



Local Planning Agency

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 20-0768

NPH-5

Meeting Date: 8/6/2020

PLACEMENT: New Business

TITLE:

PUBLIC HEARING TO CONSIDER THE CREATION OF DIVISION 7, GOLDEN GATE COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, AND AMENDING THE ZONING ATLAS. (QUASI-JUDICIAL)

EXECUTIVE SUMMARY:

Requested by: Susan Kores, Office of Community Development Manager

Presented by: Dana Little, Urban Design Director, Treasure Coast Regional Planning Council

PREPARED BY: Joan Seaman, Administrative Specialist II

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MARTIN COUNTY, FLORIDA

Growth Management Department

Amendment of the Land Development Regulations and the Zoning Atlas for the Golden Gate CRA

Project	Update of the Land Development Regulations for the CRAs
Staff	Irene A. Szedlmayer, AICP
Date of this Report	July 28, 2020

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I. Background

The Land Development Regulations (LDRs) governing the Community Redevelopment Areas (CRA) were initially adopted between 2001 and 2006. Different consulting firms and different staff worked on different CRAs. The ordinances were codified as Article 3, Zoning Districts, Division 6, Redevelopment Overlay Districts, Martin County LDR. There were significant deficiencies in those regulations regarding which standards were mandatory versus merely encouraged, and which provisions applied only in the zoning overlays and which applied throughout the CRA. These ambiguities in the text led to varying staff interpretations over time. Furthermore, while codified in Article 3, Zoning Districts, the regulations included provisions regarding streets, landscaping, and stormwater. Questions about how landscaping and street design provisions in the zoning code related to landscaping and street standards in Article 4, Site Development Standards, required difficult interpretations in the face of unclear text. Additionally, the regulations included inadequate recognition of the existing built environments to which they applied. The need to amend Article 3, Division 6 was recognized years ago, but in the face of constraints on staff time during boom times in land development and construction, plus the magnitude of a task that was beyond staff's capacity, caused time to pass with no resolution.

In 2017 and 2018, staff was able to recommend "glitch bills" to the Board of County Commissioners. However, the glitch bills were limited in scope. The focus was to reduce ambiguity and inconsistency in the codes without significant substantive change. The need for more substantial amendments was acknowledged.

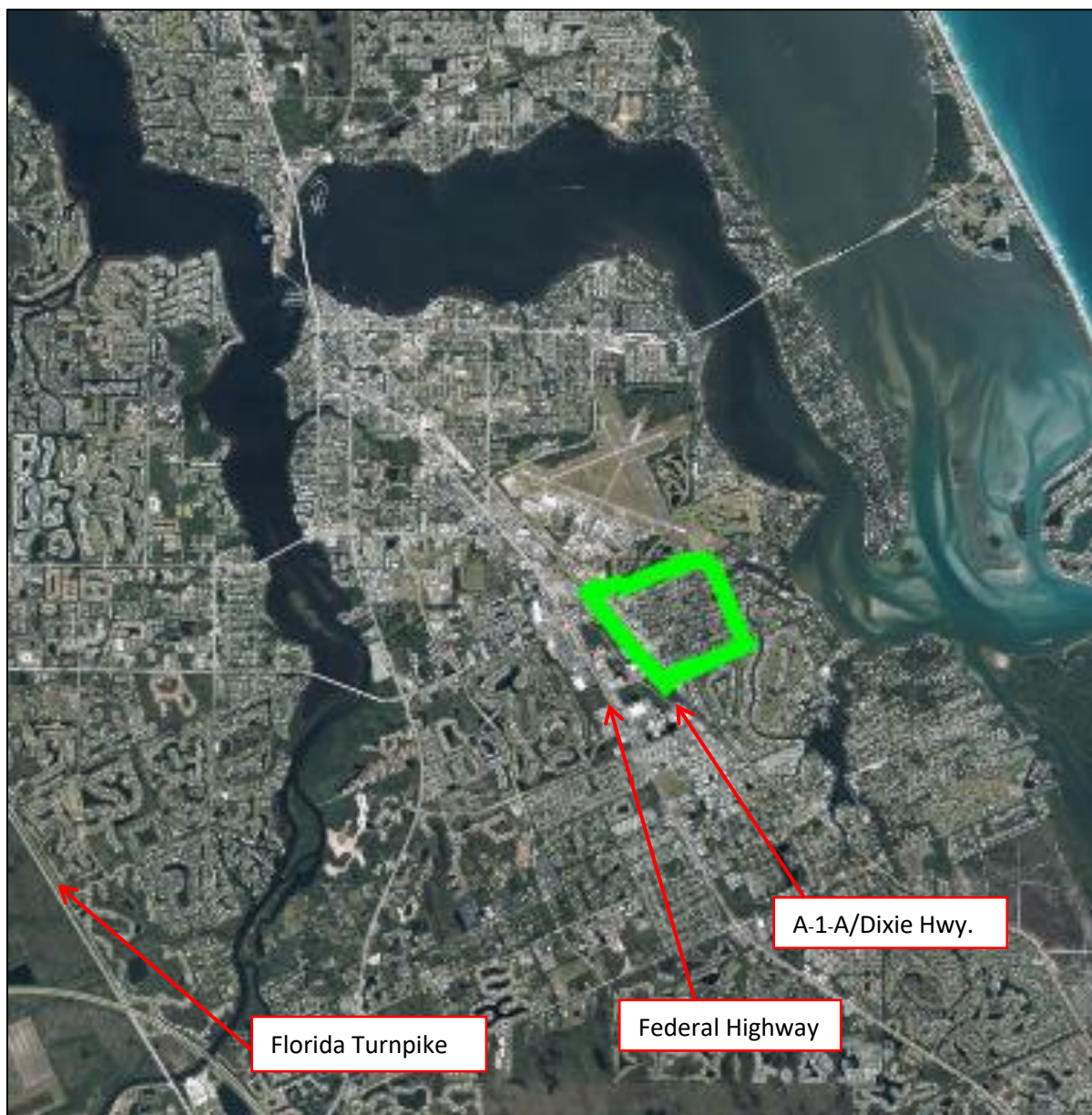
In June 2018, the Board of County Commissioners approved a contract between the Community Redevelopment Agency and the Treasure Coast Regional Planning Council to develop new

Land Development Regulations for the CRAs. The Treasure Coast Regional Planning Council brings substantial knowledge and expertise in the areas of urban design, town planning and redevelopment and a long history of providing such assistance to counties, towns and cities in the region, to this Martin County CRA project.

Dana Little, Urban Design Director, TCRPC, and Jessica Cortor Seymour, RA, LEED AP, Regional Planner, TCRPC, worked with the Office of Community Development, the Growth Management Department, the Public Works Department, William M. Spikowski, FAICP, Spikowski Planning Associates, and received further input from the Golden Gate Neighborhood Advisory Committee and members of the public who participated.

Treasure Coast Regional Planning Council staff will present the proposed Article 12, Division 7 at the August 6, 2020 public hearing.

Figure 1. Location Map – Golden Gate CRA

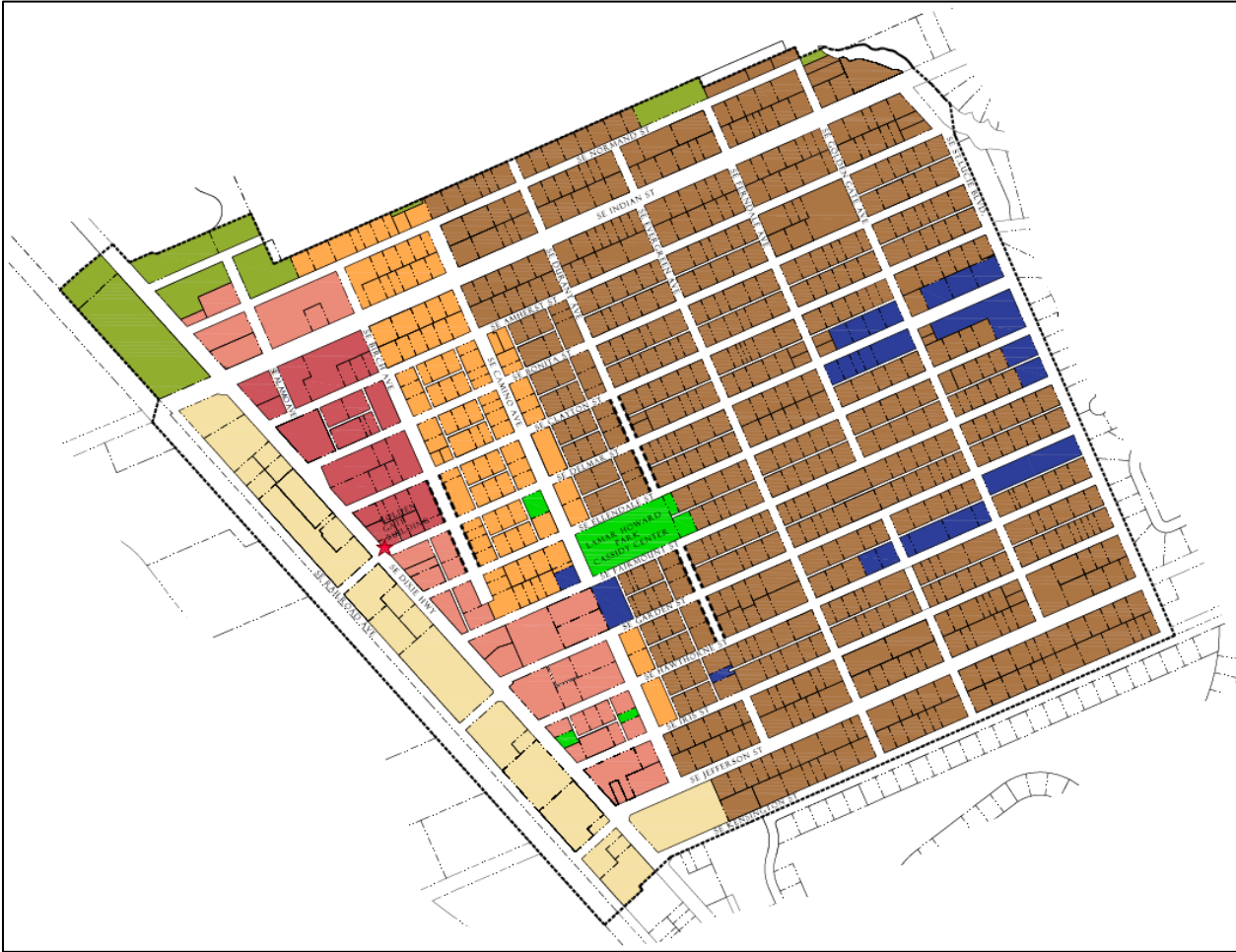


II. Article 12, Division 7, Golden Gate Community Redevelopment Code

The proposed Article 12, Redevelopment Code, Division 7, Golden Gate Community Redevelopment Code, is included in this agenda item. (Exhibit A) Article 12, Redevelopment Code, Division 1, General, was adopted on September 24, 2019 and became effective on November 8, 2019. Art. 12, Div. 1 will be applicable in all six Martin County Redevelopment Zoning Districts. Because Division 7, Golden Gate Community Redevelopment Code, the subject of this agenda item, cannot be fully understood without reference to Division 1, Division 1 is also included in the agenda packet (Exhibit B)

1. Because the goal for a vibrant, compact, walkable, small town Golden Gate CRA has not substantially changed, the proposed LDR are intended to facilitate a built environment that is consistent with the vision established in the Golden Gate Community Redevelopment Plan, adopted in 2002 and revised in 2009.
2. Article 12, Division 7 creates the Golden Gate Redevelopment Zoning District. The amendment of the Martin County Zoning Atlas to assign this zoning district to the land is addressed in the second part of this report. The majority of the Golden Gate CRA will be assigned to the Golden Gate Redevelopment Zoning District. The exceptions are those parcels with PS (Public Servicing District), PS-1 (Public Service District -1 zoning district) or PR (Public Recreation zoning district). See Figure 6 (page 11) or Exhibit C.
3. Art. 12, Div. 7 establishes the Regulating Plan for Golden Gate. The Regulating Plan assigns five zoning subdistricts to the land: Core, General, Corridor, Industrial, and Multifamily. See Figure 2. The Regulating Plan in larger scale is included as Exhibit D. Additionally, Exhibit F provides a series of illustrations for each proposed zoning subdistrict, including 2020 aerial imagery, the Future Land Use Map, the Zoning Overlays, and the underlying zoning districts.
4. Permitted uses and development standards are governed by zoning subdistrict.
5. The permitted use groups and the development standards for the subdistricts remain consistent, though not identical, with the permitted uses and development standards in effect in Golden Gate now. Certain general goals guided the assignment of the zoning subdistricts to the land:
 - (a) avoid diminishing existing development rights;
 - (b) avoid creating non-conforming uses;
 - (c) avoid conferring substantial new development rights;
 - (d) adjacent lots recognized by the Property Tax Assessor Appraiser as a single parcel should be assigned the same subdistrict;
 - (e) adjacent parcels with the same owner should be assigned the same subdistrict; and
 - (f) respect the existing fabric of the community while also facilitating its aspirations.
6. Sometimes consideration of the facts concerning a particular property results in minor deviations from these general guidelines.

Figure 2. Proposed Golden Gate Regulating Plan (7/14/2020)



REGULATING PLAN LEGEND	
-----	CRA BOUNDARY
★	CIVIC SITE
---	PROPOSED STREET
SUB-DISTRICT ZONING LEGEND	
■	CORE
■	CORRIDOR
■	GENERAL
■	INDUSTRIAL
■	MULTIFAMILY
ZONING LEGEND	
■	PUBLIC RECREATION
■	PUBLIC SERVICING
■	PUBLIC SERVICE DISTRICT-1
REFER TO COUNTY ZONING ATLAS FOR AREAS NOT COLORED	

The next paragraphs discuss the assignment of the zoning subdistricts in Golden Gate.

A. CRA Center Future Land Use designation

1. In Golden Gate, the CRA Center future land use designation will be implemented by the Core, Corridor and General zoning subdistricts.
2. The Core subdistrict is located between SE Indian Street and SE Delmar, and between SE Dixie Hwy. and SE Birch. It is intended to evolve into the most walkable center of Golden Gate. The Core subdistrict permits residential, commercial and institutional uses.
3. The Corridor zoning subdistrict is assigned to two land areas east of Dixie Hwy. Corridor is assigned to an area northeast of the intersection of SE Indian Street and SE Dixie Highway. Corridor is also assigned to an area from SE Delmar to SE Jefferson

In addition to residential, commercial and institutional uses, the Corridor zoning subdistrict also permits Limited Impact Industrial uses. Permitting Limited Industrial uses in this area reflects and accommodates the small manufacturing, warehousing, and other limited industrial uses currently operating in this area.

4. The General zoning subdistrict provides a transition between the more intensive Core and Corridor zoning subdistricts and the residential Multifamily zoning subdistrict located to the east.
5. The General subdistrict, like the Core subdistrict, permits residential, commercial and institutional uses. However, the General subdistrict is distinguished from the Core subdistrict in that General permits detached single-family dwellings and Core does not. Additionally, General only permits Limited Impact Retail and Services and Limited Impact Institutional uses whereas Core also permits General Impact Retail and Services and General Impact Institutional Uses.
6. The Corridor subdistrict is distinguished from the Core subdistrict in that Corridor permits Limited Construction services, Wholesale Trade and Services, and Limited Impact Industrial uses, whereas the Core subdistrict does not permit these three uses.
7. The Industrial zoning subdistrict is located between Dixie Highway and Railroad Avenue. This land area is currently located within the Golden Gate Mixed-Use Future Land Use Overlay where residential uses are permitted as part of a mixed-use project, therefore multifamily residential uses will continue to be permitted in this subdistrict, so long as part of a mixed-use project.

B. CRA Neighborhood Future Land Use designation

8. In Golden Gate, the CRA Neighborhood future land use designation will be implemented through one zoning subdistrict—the Multifamily zoning subdistrict. The Multifamily zoning subdistrict permits all types of residential development—detached single family dwelling, duplex, multifamily, townhouse, and apartment hotel, as well as Limited Impact Institutional Uses. This diversity of residential uses represents an expansion from that which is now permitted, but the expanded list of permitted residential uses is consistent with the diversity of residential uses that currently exist in Golden Gate's residential areas.
9. The maximum residential density—8 dwelling units per acre—permitted by the existing

Medium Density Residential future land use designation is retained, despite the expansion in the types of residential dwellings permitted.

10. The history of residential zoning in Golden Gate will provide some context for the recommendation made in Article 12, Division 7.

Martin County's first zoning code, adopted in 1967, assigned the R-3B, Multiple-Family Residential District, to Golden Gate's residential neighborhoods. Maximum residential density was 15 dwelling units per acre.

Sixteen years later, when the Comprehensive Growth Management Plan was adopted, Golden Gate was assigned the Medium Density Residential future land use, with a maximum density of 8 dwelling units per acre. Sometime thereafter, with the adoption of Article 3—Zoning Districts, in the Land Development Regulations, the R-3B zoning district was determined to be consistent with the Marine Waterfront Commercial and Commercial Office/Residential future land use designations and inconsistent with the Medium Density Residential future land use designation. The result of that determination was that any development other than a single-family dwelling was first required to get the property rezoned to a district consistent with the Medium Density Residential future land use designation.

Twenty-four years later, the adoption of the Golden Gate Zoning Overlays in 2006 further restricted the types of residential dwellings permitted. Two residential zoning overlays were created—General Neighborhood and Residential Neighborhood. In the General Neighborhood zoning overlay, detached single-family dwellings, duplexes, tri-plexes and four-plexes were permitted. However, anything other than a detached single-family dwelling was required to provide at least 5,445 sq. ft. per dwelling, and whereas a detached single-family dwelling was permitted on a 50-ft wide lot., a duplex required a 75-ft wide lot and a 3-plex or 4-plex required a 100-ft wide lot. In the Residential Neighborhood zoning overlay, only detached single-family dwellings were permitted, regardless of the lot size.

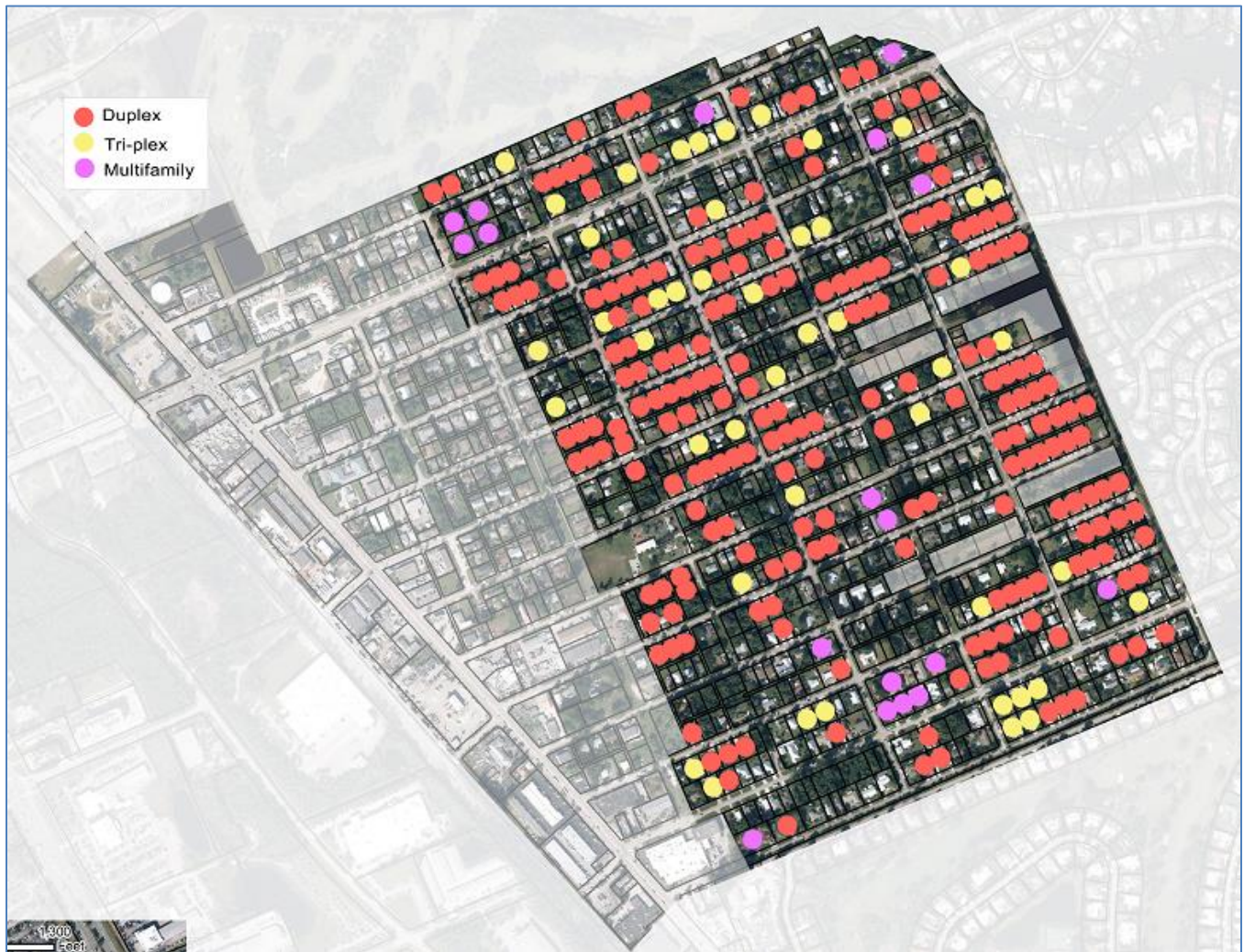
Consistent with, or despite, the evolving rules regarding what types of residential development were permitted, numerous duplexes and multifamily dwellings were constructed in Golden Gate over the last 40 or 50 years and the prevalence of duplexes and multifamily dwellings in the Neighborhood General zoning overlay is virtually indistinguishable from the prevalence of duplexes and multifamily dwellings in the Neighborhood Residential zoning overlay.¹ See Figure 3.

11. By recognizing the diversity of residential dwelling types that currently exists, the proposed Article 12, Division 7 avoids the creation of a plethora of non-conforming uses. Additionally, as articulated by the Golden Gate Neighborhood Advisory Committee, restricting the permitted dwelling types has not been an effective remedy to the concerns about property maintenance, code compliance, overcrowding, disorderly and excessive residential parking, and the disproportionate number of rental households versus owner-occupied households in Golden Gate, which appear to have motivated the limitation on

¹ A multifamily dwelling is 3 or more dwelling units within one building on a single lot. Section 3/3, Glossary, LDR).

dwelling types in 2006.

Figure 3. Existing dwelling types in the proposed Multifamily zoning subdistrict



Source: Treasure Coast Regional Planning Council

12. Division 7 also establishes a Street Regulating Plan for Golden Gate. The Street Regulating Plan designates primary streets, secondary streets, and civic places. For purposes of Article 12, Primary Streets are not necessarily the streets that carry the most traffic but are the streets where the quality of the public realm is most important. Dixie Highway is identified as a Primary Street. Jefferson Street, Indian Street and Golden Gate Avenue are identified as Golden Gate's Secondary Streets. The Street Regulating Plan also identifies the Golden Gate Recreation Trail at Lamar Howard Park currently being planned. See, Exhibit E.

C. Development Standards

13. The development standards for the zoning subdistricts are set forth in Table GG-5. (Div. 7, page 9). The proposed development standards remain consistent with but are not identical to the current standards. Three are highlighted here—maximum building height, maximum building coverage and minimum open space.

- a. Maximum Building Height. Three stories and 40 feet is the proposed maximum building height for the Core, Corridor, General and Industrial zoning subdistricts. Two stories and 30 feet is the maximum height for the Multifamily zoning subdistrict. These proposed maximum heights represent an increase of five feet but no increase in the number of stories. Increasing the permissible height in feet but not stories allows more generous ceiling heights and more easily accommodates modern building systems located above the ceilings but does not increase the amount of useable floor area.
- b. Maximum building coverage and minimum open space. Currently, mixed-use projects within the Mixed-Use Future Land Use Overlay are permitted up to 80% building coverage and must maintain 20% open space. Those standards are retained for the Core and the Corridor zoning subdistricts. The General and the Multifamily zoning subdistricts allow 60% building coverage and require 30% open space. The Industrial zoning subdistrict permits 50% building coverage and requires 20% open space.

D. Amendment of the Zoning Atlas

1. Application Information

Applicant: Martin County Board of County Commissioners

Represented By: Susan Kores, Manager, Office of Community Development

Property Owners:	Multiple
Planner in charge:	Irene A. Szedlmayer, AICP
Growth Management Director:	Paul Schilling
Project Number:	CPA 19-28
Application Received:	03/26/2019
LPA Meeting Date:	08/06/2020
BCC Meeting Date:	09/15/2020
BCC Meeting Date	10/27/2020

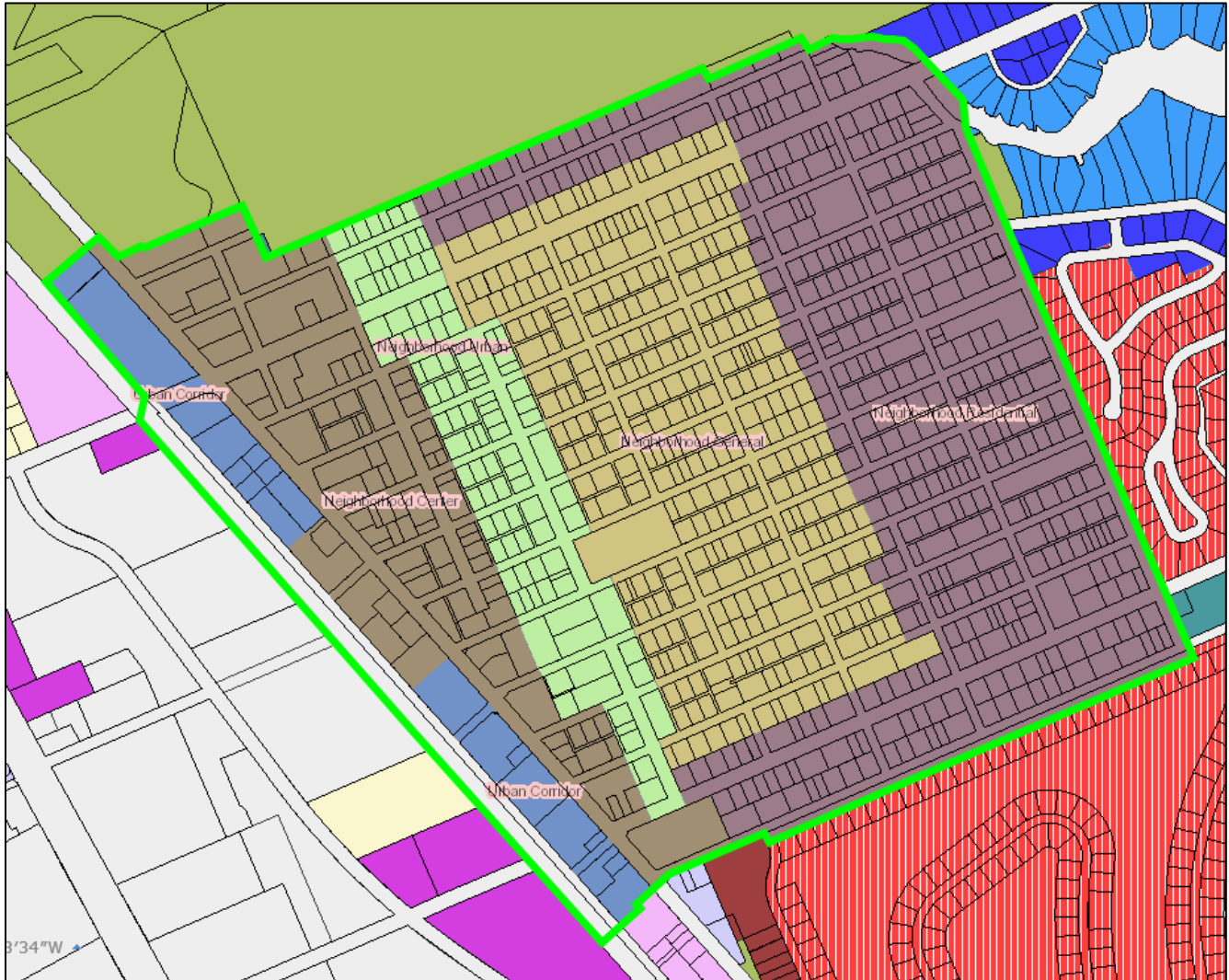
2. Project description and analysis

a) Introduction

This application involves the Golden Gate Community Redevelopment Area (CRA). See Figure 1. In 2006, five zoning overlay districts were assigned to Golden Gate's 379 acres. See Figure 4.

1. Urban Corridor
2. Neighborhood Center
3. Neighborhood Urban
4. Neighborhood General
5. Neighborhood Residential

Figure 4. Golden Gate Zoning Overlay Districts

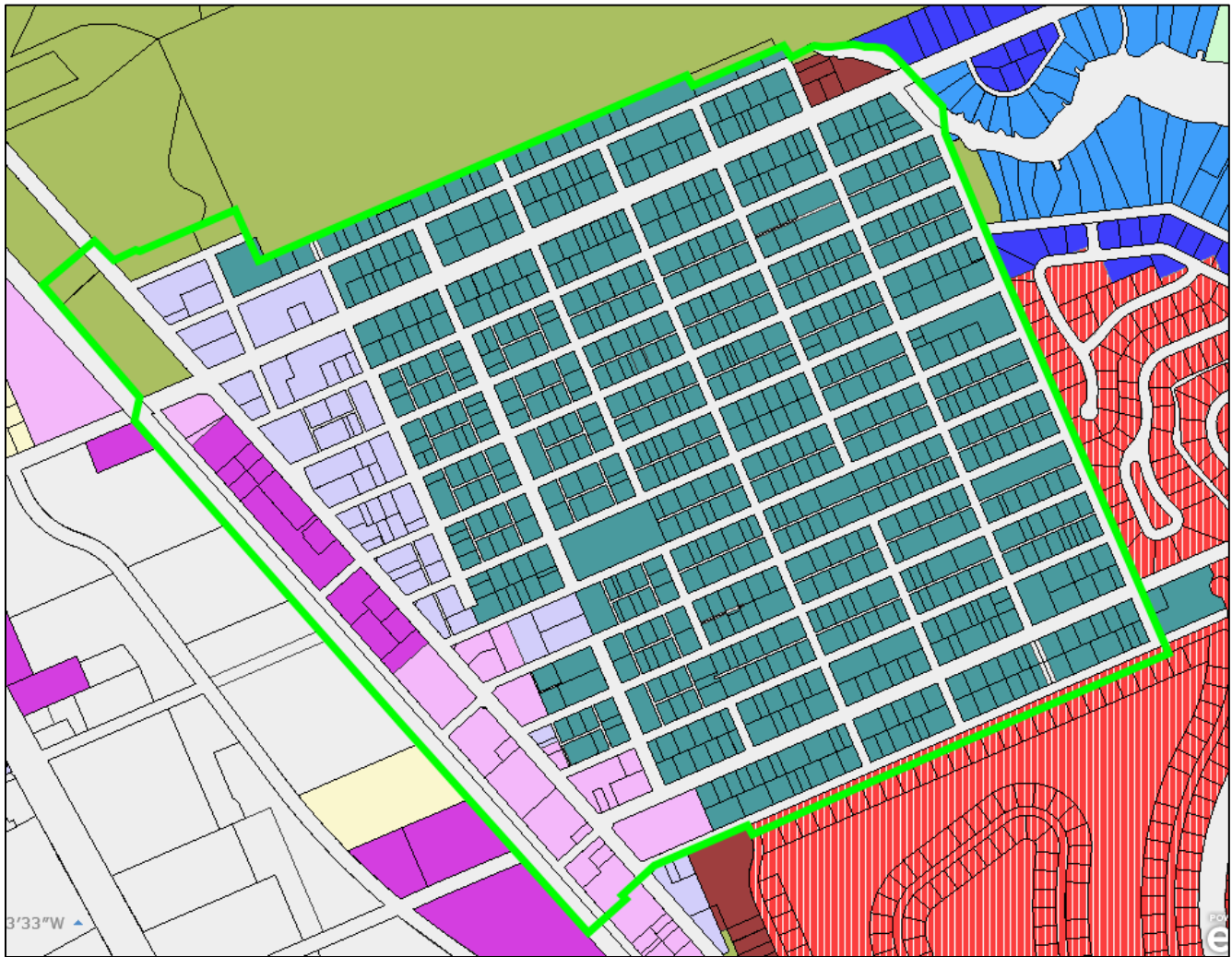


The underlying zoning districts in Golden Gate are:

1. M-1 Industrial District
2. M-2 Industrial District
3. LI Limited Industrial District
4. B-1 Business District
5. PS Public Servicing
6. R-3B Multiple-Family Residential District
7. R-3 Multiple-Family Residential District

See Figure 5.

Figure 5. Existing Zoning Atlas - underlying zoning districts

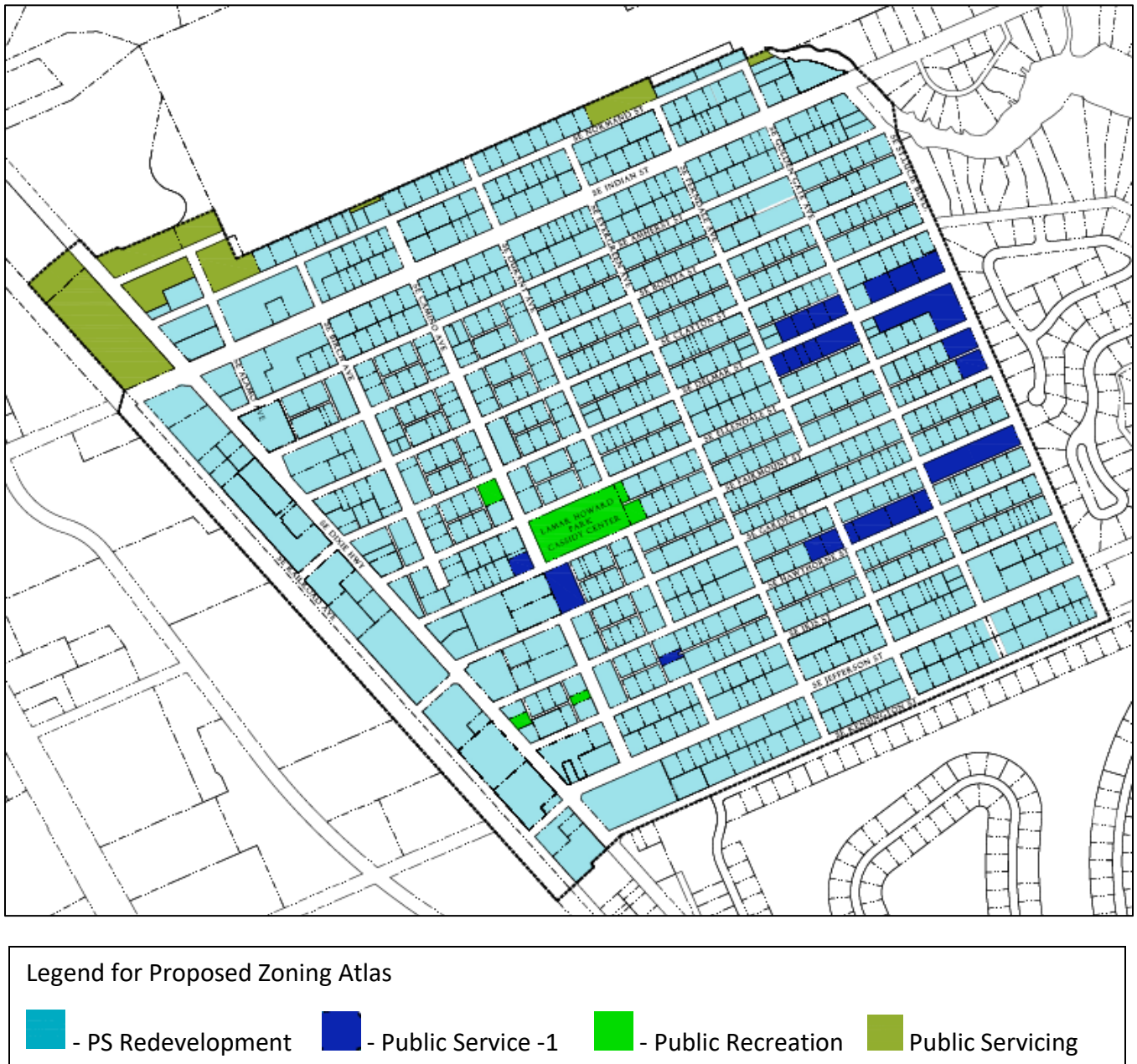


The proposed amendment of the Martin County Zoning Atlas makes the following changes:

- (1) the Golden Gate Redevelopment Zoning District, the PR zoning district, the PS-1 Public Service Zoning District, and the PS Public Servicing Zoning District will be assigned to the Golden Gate CRA; and
- (2) Golden Gate's five Zoning Overlay Districts will be repealed.

See Figure 6.

Figure 6. Proposed Zoning Atlas



The permitted uses and development standards for the Golden Gate Redevelopment Zoning District are set-forth in Article 12, Redevelopment Code, Division 1, General, and Division 7, Golden Gate Community Redevelopment Code, LDR. As explained in the first part of this report, permitted uses and development standards are governed by the subdistrict. Five zoning subdistricts are proposed for the Golden Gate CRA: Core, Corridor, General, Industrial, and Multifamily. The subdistricts are assigned to the land by the Regulating Plan, which is part of Article 12, Division 7. The Regulating Plan also identifies proposed future streets and important civic sites.

b) Description of the Golden Gate Subdistricts

The Golden Gate Redevelopment Zoning District will have five zoning subdistricts. The subdistricts are described in Article 12, Division 1 as follows:

CORE: The Core subdistrict is a pedestrian-oriented center for surrounding neighborhoods and the entire CRA. These are centers of dining, shopping, housing, and entertainment, with shaded sidewalks, large windows, intimate pedestrian spaces, outdoor dining, and richly detailed building facades. A broad mix of uses is encouraged in the Core subdistrict.

CORRIDOR: The Corridor subdistrict is intended to extend the pedestrian-oriented building types, frontages and streetscapes along a major roadway.

GENERAL: The General subdistrict offers a wide variety of housing, civic spaces, and pedestrian-oriented businesses. The General subdistrict also fosters a mix of uses but is more residential in scale and character.

INDUSTRIAL: The Industrial subdistrict identifies areas where industrial uses are permitted and encouraged.

MULTIFAMILY: The Multifamily subdistrict allows for denser and more varied residential buildings.

The five zoning subdistricts assigned to the Golden Gate Redevelopment Zoning District were discussed in more detail in the first part of this staff report.

c. Adjacent Zoning Districts

The zoning districts bordering the proposed Golden Gate Redevelopment Zoning District are the following:

To the north - PS Public Servicing (The Martin County golf course and Martin County Airport)

To the west - LI Limited Industrial and M2 Industrial and the City of Stuart's CPUD Commercial Planned Unit Development and B2 General Business.

To the south - R-1A Single Family Residential (Stuart Yacht and Country Club).

To the east - R-1A Single Family Residential, R-1C Single Family Residential, RE-1/2A Residential Estate District, and R-3B Multiple Family Residential.

See Figure 3 on page 10 and Figure 7, on page 13.

Figure 7. Excerpt from City of Stuart Zoning Map

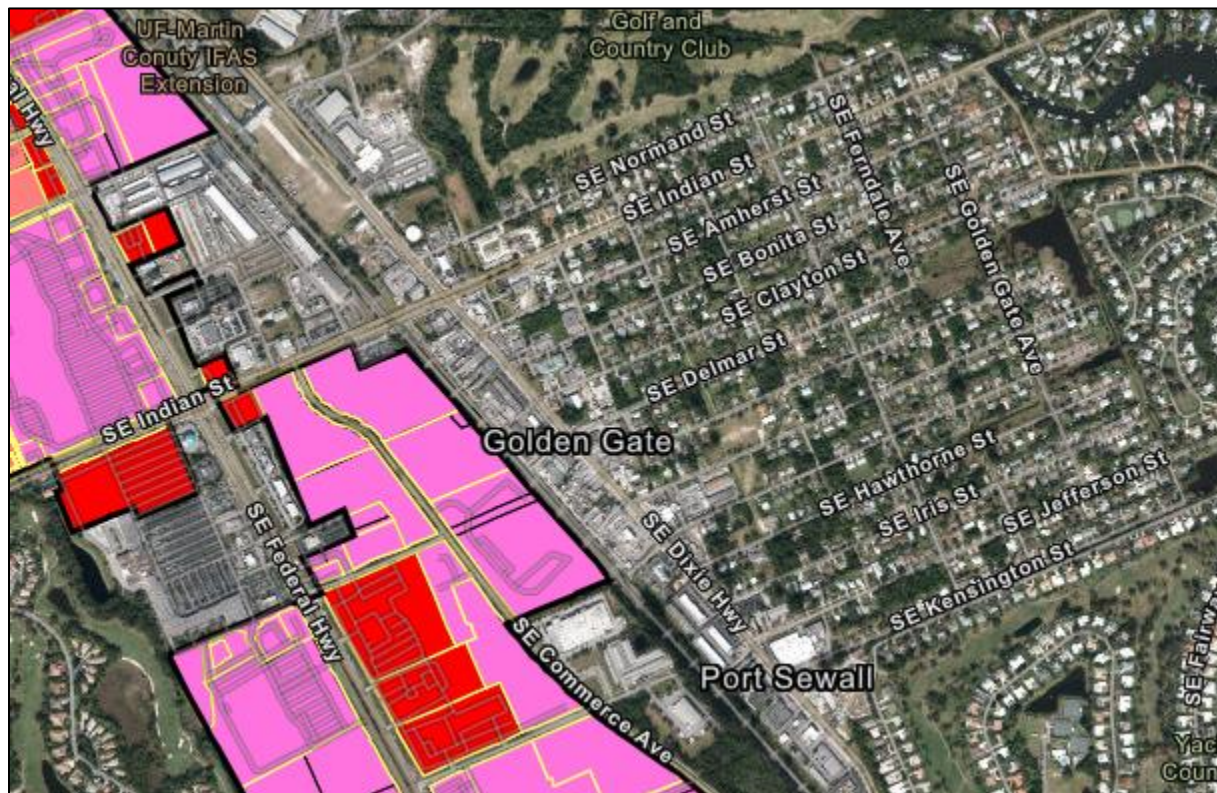


Figure 7 Legend:

- CPUD – Commercial Planned Unit Development
- B2 – Business General

The permitted uses and development standards for the Golden Gate zoning subdistricts are consistent with though not identical to the permitted uses and development standards currently applicable and to the existing development patterns. Consequently, the proposed Golden Gate Redevelopment Zoning District and subdistricts are compatible with the zoning adjacent to Golden Gate. Business and industrial uses are proximate to other business and industrial uses. Residential uses are proximate to residential uses. The proposed Golden Gate Redevelopment Zoning District and subdistricts should have no negative impact on nearby zoning districts. Nor should these nearby zoning districts negatively impact the proposed Golden Gate Redevelopment Zoning District.

3. Standards for Amendments to the Zoning Atlas

The Martin County Land Development Regulations (LDR), Article 3, Section 3.2.E.1. provides the following “Standards for amendments to the Zoning Atlas.”

“The Future Land Use Map of the CGMP [Comprehensive Growth Management Plan] establishes the optimum overall distribution of land uses. The CGMP also

establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.”

Pursuant to Section 3.2.E.2., LDR, the following factors must be considered:

- a. *Whether the proposed zoning amendment is consistent with all applicable provisions of the Comprehensive Plan.*

The Golden Gate Redevelopment Zoning District and the Core, Corridor, General, Industrial, and Multifamily zoning subdistricts are consistent with all applicable provisions of the Comprehensive Plan, as are the institutional zoning districts proposed to be assigned to several properties.

- b. *Whether the proposed zoning amendment is consistent with all applicable provisions of the LDR.*

Any development proposal, pursuant to the Golden Gate Redevelopment Zoning District, will be required to comply with all applicable LDRs including uses, density, set-backs, height, open-space, wetlands, uplands, landscaping, stormwater, etc. The Golden Gate Redevelopment Zoning District and zoning subdistricts are consistent with all applicable provisions of the Land Development Regulations.

- c. *Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use.*

The Golden Gate Community Redevelopment Code and the Golden Gate Redevelopment Zoning District were developed expressly for the land to which they apply—the Golden Gate CRA. The amendment is compatible with the existing land uses within the Golden Gate CRA as well as those in adjacent and surrounding areas. The PS-1 (Public Service District-1) implements CGMP policies for lands designated Institutional-General on the Future Land Use Map. The PR zoning district is intended for lands with the Recreational future land use designation. It is proposed for Howard Lamar Park and two parcels associated with the planned Recreational Trail. PS Public Servicing District is a 1967 zoning district. It is proposed to be newly assigned to a

few small County-owned parcels within the Golden Gate CRA for consistency with the adjoining County-owned land in the PS zoning district.

d. Whether and to what extent there are documented changed conditions in the area.

The analysis required for this section is similar to the analysis required pursuant to CGMP Section 1.11.C.(1) when considering the proposed amendment of the Future Land Use Map. The proposed amendment of the Zoning Atlas will not substantially change the land uses or intensity of development permitted. Rather, the intent is to modify the regulations to simplify interpretation and implementation for property owners, developers and County staff, provide greater flexibility regarding permitted uses, and incrementally increase the development intensity permitted. The intent is to realize more efficiently and effectively the longstanding vision for the CRAs as represented in the Golden Gate Redevelopment Plan adopted in 2002 and amended in 2009. Therefore, whether or not there are documented changed conditions in the area does may not be a pertinent factor. Because the Golden Gate CRA is identified as an area in need of redevelopment, the lack of substantial change offers support for the idea that some change may be warranted.

e. Whether and to what extent the proposed amendment would result in demands on public facilities.

