PROPOSED AMENDMENT OF THE
MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN

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REQUEST NUMBER: CPA 18-10, CRA Text Amendments

DATE OF REPORT: June 12, 2019

APPLICANT: Martin County Board of County Commissioners

REPRESENTED BY: Nicki vanVonno, AICP, Growth Management Director

PLANNER-IN-CHARGE: Irene A. Szedlmayer**,** AICP, Senior Planner, Growth Management Department

PUBLIC HEARINGS:

Local Planning Agency:	June 20, 2019
Board of County Commission Transmittal:	July 30, 2019
Board of County Commission Adoption:	September 10, 2019

APPLICANT REQUEST: This is a proposal to amend the text of the Comprehensive Growth Management Plan to establish a new chapter devoted to Martin County's six Community Redevelopment Areas (CRAs). Chapter 18, the Community Redevelopment Element, will consolidate in one location all goals, objectives and policies specifically related to the CRAs. Amendments are also proposed to Chapter 2, Overall Goals and Definitions; Chapter 4, Future Land Use Element; Chapter 6, Housing Element, Chapter 8, Coastal Management Element; Chapter 9, Conservation and Open Space Element, Chapter 13, Drainage and Natural Groundwater Aquifer Recharge Element, and Chapter 14, Capital Facilities, of the CGMP to make necessary edits in recognition of the establishment of new and revised policies in Chapter 18.

STAFF RECOMMENDATION: Staff recommends approval of the proposed Chapter 18 and the proposed amendments to the other chapters of the CGMP.

I. EXECUTIVE SUMMARY

In December 2017, the Board of County Commissioners adopted Resolution 17-12.3 to initiate amendments to the text of the Comprehensive Growth Management Plan (CGMP) "to strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Redevelopment Areas."   One

aspect of the staff response to that Board direction is the enclosed draft Chapter 18, Community Redevelopment Element. Additionally, two policy recommendations will not be included in Chapter 18 but rather will comprise amendments to policies in Chapter 4, Future Land Use Element, and Chapter 6, Housing Element. Amendments are made to other chapters of the Plan to recognize the new and revised Goals, Objectives and Policies in Chapter 18.

The scheduled public hearing follows sixteen (16) public meetings:

Neighborhood Advisory Committees

January 2019 - Hobe Sound NAC and Rio NAC

February 2019 - Golden Gate NAC, Old Palm City NAC and Port Salerno NAC

March 2019 - Jensen Beach NAC

Community Redevelopment Agency

November 21, 2018

December 17, 2018

January 28, 2019

February 25, 2019

May 28, 2019

June 17, 2019

Local Planning Agency

January 17, 2019

February 21, 2019

Board of County Commissioners

February 26, 2019

April 9, 2019

The amendments are summarized below:

1. Just as with the other chapters of the CGMP, a background section and a current conditions section will precede the Goals, Objectives and Policies.

2. The current CGMP Goal 4.2 ("To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.") and its Objectives and Policies are incorporated into Chapter 18, as Goal 18.1 and Objectives and Policies under Goal 18.1. See, page 10. New Objectives are included regarding regional public wastewater collection and treatment systems, regional potable water distribution systems, and community stormwater systems. See, Objective 18.1C through Objective 18.1E., on pages 12 to 14.

3. As recommended by the Treasure Coast Regional Planning Council, two new future

land use designations are proposed: CRA Center and CRA Neighborhood. See Objective 18.2A (page 14) and Objective 18.2C. (page 16), respectively.

The boundaries of the CRA Center will generally follow the boundaries of the existing Mixed-Use Overlay but various development standards will apply equally to mixed-use projects, residential projects and commercial projects. The CRA Center future land use designation will replace the Mixed-Use Overlay and the other underlying future land use designations. The CRA Neighborhood future land use designation will apply to the predominately residential neighborhoods outside of the CRA Center.

Three exceptions are the Marine Waterfront Commercial, Institutional and Industrial future land use designations which will not be replaced by the CRA Center or CRA Neighborhood future land use designations. See, Objective 18.2E., page 17, and Objective 18.2F and Objective 18.2G., page 18.

4. The Future Land Use Map will be amended to assign the CRA Center and CRA Neighborhood future land use designations to each CRA, one at a time. See, Objective 18.2B., page 16, and Objective 18.2D., page 17.

5. The existing exemption from density transition that applies to some development in the CRAs is proposed to be expanded. Currently, mixed-use development projects in a Mixed-Use Overlay are exempt from density transition policies. Current Comp Plan policy requires only that mixed-use projects that abut residential development outside the Mixed-Use Overlay provide special buffers. The draft Chapter 18 proposes that new development in a CRA be exempt from density transition and that instead the zoning code regulate mass, scale, height, setbacks, landscaping, and/or architectural rhythm to ensure a proper transition between an existing residential use and a new use. See, Policy 18.2A.4.(6) on page 16, Policy 18.2C.3.(4) on page 17, and Policy 18.3A.9 (12) on page 22.

6. Policies governing the Mixed-Use Overlays are retained in Chapter 18 because they must remain in effect until the Future Land Use Map is amended for the 6th and final CRA. See Goal 18.3 and Objective 18.3A., page 19. At such time as the Future Land Use Map is amended for all of the CRAs to designate CRA Center and CRA Neighborhood and to eliminate the Mixed-Use Overlay, Chapter 18 will be amended to delete the policies referencing the Mixed-Use Overlays. See Objective 18.3B. and Policy 18.3B.1, page 23.

