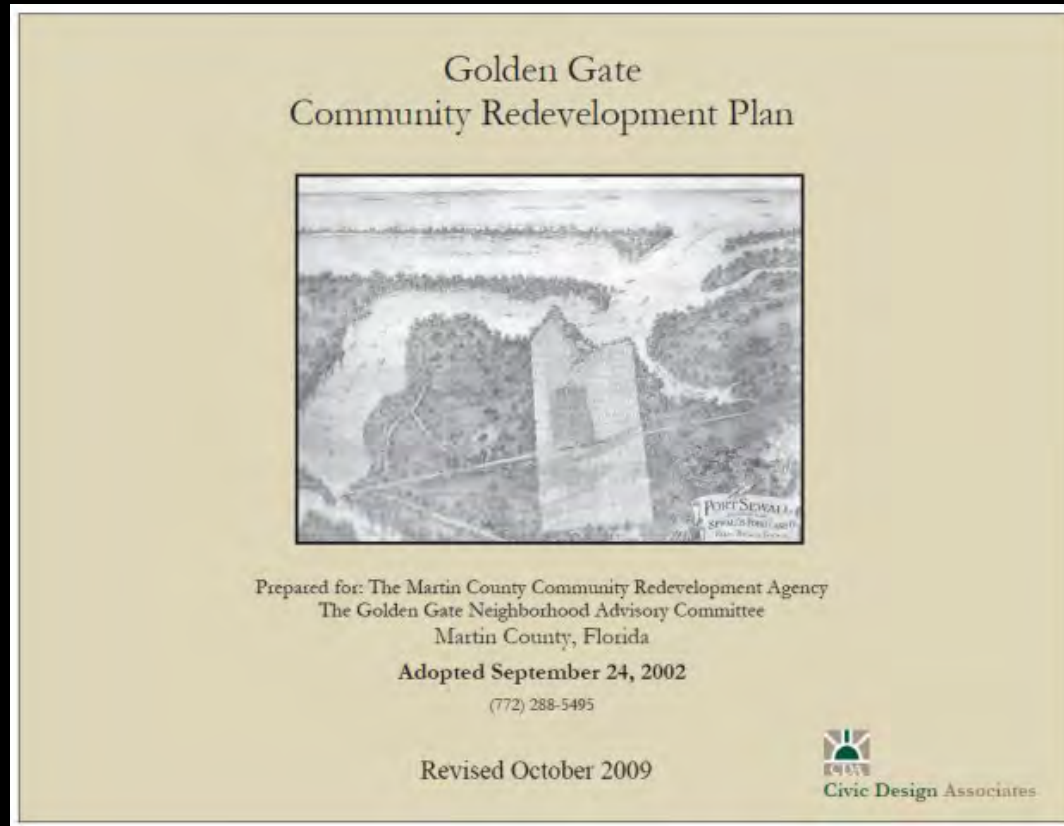


# Martin County Board of County Commissioners



## CRA Proposed Land Development Code - Update

Tuesday, February 26, 2019  
Treasure Coast Regional Planning Council

# Efforts To Date

August 15 <sup>th</sup> :	Project Kick-off Meeting
October 4 <sup>th</sup> :	Workshop/Existing Cond. Analyses
October/November:	Jensen Beach Interviews (13)
November 7 <sup>th</sup> :	Jensen Beach NAC Meeting
November 26 <sup>th</sup> :	Update Presentation to CRA Board
November 29 <sup>th</sup> :	Rio NAC Meeting
December/January:	Rio Interviews (12)
January 2019:	Bob Gibbs' Visit
February 2019:	Old Palm City Interviews
February 18 <sup>th</sup> :	Old Palm City NAC Meeting
February 25 <sup>th</sup> :	Update Presentation to CRA Board
February 26 <sup>th</sup> :	Update Presentation to BOCC

*Each CRA District to begin on 3 Month Intervals*

*Total Timeline = +/- 24 Months*

**Project Schedule**

# TREASURE COAST REGIONAL PLANNING COUNCIL

## MARTIN COUNTY CRA

	<u>JENSEN BEACH</u>	<u>RIO</u>	<u>OLD PALM CITY</u>	<u>HOBE SOUND</u>	<u>PORT SALER NO</u>	<u>GOLDEN GATE</u>
August						
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July						
August						

The Team has been in a Period of Discovery:  
Understanding the  
Existing Relationships between the  
Future Land Use Designations,  
the Future Land Use Mixed-Use Overlay Districts,  
The Underlying Zoning in the CRA Areas,  
and the CRA Area Zoning Overlay Districts.

*“I Am Not Sure What I Can do With My Property”*

# **JENSEN BEACH**

## **COMMUNITY REDEVELOPMENT PLAN**



**PREPARED FOR MARTIN COUNTY  
COMMUNITY REDEVELOPMENT AGENCY  
AND  
JENSEN BEACH NEIGHBORHOOD ADVISORY COMMITTEE**

**PREPARED BY:**

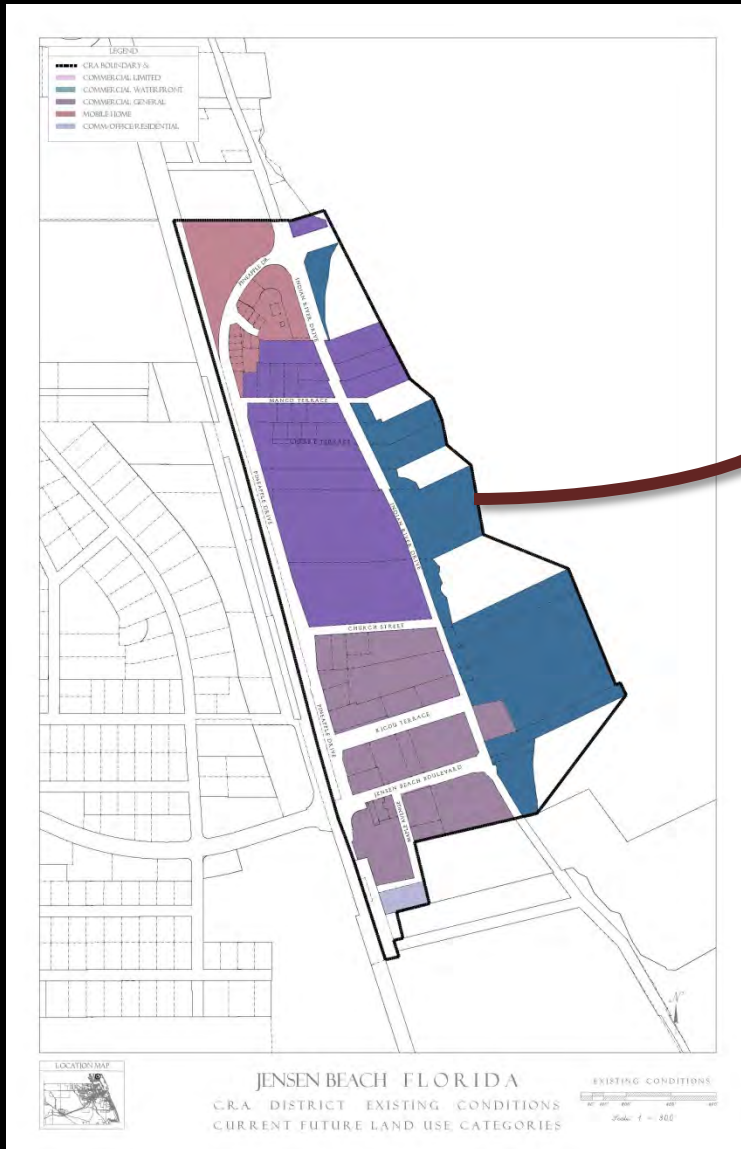


**SEPTEMBER, 2002**

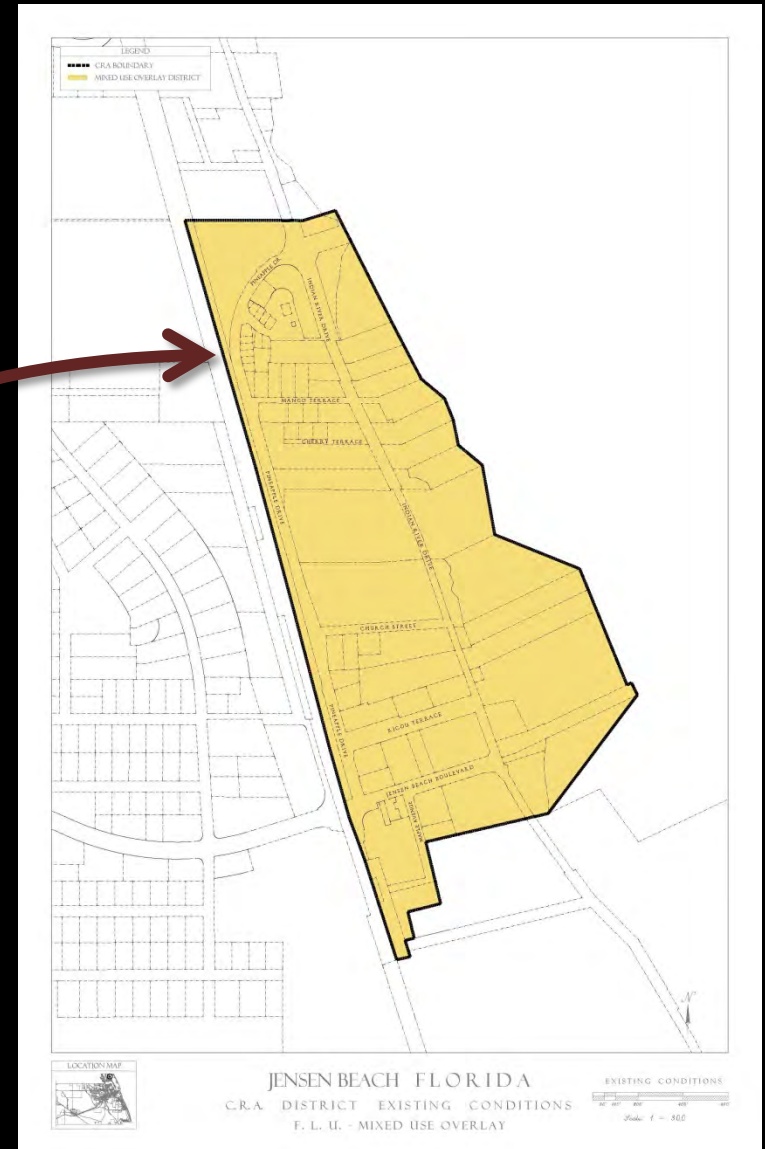
Revised October 2009



# Jensen Beach CRA



Future Land Use



Mixed Use Overlay



# Jensen Beach CRA



Underlying Zoning



CRA Overlay Zoning Districts

# ***Rio***

## ***Community Redevelopment Plan***



*"Rio... a little bit of heaven on 707."*

*Hayes Shimp*

Prepared for:  
The Martin County Community Redevelopment Agency  
Rio Neighborhood Advisory Committee

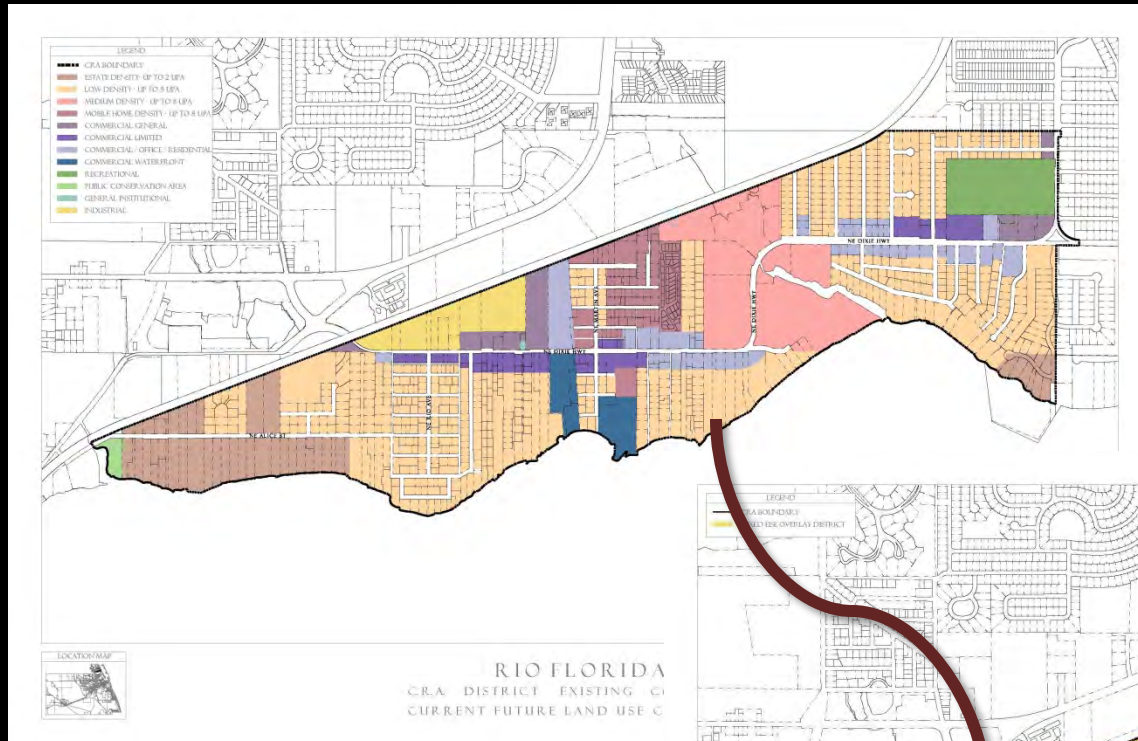
Prepared by:  
Glatting Jackson Kercher Anglin Lopez Rinehart