The land subject to the re-zoning is located within the Primary Urban Service District. Therefore, pursuant to CGMP Objective 4.7A., the full range of public facilities and services at the adopted Level of Service are to be provided or programmed to be provided. The 15 dwelling units per acre maximum residential density allowed within the proposed Core, General and Corridor subdistricts is the same as that permitted pursuant to the current Golden Gate Mixed-Use Future Land Use Overlay and the land area included within these subdistricts is now within the Mixed-Use Future Land Use Overlay. Similarly, the 8 dwelling units per acre maximum residential density permitted in the Multifamily subdistrict is the same as permitted currently.

It is expected that the more compact development pattern will enable public facilities and services to be provided more efficiently. Therefore, the amendment of the Zoning Atlas should not create demand on public facilities not anticipated by the current zoning. When a proposed site plan is reviewed, Comprehensive Plan policies and the LDR ensure that present or planned public facilities and services are capable of meeting and maintaining the adopted LOS. Additionally, the County Impact Fee program is designed to mitigate such impacts and ensure development pays for itself.

f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the County's resources.

The Golden Gate CRA was identified by Martin County 23 years ago as an area appropriate for infill development and redevelopment. The proposed Golden Gate Redevelopment zoning district is designed to encourage infill development and redevelopment and such infill development and redevelopment would be logical,

timely and orderly, would conserve or improve the value of existing development, and is an appropriate use of County resources. Additionally, by providing for residential development within the CRA, it may be possible to help extend the life of the boundary of the Primary Urban Service District.

g. Consideration of the facts presented at the public hearings.

The public hearing provides an opportunity for interested persons to participate. Whatever facts are presented at the public hearing on this proposed amendment of the Zoning Atlas should be taken into account in the review and decision-making process.

4. Staff Review

The amendment of the Zoning Atlas does not include review of a site plan. Therefore, departments responsible for site plan review are not included in this staff report. The current reviewers are as follows:

Division or Department	Reviewer	Assessment
Comprehensive Plan	Irene Szedlmayer	Comply
County Attorney	Krista Storey	Review Ongoing
Adequate Public Facilities		Exempt

5. Review Board Action

The most appropriate zoning district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) are asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2 E.2., Land Development Regulations, Martin County Code.

The review and recommendation of the LPA are required on this application. Final action is by the BCC. Both the LPA and the BCC meetings are advertised public hearings.

6. Location and Site Information

Location: The request to amend the Zoning Atlas applies to the Golden Gate CRA. The Golden Gate CRA can be described generally as east of the FEC Railroad, south of the Martin County Golf Course and Airport, west of Willoughby Creek and north of the Stuart Yacht and County Club.

Parcel numbers: Many.

Existing zoning: 7 zoning districts and 5 zoning overlays.

Future Land Use: This amendment of the Zoning Atlas is proposed concurrently with the amendment of the Future Land Use Map. The Medium Density Residential, High Density Residential, and General Commercial future land use designations are proposed to be changed to the CRA Center, CRA Neighborhood, Industrial, Recreational or General Institutional future land

use designations. The Industrial future land use designation is retained on land that currently has that future land use. The repeal of the Golden Gate Mixed-Use Future Land Use Overlays is also proposed.

Commission District: 2
Community Redevelopment Area: Golden Gate CRA
Municipal Service Taxing Unit: District 2 MSTU
Planning Area: Port Salerno

7. Determination of compliance with the Comprehensive Growth Management Plan

Findings of Compliance:

The staff of the Growth Management Department Comprehensive Planning Division has reviewed the application and finds it in compliance with applicable Goals, Objectives and Policies. There are no unresolved Comprehensive Growth Management Plan issues associated with this application.

8. Determination of compliance with land use, site design standards, zoning, and procedural requirements

Findings of Compliance:

The staff of the Growth Management Department Comprehensive Planning Division has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved issues associated with this application. Changes to the zoning atlas authorize no development activity. Any site plan, design, or procedural issues will be addressed at such time as development of a particular site is proposed.

9. Recommendation

Staff recommends adoption of the proposed ordinance to:

- (1) establish Division 7, Golden Gate Community Redevelopment Code, Article 12, LDR, Martin County Code;
- (2) repeal Section 3.267, Article 3, Golden Gate Community Redevelopment Area, Martin County LDR;
- (3) repeal Section 3.260., Article 3, Community Redevelopment Overlay Districts; in general, Martin County LDR; and
- (4) amend the Zoning Atlas to assign the Golden Gate Redevelopment Zoning District and other zoning districts for consistency with the Future Land Use Map.

10. Attachments

- Ex. A. Article 12, Division 7, Golden Gate Community Redevelopment Code
- Ex. B. Article 12, Division 1, General
- Ex. C. Proposed Zoning Atlas
- Ex. D. Golden Gate Regulating Plan
- Ex. E. Golden Gate Street Regulating Plan
- Ex. F. Map series for each zoning subdistrict
- Ex. G. Public Notice

Division 7, Article 12
Golden Gate Community Redevelopment Code**Section 12.7.01. Purpose.**

1. Golden Gate
 - a. Promote and accomplish the goals, policies, and objectives of the Martin County Growth Management Plan as they pertain to Golden Gate;
 - b. Preserve the character, quality, and scale of historic Golden Gate and ensure the compatibility of future investment;
 - c. Provide clarity and predictability in future planning and development in Golden Gate;
 - d. Maintain the high-quality standards of residential and non-residential growth;
 - e. Ensure a desirable and controlled natural and built environment for future generations.
2. **Golden Gate Redevelopment Zoning District.** This Article 12, Division 7 of the Martin County Land Development Regulations establishes the Golden Gate Redevelopment Zoning District and the permitted uses and development standards applicable therein.
3. **Organization.** How this Division is organized:

Section 12.7.01	Purpose
Section 12.7.02	Regulating Plan
Section 12.7.03	Permitted Uses
Section 12.7.04	Development Standards
Section 12.7.05	Building Type & Frontage Type Standards
Section 12.7.06	Street Standards
Section 12.7.07	Parking Standards
Section 12.7.08	Stormwater Standards
Section 12.7.09	Landscape Standards
Section 12.7.10	Wall & Fence Standards
Section 12.7.11	Sign Standards
Section 12.7.12	Architectural Standards

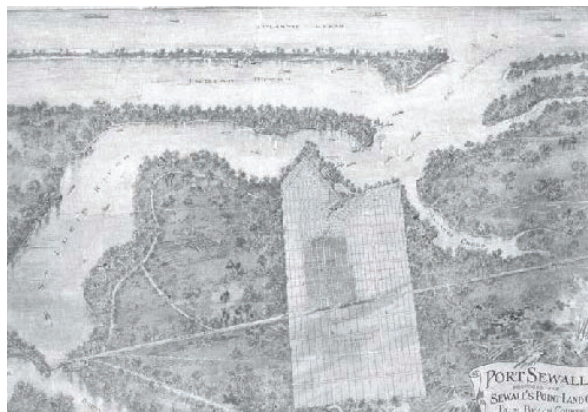


Figure GG-1 Historical Port Sewall Map of 1911 depicting the original platted Golden Gate community.



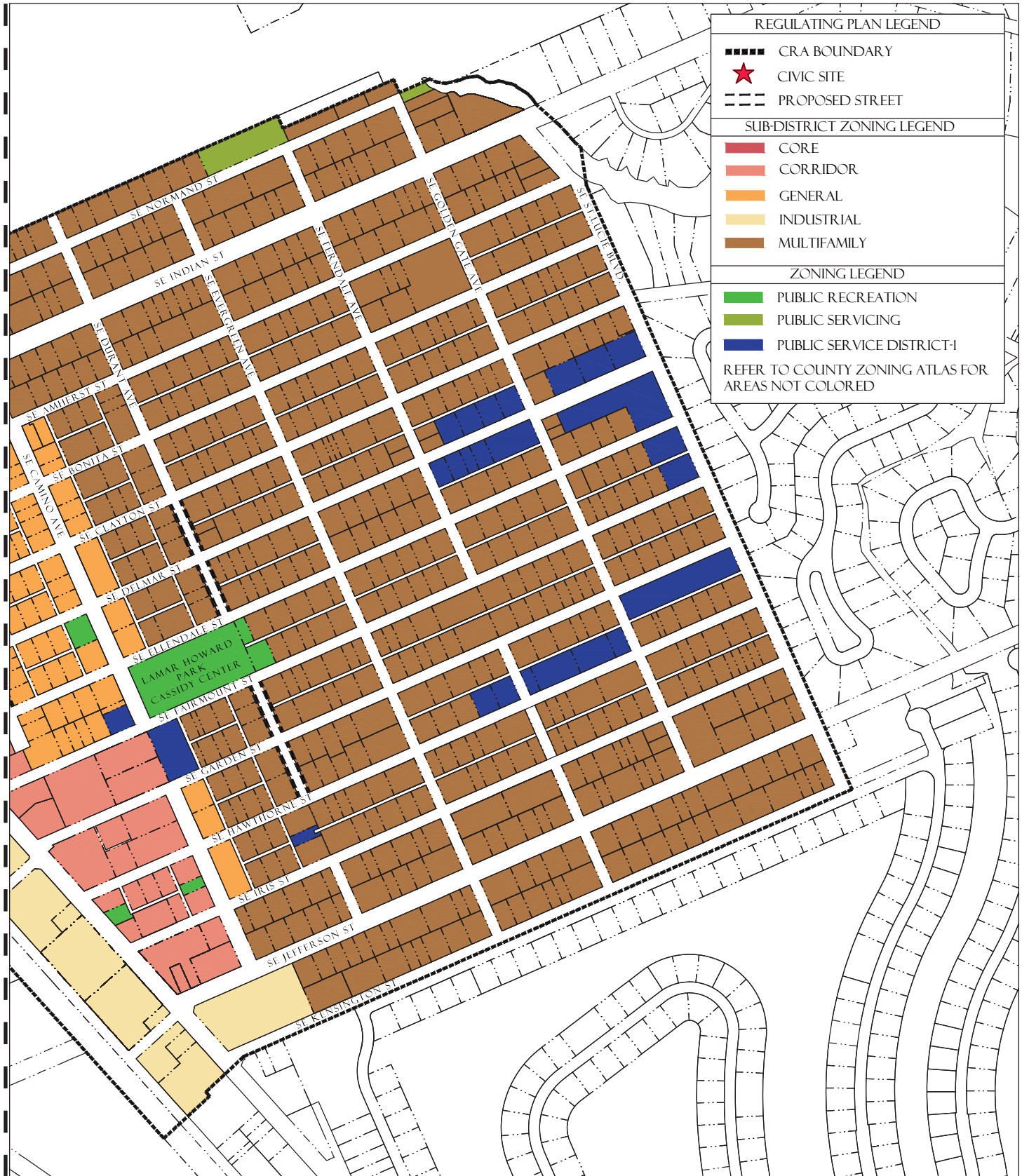
Regulating Plan

12.7.02

Section 12.7.02. Regulating plan. Figures **GG-2** and **GG-3** are the Regulating Plans that apply to the Golden Gate Redevelopment Zoning District. Section 12.1.02 describes the purpose and content of Regulating Plans.

Figure GG-2 Regulating Plan



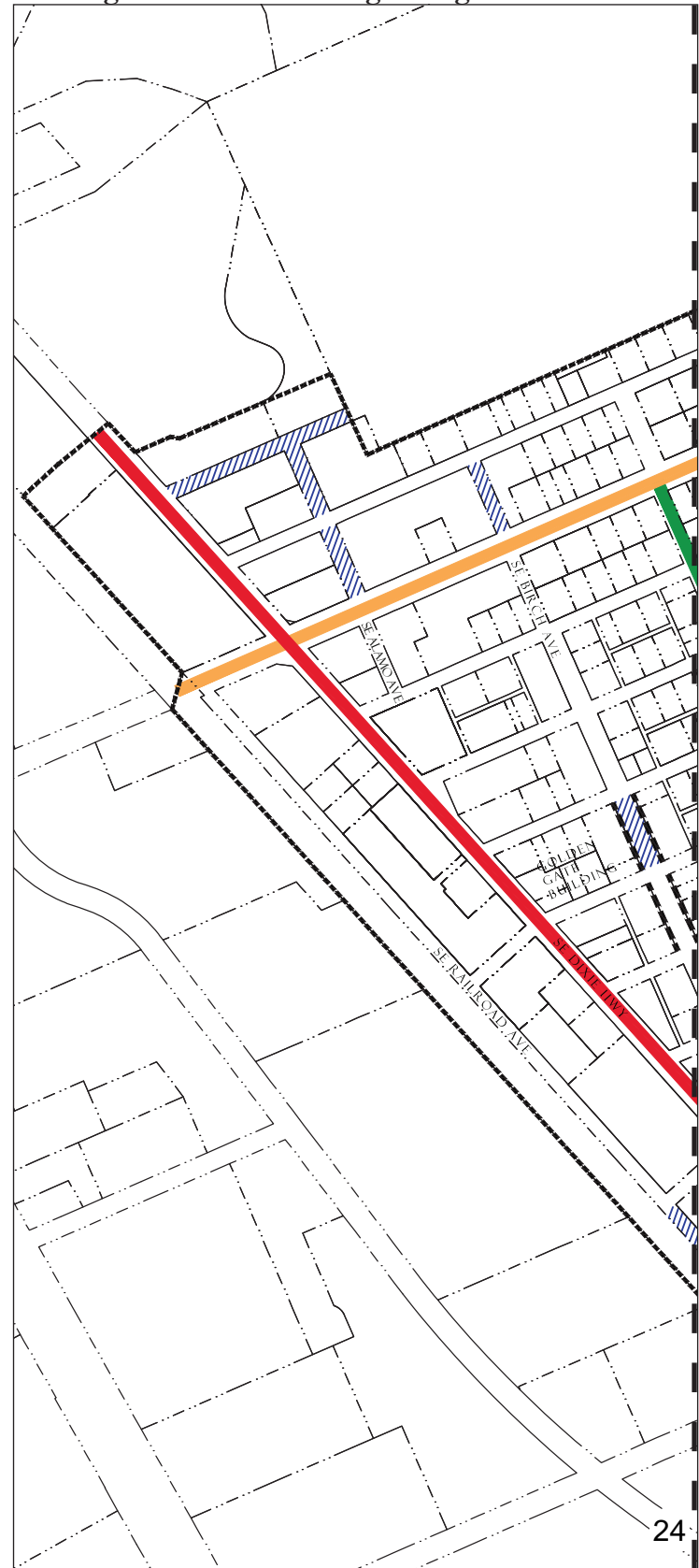


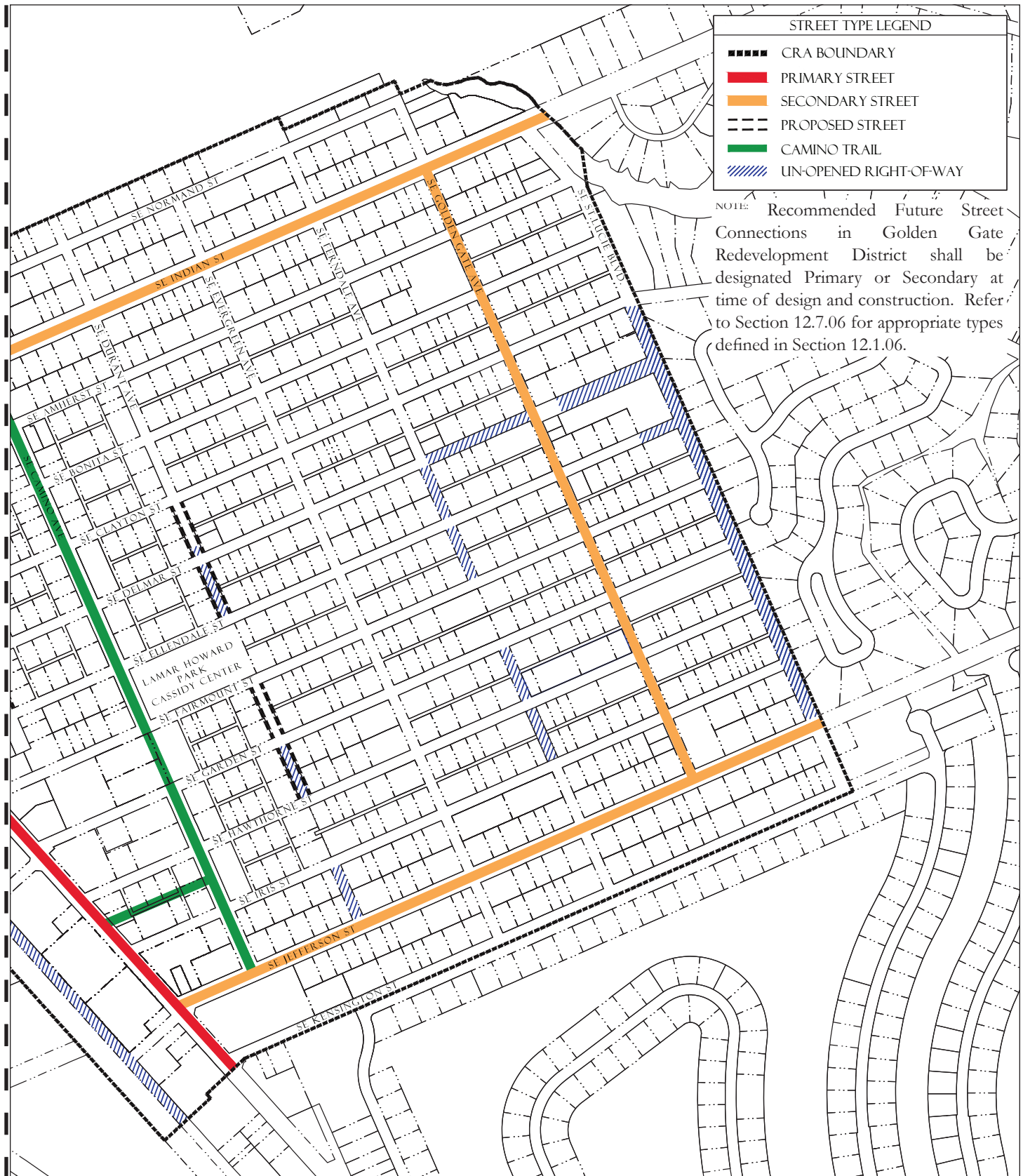


Regulating Plan

12.7.02

Figure GG-3 Street Regulating Plan







Permitted Uses

12.7.03

Section 12.7.03. Permitted Uses. Table **GG-4** identifies permitted uses in the Golden Gate Redevelopment Zoning District.

1. The use groups listed in the first column of Table **GG-4** are described in Section 12.1.03.
2. The remaining columns identify the Subdistricts shown on the Regulating Plan.
 - a. “P” in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR.
 - b. If “P” is not shown in a row, the use group is not permitted in that Subdistrict.
3. For uses that are functionally similar but not clearly permitted in a Subdistrict see Section 12.1.03.3.



Table GG-4 Use Groups Permitted in Golden Gate Subdistricts

	Core	General	Corridor	Industrial	Multifamily
Residential Use Groups, see 12.1.03					
Accessory dwelling units	P	P	P	P ¹	P
Mobile homes	-	-	-	-	-
Other dwelling types	P	P	P	P ¹	P
Single-family dwellings	-	P	-	-	P
Bed and breakfast inns	P	P	P	-	P
Agricultural Use Groups, see 12.1.03					
Urban farming	-	-	P	P	-
Commercial & Business Use Groups, see 12.1.03					
Business & professional offices	P	P	P	P	-
Construction services, limited	-	-	P	P	-
Construction services, extensive	-	-	-	P	-
Convenience store with fuel	-	-	-	P	-
Drive-through facility	-	-	-	-	-
Drive-through restaurant	-	-	-	-	-
Hotels, motels, resorts spas	P	P	P	-	-
Marinas	-	-	-	-	-
Medical offices	P	P	P	P	-
Parking lots and garages	P	P	P	P	-
Restaurants	P	P	P	P	-
Retail & services, limited impact	P	P	P	P	-
Retail & services, general impact	P ²	-	P ²	P	-
Retail & services, extensive impact	-	-	-	P	-
Recreational vehicle parks	-	-	-	-	-
Vehicular service and maintenance	-	-	-	P	-
Wholesale trades and services	-	-	P	P	-
Working waterfront	-	-	-	-	-
Public & Institutional Use Groups, see 12.1.03					
Institutional uses, limited impact	P	P	P	P	P
Institutional uses, general impact	P	-	P	P	-
Industrial Use Groups, see 12.1.03					
Limited impact industries	-	-	P	P	-
Extensive impact industrial industries	-	-	-	P	-
Footnotes, see above					

¹ Residential development in the Industrial Subdistrict shall be within a Mixed-Use Projects.

² No Residential storage facilities are permitted.



Development Standards

12.7.04

Section 12.6.04. Development Standards.

1. All new development, substantial improvements of a building, and substantial renovations of a building exterior shall comply with the Development Standards in Table **GG-5**.
2. **Existing Buildings.** Whenever substantial improvement of a building or substantial renovation of a building exterior triggers the obligation to comply with this Division, the Growth Management Director may authorize incremental compliance with its requirements proportional to the nature and scope of the existing and proposed improvements if full compliance would be unreasonable. An application for alternative compliance shall not be required, but the Growth Management Director may require that the proposal be presented to the Neighborhood Advisory Committee for review and comment. See Section 4.871.B, Div. 20, Article 4.
3. **Accessory Dwelling Units.** Standards for accessory dwelling units are provided in Development Standards Section 12.1.04.8.
4. **Building Types.** Each new building, and any substantial improvement, must meet the standards for one of the Building Types permitted in the Subdistrict where it is located, see Table **GG-5**. Building Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables are regulatory requirements.
5. **Façade Transparency.** Shopfront, Mixed-Use, Office, Apartment and Courtyard Building façades facing streets or civic open spaces at the ground level must have transparent windows which cover between 40 percent and 70 percent of the wall area. Building façades above ground level must have transparent windows which cover between 20 percent and 50 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than forty percent.
6. **Convenience store with fuel.** In addition to the standards in Section 3.106. - Vehicular service and maintenance, development shall meet the following criteria:
 - a. A ground level shop must be located along a street, with the gas pumps located to the rear or side of the lot as illustrated in Figure GG-12-9.04. No more than eight fuel positions and four fueling islands are permitted, refer to GG-12-9.05.
 - b. The shop shall have the primary entrance facing and directly accessible from the street; an additional entrance shall face the parking lot.
 - c. Gasoline Stations may be one story in height.



Table GG-5 - Development Standards in Golden Gate Subdistricts

	Core	General	Corridor	Industrial	Multifamily
Lot Size, see 12.1.04.1					
Lot area - minimum in sf	2,500	2,500	2,500	2,500	5,000
Lot width - minimum in feet	25	25	25	25	50
Height, see 12.1.04.2					
Building height, maximum in stories	3	3	3	3	2
Building height, maximum in feet	40	40	40	40	30
Ceiling height, maximum in feet	Established in 12.7.05 for certain building types				
Density, see 12.1.04.3					
Residential density, max in units/acre	15	15	15	10 ¹	8
Hotel/motel density, max in units/acre	20	20	20	-	-
Building Coverage, see 12.1.04.4					
Building coverage, maximum %	80	60	80	50	60
Open Space, see 12.1.04.5					
Open space, minimum in %	20	30	20	20	30
Building & Parking Placement, see 12.1.04.6					
Build-to Zone min/max in feet	Established in 12.7.05 for certain building types				
Side and Rear setbacks	Established in 12.7.05 for certain building types				
Frontage percentage, minimum %	Established in 12.7.05 for certain building types				
Parking setbacks, minimum in feet	Established in 12.7.05 for certain building types				
Building Types, see 12.7.05					
Shopfront Building	P	-	P	P	-
Mixed-Use Building	P	P	P	P	-
Office Building	P	-	P	P	-
Apartment Building	P	P	P	-	P
Courtyard Building	P	P	P	-	P
Townhouse	P	P	P	-	P
Live/Work Building	P	P	P	P	-
Side Yard House	-	P	-	-	P
Cottage	P	P	P	-	P
Cottage Court	P	P	P	-	P
Duplex	-	P	-	-	P
All Yard House	-	P	-	-	P
Outbuilding	P	P	P	P	P
Boat Barn	-	-	P	P	-
Industrial Building	-	-	P	P	-
Footnotes, see above					
¹ Residential development in the Industrial Subdistricts shall be within a Mixed-Use Project.					



Development Standards

12.7.04

Figure GG-12-9.04 - Fueling Stations

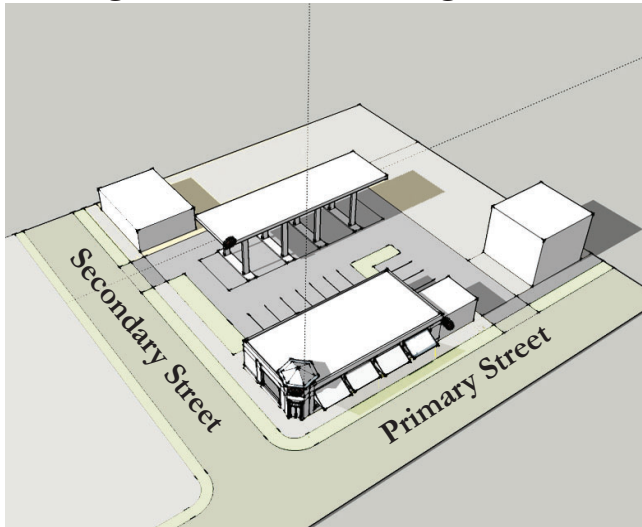
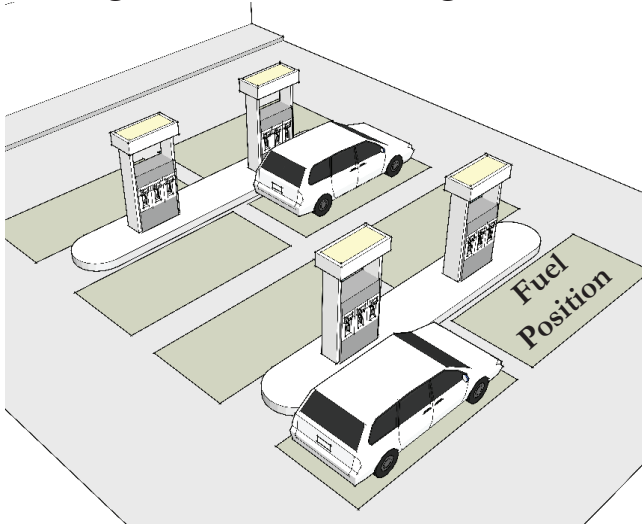


Figure GG-12-9.05 - Fueling Stations

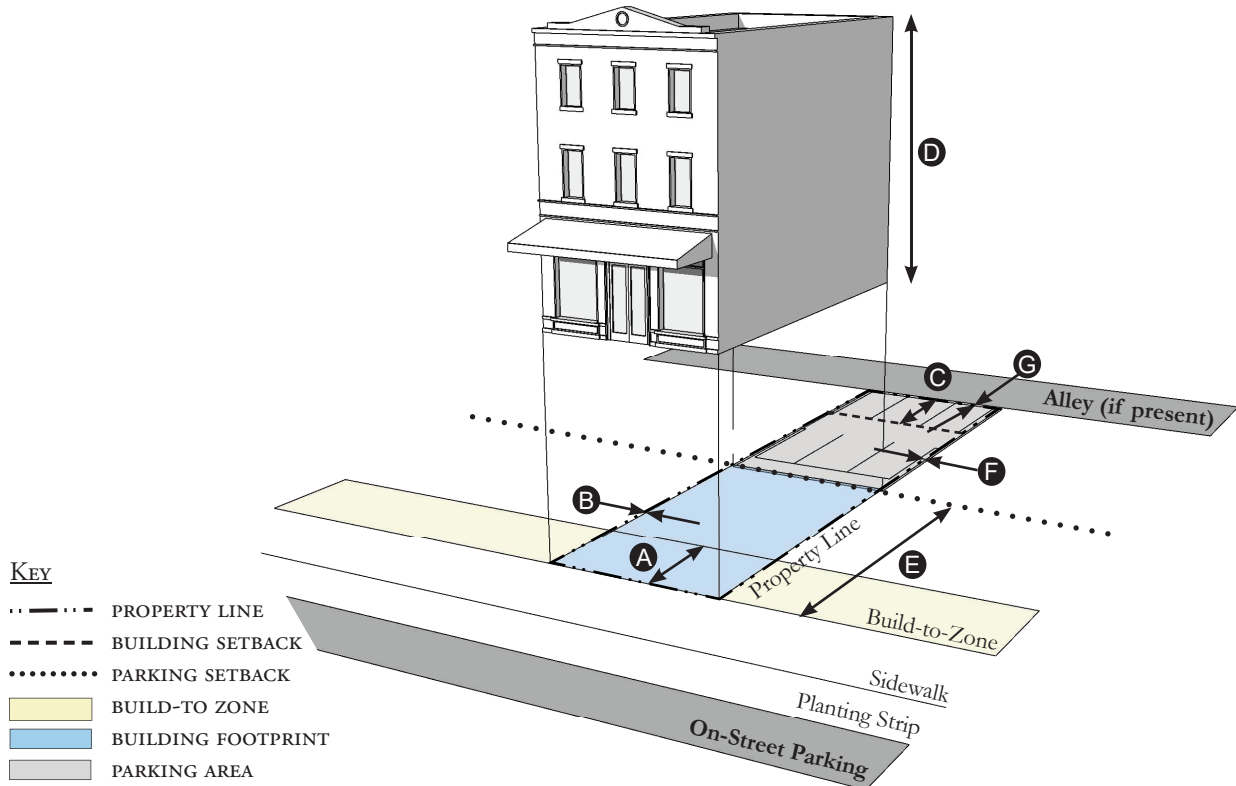


Four fueling islands with eight fuel positions.

Section 12.7.05. Building Type & Frontage Type Standards.

1. **Building Types.** The following Building Type standards shall apply in the Golden Gate Subdistricts. Table **GG-5** provides additional Development Standards.

Figure GG-5.01 - Shopfront Building

**Building Placement, see 12.1.04.6**

Frontage	70% min.	
Front Build-to-Zone	5' min., 15' max.	A
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line Setback ¹	0' or 5'	B
Rear Yard Setback ¹	10' min./5' min. with alley	C

Height, see 12.1.04.2

Ceiling at Ground Level	12' min.	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02

Core	Corridor	Industrial
------	----------	------------

Description

A Shopfront Building has ground level space immediately adjoining the sidewalk that can accommodate business uses with doors and large windows facing the sidewalk.

Facade Transparency, see 12.7.04.5

	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

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.

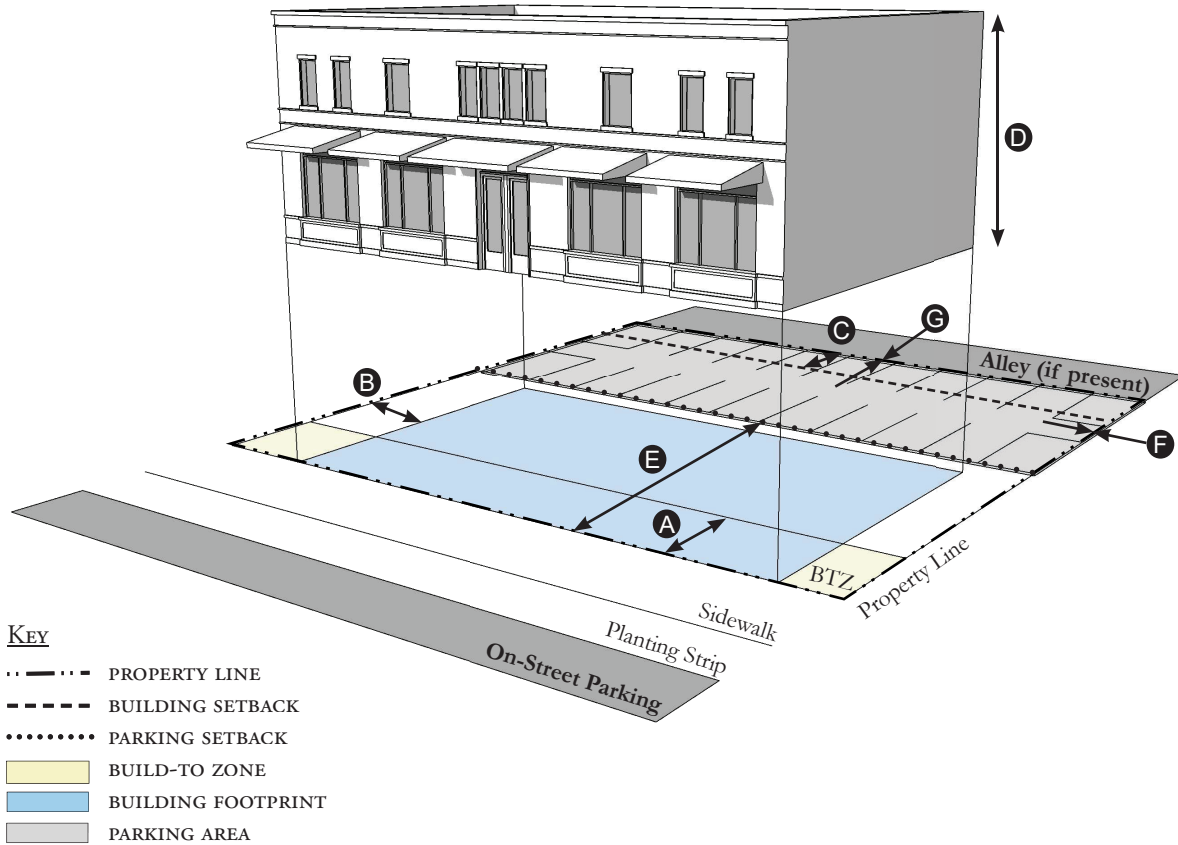
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.



Building Type & Frontage Type Standards

12.7.05

Figure GG-5.02 - Mixed-Use Building



Building Placement, see 12.1.04.6

Frontage	70% min.	
Front Build-to-Zone	5' min., 15' max.	A
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line BTZ ²	5' min., 10' max.	B
Rear Yard Setback ²	10' min./5' min. with alley	C

Height, see 12.1.04.2

Ceiling at Ground Level	12' min.	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02

Core	General	Corridor	Industrial
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Description

A Mixed-Use Building has multiple tenants or occupancies and may contain residences, lodging and/or businesses to the extent permitted in the Subdistrict.

Façade Transparency, see 12.7.04.5

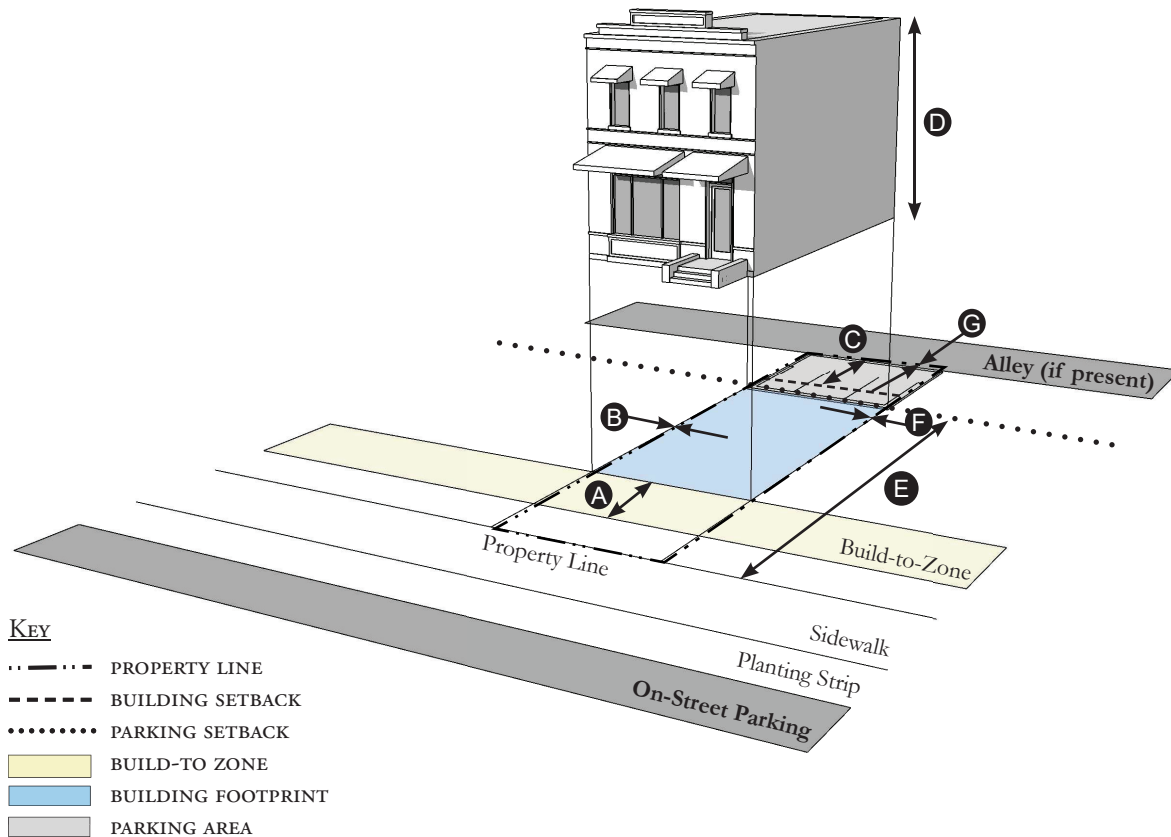
	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

² 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 **GG-5**.

Figure GG-5.03 - Office Building



Building Placement, see 12.1.04.6

Frontage	70% min.	
Front Build-to-Zone	10' min., 15' max.	A
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback ¹	0' or 5'	B
Rear Yard Setback ¹	10' min./5' min. with alley	C

Height, see 12.1.04.2

Ceiling at Ground Level	12' min.	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02

Core	Corridor	Industrial
------	----------	------------

Description

An Office Building has a one or more commercial tenants, occupancies, or businesses. An Office Building may have a shopfront frontage on the ground level.

Façade Transparency, see 12.7.04.5

	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

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.

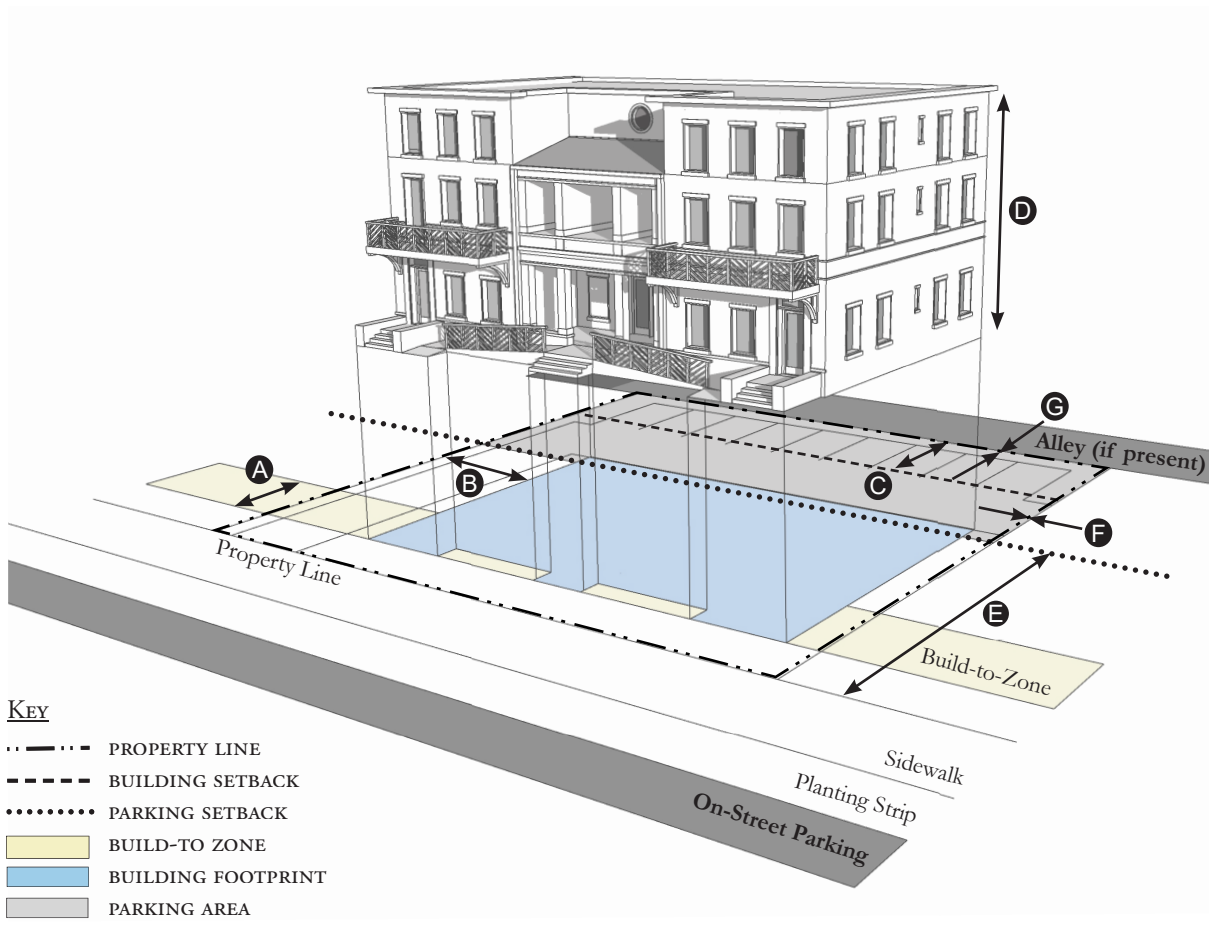
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table GG-5.



Building Type & Frontage Type Standards

12.7.05

Figure GG-5.04 - Apartment Building



Building Placement, see 12.1.04.6

Frontage	60% min.	
Front Build-to-Zone	10' min., 25' max.	(A)
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback ¹	5' min.	(B)
Rear Yard Setback ¹	10' min./5' min. with alley	(C)

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table GG-5	(D)

Parking Placement, see 12.1.04.6

Front Setback	30' min.	(E)
Side at Street Setback	10' min.	
Side at Property Line	5' min./0' min. with alley	(F)
Rear Setback	5' min./0' min. with alley	(G)

Permitted Subdistricts, see 12.7.02

Core	General	Corridor	Multifamily
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Description

An Apartment Building contains multiple residences above and/or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. Off-street parking is provided to the side or rear.

Façade Transparency, see 12.7.04.5

	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

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 GG-5.

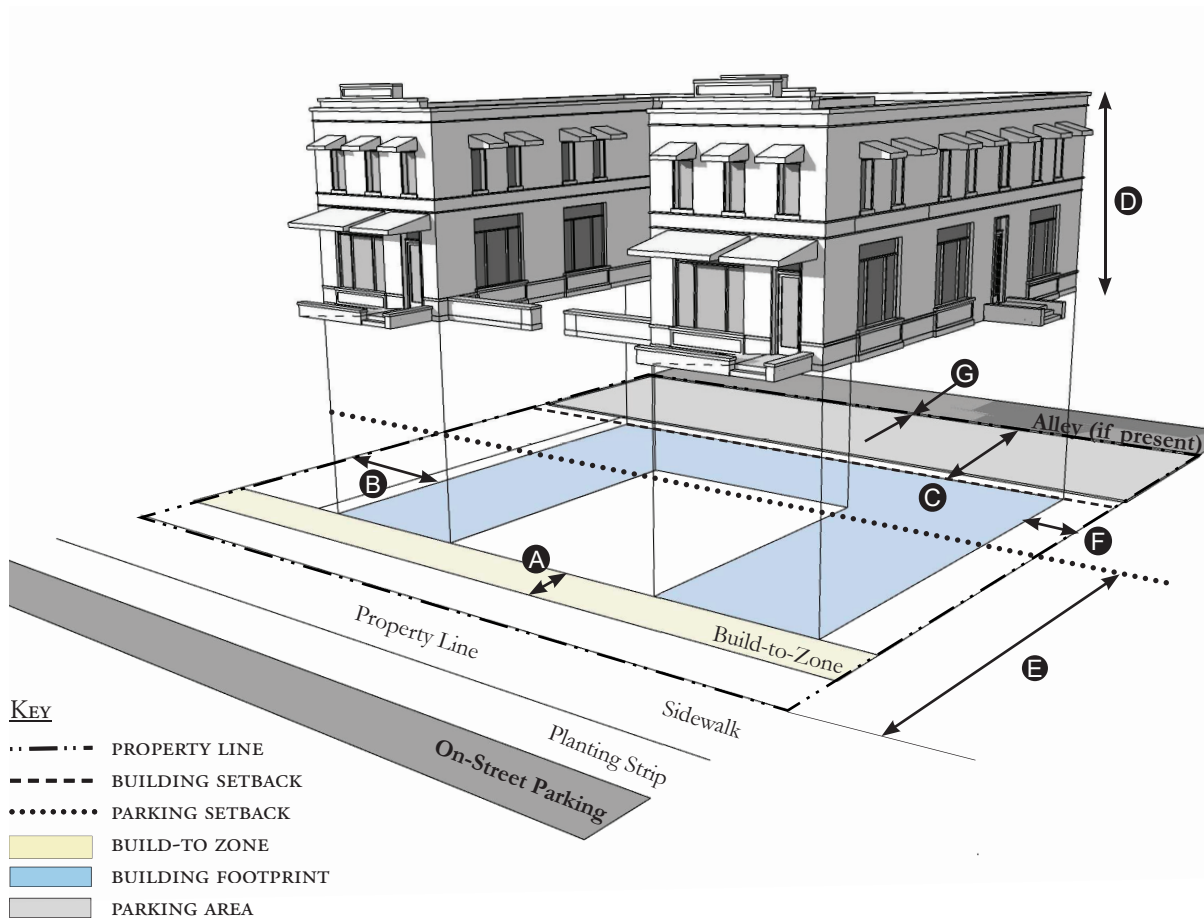
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Building Type & Frontage Type Standards

12.7.05



Figure GG-5.05 - Courtyard Building



Building Placement, see 12.1.04.6

Frontage Percentage	70% min. includes courtyard	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback ¹	5' min.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	D
Building Height	Refer to Table GG-5	

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min./0' min. with alley	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02

Core	General	Corridor	Multifamily
------	---------	----------	-------------

Description

A Courtyard Building accommodates multiple dwellings or businesses arranged around and fronting on a central green that may be partially or wholly open to the street.

