

EXHIBIT A

OLD PALM CITY CRA ARTICLE 12 DIVISION 1 AND 4 CONCERNS AND RECOMMENDATIONS

ITEM NO.	ITEM	CHALLENGE/PREVIOUS CODE ALLOWANCES	JUSTIFICATION	EXHIBIT PROVIDED	RECOMMENDATION
	12.1.04 Development Standards	Significant change in approach and setback distance from property line.	Within the proposed Division 12 Article 4 all other residential building type's setbacks are established at 5 feet including Courtyards, apartments, side yard types, cottages, and duplex.	see exhibits	Given this 10 foot setback will substantially effect a townhome wideth on a existing platted 25 foot wide lot (such as Cleveland 2nd Addition Plat)...limiting the overal width of the building to 15 feet if constructed adjacent to another townhome, the recommendation is the following:
	(6) Building And parking placement				
	(D) Setbacks; and 12.4.04 (1) Development Standards, 12.4.05 Building Type and Frontage Type Standards, Figure OPC 5.06 Townhomes	Section 3.265.10 Single Family Homes (c.) Townhomes indications "no" side set backs and parking in the rear of the lot as illustrated in Figure 3.265.12	Townhomes are the only residential building type to require a 10 foot side building setback from adjacent properties except where attached to a similar townhome residential building. Pragmatically, a 10 foot side setback may be needed for access to provide rear parking when an alley or roads is not available. This 10 foot increase for townhome developments is substantial change from the "0" setback in the current code and the 10 foot setback represents a 1000% increase in the setback.		Within Development Standards and the Figure for Old Palm City CRA townhomes (12.04.05) provide a side yard setback of minimum of 5 feet on one side where adjacent to another type of use and a minimum of 15 feet setback between buildings shall be required. This would be consistent with the remaining residential buidling type side yard setback.

FILED FOR RECORD
COMMISSION RECORDS
MARIN COUNTY, FL
Date 5/5/2020
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

ITEM	CHALLENGE/PREVIOUS CODE ALLOWANCES	JUSTIFICATION	EXHIBIT PROVIDED	RECOMMENDATION
2	12.1.04(15) Building Transitions (15) between commercial, multifamily, and mixed uses along with residential subdistricts OR AN EXISTING SINGLE FAMILY HOME that does not have a 30 foot separation by a road, etc. shall have a 10 minimum side setback from the property line, or a 20 foot for structures over 2 stories and must have a 6 foot high masonry wall AND a 6 foot wide planting strip	Section 3.625.1 (4) (5) Landscaping (a) "Buffer requirements:" allows for a waiver by the adjacent property owners to eliminate the buffer between the uses and allows for a landscaped screen or hedge of 6 feet in height. This provision also does not address multifamily use transition buffers and is silent on adjacent residential uses and buffers. Significant change in approach and setback distance from property line as most setback for residential buildings is 5 feet in Article 4. Additionally, an unintended consequence is that the burden of construction the 6 foot masonry wall is silent and is presumed to be the developer of the redeveloped property. Thus a single family homeowner could be responsible for constructing a 6 foot masonry wall on 3 sides of their respective property to provide for building transition from existing uses.	see exhibit	Within Article 4 incorporate the original waiver provision as seen in Section 3.265 (I) (4)(5) (a) Buffer requirements as an alternative to building transitions within the Wall and Fence Standards Section 12.4.10 as an exception to the 12.1.10 criteria.
	Section 3.265.(F) Development Standards Within Table 3.265.5 there are no building transition setbacks listed nor indicated for residential developments or between existing residential homesites. And the side and rear yard setbacks vary from 5 to 10 feet for single family types and 0 feet for townhome building types.	The transition setback does not take into account the change in use on adjacent parcels or elimination of existing homesites for repurposing or redevelopment		

1497-3

ITEM	CHALLENGE/PREVIOUS CODE ALLOWANCES	JUSTIFICATION	EXHIBIT PROVIDED	RECOMMENDATION
3	12.1.10(4)(d). Walls and Fence Standards (d). Requires a 72" or 6 foot high masonry wall between commercial, Multifamily residential, and Mixed Use construction and residential subdistricts AND EXISTING SINGLE FAMILY HOMES	Section 3.625.1 (4) (5) Landscaping uses (a) "Buffer requirements:" allows for a waiver by the adjacent property owners to eliminate the buffer between the uses and allows for a landscaped screen or hedge of 6 feet in height. This provision also does not address multifamily use transition buffers and is silent on adjacent residential uses and buffers. An unintended consequence is that the burden of construction the 6 foot masonry wall is silent and is presumed to be the developer of the redeveloped property. Thus a single family homeowner could be responsible for constructing a 6 foot masonry wall on 3 sides of their respective property to provide for building transition from existing uses.	see exhibit	Within Article 4 incorporate the original waiver provision as seen in Section 3.265 (l) (4)(5) (a) Buffer requirements as an alternative to building transitions within the Wall and Fence Standards Section 12.4.10 as an exception to the 12.1.10 criteria. Incorporate within 12.4.10 a provision for developer to utilize various materials such as stone, masonry, stucco, split faced block, precast concrete, or vinyl.
		12.1.10 does not allow for options to wall construction or materials and has no waiver or variance provision.		