April, 2001

Revised October 2009  
Revised April 2015

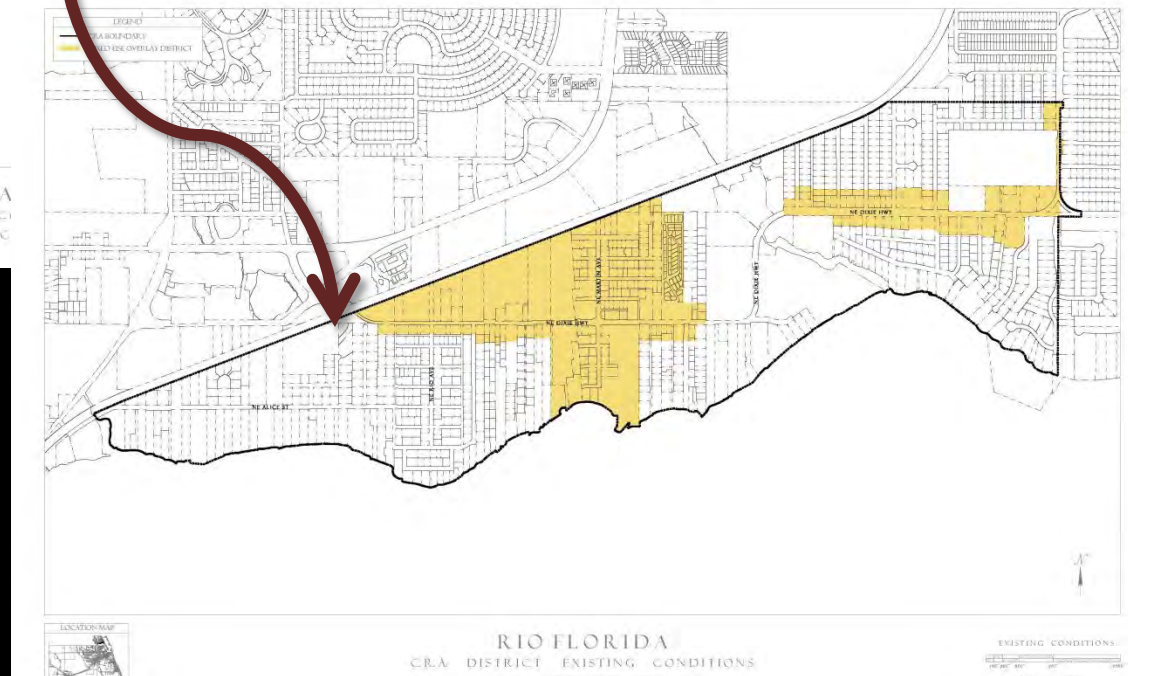


# Rio CRA



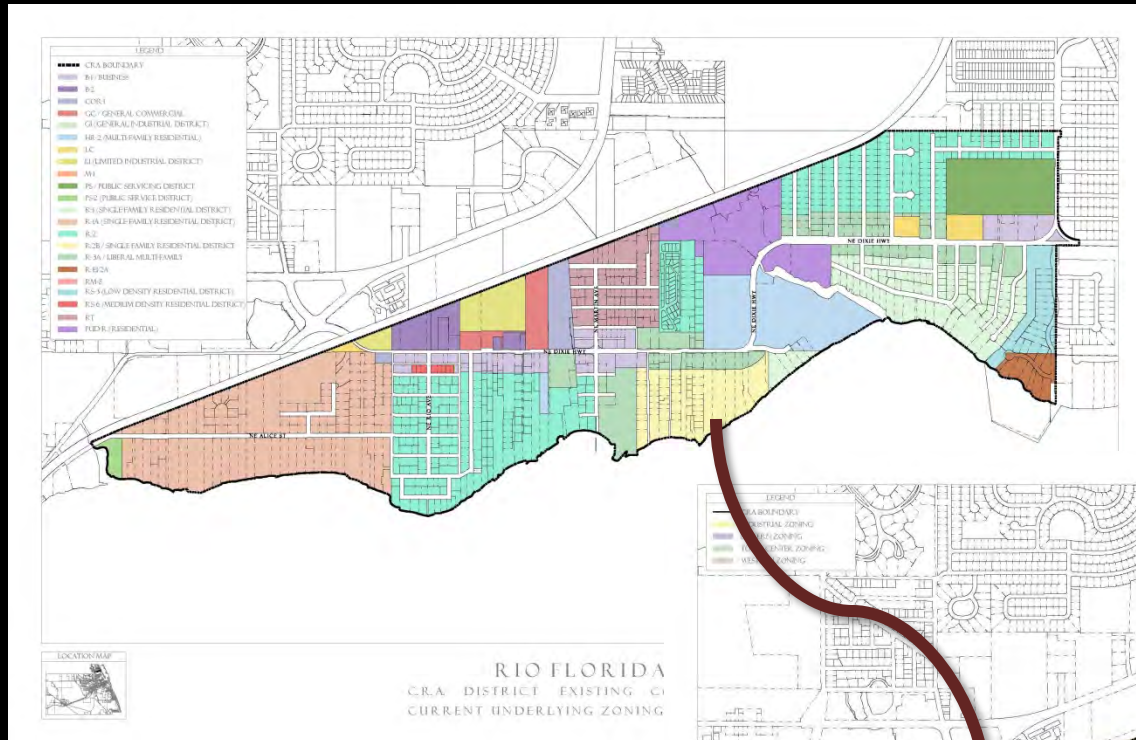
Future Land Use

Mixed Use Overlay replaces Future Land Use Designation, but only when developing a 'mixed use' project under the current Comprehensive plan definition.



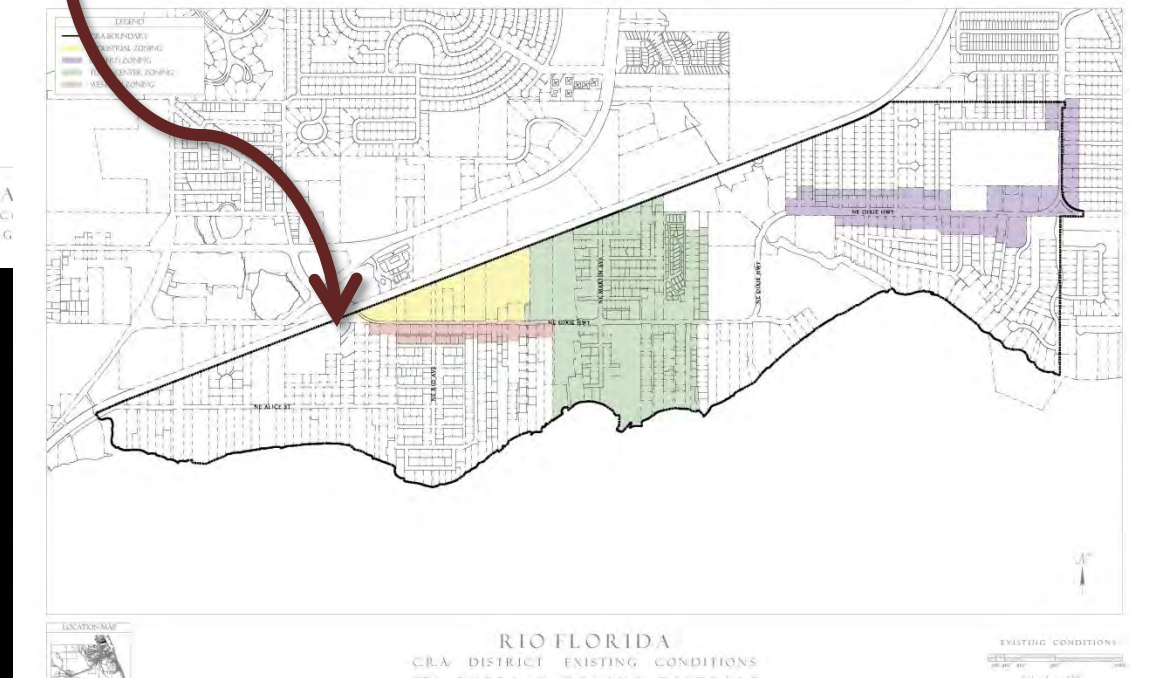
Mixed Use Overlay

# Rio CRA



# Underlying Zoning

CRA Overlay replaces Underlining Zoning, but only when located within the Overlay Districts.

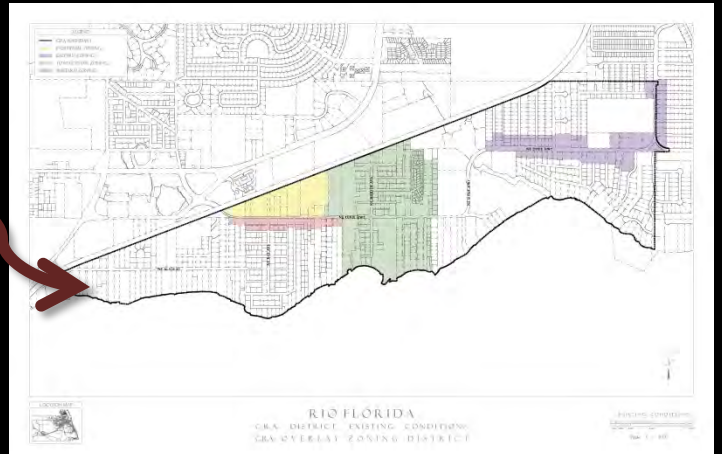
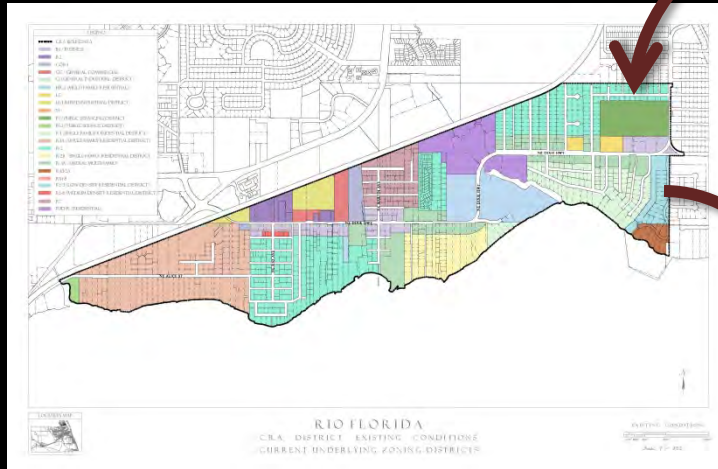
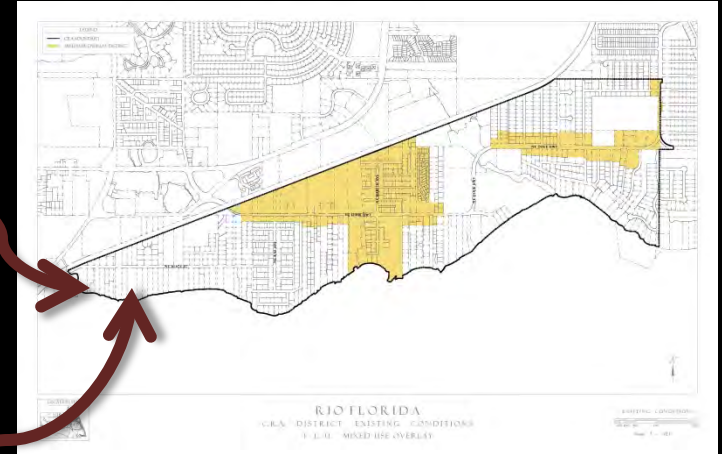
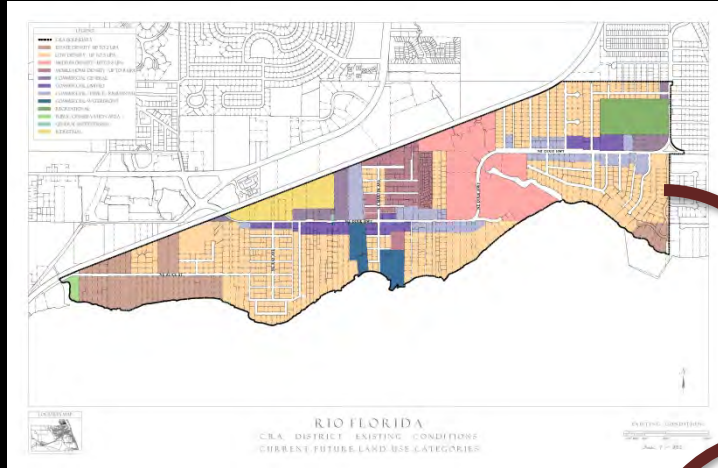


