



**CRAAs and the Comp Plan**

- 1. Design and Implementation of the Mixed-Use FLU Overlays.**
- 2. Residential Density Transition.**
- 3. Upland Habitat Requirements.**
- 4. Shoreline Protection Zones.**
- 5. Mobile Home FLU No Net Loss.**
- 6. Open Space.**
- 7. Gross Land Area in platted LOR.**

# ***Density Transition***

***CGMP Policy 2.1A.3***

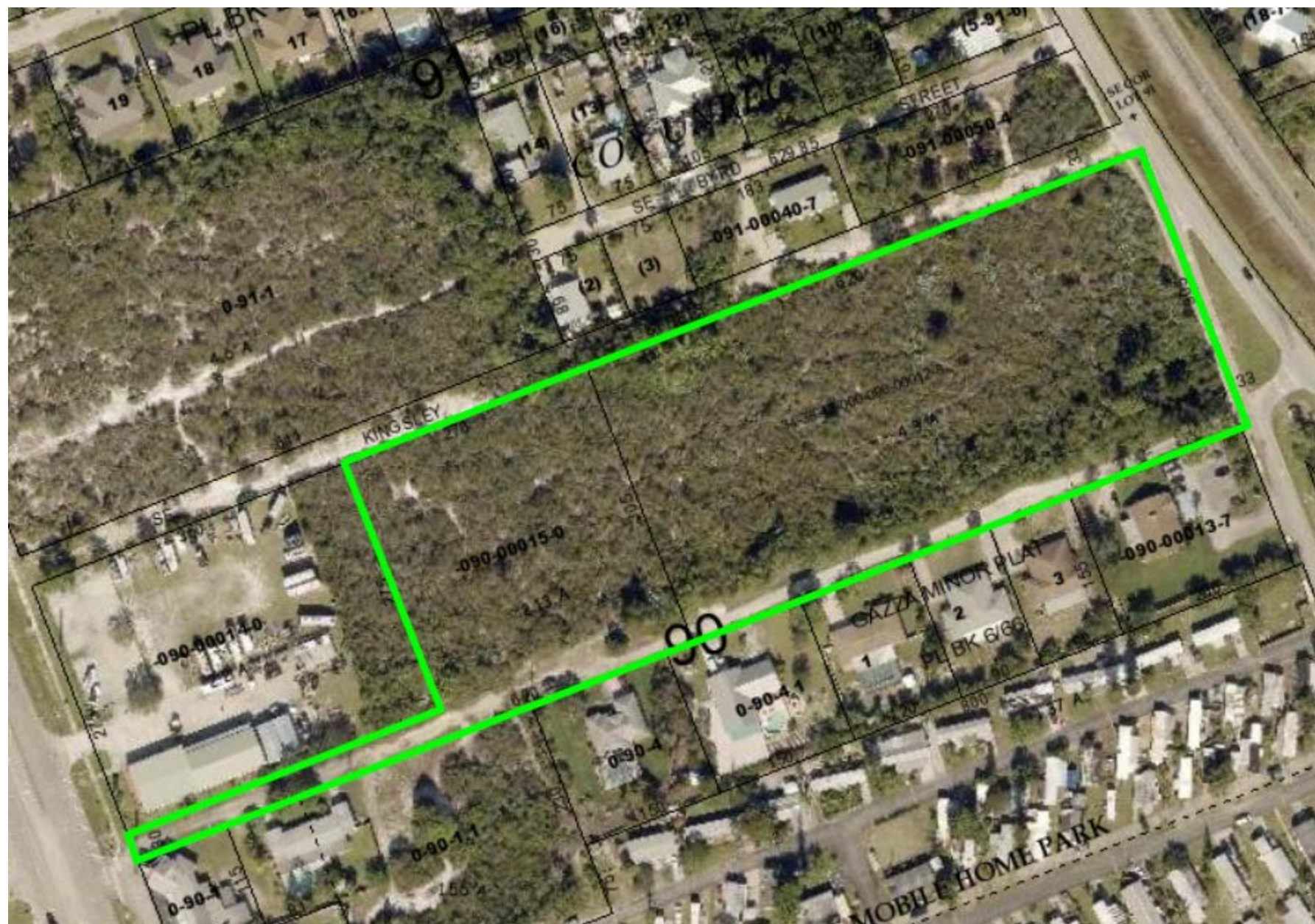