Façade Transparency, see 12.7.04.5

	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

The proportions of the courtyard space shall be at least as deep as it is wide.

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.

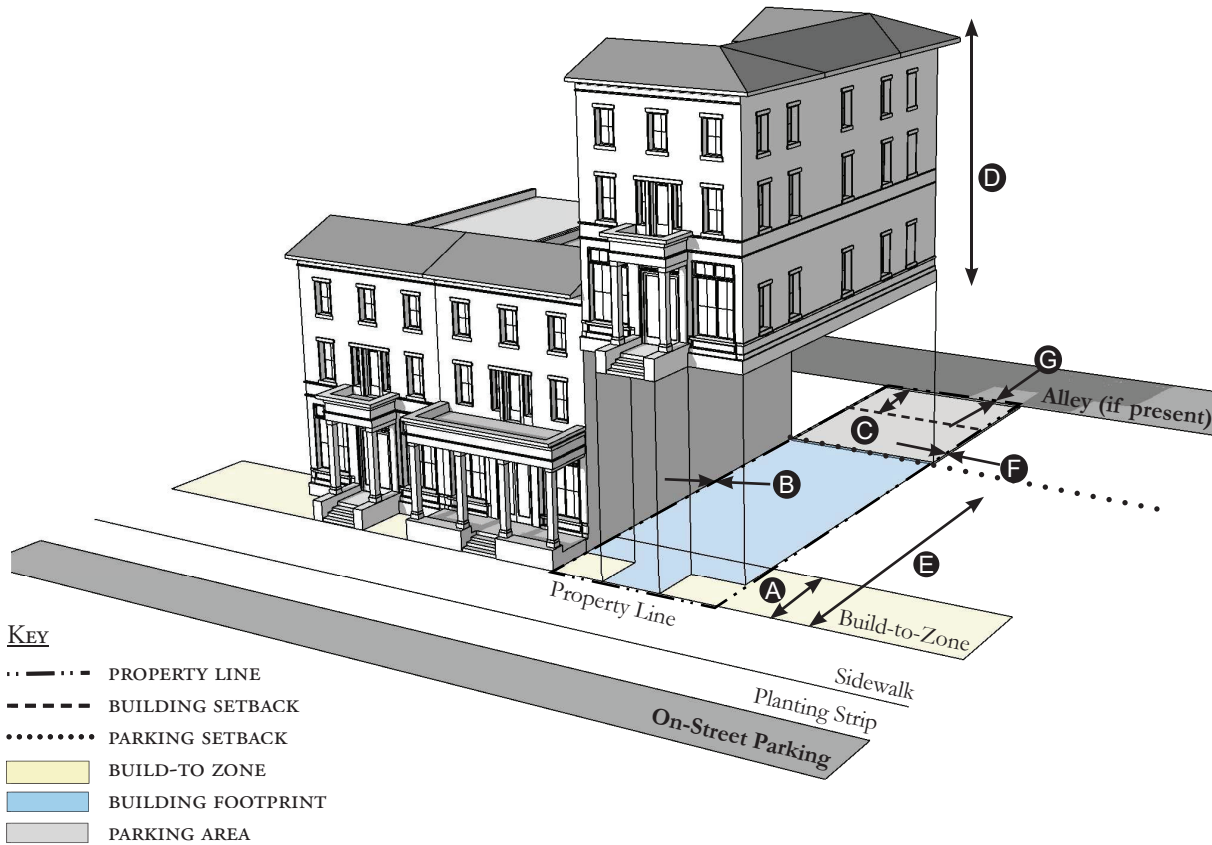
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table GG-5.



Building Type & Frontage Type Standards

12.7.05

Figure GG-5.06 - Townhouse



Building Placement, see 12.1.04.6

Frontage	70% min.	
Front Build-to-Zone	5' min., 15' max.	(A)
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line Setback ^{1,2}	0' min. or 10' min.	(B)
Rear Yard Setback ¹	10' min. / 5' min. with alley	(C)

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table GG-5/ 2 stories min	(D)

Parking Placement, see 12.1.04.6

Front Setback	30' min.	(E)
Side at Street Setback	10' min.	
Side at Property Line	0' min.	(F)
Rear Setback	5' min./0' min. with alley	(G)

Permitted Subdistricts, see 12.7.02

Core	General	Corridor	Multifamily
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Description

A Townhouse is a building with common walls on one or both sides and often a private garden to the rear. Service and parking access are from the rear.

Notes

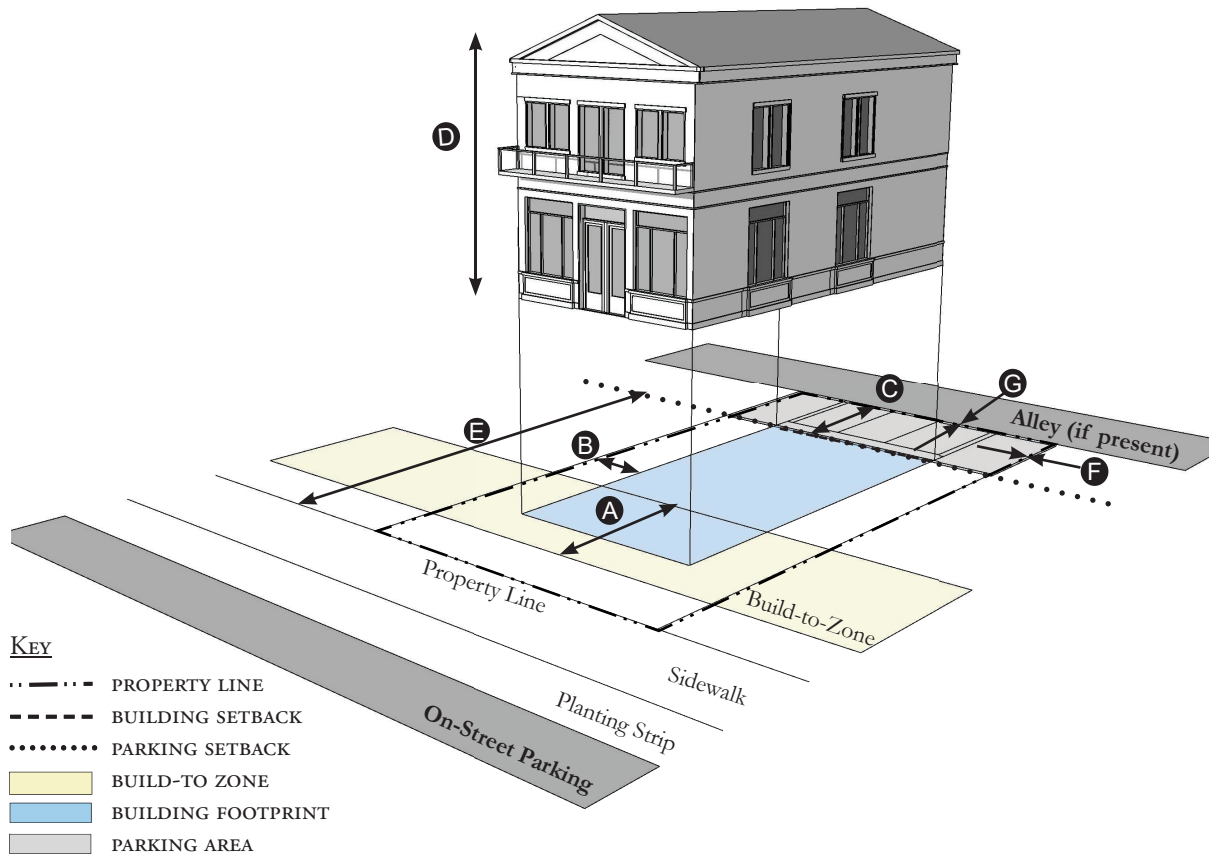
Townhouses shall have a maximum grouping of 8 dwelling units and a minimum Setback of 15 feet between buildings.

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.

² When directly adjacent to another property that is not part of the townhouse development the Side Setback is 10 feet minimum from the property line.

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

Figure GG-5.07 - Live/Work Building



Building Placement, see 12.1.04.6

Frontage	70% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback ¹	10' min.	B
Rear Yard Setback ¹	10' min.	C

Height, see 12.1.04.2

Ceiling at Ground Level	12' min.	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Permitted Subdistricts, see 12.7.02

Core	General	Corridor	Industrial
------	---------	----------	------------

Description

A Live/Work Building consists of commercial and residential uses. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activities or industry.

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.

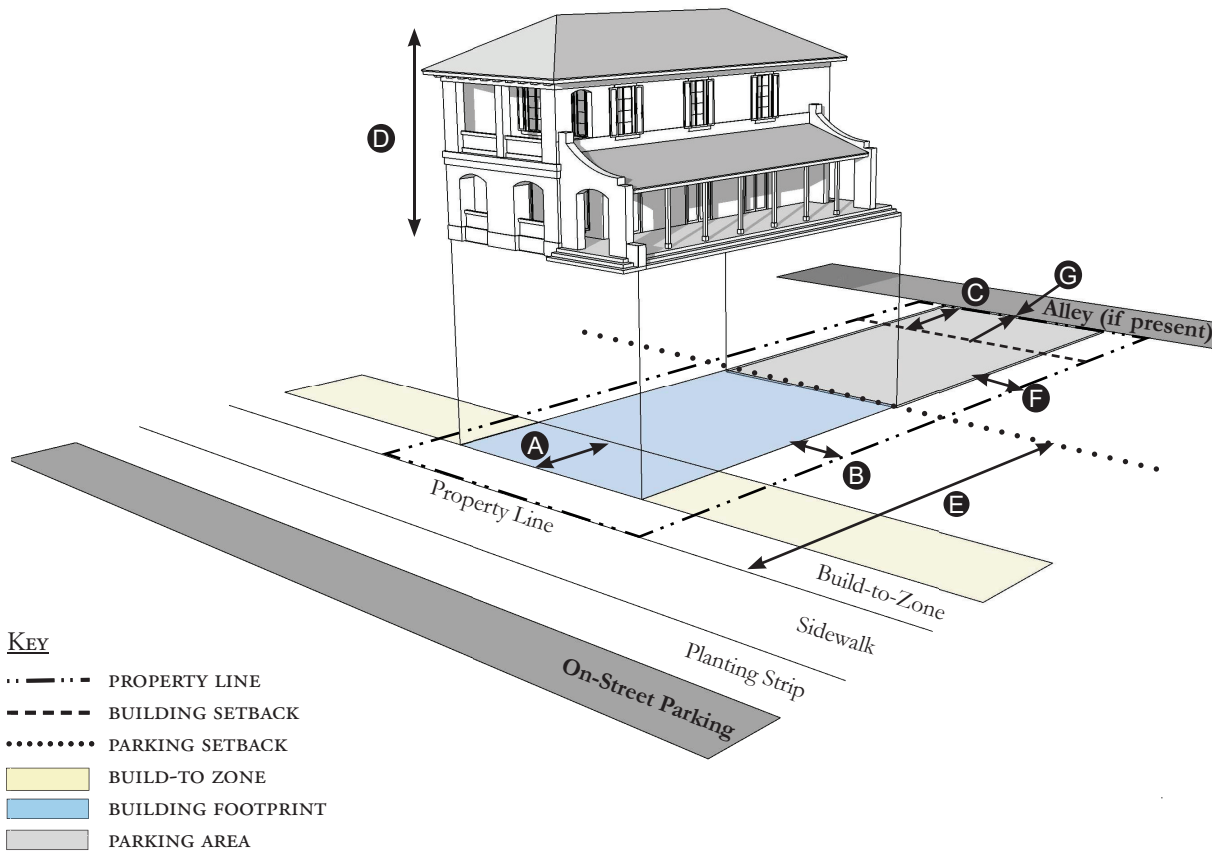
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table GG-5.



Building Type & Frontage Type Standards

12.7.05

Figure GG-5.08 - Side Yard House



Building Placement, see 12.1.04.6

Frontage ¹	60% min.	
Front Build-to-Zone	10' min., 25' max.	(A)
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min., 10' min. other side	(B)
Rear Yard Setback	10' min./5' min. with alley	(C)

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	(D)
Building Height	Refer to Table GG-5	

Parking Placement, see 12.1.04.6 and 12.7.07.9

Front Setback	30' min.	(E)
Side at Street Setback	10' min.	
Side at Property Line	5' min.	(F)
Rear Setback	5' min./0' min. with alley	(G)

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Permitted Subdistricts, see 12.7.02

General	Multifamily
---------	-------------

Description

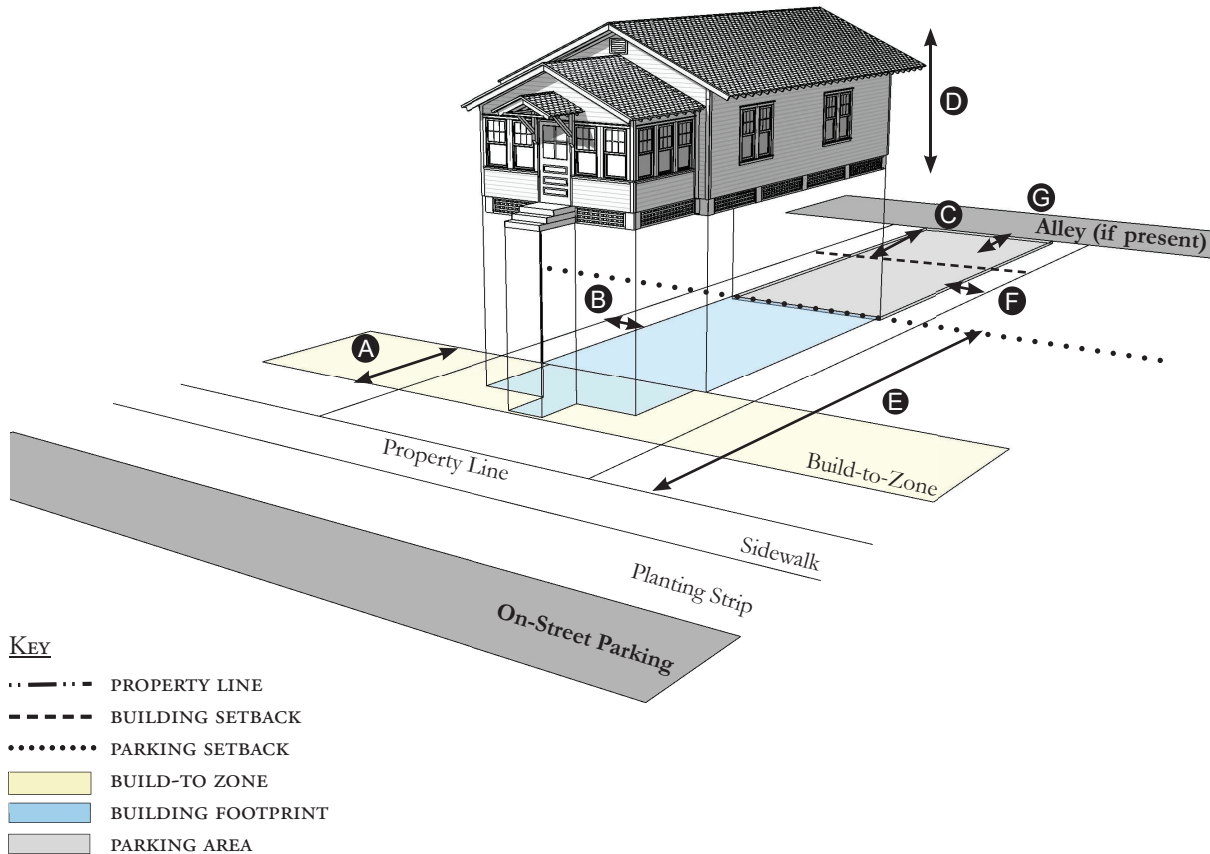
A Side Yard House is a detached building that occupies one side of the lot adjacent to an open space which runs from the front yard to the rear yard. This Building Type is often delivered in a series of multiple side yard type houses.

Notes

¹ For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

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

Figure GG-5.09 - Cottage



Building Placement, see 12.1.04.6

Frontage ¹	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	5' min., 10' max.	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	10' min.	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table GG-5	D

Parking Placement, see 12.1.04.6 and 12.7.07.9

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Permitted Subdistricts, see 12.7.02

Core	General	Corridor	Multifamily
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Description

A Cottage is a detached building with a small front yard often located on a narrow lot. Parking can be accommodated with on-street parking, a driveway, or detached garage to the rear.

Notes

Cottages shall not exceed a footprint of 2,000 square feet.

¹ For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

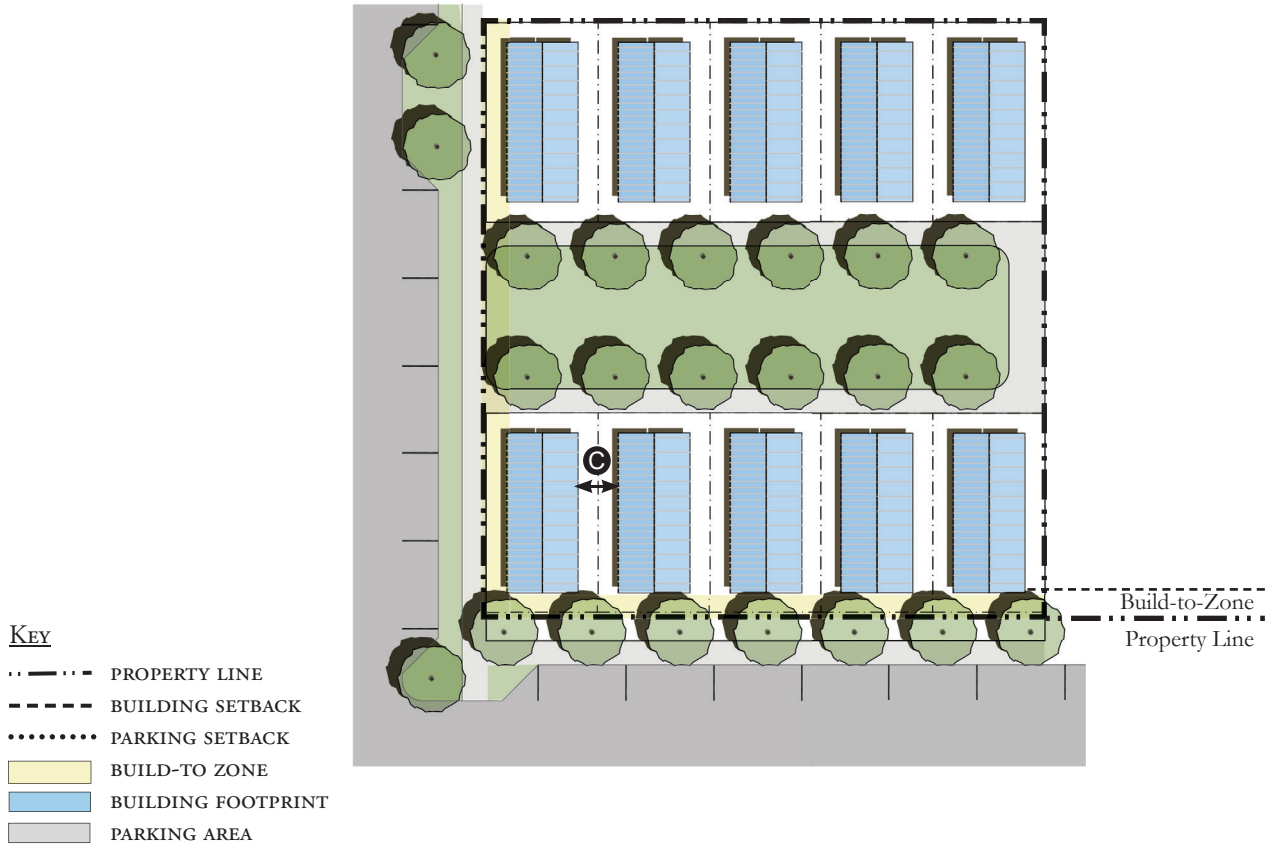
For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table GG-5.



Building Type & Frontage Type Standards

12.7.05

Figure GG-5.01 - Cottage Court



Building Placement, see 12.1.04.6

Frontage	60% min.	
Front Setback	6' min.	A
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	B
Unit Separation	10' min.	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table GG-5	D

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min	G

Permitted Subdistricts, see 12.7.02

Core	General	Corridor	Multifamily
------	---------	----------	-------------

Description

A Cottage Court is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas.

Notes

Cottage Courts may include duplexes.

¹ For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

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

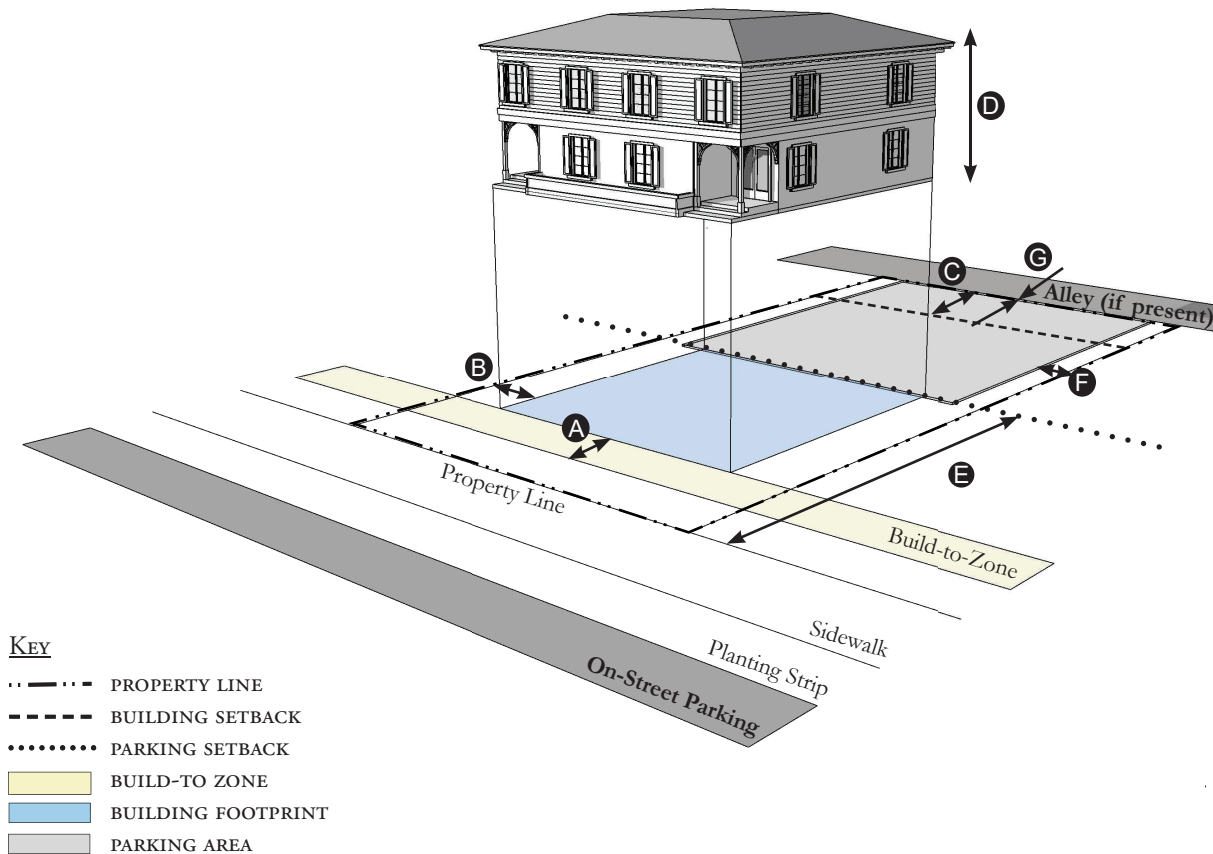
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Building Type & Frontage Type Standards

12.7.05



Figure GG-5.11 - Duplex



Building Placement, see 12.1.04.6

Frontage ¹	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	10' min.	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table GG-5	D

Parking Placement, see 12.1.04.6 and 12.7.07.9

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

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.

Permitted Subdistricts, see 12.7.02

General	Multifamily
---------	-------------

Description

A Duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family houses.

Notes

Duplexes do not permit accessory dwelling units.

¹ For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

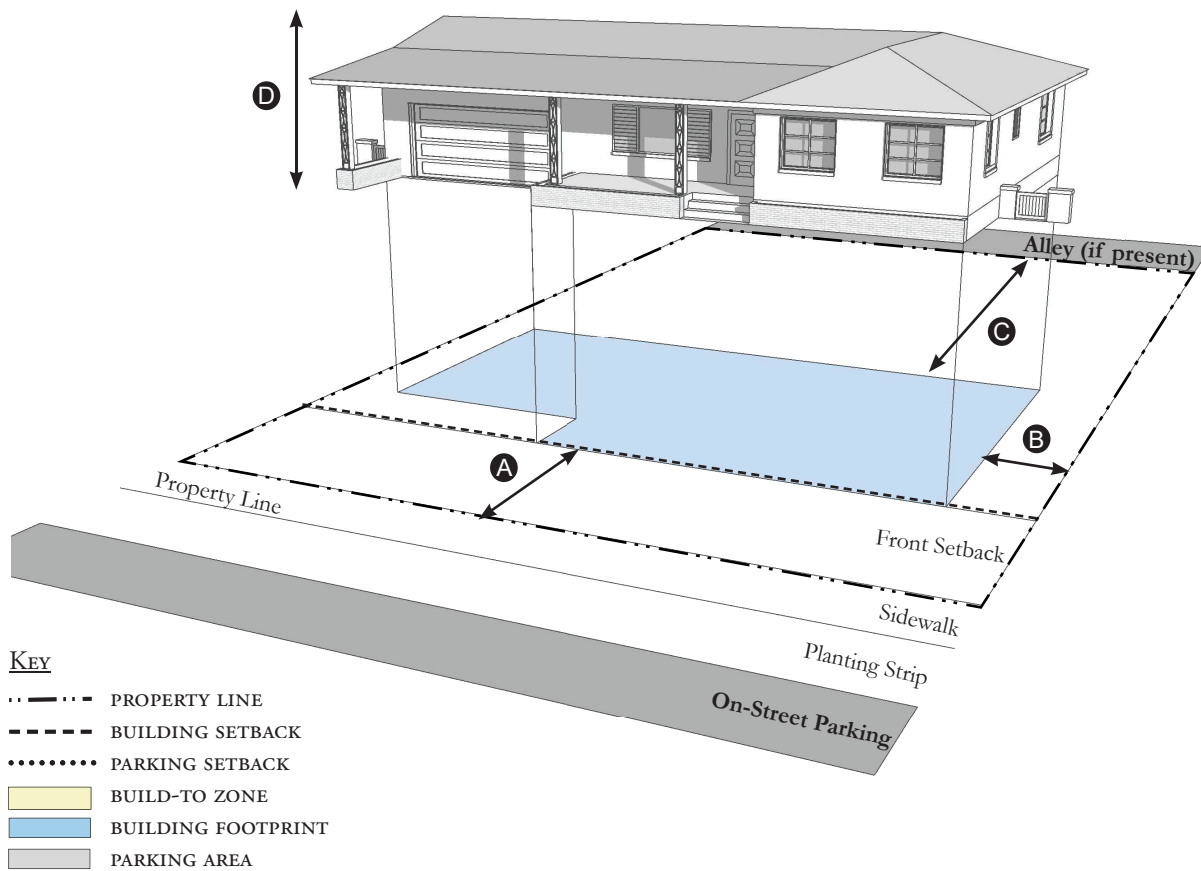
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table GG-5.



Building Type & Frontage Type Standards

12.7.05

Figure GG-5.12 - All Yard House



Building Placement, see 12.1.04.6

Frontage	Not Required	
Front Setback	20' min.	A
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	B
Rear Yard Setback	10' min.	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table GG-5	D

Parking Placement, see 12.1.04.6 and 12.7.07.9

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

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.

Permitted Subdistricts, see 12.7.02

General	Multifamily
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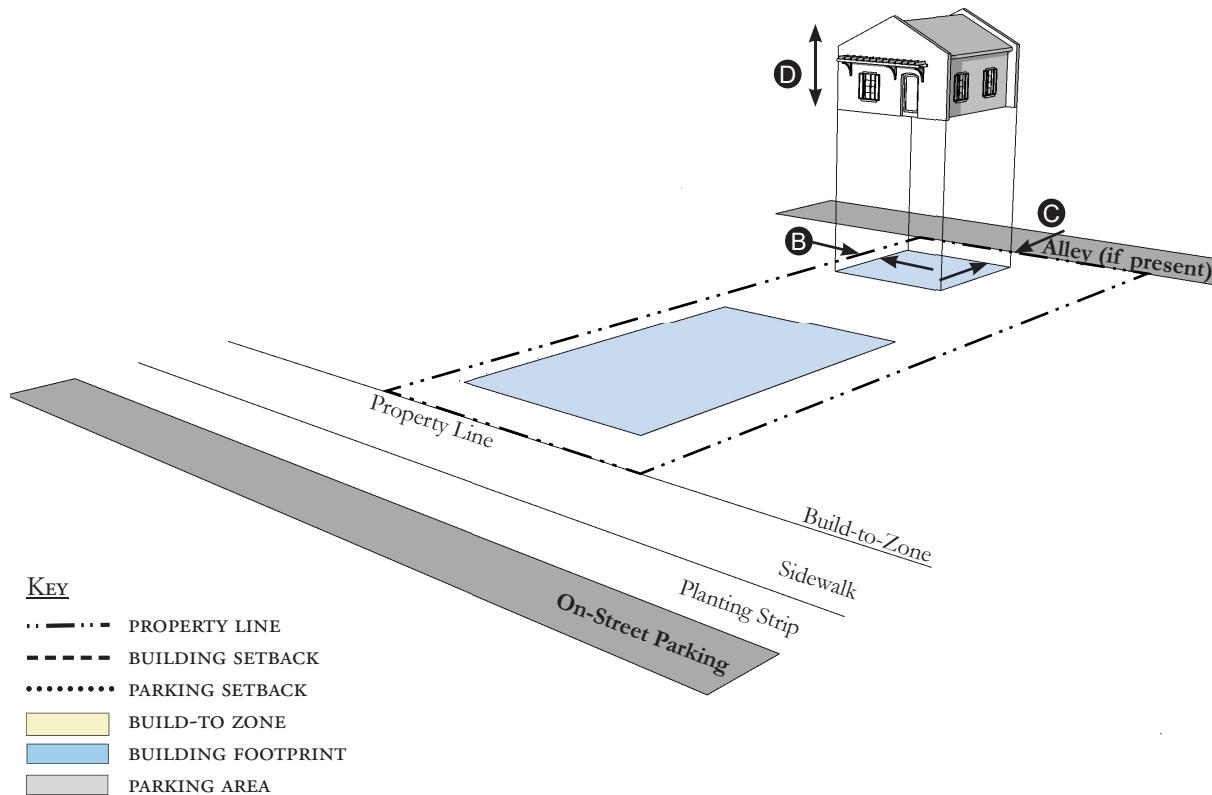
Description

An All Yard House has yards on all sides and may contain accessory structures toward the rear.

Notes

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

Figure GG-5.13 - Outbuilding



Building Placement, see 12.1.04.6

Frontage	Not applicable
Front Build-to-Zone	Not applicable
Side at Street Build-to-Zone	Not applicable
Side at Property Line Setback	5' min. (B)
Rear Yard Setback	5' min. (C)

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable (D)
Building Height	25' / 2 stories max.

Parking Placement, see 12.1.04.6

Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.

Permitted Subdistricts, see 12.7.02

Core	General	Corridor
Industrial	Multifamily	

Description

An Outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. An Outbuilding may include a garage, shed, workshop, or accessory dwelling unit.

Notes

Outbuildings shall not exceed a footprint of 850 square feet.

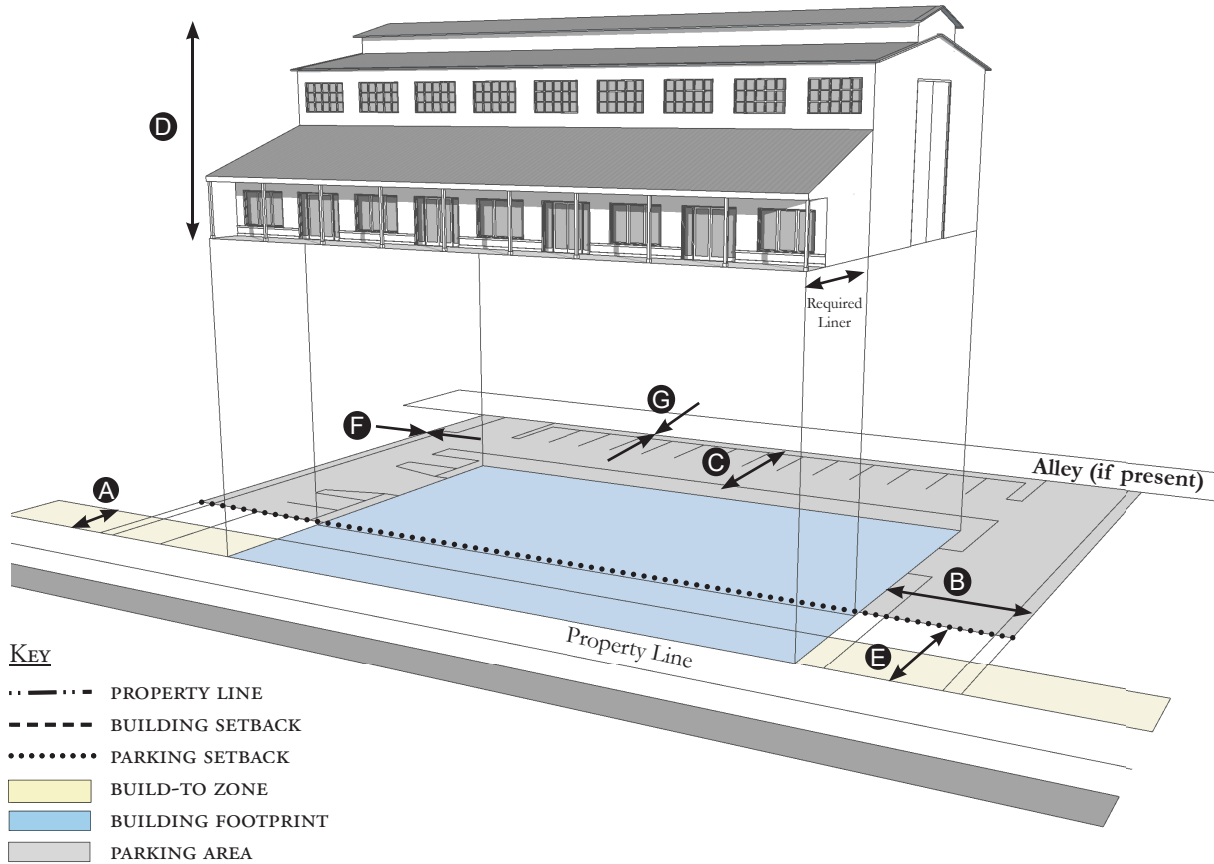
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.



Building Type & Frontage Type Standards

12.7.05

Figure GG-5.14 - Boat Barn



Building Placement, see 12.1.04.6

Frontage	60% min.	A
Front Build-to-Zone	5' min., 15' max.	
Side at Street Setback	10' min.	B
Side at Property Line Setback ¹	10' min.	C
Rear Yard Setback ¹	10' min./5' min. with alley	

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	D
Building Height	35' / 3 stories max.	

Parking Placement, see 12.1.04.6

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

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

Permitted Subdistricts, see 12.7.02

Corridor	Industrial
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Description

A Boat Barn is an indoor storage facility. A liner with habitable uses is required to avoid large blank facades visible to the public. A liner shall face all primary streets. Liners may be additional commercial space with permitted uses.

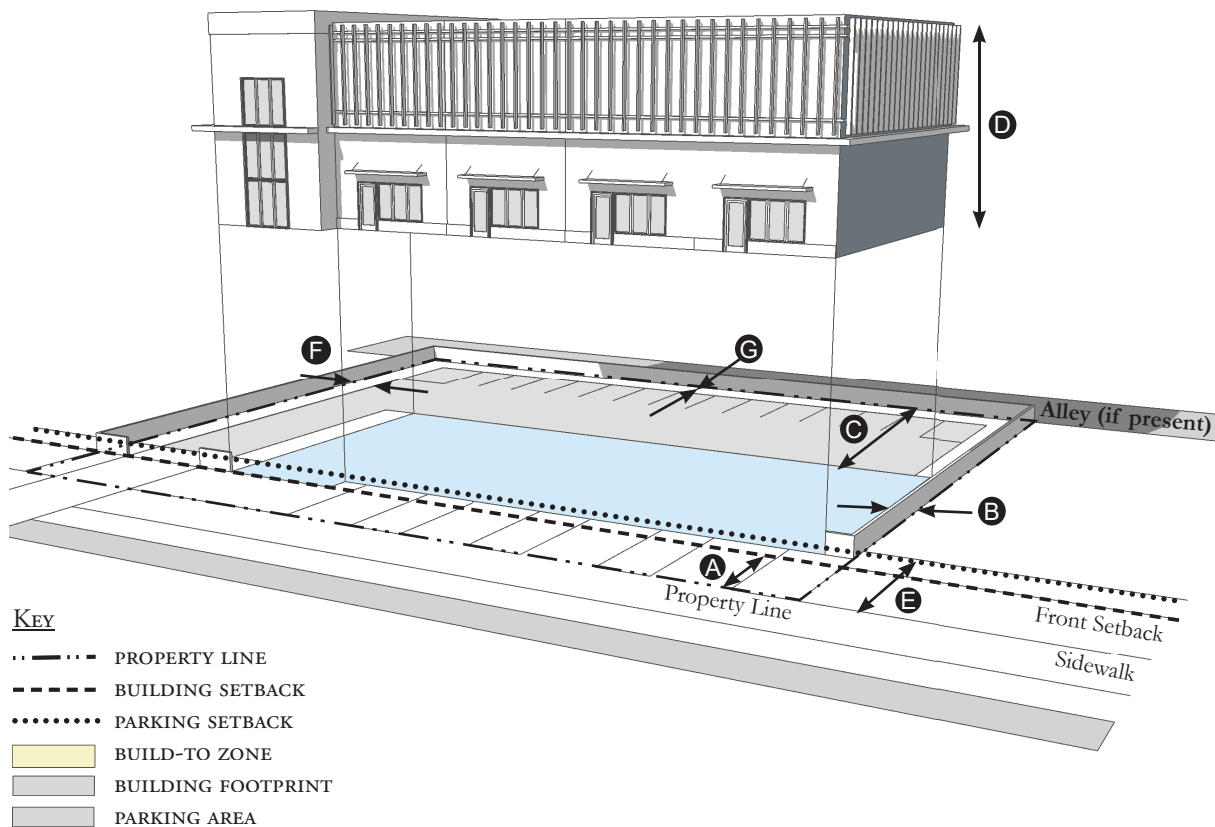
Notes

A commercial liner shall be a minimum depth of 20' feet.

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 GG-5.

Figure GG-5.15 - Industrial Building



Building Placement, see 12.1.04.6

Frontage	Not Required	
Front Setback ²	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	40' / 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 12.7.02

Corridor	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.

² Encroachment into the front setback of up to 15' is permitted when Frontage Types are utilized as described in Section 12.1.05.2.

The front setback shall be treated with Required Landscape Area & Tree Planting as described in Table GG-10 Section 12.7.09 when Frontage Types are not provided.

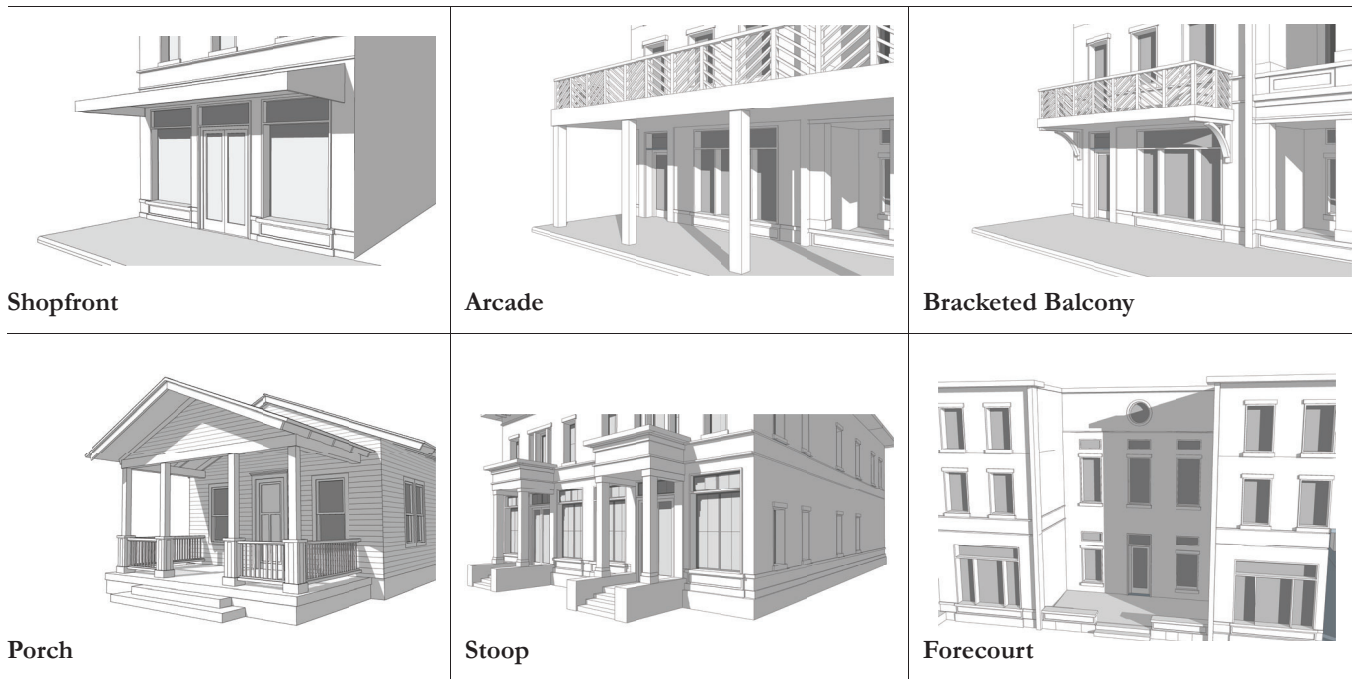
For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table GG-5.



Building Type & Frontage Type Standards

12.7.05

Figures GG-5.16 - Frontage Types Matrix



2. **Frontage Types.** Using one or more of the permitted frontage types indicated in Table GG-5.17 is required within the Core, General and Corridor Subdistricts. Standards for Frontages are found in Section 12.1.05. Frontage Types are encouraged in the Industrial and Multifamily Subdistrict, but are not required.

Table GG-5.17 - Permitted Frontage Types Matrix

Subdistrict	Shopfront	Arcade	Bracketed Balcony	Porch ¹	Stoop	Forecourt
Core	P	P	P	P	P	P
General	P	P	P	P	P	P
Corridor	P	P	P	P	P	P
Industrial	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-

Primary Streets shall include the required Principal Entrance & Frontage Type.

¹ For implementation in the GG Redevelopment Zoning District, Figure 12-7.04-Porch Frontage is modified such that the minimum depth of a porch shall be 5 feet and the maximum depth shall be 8 feet.



Section 12.7.06. Street Standards.