7. Goal 18.4 provides for urban design standards in the CRAs. See page 24. Objective 18.4A. addresses neighborhood and building standards. Objective 18.4B. addresses roadway design. See, page 24.

8. The policies providing for alternative means of compliance with County-wide policies are set-forth in Goal 18.5. See page 25. A separate objective is established regarding open space (Objective 18.5A.), native upland habitat (Objective 18.5B.), shoreline protection zones (Objective 18.5C.), roadways (Objective 18.5D.), and Mobile Home future land use (Objective 18.5E.).

9. The policies to govern open space in the CRAs are set forth under Objective 18.5A., beginning on page 25. The key policy changes are that the CRAs are required to develop open space plans and the CRA will be permitted to aggregate cash payments made in-lieu-of on-site open space in order to realize CRA open space objectives rather than be required to have the open space in public ownership for each small development that seeks to utilize this policy. The proposed policy also expands the ability for impervious or covered areas serving as civic open space to count as open space.

10. Increased flexibility is recommended for native upland habitat preservation policies in the CRAs. Chapter 18 allows the County to receive cash payments in-lieu-of on-site preservation and provides for a conservation easement on private land in addition to public ownership of the off-site parcel to substitute for on-site preservation. The policy has been proposed to be made stricter in that if the required on-site upland habitat preservation area is equal to or greater than 1 acre or if species listed as endangered, threatened or of special concern, the native upland habitat must be preserved on-site and cannot be transferred off-site. See Objective 18.5B. beginning on page 26.

11. The proposed amendments to the Shoreline Protection Zone policies applicable inside the CRAs are set-forth in Objective 18.5C. and Policy 18.5C.1. See, page 27.

12. The CRAs are designated as Transportation Concurrency Exception Areas in Policy 18.5D.1. See, page 28.

13. Policy 6.1D.8., the no net loss of mobile home lands policy is made inapplicable to CRAs by Policy 18.5E.1. See page 28.

14. A policy designed to remedy an inequality between infill development or redevelopment of previously platted lots in a CRA and development on un-platted land is addressed by the amendment of Policy 4.1E.4. Gross Density, by creating the option to include within gross land area one-half of adjacent right-of-way when development is proposed on previously platted lots in a CRA.

II. LOCATION

The proposed text amendments will apply to Martin County's six Community Redevelopment Areas, which are illustrated on Figures 1 through 6 below. Please note, the scale of the maps changes from CRA to CRA.

Figure 1. Jensen Beach Community Redevelopment Area

Figure 2. Rio Community Redevelopment Area

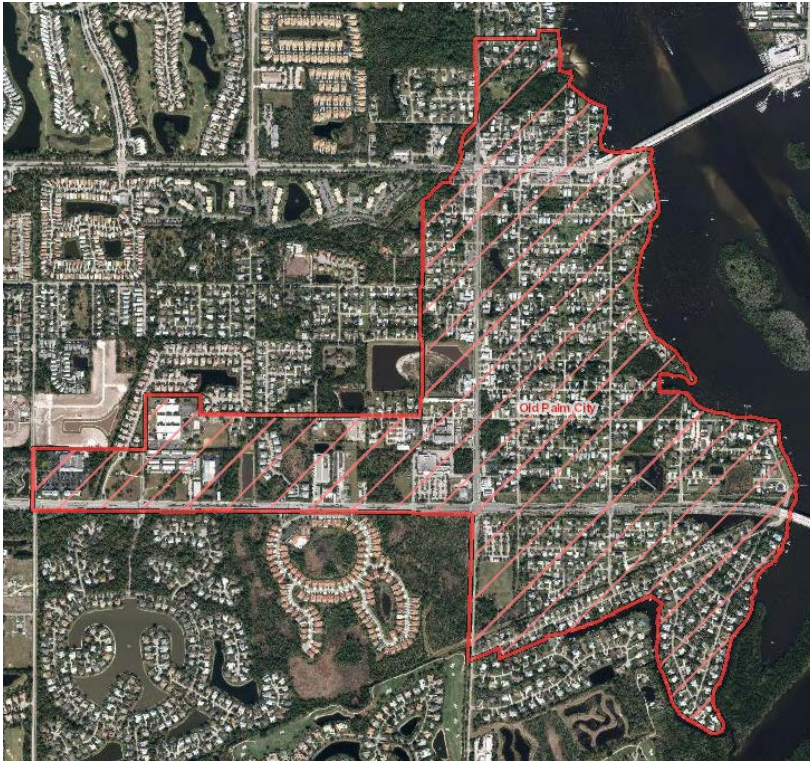Figure 3. Old Palm City Community Redevelopment Area

Figure 4. Hobe Sound Community Redevelopment Area

Figure 5. Golden Gate Community Redevelopment Area

Figure 6. Port Salerno Community Redevelopment Area

III. CONCLUSION

Staff recommends approval of the proposed Chapter 18, Community Redevelopment Element, and approval of the related amendments in Chapter 2, Overall Goals and Definitions; Chapter 4, Future Land Use Element; Chapter 6, Housing Element, Chapter 8, Coastal Management Element; Chapter 9, Conservation and Open Space Element, Chapter 13, Drainage and Natural Groundwater Aquifer Recharge Element, and Chapter 14, Capital Facilities, of the CGMP.

IV. APPENDICES

A. Proposed Chapter 18, Community Redevelopment Element

B. Proposed Amendments to Chapters 2, 4, 6, 8, 9, 13, and 14.

C. A chart aligning Goals, Objectives and Policies in Chapter 18 to changes proposed in other CGMP Chapters.