***and***

***CGMP Policy 4.1F.***

## ***Density Transition***

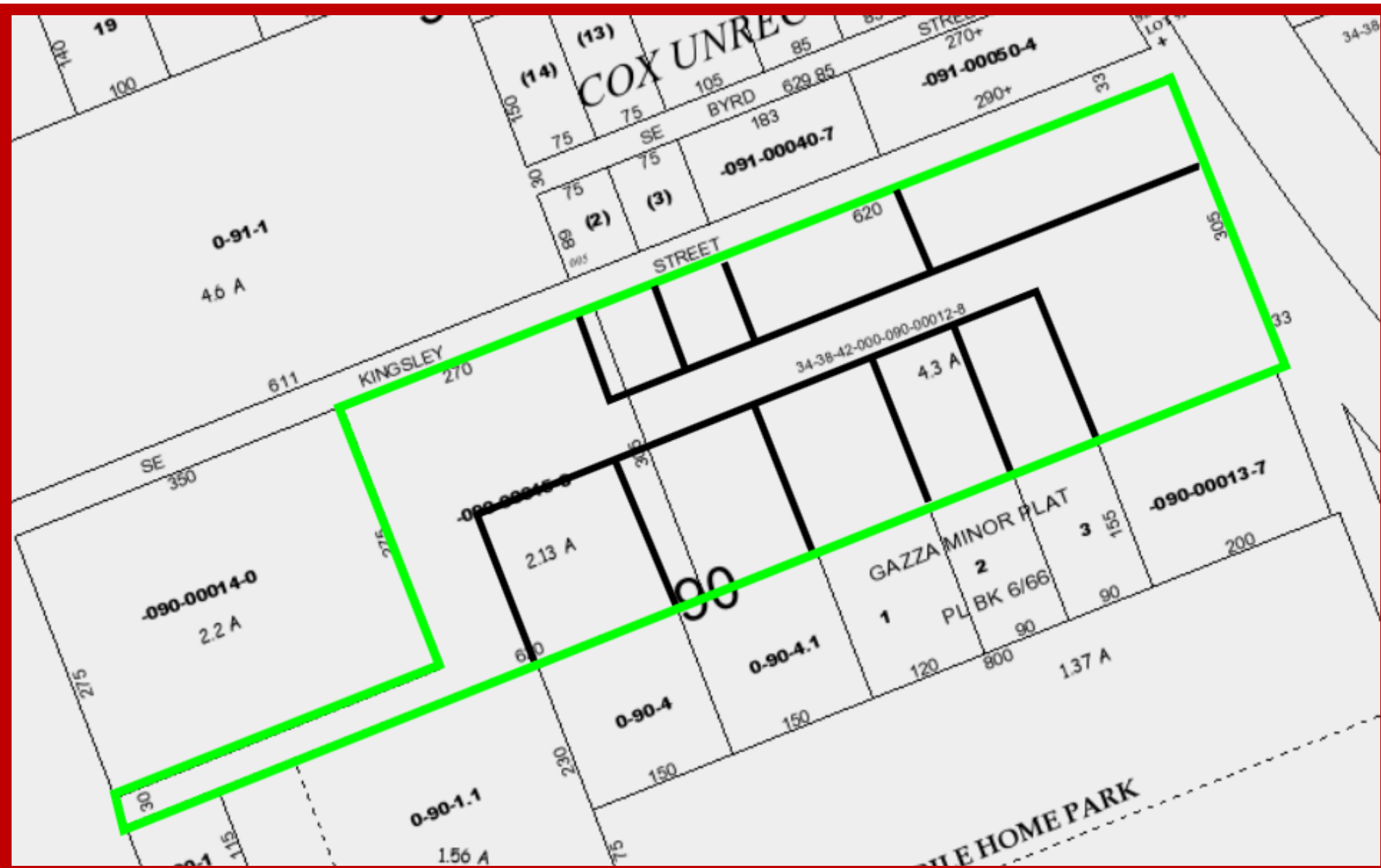
When new residential with greater density is proposed next to existing residential, the new residential must provide a density transition zone of comparable density and compatible dwelling unit types.