1. **Applicability.** Street Standards that apply in all Redevelopment Zoning Districts are provided in Section 12.1.06. The additional street standards which apply in the Golden Gate Redevelopment Zoning District are specified in this section.
2. **Street Regulating Plan.** A Street Regulating Plan is provided in Figure **GG-3**, Section 12.7.02. That Regulating Plan identifies the following features:
 - a. **Primary Streets** allow movement through as well as within the Golden Gate Redevelopment Zoning District.
 - b. **Secondary Streets** are local streets that supplement the primary streets to provide an interconnected street network that serves users of all ages and abilities and that fully integrates residential neighborhoods with shopping, employment, and civic features. The secondary street network is priority for street improvements within the neighborhood which should include sidewalks and landscape improvements.
 - c. **Recommended Future Streets** would become additional streets to complete a highly interconnected street network.
 - d. **Recommended Future Alleys** are not required but are strongly encouraged within the blocks created by the construction of proposed streets. Alleys may be designed and constructed as the alley type in Section 12.1.06.
3. **Shade Trees.** Street trees may be incorporated into landscaped islands associated with on-street parking or to provide shade for pedestrian areas. Landscaped islands and other street tree planting areas shall be sized to support the mature size of the tree and may include shrubs and appropriate ground cover plants. Street trees from the following list are planted at a maximum of 30-foot intervals along the right-of-way:
 - a. Canopy trees (60 percent minimum):
 - i. Live or Laurel Oak
 - ii. Magnolia
 - iii. Mahogany
 - iv. Red Maple
 - v. Bald Cypress
 - vi. Buttonwood
 - vii. Gumbo Limbo
 - b. Palm Trees:
 - i. Medjool or Canary Island Date Palm
 - ii. Royal Palm
 - iii. Coconut Palm (2:1 ratio, unless 8 feet grey wood, then 1:1)
 - iv. Sabal Palm (3:1 ratio)
4. **Future Streets.**



Street Standards

12.7.06

- a. **Street Location.** The schematic location of proposed streets is shown on the Street Regulating Plan. The exact location may be adjusted during the development review process provided the new location meets these requirements:
 - i. The adjusted location does not reduce the level of connectivity with surrounding streets, both existing and proposed.
 - ii. The adjusted location does not reduce the level of street connectivity within the site or substantially increase the average block size.
 - iii. The adjusted location does not diminish or eliminate any proposed civic space, or civic building shown on the Regulating Plan.
 - iv. The adjusted location maintains or enhances pedestrian convenience and safety and does not create any traffic hazards.
 - b. **Street Types.** Proposed streets may be designed and constructed as any one of the following street types below defined in Section 12.1.06.
 - i. Local Street 2
 - ii. Local Street 3
 - iii. Neighborhood Street 1
 - iv. Neighborhood Street 2
 - v. Yield Street
 5. **Improvements To Existing Streets.** The planting of new shade trees shall be required for project approval and shall be coordinated with existing or future CRA and County streetscape improvements. As provided in Section 12.1.06, the County Engineer may allow deviations from these minimum standards when necessary due to the location of existing buildings, constrained right-of-way, or to meet other goals for the particular street section.
 - a. **A-1-A/SE Dixie Highway.** Along Dixie Highway street trees shall be a minimum height of 16 feet, with a four-foot clear trunk, and four-inch caliper at the time of planting. Dixie Highway in Golden Gate is also identified as a candidate for Complete Streets interventions in the *MPO Complete Street Access to Transit Study* and is part of the East Coast Greenway in Florida.
 - b. **Indian Street.** Along Indian Street street trees shall be a minimum height of 16 feet, with a four-foot clear trunk, and four-inch caliper at the time of planting.
 - c. Along all other streets, street trees shall be a minimum height of 12 feet, with a four-foot clear trunk and two and one-half-inch caliper, at the time of planting.
 - d. **Within the Core, Corridor & Industrial Subdistricts.** The build-to-zone shall provide for a pedestrian zone, furnishing zone, and on-street parking as described in Section 12.1.06. No less than 10 feet shall be provided for the combined pedestrian zone and furnishing zone.



Section 12.7.07. Parking Standards.

1. **Applicability.** Parking Standards found in Sections 4.621 through 4.628, Div. 14, Article 4, are modified for all Redevelopment Zoning Districts in Parking Standards Section 12.1.07. Those modified Parking Standards apply in the Golden Gate Redevelopment Zoning District except as specified otherwise in this section.
2. **Parking Rates.** Refer to Section 12.1.07 for parking rates applicable to Redevelopment Zoning Districts.
3. **Off-site parking.** With the exception of parking required for residential uses in Subdistrict General, off-site parking may be used to satisfy all or part of required parking if located no further than 1,320 feet (1/4-mile) from the development site, as measured by the shortest pedestrian route of travel.
4. **Special Parking Alternatives for Redevelopment Centers (SPARC) program.** The SPARC program described in Section 12.1.07 is authorized within the Golden Gate CRA.
5. **Screening of Parking from Residential Uses.** There shall be an alley between parking areas and adjacent residential uses. Where an alley is not possible, there shall be a visual barrier between parking areas and residential uses. Refer to Landscaping Standards Section 12.7.09 Vehicular Use Areas.
6. **Parking Structures.** Whenever a parking structure or surface parking provided beneath a building is located on a Primary Street, as identified on the Street Regulating Plan, Section 12.7.02, ground level commercial space shall be provided for a depth of no less than 20 feet measured from the front of the building.
7. **Distributing Parking.** Where more than 200 parking spaces are provided on-site, such parking shall be distributed such that no more than 50 percent of the spaces are grouped in a single area of the parcel. Methods of distributing parking include locating parking adjacent to the rear or sides of a building or by physically separating parking areas with other buildings or landscaped areas.
8. **Shared Parking Lot.**
 - a. Shared parking lots must be located within 500 feet of each use. These lots may be separated from the use(s) by a street, easement, or other right-of-way.
 - b. In order to meet the parking requirements, parking shared by different uses must be supported by evidence that peak parking demands of each use occur at different times of the day or days of the week. Section 4.626.B.2, Div. 14, Article 4, Shared Parking provides the methodology to support shared parking. Mixed-use developments do not have to meet this standard.
9. **Approved parking surfaces.**
 - a. Residential-only development shall provide parking on a paved surface.
 - b. Nonresidential development shall provide the required number of parking spaces on paved surfaces; however, any overflow parking may be provided on a stabilized grassed surface. Accessible spaces and access aisles shall meet the requirements set forth in the Americans with Disabilities Act.
 - c. Existing parking surfaces shall comply with the requirements of this sub-section, no



Parking Standards

12.7.07

later than five years from the effective date of this Division.

10. For residential garages in the GG Redevelopment Zoning District, Section 12.1.07.8 and Figure 12-9.01-Single Family Dwelling-Front Loaded are modified as follows. The minimum Setback from the Front Façade for garages shall be 5' for garage doors measuring up to 16' in width and shall be 10' for garage doors exceeding 16' in width.



Section 12.7.08. Stormwater Standards.

1. Stormwater management standards are provided in Sections 4.381 through 4.390, Div. 9, Article 4 and apply in Redevelopment Zoning Districts except as modified in Section 12.1.08.



Landscape Standards

12.7.09

Section 12.7.09. Landscape Standards.

1. Table **GG-9** identifies which of the landscaping, buffering, and tree protection standards in Div. 15, Article 4 apply in the Golden Gate Redevelopment Zoning District and which standards are modified, replaced, or do not apply in this Redevelopment Zoning District.

Table GG-9 - Landscaping, Buffering, and Tree Protection Standards

Div. 15, Article 4		In Golden Gate CRA
General Requirements		
4.661.A	Purpose and intent	Applies as written
4.661.B	Applicability	Does not apply
4.661.C	Glossary	Applies as written
Application Requirement		
4.662.A	Landscape Plan	Modified by 12.7.09.2
4.662.B	Irrigation Plans	Applies as written
Landscape Design Standards		
4.663.A	General requirements	
A.1	Required landscape area	Replaced by 12.7.09.3
A.2	Landscape area credits	Applies as written
A.3	Required tree planting	Modified by 12.7.09.4
A.4-5	Vehicular use areas	Modified by 12.7.09.6
A.6	Service areas	Modified by 12.7.09.7
A.7	Commercial buildings	Does not apply
4.663.B	Buffer-yard requirements	Does not apply
4.663.B.5	Buffer-yard requirements Adjoining Conservation Land	Applies as written
4.663.C	Add't req. for landscaping	Does not apply
4.663.D	Water efficient landscaping	Applies as written
4.663.E	Preserve area interface	Applies as written
Landscape Material Standards		
4.664	(All Subsections)	Applies as written
Maintenance of Required Landscaping		
4.665	(All Subsections)	Applies as written
Tree Protection		
4.666	(All Subsections)	Applies as written
Alternative Compliance		
4.667	(All Subsections)	Replaced by 12.1.13.3
Certificate of Compliance		
4.668	(All Subsections)	Applies as written



2. **Single family dwellings or duplexes.** Single Family Dwellings and duplexes are not required to submit a Landscape Plan or comply with Vehicular Use Areas. Required tree planting and landscape area do apply to single family dwellings and duplexes.
3. **Required landscape area.**
 - a. Table **GG-10** indicates the minimum percentage of the total developed area that must be landscaped.
 - b. Landscaping shall be permitted in easements only with the written permission of the easement holder. A written agreement shall specify the party responsible for restoring disturbed landscape areas, shall be submitted to the county in a form acceptable to the County Attorney, and shall be recorded in the public records.
 - c. Exposed dirt yards are prohibited.
4. **Required tree planting.**
 - a. Table **GG-10** indicates the minimum number of trees that must be planted.
 - b. Tree species and size.
 - i. Palm trees shall have a minimum height of 12 feet at the time of planting.
 - ii. Fruit trees shall have a minimum height of five feet at the time of planting.
 - iii. Other required trees shall have a minimum height of 12 feet, with a four-foot clear trunk, and two-inch diameter at breast height (dbh), at the time of planting.
 - c. Trees planted in adjacent right-of-way in accordance with Section 12.7.06 or in other nearby public space shall be credited towards meeting the number of trees required by Table **GG-11**. Any private use of the public right-of-way requires the approval of the County Engineer, a right-of-way use permit, a construction agreement, and an indemnification agreement.
 - d. Trees planted in Vehicular Use Areas shall be credited towards meeting the number of trees required by Table **GG-10**.
 - e. FPL's *Right Tree/Right Place Guidelines* shall be considered when trees are planted near utilities.

Table GG-10 - Required Landscape Area & Tree Planting

Subdistrict	Minimum Percentage	One Tree for this Amount of Total Site Area
Core	0%	1,500 sf
General	10%	1,500 sf
Corridor	10%	1,500 sf
Industrial	10%	1,500 sf
Multifamily	Not required	3,000 sf



Landscape Standards

12.7.09

Table GG-11 - Landscape Plan Application Requirements

Div. 15, Article 4		In Golden Gate CRA	
		A	B
1	Property boundaries	Yes	Yes
2	Land use features	Yes	Yes ¹
3	Structures & paving	Yes	Yes ¹
4	Utilities	Yes	Yes
5	Vehicular use areas	Yes	Yes
6	Water bodies	Yes	Yes
7	Tree survey	Yes	Yes
8	Installation methods	Yes	Yes
9	Development areas	Yes	-
10	Ditches & swales	Yes	Yes
11	Tabular data	Yes	-

¹ On-site features only

5. **Landscape Plan.** Development applications shall include a landscape plan prepared by a qualified professional that provides the location and type of existing and proposed features that are identified in Table **GG-11**, which are summarized from the detailed requirements in Section 4.662.A, Div. 15, Article 4.
 - a. **Column A** requirements apply to an application for a final site plan.
 - b. **Column B** requirements apply to an application for a building permit for a Small Site which is defined as the construction or expansion of a principal building or accessory structure on a lawfully established lot or adjacent lots, provided the parcel being developed is less than one-half acre.
 - c. **Column B** requirements also apply to an application for a substantial improvement or substantial renovation of a building exterior on any lot regulated by Article 12 as those terms are defined in Section 4.871.B, Div. 20, Article 4.
6. **Vehicular Use Areas.**
 - a. **Perimeter landscaping.** Landscaping shall be provided along the perimeter of vehicular use areas in accordance with the following standards:
 - i. The perimeter of a vehicular use area shall be planted with trees at 30-foot intervals. The trees shall be a minimum of 12 feet in height, with a four-foot clear trunk, and a three-inch dbh at the time of planting.
 - ii. If a vehicular use area abuts a residential property (existing residential use or Multifamily Subdistrict) that is not a part of the subject development, a landscaped buffer, eight-feet wide shall be provided. Trees with a minimum height of 16 feet, with a four-foot clear trunk, and four-inch dbh shall be planted at a maximum of 30-foot intervals. If palms are used, each palm must have a 12-foot minimum clear trunk and be planted at a maximum of 15-foot intervals.



- iii. A wall, fence, hedge or other durable landscape barrier shall be provided around all vehicular use areas. Between the vehicular use area and a road right-of-way, the wall, fence, or hedge shall not exceed four feet in height. For the remainder of the lot, it shall not exceed six feet in height. Walls and landscaping around vehicular use areas shall provide pedestrian access every 50 linear feet. No wall, fence, or hedge is required along the side of a parking area that abuts another parking area.
 - b. **Interior landscaping.** If a vehicular use area is larger than 15,000 square feet, landscaping shall be provided within its interior in accordance with Section 4.663.A.4, Div. 15, Article 4, except that these interior landscape areas may also be used as stormwater management and conveyance facilities. If a vehicular use area is equal to or smaller than 15,000 square feet, no interior landscaping, terminal islands, interior medians, or interior islands are required.
- 7. **Service areas.** Service function areas including dumpsters, shall be screened in accordance with Section 4.663.A.6, Div. 15, Article 4, except that landscaping shall not be required around the perimeter of the screen, and an enclosure shall be a finished masonry wall. All nonconforming enclosures shall be brought into compliance no later than two years from the effective date of this Division.



Wall & Fence Standards

12.7.10

Section 12.7.10. Wall & Fence Standards.

1. Walls and fences must comply with the Wall and Fence Standards established for all Redevelopment Zoning Districts in Section 12.1.10.



Section 12.7.11. Sign Standards.

1. Signs must comply with the Sign Standards established for all Redevelopment Zoning Districts in Section 12.1.11 except where modified below.
2. **Wall signs.** Table **GG-12** supersedes the signage-area table in Section 4.700, Div. 16, Article 4.
3. **Murals.** Are permitted and defined in Art. 4, Div. 16.
4. **Window Signs.** Window signs shall not exceed 5 percent of the window area.
5. **Types of signs permitted.** The list of permitted signs in Section 4.703, Div. 16, Article 4 is adjusted by adding the following type of sign:
 - a. **Sandwich or sidewalk signs** as defined in Section 4.693, Div. 16, Article 4, are permitted in the Core, Corridor and General Subdistricts, provided the signs do not exceed 6 square feet per face, do not unreasonably obstruct pedestrian or vehicular movement, and are moved off sidewalks or other public property by 9:00 PM daily.
6. **Lettering and logo size.** Table **GG-12** provides the maximum height of lettering and logos. Section 4.699, Div. 16, Article 4 establishes how the height of irregularly shaped features shall be measured.

Table GG-12 - Sign Size Limitations

Subdistrict	Percent of Building Face Area Allowable for Wall Signs	Maximum Size Per Wall Sign	Maximum Height of Lettering and Logos for All Signs
Core	12%	50-sf	24 inches
General	6%	12-sf	18 inches
Corridor	12%	50-sf	24 inches
Industrial	12%	50-sf	24 inches
Multifamily	-	-	-

1. **Wall signs.**
 - a. Placement:
 - i. Near top of the building.
 - ii. Above upper floor windows.
 - iii. Directly on wall surface/background must be building wall.
 - iv. Must face public street.
 - v. Placed on maximum of two building sides.
 - vi. May be cut or carved.
 - b. Letter materials: Metal, stone, wood, paint, carved, plaster. No plastic letters permitted.
 - c. Lighting: Front lit, back lit, opaque lighting. No channel cut lighting permitted. (channel cut is a method of illumination that illuminates only the lettering or logo and the remaining face of the sign is not illuminated or opaque in any manner, also known as stencil-cut)



Sign Standards

12.7.11

2. **Wall Sign** (Sign band.) This type of sign is intended primarily for retail uses at street level to draw the attention of pedestrians and drivers.
 - a. Where permitted: Core, Corridor, Industrial
 - b. Placement:
 - i. On building face between first and second floor window openings.
 - ii. Must be integrated with composition of the facade.
 - iii. Background may be building wall or "backboard."
 - iv. Minimum of ten feet above sidewalk.
 - c. Dimensions:
 - i. Backboard and overall band width limited to 12 square feet.
 - ii. Backboard may have a maximum height of 30 inches.
 - iii. Letters may have a maximum height of 24 inches.
 - d. Letter or backboard materials: Metal, stone, wood, paint, carved, plaster, plastic. Cabinet signs are permitted.
 - e. Lighting: Front lit and back lit permitted, channel cut is not permitted
 - f. Consistency of the sign bands on a single building is required.
3. **Freestanding Signs.** These may be used on front lawns but not on County right-of-way.
 - a. Where permitted: General, Core, Corridor, and Industrial
 - b. Configuration:
 - i. Double post with framed panel.
 - ii. Offset single post with bracketed or suspended panel.
 - iii. Double-sided signs are permitted.
 - iv. Single post with centered panel is not permitted.
 - v. Sign must be essentially two-dimensional. Small structures or kiosk type designs are not permitted.
 - c. Dimensions:
 - i. Sign panel is limited to a maximum of six square feet.
 - ii. Overall sign is limited to a maximum height of four feet above grade.
 - d. Materials: Metal, wood.
 - e. Lighting:
 - i. Externally projected ground lighting is permitted.
 - ii. Internally illuminated signs or signs incorporating lighting elements are not permitted.
4. **Swing Sign, Under-canopy Sign & Projecting Signs.**
 - a. Where permitted: Core, Corridor, and Industrial



- b. Dimensions:
 - i. Maximum of six square feet.
 - ii. Bracketed signs may project a maximum of 48 inches from the building face.
 - iii. Logos or Artwork may be a maximum of 18 inches in any dimension.
 - c. Materials: Metal, wood.
 - d. Lighting: Externally projected lighting is permitted.
- 5. Window signs.**
- a. Where permitted: Core, Corridor, Industrial, and General (Applies only to institutional and civic uses)
 - b. Dimensions:
 - i. Window graphics are limited to five percent of total glass area of the storefront.
 - ii. Lettering size may be a maximum of six inches.
 - c. Letter materials: Vinyl, gold leaf, painted, stick-on plastic.
 - d. Lighting: Not permitted.
- 6. Monument signs.**
- a. Where permitted: Core and Corridor, Industrial, General (Monument signs allowed only for institutional and civic uses)
 - b. Placement:
 - i. Must be perpendicular to public road with identical graphics on each face.
 - ii. Must form a 45 percent angle to the street intersection at street corners.
 - iii. Must be set back at least two feet from the public right-of-way.
 - c. Dimensions:
 - i. Height of the monument sign may not exceed five feet.
 - ii. Graphic area of the monument must not exceed 40 square feet.
 - d. Materials:
 - i. Substantial materials such as stone, concrete, brick, stucco, wood, steel, and aluminum are required.
 - ii. Letter or backboard materials: metal, stone, wood, paint, carved, plaster, plastic.
 - e. Lighting: External lighting only permitted.
- 7. Prohibited signs.**
- a. Illuminated signs behind the glass storefront that advertise on a permanent basis.
 - b. Applied window signs, such as cardboard panels.
 - c. Pennants and Banners for commercial or private use.
 - d. Pole signs.



Architectural Standards

12.7.12

Section 12.7.12. Architectural Standards. The following Architectural Standards are applicable within Golden Gate Redevelopment Zoning District

1. **Accessory Structures.** Materials for accessory structures shall be or have the appearance of materials from the primary structure.
2. **Building Additions.** The exterior appearance of additions to an existing building should be compatible with the overall building type. For example, exterior walls should be of the same or compatible materials and finished in the same manner as the existing structure. Windows should also be of the same type or be complementary with the existing windows.
3. **Painting of Structures.**
 - a. All exterior surfaces of buildings shall be painted except when constructed with materials not normally painted, including, but not limited to, vinyl siding or brick.
 - b. Any repairs to the exterior of any building must be painted to match the balance of the structure.
4. **Board-ups.** If a structure is boarded-up for an extended period of time for any reason, the boarding material must be, at a minimum, exterior grade plywood. If exterior grade plywood is used, it must be painted to match the balance of the structure, except for temporary boarding in the event of a natural disaster.
5. **Historic Structures.** Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in Div.13, Article 4.
6. **Heat Island Effect.** In order to reduce urban heat islands for both roofed and non-roofed areas, the following recommendations are provided for building and site design:
 - a. Non-roofed: Provide shade on at least 30% of non roof impervious surface on the site, including parking lots, walkways, plazas, etc.; or use light-colored/high-albedo materials (reflectance of at least .3) for 30% of the site's non-roofed impervious surfaces; or, use open grid pavement system.
 - b. Roofed: Use Energy Star roof-compliant, high-reflectance and high emissivity roofing or install a "green" (vegetated) roof for at least 50% of the roof area.
 - c. Parking Garage Roofs: Provide shade on at least 30% of any exposed parking on the roof.

Article 12

Redevelopment Code

*Land Development Regulations for
Community Redevelopment Areas
within Martin County, Florida*

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Table of Contents

12.1.00

I

Division 1

Section 12.1.01

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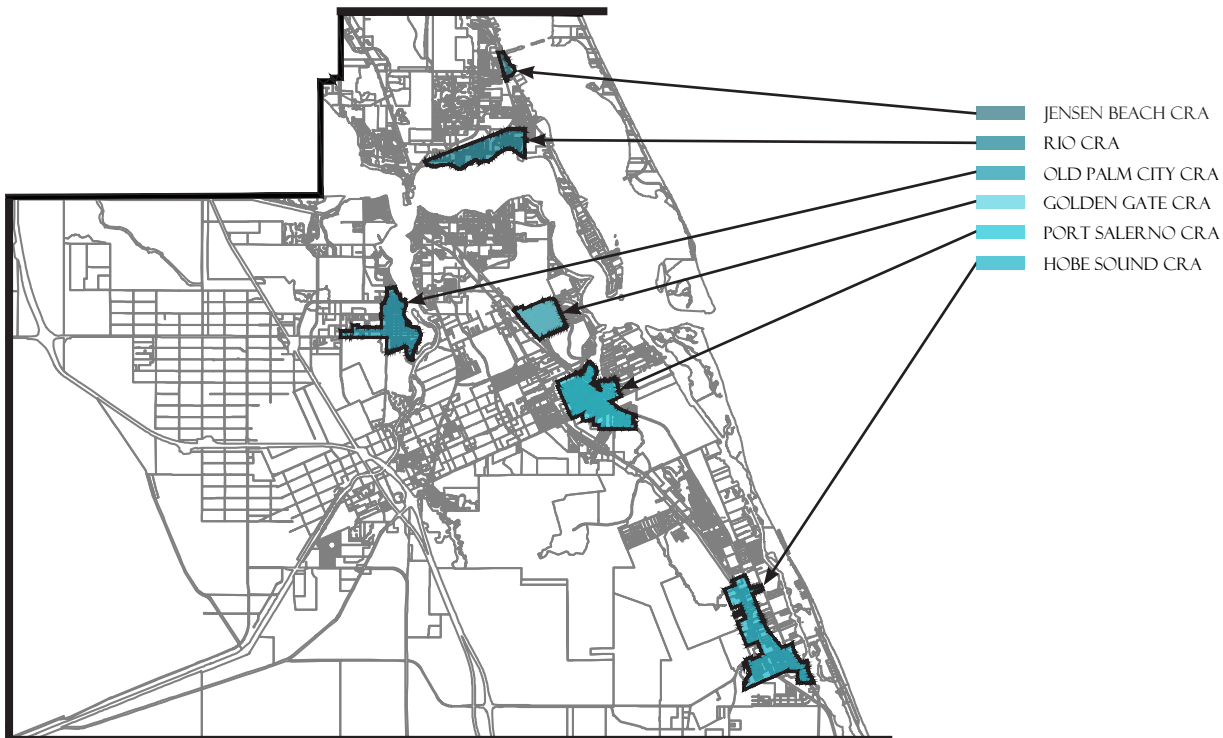
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Section 12.1.01. Purpose & Intent. The Redevelopment Code provides zoning procedures to implement Comprehensive Growth Management Plan policies by providing opportunities for traditional neighborhood design and mixed residential and commercial uses in redeveloping areas. The Redevelopment Code shall be adopted only for Community Redevelopment Areas (CRA) that have been formally designated by Martin County in accordance with the Comprehensive Growth Management Plan.

Section 12.1.01.A. Content of the Redevelopment Code. Each CRA shall have its own Redevelopment Zoning District. Article 12 provides Redevelopment Code and Redevelopment Zoning Districts for each of the following CRA, as shown in Figure 12-1:

1. Jensen Beach CRA Division 2
2. Rio CRA Division 3 (reserved)
3. Old Palm City CRA Division 4 (reserved)
4. Hobe Sound CRA Division 5 (reserved)
5. Port Salerno CRA Division 6 (reserved)
6. Golden Gate CRA Division 7 (reserved)

Figure 12-1 - Martin County Community Redevelopment Areas





Purpose & Intent

12.1.01

Section 12.1.01.B. Adoption and modification of the Redevelopment Code. The adoption or modification of the Redevelopment Code and Redevelopment Zoning Districts and the assignment of land to a Redevelopment Zoning District and Subdistrict shall be by an ordinance amending the Land Development Regulations. When such ordinance assigns land to a Redevelopment Zoning District and Subdistrict, public notice shall be the same as for development applications and for amendments to the Martin County zoning atlas as set forth in Article 10.

Section 12.1.01.C. Comprehensive Plan. All development in a CRA shall comply with the Martin County Comprehensive Growth Management Plan (CGMP). In the case of conflict between Chapter 18, Community Redevelopment, CGMP and the LDR or the General Ordinances, Chapter 18 shall control.

Section 12.1.01.D. Function of the Redevelopment Code; consistency with other regulations. Development under the Redevelopment Code shall comply with all requirements of the Martin County Land Development Regulations (LDR) and General Ordinances. In the case of conflict between Article 12, LDR and other provisions of the LDR or the General Ordinances, Article 12 shall control.

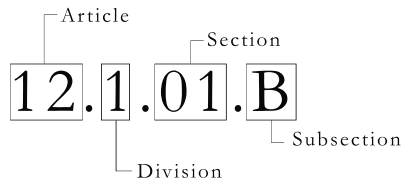
Section 12.1.01.E. Form-based code. The Redevelopment Code is a form-based code, land development regulations that foster predictable built results and a high-quality public realm by using physical form (rather than full separation of uses) as the code's primary organizing principle.

Section 12.1.01.F. Subdistricts. The land in each Redevelopment Zoning District is controlled by a Regulating Plan. The Regulating Plan may identify the following Subdistricts:

1. The **Core** Subdistrict is intended to be a pedestrian-oriented center for surrounding neighborhoods and the entire CRA. These are centers of dining, shopping, housing, and entertainment, with shaded sidewalks, large windows, intimate pedestrian spaces, outdoor dining, and richly detailed building facades. A broad mix of uses is encouraged in the Core Subdistrict.
2. The **Corridor** Subdistrict is intended to extend the pedestrian-oriented building types, frontages, and streetscapes along a major roadway.
3. The **General** Subdistrict offers a wide variety of housing, civic spaces, and pedestrian-oriented businesses. The General Subdistrict also fosters a mix of uses but is more residential in scale and character.
4. The **Waterfront** Subdistrict is defined by marinas and working waterfronts. In some Redevelopment Zoning Districts, it may also promote a mixed-use waterfront environment with restaurants, entertainment, resort and residential uses.
5. The **Industrial** Subdistrict identifies areas where industrial uses are permitted and encouraged.
6. The **Multifamily** Subdistrict allows for denser and more varied residential buildings.
7. The **Detached** Subdistrict is predominantly single-family homes with front yards and walkable sidewalks.
8. The **Mobile Home** Subdistrict identifies where mobile homes are permitted.

Section 12.1.01.G. How to use Article 12.

1. Review the standards in Division 1, which apply to all Redevelopment Zoning Districts.
2. Division 2 through Division 7 establish standards specific to each Redevelopment Zoning District(s). Review the Division applicable to the specific site.
3. Locate the site on the Regulating Plan. The Regulating Plan identifies the Subdistrict of each site in the Redevelopment Zoning District, the existing street network, the lot pattern, and additional regulatory information pertaining to that Redevelopment Zoning District.
4. Determine Permitted Uses for the Subdistrict.
5. Determine applicable Development Standards for the Subdistrict including lot size, density, and height.
6. Determine the permitted Building Types for the Subdistrict and development standards that correspond to those types.
7. Review applicable Stormwater Standards, Parking Standards, Wall and Fence Standards, Sign Standards, Architectural Standards and other standards that may be specific to the Redevelopment Zoning District and the Subdistrict.
8. Organization of Article 12 numbering.





Regulating Plan

12.1.02

Section 12.1.02. Regulating Plan

1. **Purpose.** A Regulating Plan is adopted for each Redevelopment Zoning District. The Regulating Plan illustrates zoning Subdistricts and provide detail about the existing and desired character of individual streets, blocks, and civic spaces. Certain standards in Redevelopment Zoning Districts are keyed to specific features shown on the Regulating Plan to manage the form and scale of buildings and their relationship with other buildings and the public realm.
2. **Content.** Regulating Plans contain regulatory information including the following:
 - a. **Boundary.** Boundary of the Redevelopment Zoning District.
 - b. **Subdistricts.** All land in a Redevelopment Zoning District is assigned to a Subdistrict that provides regulations for the characteristics and location of that land. Subdistricts are designated on the regulating plans.
 - c. **Primary and Secondary Streets and Alleys.** Primary Streets are intended to develop over time as pedestrian environments and, as such, are held to higher standards regarding building placement, building frontage, and the location of parking and service uses. Streets not designated as Primary Streets are Secondary Streets. Secondary Streets can accommodate service functions and vehicular-oriented development needs, including parking, loading, and drive-through facilities. Alleys are important assets in the Redevelopment Zoning Districts, performing many functions within small rights-of-way.
 - d. **Required Commercial Frontage.** Portions of Primary Streets within Redevelopment Zoning Districts are intended to support businesses, civic uses, and reinforce local character. These streets are designated as Required Commercial Frontage and are held to stricter standards regarding allowable frontage types and uses located within sidewalk level stories. Required Commercial Frontage shall be non-residential and open to the public at the ground level. Frontages shall be shopfront and arcades. Required Commercial Frontage shall be provided for a depth of no less than 20 feet measured from the front of the building.
 - e. **Recommended Future Street and Alley Connections.** Potential future connections may also be illustrated on Regulating Plans. Future connections are desired new vehicular or pedestrian connections to existing streets or alleys that will improve the overall transportation network. Future connections are not precise alignments or specific locations. The final street designations, exact alignment, location, maintenance responsibility and dedication of these intended links of the transportation network will be determined during the development review and approval process.
 - f. **Marine Service Areas.** Marine Service Areas cannot be converted to permanent housing unless the marine service uses can be replaced on the same parcel or another parcel not already designated a Marine Service Area. See CGMP Policy 4.13A.8(4).

Section 12.1.03. Permitted Uses.

1. Table **12-2** below identifies potential uses of land included in “use groups” with similar impacts. Each use group contains one or more of the uses described in Article 3 (see definitions in Div. 1, Article 3, standards for specific uses in Div. 3, Article 3). Each Redevelopment Zoning District contains a table describing which use groups are permitted.
2. All uses listed in Table **12-2** are not permitted in every Redevelopment Zoning District or Subdistrict.
3. The Growth Management Director may approve uses other than those listed in the Permitted Use Tables upon a finding that the use is functionally similar to the permitted uses and that the use is not likely to generate harmful impacts or create incompatibilities with other uses in the area. Prior to the decision, the Growth Management Director may request a recommendation from the Neighborhood Advisory Committee for that Redevelopment Zoning District. The Growth Management Director shall keep a record of all such determinations.
4. **Accessory Dwelling Units.** Standards for accessory dwelling units are provided with Development Standards Section 12.1.04.

Table 12-2 - Permitted Uses in Each Use Group

Residential Use Groups	Residential Uses in this Use Group
Accessory dwelling units	Accessory dwelling units, as accessory use
Mobile homes	Mobile homes Single-family detached dwellings
Other dwelling types	Apartment hotels Multifamily dwellings Single-family detached dwellings, if established prior to the effective date of this ordinance Townhouse dwellings
Single-family dwellings	Single-family detached dwellings Duplex dwellings Modular homes Family day care, as accessory use
Bed and breakfast inns	Bed and breakfast inns
Agricultural Use Groups	Agricultural Uses
Urban Farming	Urban Agriculture Agrihood Farmer’s Market, limited to open air markets and quarter acre fixed sites

Table 12-2 - Permitted Uses in Each Use Group Continued

Commercial & Business Use Groups	Commercial & Business Uses in this Use Group
Business & professional offices	Business & professional offices
Construction services, limited impact	Construction industry trades Trades & skilled services
Construction services, extensive impact	Construction sales & service
Convenience store with fuel	Convenience store with fuel
Drive-through facility	Drive-through facility, excluding restaurants with drive-through facilities
Drive-through restaurant	Drive-through restaurant
Hotels, motels, resorts & spas	Hotels, motels, resorts & spas
Marinas	Marinas, commercial Marine fuel sales Marine power sales, service and repair Watercraft sales, rentals, and charters Marine education & research
Medical offices	Medical services Veterinary medical services
Parking lots & garages	Parking lots & garages
Restaurants	Restaurants, convenience without drive-through facilities Restaurants, general
Retail & services, limited impact	Ancillary retail use Artisan, art studio, galleries Health and fitness club Limited retail sales & services
Retail & services, general impact	Commercial amusements, indoor Commercial day care Financial institutions Funeral homes General retail sales & services Residential storage facilities Theater, indoor
Retail & services, extensive impact	Commercial amusements, outdoor Flea markets Golf courses Golf driving ranges Plant nurseries & landscape services Kennels, commercial Shooting ranges, indoor Theater, outdoor
Recreational vehicle parks	Recreational vehicle parks
Vehicular service & maintenance	Vehicular service & maintenance
Wholesale trades & services	Wholesale trades & services
Working waterfront	Working waterfront Boat yards

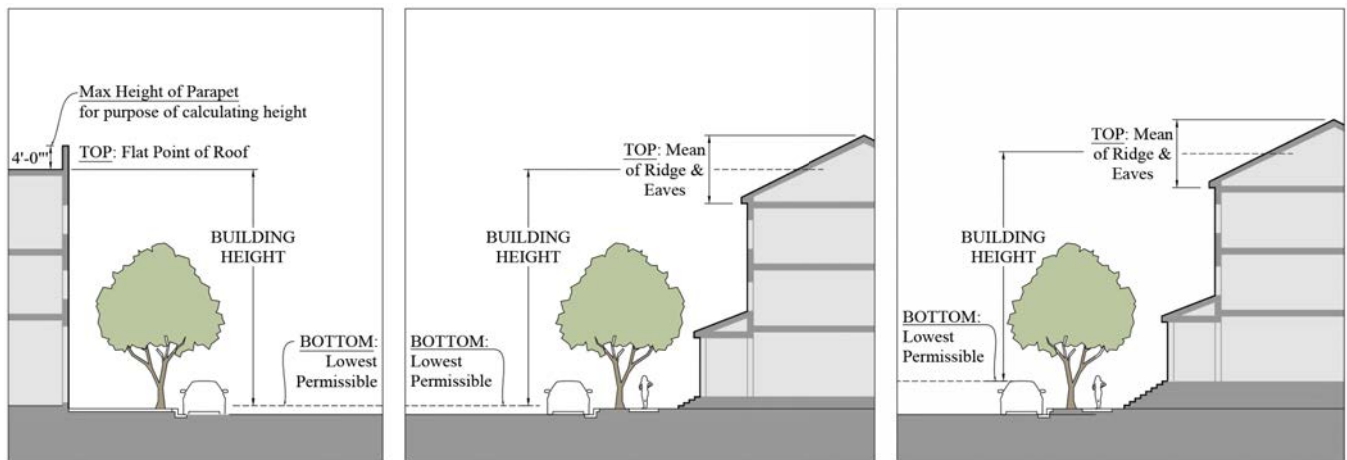
Table 12-2 - Permitted Uses in Each Use Group Continued

Public & Institutional Use Groups	Public & Institutional Uses in this Use Group
Institutional uses, limited impact	Administrative services, not-for-profit Community centers Cultural or civic uses Neighborhood assisted residences with six or fewer residents Neighborhood boat launch Places of worship Post offices Protective & emergency services Public libraries Public parks and recreation areas, passive Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance
Institutional uses, general impact	Educational institutions Public parks & recreation areas, active Residential care facilities Recycling drop-off centers Utilities
Industrial Use Groups	Industrial Uses in this Use Group
Limited impact industries	Limited impact industries
Extensive impact industries	Extensive impact industries

Section 12.1.04. Development Standards. Development Standards are established for all Redevelopment Zoning Districts. The following provisions apply in all Redevelopment Zoning Districts, except as they may be modified in a particular district:

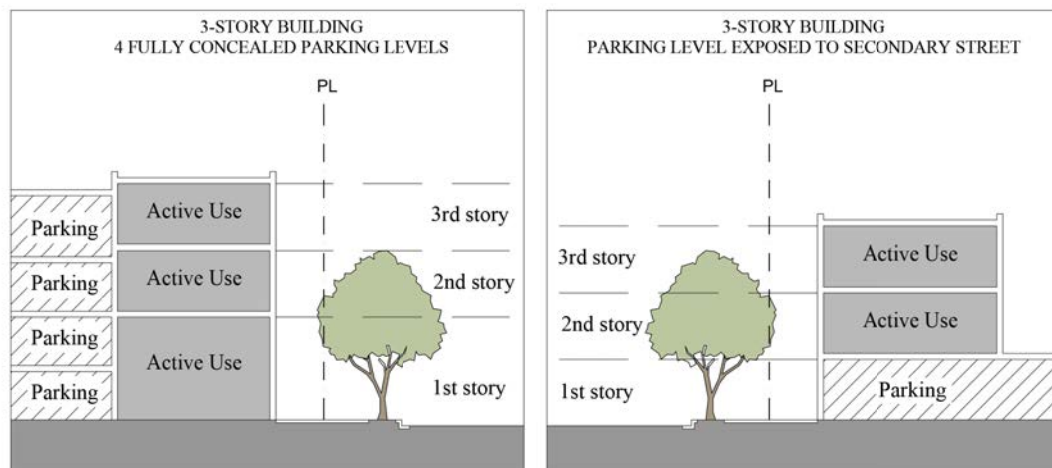
1. **Lot Size.** Lot width shall be measured pursuant to Section 3.15.B, Div. 2, Article 3. Section 3.15.C, Div. 2, Article 3 provides exceptions to minimum lot size requirements.
2. **Height.** Height is measured in accordance with Section 3.14, Div. 2, Article 3. Height exceptions are described in Section 3.14.B, Div. 2, Article 3. See Figure 12-3 for illustration. In case of a conflict between illustrations and text, Section 3.14, Div. 2, Article 3 controls.

Figure 12-3 - Building Height Diagrams



- a. Where maximum building heights are established in stories, all levels devoted to parking are considered as individual stories except when screened by a liner building with active use provided for a depth of no less than 20 feet measured from the front of the building. See Figure 12-4 for illustration. Under all circumstances the 40' and 4-story height limit shall not be exceeded.

Figure 12-4 - Parking Screened by Uses



- b. Minimum ceiling heights are provided for certain Building Types in individual Redevelopment Zoning Districts. Ceiling height is measured from finished floor to finished ceiling.

3. **Density.** The permitted densities shall be gross residential densities and the gross land area of which this density is applied is described as follows. These densities shall be applied to contiguous land areas under common ownership, with the following provisions and exceptions:
 - a. In cases where land abuts the waters of the Atlantic Ocean, St. Lucie River, Indian River, Loxahatchee River, Intracoastal Waterway, Lake Okeechobee or any tributary or manmade canal, the boundary of the land shall be delineated as established by State Statutes.
 - b. No submerged land areas waterward of the boundary described above shall be included under this definition.
 - c. No land areas proposed to be allocated to nonresidential uses shall be included under this definition except for contiguous land areas for:
 - i. Utilities under common ownership and principally supporting the residential use;
 - ii. Recreational facilities for the primary use of on-site residents;
 - iii. Dedication to the County or other County-approved agencies or notfor-profit corporations;
 - iv. In mixed-use projects in the six designated CRAs as described in Chapter 18.
 - v. The MUV future land use designation, as described in Policy 4.13A.15.
 - d. Maximum gross density is defined as maximum allowable units divided by gross land areas.
 - e. For development proposed for previously platted lots in a CRA and subject to calculation of gross residential density, the property owner may opt to include within the gross land area one-half of any right-of-way adjoining the development site.
 - f. **Small Dwelling Units.** When the lot is one acre or less, dwelling units of 800 square feet or less shall count as one-half a dwelling unit.
 - g. **Small Dwelling Units in Affordable Housing.** When the lot is larger than one acre, dwelling units of 800 square feet or less shall count as one-half a dwelling unit if at least 50 percent of the units qualify as affordable housing, as defined in the CGMP.
4. **Building Coverage.** Building coverage means the horizontal area measured from the building footprint of the roofed area at the ground floor of the principal and accessory structures on a lot.
5. **Open Space.** The open space requirements shall apply on a lot-by-lot basis unless the lot has been approved as part of a final site plan which demonstrates compliance on a project-wide basis, for example, by way of setting aside common areas such as upland and wetland preserve areas and other eligible open spaces.
6. **Building and Parking Placement.**
 - a. **Frontage.** Frontage is the percentage of the total width of a lot minus the required setbacks which is required to be occupied by the primary façade of a building. Building Frontage requirements are established for each Building Type.
 - i. The primary façade shall be generally parallel to the right-of-way, located in accordance with the minimum and maximum front setbacks of the Subdistrict or permitted Building Type.
 - ii. The location of the primary façade is not changed by the projection of

Development Standards

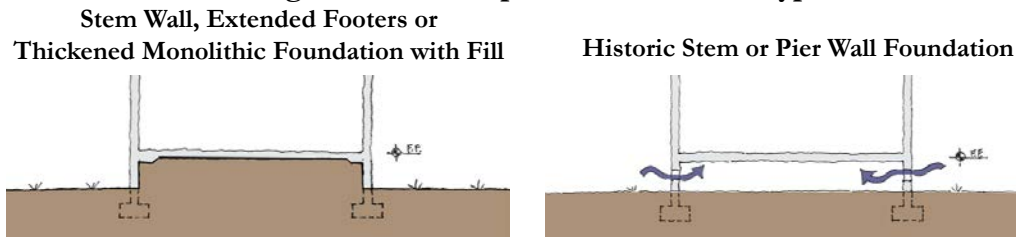
12.1.04

architectural elements such as cornices, bay windows, awnings, porches, balconies, stoops, or arcades.

- iii. On corner lots, the primary façade shall extend to the corner or provide civic open space.
 - b. **Setbacks.** Setbacks are measured from the property line and are illustrated in the Building Types for each Redevelopment Zoning District.
- 7. **Accessory Uses and Structures.** Accessory uses and structures shall be governed by Section 3.201, Div. 4, Article 3 except as provided in this Section 12.1.04.08.
- 8. **Accessory Dwelling Units.**
 - a. One accessory dwelling unit may be permitted on a lot which a single-family dwelling is located.
 - b. Accessory dwelling units shall not count as a separate unit for purposes of calculating density.
 - c. Accessory dwelling units may be the second floor of a garage, a freestanding cottage, or physically attached to the principal dwelling.
 - d. Accessory dwelling unit shall not exceed a footprint of 850 square feet, and shall not have more than one-half the square footage of the primary dwelling.
 - e. Accessory dwelling units may have separate utility meters or share utilities with the principal dwelling, as required or permitted by the utility provider.
 - f. An accessory dwelling shall not be sold or conveyed separately from the principal dwelling unit.
- 9. **Garages, Sheds and similar structures.** Refer to Parking Standards Section 12.1.07.8 for Garage placement standards. Outbuildings, including sheds and similar structures, shall be located as permitted within the Building Type Standards of the Redevelopment Zoning District.
- 10. **Shielding from Street.** Garages, sheds, exposed pumps or electrical meters, air conditioning compressors or projecting air conditioning window units, clothes lines for clothes drying, antennas and satellite dishes, and similar structures and uses shall not be located between the front of a building and a street.
- 11. **Gates and Guardhouses.** Private gated communities are not permitted within the Redevelopment Zoning Districts. Gates and guardhouses may not be installed on public or private streets or alleys in Redevelopment Zoning Districts. This prohibition does not preclude gates that control access to a single parking lot.
- 12. **Building Length.** Buildings may not be longer than 200 feet without a street, alley, or paseo providing through access to another street, alley or paseo. Paseos shall be a minimum of 15 feet wide, open to the public, open to the sky, and illuminated at night. The building face shall have transparent windows covering at least 50% of the wall area. The incorporation of storefront standards is encouraged.
- 13. **Foundation Types.** Where buildings are required to be raised above existing or natural grade, a foundation type as shown in Figure 12-5 or a similar foundation type shall be provided. A slab on grade foundation on raised fill is not a permitted means of raising structures within the Redevelopment Zoning Districts.

14. **Residential Development.** When residential use is proposed on the first floor of a building, elevation of the first floor at least twenty-four inches above the finished grade as measured along the front building line is required.