# CRA Overlay Zoning Districts



# Rio CRA

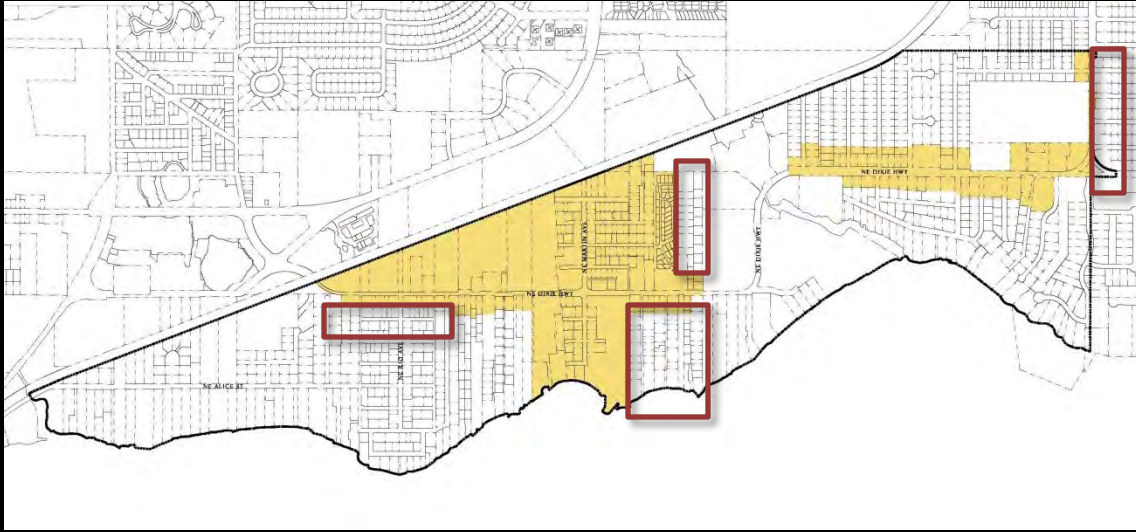
**Multiple overlays confuse landowners and burden staff in determining applicable development regulations.**



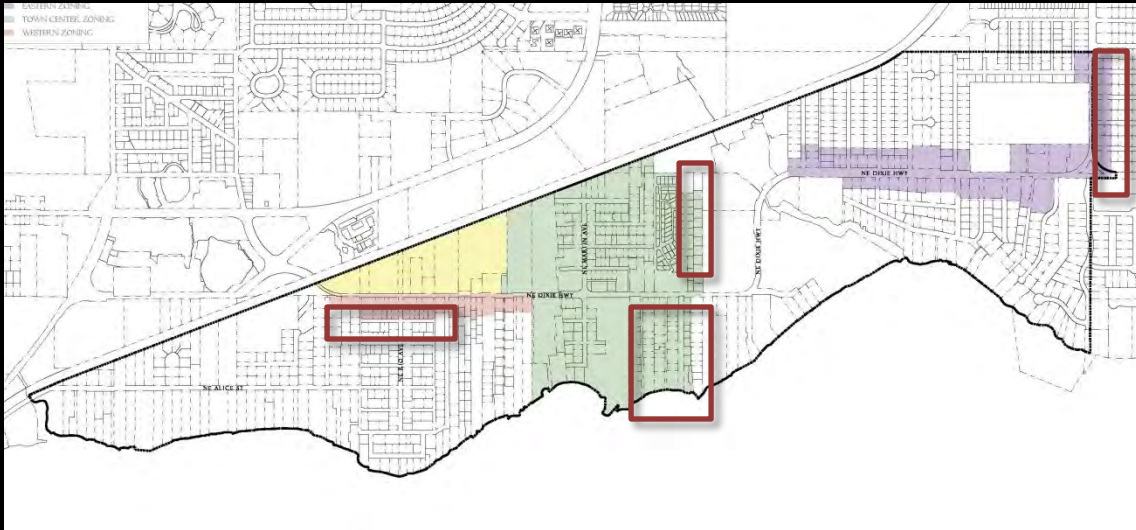
# Rio CRA

# Variations in Overlays

# Mixed Use Overlay



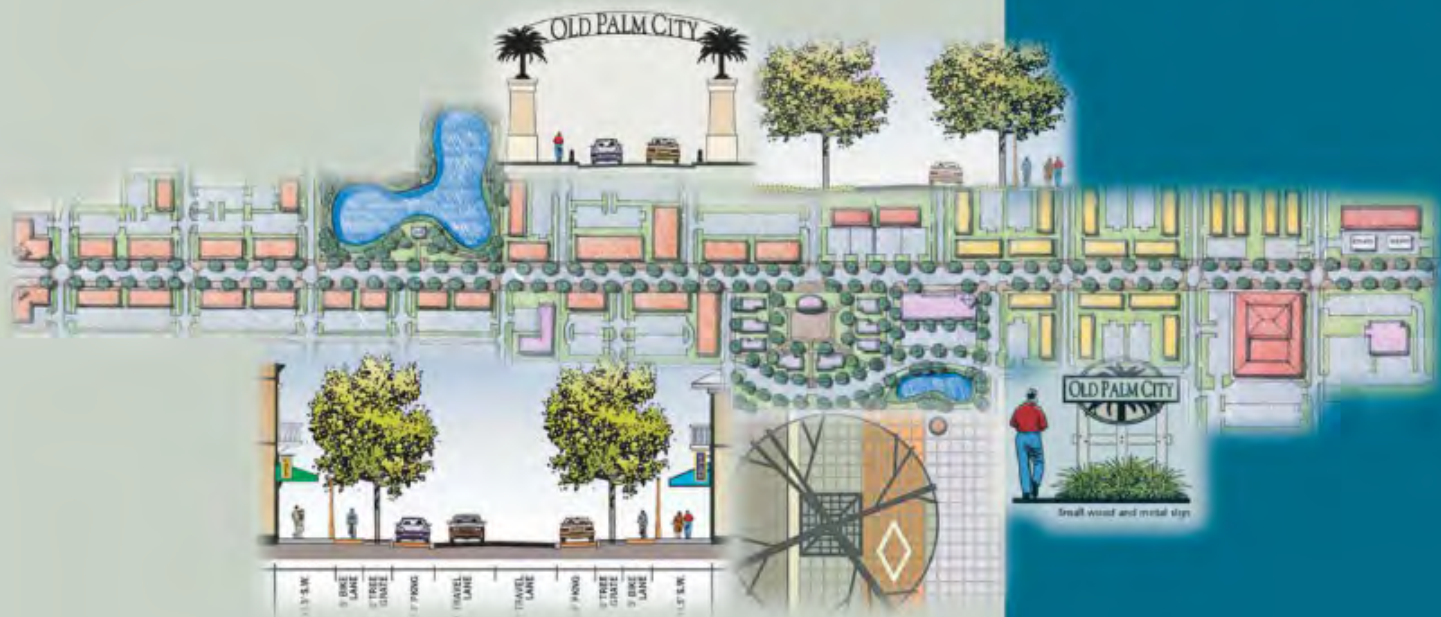
# CRA Overlay



Note the overlay extends beyond the CRA boundary

# COMMUNITY REDEVELOPMENT AREA PLAN

## OLD PALM CITY MARTIN COUNTY, FLORIDA



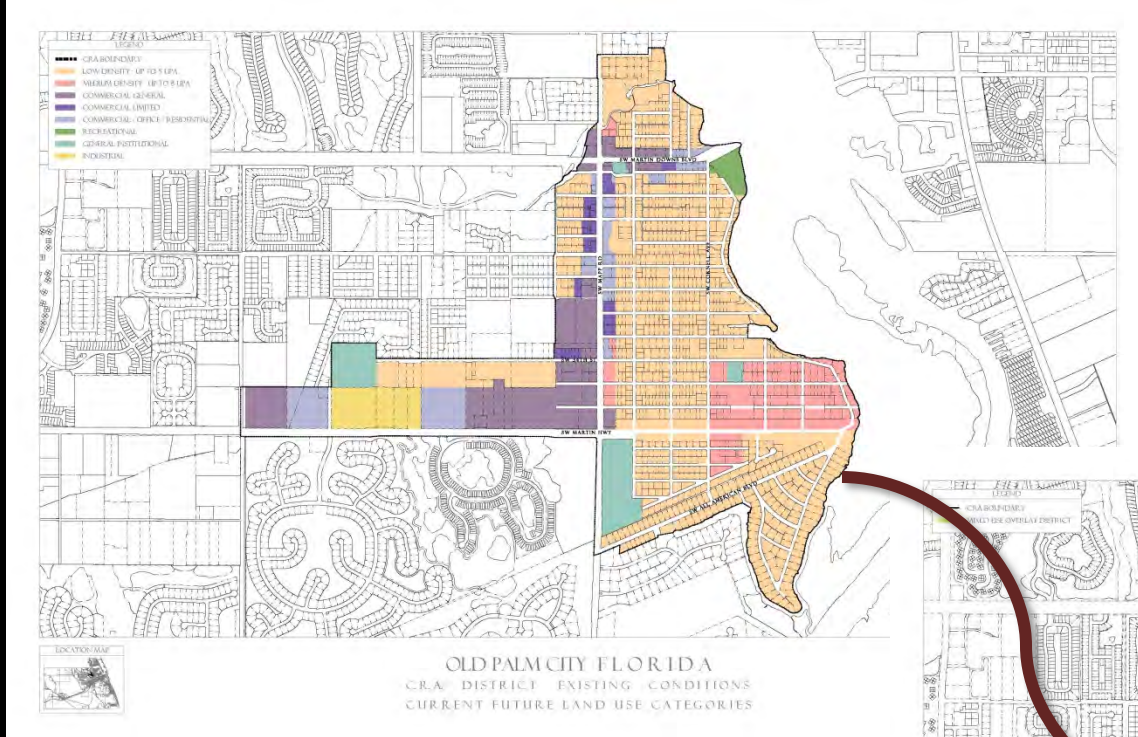
Adopted APRIL 22, 2003

Revised October 2009

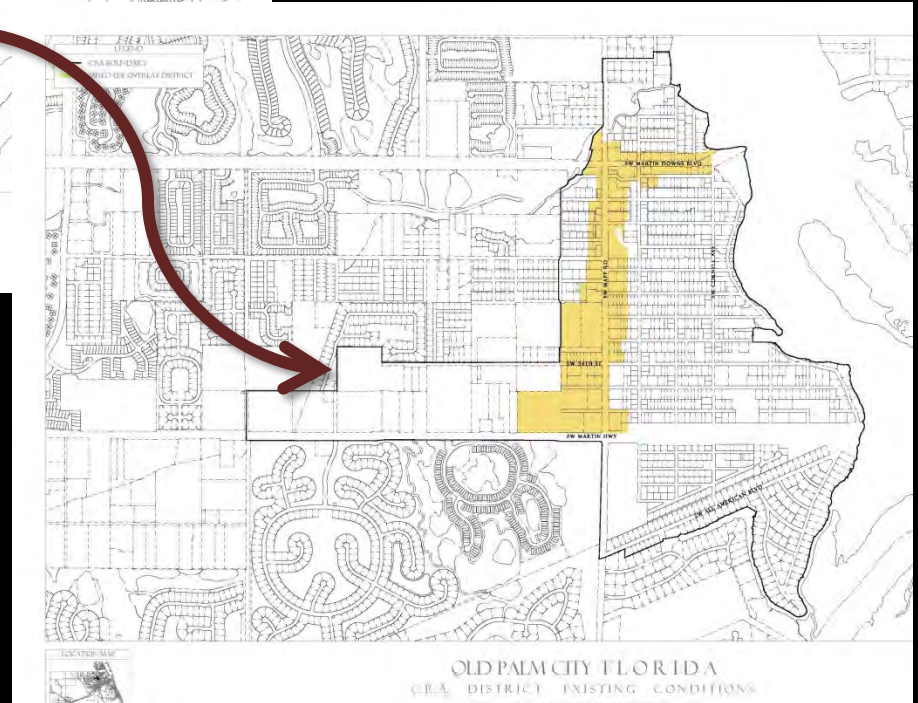
 GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART



# Old Palm City CRA



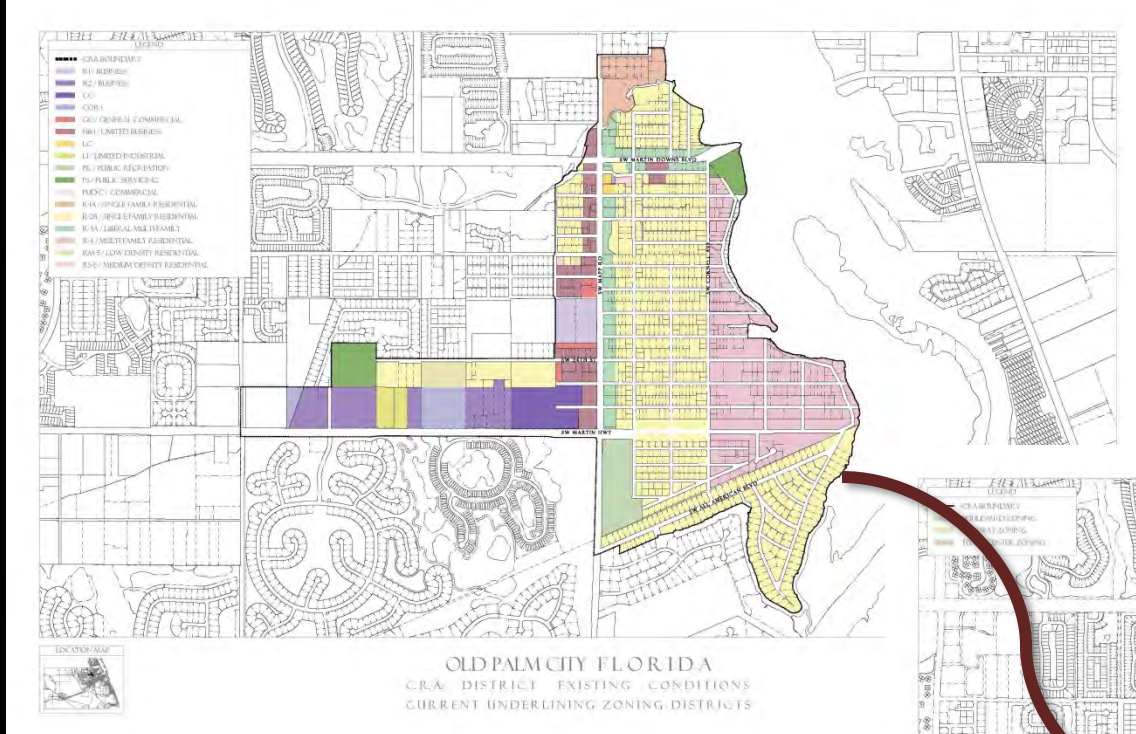
Future Land Use



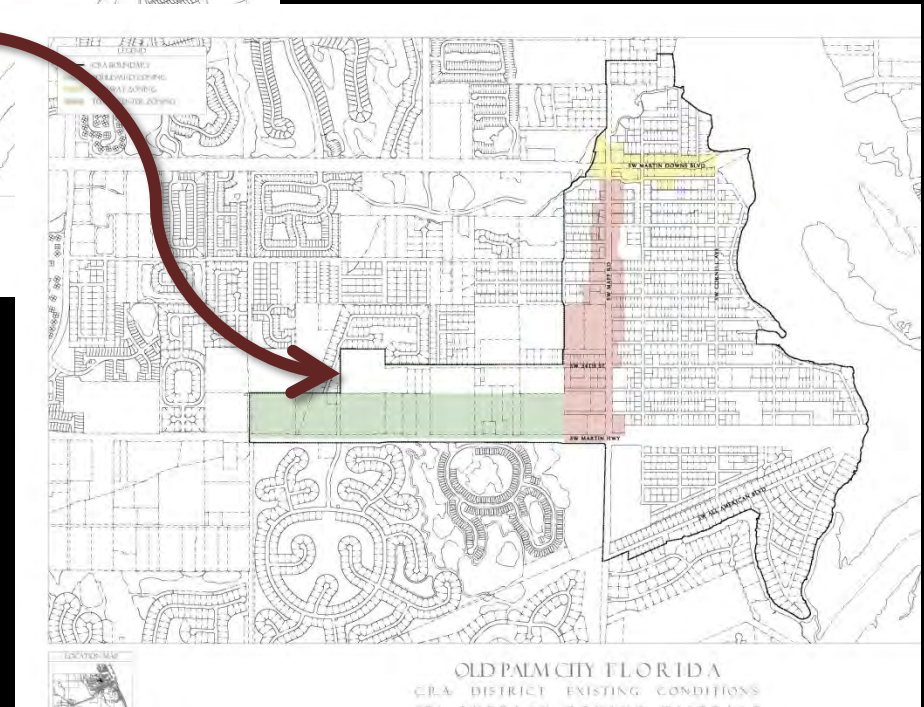
Mixed Use Overlay



# Old Palm City CRA



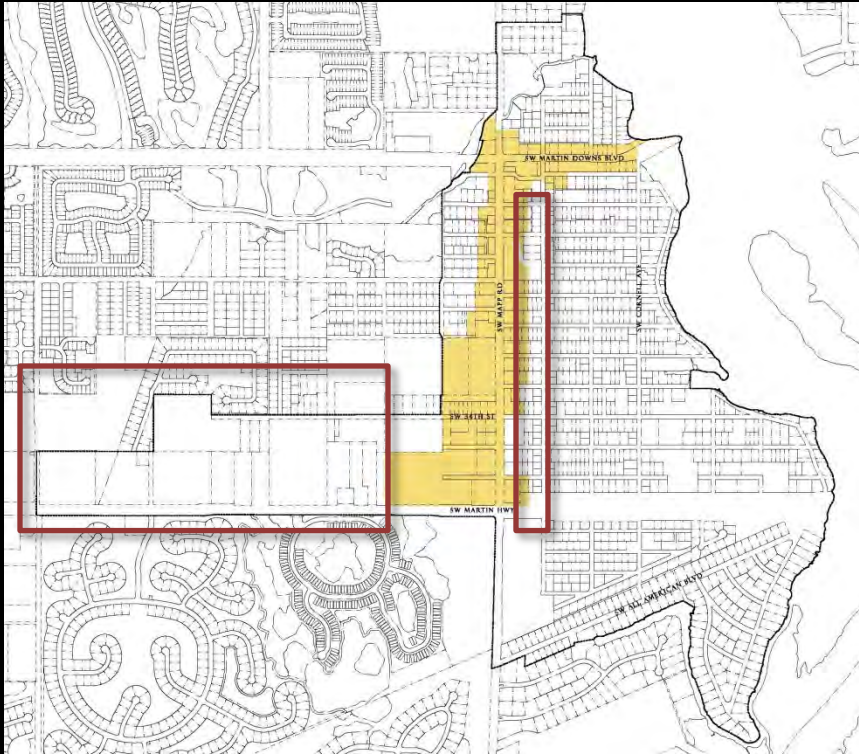
# Underlying Zoning



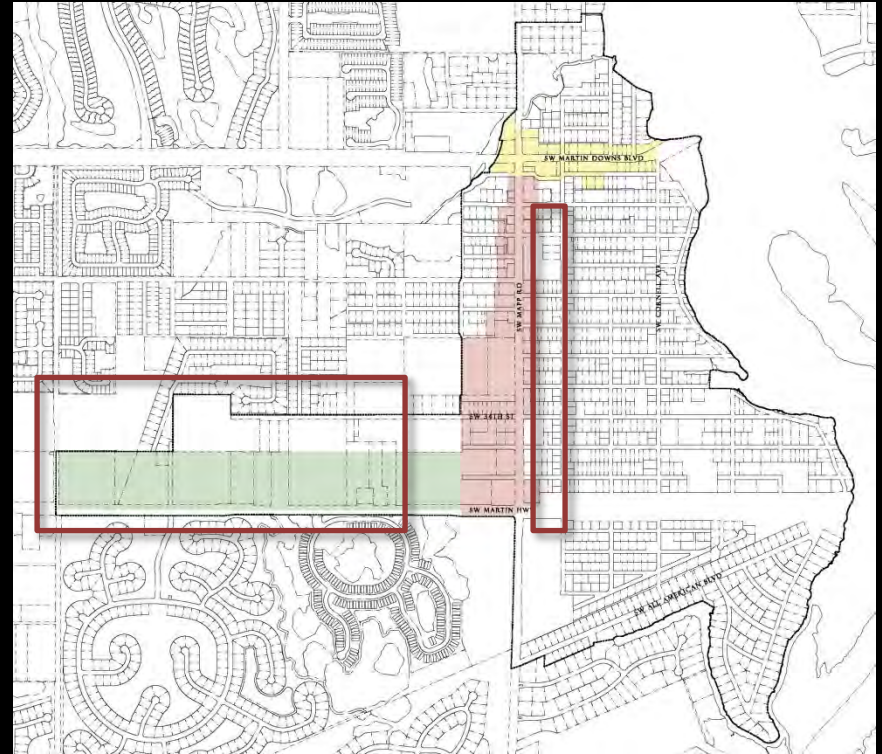
# CRA Overlay Zoning Districts

# Old Palm City CRA

## Variations in Overlays



Mixed Use Overlay



CRA Overlay Zoning Districts



**COMMUNITY  
REDEVELOPMENT PLAN**

PREPARED FOR MARTIN COUNTY

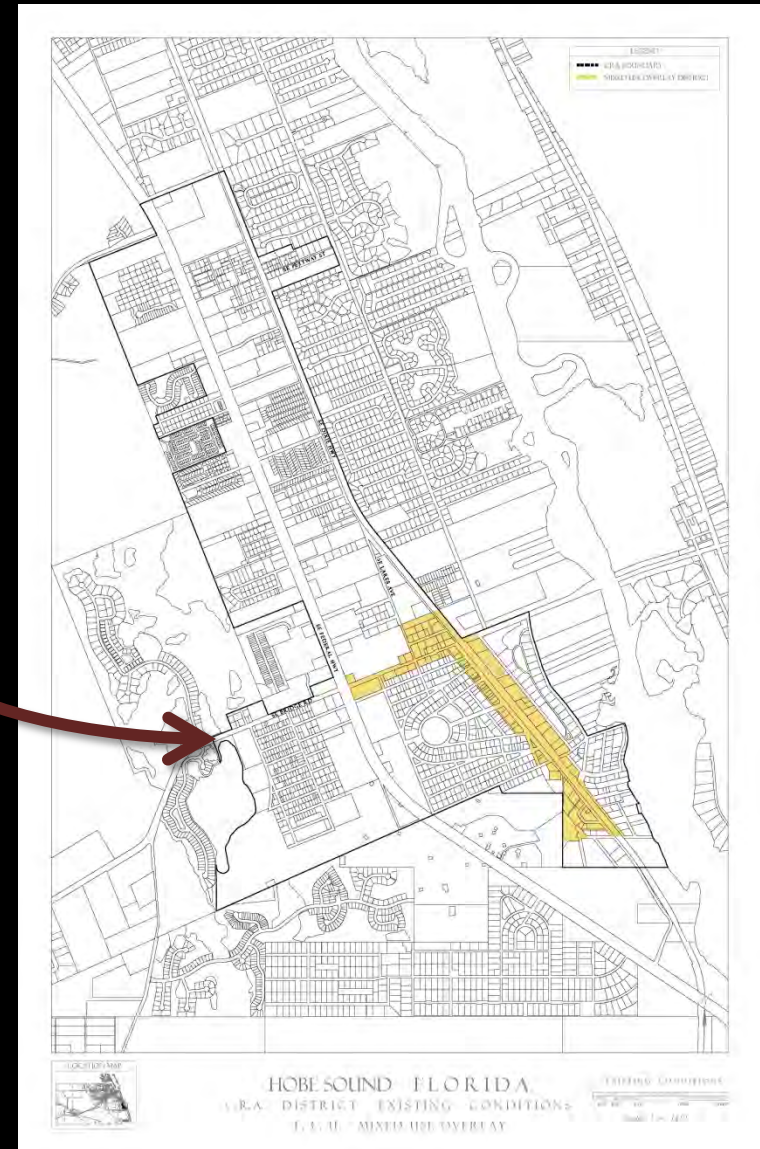
**ADOPTED: DECEMBER 19, 2000**  
**REVISED: October 2009**