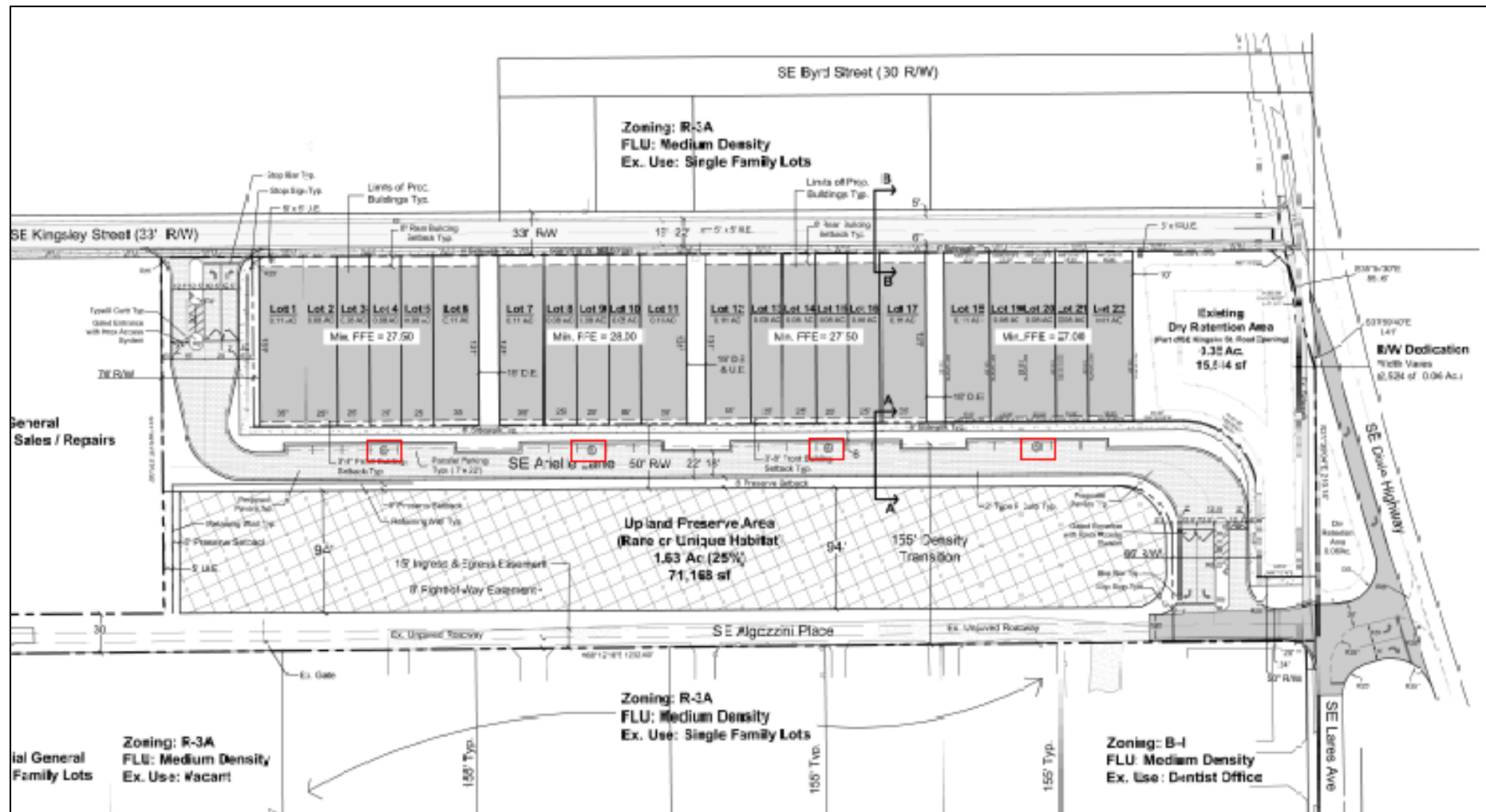














## ***Policy Options***

1. Make No Change.
2. Amend the density transition policy as applicable within CRAs.
  - A. Amend policy that exempts MU development in the MU Future Land Use Overlay from density transition to also exempt single-use residential. **OR**

## ***Policy Options***

B. Exempt all residential development within a CRA from density transition except where it abuts existing lower density residential outside the CRA.

# ***Upland Preservation***

***CGMP Policy 2.2B.1.:***

**25% of all  
native upland habitat  
must be preserved.**





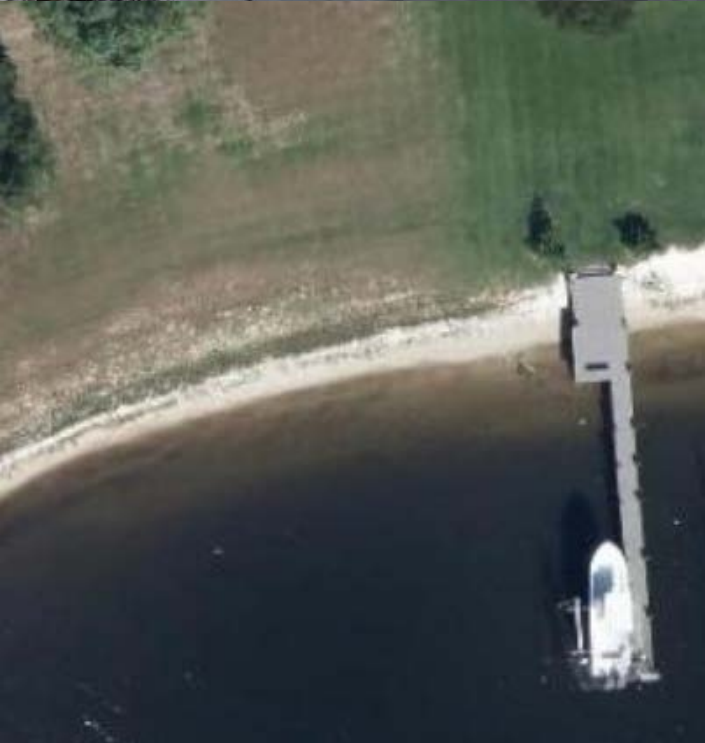
**CGMP Policy 9.1G.9.:** Off-site preservation may substitute for on-site preservation if:

- Feb. 20, 1990 lot or lots of record;
- located within a Mixed-Use Overlay;
- a mixed-use project
- no rare or unique habitat;
- the off-site habitat is the same size, type and habitat value as the on-site habitat;
- the off-site habitat is located within the CRA; and,
- the off-site habitat is part of a sustainable preserve system.

## Policy Option regarding off-site preservation:

- ~~■ a Feb. 20, 1990 lot or lots of record;~~
- located within a Mixed-Use Overlay;
- ~~■ a mixed-use project~~
- ~~■ no rare or unique habitat;~~
- the off-site habitat is the same size, type and habitat value as the on-site habitat;
- ~~■ the off-site habitat is located within the CRA; and,~~
- the off-site habitat is part of a sustainable preserve system;
- If the on-site preservation area is above a certain size, off-site transfer is not permitted.