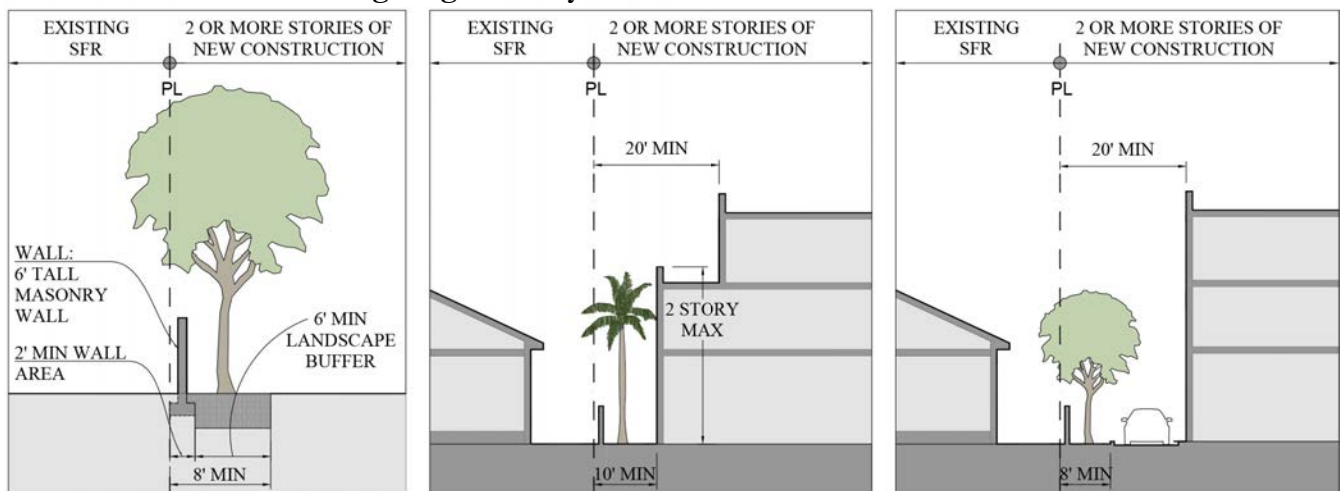
Figure 12-5 - Acceptable Foundation Types



15. **Building Transitions.** Where commercial, multifamily, or mixed-use construction along the rear or side yard of a property directly abuts a residential Subdistrict or an existing single family home with less than thirty feet (30') separation, such as a street, alley, railroad, waterway, park, right-of-way, or other public open space between them; the following shall apply:

- For buildings or portions of buildings two stories or less in height, a minimum side and rear setback of 10 feet from the property line shall be provided, unless a greater setback is required by another standard.
- A minimum side and rear building setback of 20 feet shall be provided from the property line for the portion of the building that is over two stories in height.
- A solid finished masonry wall six feet in height shall be located within 2 feet of the inside and adjacent to the portion of the property line which directly abuts the residential property followed by a minimum of a 6 foot planting strip with a hedge or tree. Walkways and other pedestrian or bicycle connections through the wall shall provide links encouraged by the CGMP to promote necessary or desirable connectivity between properties.

Figure 12-6 - Building Transition Requirements between Existing Single Family Residential and New Construction



16. **Substantial Improvement.** A substantial improvement is defined in Section 8.1, Article 8. Refer to Section 12.1.12 Applicability for Nonconforming uses, structures and lots as well as alternative compliance.



Building Type & Frontage Type Standards

12.1.05

Section 12.1.05. Building Types & Frontage Types.

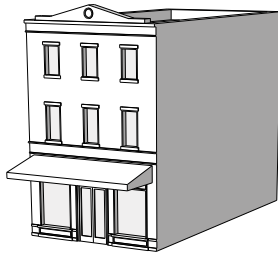
1. **Building Types** are required in Redevelopment Zoning Districts. Building Types do not prescribe use or architectural style. The following Building Types shall be incorporated or modified for use in Redevelopment Zoning Districts:
 - a. A **Shopfront Building** has ground-floor space immediately adjoining the sidewalk that can accommodate business uses with doors and large windows facing the sidewalk.
 - b. A **Mixed-Use Building** has multiple tenants or occupancies and may contain residences, lodging and/or businesses to the extent permitted in the Subdistrict. Mixed-use buildings may have a storefront frontage on the ground floor.
 - c. An **Office Building** has a one or more commercial tenants, occupancies, or businesses. An office building may have a storefront frontage on the ground floor.
 - d. An **Apartment Building** contains multiple residences above or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. Off-street parking is provided to the side or rear.
 - e. A **Courtyard Building** accommodates multiple dwellings or businesses arranged around and fronting on a central green that may be partially or wholly open to the street.
 - f. A **Townhouse** is a building with common walls on one or both sides and often has a private garden to the rear. Service and parking access are from the rear.
 - g. A **Live/Work Building** consists of commercial and residential uses. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activities or industry.
 - h. A **Side Yard House** is a detached building that occupies one side of the lot adjacent to an open space which runs from the front yard to the rear yard. This Building Type is often delivered in a series of multiple side yard house types.
 - i. A **Cottage** is a detached building with a small front yard often located on a narrow lot. Parking can be accommodated with on-street parking, a driveway, or detached garage to the rear.
 - j. A **Cottage Court** is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas. Parking can be accommodated on-street and in a parking lot to the rear.
 - k. A **Duplex** is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family houses.
 - l. An **All Yard House** has yards on all sides and may contain accessory structures toward the rear.
 - m. An **Outbuilding** is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. Outbuildings may include a garage, shed, workshop, or an accessory dwelling unit.
 - n. 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.

Building Type & Frontage Type Standards

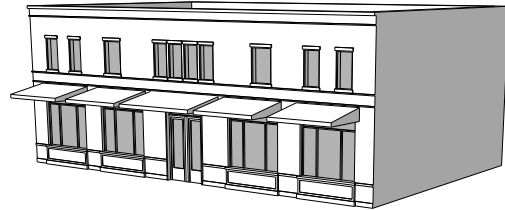
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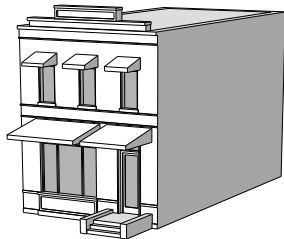
Figure 12-7 - Building Types Matrix



Shopfront Building



Mixed-Use Building



Office Building



Apartment Building



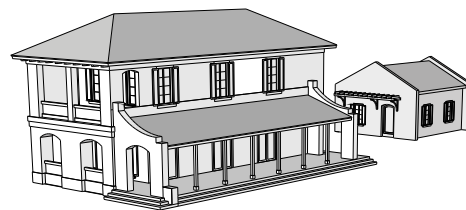
Courtyard Building



Townhouse Building



Live/Work Building





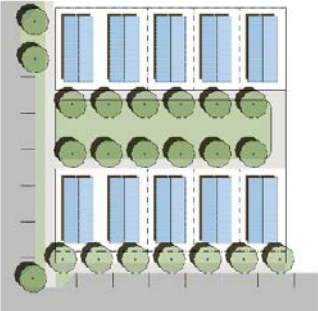

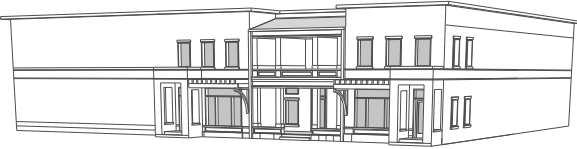
Side Yard House



Building Type & Frontage Type Standards

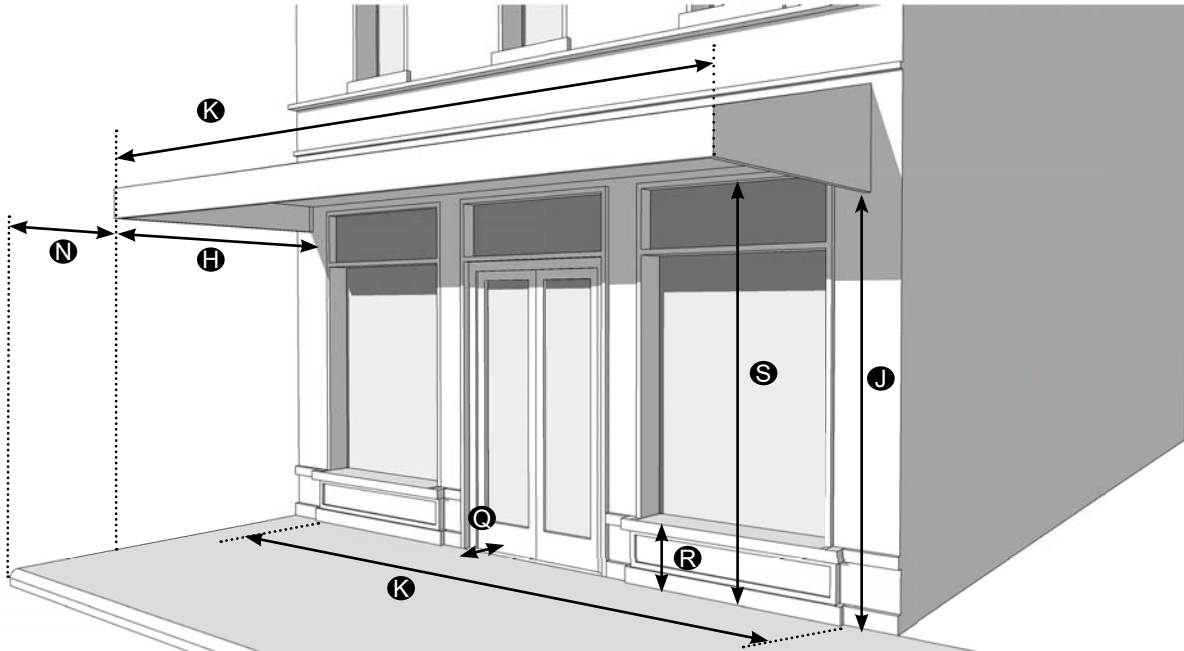
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Figure 12-7 - Continued Building Types Matrix

	
Duplex	Cottage
	
All Yard House	Cottage Court
	
Outbuilding	Industrial Building

2. **Frontage Types.** Building Frontage Types are required in certain Redevelopment Zoning Districts. The following frontage types as described further in Figures 12-7.01-12-7.06 may be incorporated or modified for use in Redevelopment Zoning Districts:
 - a. A **Storefront** frontage
 - b. An **Arcade** or gallery frontage
 - c. A **Bracketed Balcony** frontage
 - d. A **Porch** frontage
 - e. A **Stoop** frontage
 - f. A **Forecourt** frontage

Figure 12-7.01 - Storefront Frontage



Description

The storefront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Storefronts are frequently shaded by awnings or arcades.

Dimensions

Width, length of facade	70% min.	K
Door recess	10 feet max.	Q
Storefront base	1 foot min. / 3 feet max.	R
Glazing height	8 feet min.	S
Awning		
Depth	3 feet min.	H
Height, ground level clear	8 feet min.	J
Width, length of facade	70% min.	K
Set back from curb	2 feet min.	N

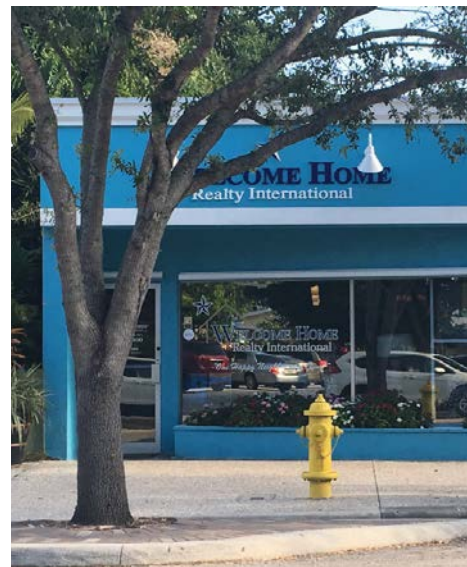
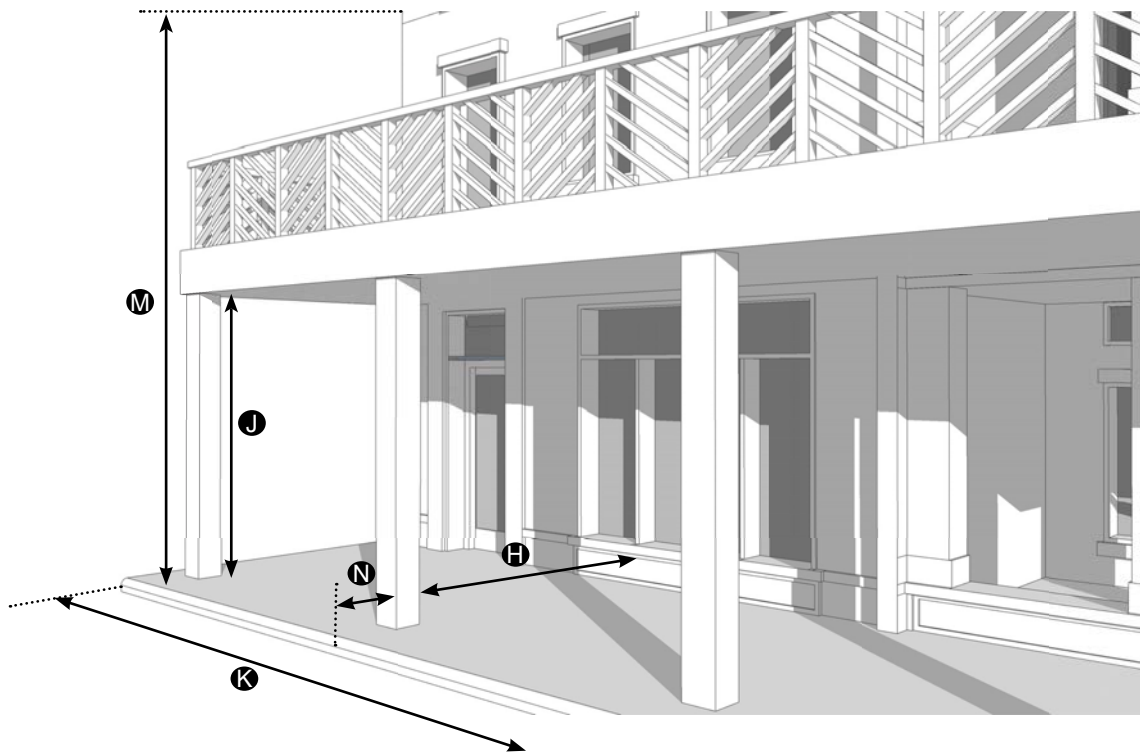


Figure 12-7.02 - Arcade Frontage



Description

An arcade is a covered, unglazed, linear hallway attached to the front of a building, supported by columns or pillars. The arcade extends into the public right-of-way, over the streetscape area, creating a shaded environment ideal for pedestrians. This frontage type is typically associated with commercial uses. Arcades shall remain open to the public at all times. In the case where an arcade encroaches into the public right-of-way, a right-of-way maintenance agreement may be required.

Dimensions

Depth, clear	8 feet min.	(H)
Height, ground level clear	10 feet min.	(J)
Width, length of facade	70% min.	(K)
Finish level above sidewalk	Not applicable	(M)
Height, stories	2 stories max.	(N)
Set back from curb	2 feet min. / 4 feet max.	



Figure 12-7.03 - Bracketed Balcony Frontage



Description

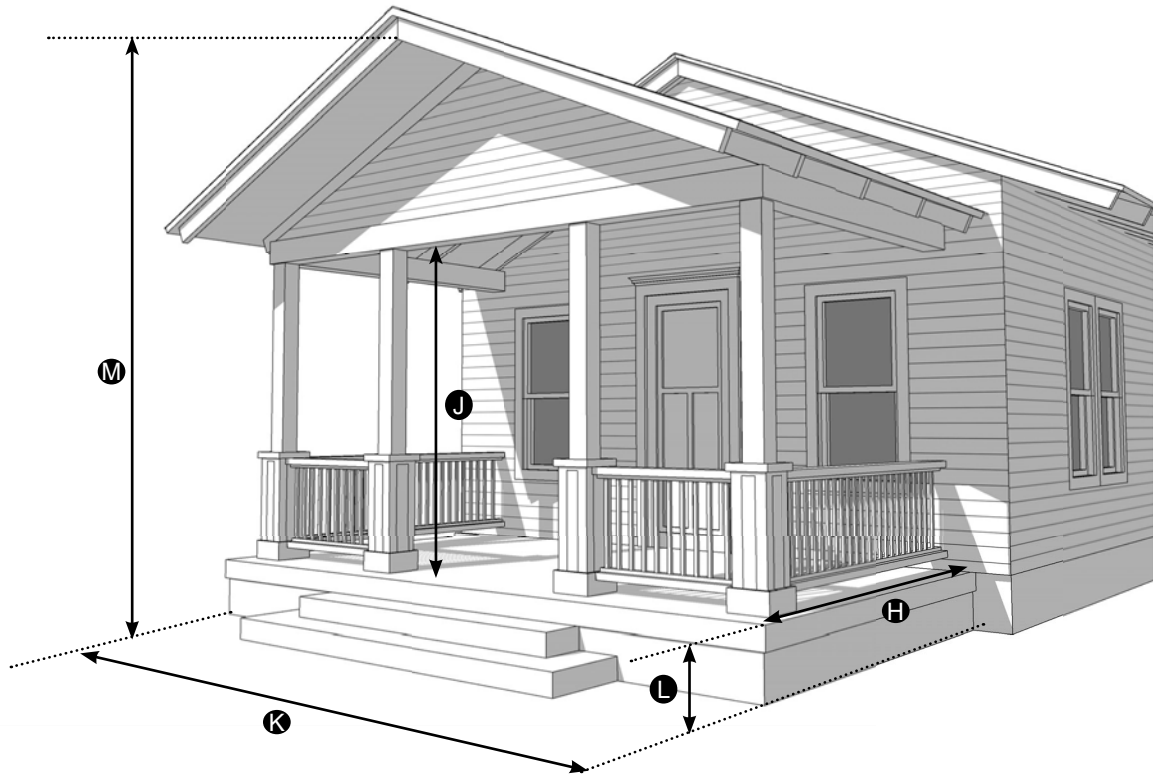
A bracketed balcony is a second-story balcony, located over the main building entry, which provides cover for a person entering or exiting the building, emphasizes the entryway, and creates a semi-public space overlooking the street. Bracketed balconies are typically associated with buildings with commercial uses in the ground story; however, bracketed balconies may be used with residential uses if combined with a stoop.

Dimensions

Depth	5 feet max.	H
Height, ground level clear	10 feet min.	J
Width	4 feet min.	K
Finish level above sidewalk	Not applicable	
Height, stories	Not applicable	
Set back from curb	Not applicable	



Figure 12-7.04 - Porch Frontage



Description

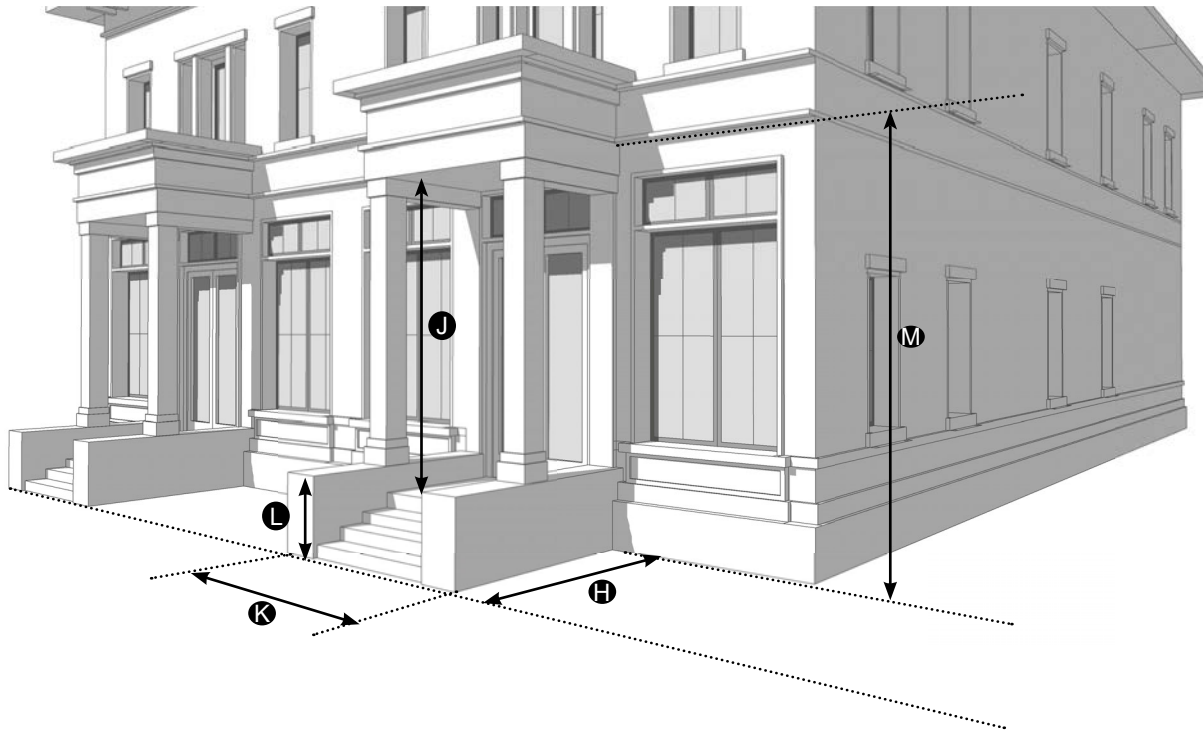
A porch is an open-air structure attached to a building forming a covered entrance large enough for comfortable use as an outdoor room. All porches shall cover at least 40% of the width of the facade the porch enfronts, including any garage. Front porches may be screened.

Dimensions

Depth	8 feet min.	(H)
Height, ground level clear	8 feet min.	(J)
Width, length of facade	40% min.	(K)
Finish level above sidewalk	2 feet min.	(L)
Height, stories	2 stories max.	(M)
Set back from curb	Not applicable	



Figure 12-7.05 - Stoop Frontage



Description

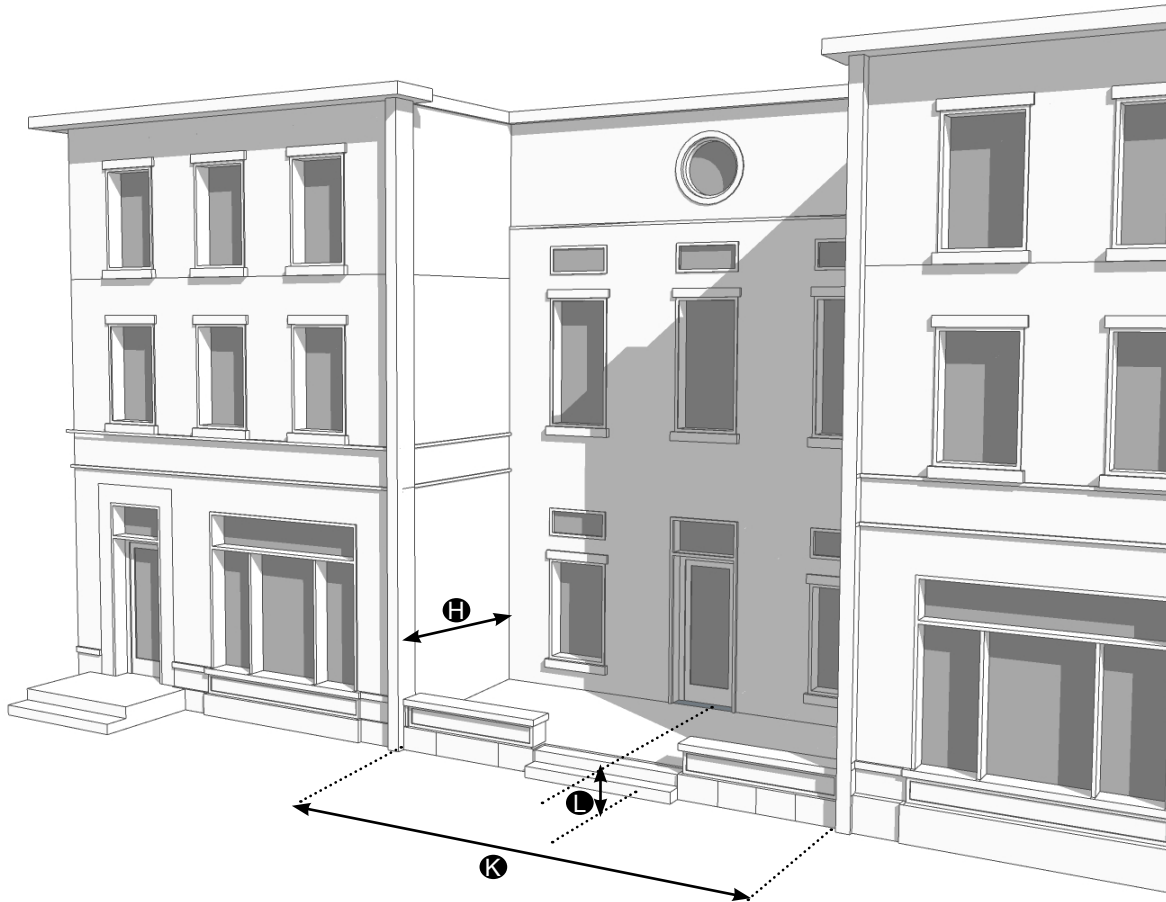
A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting the building.

Dimensions

Depth	5 feet min.	(H)
Height, ground level clear	8 feet min.	(J)
Width, clear	4 feet min.	(K)
Finish level above sidewalk	2 feet min.	(L)
Height, stories	1 story max.	(M)
Set back from curb	Not applicable	



Figure 12-7.06 - Forecourt Frontage



Description

A forecourt is an open area in front of the main building entrance(s) designed as a small garden or plaza. Low walls or balustrades no higher than three feet six inches in height when solid may enclose the forecourt. Forecourt walls are constructed of similar material as the principal building or are composed of a continuous, maintained hedge. A forecourt may afford access to one or more first floor residential dwelling units or incorporate storefronts for commercial uses. Forecourts are typically associated with multifamily, mixed-use, and commercial buildings.

Dimensions

Depth, clear	20 feet max.	H
Height, ground level clear	Not required	
Width, length of facade	12 feet min. / 50% of facade max.	K
Finish level above sidewalk	2 feet min.	L



Building Type & Frontage Type Standards

12.1.05

I

Figure 12-7.07 - Possible Examples of Accessible Routes for Raised Ground Levels



Description

The Florida Building Code contains technical requirements for accessibility for sites, facilities, buildings and elements by individuals with disabilities which may include code requirements for the access into a building. The images above depict possible solutions for buildings when raised above the natural or existing grade. Refer to the latest version of Florida Building Code for the specific requirements and standards of the code. See Figure 12-7.07 for images of examples.



Street Standards

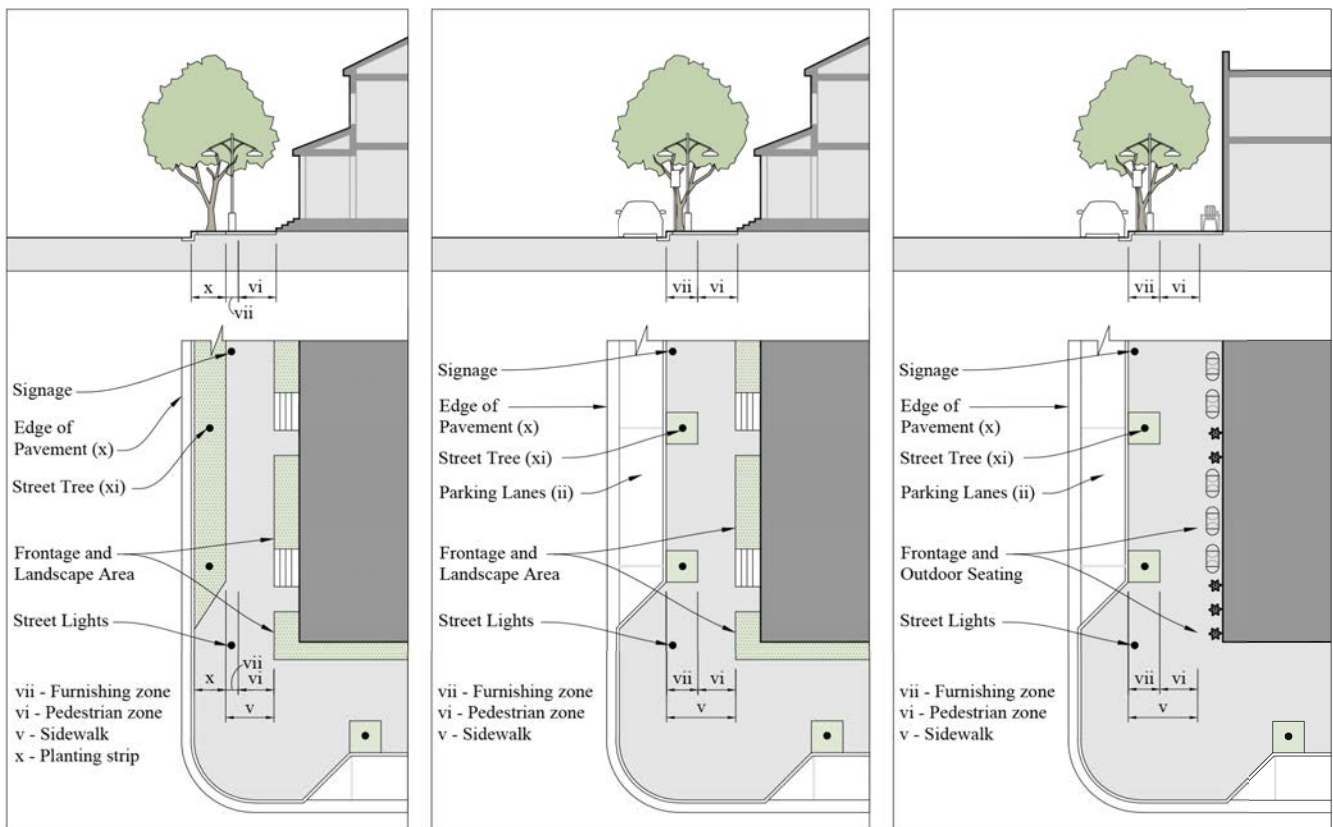
12.1.06

Section 12.1.06. Street Standards.

1. **Intent.** The intent of this section is to provide flexibility for the design of traditional neighborhood streets and to achieve the transportation, environmental, aesthetic, economic, safety, and maintenance objectives for each street and neighborhood. These streets expand options for vehicular, pedestrian, and bicycle access through an integrated network of narrow streets that incorporates traffic calming and often allows on-street parking.
2. **Street Layout Principles.** All development and public improvements within Redevelopment Zoning Districts shall incorporate the following street layout principles:
 - a. Street layout shall exhibit a high degree of overall connectivity, with allowances for topographic or wetlands conditions.
 - b. Cul-de-sacs are strongly discouraged, but may be used where physical barriers preclude street connectivity.
 - c. Oversized blocks shall be avoided so that neighborhoods can be traversed easily.
 - d. Shade trees shall be planted between the sidewalk and vehicles.
 - e. Wherever possible, provisions shall be made for on-street parking.
3. **Description of Street Types.** Table 12-8 describes street types that are appropriate for Redevelopment Zoning Districts. Figures 12-1.8.01 through 12-1.8.17 are illustrative examples of the street types.
4. **New Streets.** New streets or alleys or the extension of an existing street or alley, the street types in Table 12-8 and illustrated in Figures 12-1.8.01 through 12-1.8.17 shall be considered.
5. **Existing Streets.** Within a Redevelopment Zoning District, the street design standards of Section 12.1.06 should be incorporated into the construction or reconstruction of streets to the greatest extent possible, taking into account existing conditions including right-of-way constraints that may require adjustments to these standards. The abandonment of existing streets or paved or unpaved rights-of-way is strongly discouraged.
6. **Specific Standards.**
 - a. **Street Design Standards.** The standards for street designs are provided in Figures 12-1.8.01 through 12-1.8.17. Where particular elements are not required, they are not prohibited if its design is appropriate to the context and is approved by the County Engineer. The illustrative street designs address the desired street elements in a Redevelopment Zoning District:
 - i. **Travel lanes** – primarily for vehicular circulation
 - ii. **Parking lanes** – on-street parking
 - iii. **Bike facility** – may be the shared use of a travel lane or a separate bicycle lane; bicycle lanes are always required if included among the "Top 20 Priorities" of the latest *Martin County Bicycle and Pedestrian Action Plan* or identified as a project recommendation in the latest Metropolitan Planning Organization (MPO) bicycle, pedestrian and trails master plan

- iv. **Pavement width** – width of pavement from edge of pavement or curb which is dedicated for vehicular travel, but could include bike lanes. Where appropriate, pavement may include pervious areas to manage stormwater
- v. **Sidewalk** – A sidewalk shall be at least six feet (6') wide and be provided on both sides of all the streetscapes
- vi. **Pedestrian zone** – A pedestrian zone is free of any street furnishings or utilities and allows the clear passage of pedestrians. A six feet (6') wide pedestrian zone is preferred. Any portion of the pedestrian zone within the front setback area shall be improved as an extension of the public sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition
- vii. **Furnishing zone** – paved area adjacent to the sidewalk for street furniture, tree wells, and extra sidewalk width
- viii. **Median** – vegetated area between travel lanes of opposing direction (required only where indicated) Medians, when present, should be used to integrate stormwater management
- ix. **Edge of pavement** – curb and gutter may be required
- x. **Planting strip or planting area** – vegetated area between a sidewalk and vehicles. Planting strips are encouraged to integrate stormwater management
- xi. **Street trees** – required type and placement of street trees

Figure 12-8 - Streetscapes Diagrams

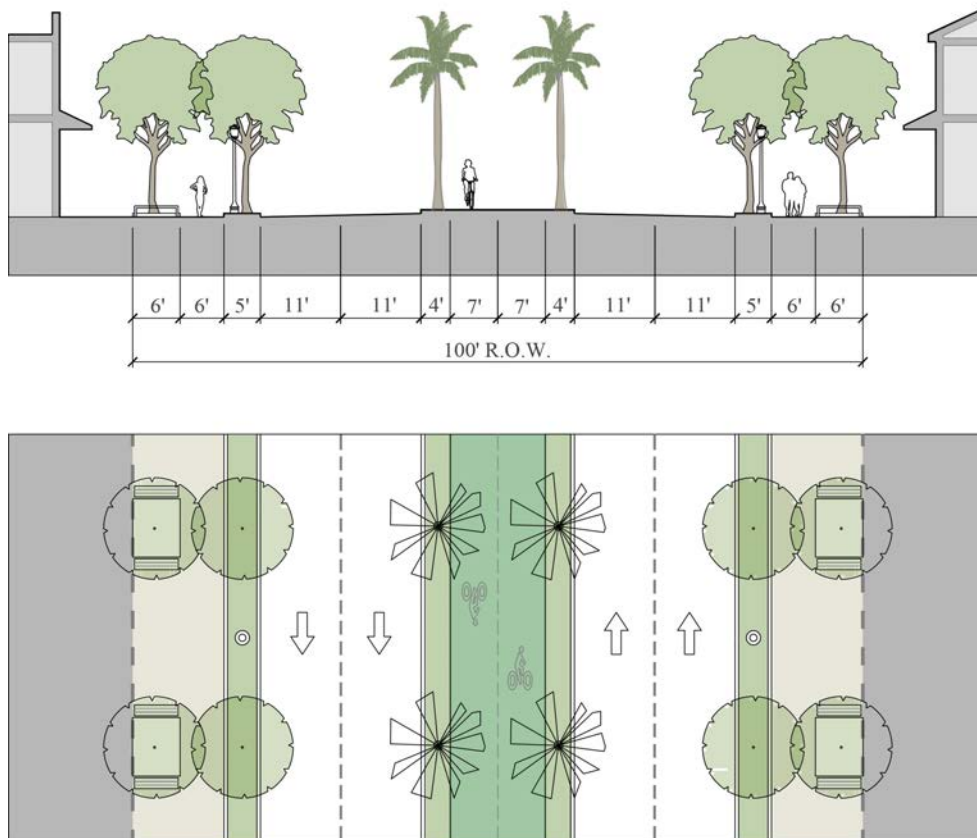


- b. **Deviation from Street Design Standards.**
 - i. The County Engineer after consulting with the Office of Community Development may allow deviations from the standards contained in Figures **12-1.8.01** through **12-1.8.17** when necessary due to the location of existing buildings, constrained right-of-way, or to meet other community needs or goals for the particular street segment. Such deviations may include, but are not limited to, the width of a furnishings zone, sidewalk, median, or bike facility that is greater or less than that provided in Figures **12-1.8.01** through **12-1.8.17**.
 - ii. These street design standards may also be modified by provisions specific to a particular Redevelopment Zoning District.
 - c. **Block standards.** Blocks created by new streets shall not exceed 660 feet on any side of the block. New block perimeters shall not exceed 2,000 feet.
 - d. **Gates and guardhouses.** Private gated communities are not permitted within the Redevelopment Zoning Districts. Gates and guardhouses may not be installed on public or private streets or alleys in Redevelopment Zoning Districts. This prohibition does not preclude gates that control access to a single parking lot.
 - e. **Stormwater and landscape.** The recommended filtration strategies from the *Stormwater Design Toolkit* (Martin County CRA, January 2012) shall be used whenever feasible. Green infrastructure stormwater best practices, such as pervious paving, bioretention systems, rain gardens, bioswales, and stormwater planters, are encouraged to slow and treat stormwater runoff while providing additional community benefits.
- 7. **Conflicting standards.**
 - a. The standards contained in the following sub-sections of Section 4.843, Div. 19, Article 4 do not apply to streets designed in conformity with Article 12:
 - i. Section 4.843.B (Right-of-way requirements),
 - ii. Section 4.843.C. (Lane and buffer widths), and
 - iii. Section 4.843.E. (Radius at street intersections).
 - b. Section 4.627, Div. 14, Article 4 Parking and Loading, does not apply to streets designed in conformity with Section 12.1.06.

Table 12-8 - Description of Street Types

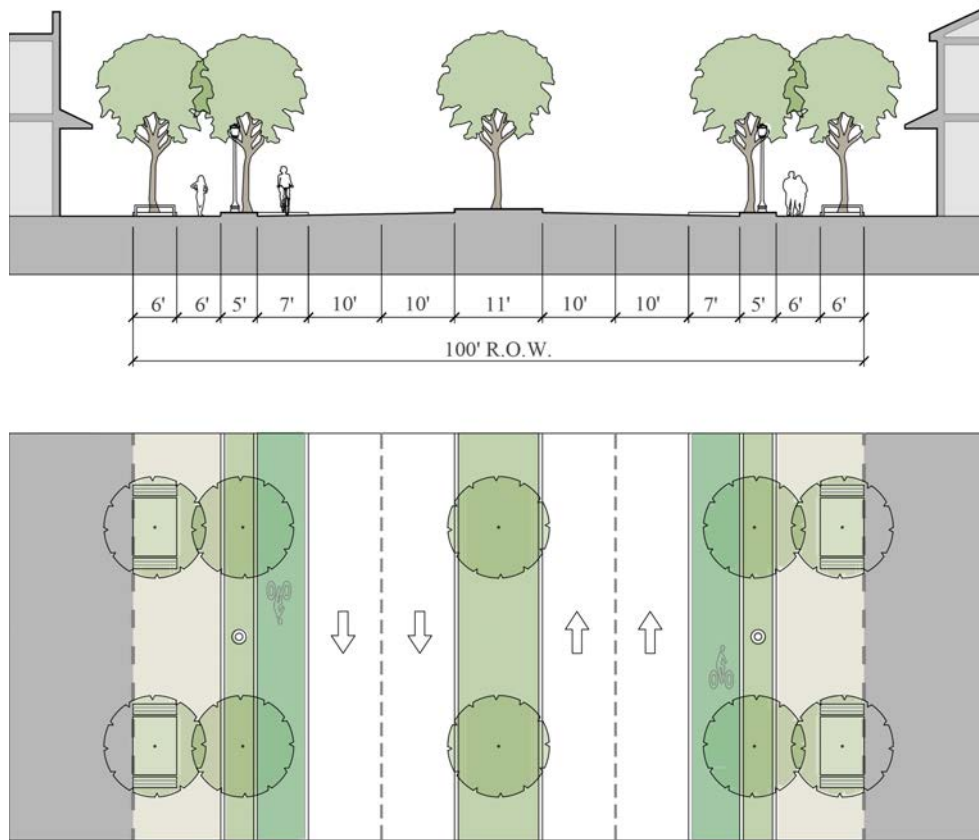
Street Type	Description	Preferred ROW (ft)
Boulevard 1	A street with four travel lanes and a center median with a two way cycle track.	100
Boulevard 2	A street with four travel lanes and a center median which allows for a turning lane where needed and a raised bike lane on each side of the street.	100
Avenue 1	A street with four travel lanes, a center median, buffered bike lanes and on-street parking.	100
Avenue 2	A street with two travel lanes, a center median, buffered bike lanes and on-street parking.	90
Avenue 3	A street with two travel lanes, a center median, raised bike lanes or multi-use path and on-street parking.	90
Main Street 1	A street with two travel lanes and a center median. A wide sidewalk accommodates a large pedestrian zone and furnishing zone or a multi-use path.	80
Main Street 2	A street with two travel lanes, buffered bike lanes and on-street parking.	80
Main Street 3	A street with two travel lanes, a center median, buffered bike lanes and on-street parking. Buildings are setback from the right-of-way.	80
Main Street 4	A street with two travel lanes, a center median, and raised bike lanes.	80
Local Street 1	A local street with two travel lanes, a center turn lane, and buffered bike lanes.	70
Local Street 2	A local street with two travel lanes, on-street parking, and wide pedestrian and furnishing zone.	70
Local Street 3	A local street with on-street parking, street trees, and sidewalks on both sides.	60
Local Street with Shared Use Path	A local street with two travel lanes, and a wide pedestrian and furnishing zone on one side and a shared use path on the other side of the roadway.	50
Neighborhood 1	A local street with on-street parking, street trees, and sidewalks on both sides.	50
Neighborhood 2	A local street with on-street parking on one side of the roadway, street trees, and sidewalks on both sides.	50
Yield Street	A narrow local street that slows vehicular travel with on-street parking, street trees, and sidewalks on both sides.	44
Alley	A roadway which provides a secondary means of access to abutting properties, and not intended for general traffic circulation.	15

Figure 12-8.01 - Boulevard 1



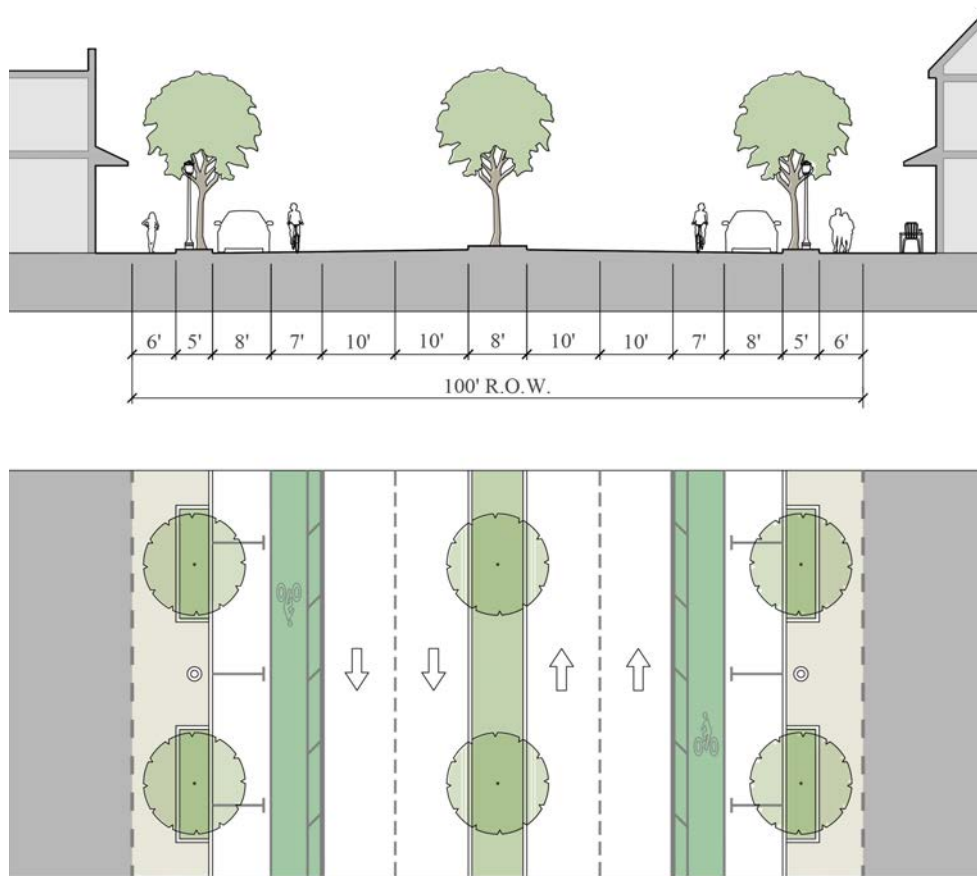
Type	Boulevard 1
Traffic Lanes	11 feet
Parking Lanes	Not required
Bike Facility	2-way cycle track 7 feet each lane
Preferred R.O.W.	100 feet
Pavement Width	22 feet and 22 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	22 feet with cycle track
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.02 - Boulevard 2



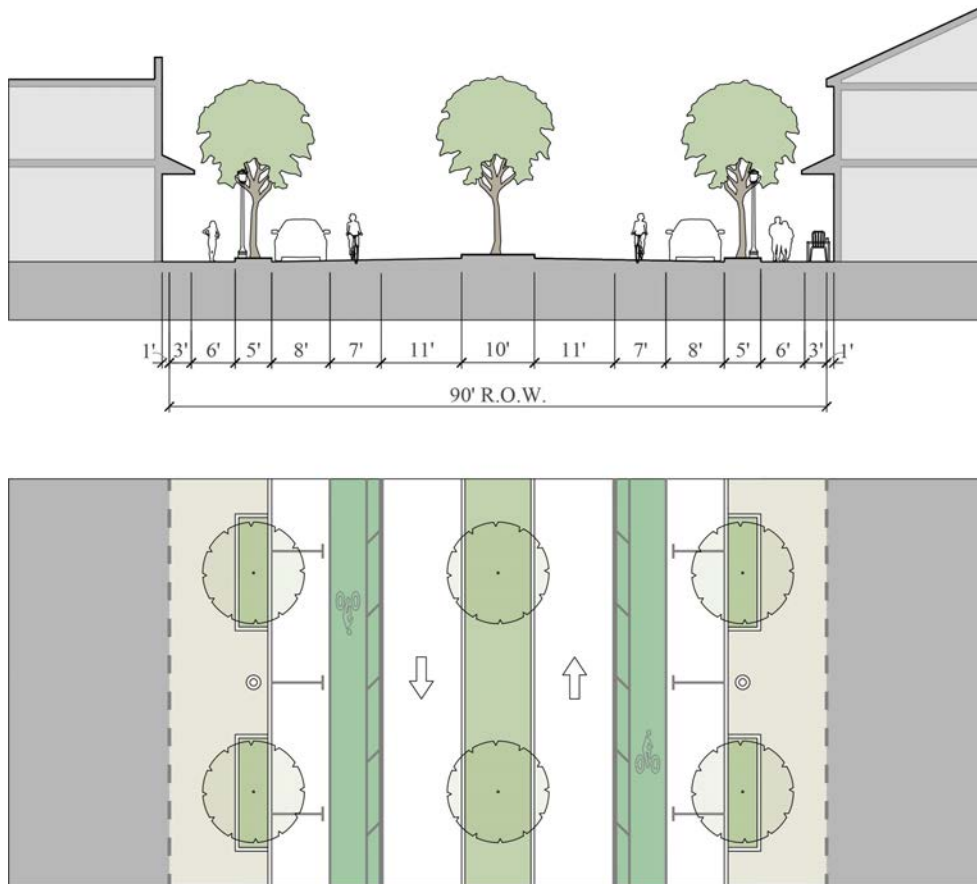
Type	Boulevard 2
Traffic Lanes	10 feet
Parking Lanes	Not required
Bike Facility	7 feet raised bike lane
Preferred R.O.W.	100 feet
Pavement Width	20 feet and 20 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	12 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.03 - Avenue Street 1