# Hobe Sound CRA



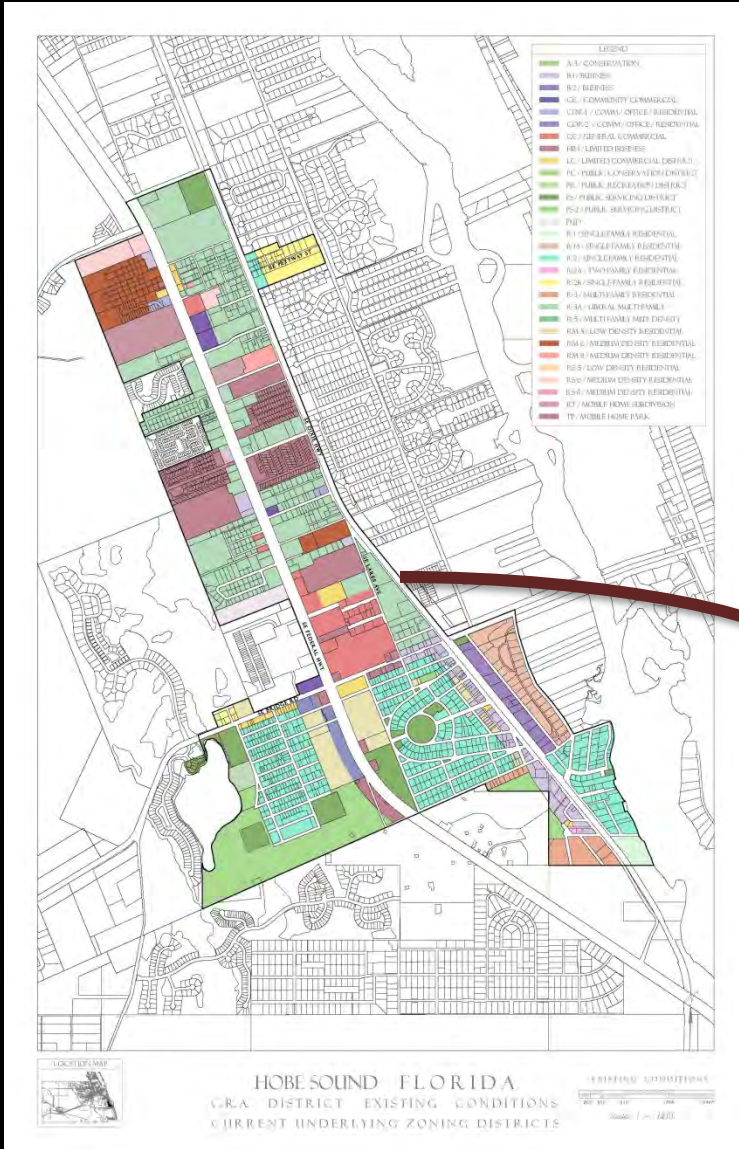
Future Land Use



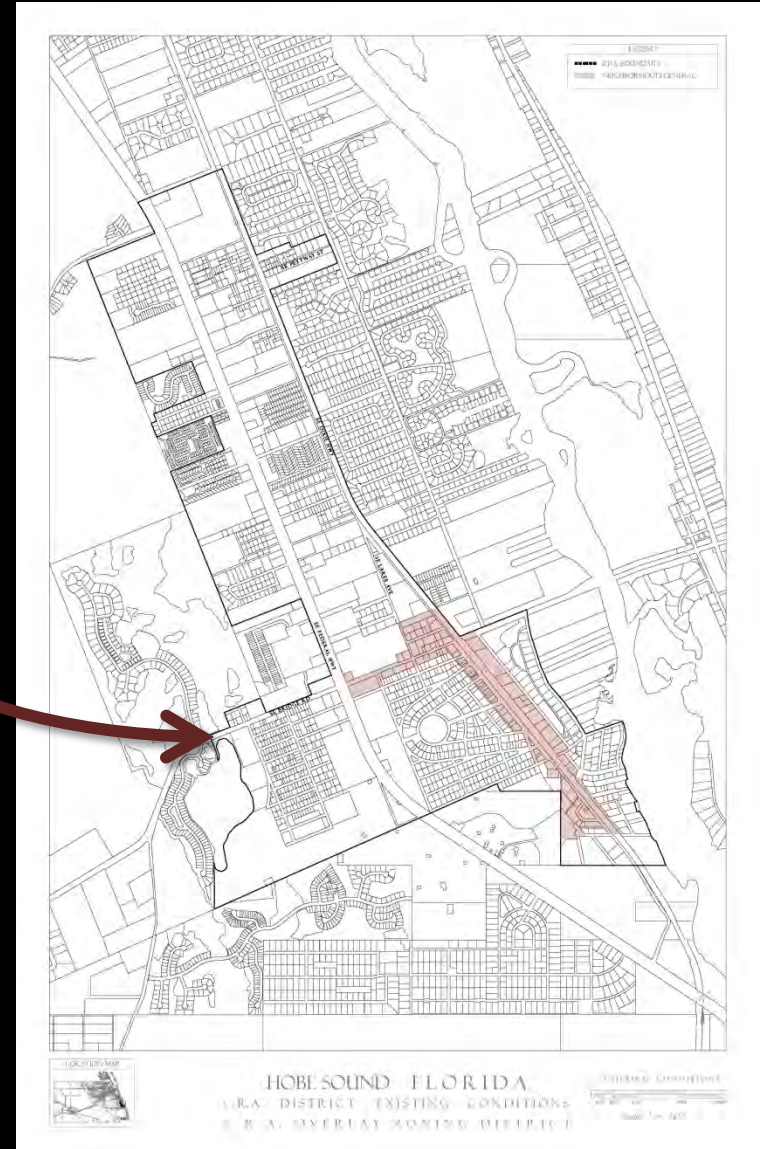
Mixed Use Overlay



# Hobe Sound CRA



# Underlying Zoning



# CRA Overlay Zoning Districts

# *Port Salerno*

## Community Redevelopment Plan



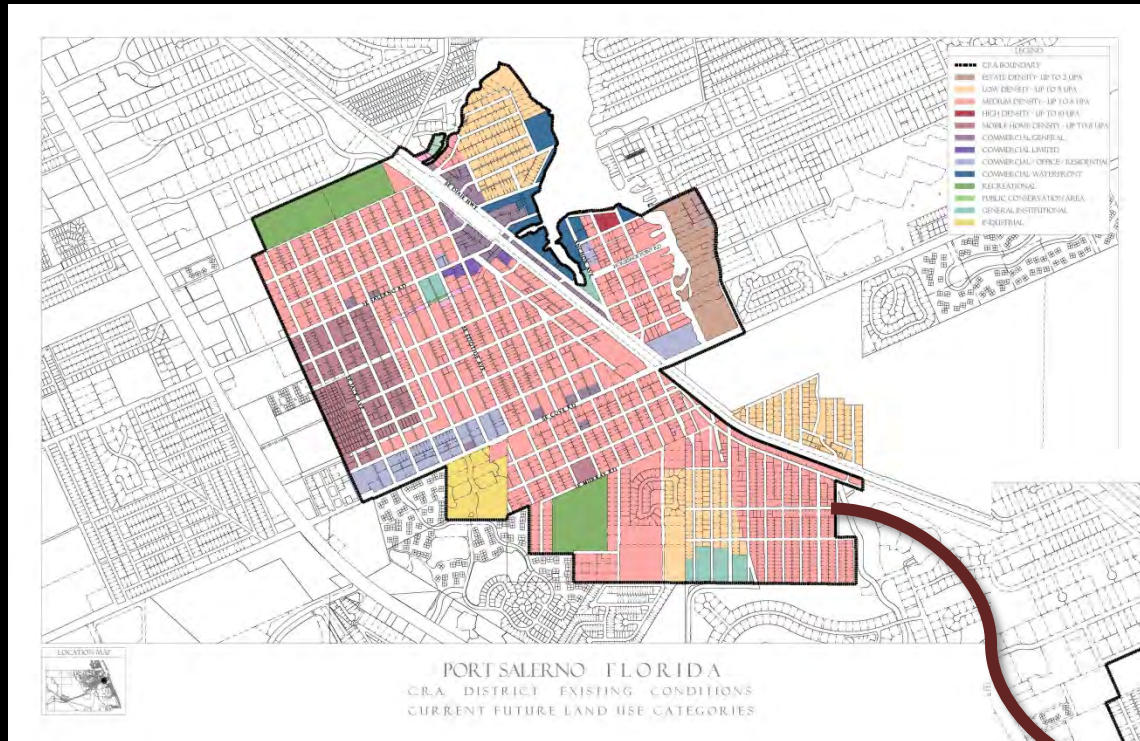
Prepared for:  
The Martin County Community Redevelopment Agency  
Port Salerno Neighborhood Advisory Committee

Prepared by:  
Glatting Jackson Kercher Anglin Lopez Rinehart, Inc.  
Williams, Hatfield & Stoner, Inc.