Shoreline Protection

# ***Shoreline Protection Zone (SPZ)***

## **Basic Standard:**

- ✓ **75 ft. upland from MHWL**
- ✓ **plus construction setback.**

**Many exceptions & caveats.**

# ***Policy Options***

1. Make No Change
2. Eliminate SPZ in CRAs if shoreline is hardened and filled and public access is provided.
3. Eliminate SPZ in CRAs if shoreline is hardened and filled.



## *Policy Options*

4. Reduce SPZ if shoreline is hardened.
5. Allow non-permanent activity within the SPZ.
6. Allow redevelopment of paved areas.

***CGMP Policy 6.1D.8.***

***No Net Loss of  
Mobile Home Lands***

**±172 acres with MH FLU in a CRA:**

**27 acres in Rio**

**5 acres in Jensen Beach**

**45 acres in Port Salerno**

**95 acres in Hobe Sound**

**14% of the County's MH FLU.**

**5% of CRA land has MH FLU.**



# ***CGMP Policy 6.1D.8.***

## ***No Net Loss of Mobile Home Lands***

**Land with the MH FLU can be  
changed to another FLU only  
under 2 circumstances:**

**1<sup>st</sup> circumstance--**

**other suitable lands can be  
re-designated as Mobile  
Home Density FLU.**

## **2<sup>nd</sup> circumstance --**

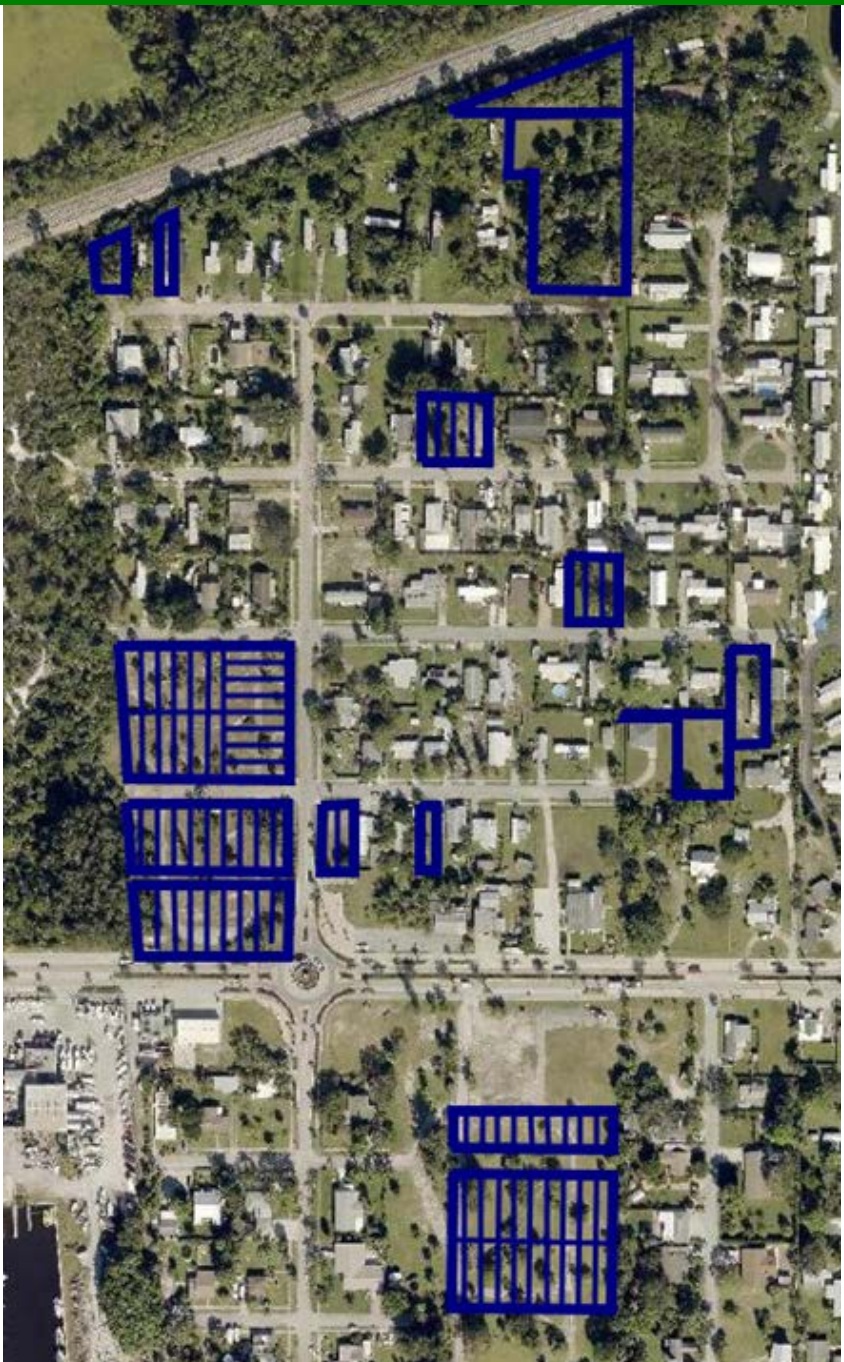
**A proposed PUD ensures:**

- a) no involuntary displacement of MH residents and**
- b) site-built units that replace MH units are affordable for 30 yrs.**

