

Errata Sheet for Article 11

Minor edits to Article 11 are provided below

The corrections are not substantive and provide grammatical, numerical or clarification changes.

Changes to all of Article 11:

1. ~~Pineland Prairie~~ PMUV.
2. ~~Rear Alley / Lane~~
3. ~~Build-to-Location~~
4. All references to Code changed to Article unless referring to the Code of Laws and Ordinances.
5. Unless a term is defined in the Glossary, words or phrases should not be capitalized. Examples are the term Amendment in the definition of Exception and the definition of Warrant and Neighborhood throughout the document.

Division 1:

Sec. 11.1.5. Glossary of Terms

~~**Build-to-Location:** Where the façade of a building must be located, measured as both a minimum and maximum setback distance from the frontage line.~~

Reference to Build-to-Location to be removed from all text within the Article.

Frontage Buildout: The minimum percentage of the lot width which must be occupied by building façade ~~along within the Build-To-Location~~ Build-to-Zone. For example, a property which is 100 feet wide with a ~~frontage width percentage~~ Frontage Buildout of 60% would require that at least 60 feet of the façade length be maintained in the ~~Build-to-Location~~ Build-to-Zone. Any additional length of front façade would be allowed to step back further from the ~~Frontage Line~~ Build-to-Zone, if desired. The intent of this requirement is to encourage development to maximize their front façade exposure along the Street or Civic Open Space.

Regulating Plan: A map ~~or set of maps~~ that shows the physical locations and boundaries of ~~regulatory items such as~~ Neighborhoods, ~~Transect Zones~~, ~~future~~ primary streets, and ~~Civic Open~~ Spaces subject to regulation by this ~~code~~ Article.

Setbacks: The minimum distance a building façade or parking area must be located from a frontage line or public right-of-way line. ~~Similar to a Build-To-Location except the building or parking can be located anywhere behind that line.~~

Division 2:

Sec.11.2.1.A. ... creation of the Regulating Plan (see Figure 2-1 ~~and Exhibit A~~).

Figure 2-1: References to SD-W: ~~Industrial~~ change to SD-W: Workplace

Division 3:

Sec. 11.3.1.A.: ... Transect ~~z~~Zones are applied at the Master Plan Level and remain....

Table 3-2:

C: Civic Maximum block Perimeter 2,400 linear feet

Sec. 11.3.6.C. Form & Height

Sec.11.3.6.D. "BTZ" will be moved to shaded BTZ area in street front diagram.

Sec. 11.3.13.E.

Main Building	22' 16' min.
Ground Floor Ceiling Height	14' 12' min.
Maximum Block Perimeter	N/A <u>2,400 linear feet</u>

Division 5:

Sec. 11.5.3.A. Street Design

Sec. 11.5.3.A.9.

... A shared-use path having a minimum width of 8 feet may take the place of a sidewalk ~~on one side of a street.~~

Sec. 11.5.4.A.2.

A combination of pedestrian-scaled street light fixtures and intersection street light fixtures may be required to ensure a well-lit street and to establish a unifying element along the street. Pedestrian-scaled fixtures shall be used on all streets, except alleys.

Sec. 11.5.4.B.2. ...conformity and maintenance inventory. Any lighting pole or fixture to be maintained by Martin County shall be approved by the County Engineer.

Sec. 11.5.9.E. Urban Street 3

Sidewalk width ~~one side~~ – 6 feet

Sec. 11.5.9.H. Canal Street 1

Canal Street Section 1 may be curbless

Sec. 11.5.9.I. Canal street 2

Canal Street Section 2 may be curbless

Sec. 11.5.9.J. Canal Street 3

Planter Width ~~6~~ 8 foot x 12 foot bulb outs

Sec. 11.5.9.U. Alley

See attached replacement page 5.27

Division 6:

Sec. 11.6.2.A.1.

... Required parking quantities for a parcel may be modified by ~~Amendment~~ Warrant.

Sec. 11.6.2.A.3.

... Parking shall be masked from the frontage by a Liner Building, Streetscreens, Garden Walls, fences, or hedges ~~are~~ (required along all un-built rights-of-way without buildings to shield views to parking).

Sec. 11.6.2.B.2.

Alleys may be incorporated into parking lots as standard drive aisles. ~~Access to all properties adjacent to the Rear Alley shall be maintained.~~ Access between parking lots across property lines is also encouraged.

Sec. 11.6.3.A.3.

The OSA shall set the pole and frame standard for use throughout the PMUV prior to approval of the first Final Site Plan for aesthetic conformity and maintenance inventory. Any signage, post or frame, to be maintained by Martin County shall be approved by the County Engineer.

Sec. 11.6.3.D.2.

2. Banner signs may be mounted on light poles or other street furniture designed specifically for such purpose. ~~Banner Signs may not be illuminated. Temporary banners may also be hung over the roadway provided the public right of way is less than seventy feet in width and with approval. The maximum size of the banner shall be three (3) feet in height and thirty (30) feet in length.~~

3. Banner Signs shall not be illuminated.

4. Temporary banner signs not exceeding three (3) feet in height and thirty (30) feet in length may be hung over the public right-of-way pursuant to Article 4, Division 16.

Sec. 11.6.4.B.2.

... as established by the Dark-Sky Association (IDA). All outdoor lighting in the public realm should be IDA approved fixtures.

Sec. 11.6.6.A.6.