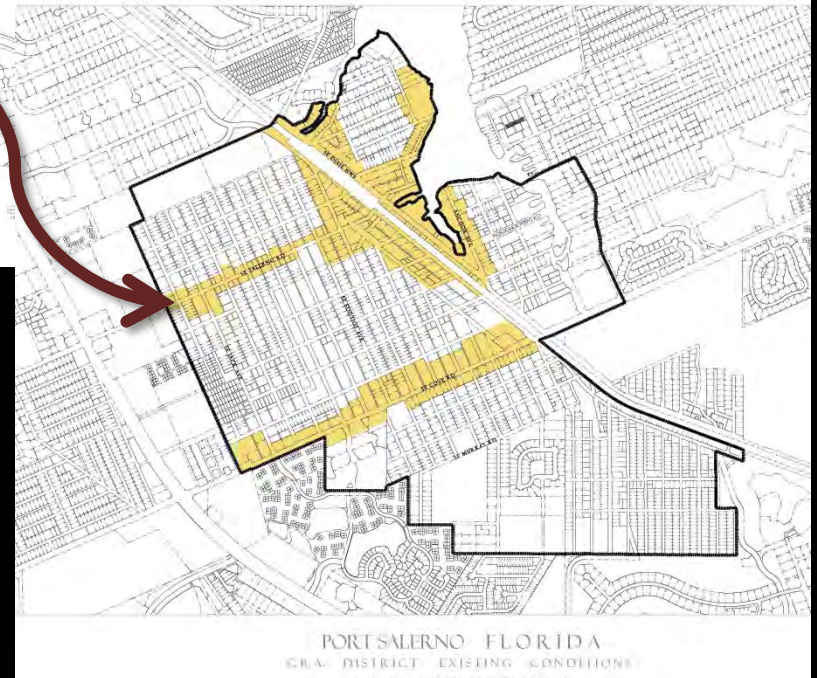
**May 2000**  
Revised October 2009



# Port Salerno CRA



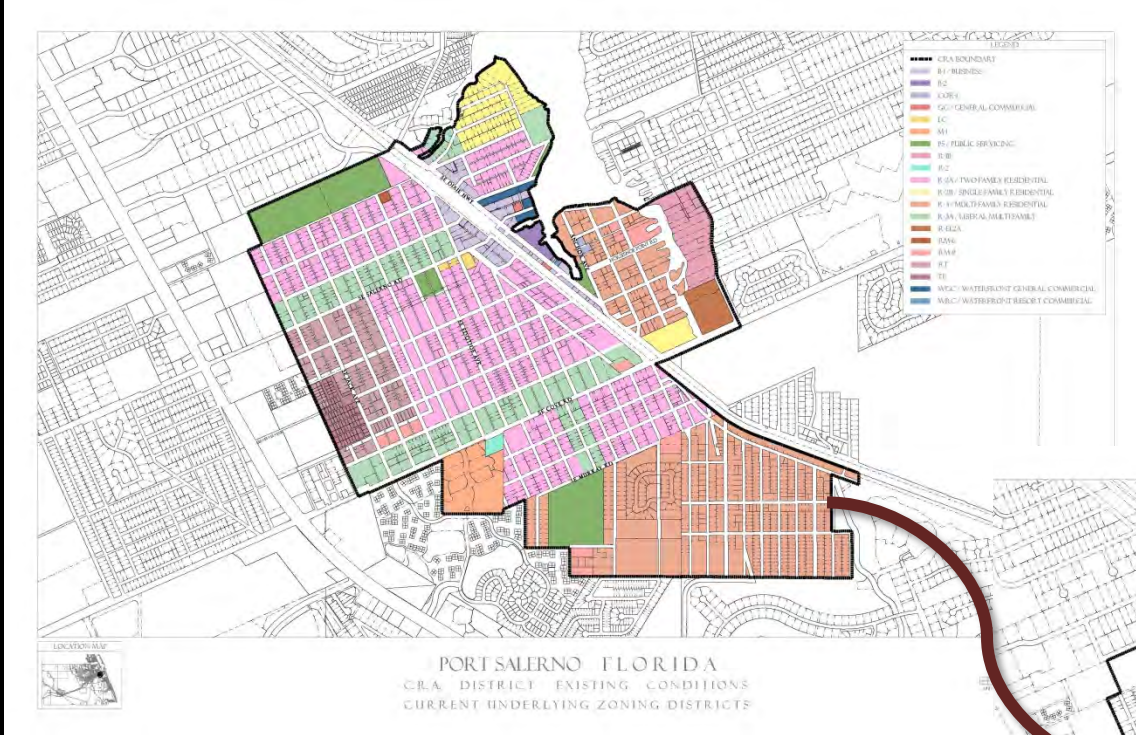
Future Land Use



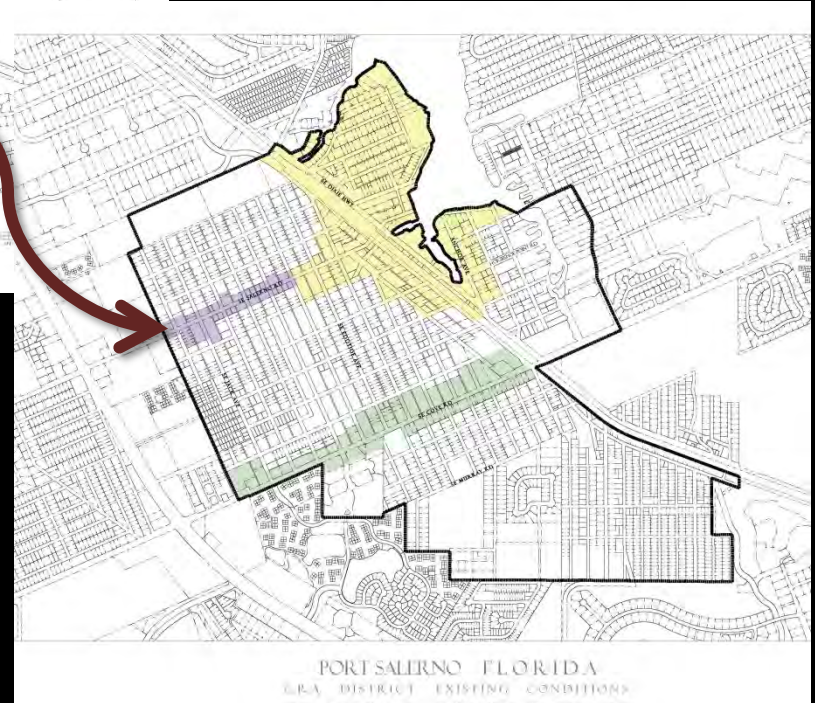
Mixed Use Overlay



# Port Salerno CRA



# Underlying Zoning

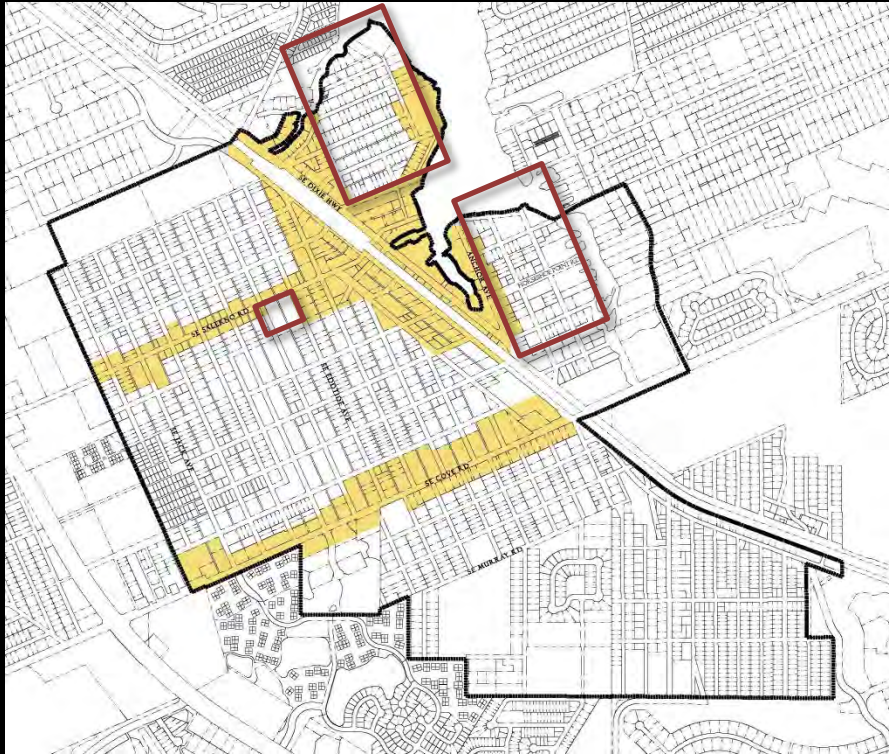


# CRA Overlay Zoning Districts



# Port Salerno CRA

## Variations in Overlays



# Mixed Use Overlay



# CRA Overlay Zoning Districts

# Golden Gate Community Redevelopment Plan



Prepared for: The Martin County Community Redevelopment Agency  
The Golden Gate Neighborhood Advisory Committee  
Martin County, Florida

**Adopted September 24, 2002**

(772) 288-5495

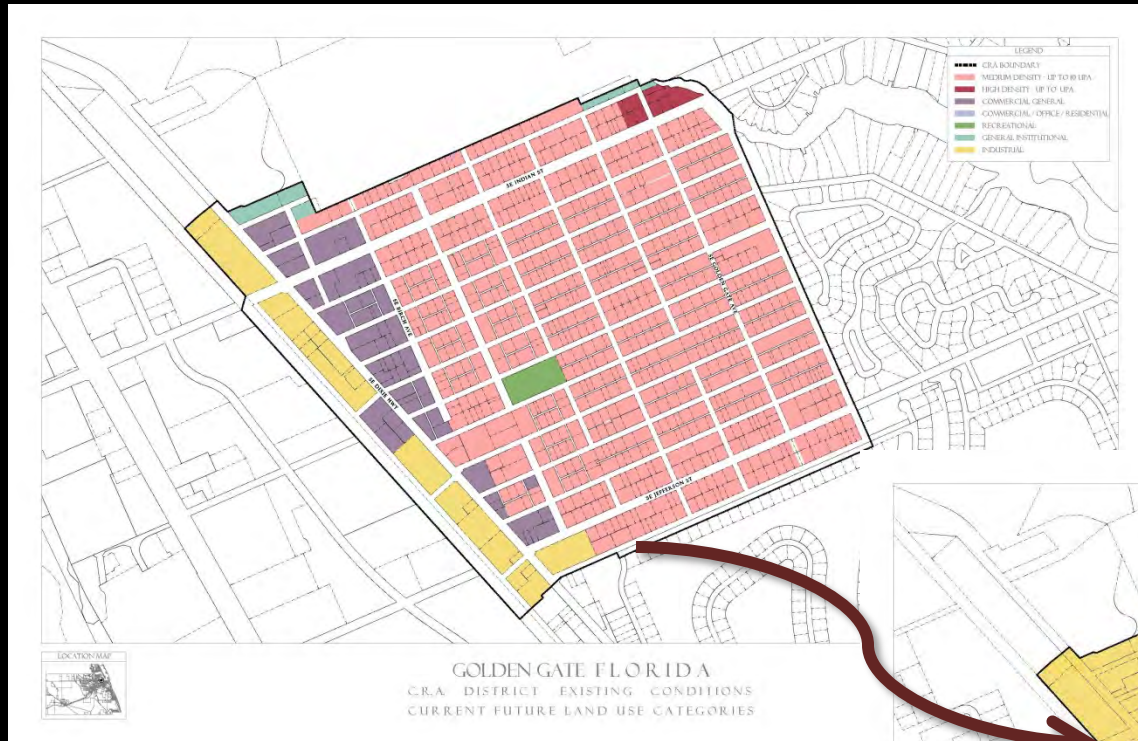
Revised October 2009



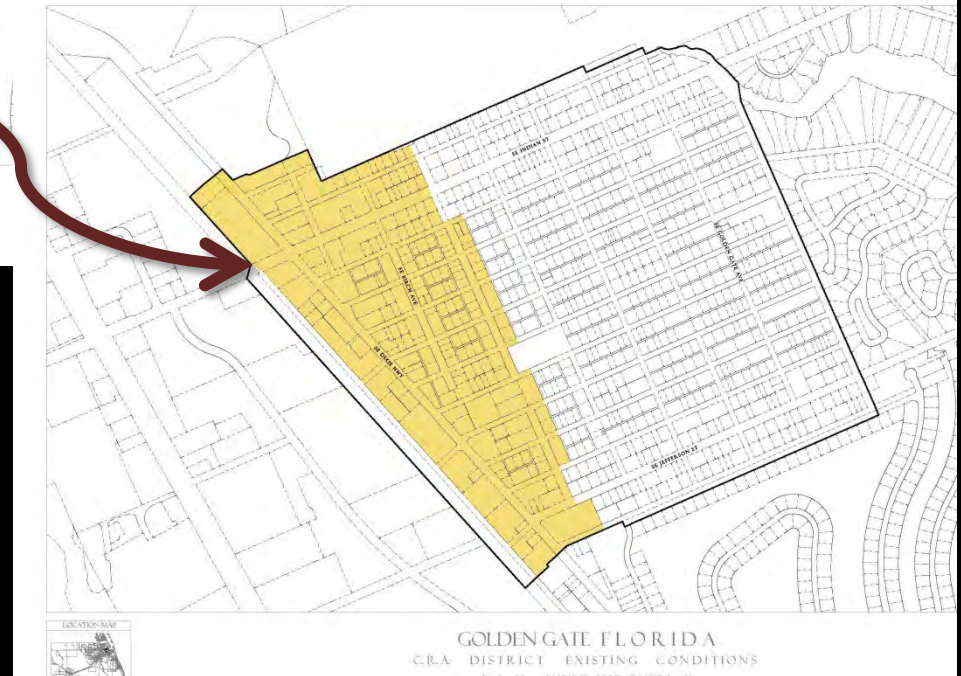
Civic Design Associates



# Golden Gate CRA

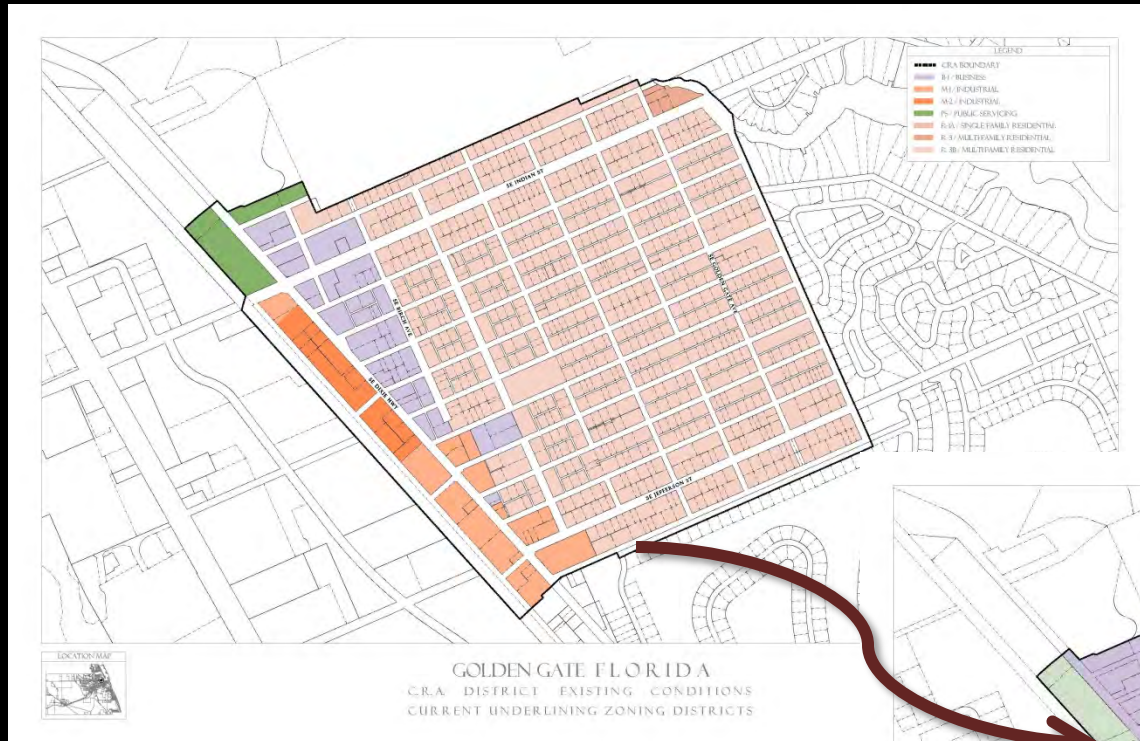


## Future Land Use

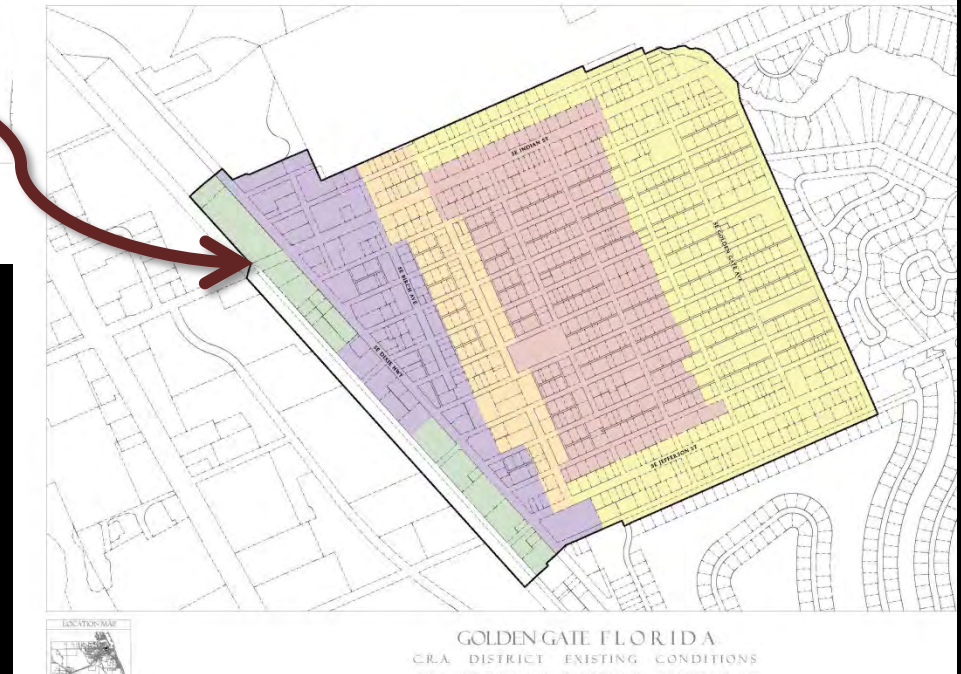


## Mixed Use Overlay

# Golden Gate CRA



## Underlying Zoning



## CRA Overlay Zoning Districts



The Goal is to Create a Consistent  
“Operating System”  
That is Tailored to Each CRA  
But Utilizes the Same Language,  
Graphics,  
Methodology,  
and Level of Detail.