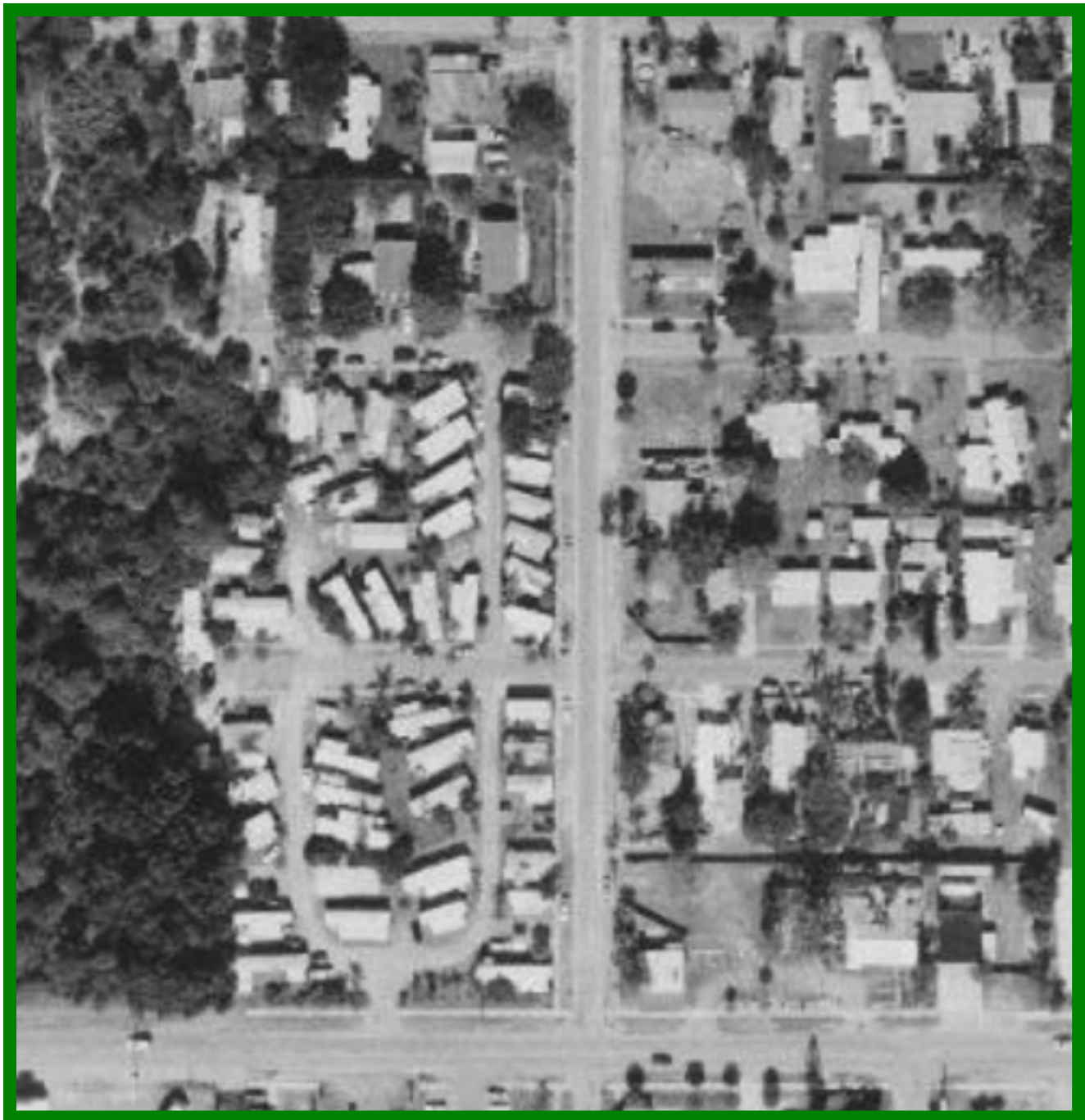


**MH FLU  
in the  
RIO  
Town  
Center  
Mixed-Use  
Overlay**





**2004  
image**



# ***Policy Options***

1. No change to policy.
2. Inapplicable in CRAs.
3. Eliminate PUD requirement.
4. Create policy to better protect MH residents.

# ***Open Space in the CRAs***

## ***CGMP Policies***

***4.3A.9., 4.13A.7., 4.3A.10.***



# ***Open Space in the CRAs***

## ***CGMP Policy 4.3A.9.:***

*20% open space in MU project in MU Overlay.*

## ***CGMP Policy 4.13A.7.:***

Impervious community gathering spaces are open space in MU Project.

## ***CGMP Policy 4.3A.10.:***

*Open Space can be transferred off-site if certain conditions are met:*

## ***Conditions governing off-site transfer:***

1. MU Project in MU Overlay.
2. Transfer site was expressly identified in the CRA Redevelopment Plan.
3. Off-site parcel must be in public ownership at time of Final Site Plan approval.
4. Existing conservation area must have been purchased specifically to provide on-site open space mitigation.

## ***Policy Options***

1. Allowing no on-site open space should be limited to small projects.
2. Provide more flexibility for off-site transfers:

## *Conditions governing off-site transfer:*

1. ~~MU Project in MU Overlay.~~
2. ~~Transfer site was expressly identified in the CRA Redevelopment Plan.~~
