



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

Pineland Prairie Land Development Regulations Creating Article 11 Regarding the Planned Mixed-Use Village

Applicant:	Knight Kiplinger
Property Owner:	Shadow Lake Groves, Inc./Martin Gateway Estates, LLC
Agent for the Applicant:	Marcela Cambor-Cutsaimanis, AICP
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	2018G-LD-001
Application Type and Number:	D020
Report Number:	2018_0828_LDR_Staff_Report_Final
Application Received:	26/09/2017
Date of Report:	02/15/2018
Resubmittal Received:	05/14/2018
Staff response:	07/03/2018
Resubmittal received:	07/20/2018
Staff response:	07/25/2018
Resubmittal received:	08/02/2018
Date of Report:	08/08/2018
Revised Report:	08/28/2018

B. Project description and analysis

This is a request for an amendment to the Land Development Regulations (LDR), Martin County code regarding Article 11.

On April 24, 2018 the Board of County Commissioners (BCC) voted to transmit CPA 18-3, future land use map amendment and CPA 18-4, comprehensive growth management plan (CGMP) text amendment concerning Pineland Prairie to the Department of Economic Opportunity (DEO) for review and approval. The DEO has rendered its approval and the CGMP amendments are scheduled for final adoption at a public hearing on August 21, 2018.

The CGMP amendments create the Mixed-use Village (MUV) Land use designation. The MUV will apply solely to the 3,411 acres located west of Florida's Turnpike and north of State road

714 in Palm City which are designated for the Pineland Prairie project. The plan amendments create the PMUV zoning district to implement the MUV land use.

The proposed amendment to the LDR creates Article 11, which will provide the land use regulations and development review process for the PMUV. The PMUV and Article 11 will only apply to the same 3,411 acres assigned the MUV land use designation.

Article 11 includes form-based code to direct the implementation of land development. The form-based code will provide a level of certainty to the development that traditional Euclidean code does not provide. It is that certainty of the built environment that allows Article 11 to provide more flexibility to the review process and time constraints that are standard for development in Martin County.

Article 11 is compliant with all policies, goals and objectives of the CGMP. Where there is a conflict between Article 11 and the CGMP the CGMP shall prevail. Where a conflict arises between Article 11 and other LDRs Article 11 shall prevail unless otherwise expressed in the article.

Article 11 is organized into 7 divisions. Each division has been reviewed by the appropriate County staff that will review and enforce the code as it is applied. Development review staff has provided input for all of the development standards provided in the article.

A synopsis of the 7 divisions of code within Article 11 is provided as follows:

Division 1: General Provisions

Division 1 provides the overall goals and purpose for the PMUV and lays out the applicability as well as providing a glossary of terms that is specific to the PMUV.

Division 2: Neighborhoods

The regulating plan found in division 2 is the basis for which the form-based code is developed. The plan displays;

1. The Primary Urban Services Boundary which contains the urban footprint of the PMUV.
2. The 4 types of neighborhoods found in the PMUV.
3. Preserve areas, including wetlands and wetland buffers.
4. Primary Thoroughfares.
5. C-23 water treatment area
6. Open space areas.

In addition to the regulating plan general neighborhood standards and block structure are provided. These brief standards are further expounded in the form-based code that follows.

Division 3: Transect Zones

Transect zones organize development in a continuum from the urban core of the PMUV to the

rural edge of the development. Each transect is assigned specific characteristics regarding density, building placement and form and permitted uses that together influence the neighborhood.

Each neighborhood has a potential amount of transects that may be allocated in development as shown in Table 3-1. The allocation of transects, and subsequently the character of each transect is what defines each neighborhood.

Tables 3-2 and 3-3 provide the framework for the form-based code by applying the standards and permitted uses for each transect zone. Each transect zone is further explained in detail with examples of building types and drafts of building form, height and placement.