## I. Replace Existing FLUM Designations with 2 new Categories

1. CRA Center

2. CRA Neighborhood

(retain Institutional, Industrial, Commercial  
Waterfront, Recreational, Public Conservation Area)

## II. Eliminate Mixed-Use Overlays

### III. Each CRA Area to be Rezoned to a Single Category

#### 1. Jensen Beach = Jensen Beach CRA;

Rio = Rio CRA; Old Palm City CRA; etc.

#### 2. Zoning Sub-districts Established (for each FLU Category)

##### a) CRA Center

i. Core

ii. General

iii. Edge

iv. Waterfront

v. Industrial

vi. Corridor

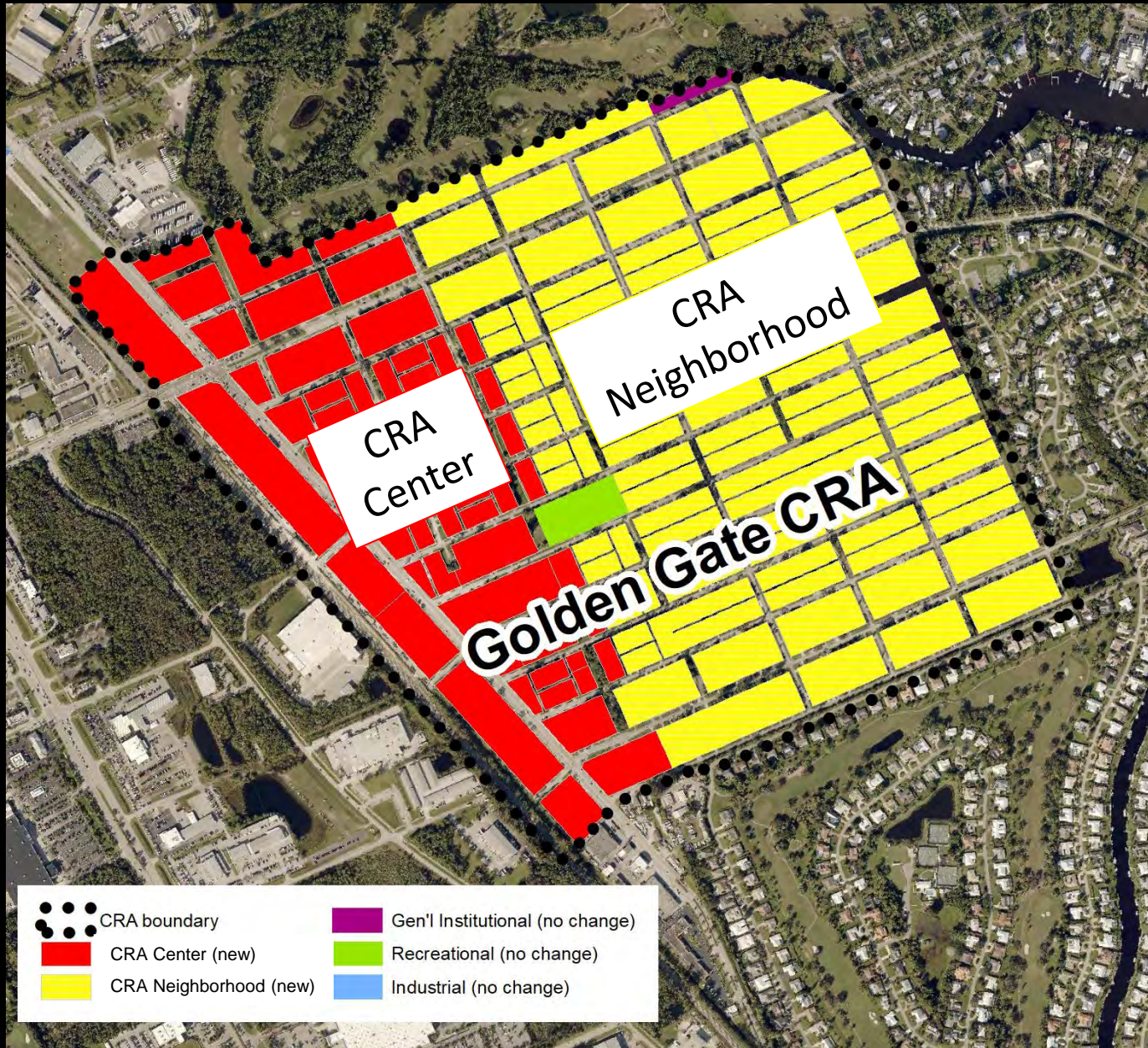
##### b) CRA Neighborhood

a) Multifamily Homes

b) Detached Homes

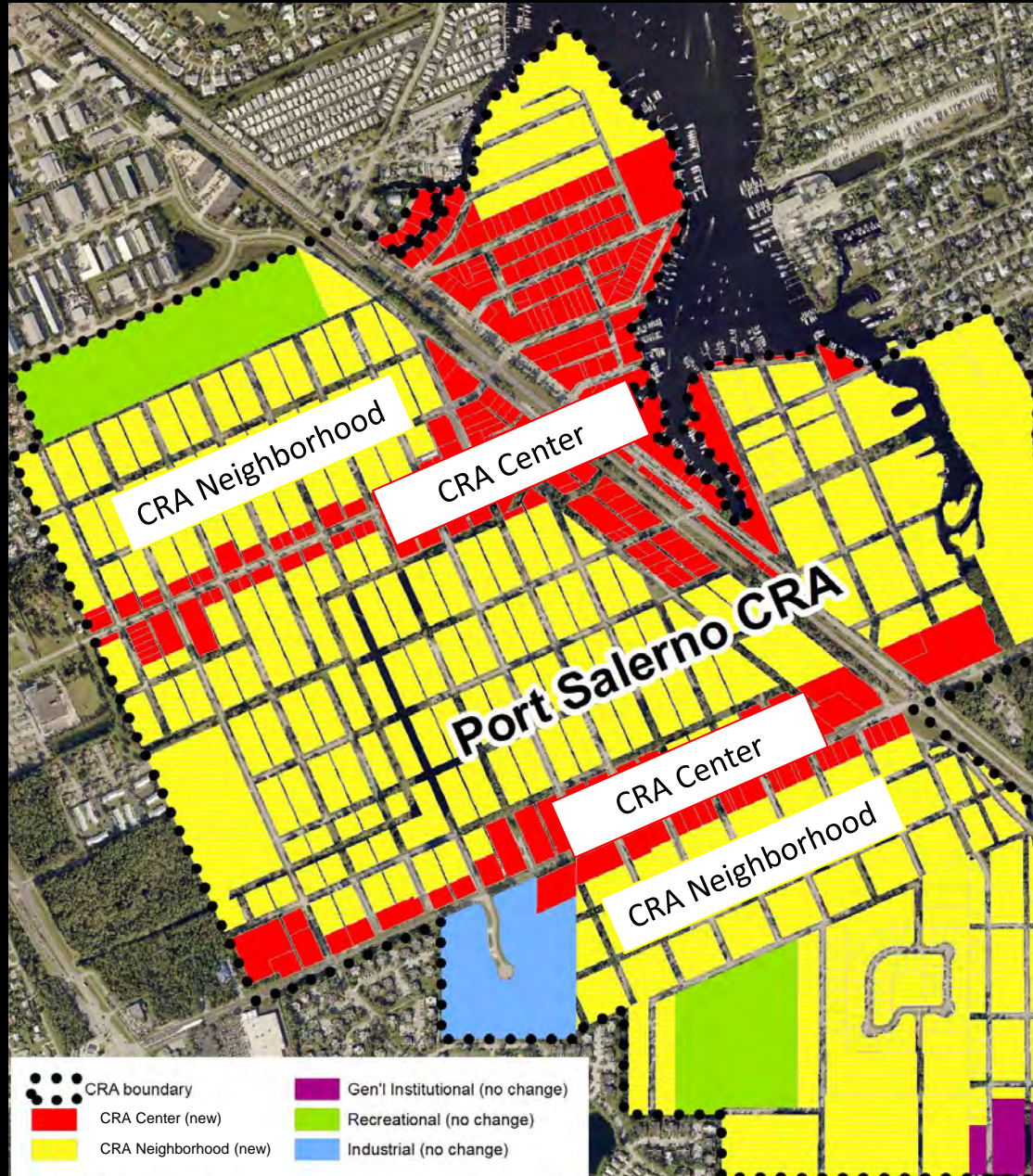
c) Mobile Homes

# FLU designations





# FLU designations



# **JENSEN BEACH**

## **COMMUNITY REDEVELOPMENT PLAN**



**PREPARED FOR MARTIN COUNTY  
COMMUNITY REDEVELOPMENT AGENCY  
AND  
JENSEN BEACH NEIGHBORHOOD ADVISORY COMMITTEE**

**PREPARED BY:**



**SEPTEMBER, 2002**

Revised October 2009





# Jensen Beach CRA

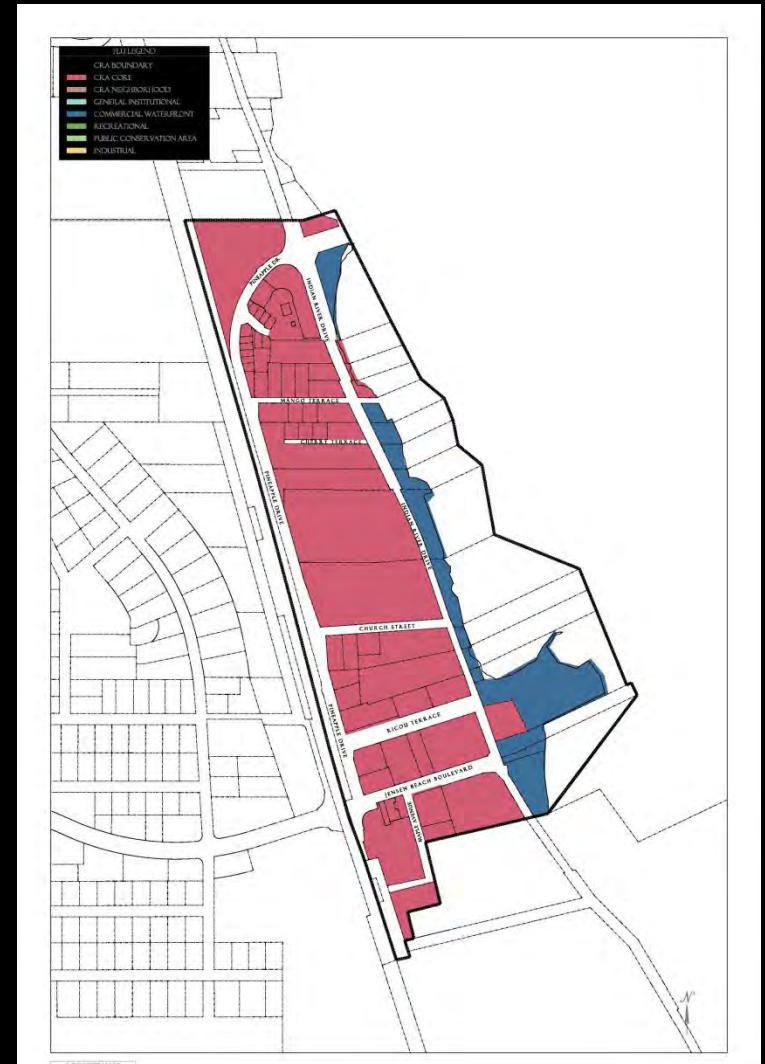


2002 Jensen Beach CRA Illustrative Plan

# Jensen Beach CRA

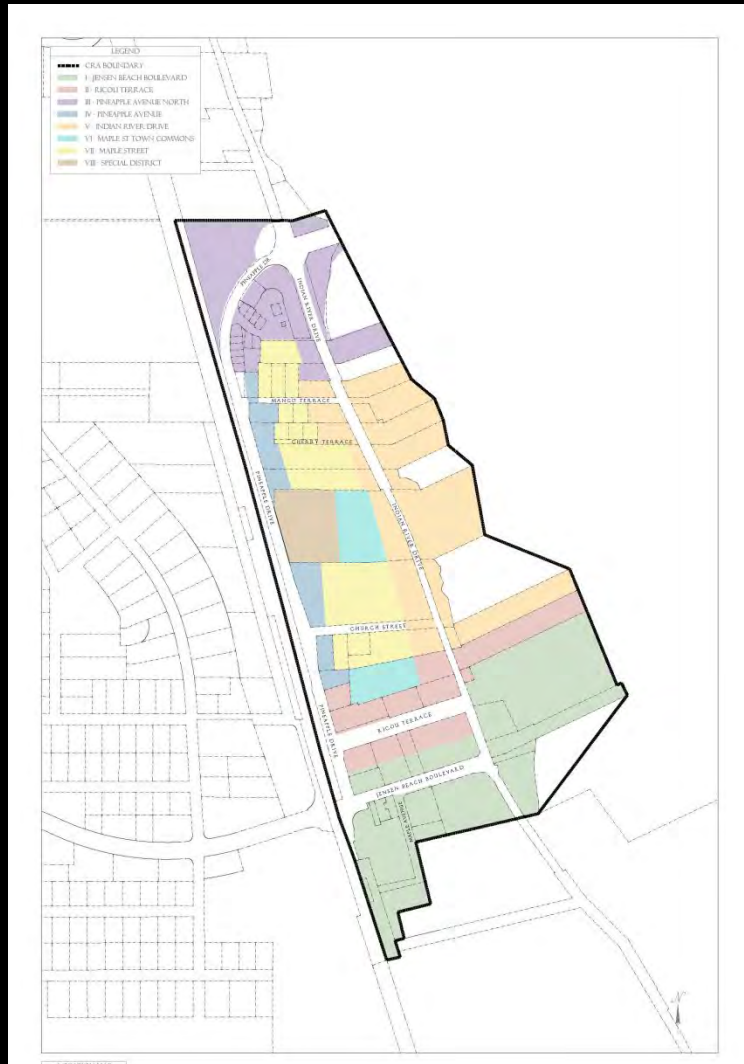


Current – Future Land  
Use Map



Recommended Future  
Land Use Map

# Jensen Beach CRA



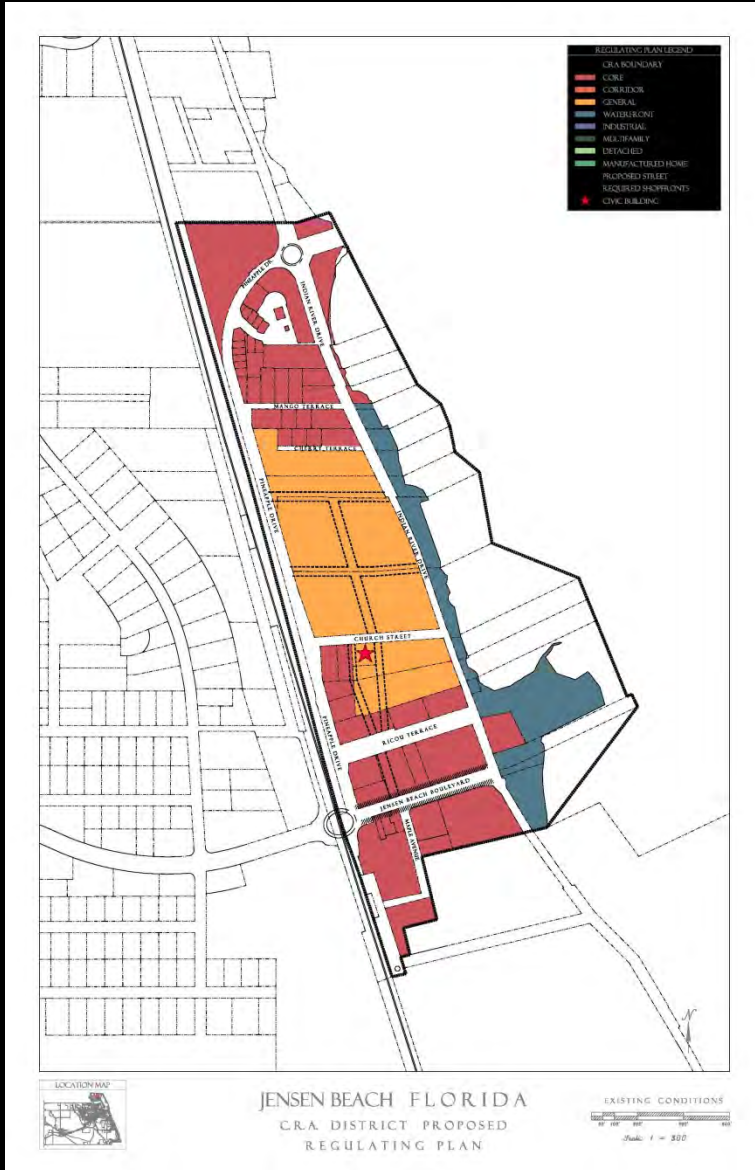
Current – Overlay Zoning Districts



Recommended Single Zoning District



# Jensen Beach CRA



## Regulating Plan

- Identifies Sub-districts
- Identifies Street Types
- Identifies Locations for New Streets
- Identifies Civic Sites
- Identifies Location for Required Retail Frontages

This is Key Regulatory Map to Implement The CRA Vision

Regulating Plan (*meet your new zoning map*)

# Jensen Beach CRA

## COMPOSITE for each new code?

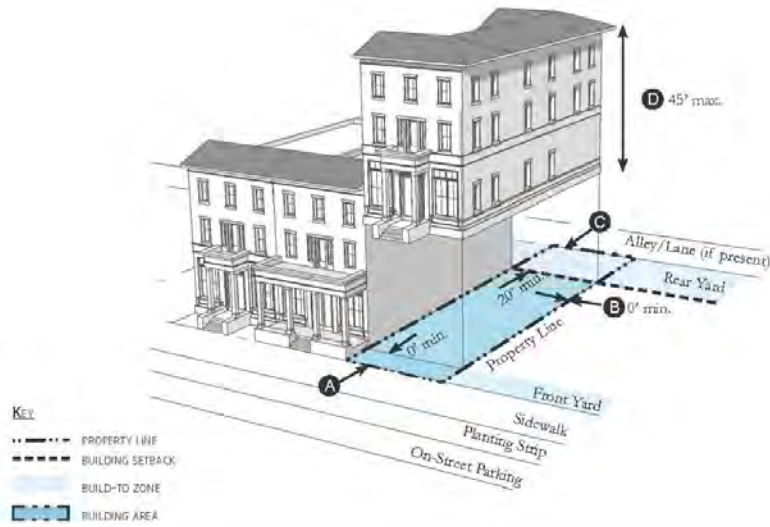
- A General (purpose; summary; no maps)
- B Regulating plan (maps)
- C Permitted uses
- D Development standards
- E Building frontage types (if used; or reserved)
- F Street standards
- G Parking standards
- H Stormwater standards
- I Landscaping standards
- J Wall & fence standards
- K Sign standards
- L Architectural standards (or guidelines?)
- M Review procedures

Create New Article for CRAs – Reorganize  
and Augment Regulations

# Jensen Beach CRA

JB

Building Types  
Townhouse



Building Placement	
Setbacks	
Front Yard	min.
Side Yard	min.
Interior Yard	min.
Rear Yard	min.

Building Placement	
Setbacks	
Front Yard	min.
Side Yard	min.
Interior Yard	min.
Rear Yard	min.

# Building Type Standards



# Jensen Beach CRA

**TABLE 2-83**

**SUBDISTRICTS**

	Core	Transition Area	Resort	Ocean-side	Shopping Row	Artisan Quarter	Cottage Row Mixed	Cottage Row Historic	Cottage Row Residential
<b>ALLOWABLE TYPES OF NEW &amp; EXPANDED BUILDINGS</b>									
Shopfront building	YES	YES	YES	YES	YES	YES	-	-	-
Mixed-use building	YES	YES	YES	YES	YES	YES	YES	-	-
Outbuilding	YES	YES	YES	YES	YES	YES	YES	YES	YES
Workplace building	-	-	-	-	-	YES	-	-	-
Oceanfront building	YES	-	YES	YES	-	-	-	-	-
Courtyard building	YES	YES	YES	YES	YES	-	YES	YES	YES
Townhouse	YES	YES	YES	YES	-	-	YES	-	YES
