



# MARTIN COUNTY, FLORIDA

## Growth Management Department

### **Amendment of the Land Development Regulations to create a CRA Redevelopment Code**

Project	Update of the Land Development Regulations for the CRAs
Staff	Irene A. Szedlmayer, AICP
Date of this Report	July 19, 2019

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)

#### **A. Background**

The Land Development Regulations (LDRs) governing the Community Redevelopment Areas were initially adopted between 2001 and 2006. Different consulting firms and different staff worked on different CRAs. The ordinances were codified as Article 3 of the LDRs, Zoning Districts, Division 6, Redevelopment Overlay Districts. There were significant deficiencies in those regulations regarding which standards were mandatory versus which were merely encouraged, 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 related to how provisions for landscaping and street design 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 attention to the existing built environment in which they were to be implemented. 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, and 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 on eliminating ambiguity and inconsistency in the codes and clarification of the rules without any significant substantive change. The remaining need for more substantial amendments was fully recognized.

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

has 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.

Dana Little, Urban Design Director, TCRPC, and Jessica Cortor Seymour, RA, LEED AP, Regional Planner, TCRPC, have drafted proposed amendments of the LDRs for the CRAs. The 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 Community Redevelopment Agency, the Jensen Beach Neighborhood Advisory Committee and members of the public who participated.

#### ***B. Article 12, Redevelopment Code, Martin County LDR***

The intent of the proposed Article 12 is to create a consistent “Operating System” that is tailored to each CRA but utilizes consistent text, graphics, methodology and level of detail. The organization of Article 12 can be summarized as follows:

1. Article 12, Division 1 established standards that will apply in all six CRAs. For example, Division 1 includes numerous suggested street sections that can be utilized to redevelop existing streets or to construct new streets. See, Division 1, page 27 through 46. Division 1 also establishes stormwater management standards for small sites. See, page 51 and 52.
2. Each CRA will have its own Division in Article 12. Jensen Beach will be Division 2.
3. Each CRA will be its own Zoning District, for example, the Jensen Beach Redevelopment District.
4. Each Redevelopment District will include sub-districts. The possible sub-districts include Core, Corridor, General, Waterfront, Industrial, Multi-family, Mobile Home, Detached 1 and Detached 2. Some CRAs may not have all of these sub-districts.
5. The Zoning Atlas will show each CRA Zoning District. The Regulating Plan for each CRA will show the Sub-Districts.

Some highlights of the proposed Article 12, Division 2, that will apply in the Jensen Beach CRA are as follows:

- a. Because the vision for the future of the Jensen Beach CRA has remained constant, the proposed LDRS are intended to facilitate a built environment that is consistent with the vision established in the 2002 Jensen Beach Redevelopment Plan. See, artist rendering on page 1 of Division 2.
- b. Rather than 8 different zoning overlay districts, there will be three zoning sub-districts: Core, General, and Waterfront. The sub-districts are identified on page 3 of Division 2.

- c. The permitted uses remain consistent with the permitted uses in effect now. See, Division 2, page 5.
- d. The development standards remain consistent with the development standards uses in effect now, with a few minor adjustments. See, Division 2, page 7.
- e. In the Waterfront subdistrict, located east of Indian River Drive, the maximum building height remains 24 feet.
- f. In the General subdistrict, the maximum building height will also be 24 feet, except buildings fronting Pineapple Drive and Indian River Drive shall be permitted to have a height of 35 feet. The 35-foot building height is consistent with what is currently allowed for mixed-use projects on Pineapple Avenue and five feet taller for buildings fronting on Indian River Drive.
- g. The Core subdistrict retains the existing standard of a maximum of three stories but permits an additional five feet.
- h. The maximum residential density in the Core and General subdistricts is 15 dwelling units per acre, consistent with the current standard for a mixed-use project.
- i. A minimum of 20% open space is required throughout the Jensen Beach Redevelopment Zoning District, consistent with the current standard for a mixed-use project.
- j. The General subdistrict allows a maximum lot area of one-half acre. This is larger than the current maximum lot areas permitted in this area which range from 3,500 sq. ft. to 12,500 sq. ft.
- k. The proposed code eliminates maximum building area and maximum building area per use. In order to help ensure proper scale, a maximum building length of 200 feet is established.
- l. Finally, the proposed code establishes building types and frontage types for the different subdistricts.

Treasure Coast Regional Planning Council staff will present the proposed Article 12, Division 1 and Division 2 to the Board at the August 13, 2019.

### **C. Staff Recommendation**

Staff recommends that the County Commission review the draft ordinance, hear the presentation by TCRPC staff, ask questions, and schedule the second public hearing for September 10, 2019, before 5 pm.

### **D. Attachments**

Draft Article 12, Redevelopment Code, Division 1, General

Draft Article 12, Redevelopment Code, Division 2, Jensen Beach  
Minutes of June 20, 2019 Public Hearing before the LPA  
Newspaper Ad