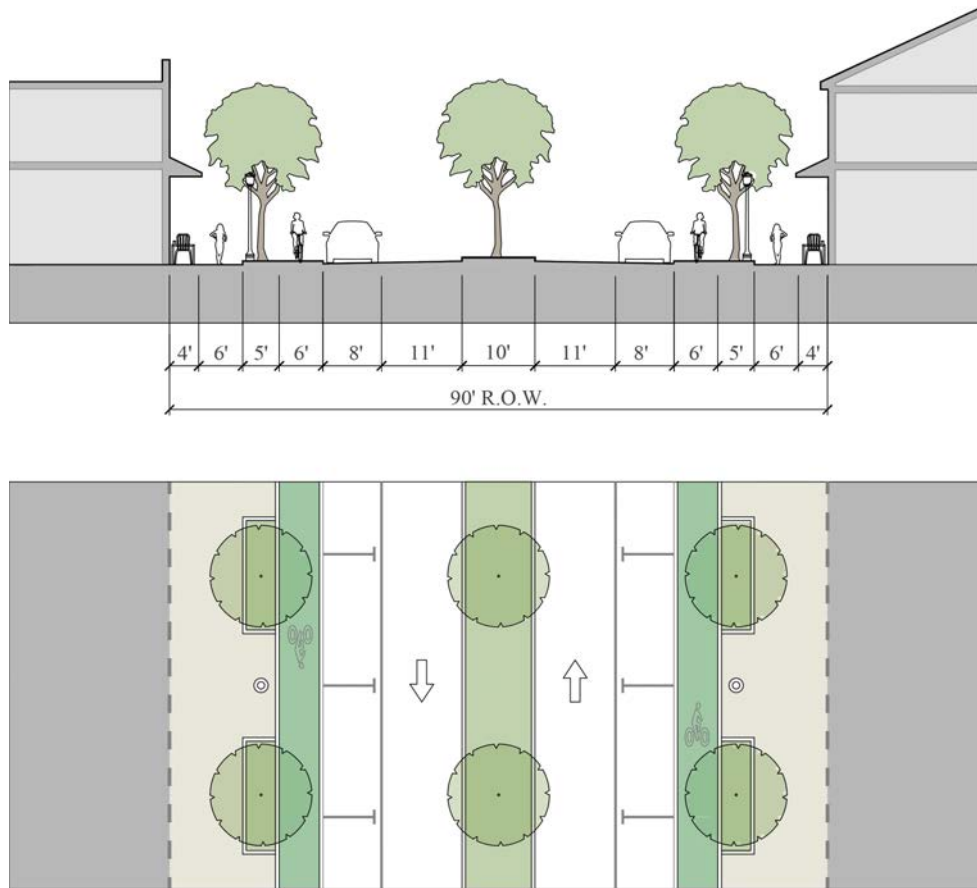
Type	Avenue 1
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	100 feet
Pavement Width	35 feet and 35 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	8 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.04 - Avenue Street 2



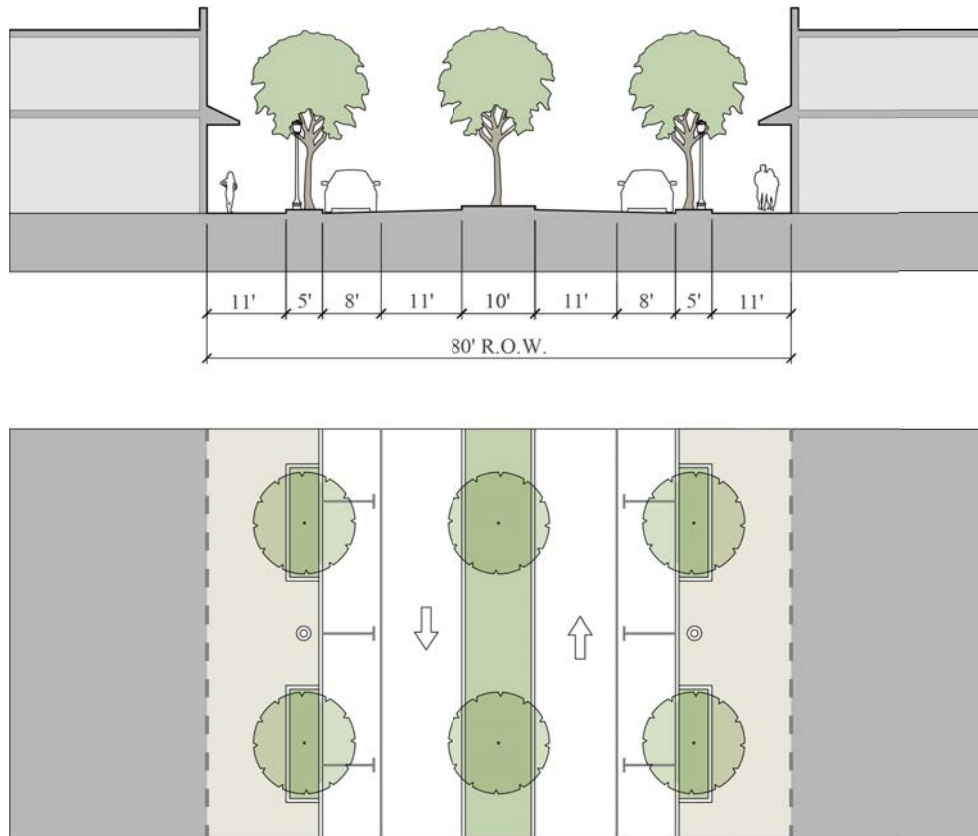
Type	Avenue 2
Traffic Lanes	11 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	90 feet
Pavement Width	26 feet and 26 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.05 - Avenue Street 3



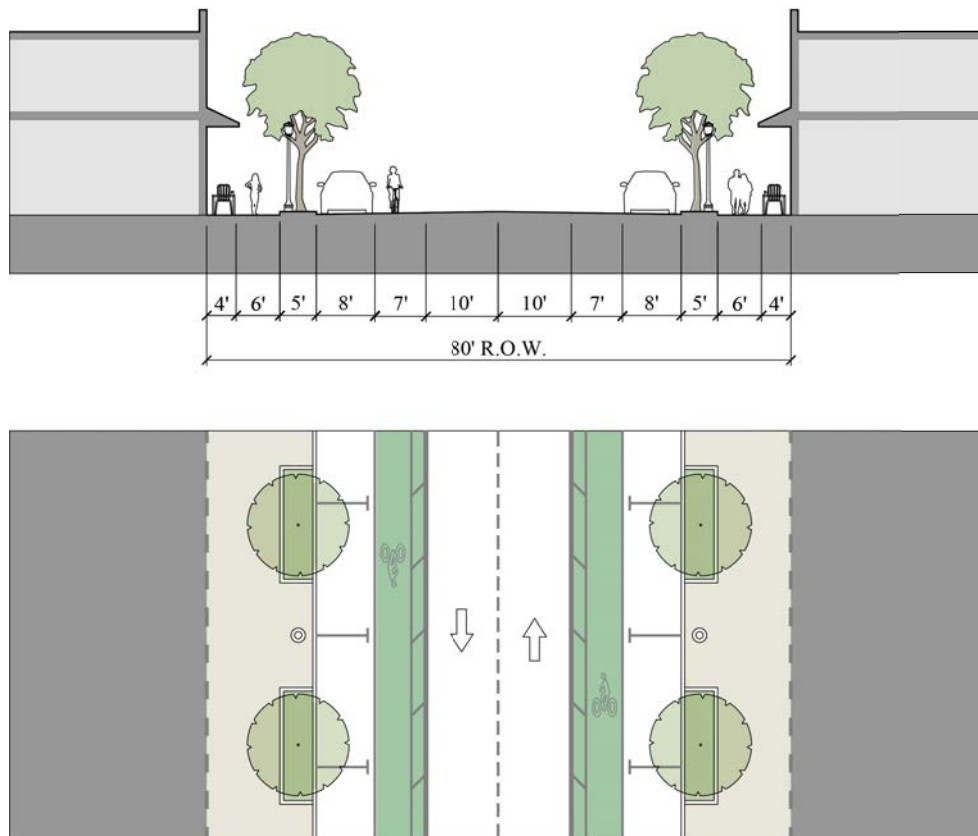
Type	Avenue 3
Traffic Lanes	11 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	6 feet raised bike lane
Preferred R.O.W.	90 feet
Pavement Width	19 feet and 19 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.06 - Main Street 1



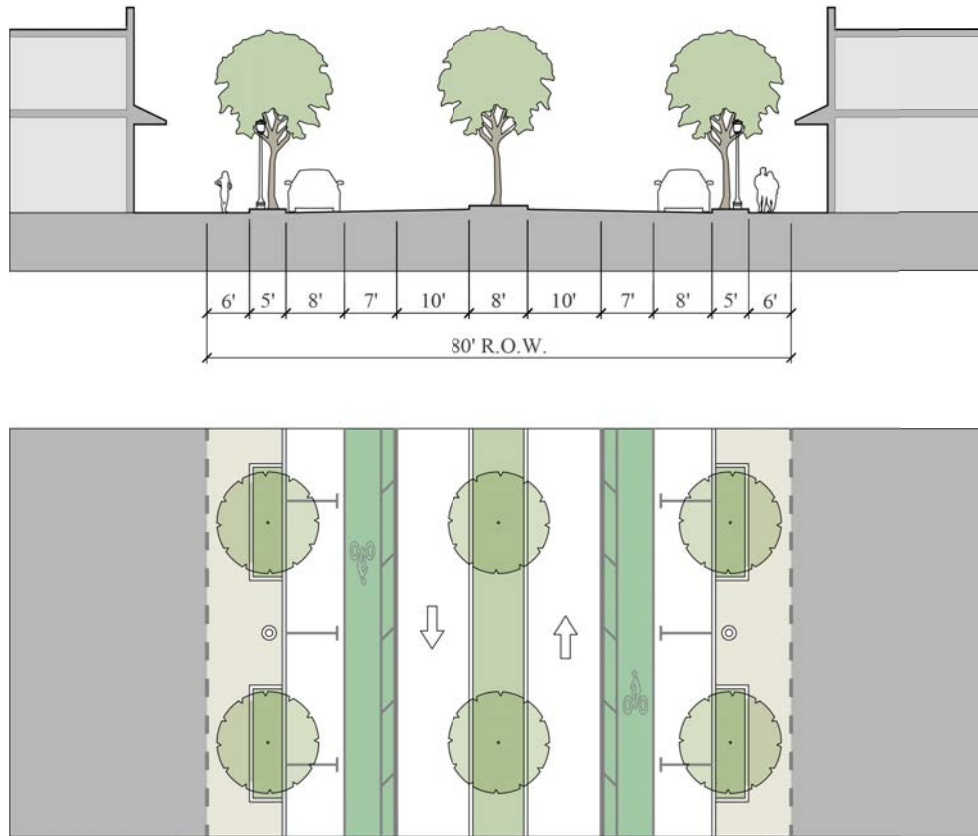
Type	Main Street 1
Traffic Lanes	11 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	80 feet
Pavement Width	19 feet and 19 feet
Sidewalk	16 feet
Pedestrian Zone	11 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.07 - Main Street 2



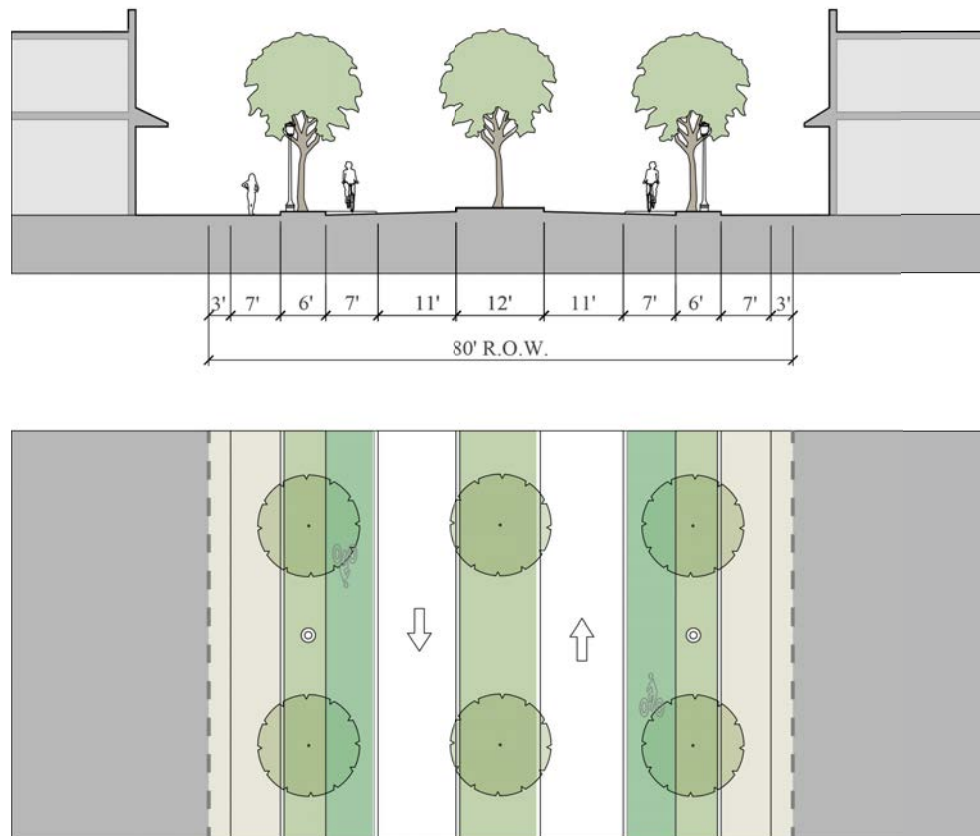
Type	Main Street 2
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	80 feet
Pavement Width	50 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.08 - Main Street 3



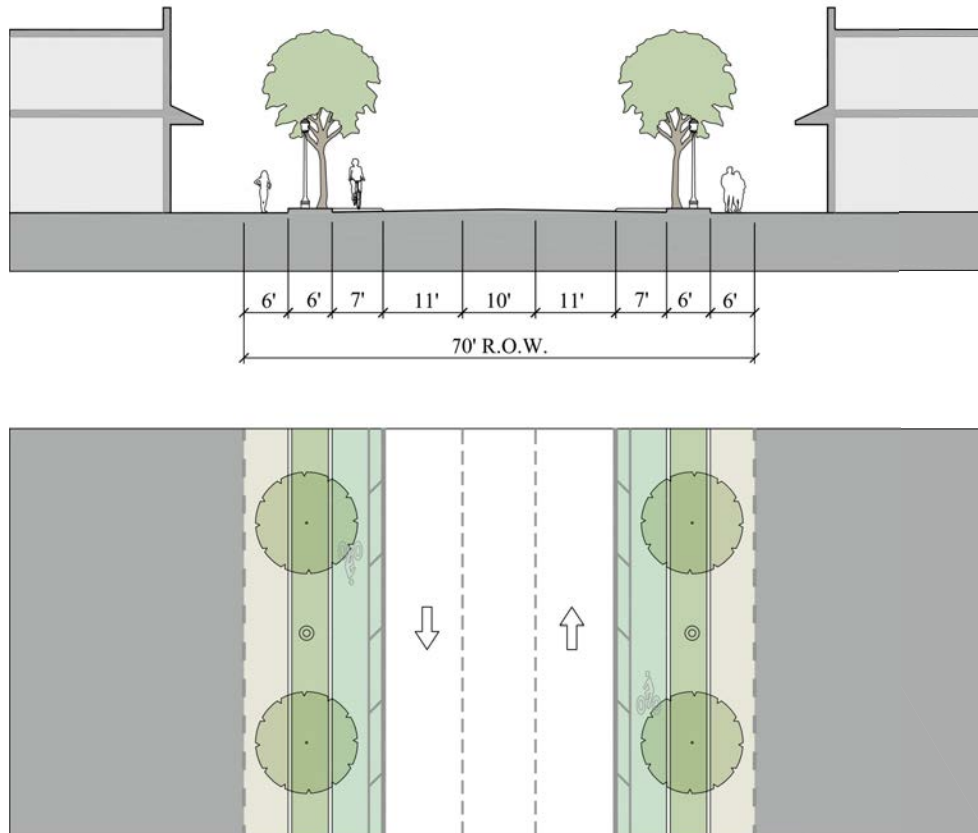
Type	Main Street 3
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	80 feet
Pavement Width	25 feet and 25 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	8 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.09 - Main Street 4



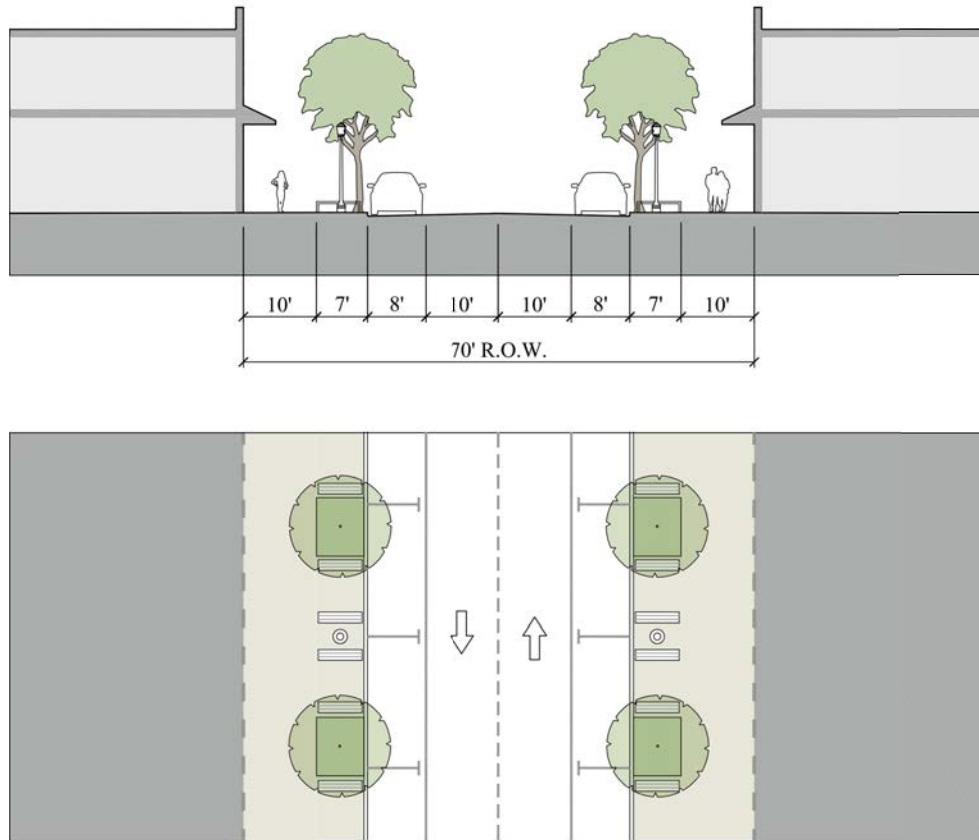
Type	Main Street 4
Traffic Lanes	11 feet
Parking Lanes	Not required
Bike Facility	7 feet raised bike lane
Preferred R.O.W.	80 feet
Pavement Width	11 feet and 11 feet
Sidewalk	13 feet
Pedestrian Zone	7 feet
Furnishing Zone	6 feet
Median	12 feet
Road Edge Treatment	Curb & gutter
Planting	6 feet planting strip with shade trees 30 feet on center

Figure 12-8.10 - Local Street 1



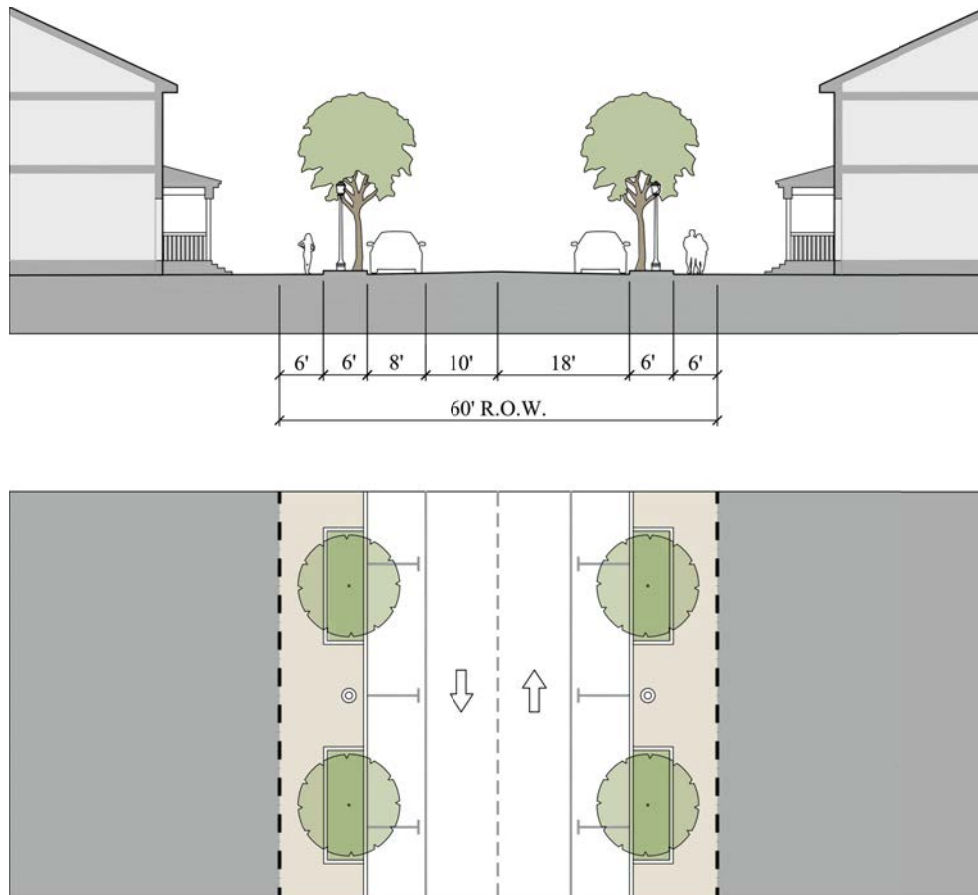
Type	Local Street 1
Traffic Lanes	11 feet
Parking Lanes	Not required
Bike Facility	7 feet buffered lane
Preferred R.O.W.	70 feet
Pavement Width	46 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting strip with shade trees 30 feet on center

Figure 12-8.11 - Local Street 2



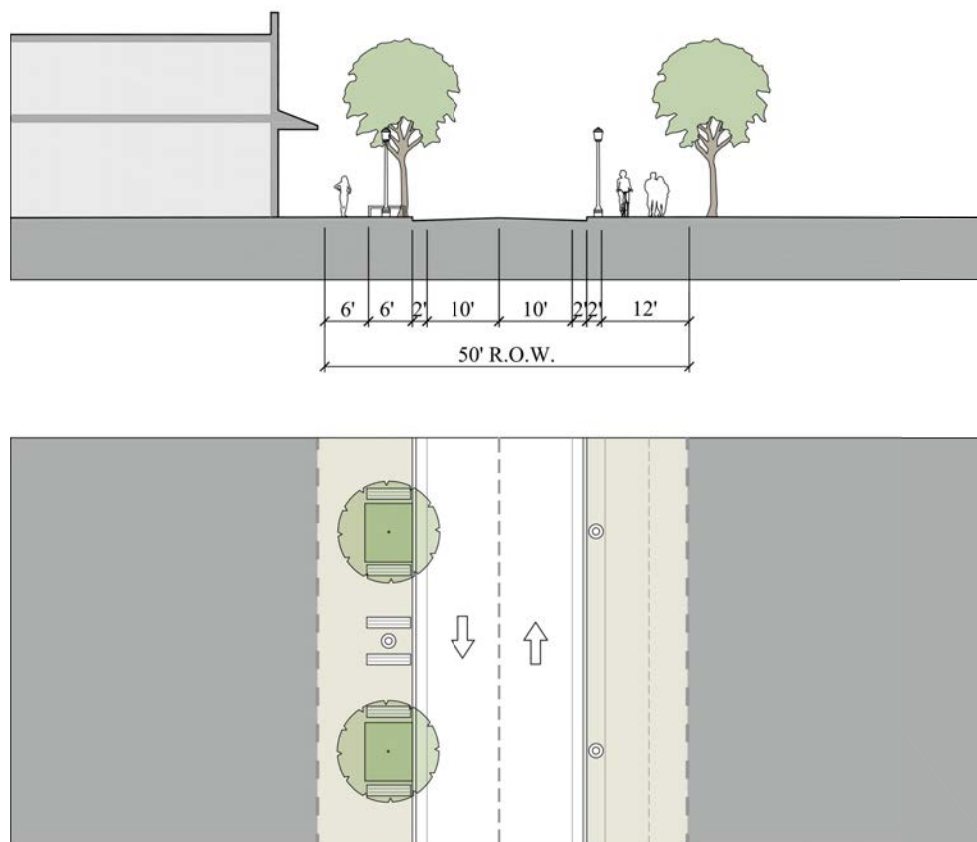
Type	Local Street 2
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Not required
Preferred R.O.W.	70 feet
Pavement Width	36 feet
Sidewalk	17 feet
Pedestrian Zone	10 feet
Furnishing Zone	7 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	7 feet planting box or tree well with shade trees 30 feet on center

Figure 12-8.12 - Local Street 3



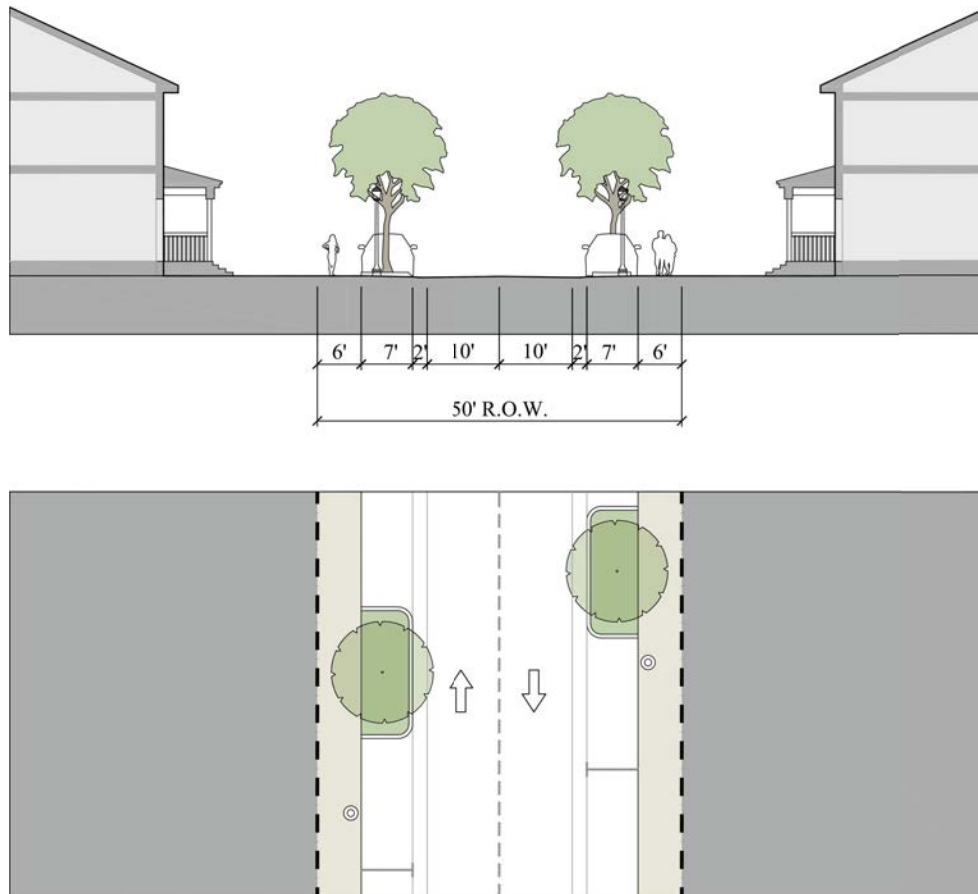
Type	Local Street 3
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	60 feet
Pavement Width	36 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting strip with shade trees 30 feet on center

Figure 12-8.13 - Local Street with Shared Use Path



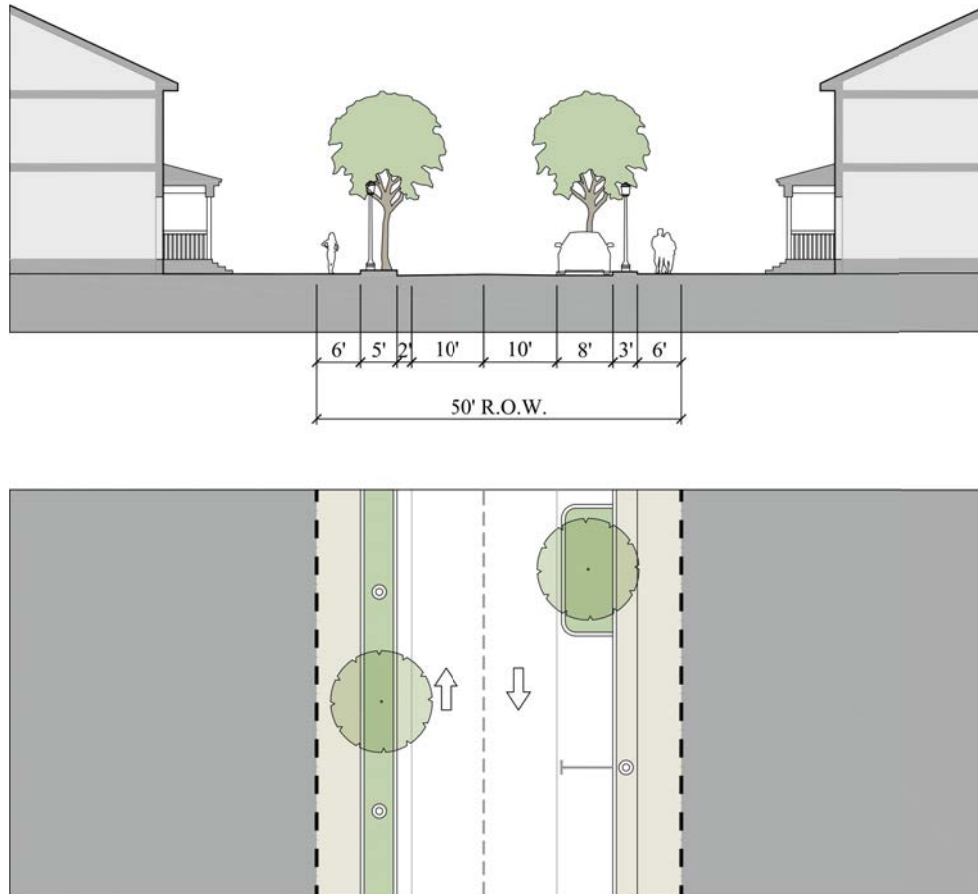
Type	Local Street with Shared Use Path
Traffic Lanes	10 feet
Parking Lanes	Not required
Bike Facility	Not required
Preferred R.O.W.	50 feet
Pavement Width	20 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet one side, 12 feet shared path other side
Furnishing Zone	6 feet one side
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting box or tree well with shade trees 30 feet on center

Figure 12-8.14 - Neighborhood Street 1



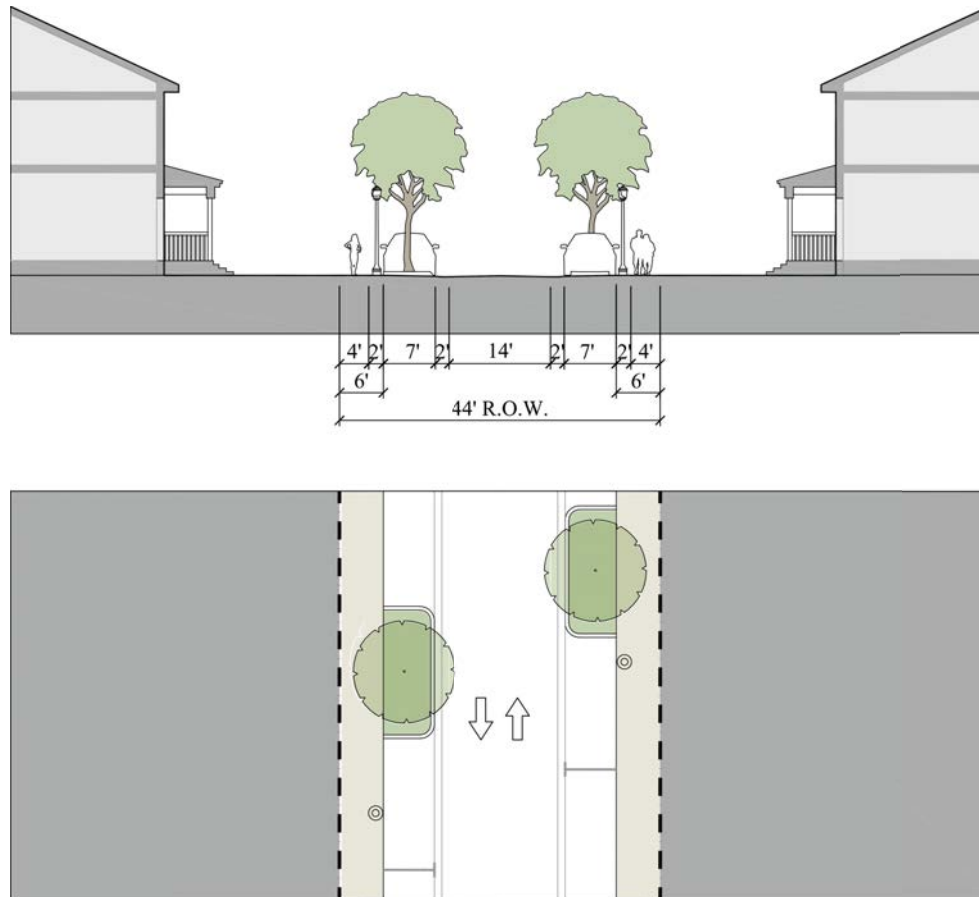
Type	Neighborhood Street 1
Traffic Lanes	10 feet
Parking Lanes	7 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	50 feet
Pavement Width	38 feet with valley gutters
Sidewalk	6 feet
Pedestrian Zone	4 feet (6 feet sidewalk with furnishing zone)
Furnishing Zone	2 feet
Median	Not required
Road Edge Treatment	Valley gutter
Planting	7 feet bulb-outs with shade trees 30 feet on center

Figure 12-8.15 - Neighborhood Street 2



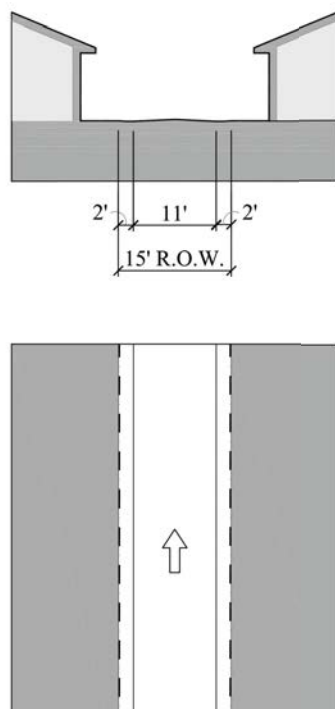
Type	Neighborhood Street 2
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel one side
Bike Facility	Shared lane
Preferred R.O.W.	50 feet
Pavement Width	30 feet
Sidewalk	9 feet
Pedestrian Zone	6 feet
Furnishing Zone	3 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip and 7 feet bulb-outs with shade trees 30 feet on center

Figure 12-8.16 - Yield Street



Type	Yield Street
Traffic Lanes	Shared 14 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	44 feet
Pavement Width	32 feet
Sidewalk	6 feet
Pedestrian Zone	4 feet
Furnishing Zone	2 feet
Median	Not required
Road Edge Treatment	2 feet valley gutter
Planting	7 feet bulb-outs with shade trees at bulb-outs

Figure 12-8.17 - Alley



Type	Alley
Traffic Lanes	11 feet paved 1-way traffic
Parking Lanes	Not required
Bike Facility	Shared lane
Preferred R.O.W.	15 feet
Pavement Width	11 feet
Sidewalk	Not required
Road Edge Treatment	Valley gutter
Planter Strip	Not required
Planting	Not required

Section 12.1.07. Parking Standards.

- Parking rates.** Table 12-9.1 provides the minimum parking rates in Redevelopment Zoning Districts, unless specifically modified further in a Redevelopment Zoning District. Parking rates in Table 4.14.1, Section 4.624, Div. 14, Article 4 do not apply in Redevelopment Zoning Districts where modified in Table 12-9.1.

Table 12-9.1 - Minimum Parking Rates for Each Use Group

Residential Use Groups	Parking Rate
Accessory dwelling units	1 space per unit
Mobile homes	1 space per unit
Other dwelling types	1 space per unit
Single-family dwellings	2 spaces per unit
Bed and breakfast inns	0.5 space per guest room
Commercial & Business Use Groups	
Business & professional offices	1 space per 500 sf
Construction services, limited & extensive impacts	1 space/300 sf gross floor area plus 1 space/company vehicle (see 4.624)
Convenience store with fuel	1 space per 300 sf
Drive-through facility	Refer to primary use.
Drive-through restaurant	Refer to primary use.
Hotels, motels, resorts & spas	1 space per unit
Marinas	1 space/5 wet or dry slips plus 1 space/employee (see 4.624)
Medical offices	1 space per 250 sf
Parking lots & garages	-
Restaurants	1 space per 200 sf
Retail & services, limited impact	1 space per 350-sf
Retail & services, general impact	1 space per 350-sf
Retail & services, extensive impact	1 space per 250-sf
Recreational vehicle parks	(see parking rates in section 4.624)
Vehicular service & maintenance	2 spaces/3 employees plus 1 space/150 sf repair/service area (see 4.624)
Wholesale trades & services	1 space per 2,000 sf

Note: Square footages refer to gross floor area unless otherwise noted.

- Loading standards.** The loading standards in Section 4.626.4, Div. 14, Article 4 do not apply in Redevelopment Zoning Districts, unless specifically included or modified further in a particular Redevelopment Zoning District.
- Parking design standards.** The parking design standards in Section 4.627, Div. 14, Article 4 include certain modifications that apply in all Redevelopment Zoning Districts, unless specifically modified further in a particular Redevelopment Zoning District.
- On-street parking.** On-street parking within a public right-of-way along the lot frontage can be counted towards on-site parking requirements.
- Combined parking lot.** Where feasible, combined parking lots or continuous parking lots are encouraged.

Parking Standards

12.1.07

6. **Bicycle and Pedestrian Standards.** Commercial and mixed-use development shall provide bicycle parking in accordance with Table 12-9.2 and below standards. Redevelopment Zoning Districts may require additional bicycle parking as described in a particular Redevelopment Zoning District.

Table 12-9.2 - Minimum Bicycle Parking & Pedestrian Amenity

Gross Floor Area of Commercial Development	Required Bicycle or Pedestrian Amenity
0—9,999 square feet	0—9,999 square feet
0—9,999 square feet	1 bike rack, 1 bench
50,001—100,000 square feet	2 bike racks, 2 benches
100,001+ square feet	4 bike racks, 4 benches, outdoor water fountain

- a. **Pedestrian Access.** Parking lots and structures shall provide pedestrian and bicycle access directly from a street. In addition, pedestrian access shall also be provided directly from a building. Pedestrian access shall be separated from the vehicular travel path. All development should be designed to provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle ways and to provide safe passage from public rights-of-way to the building(s) within the commercial development, between adjoining developments, and between alternative modes of transportation. Wherever possible, pedestrian ways should be constructed of paver blocks, stamped or colored concrete or similar materials that clearly distinguish them from vehicular use areas and promote traffic calming.
- b. Structural or vegetative shading shall be provided along pedestrian ways at intervals of no greater than 70 feet.
- c. **Bicycle and pedestrian amenities.** Bicycle and pedestrian amenities shall be provided as determined by the square footage of buildings on the site as indicated in the Table 12-9.2. These amenities may be incorporated into a pedestrian arcade or similar feature that otherwise meets the requirements of this Article 12. Bicycle racks shall be provided within 50 feet of any customer entrance. The design of all amenities shall be of durable, long-lasting materials, consistent with the design of the principal structures on site and principles found in *Bicycle Facilities Planning and Design Handbook* (State of Florida, Department of Transportation, 1997). Benches shall not be less than six feet in length and shall have either structural or vegetative shading. Required bike racks shall be the inverted “U” type and shall be designed to store a minimum of six bicycles each.
- d. **Lighting.** Lighting fixtures shall be a maximum of 30 feet in height within a parking lot and shall be a maximum of 20 feet in height within non-vehicular pedestrian areas.
- e. **Public transit stops.** Any development providing more than 200 parking spaces and located adjacent to any arterial or collector street shall designate a minimum 100 square foot area on the site plan as a future public transit stop. The future public transit stop shall be located immediately adjacent to the right-of-way line of the arterial or collector street. The future transit stop area may be landscaped or used for overflow parking but shall not be used to comply with the minimum landscape, buffer, open

space or similar requirements. The landowner shall execute an easement authorizing the County to construct and maintain a transit stop at that location.

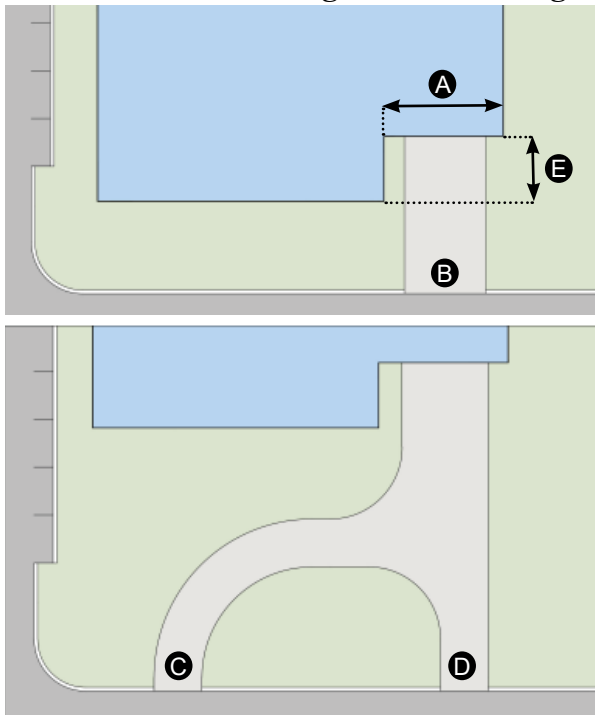
7. **Special Parking Alternatives for Redevelopment Centers (SPARC) program.** This program provides a mechanism for landowners to satisfy all or part of their on-site parking requirement by paying for a proportionate share of the cost of providing public or other off-site parking.
 - a. **Establishment of SPARC fund accounts.** Martin County shall establish SPARC fund accounts for each CRA participating in the program, into which shall be deposited all payments made pursuant to this program. Monies deposited into said accounts shall be used by the Martin County Board of County Commissioners, or their assigns, for the exclusive purpose of developing public parking within the particular CRA. Appropriate uses of SPARC funds include, but is not limited to, the cost associated with land acquisition, design and permitting, lease payments, construction, reconstruction, and signage. Said cost shall include the cost of all labor and materials, the cost to acquire all lands, property, rights, easements, and franchises acquired, the cost of financing, the cost of interest prior to and during construction and, for one year after completion of construction, discount on the sale of municipal bonds, the cost of plans and specifications, surveys of estimates of costs and of revenues, the costs of engineering and legal services, and such other costs and expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction, administrative expenses, and such other expenses as may be necessary or incident, to the construction or reconstruction of its financing.
 - b. **Provision of public or other common parking facilities.** The master plan for each CRA that authorizes the use of the SPARC program shall include provisions for the development of the public or other common parking facilities to be developed with SPARC funds, such as, but not limited to, potential locations for common parking, the preferred form of parking (e.g., elevated parking structures or on-street parking) and the maximum number of spaces likely to be developed at each location.
 - c. **Tracking and management of parking spaces.** Prior to the acceptance of contributions for a given SPARC fund, the County shall develop a system for documenting the number of off-site parking spaces for which each development has contributed funds and for ensuring that the public or other common parking facilities will be sufficient to provide all committed spaces.
 - d. The County shall use professionally accepted methods to determine the proportionate share of the cost of providing public or other off-site parking within each of the participating CRAs and shall adopt such fees by resolution.

