

August 22, 2019

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GROWTH MANAGEMENT
DEPARTMENT

VIA HAND DELIVERY

Nicki van Vonno
Growth Management Director
Martin County
2401 SE Monterey Road
Stuart, FL 34996

**Re: Land Development Code Text Amendment
Limited Industrial Height Standards
Justification Statement**

Dear Nicki:

Please consider this letter as our request for a zoning text amendment to the Martin County Land Development Regulations ("LDR") to increase the maximum height allowed within the Limited Industrial ("LI") zoning district from 30 feet to 40 feet.

Market Trends

We believe this request is appropriate and necessary to meet the changing market trends within the limited industrial market. The business model for many of the uses permitted within LI zoning district has changed dramatically from the time the original LI zoning district regulations established 30 feet as the maximum height. For instance, Residential Storage Facilities which are uses permitted by right within the LI zoning district are now being designed as multi-story facilities. When the LDR originally established 30 feet as the maximum height limit Residential Storage Facilities were typically developed as one-story structures on large tracks of land. As property values in South Florida rose and LI land became less available, the market was forced to change resulting in more vertical construction in order to utilize smaller lots. The same market trends also changed the Business and Professional Office market which are now being designed as multi-story facilities, whereas earlier they were typically one-story structures.

Planning Trends

During the late 1970's and early 1980's when many of the Zoning Codes in South Florida were drafted, land was relatively cheap and plentiful. It was not uncommon to see large single-story complexes taking up vast amounts of industrial land. However, large tracks of industrial land are no longer available and industrial land must be utilized in a more efficient and effective method. Limited industrial zoning and limited industrial uses are a crucial component within every County's Zoning Code. In order to create vibrant communities you must provide a diversity of uses within your Zoning Code. Limited industrial land is at a premium and provides a crucial service for Martin County. Our proposed text amendment will help ensure that the important uses allowed within LI Zoning can continue to thrive and provide their services to the residents of Martin County.

Planning trends have also changed within the last couple of decades. Urban sprawl was not a concern in the late 70's and early 80's. However, avoiding urban sprawl is an important planning principal in today's development and planning environment. Many limited industrial developers are looking for development opportunities within the urban areas because it provides access to transportation and proximity to markets and employees. Therefore, it is important that we maximize the use of the existing LI lands within Martin County's Urban Service Boundary.

Inconsistencies

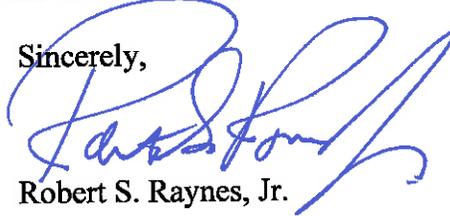
The current Martin County regulations for maximum height for the LI zoning district are inconsistent with the maximum height limitations for other zoning districts. The LI zoning district is a more intense zoning district than several other zoning districts that allow greater height. For example, nine (9) residential zoning districts allow a maximum height of 40 feet. More importantly, there are two commercial zoning designations, General Commercial ("GC") and Waterfront General Commercial ("WGC"), which allow a maximum height of 40 feet. Many of the uses allowed within the GC and WGC districts are either less intense or similar to the allowed uses permitted within the LI zoning district. Yet, the height limits allowed within the GC and WGC zoning districts exceed the height limit allowed within the LI zoning district, which is intended to be a more intense zoning district. Having GC and WGC at 40 feet with LI at only 30 feet, contradicts the intent of the aforementioned zoning districts.

Unintended Consequences

Continuing to limit the maximum height of the LI zoning district to 30 feet will have unintended consequences. Many of the uses permitted under the LI zoning district are also permitted uses under the more intense General Industrial ("GI") and High Industrial ("HI") zoning districts. Therefore, in order to obtain the additional height, many limited industrial developers and property owners will request zoning changes for uses that are already permitted under the LI zoning district. Thereby, allowing additional uses of a more intense nature that are permitted under the GI and HI zoning districts, but not the LI zoning district, to occur on the property.

We respectfully request that the Martin County Board of Commissioners revise the LI maximum height from 30 feet to 40 feet. We believe our request follows current market trends, planning trends, corrects inconsistencies within the LDR and avoids unintended consequences.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert S. Raynes, Jr.", is written over the word "Sincerely,".