... To achieve a high level of drought tolerance, lawns ~~mixes~~ may include, but shall not be limited to, a predominance of Floratam. ~~and, preferably,~~ The use of Zoysias hybrids and other drought tolerant grasses is encouraged.

Division 7:

Sec. 11.7.1.B. The development review process established in this Division is applicable to all proposed development activity within the PMUV. The provisions of Article 10, LDR ...

Sec.11.7.3.B. 3. Meet all other neighborhood requirements as established in Divisions 2, 3, and 5 of this article Code.

Sec.11.7.4.C. 4. Detailed ~~s~~Stormwater ~~m~~Management ~~p~~Plan

Sec. 11.7.3.F.

The County Administrator shall prepare a staff report within 30 working days of transmittal which addresses all of the requirements of the CGMP, the LDR, and the Code.

Sec. 11.7.4.F.

The County Administrator shall prepare a staff report within 15 working days of transmittal which addresses all of the requirements of the CGMP, the LDR, and the Code.

Sec. 11.7.4.H. ...requirement letter along with the development order ~~Development Order~~

Sec. 11.7.4.K. A Final Site Plan ~~development~~ approval is valid for five (5) years and horizontal development authorized by a Final Site Plan development order shall be completed within five (5) years.

Sec. 11.7.5.B. No Lot Site Plan shall be approved by the building department until a plat consistent with the approved Final Site Plan has been recorded.

Sec. 11.7.6. Post Approval

~~Sec. 11.7.6.A.~~ After a development order has been issued will scheduled a pre-construction meeting, if applicable.

Sec. 11.7.7.A. This section provides a mechanism Divisions 2 through 6 of this article. ~~Provisions found in Section 9.5, LDR are is~~ not applicable to applications submitted for development in the PMUV.

Sec. 11.7.7.B.1. Issue a Warrant allowing a variation from the requirements of Divisions 2 through 6 of this article; or

Sec. 11.7.7.F. Amendments to Approved ~~Master~~ Site Plans

Sec. 11.7.7.F.2. A proposed amendment of a Master Site Plan that does not qualify as a minor or technical change amendment shall require the approval of the Board of County Commissioners.

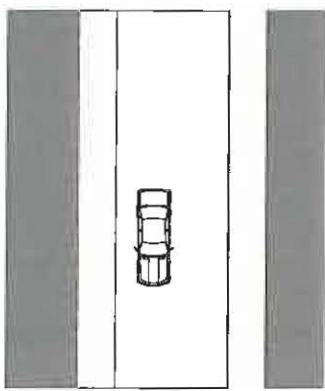
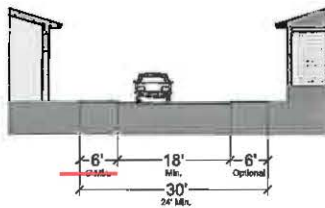
~~Sec. 11.7.7.G.~~ **Sec. 11.7.7.F.3.** The County Administrator may approve minor or technical changes amendments to Final Site Plans ~~deemed to be minor or technical~~, including changes that do not

~~Sec. 11.7.7.G. H.~~ An application for a Warrant, Exception....public. Each application shall be accompanied ~~accommodated~~ by the application fee ...

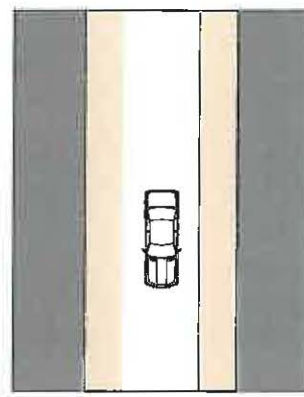
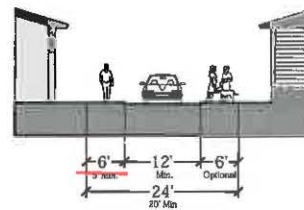
Remaining sections should be relettered.

Sec. 11.5.9.U. ~~Rear Alley / Lane~~

- ~~1. Rear Alleys/Lanes providing access to non-residential and/or mixed uses shall be built to non-residential standards.~~
- ~~2. Rear Alleys/Lanes providing access to residential buildings shall be built to residential standards.~~
- ~~3. Where a Rear Alley/Lane provides access to a block with both residential and non-residential uses, it shall be built to a non-residential standard.~~
- ~~4. The curb radius of a Rear Alley/Lane shall be 9 - 15 feet.~~



a) Non-residential
and/or Mixed Uses



b) Residential

Type	Rear Alley/Lane - Non-Residential
Transect	T5, T4-O, T4-R, T3, SD-W
Traffic Lanes	One lane (One-way traffic)
Parking Lanes	N/A
Bike Facility	Shared lane
R.O.W. Width	24 feet min.
Pavement Width	18 to 24 feet
Vehicular Design Speed	10 MPH
Sidewalk Width	6 feet min. <i>Sidewalk shall be provided on at least one side of Rear Alley/Lane</i>
Road Edge Treatment	Varies
Planter Width	N/A
Planting	N/A

Type	Rear Alley/Lane - Residential
Transect	T5, T4-O, T4-R, T3, SD-W
Traffic Lanes	One lane (One-way traffic)
Parking Lanes	N/A
Bike Facility	Shared lane
R.O.W. Width	18 20 feet min.
Pavement Width	12 to 18 feet
Vehicular Design Speed	10 MPH
Sidewalk Width	6 feet min. <i>Sidewalk shall be provided on at least one side of Rear Alley/Lane</i>
Road Edge Treatment	Varies
Planter Width	N/A
Planting	N/A