Parking Standards

12.1.07

8. **Garage & Driveway.** Garages shall not be the principal element of the front facade. Garages shall be set back from the front facade as described in Figure 12-9.01 or configured with a side entry, shown in Figure 12-9.02. The total driveway width at the property line shall not exceed 20 feet.

Figure 12-9.01 - Single Family Dwelling - Front Loaded



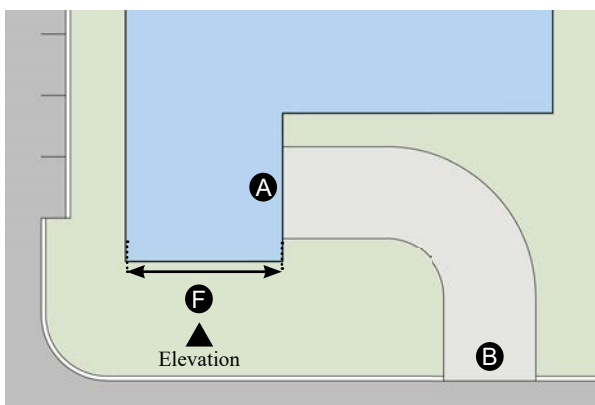
Description

Setting the garage back from the primary façade emphasizes the building entrance and living spaces.

Dimensions

Garage	40% max front elevation 2 car garage max.	(A)
Width of Driveway	20' max. total width at property line or 20' max. total width (C+D) at property line	(B) (C) (D)
Setback from Front Facade	5' min. (1 car garage) 10' min. (2 car garage)	(E)

Figure 12-9.02 - Single Family Dwelling - Front Loaded - Side Entry

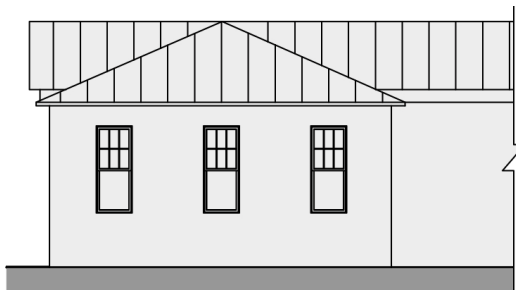


Description

Side entry garage continues the character of the home and diminishes the appearance of non-livable space to the street.

Dimensions

Garage	2 car garage max.	(A)
Width of Driveway	20 feet max.	(B)
Building Width	40% max. front elevation must be in character of main house and have operable windows.	(F)



Garage Elevation with Operable Windows

Section 12.1.08. Stormwater Standards.

1. Flood protection standards are provided in Div. 10, Article 4. Flood protection standards apply in all Redevelopment Zoning Districts and cannot be modified or exempted.
2. Stormwater management standards provided in Div. 9, Article 4 apply in Redevelopment Zoning Districts except as modified in this section for Small Sites. A Small Site is defined as the construction or expansion of a principal building or accessory structures on a lawful parcel, provided the parcel being developed is less than one-half acre.
3. The stormwater management requirements identified in Sections 4.384, 4.385.B.6, 4.385.C, 4.385.D, and 4.385.F.4, Div. 9, Article 4 are not applicable to Small Sites. Development on Small Sites shall be designed to control stormwater runoff, retain or detain stormwater runoff, and clean stormwater runoff by using one or more strategies from each Stormwater Strategy Category (pavement, storage and filtration) listed below in Table 12-10. The following strategies are recommended in the *Stormwater Design Toolkit* (Martin County CRA, January 2012).

Table 12-10 Stormwater Strategies for Small Sites

Pavement Strategies	Storage Strategies	Filtration Strategies
Concrete Grid Pavers	Cisterns	Bio-Retention Swales
Flexible Pervious Pavement	Concrete Chambers	Ex-filtration Trench
Plastic Grid Systems	Dry Retention / Detention	Green Roofs
Pervious Asphalt	Plastic Arch Chambers	Natural Wetlands
Pervious Concrete	Plastic Cellular Chambers	Rain Gardens
Pervious Pavers	Stormwater Harvesting	Rock Soaking Area
Rock Surfaces	Under Drains	Sand Filters
Unpaved Surfaces	Under-Ground Storage	Stormwater Filters
Wooden Walkways		Vegetated Wall

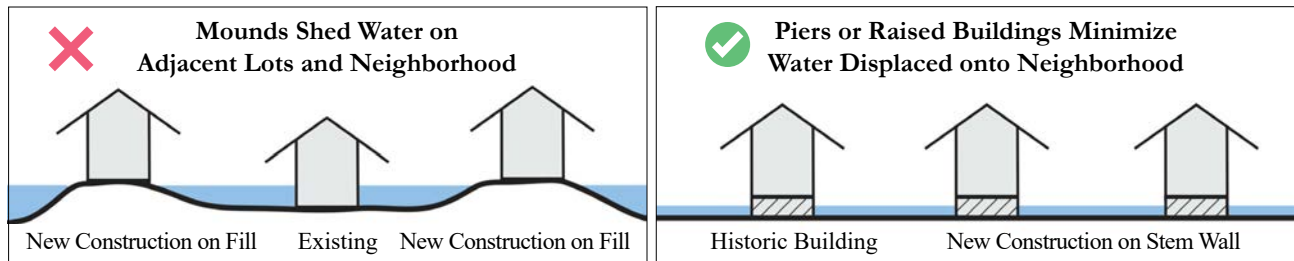
4. The application requirements for single family residential development found in the *Martin County Stormwater Management and Flood Protection Standards* shall also apply to Small Sites.
 - a. Topographic map with one foot contour lines extending a minimum of 25 feet off of the project site.
 - b. A plan showing existing adjacent development, FEMA flood zones, location relative to the Coastal High Hazard Area, or any other significant onsite features.
 - c. A drawing or map showing proposed alterations of the site including proposed excavations, dredging, grading, filling or clearing, impervious surfaces and water management facilities and the location, dimensions and the elevations of the first finished floor of all buildings to be constructed including:
 - i. A detail on the plan for the control of erosion and sedimentation at the perimeter of the area disturbed by construction which describes in detail the type and location of control measures.
 - ii. A detail on the plan of any temporary culverts that may be necessary to maintain the flow through roadside swales during construction.

Stormwater Standards

12.1.08

- iii. Cross section details of the fill to be placed on the lot.
 - iv. Cross section details of swales that are required to direct runoff to the street or other approved outfall.
 - v. Cross section detail with elevations of the driveway and driveway culvert (if applicable) where the driveway crosses a roadside swale.
5. Small Sites shall be developed in accordance with Section 4.389.B, Div. 9, Article 4 to ensure absolute minimal impact on adjacent property; however the use of perimeter berms is discouraged. Approaches on Small Sites shall be stem wall foundations, extended footers, concrete piers, or treated wood pilings to achieve required finished floor elevations while avoiding the need for excessive fill and perimeter berms. Within Redevelopment Zoning Districts the maximum slope of fill on the lot must not exceed 10:1 for structures (H:V). See Figure 12-11 and Figure 12-5 in Section 12.1.04 for reference.

Figure 12-11 - Impact of Foundation Types on Neighborhood Resiliency



Section 12.1.09. Landscape Standards.

1. Landscape, buffering, and tree protection standards are provided in Sections 4.661 through 4.668, Div. 15, Article 4. Each Redevelopment Zoning District shall specify which provisions apply in that Redevelopment District.



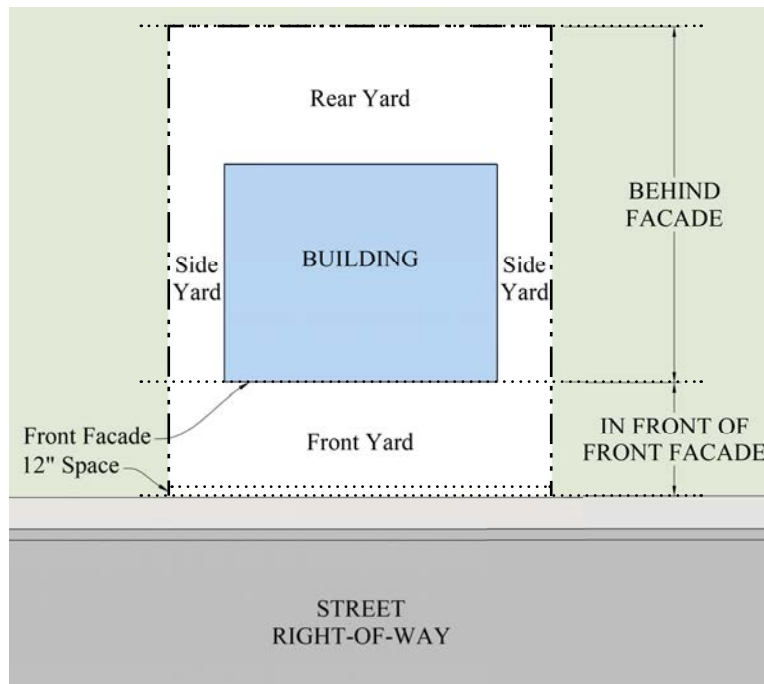
Wall & Fence Standards

12.1.10

Section 12.1.10. Wall & Fence Standards.

1. Fence and wall standards provided in Div. 4, Article 3 do not apply in Redevelopment Zoning Districts. Fences and walls in Redevelopment Zoning Districts must comply with the following standards, except as may be modified in a particular Redevelopment Zoning District.
2. **Location.**
 - a. Figure 12-12 illustrates how these fence and wall standards are applied on different portions of a lot.
 - b. Fences and walls adjoining a sidewalk on public property must allow no less than 12" of open space from the sidewalk.

Figure 12-12 - Wall & Fence Locations



3. **Materials.** Fences and walls shall be constructed with one or more of the materials listed in Table 12-13.

Table 12-13 - Wall & Fence Materials

Fence Materials	
Aluminum	Stone
Brick	Wood
Painted stucco	Wrought iron
Split-face masonry block	Vinyl
Steel	

4. **Height.** Fences and walls shall not exceed the following heights as measured from the adjacent natural grade:
 - a. 42 inches tall in front yards and in portions of side yards that are in front of the building's front façade.
 - b. 48 inches tall only where screening is required between an allowable Vehicular Use Area and a street.
 - c. 72 inches tall in rear yards and in portions of side yards that are behind or in line with the building's front façade.
 - d. Along the side or rear setback where commercial, multifamily, or mixed-use construction directly abuts a residential zoning district or an existing single family home without any separation between them of 30' feet or more, such as a street, alley, railroad, waterway, park, right-of-way, or other public open space, a 72 inch tall masonry wall is required. Refer to Building Transitions within Section 12.1.04 Development Standards.
 - e. Fences and walls on corner lots may be further restricted in height to maintain required site distance standards.
5. **Types.** Fences and walls must comply with these additional restrictions:
 - a. Chain link fences are permitted only in rear yards, and in side yards behind the façade of a building. Chain link fences must have vegetative screening where visible from a street or public park.
 - b. Dangerous fences, such as electrically charged fences or fences topped with barbed wire or other sharp objects, are not permitted unless approved as necessary to protect the public from hazardous conditions.
 - c. When one side of a fence or wall is finished to a higher standard than the other, the finished side must face outwards, except when abutting an existing fence or wall on the adjoining property.

Section 12.1.11. Sign Standards

1. Sign standards as provided in Sections 4.691 through 4.709, Div. 16, Article 4 apply in Redevelopment Zoning Districts. However, as stated in Section 4.709, Div. 16, Article 4: “To the extent any sign regulations in any ordinances governing Community Redevelopment Areas in the County conflict with this ordinance, the regulations in the ordinances governing the Community Redevelopment Areas shall control unless otherwise provided by law.”
2. **Clear Height.** All **projecting** and **under canopy signs** shall be 9’ minimum above sidewalk.
3. **Window Signs.** Window signs shall not exceed 20 percent of the window area.
4. **Prohibited signs.** The list of prohibited signs in Section 4.695, Div. 16, Article 4 is adjusted for the Redevelopment Zoning District by adding the following prohibited signs:
 - a. **Back-lit awning signs** (signs affixed to awnings that have a translucent covering material that is illuminated from behind)
 - b. **Billboards and off premises signs** of any kind.
5. **Maintenance.** Signs shall be kept clean, painted and free from all hazards such as, but not limited to, faulty wiring and loose fastenings. Weeds shall be cut underneath and around the base of ground signs and no rubbish or debris shall be permitted that would constitute a fire hazard or be detrimental to the public health and safety. All signs shall be maintained in a manner which will withstand hurricane wind load requirements.
6. **Nonconformities.** Nonconforming signs shall not be structurally modified. Any nonconforming sign damaged in excess of 50 percent of the integrity of the structure as determined by the Building Official shall only be repaired in full compliance with the requirements of this section.
7. Certain sign standards may be modified in individual Redevelopment Zoning Districts to reflect the local character of an individual CRA. This character is a reflection of historic platting patterns, the greater mix of uses and stronger pedestrian orientation in older communities, and the evidence of blight that is being overcome through efforts of the Community Redevelopment Agency.

Section 12.1.12. Applicability.

1. **Nonconforming uses, structures, and lots.** All legally permitted uses, structures, and lots that are existing on the effective date of Article 12 that do not comply with Article 12 shall comply with Article 8, Nonconformities. Additionally, an existing structure in a special flood hazard area that does not comply with the base flood elevation requirements in Article 4, Div. 10. may be subject to Division 10 restrictions on substantial improvements to the structure.
2. **Alternative compliance.** An applicant for development approval may propose a site, landscape, or architectural plan which varies from the requirements of Article 12 in order to accommodate unique circumstances of the proposed development site or to propose a different but comparable design solution. Such alternative plan may include offers by the applicant to mitigate or offset the impacts of the alternative design. Such alternative plan may be approved only after review by the appropriate Neighborhood Advisory Committee and upon a finding by the Growth Management Director that the alternative plan fulfills the purpose and intent of Article 12 as well as, or more effectively than, adherence to the strict requirements of Article 12 and/or would help carry out specific goals or objectives outlined in the particular CRA plan. The alternative compliance process shall not be used to increase the height of buildings beyond the limits provided in Article 12. Appropriate justifications for approving alternative plans include, but are not limited to:
 - a. The resolution of site constraints associated with the incorporation of new buildings and structures on sites developed prior to the adoption of Article 12 or the expansion of existing buildings and structures.
 - b. The utilization of existing site characteristics, such as historical or archaeological features, topography, scenic views or native vegetation.
 - c. Improve or provide integration of proposed development with the surrounding off-site development.
 - d. The preservation of the historical or archaeological features of the area.
 - e. Accepting a design solution that is comparable to, but different from a standard in Article 12.



Review Process

12.1.13

Section 12.1.13. Review Process.

1. Article 10, Development Review Procedures, LDR, Martin County Code have special provisions that apply to development applications within CRAs:
 - a. Development application within the CRA means a request for development approval for land within one of the designated CRAs within unincorporated Martin County as defined in Section 10.1.B, Article 10.
 - b. Within CRA areas, the construction or expansion of a principal building and any accessory structures on a lawfully established lot, provided the lot is less than one-half acre shall be exempt from Sections 10.2 through 10.11 (site plan review) as specified in Section 10.1.D.2.s.
 - c. A pre-application meeting shall be mandatory where the site proposed for development is located within a CRA as specified in Section 10.5.C.2.m.
 - d. Development applications for projects within a CRA area are eligible for expedited staff review as specified in Section 10.5.E.3.1.
 - e. Development applications shall be presented to the Neighborhood Advisory Committee (NAC). The initial presentation to the NAC shall occur prior to the issuance of the first staff report and shall be independent of any presentation required with regard to a request for alternative compliance, as specified in Section 10.5.F.10.

Section 12.1.14. Glossary. For purposes of this Article, the following words, terms and phrases shall have the meanings as set forth below:

A

Accessory Dwelling Unit (ADU). Accessory dwelling unit (ADU) also referred to as an accessory apartment, second unit, or granny flat — is an additional dwelling on the same lot as a single-family dwelling or a lot developed for nonresidential purposes, that is independent of the principle dwelling unit or principal use. The separate living space is equipped with kitchen and bathroom facilities, and can be either attached or detached from the main residence.

Agrihood. Agrihoods are neighborhoods organized with residential and agriculture food cultivation.

Artisan, art studio, galleries. Artisan, art studios and galleries are the location of art production or art display. They may be private or open the public and may include retail sales.

B

Balcony. An open habitable portion of an upper floor extending beyond a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets. Also, an accessory area to a dwelling, with one or more sides permanently open to the exterior except for a railing or parapet not exceeding four feet in height.

Building Type. A structure defined by its configuration.

Block. A combination of private lots, alleys, and passages that are surrounded by existing or new streets or by wetlands, parks, or civic spaces.

Build-to-Zone (BTZ). The range of allowable

distances from the front property line along which the principal vertical place of the building's primary facade shall be built in order to create a moderately uniform line of building along the street.

Building Coverage. The horizontal area measured from the exterior surface of the exterior walls of the ground floor of the principal and accessory structures on a lot.

C

Civic Open Space. A natural, landscaped, or hardscaped outdoor area provided for the purpose of active or passive public recreation. May include publicly accessible outdoor amenities such as a playground, seating area, picnic area, multi-use path and temporary or permanent small outdoor performance space.

Convenience store with fuel. An establishment that provides goods and services primarily to the motoring public such as fuel sales, car washing, or car detailing, and that may also sell merchandise including food and beverages. This definition applies to this Article only.

D

Day care, family. A residence in which child care is regularly provided for children from at least two unrelated families and receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit, as licensed by the State of Florida, pursuant to F.S. § 402.302.(8). and complying with the statutory limits on the number of children receiving care.

Drive-through facility. An establishment that provides physical facilities which allow its customers or patrons to obtain food or goods, receive services, or be entertained while remaining in their motor vehicles. This definition applies to this Article only.



Glossary

12.1.14

Dwelling, single-family detached. A dwelling unit that is not physically attached to any other dwelling by any means, which is surrounded by open space on all sides and which is the only dwelling unit on a lot (except in designated CRAs if an accessory dwelling unit is explicitly permitted on a lot). This definition specifically excludes mobile homes as defined in this section (3.3). Two or more single-family detached dwelling units placed on a single lot shall be considered a duplex or multifamily dwelling use, depending on the number of dwelling units involved.

E

Entrance, Principal. The main point of access of pedestrians into a building, facing a street or public space.

Expression Line. A horizontal line, expressed by a material change or by a continuous projection not less than two inches nor more than one foot deep.

F

Façade. The exterior wall of a building.

Façade Transparency: The amount of transparent window glass or other openings in the façade of a building, relative to the overall surface area of the façade.

Farmer's market. An establishment providing for the retail sale of agricultural products, primarily involving the sale of fresh produce, such as fruits and vegetables, but also including such products and services that are customarily provided in rural or agricultural areas.

Form based code. Form based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than full separation of uses) as the code's primary organizing principle.

Frontage Line. The property line at the street right-of-way dividing the right-of-way from the private frontage area.

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

M

Mixed-use development pattern. A development pattern where a complementary mix of uses are located within walking distances. This pattern is allowed by the Redevelopment Zoning Districts that specify allowable uses and development standards that are appropriate for a mixed-use development pattern. These complementary uses may be, but are not required to be, within a single building or development project.

Mixed-use development project. A development project with one or more buildings that contain a mix of uses within the project that are in close proximity to each other and that are planned as a unified, complementary whole.

O

Open space. That portion of a development that is permeable and remains open and unobstructed from the ground to the sky, specifically excluding parking areas, whether permeable or impermeable.

P

Paseo. A public walk, plaza or pedestrian streetscape.

122

Primary Building. The building or buildings on a lot that contain the principal use or uses.

Primary Façade. The façade of a building that faces the street. In the case of a corner lot, it is the façade along the higher priority street on the street hierarchy.

Principal Building. The main building on a Lot, usually located toward the Frontage.

R

Regulating Plan. A map or set of maps in a Redevelopment Zoning District that provide details about the existing and desired character of the district, including its streets, blocks, and civic spaces, and also provides other regulatory details. See Section 12.1.02.

S

Shared Use Path. Shared use path is a multi-use trail or other path, physically separated from motorized vehicular traffic by an open space or barrier, either within a highway right-of-way or within an independent right-of-way, and usable for transportation purposes. Shared use paths may be used by pedestrians, bicyclists, skaters, equestrians, and other nonmotorized users.

Small Site. Small Site is defined as the construction or expansion of a principal building or accessory structures on a lawful parcel, provided the parcel being developed is less than one-half acre.

U

Urban Agriculture. Urban farming or community gardens which promote local food production. Livestock is prohibited. Private residential gardens are excluded and do not apply.

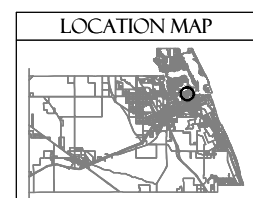
Use groups. Use groups combine individual uses described in the LDR into groups of uses with similar impacts. Use groups are used in Redevelopment

Zoning Districts. Individual uses are defined in the glossary in Section 3.3, Div. 1, Article 3.

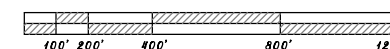
W

Working waterfront. The use of waterfront land for commercial fishing and related activities including fuel sales; marine manufacturing, repair, and storage facilities; public access including launching facilities, and compatible supporting uses. This definition applies in Redevelopment Zoning Districts.

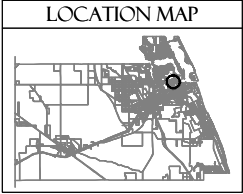
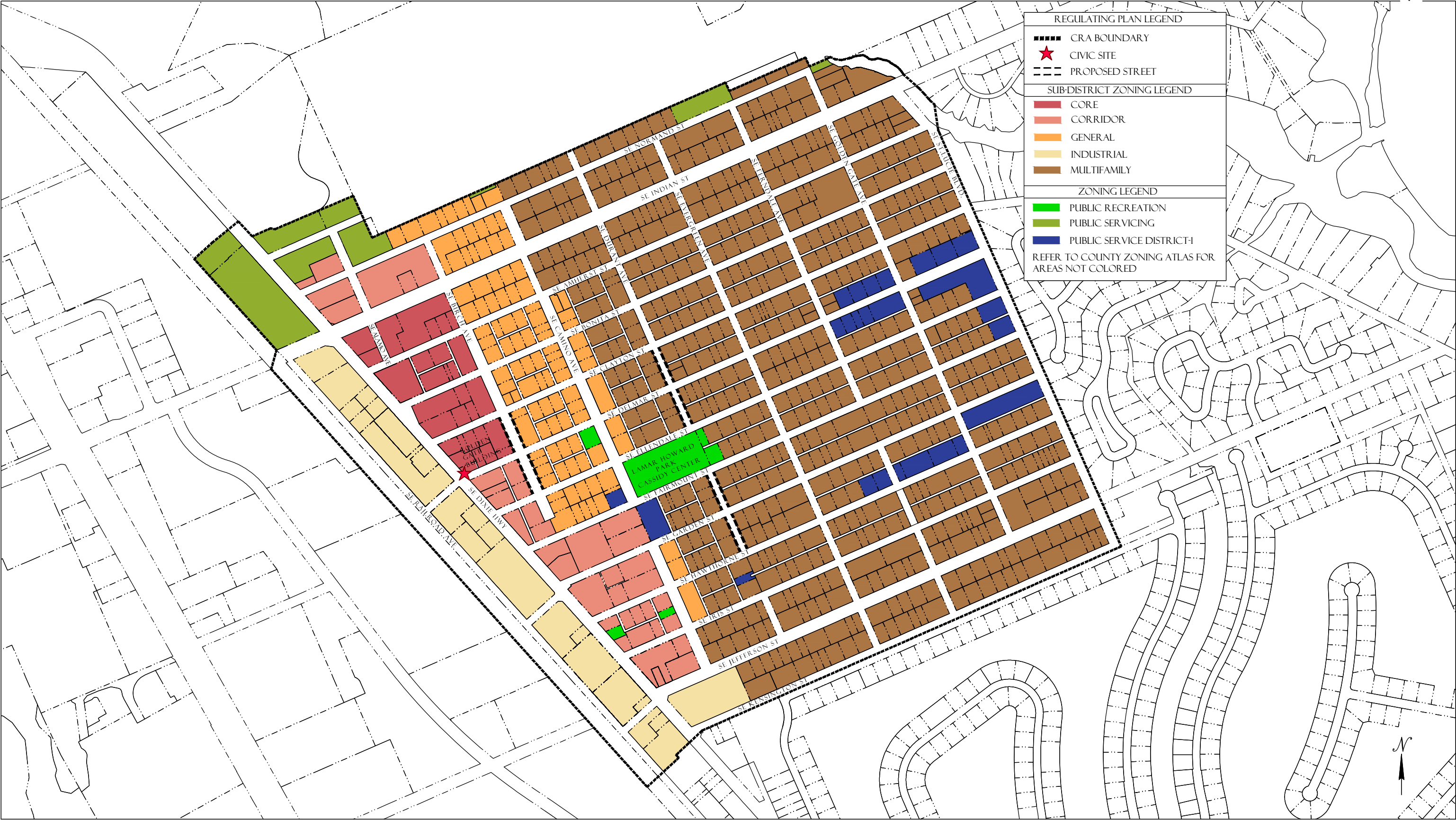
1. Additional definitions are found in these sections of the LDR:
 - a. Sec. 3.3 Zoning District General Provisions
 - b. Sec. 3.403 Category ‘C’ Zoning District Terms Defined
 - c. Sec. 4.141 Wellfield Protection
 - d. Sec. 4.31 Upland Protection
 - e. Sec. 4.382 Stormwater Management
 - f. Sec. 4.661 Landscaping, Buffering and Tree Protection
 - g. Sec. 4.73 Mangrove Protection
 - h. Sec. 4.842 Roadways
 - i. Sec. 7.3 Development Agreements



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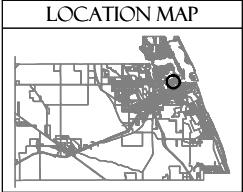
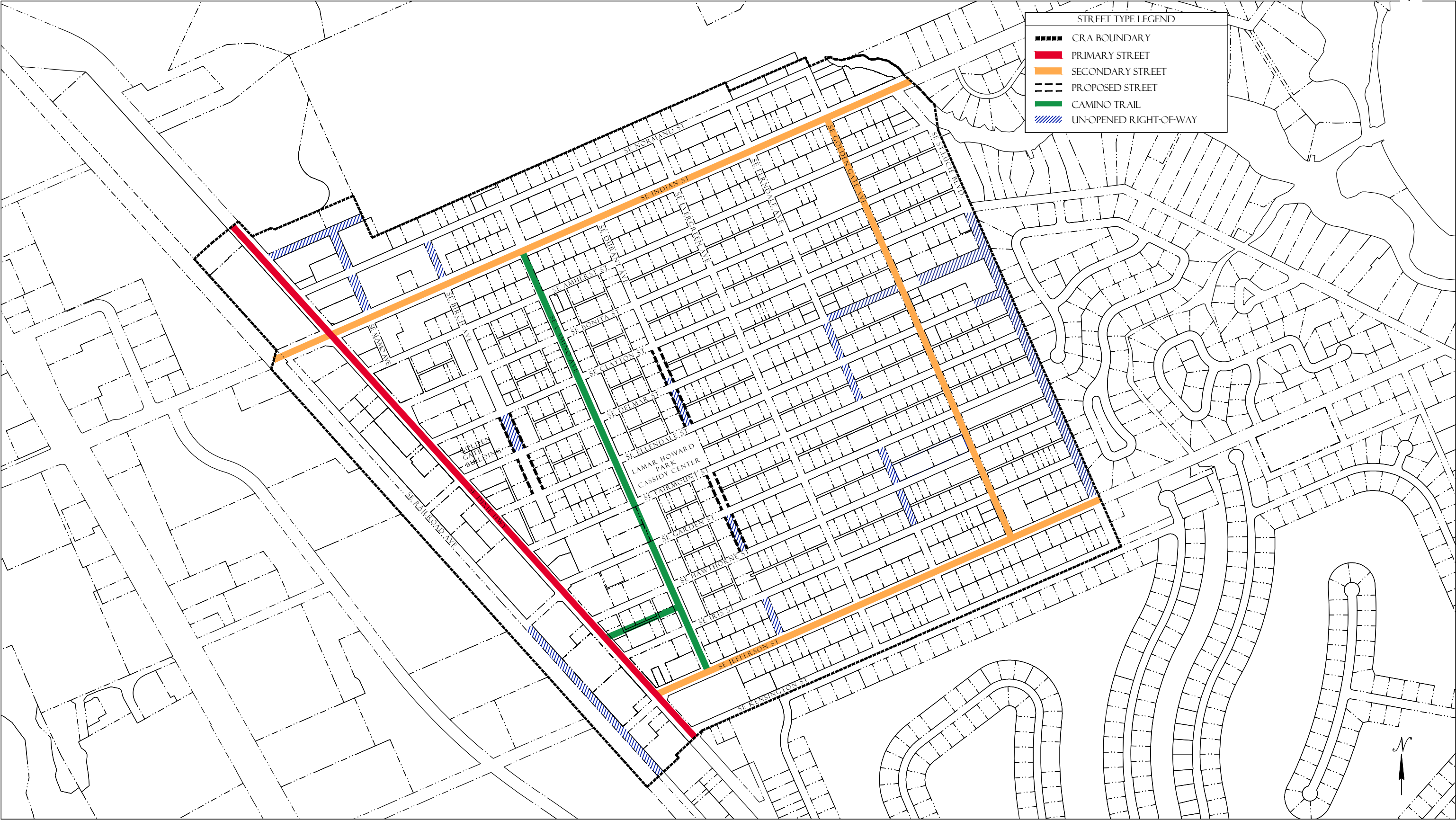


GOLDEN GATE FLORIDA
C.R.A. DISTRICT PROPOSED
REGULATING PLAN

DRAFT 7/14/2020

100' 200' 400' 800' 1200'

Scale: 1 = 600



GOLDEN GATE FLORIDA
C.R.A. DISTRICT PROPOSED
STREET REGULATING PLAN

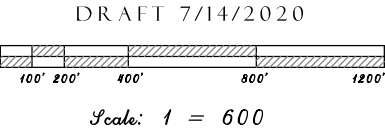


Exhibit F

Fig. A. Proposed **Core** Subdistrict—current land uses



Fig. B. Proposed **Core** Subdistrict
– existing Future Land Use Map

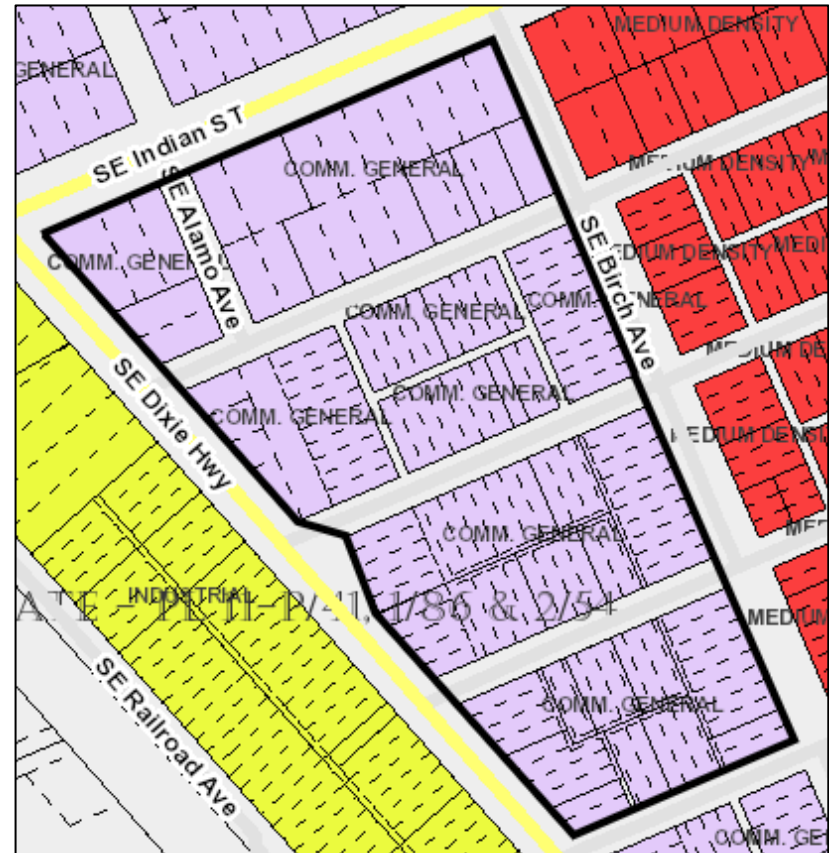


Fig. C. Proposed **Core** Subdistrict
– current Mixed-Use Future Land Use Overlay



Fig. D. Proposed **Core** Subdistrict – current zoning overlays

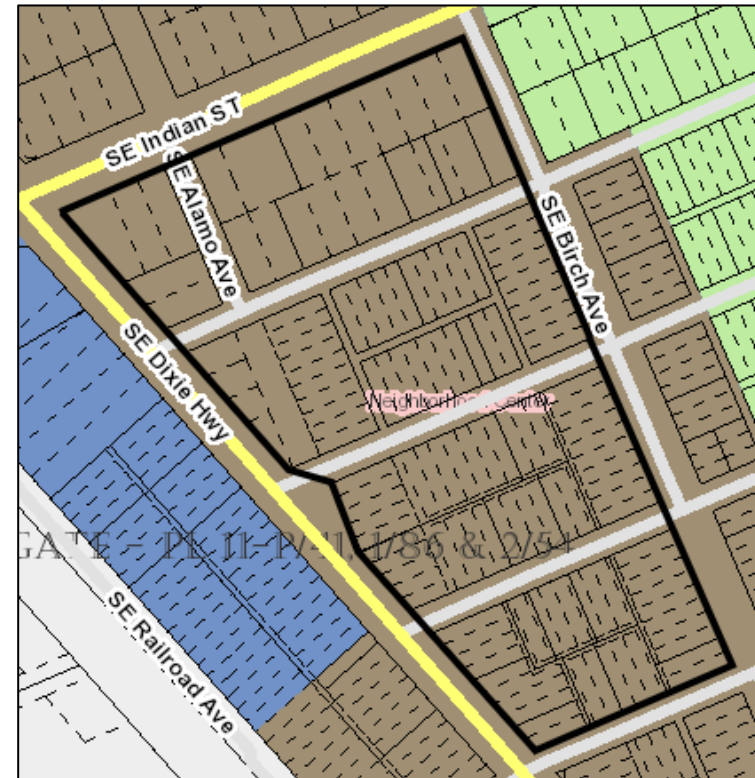


Fig. F1. Proposed **Corridor** Subdistrict (North)
- current land uses



Fig. F2. Proposed **Corridor** Subdistrict (South) - current land uses



Fig. G1. Proposed **Corridor** Subdistrict (North)
existing future land use map

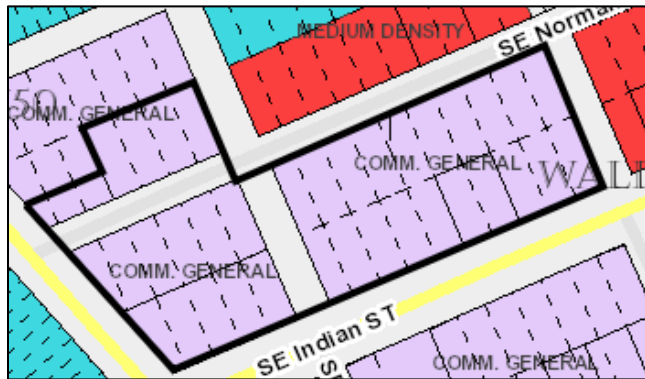


Fig. G2. Proposed **Corridor** Subdistrict (South)
existing future land use map



Fig. H1. Proposed **Corridor** Subdistrict (North)
existing Mixed-Use future land use overlay

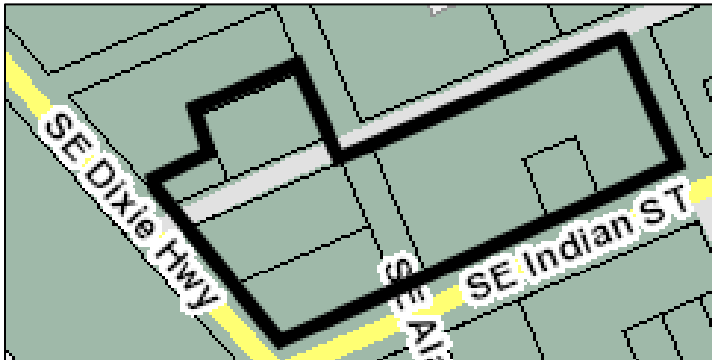


Fig. H2. Proposed **Corridor** Subdistrict (South)
existing Mixed-Use future land use overlay

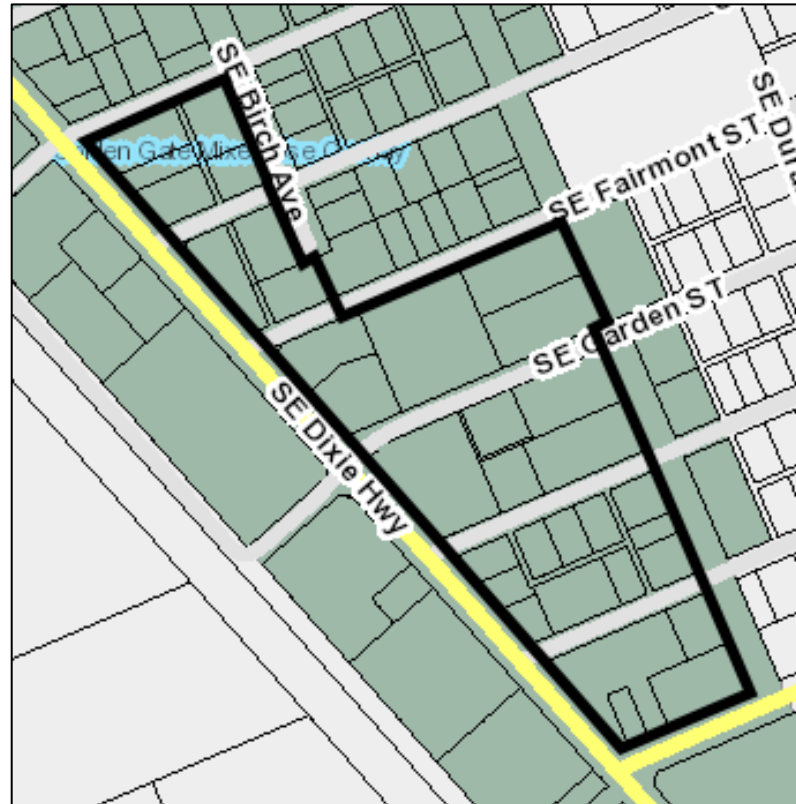


Fig. I1. Proposed **Corridor** Subdistricts (North)
existing zoning overlays

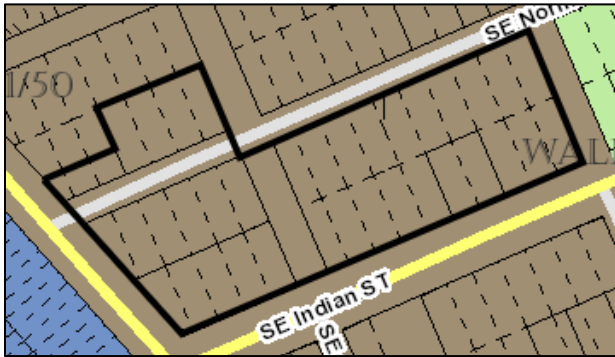


Fig. I2. Proposed **Corridor** Subdistricts (south)
existing zoning overlays

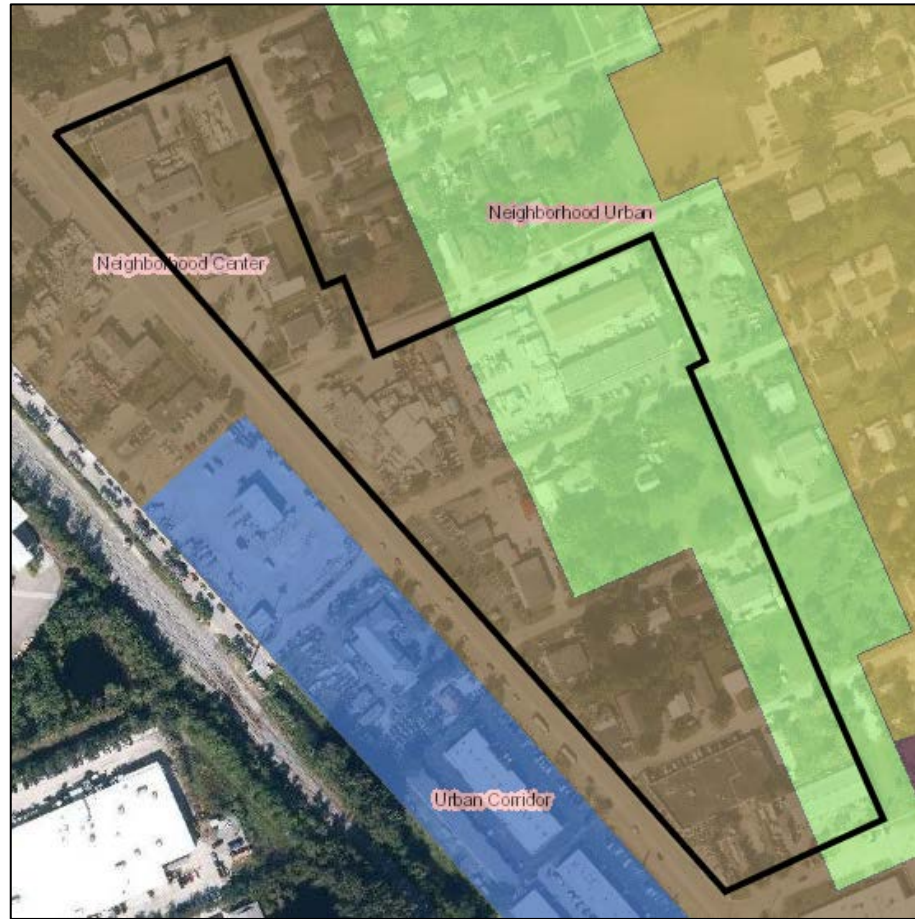


Fig. J1. Proposed **Corridor** Subdistrict (North)-
- underlying zoning districts

Fig. J1. Proposed **Corridor** Subdistrict (South)
underlying zoning districts

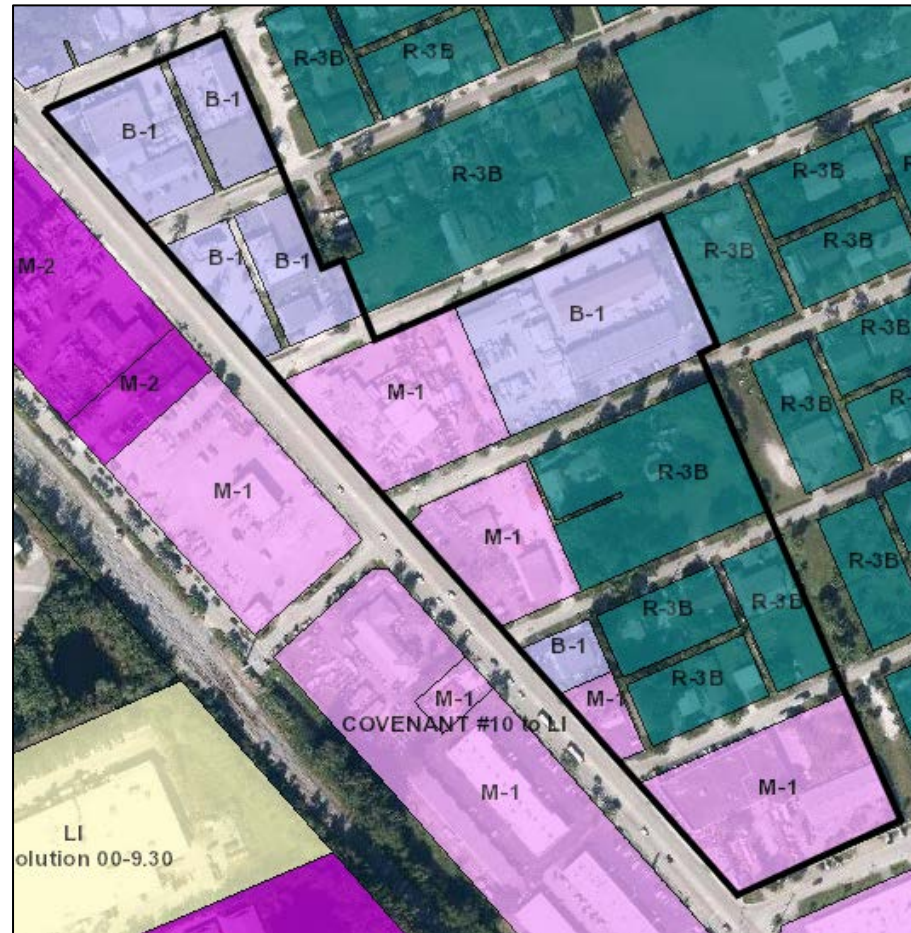
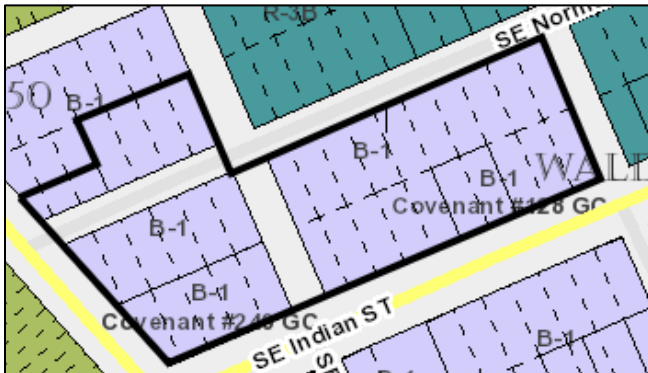


