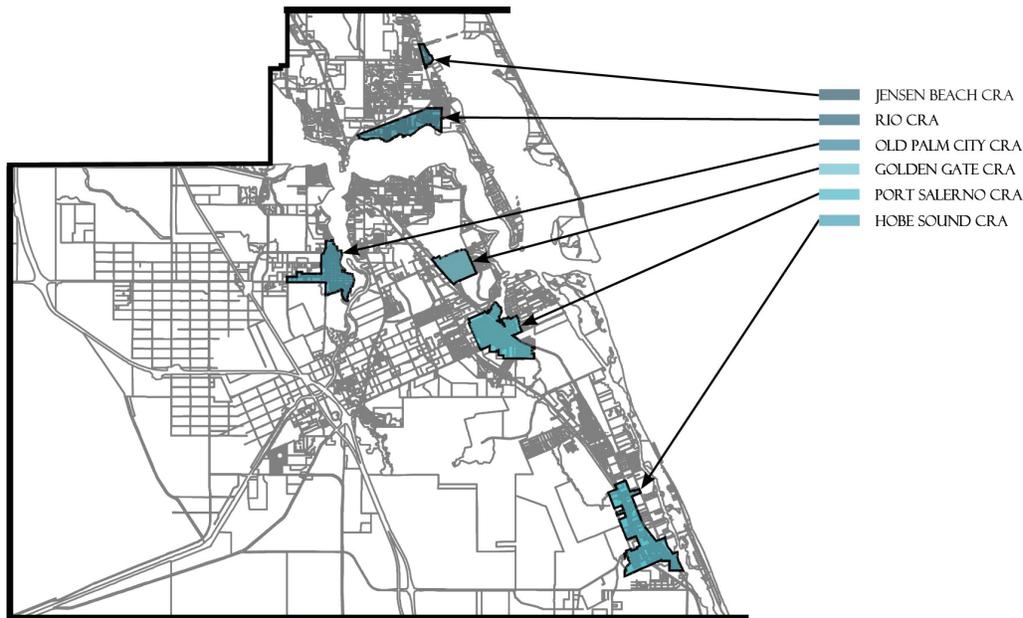
Sec. 12.1.01. Purpose and intent.

Article 12, the Redevelopment Code establishes Redevelopment Zoning Districts, permitted uses and development standards to implement the Comprehensive Growth Management Plan and the Community Redevelopment Plans in Martin County's six Community Redevelopment Areas (CRAs). The Community Redevelopment Code provides opportunities for traditional neighborhood design and mixed residential and commercial uses in redeveloping areas. The Community Redevelopment Code shall be applicable only for CRAs that have been formally designated by Martin County in accordance with the Comprehensive Growth Management Plan.

12.1.01.A. *Content of the Community Redevelopment Code.* Article 12 establishes Redevelopment Zoning Districts and a specific Division for each CRA. Article 12, Division 1 is applicable in all Redevelopment Zoning Districts.

1.	Uniform Redevelopment Standards	Division 1
2.	Jensen Beach CRA	Division 2
3.	Rio CRA	Division 3
4.	Old Palm City CRA	Division 4
5.	Hobe Sound CRA	Division 5
6.	Port Salerno CRA	Division 6
7.	Golden Gate CRA	Division 7

Figure 12-1.01 Martin County Community Redevelopment Areas



12.1.01.B. *Adoption and modification of the Community Redevelopment Code.* The adoption or modification of the Community Redevelopment Code and Redevelopment Zoning Districts and the assignment of land to a Community Redevelopment Zoning District or Subdistrict shall be by an ordinance amending the Land Development Regulations. 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.

12.1.01.C. *Comprehensive Plan.* All development in a CRA shall comply with the Martin County Comprehensive Growth Management Plan (CGMP). In the case of conflict between Chapter 18, Community Redevelopment, CGMP and the LDR or the General Ordinances, Chapter 18 shall control.

12.1.01.D. *Function of the Community Redevelopment Code; consistency with other regulations.*

1. Development under the Community Redevelopment Code shall comply with all requirements of the Martin County Land Development Regulations (LDR) and General Ordinances. In the case of conflict between Article 12, LDR and other provisions of the LDR or the General Ordinances, Article 12 shall control.
2. Table 12-1.02 identifies which standards of Article 3 are modified, replaced, or do not apply in the Redevelopment Zoning District.

