MARTIN COUNTY, FLORIDA
Growth Management Department

Amendment to Article 12, Community Redevelopment Code

Project	Amend Section 12.5.04, Table HS-5, Development Standards in Hobe Sound Subdistricts, Division 5, Hobe Sound, Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code (LDR)
Staff	John Sinnott, Senior Planner
Date of this Report	December 27, 2024

A. Basis for changes

This is a request to amend Article 12, Community Redevelopment Code, by Architects Design Collaborative, LLC, on behalf of Boys & Girls Club of Martin County. Boys & Girls Club of Martin County operates a facility at 11500 SE Lares Avenue within the General Subdistrict of the Hobe Sound Community Redevelopment Area (CRA).

Article 12 establishes Redevelopment Zoning Districts, permitted uses and development standards to implement the Comprehensive Growth Management Plan (CGMP) and the Community Redevelopment Plans in Martin County's six CRAs. The Community Redevelopment Code provides opportunities for traditional neighborhood design and mixed residential and commercial uses in redeveloping areas.

Division 5, Hobe Sound, of Article 12 was established via Ordinance 1134 in 2020. Section 12.5.04, Development Standards, of Division 5 received minor revisions with the adoption of Ordinance 1159 in 2021. Table HS-5, Development Standards in Hobe Sound Subdistricts, of Section 12.5.04 establishes criteria such as minimum lot size, density, maximum building coverage, minimum open space, and maximum building height. Currently, the maximum allowable building height in the General Subdistrict of the Hobe Sound CRA is 30 feet / 2 stories. The applicant has requested that Table HS-5 be amended to allow a maximum building height of 35 feet / 2 stories specifically for gymnasiums developed as part of an institutional use in the General Subdistrict.

B. Proposed changes

The proposed change to allow a maximum height of 35 feet / 2 stories for institutional use gymnasiums

would facilitate an internal vertical clearance of approximately 25 feet. The proposed height ensures that structural components, such as beams and lighting, and HVAC components do not interfere with gameplay or player safety. The proposed height would accommodate various levels of play, practice, and community events.

The proposed change in maximum allowable building height for the General Subdistrict of the Hobe Sound CRA is specific to gymnasiums developed as part of an institutional use. All other structures within the General Subdistrict would be subject to the 30 feet / 2 stories maximum height.

The General Subdistrict is also utilized in the Jensen Beach, Rio, Port Salerno, and Golden Gate CRAs. The following table illustrates maximum allowable building heights for the General Subdistrict in these four CRAs.

Maximum Building Height for General Subdistrict
(Excerpted from Sections 12.2.04, 12.3.04, 12.6.04, and 12.7.04 LDR)

	Jensen Beach	Rio	Port Salerno	Golden Gate
Building height, maximum in stories	2	3	3	3
Building height, maximum in feet	24[1]	35	40	40

[1] *Buildings within the General Subdistrict facing Pineapple Drive and facing Indian River Drive along the west side of Indian River Drive are permitted max. height of 35'/3 stories within the first 100' facing the roadway as measured from the property line.*

As shown in the table above, the General Subdistrict as implemented in the Rio, Port Salerno, and Golden Gate CRAs allows a maximum building height between 35 feet and 40 feet. Notably, the General Subdistrict as implemented in the Jensen Beach CRA allows a maximum building height of 35 feet for certain locations. Therefore, the change proposed as part of this request is consistent with the building heights currently permissible in the General Subdistrict present in other CRAs within the County.

Pursuant to Section 12.1.01.G LDR, Table 12-1.03, Consistency with Future Land Use, the General Subdistrict is intended to implement the CRA Center and CRA Neighborhood Future Land Use (FLU) designations. CGMP Policies 18.2A.4(4) and 18.2B.3(2) state that maximum building height in the CRA Center and CRA Neighborhood FLU designations shall not exceed four stories or 40 feet and may be further restricted in the LDR. Therefore, the proposed change in height is compatible with the development standards contained within CGMP Policies 18.2A.4(4) and 18.2B.3(2).

C. Amendment to the text

The text proposed for revision is shown in the attached draft Ordinance: strikethrough text is deleted and underlined text is added.

Staff recommends approval of the proposed changes to Article 12.

E. Attachments