Fig. K. Proposed **General** Subdistrict
– existing Future Land Use Map



Fig. L. Proposed **General** Subdistrict
– existing land uses

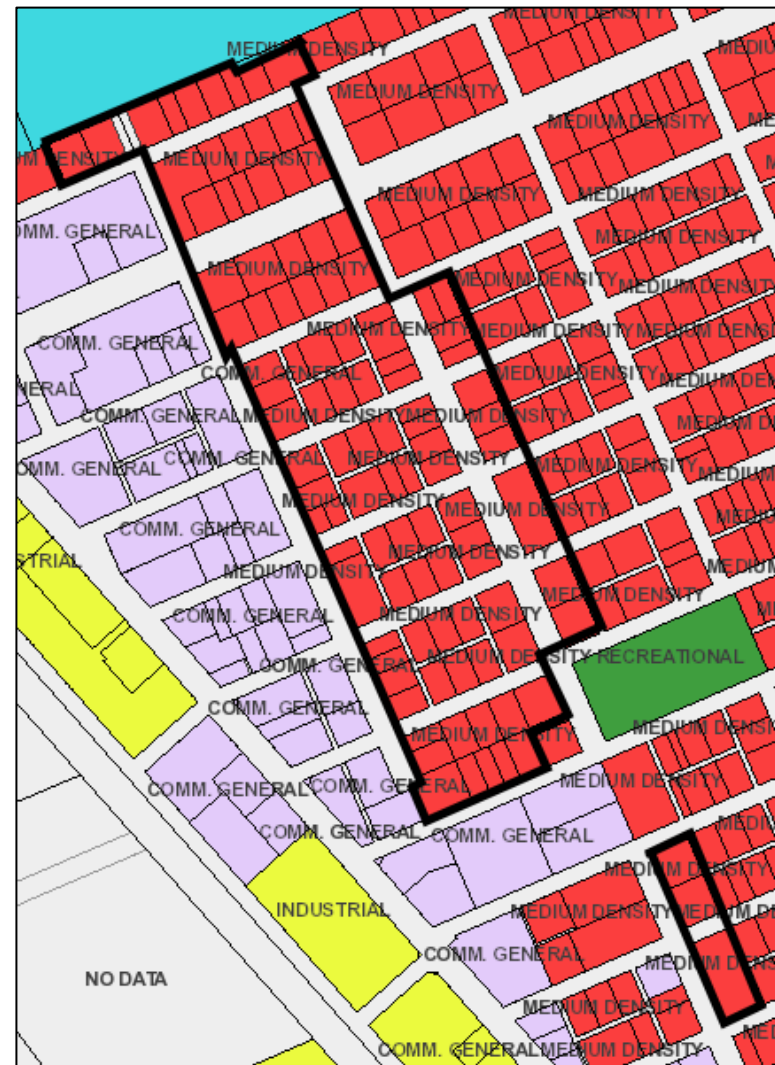


Fig. M. Proposed **General** Subdistrict
– existing Mixed-Use Future Land Use Overlay

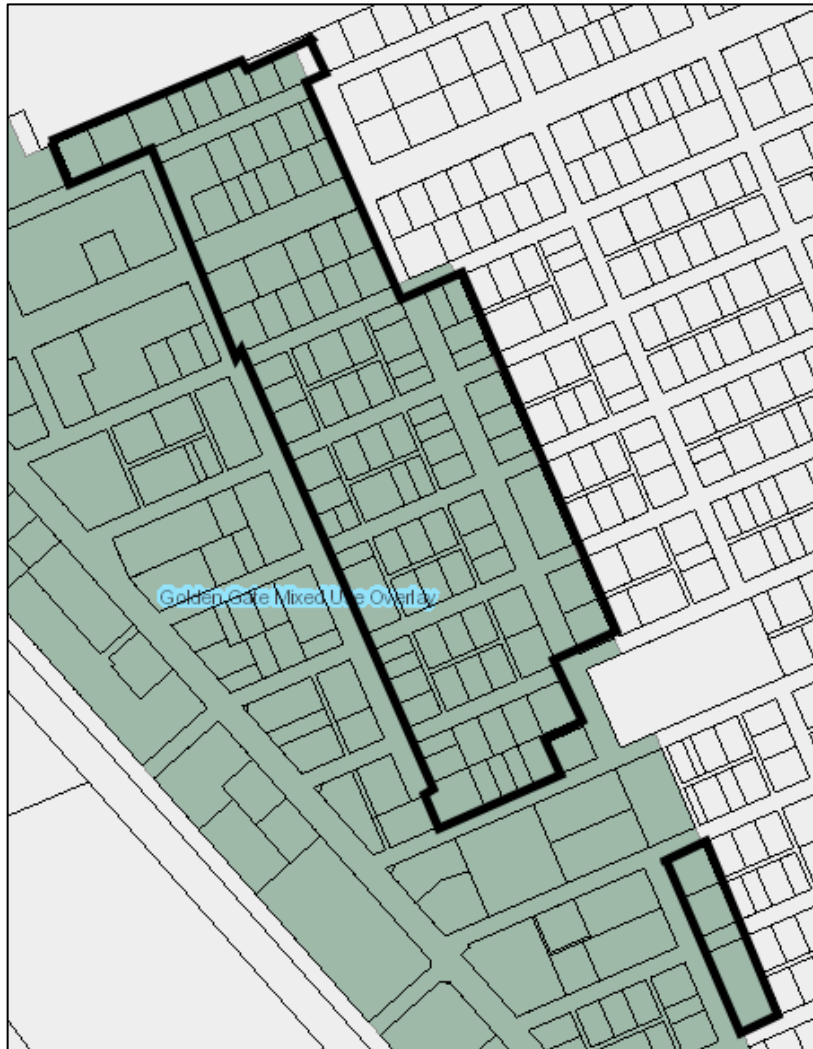


Fig. N. Proposed **General** Subdistrict
– existing zoning overlays



Fig. P. Proposed Industrial Subdistrict
- existing land uses



Fig. Q. Proposed Industrial Zoning Subdistrict
- Future Land Use Map

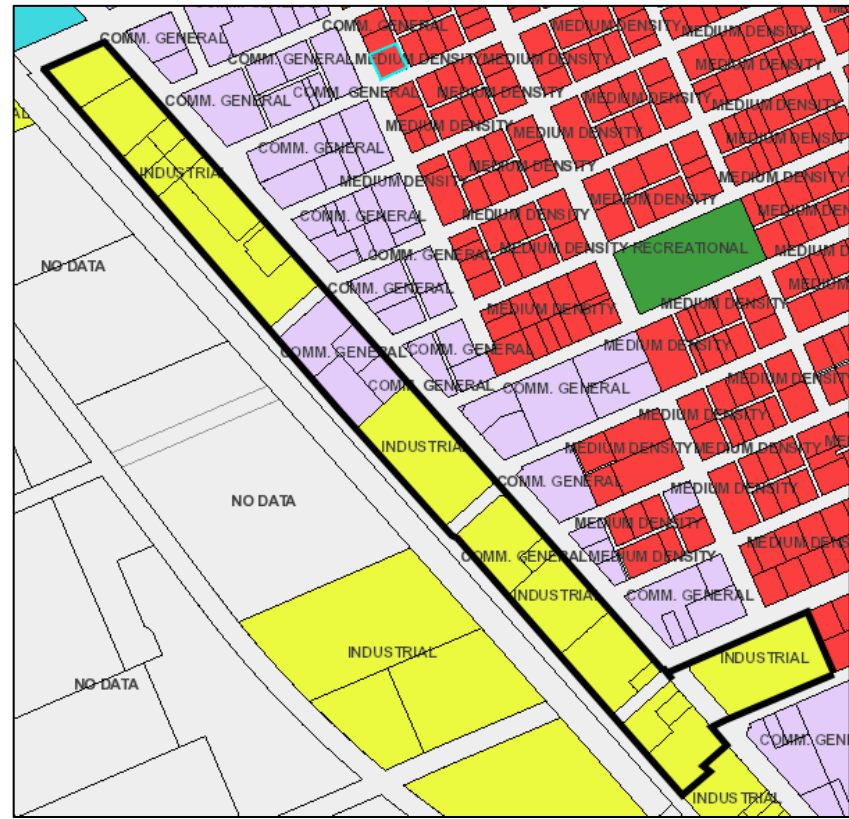


Fig. R. Proposed **Industrial** Subdistrict
- existing Mixed-Use Future Land Use Overlay



Fig. S. Proposed **Industrial** Subdistrict
- existing zoning overlays

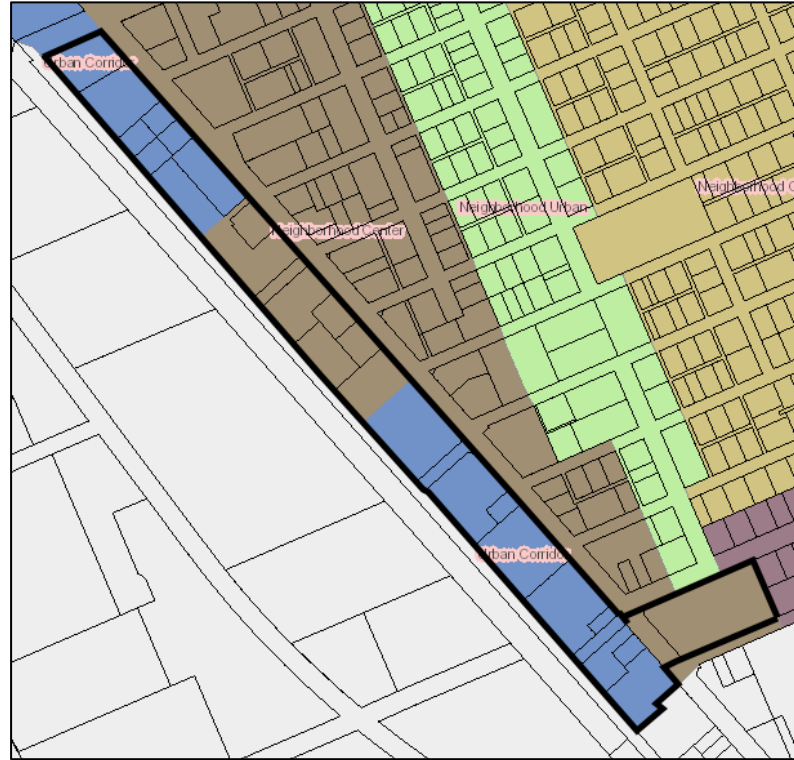


Fig. T. Proposed **Industrial** Subdistrict
 - existing underlying zoning districts

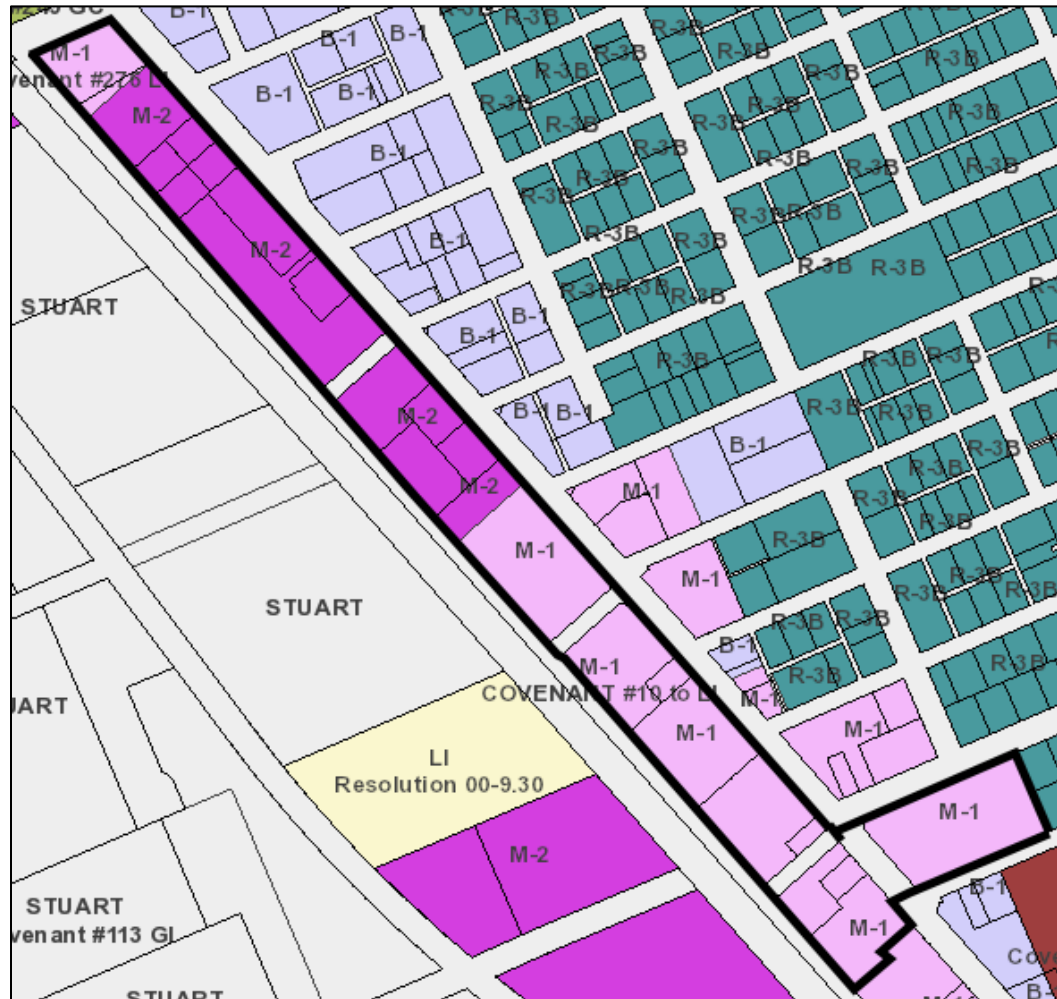


Fig. U. Proposed **Multifamily** Subdistrict - existing development



Fig. V. Proposed **Multifamily** Subdistrict – Future Land Use Map

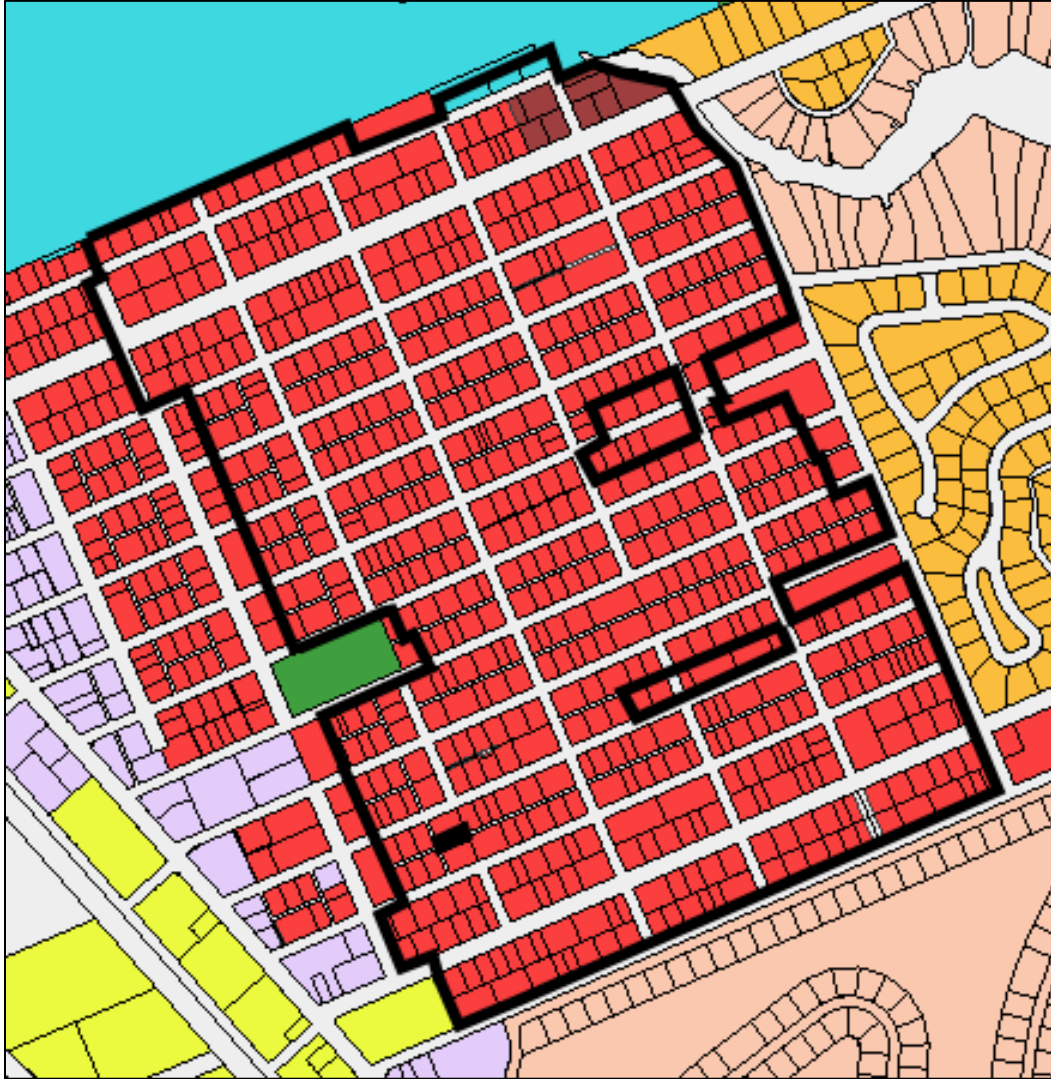


Fig. X. Proposed **Multifamily** Subdistrict – existing zoning overlays

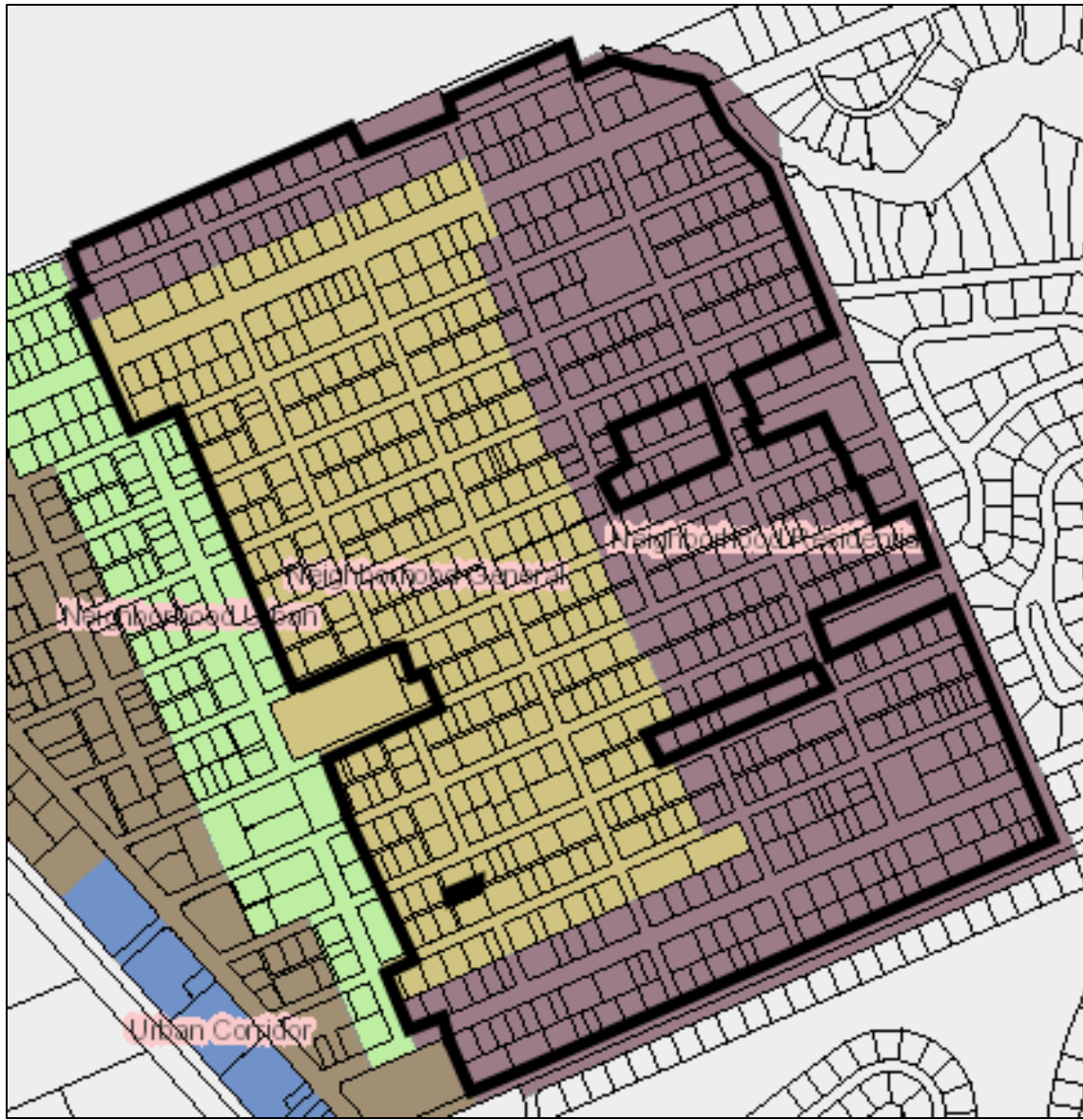
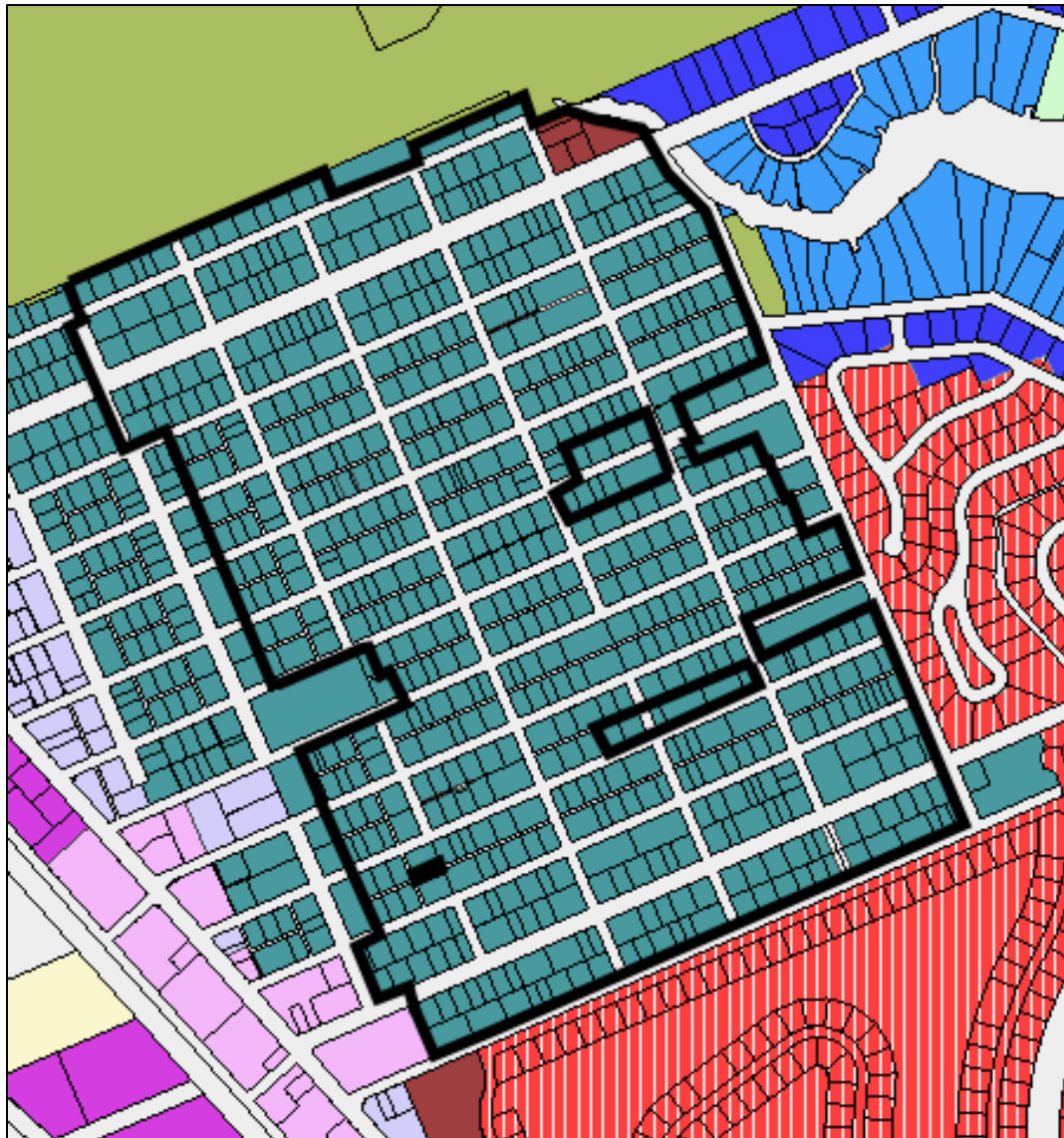


Fig. Y. Proposed **Multifamily** Subdistrict – underlying zoning districts



Proposed Article 12, Division 7,
Golden Gate Community
Redevelopment Code and
amendment of Zoning Atlas

PUBLIC COMMENT

None received as of July 30, 2020

Proposed Article 12, Division 7,
Golden Gate Community Redevelopment
Code and amendment of
Zoning Atlas

Public Notice



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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(772) 288-5400

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www.martin.fl.us

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July 10, 2020

Paul Schilling
Deputy Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

RE: Certification of Property Owner Notification

Dear Mr. Schilling,

I certify that letters of notification of the owners of property and the surrounding property owners, as required by the Martin County Comprehensive Growth Management Plans, and the Martin County Land Development Regulation, for the following applications were mailed on July 9, 2020.

CPA 19-28 Golden Gate FLUM, Golden Gate CRA rezoning.

The notification letters contained the meeting notice information for the August 6, 2020 Local Planning Agency public hearing and the September 15, 2020 Board of County Commissioners public hearing.

Sincerely,

A handwritten signature in blue ink that reads "Susan Kores".

Susan Kores

Manager, Office of Community Development

Attachments: Letter to property owners
Location Map
Property owner mailing list



MARTIN COUNTY

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July 8, 2020

RE: Notice of Public Hearings for CPA 19-28, the proposed amendment of the Future Land Use Map and Zoning Atlas for the Golden Gate Community Redevelopment Area (CRA), and adoption of Article 12, Division 6, Golden Gate Community Redevelopment Code, Land Development Regulations (LDR).

Dear Property Owner:

You are receiving this notice because you are either the owner of property within the Golden Gate Community Redevelopment Area or the owner of property within 1000 feet of the CRA boundary.

Please be advised that most land within the Golden Gate CRA is the subject of an application to change the future land use designations:

From: Medium Density Residential, High Density Residential, General Commercial, and the Golden Gate Mixed-Use Future Land Use Overlay.

To: CRA Center, CRA Neighborhood, Industrial, Recreational or General Institutional future land use designations.

And to change the zoning districts:

From: R-3 Multiple-Family Residential, R-3B Multiple-Family Residential, B-1 Business, LI Limited Industrial, M-1 Industrial, M-2 Industrial and the Urban Corridor, Neighborhood Center, Neighborhood Urban, Neighborhood General and Neighborhood Residential Zoning Overlays.

To: Golden Gate Redevelopment, PS Public Service, PS-1 Public Service 1, PR Public Recreation or the most appropriate zoning district.

And to assign zoning subdistricts pursuant to the proposed Regulating Plan, Article 12, Division 7, LDR. It is proposed that the CRA Mixed-Use Future Land Use Overlays and the CRA Zoning Overlay Districts will be repealed. Institutional future land use designations would be retained.

No changes in the future land use or zoning designations are proposed for properties outside of the Golden Gate CRA boundary. Owners of properties outside of the Golden Gate CRA boundary are being notified of the proposed changes as required by the Martin County Comprehensive Growth Management Plan and the Land Development Regulations.

Please see the enclosed map and "Frequently asked Questions" for more information.

Public Hearings for adoption of CPA 19-28, the proposed amendment of the Future Land Use Map, the Zoning Atlas and amendments to the Land Development Regulations for the Golden Gate CRA are scheduled for:

Public Hearing: Local Planning Agency

Topic: Future Land Use Map, Zoning Atlas and Land Development Regulations
Date: Thursday, August 6, 2020
Time: 7:00 PM, or as soon thereafter as the items can be heard.
Location: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, FL

Public Hearing: Board of County Commissioners

Topic: Future Land Use Map and Land Development Regulations
Date: Tuesday, September 15, 2020
Time: 9:00 AM, or as soon thereafter as the items can be heard.
Location: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, FL

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in quasi-judicial matters as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on subject of the public hearing. To be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 business days prior to the meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For more information, or to view the project file, contact Irene Szedlmayer, AICP, Principal Planner, Growth Management Department, at 772-288-5931 or by email at iszedlma@martin.fl.us. All written comments should be sent to Clyde Dulin, AICP, Comprehensive Planning Administrator, by email at cdulin@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

Sincerely,

Susan Kores, Manager
Office of Community Development
Attachments: Map, "Frequently asked Questions"

Frequently Asked Questions

1. What is a CRA?

A Community Redevelopment Area (CRA) is a special geographic area where the community has determined that redevelopment of both public and private facilities should occur according to a redevelopment plan. Golden Gate is one of six communities in Martin County that carry the special designation of CRA. As development occurs, a portion of the additional tax increment collected by the County, based on the increased property valuation, is reinvested in the Golden Gate CRA to promote economic growth, sustainable development and improved quality of life.

2. What is the Future Land Use Map?

The Future Land Use Map depicts the generally desired type of development in different locations in the County. The “underlying” future land use designations present in the Golden Gate CRA are Medium Density Residential, High Density Residential, General Commercial and Recreational.

3. What are the Mixed-Use Future Land Use Overlays?

The Mixed-Use Future Land Use Overlays allow, but do not require, a mix of residential and commercial uses in the same project. The mixed-use development option is in addition to the development permitted by the future land use designation. There is only the Golden Gate Mixed-Use Future Land Use Overlay in the Golden Gate CRA.

4. What is the Zoning Atlas?

While the future land use designations establish the general type of development allowed, such as residential or commercial, the zoning districts provide more detailed standards regarding permitted uses, such as detached single family dwelling or multi-family, and development standards, such as setbacks and building height. The Zoning Atlas is the map of the County’s zoning districts.

5. What changes are proposed?

Future Land Use Map – The Golden Gate Mixed-Use Future Land Use Overlay and most of the “underlying” future land use designations will be replaced by two new future land use designations called CRA Center and CRA Neighborhood. Some County owned land will be designated Public Service. The Recreation future land use designation will be retained.

Zoning Atlas - The five (5) “underlying” zoning districts, and the five (5) Golden Gate Zoning Overlay Districts will be replaced with the Golden Gate Redevelopment Zoning District, PS-1 Public Service 1, PR Public Recreation or the most appropriate zoning districts.

6. What is the Process?

The Future Land Use Map is part of the County's Comprehensive Growth Management Plan and is one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed and the maximum level of density or intensity allowed (such as the number of residential units per acre). A change to the Future Land Use Map requires three public hearings as detailed below.

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the Florida Department of Economic Opportunity, the state land planning agency that oversees and coordinates comprehensive planning).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

7. How will the proposed amendments affect me if I own property in the Golden Gate CRA?

The County and the Community Redevelopment Agency believe the current regulatory structure impedes realization of the vision for the Golden Gate CRA contained in the Golden Gate Redevelopment Plan and the County Comprehensive Growth Management Plan. The intent of the proposed amendments is not to substantially change the permitted uses or development standards applicable within the Golden Gate CRA, though there will be some adjustments. The intent is to eliminate the difficulties caused by too many layers of regulations.

The proposed changes will permit development of a residential project, a commercial project, or a mixed-use project subject to the proposed development standards within the Golden Gate CRA.

8. Are there other plan amendments for the CRA?

Yes. In 2017, the Board of County Commissioners initiated text amendments to the Comprehensive Growth Management Plan (CGMP) that will “strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Redevelopment Areas (CRAs).” This amendment creates a new Chapter of the CGMP for the CRA areas. In addition, it addresses five CGMP policies that impact redevelopment: Design of Mixed-use Future Land Use Overlays; Mixed-use project versus mixed-use neighborhood; Density Transition; Upland Preservation and Shoreline Protection. These amendments also followed a public hearing schedule, have been adopted by the Martin County Board of County Commissioners and are now in effect.

9. How can I learn more about the proposed changes?

- a) **WATCH** on MCTV or **ATTEND**, the presentation of the proposed changes made at these public meetings:
 - a. The June 1, 2020 meeting of the Golden Gate Neighborhood Advisory Committee;
 - b. The July 13, 2020 meeting of the Golden Gate Neighborhood Advisory Committee;
 - c. The July 27, 2020 meeting of the Community Redevelopment Agency;
 - d. The August 6, 2020 meeting of the Local Planning Agency;
 - e. The September 15, 2020 meeting of the Board of County Commissioners.
- b) **CALL or EMAIL** Irene Szedlmayer, Principal Planner, Growth Management Department at 772-288-5931 or iszedlma@martin.fl.us with your questions.
- c) **Go to the website** www.martin.fl.us/cra, click on Article 12 “learn more”.

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The locations for the three signs:

1. -80.214477, 27.162718 - On Iris St and the Camino ROW



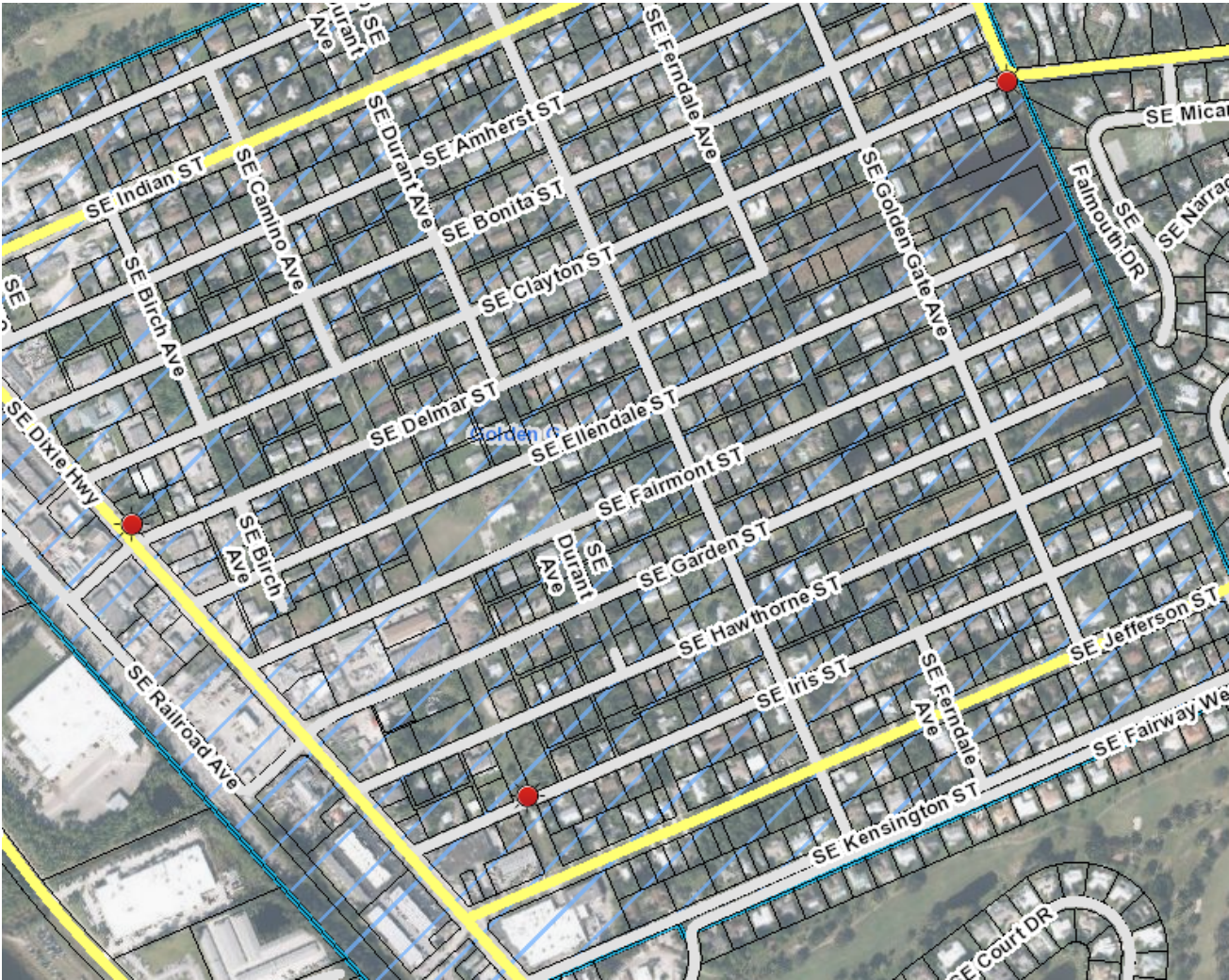
2. -80.219139, 27.165535 – Off Dixie Hwy next to the Golden Gate Center



3. -80.208828, 27.170164 – Corner of Clayton St and St. Lucie Blvd (right at the CRA Boundary)



Overview of the sign locations (3 red stars) – Yellow star is where the electronic message board will be located.









Invoice

911 Hillcrest Ave. Stuart, FL 34994

Date	Invoice #
5/7/2020	555999

Bill To

Martin County Board of County Commisioner

P.O. No.	Terms	Due Date	Project
P20000920		5/7/2020	

Item	Quantity	Description	Rate	Amount
Substrate	3	3' x 4' Double sdide signs W/ Frame CPA 19-28	190.00	570.00
labor		Golden gate CPA Install 3 signs	150.00	150.00

Thank you for your business.

Subtotal \$720.00

Sales Tax (6.5%) \$0.00

Total \$720.00

Phone #	Fax #	E-mail
772-287-9052	772-287-9053	dsigns514@bellsouth.net

Ad Number:

GCI0456861-01

Advertiser:

Martin County - Growth Management

Insertion Number:

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Agency:

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Size:

2 Col x 10 in

Section-Page-Zone(s):

A-18-All

Color Type:

N/A

Description:

NOTICE OF PUBLIC HEA

Pandemic upends House campaigns

Even incumbents find running tough

Christal Hayes and Nicholas Wu
USA TODAY

WASHINGTON – Rich McCormick is balancing two different crises.

He spends his nights as an emergency room doctor, intubating patients as his hospital and others across the nation continue to feel the wrath of COVID-19. During the day, he make his pitch to voters in the suburbs of Atlanta, hoping to hold a House seat for Republicans in what has been rated one of the most competitive races in the country.

Republicans are banking on candidates like McCormick to take back the House from Democrats, but a barrage of crises have made the path to victory increasingly difficult.

Only a few months ago, Republicans were bullish on their chances of retaking the House. Sen. Bernie Sanders, a progressive boogeyman that Republicans hoped could help their hand, was leading the Democratic presidential primary race. The economy was expanding, and unemployment rates were falling to all-time lows. And House Democrats were focused on impeachment, leading one

member to bolt to the GOP.

But with less than four months until November, a lot has changed.

The dozen or so seats Republicans need to take the House majority appear to be falling further from their grasp as COVID-19 continues to spread across the globe and a host of polls show President Donald Trump struggling against presumptive Democratic nominee Joe Biden amid a national reckoning with racism and policing.

Republicans have targeted 54 House seats across the country. The districts include about 30 that were won by Trump in 2016 but turned blue in the midterms. Democrats now control 233 seats out of the chamber's 435.

Over the months, crisis after crisis has rattled the country and its politics, forcing political newcomers and incumbents in swing districts to adapt. Challengers are struggling to break out while they campaign via town halls recorded in their homes, and incumbents in swing districts are walking a tightrope on addressing controversies, including Trump's performance.

"It's almost like the perfect storm," said Dennis Goldford, a political science professor at Drake University in Des Moines, Iowa. "The economy, the virus, the police issue all leading up to one very important election."

In early spring, Rep. Cindy Axne, D-Iowa, called around to small businesses in her district eager to hear how they were coping as the pandemic closed businesses across the country. One shuttered restaurant owner in Des Moines was having trouble getting a loan, so Axne called the head of the state's Small Business Administration. The three worked it out together on the phone.



U.S. Rep. Cindy Axne, D-Iowa, hopes to hold her House seat in a race against Republican former Rep. David Young, whom she ousted in 2018.

KELSEY KREMER/DES MOINES REGISTER FILE

power.

But honing in on those constituent connections has been particularly difficult this year with the elimination of traditional in-person campaigning and a bright spotlight on how lawmakers have handled the upheaval gripping the nation.

"It's absolutely shifted so much of my life in this position, from the work and how we conduct work on the official side, to campaigning," Axne said. "It's affecting every single bit of my job as I represent Iowans and as I go out to try and earn their votes this fall."

Axne has tried to appeal to both partisan branches of her constituency. She frequently criticized Iowa's Republican governor, Kim Reynolds, for not declaring a stay-at-home order and has spoken out about COVID-19 outbreaks at meatpacking plants. But she has also put herself at odds with fellow Democrats, voting against a Democratic-led COVID-19 emergency package that she argued would "waste taxpayer dollars."

For Axne and other swing-district Democrats fighting to keep their seats, COVID-19 has created an unusual situation. And for freshmen lawmakers, the first re-election battle is often the hardest. The election marks the first time freshmen must defend their records and show they have real staying

"This virus issue complicates the landscape for people like Axne," Goldford said. "It basically complicates what is already a complicated re-election bid."

Goldford explained that in times of crisis, typically the country comes together. But the pandemic has led to even more partisan lines being drawn, a problem for those in swing districts where hard-line partisanship doesn't play well.

Politicization is only one of the extra hurdles facing House members. Rep. Cheri Bustos, D-Ill., chairwoman of the Democrats' House campaign arm, noted they have shifted their hiring to focus on digital and virtual outreach.

"I think things are very different now. We have to campaign in a different way. And we have to communicate with people we represent in a different way," she said in an interview.

She noted efforts to mobilize volunteers working from home and mobile director hires sent to campaigns across the country.

"We know this moment that we are living in right now and we're adjusting to it," Bustos said.

Candidates trying to knock out incumbents also face an unprecedented challenge.

The battleground districts of 2020 vary significantly from the last cycle. Democrats won many of the seats considered the most competitive in 2018, so this time, many Democrats are aiming to win seats in redder territory.

But Democrats also are on the defensive in many House districts. Only three congressional districts won by Hillary Clinton in 2016 are represented by Republicans, and 31 districts won by Trump are represented by Democrats.

It's crucial for the GOP to break out in these races.

McCormick, the emergency room doctor running in the Atlanta suburbs, says he has resumed some in-person campaign events and meetings, albeit socially distanced.

"Different people take risks all the time," he said. His campaign was holding events based on the level of comfort people had.

"We really tried to adapt to every situation given each individual. What we've tried to do is also accommodate people in their own environment," he said, whether that meant going to a synagogue and handing out masks before an event, or holding events through Zoom for those uncomfortable with in-person events.

Some Republicans have expressed optimism after a surprise win in California's 25th District in a May special election – the first time the GOP has turned a California district from blue to red in more than 20 years. Rep. Tom Emmer, R-Minn., and chairman of House Republicans' campaign arm, touted the win in an interview and said there were dozens of districts where Republicans appear even better positioned to take back seats.

"After a win in California's 25th District, which is the suburbs of Los Angeles, I would tell you two things: If we can win in the suburbs of Los Angeles, we can and will win everywhere we need to in the fall," he said.

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NOTICE OF PUBLIC HEARINGS

The Martin County Local Planning Agency will conduct public hearings on August 6, 2020, beginning at 7:00 P.M., or as soon thereafter as the items may be heard, to review the following items:

1. Comprehensive Plan Amendment 19-26, Sunshine State Carnations: A Future Land Use Map change from Residential Estate Density (allowing 2 units per acre) to Low Density Residential (allowing 5 units per acre) on 2 parcels totaling 19.44 acres, located at 9450 SE Gomez Avenue in Hobe Sound.
2. Application for re-zoning from R-2B and R-2 (Single-Family Residential District) to RS-5, (Low Density Residential District) or the most appropriate zoning district on 19.44 acres regarding Comprehensive Plan Amendment 19-26, Sunshine State Carnations.
3. Comprehensive Plan Amendment 19-28, Golden Gate FLUM, a proposal to amend the Future Land Use Map regarding the Golden Gate Community Redevelopment Area (CRA) to change the Medium Density Residential, High Density Residential, and General Commercial future land use designations to CRA Center, CRA Neighborhood, Recreational, and General Institutional future land use designations and to repeal the Golden Gate Mixed-Use Future Land Use Overlay. The Industrial, Recreational and General Institutional future land use designations will be retained.
4. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 7, GOLDEN GATE COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; REPEALING SECTION 3.267, GOLDEN GATE COMMUNITY REDEVELOPMENT AREA, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; AMENDING THE ZONING ATLAS TO ASSIGN THE GOLDEN GATE REDEVELOPMENT ZONING DISTRICT AND MAKE OTHER CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

All interested persons are invited to attend and be heard. The meeting will be held in the John F. and Rita M. Armstrong Wing of the Blake Library, 2351 SE Monterey Road, Stuart, Florida 34996. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the Growth Management Department. For more information, contact the Growth Management Department at (772) 288-5495.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.



TR-GCI0456861-01 July 17, 2020

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