Table 12-1.02 - Article 3 Standards Applicable to Article 12

Article 3		In Redevelopment Zoning Districts
Division 1, General Provisions. When applied in Redevelopment Zoning District all references in Division 1 to "this Article" shall be understood to incorporate Article 12.		
Sec. 3.1	Applicability	Applies except 3.1.C does not apply
Sec. 3.2	Zoning atlas and district boundaries	Applies except 3.2.B does not apply
Sec. 3.3	Glossary of terms	Applies except where modified by 12.1.14

Division 2, Standard Zoning Districts		
Sec. 3.10	District Purposes	Does not apply, replaced by 12.1.01.G
Sec. 3.11	Permitted Uses	Does not apply, replaced by 12.1.03
Sec. 3.12	Development Standards	Does not apply, replaced by 12.1.04
Sec. 3.13	Calculation of residential density	Does not apply, replaced by 12.1.04.3
Sec. 3.14	Height Standards	Applies as written, also see 12.1.04.2
Sec. 3.15	Lot width & area requirements	
	Sec. 3.15.A	Does not apply
	Sec. 3.15.B - Sec. 3.16.C	Applies as written, also see 12.1.02.1
Sec. 3.15.1	Open Space	Does not apply, replaced by 12.1.04.5
Sec. 3.16	Setbacks	
	Sec. 3.16.A.1, Sec. 3.16.A.2	Does not apply
	Sec. 3.16.A.3, Sec. 3.16.A.4, Sec 3.16.B	Applies as written, also see 12.1.04.6
	Sec. 3.16.C	Does not apply, replaced by 12.1.04
Sec. 3.31	LI-1 District	Does not apply, not present in CRA
Sec. 3.32	PAF public airport district	Does not apply, not present in CRA
Sec. 3.33	Noise compatibility overlay	Applies as written
Sec. 3.34	School construction zones	Applies as written
Division 3, Standards For Specific Uses		
Sec. 3.51	Accessory dwelling units	Does not apply, replaced by 12.1.04.7.a
Sec. 3.52	Administrative services, not-for-profit	Does not apply
Sec. 3.56.1	Ancillary retail	Does not apply
Sec. 3.57	Apartment hotel	Applies as written
Sec. 3.58	Bed and breakfast inn	Applies as written
Sec. 3.58.2	Business and professional offices	Does not apply
Sec. 3.59	Commercial amusements	Applies as written

Sec. 3.60	Commercial kennels	Applies as written
Sec. 3.61	Community center	Applies as written
Sec. 3.62	Construction industry trades	Applies as written
Sec. 3.63	Construction sales and services	Applies as written
Sec. 3.64	Craft distillery	Applies as written
Sec. 3.65	Cultural and civic uses	Applies as written
Sec. 3.66	Day care, commercial	Applies as written
Sec. 3.67	Day care, family	Applies as written
Sec. 3.68.1	Duplex dwellings	Applies as written
Sec. 3.68.2	Dwellings	Applies as written
Sec. 3.69	Educational institution	Applies as written
Sec. 3.70.1	Extensive impact industries	Applies as written
Sec. 3.71	Flea market	Applies as written
Sec. 3.71.1	Farmer's markets	Does not apply
Sec. 3.72	Funeral home	Applies as written
Sec. 3.73	Golf course	Applies as written
Sec. 3.74	Golf driving range	Applies as written
Sec. 3.76	Hotels, motels, and apartment hotels	Applies as written
Sec. 3.77	Library	Applies as written
Sec. 3.77.1	Limited retail sales and services	Applies as written
Sec. 3.78	Limited impact industries	Applies as written
Sec. 3.79	Marina, commercial	Applies as written
Sec. 3.81	Mobile home	Applies as written
Sec. 3.83	LSTAR and TIB	Applies as written

Sec. 3.83.1	Microbrewery	Applies as written
Sec. 3.83.2	Multifamily dwellings	Does not apply, replaced by <u>Building Types</u>
Sec. 3.84	Neighborhood assisted residence with six or fewer residents	Applies as written
Sec. 3.85	Neighborhood boat launch	Applies as written
Sec. 3.87	Places of worship	Applies as written
Sec. 3.88	Plant nurseries and landscape services	Applies as written
Sec. 3.89	Protective and emergency services	Applies as written
Sec. 3.90	Public parks and recreation areas, active and passive	Does not apply
Sec. 3.91	Recreational vehicle park	Applies as written <u>except as modified by 12.5.04.6</u>
Sec. 3.92	Recycling drop-off center	Applies as written
Sec. 3.93	Residential care facility	Applies as written
Sec. 3.94	Residential storage facility	Applies as written
Sec. 3.95	Restaurant, convenience	Applies as written
Sec. 3.98	Single-family detached dwellings in mobile home zoning districts	Does not apply, replaced by <u>Building Types</u>
Sec. 3.99	Shooting range, indoor	Applies as written
Sec. 3.102	Townhouses	Does not apply, replaced by <u>Building Types</u>
Sec. 3.103	Trades and skilled services	Applies as written
Sec. 3.103.1	Truck stop/travel center	Does not apply, not a permitted use
Sec. 3.104	Utilities	Applies as written
Sec. 3.105	Vehicle sales and service	Applies as written
Sec. 3.106	Vehicular service and maintenance	Applies as written
Sec. 3.107	Veterinary medical services	Applies as written
Sec. 3.108	Wholesale trades and services	Applies as written
Sec. 3.109	Wireless telecommunication facilities	Applies as written