ITEM	CHALLENGE/PREVIOUS CODE ALLOWANCES	JUSTIFICATION	EXHIBIT PROVIDED	RECOMMENDATION
4	12.1.05 Building Type and Frontage Section 3.265 (F) single Family and Duplex Types Figure 12.7.04 Porch Frontage expands porches from 5 feet to 8 feet in depth	Many of the new homes built recently with Old Palm City CRA have been constructed with 5 foot porches and have seen brisk sales with no complaints regarding porch depth and livable porches. The 8 foot expansion represents an arbitrary opinion by the authors of Division 12 as expressed in figure 12.2.04. This expansion has unintended consequences of encroaching into available open space for septic systems, accessory buildings, and open space compliance that is problematic on the smaller lots within the Palm City platted subdivisions. In the opinion of a significant developer of many of the new CRA homes, the expansion is unnecessary and should be an option for the builder and homeowner. Additionally, one must also weight the financial aspects and expense of adding or expanding such items to an already frail system of providing affordability within the single family homesite market as this would increase both soft cost and hard costs to make the modification to the porch size.	see example	Within the article 12 Building Types (OPC 5.04-.12) for residential construction provide a footnote to allow for the option of a 5 deep foot porch.

PHQJ-3

Draft 04-06-2020

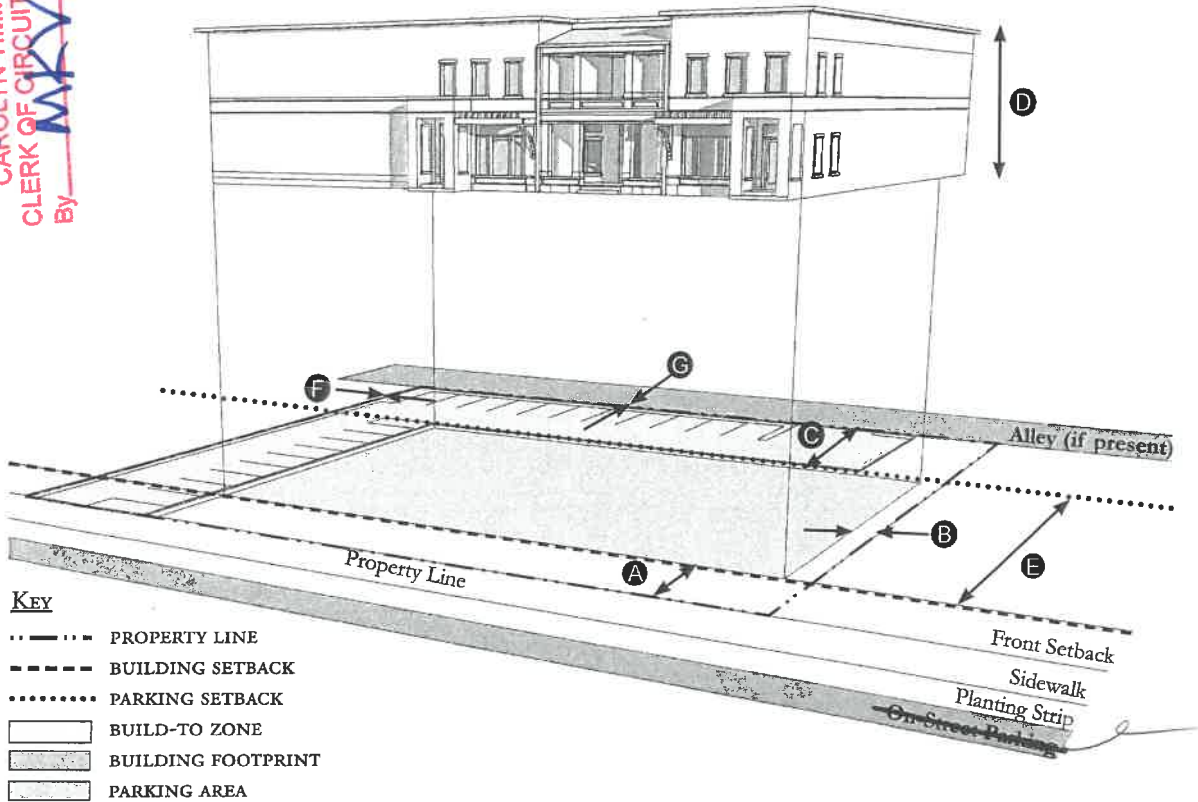
Building Type & Frontage Type Standards

12.4.05



Figure OPC-5.14 - Industrial Building

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 5/5/2020
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.



Building Placement, see 12.1.04.6

Frontage	Not Required	
Front Setback	20' min.	A
Side at Street Setback	5' min.	
Side at Property Line Setback ¹	5' min.	B
Rear Yard Setback	10' min./5' min. with alley	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	30' / 3 stories max.	D

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking shall not be located between the building and the street.

Permitted Subdistricts, see 12.4.02

Industrial

Description

An Industrial Building will vary in scale depending on its intended use. Some commercial uses may be permitted, but its primary focus is industrial. Parking and loading shall be accommodated in Alleys or Secondary Streets whenever possible.

Notes

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table OPC-5.