3. ~~Off-site parcel must be in public ownership at the time of FSP approval.~~
4. Existing conservation area must have been purchased specifically to provide on-site open space mitigation.




# Gross Land Area and Platted Lots

*CGMP Policy 4.1E.4.*

## ***Gross Land Area***

- Defined in CGMP & LDR;
- Is basis of residential density;
- Includes R.O.W. on previously undeveloped sites;
- Excludes R.O.W. on in-fill and redevelopment sites.



An aerial photograph of a residential neighborhood. A specific lot is highlighted with a thick blue rectangular border. This lot is divided into three horizontal sections by two lines. The number '8' is printed in the center of the lot. Surrounding the lot are other residential properties, some with house numbers visible: '5' to the north, '14' and '15' to the northeast, '60' to the south, and '16' and '75' to the southwest. Two streets are labeled with red text in white boxes: 'Grouper Ave.' on the left and 'Salerno Road' on the right.

**Grouper Ave.**

**Salerno Road**

**8**

		Max. # of Units	
Development Type	Standard	excludes R.O.W.	includes R.O.W.
SFR	1 du/lot	3	3
Mixed-Use	15 du/acre	7	11
Single-Use Residential	8 du/acre	4	5

# ***Policy Options***

- 1. amend CGMP Policy 4.1E.4. to treat in-fill and redevelopment the same as development on previously undeveloped land regarding gross land area.**
- 2. Make no change.**