Sec. 3.110	Zero lot line dwellings	Applies as written
Division 4, Miscellaneous Development Standards		
3.201	Accessory uses and structures	Does not apply, replaced by 12.1.04.8
3.202	Docks and pilings	Applies as written
3.202.1	Duplexes	Applies as written
3.203	Emergency shelters for residential development	Applies as written
3.204	Fences, walls and hedges	Applies as modified by 12.1.10
3.205	Gasoline storage	Applies as written
3.206	Household pets, horses and other animals	Applies as written
3.207	Industrial performance standards	Applies as written
3.208	Lighting	Applies as written
3.209	Model dwelling units	Applies as written
3.209.1	Rental housing	Applies as written
3.209.2	Seasonal sales, peddlers and itinerant merchants	Applies as written
3.210	Temporary construction office	Applies as written
3.211	Dog-friendly restaurants	Applies as written
Division 5, Planned Unit Developments		
	(All Subsections)	Applies as written
Division 6, Redevelopment Overlay Districts		
	(All Subsections)	Does not apply
Division 7, Category C Zoning Districts		
	(All Subsections)	Does not apply

(Note: Remainder of Section 12.1.01 remains as is.)

PART II. AMENDING DIVISION 5. HOBE SOUND, SECTION 12.5.04, DEVELOPMENT STANDARDS, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, BY ADDING SECTION 12.5.04.6, RECREATIONAL VEHICLE PARKS

Division 5. Section 12.5.04 is amended by adding Section 12.5.04.6. All other provisions of Section 12.5.04 remain as is.

DIVISION 5. - HOBE SOUND

Sec. 12.5.04. - Development standards.

6. Recreational vehicle parks. The following requirements are applicable to recreational vehicle parks within the Hobe Sound Redevelopment Zoning District:

- a. Each recreational vehicle site shall be a minimum of 1,500 square feet.

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- b. At least one wastewater pump-out station shall be provided unless the recreational vehicle park has a potable water and sewer hook-up at each site and the park only rents to recreational vehicles that are self-contained units.
- c. Recreational amenities shall be provided such as, but not limited to, swimming pools, tennis, and all-purpose fields sized to serve the recreational vehicle population of the park.
- d. The maximum density shall not exceed fifteen recreational vehicle sites per acre.
- e. Recreational vehicles shall be limited to a short-term rental basis for tenancies of less than six consecutive months or a total of six months in any calendar year except that pursuant to the terms of an employment agreement managers or caretakers are exempt from the short-term tenancy requirement.
- f. A recreational vehicle park shall be considered commercial development and shall be developed with a unified site plan. Individual sites within a park shall not be subdivided, platted and sold or sold as units in a condominium or co-operative for residential occupancy.
- g. No recreational vehicle site within a recreational vehicle park shall receive a parcel control number or an address.
- h. A manager or caretaker must be identified as the facility representative.
- i. An accessory dwelling unit for a park manager or caretaker may receive a separate address from the park office, if the accessory dwelling unit is a permanent structure.
- j. All recreational vehicles in recreational vehicle parks established after December 2014 must begin preparation to evacuate Martin County within 12 hours of a Hurricane Watch being issued. All vehicles and occupants must be evacuated at the time a Hurricane Warning is issued.
- k. Recreational vehicle parks shall accommodate the emergency placement of recreational vehicles for a maximum period of one year from the date a disaster declaration is made on lands within Martin County. Compensation shall be provided by the agency placing recreational vehicles within the recreational vehicle park. The six-month maximum tenancies shall not apply to the installation of recreational vehicles by local, state or federal agencies for the temporary housing of displaced residents following a disaster declaration.
- l. Mobile homes shall not be permitted uses in recreational vehicle parks.

PART III. CONFLICTING PROVISIONS.

Special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, Martin County ordinances, County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict except for ordinances concerning either adoption or amendment of the Comprehensive Plan.

PART IV. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART V. APPLICABILITY OF ORDINANCE.

This ordinance shall be applicable throughout the unincorporated area of Martin County.

PART VI. FILING WITH DEPARTMENT OF STATE.

The Clerk shall be and is hereby directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VII. EFFECTIVE DATE.

This ordinance shall take effect upon filing with the Office of Secretary of State.

PART VIII. CODIFICATION.

Provisions of this ordinance shall be incorporated into the Land Development Regulations, Martin County Code, except that Parts III through VIII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

DULY PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

ELYSSE A. ELDER,
COUNTY ATTORNEY