



MARTIN COUNTY, FLORIDA
Growth Management Department
**Amendments to Article 12, Divisions 1-7,
Community Redevelopment Code**

Project	Amend Article 12, Divisions 1-7, Community Redevelopment Code, Land Development Regulations, Martin County Code (LDR)
Staff	
Date of this Report	November 7, 2024

A. Basis for changes

The Martin County CRA areas have historically had a section of code entitled Architectural Standards, located in Divisions 1-7, Sections 12.2.12, 12.3.12, 12.4.12, 12.5.12, 12.6.12, 12.7.12. Some of these are more extensive than others and a few have additional manuals for architectural guidelines as well.

During the CRA code rewrite undertaken from 2019 - 2021, this section of the code remained the same with plans for a future update. This proposed update, for all six (6) CRA areas, codifies the design standards for greater flexibility, clarity and predictability of use by architects, builders, property owners and staff.

B. Proposed changes

CRA staff, along with Growth Management, Legal, REG Architects and the Treasure Coast Regional Planning Council has been steadily working on this since January 2024, making sure to provide many opportunities for community knowledge, comment and input, including the Treasure Coast Builders Association, the Treasure Coast chapter of the American Institute of Architects, the Neighborhood Advisory Committees, the CRA Board, and the Local Planning Agency. There have been numerous social media posts, Constant Contact e-blasts, a MAKs Minute, Community Connection advertisement, website information and public meetings. We have carefully considered all input and made appropriate changes based on architectural design principles and community concerns.

C. Amendment to the text

The text proposed for addition and revision is shown in the attached proposed draft Architectural Design Standards, and Article 12, Divisions 1-7, and the necessary Article 12 code coordination, such as, renumbering of Sections, added definitions to the Glossary and an updated “How to use this code” to include Architectural Styles.

There is now more coordination between the Frontage Type requirements and the Architectural Styles.

Currently, the Frontage Type is controlled by the Subdistricts. This existing language will come out and Frontage Type requirements will be clearly identified with each style, giving the user more information at the beginning of the process.

A façade transparency requirement of 15% for facades that face streets or civic open spaces has also been identified for several Building Types (Live-Work, Cottage, Cottage Court, Duplex, All Yard, Outbuilding, Boat Barn, Industrial).

Please note: The proposed Section 12.1.12 Architectural Design Standards is an addition to Article 12. It is attached with all underline and also as a clean copy without underline for the ease of reading such a large section of new text.

The proposed Architectural Design Standards have been recommended for approval to the Local Planning Agency and the Martin County Board of County Commissioners by all six CRA areas (Golden Gate, Hobe Sound, Jensen Beach, Old Palm City, Port Salerno and Rio), and the Community Redevelopment Agency Board. Staff recommends approval of the proposed changes to Article 12, Divisions 1-7, Community Redevelopment Code.

E. Attachments

Ordinance

Exhibit 1 Sec. 12 Div 1

Exhibit 2 Clean Copy No Underline Sec 12.1.12 Proposed Architectural Design Standards

Exhibit 2 Sec 12.1.12 Proposed Architectural Design Standards

Exhibit 3 Sec. 12 Div 2 Jensen Beach

Exhibit 4 Sec. 12 Div 3 Rio

Exhibit 5 Sec. 12 Div 4 Old Palm City

Exhibit 6 Sec. 12 Div 5 Hobe Sound

Exhibit 7 Sec. 12 Div 6 Port Salerno

Exhibit 8 Sec. 12 Div 7 Golden Gate

Architectural Design Standards Reference Guide

Presentation power point

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Article 12 Affidavit