The transect zones start with T-5 as the neighborhood center. The T-5 transect requires the most residential and commercial density. The 6 Transect zones tier down to the T-1 which is natural undisturbed land. There are 2 other Transect zones, the SD-W Workplace District is designed to create an area of industrial and commercial uses that are infused with limited residential uses. The Civic Transect Zone is interspersed among all of the development ensuring that open space and meeting places are within walking distance to all neighborhoods.

Transect zones are implemented at the master plan level. As master plans are approved, the transect map of the development will take shape. At no time can the transect plan evolve outside of the parameters set by the tables in Division 3.

Division 4: Standards for lots and Buildings

This division provides additional detail to the building types and lot structure that create the mixed use environment that is essential to traditional neighborhood design. The specific details provided ensure that architectural style as well as function is consistent throughout the development. Illustrations and examples are provided that show how the specific requirements can be applied.

Division 5: Thoroughfare Standards

The design standards for the PMUV do not end with the buildings and site design. The form-based code also applies specific design standards to the streets, sidewalks and alleys in the PMUV to provide walkable interconnected neighborhoods.

Street layout and design is incorporated into the planning process and is an integral part of the form-based code. The relationship between buildings, commercial and residential, and the street is essential to traditional neighborhood design.

Division 6: Site Development Standards.

Division 6 incorporates development standards specific to the PMUV and ensures that standards essential to all development in Martin County are followed. The development standards in the PMUV apply all of the requirements of the CGMP. Code requirements for stormwater treatment,

preserve areas and essential infrastructure do not deviate from Article 4 of the LDR. The standards that do vary are related more to parking, lighting, signage and landscaping that are all related to the form-based code requirements of the PMUV. These requirements are often more stringent than Article 4 and are intended to provide a higher level of architectural certainty than Article 4 provides.

Division 7: Development Review Procedures

The development review process for the PMUV is designed around the planning process that has been developed for the project. In some ways the review process has been streamlined because of the added certainty provided by the form-based code.

The development review process will be the same as all development applications with some exceptions. A development application checklist specific to the PMUV will be provided for applicants. Timelines for review are modified to reflect the organization of site development already in place by the form-based code.

C. Staff recommendation

Staff has reviewed the proposed amendment to the Land Development Regulations and finds that the proposed Article 11 provides the regulatory standards to establish the Planned Mixed-Use Village zoning District in accordance with the adopted CGMP amendment for the Mixed-Use Village land use designation.

Article 11 is compliant with the CGMP and will provide the necessary guidelines and procedures to ensure development in the PMUV is properly implemented to carry out the goals and objectives of the CGMP and all Martin County code.

D. Review Board action

Pursuant to Sections 10.5.B.

Revisions to the LDR.

1. Following review by the LPA, the BCC shall consider revisions to the LDR at a public hearing, pursuant to the provisions of F.S. ch. 125.
2. The BCC shall review proposed revisions to the LDR for consistency with the Comprehensive Plan.
3. After the public hearing, the BCC shall approve, modify and approve, or reject a proposed LDR revision.

This matter was heard before the Local Planning Agency on June 21, 2018. The LPA voted unanimously to recommend approval of the amendment to the LDR, adopting Article 11.

This matter was heard before the Board of County Commissioners on August 21, 2018. The Board voted to consider the ordinance and has scheduled the second hearing for adoption on September 11, 2018, before 5:00 PM.

E. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

The proposed amendment to the Land development regulations, Martin County Code is made in conjunction with proposed CGMP amendments, 18-3 Future Land Use Amendment and 18-4 CGMP Text Amendment. As such, the adoption of this code is contingent on the approval of the related CGMP amendments.

F. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

G. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Advertising fees*:	TBD		
Recording fees*:	TBD		
Mandatory impact fees:	NA		
Non-mandatory impact fees:	NA		

* Fees will be determined once the ads have been placed and billed to the County.

H. General application information

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I. Acronyms

ADA Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element

CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations
LPA Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

J. Attachments

Article 11 is an attachment to the Ordinance provided in the Agenda item.