Robert S. Raynes, Jr.

RSR/JIL/rse

Enc: Proposed Text Amendment

Proposed Text Amendment Language for Limited Industrial Height

Sec. 3.12. - Development standards.

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division.

**TABLE 3.12.1
DEVELOPMENT STANDARDS**

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	AG-20A	20 ac.	300	0.05	—	—	30	50	—
A	AR-5A	5 ac.	300	0.20	—	—	30	50	—
A	AR-10A	10 ac.	300	0.10	—	—	30	50	—
A	RE-2A	2 ac.	175	0.50	—	—	30	50	—
A	RE-1A	1 ac.	150	1.00	—	—	30	50	—
A	RE-½A	21,780	100	2.00	—	—	30	50	—
A	RS-3	15,000	60	3.00	—	—	30	50	—
A	RS-BR3	10,000	75	3.00	—	30	35	50	—
A	RS-4	10,000	60	4.00	—	—	30	50	—
A	RS-5	7,500	60	5.00	—	—	30	50	—
A	RS-6	7,500	50	6.00	—	—	40	50	—
A	RS-8	5,500	50	8.00	—	—	40	50	—
A	RS-10	4,500	40	10.00	—	—	40	50	—
A	RM-3	15,000(h)	60(h)	3.00	—	—	40	50	—
A	RM-4	10,000(h)	60(h)	4.00	—	—	40	50	—

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A	RM-5	8,500(h)	60(h)	5.00	—	—	40	50	—
A	RM-6	7,500(h)	50(h)	6.00	—	—	40	50	—
A	RM-8	5,500(h)	50(h)	8.00	—	—	40	50	—
A	RM-10	4,500(h)	40(h)	10.00(g)	—	—	40	50	—
A	MH-P	10 ac.(e)	—	8.00	—	—	20/1	50	—
A	MH-S	5,500	50	8.00	—	—	20/1	50	(i)
A	CO	10,000	80	—	—	40	30	40	—
A	COR-1	10,000	80	5.00	10.00	40	30	40	—
A	COR-2	10,000	80	10.00	20.00	40	30	40	—
A	LC	10,000	80	10.00	20.00	50	30	30	—
A	CC	10,000	80	—	20.00	50	30	30	—
A	GC	10,000	80	—	20.00	60	40	20	—
A	WRC	10,000	80	10.00	20.00	50	30	30	—
A	WGC	10,000	80	—	20.00	50	40	30	—
A	LI-1	—	—	—	—	—	—	—	—
A	LI	15,000	100	—	—	50	30 40	20	—
A	GI	30,000	125	—	—	50	40	20	—
A	HI	1 ac.	125	—	—	60	40	20	—
A	PR	—	—	—	—	45	40	40	—
A	PC	—	—	—	—	45	30	40	—

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A	PS-1	10,000	80	—	—	45	40	40	—
A	PS-2	10,000	80	—	—	45	40	40	—
A	PAF	—	—	—	—	—	—	50	—
B	HR-1	10,000	100	(a)	—	—	35	30	—
B	HR-1A	12,000	100	(a)	—	—	35	30	—
B	R-1	15,000	100	(a)	—	25	30/3	50	—
B	R-1A	10,000	85	(a)	—	25	30/3	30	(d)
B	R-1B	8,200	75	(a)	—	—	35	30	—
B	R1-C	15,000	100	(a)	—	25	25/2	50	—
B	R-2	7,500	60	(a)	—	35	30/3	30	—
B	R-2B	7,500	60	(a)	—	35	30/3	30	—
B	R-2C	5,000	50	(a)	—	—	35	30	—
B	R-2T	7,500	60	(a)	—	35	30/3	30	—
B	RT	5,500(f)	50	(a)	—	—	20/1	30	(b), (i)
B	TP	10 ac.	—	(k)	—	—	20/1	—	(c), (j)
B	E	43,560	—	(a)	—	—	30/3	50	—
B	E-1	30,000	150	(a)	—	25	30/3	50	—
B	WE-1	30,000	100	(a)	—	25	25/2	50	—