

MARTIN COUNTY LDR AMENDMENT

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PROPOSED AMMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

REQUEST NUMBER:

APPLICANT:

Grove XXIII Golf Course, LLC

PLANNER-IN-CHARGE:

Peter Walden, Principal Planner

REPRESENTED BY:

Lucido and Associates
Morris A. Crady, AICP

DATE: June 11, 2019

Public Hearing	Date	Action
LPA	August 15, 2019	
BCC Adoption Hearing	TBD	

APPLICANT REQUEST: The proposed text amendment is to add language into the Land Development Regulations (LDR) Article 3. The proposed text is in conjunction with text proposed to the Comprehensive Growth Management Plan (CGMP) concerning the use of Golf cottages as an accessory to golf courses.

STAFF RECOMMENDATION:

Staff recommends approval of the text amendment as edited.

EXECUTIVE SUMMARY:

The application is for a text amendment to the Martin County LDR, adding language regarding golf cottages to the standards for Specific uses in Article 3, along with a concurrent amendment to the Comprehensive Growth Management Plan (CGMP) to include language providing for the use and operation of golf cottages.

On February 18, 2019, the application for this text amendment was found to be sufficient. This is the 1st resubmittal after staff comments were released on April 18, 2019. This staff report will consider the proposed text amendment and its potential impact. The following is the proposed text amendment, where the underlined language is text proposed to be added to the LDR:

Sec. 3.73. Golf course.

- 3.73.A. No cart barn, maintenance facility club house or clubhouse parking shall be located closer than 300 feet from any lot line where the adjoining lot is designated for residential use. This provision shall not apply to any golf course which was lawfully established prior to April 29, 1986, and shall not affect the expansion of any cart barn, maintenance facility, club house or clubhouse parking which may have been lawfully established prior to April 29, 1986.
- 3.73.B. Accessory uses may include, but are not limited to, pro shops, administrative offices, food and beverage service, maintenance/utility facilities, storage areas restrooms, ~~and~~ driving ranges and golf cottages.
- 3.73.C. Shall provide and use an agrochemical handling facility in accordance with any state regulations and the U.S. Department of Agriculture and Natural Resources Conservation Service conservation practice standards for all storage, mixing and loading of chemicals used in maintaining the golf course.
- 3.73.D. Shall be required to utilize irrigation quality water, if available, from the utility serving the development.
- 3.73.E. Up to 4 golf cottages with 4 bedrooms each or a combination thereof may be allowed per 18-hole golf course.
- 3.73.F. All golf cottages shall be controlled and/or operated by the owner(s) of the golf course for the exclusive use by members and their guests.
- 3.73.G. No golf cottages shall be sold or conveyed to individual owners.

ANALYSIS

The applicant has proposed adding 3 new criteria to Section 3.73. Golf Course under Division 3 Standards for Specific uses Article 3 LDR. The proposed language is in conjunction with a concurrent application for a CGMP text amendment.

While the analysis below discusses this proposed text in the context of the applicant's approved golf course, if the proposed language is adopted it would apply to all golf courses wishing to provide golf cottages for the use of their customers or members.

Part 1 Sec. 3.73.B. Additional language

The proposed text in Sec. 3.73.B. adds golf cottages as accessory uses to golf courses. Staff is in agreement that cottages used for the patrons of the golf course to reside in while utilizing the course facilities qualifies them as an accessory use to the golf course. Golf Courses are considered a commercial use pursuant to Sec. 3.11. LDR. Golf Courses are permitted in all category "A" and "C" Agricultural zoning districts as well as most residential and commercial districts.

The amendment to the LDR will be applicable to all golf courses seeking to provide golf cottages as an accessory use. Establishing golf cottages on existing golf courses will require approval

through the site planning process and may require Board approval depending on the site, and zoning.

Part 2 Golf Cottage Sec. 3.73.E. thru Sec. 3.73.G.

1. Sec. 3.73.E

Issue:

The Text amendment to Policy 4.1B.2. CGMP adds language specific to the applicant's golf course in order to allow for increased sewage treatment and disposal flows. The text amendment Comprehensive Plan is site specific. However, the proposed amendment to Section 3.73.E., LDR is not site specific. It would limit golf courses inside the Primary Urban Service District to only four golf cottages with four bedrooms per 18 hole golf course.

It is staff's assertion that text, proposed in Policy 4.1B.2. CGMP is sufficient in limiting the cottages on the applicant's golf course to 4 and that additional LDR language that would relate to all golf courses is unnecessary.

2. 3.73.F.

No issue:

Staff agrees that in order for golf cottages to be an accessory use to a golf course they must be owned and operated by the same entity as the golf course, and the use of the cottages shall be limited to patrons of the golf course.

3. Sec. 3.73.G.

No issue:

Staff agrees that golf cottage ownership shall not be conveyed to individual owners as this would preclude the cottage from being an accessory use to the golf course and would be considered a residential unit.

Conclusion:

Staff recommends approval of the proposed language in sections 3.73.B. and the additional sections 3.73.F. and 3.73.G. as proposed.

Staff does not recommend adopting the language in Section 3.73.E. as it unnecessarily limits the accessory use of golf cottages throughout unincorporated Martin County to 4.