Detached building	-	-	-	-	-	YES	YES	YES	YES
Multiple units	-	YES	YES	YES	YES	-	YES	-	YES
Parking garage	YES	YES	YES	-	-	-	-	-	-
Civic building	YES	YES	YES	YES	YES	YES	YES	-	-

## Section 2-84. Building type diagrams.

Building types and placement on the lot are illustrated in Figures 2-84(a) through (k). Some dimensions and other requirements from Table 2-85 are also shown. For illustrative purposes only, character examples are provided for each building type; the dimensions in Figures 2-84 and Table 2-85 control for regulatory purposes.

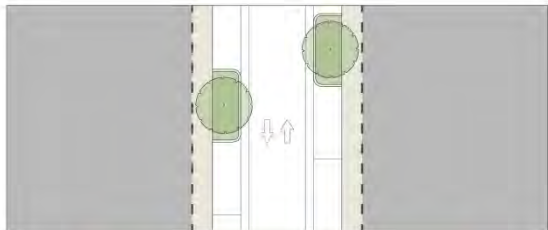
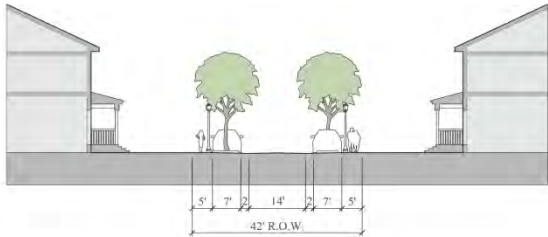
## Building Type Matrix by Sub-district

# Jensen Beach CRA



## Street Types

Yield Street



Type	Yield Street
Traffic Lanes	Shared 14 foot paved thoroughfare 2-way traffic
Parking Lanes	Two sides @ 7 feet
Bike Facility	Shared lane
R.O.W. Width	42 feet
Pavement Width	32 feet
Vehicular Design Speed	25 MPH
Sidewalk Width	5 feet
Road Edge Treatment	Vanes
Planter Width	7 foot bulb-outs
Planting	Shade Trees at bulb-outs



Church Street

# Street Type Standards

# STEP ONE:

Comprehensive Plan Text Amendments

Growth Management revisions per BOCC direction in 2017

These may include shoreline protection, density transition, etc.

Process



# STEP TWO – Starting with Jensen Beach:

Includes 4 Discrete Components:

1. Amendment of the text of the Comprehensive Plan to create new Future Land Use designations;
2. Amendment of Future Land Use Map (FLUM) to apply the new Future Land Use designations to the land;
3. Adoption of new Land Development Regulations (LDRs) to create new zoning districts and sub-districts including a Regulating Plan and Development Standards;
4. Amendment of the Zoning Atlas to apply those new Zoning Districts and Sub-Districts to the land.

**Process**

## STEP THREE through SEVEN:

Step Three through Seven should require no text amendments to the Comprehensive Plan, so each CRA after Jensen Beach will have 3 components:

1. Amendment of FLUM to apply the new Future Land Use designations to the land;
2. Adoption of new LDRs to create new zoning districts and sub-districts including a Regulating Plan and Development Standards;
3. Amendment of the Zoning Atlas to apply those new Zoning Districts and Sub-Districts to the land.

*Will Combine Steps Where Possible*

**Process**

# STEP EIGHT

Step Eight will be final step where old text and any other irrelevant text will be repealed.

*Will Combine Steps Where Possible*

**Process**



# TREASURE COAST REGIONAL PLANNING COUNCIL

## MARTIN COUNTY CRA

	<u>JENSEN BEACH</u>	<u>RIO</u>	<u>OLD PALM CITY</u>	<u>HOBE SOUND</u>	<u>PORT SALER NO</u>	<u>GOLDEN GATE</u>
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# *Thank You*

## Golden Gate Community Redevelopment Plan



Prepared for: The Martin County Community Redevelopment Agency  
The Golden Gate Neighborhood Advisory Committee  
Martin County, Florida

Adopted September 24, 2002

(772) 288-5495

Revised October 2009



Civic Design Associates

Treasure Coast Regional Planning Council