



November 13, 2019

VIA HAND DELIVERY

Nicki van Vonno
Growth Management Director
Martin County
2401 SE Monterey Road
Stuart, FL 34996

**Re: Supplemental to Land Development Code Text Amendment
Limited Industrial Height Standards
Justification Statement**

Dear Nicki:

On August 22, 2019, our firm requested a zoning text amendment to the Martin County Land Development Regulations ("LDR") to increase the maximum height allowed within the Limited Industrial ("LI") zoning district from 30 feet to 40 feet. Please consider this letter an amendment to that request.

We acknowledge that Policy 4.13A.10, of the Martin County Comprehensive Plan, states that sites acceptable for development by limited impact industries shall have a maximum building height of 30 feet on lands with a future land use designation of Limited Industrial. We also acknowledge that any change to this policy would require an amendment to the Martin County Comprehensive Plan.

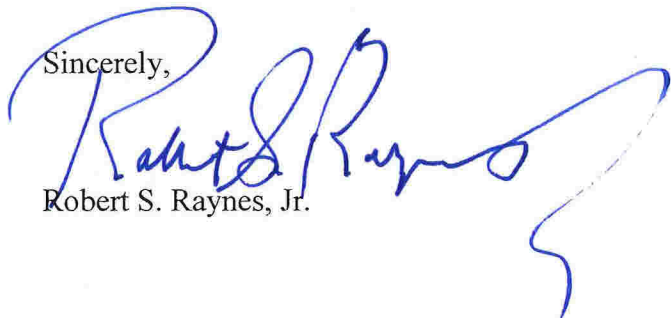
As we mentioned in our August 22, 2019 letter, the current Martin County Land Development Regulations for maximum height for the LI zoning district are inconsistent with the maximum height limitations for other zoning districts. The LI zoning district is a more intense zoning district than several other zoning districts that allow greater height. For example, nine (9) residential zoning districts allow a maximum height of 40 feet. More importantly, there are two commercial zoning designations, General Commercial ("GC") and Waterfront General Commercial ("WGC"), which allow a maximum height of 40 feet. Many of the uses allowed within the GC and WGC zoning districts are either less intense or similar to the allowed uses

permitted within the LI zoning district. Yet, the height limits allowed within the GC and WGC zoning districts exceed the height limit allowed within the LI zoning district, which is intended to be a more intense zoning district. Having the GC and WGC zoning districts at 40 feet with the LI zoning district at only 30 feet, contradicts the intent of the aforementioned zoning districts.

The intent of our request is to increase the maximum height, to 40 feet, for uses permitted in LI zoning district that are commercial and business uses, not industrial uses.

Accordingly, we would like to amend our request to increase the maximum height allowed within the LI zoning district from 30 feet to 40 feet, for only those uses listed under the Commercial and Business Uses of Table 3.11.2, of the Martin County Land Development Code. Industrial uses, such as limited impact industries, listed under Industrial Use, of Table 3.11.2, would still have a maximum height of 30 feet. We believe this amendment, and our request, follows current market trends, planning trends, corrects inconsistencies within the LDR and avoids unintended consequences.

Sincerely,



Robert S. Raynes, Jr.

Enc: Proposed Text Amendment (Updated)

Proposed Text Amendment Language for Limited Industrial Height (Updated)

Sec. 3.12. - Development standards.

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division.

**TABLE 3.12.1
DEVELOPMENT STANDARDS**

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	AG-20A	20 ac.	300	0.05	—	—	30	50	—
A	AR-5A	5 ac.	300	0.20	—	—	30	50	—
A	AR-10A	10 ac.	300	0.10	—	—	30	50	—
A	RE-2A	2 ac.	175	0.50	—	—	30	50	—
A	RE-1A	1 ac.	150	1.00	—	—	30	50	—
A	RE-½A	21,780	100	2.00	—	—	30	50	—
A	RS-3	15,000	60	3.00	—	—	30	50	—
A	RS-BR3	10,000	75	3.00	—	30	35	50	—
A	RS-4	10,000	60	4.00	—	—	30	50	—
A	RS-5	7,500	60	5.00	—	—	30	50	—
A	RS-6	7,500	50	6.00	—	—	40	50	—
A	RS-8	5,500	50	8.00	—	—	40	50	—
A	RS-10	4,500	40	10.00	—	—	40	50	—
A	RM-3	15,000(h)	60(h)	3.00	—	—	40	50	—
A	RM-4	10,000(h)	60(h)	4.00	—	—	40	50	—

Proposed Text Amendment Language for Limited Industrial Height (Updated)

A	RM-5	8,500(h)	60(h)	5.00	—	—	40	50	—
A	RM-6	7,500(h)	50(h)	6.00	—	—	40	50	—
A	RM-8	5,500(h)	50(h)	8.00	—	—	40	50	—
A	RM-10	4,500(h)	40(h)	10.00(g)	—	—	40	50	—
A	MH-P	10 ac.(e)	—	8.00	—	—	20/1	50	—
A	MH-S	5,500	50	8.00	—	—	20/1	50	(i)
A	CO	10,000	80	—	—	40	30	40	—
A	COR-1	10,000	80	5.00	10.00	40	30	40	—
A	COR-2	10,000	80	10.00	20.00	40	30	40	—
A	LC	10,000	80	10.00	20.00	50	30	30	—
A	CC	10,000	80	—	20.00	50	30	30	—
A	GC	10,000	80	—	20.00	60	40	20	—
A	WRC	10,000	80	10.00	20.00	50	30	30	—
A	WGC	10,000	80	—	20.00	50	40	30	—
A	LI-1	—	—	—	—	—	—	—	—
A	LI	15,000	100	—	—	50	30 40(l)	20	—
A	GI	30,000	125	—	—	50	40	20	—
A	HI	1 ac.	125	—	—	60	40	20	—
A	PR	—	—	—	—	45	40	40	—
A	PC	—	—	—	—	45	30	40	—

Proposed Text Amendment Language for Limited Industrial Height (Updated)

A	PS-1	10,000	80	—	—	45	40	40	—
A	PS-2	10,000	80	—	—	45	40	40	—
A	PAF	—	—	—	—	—	—	50	—
B	HR-1	10,000	100	(a)	—	—	35	30	—
B	HR-1A	12,000	100	(a)	—	—	35	30	—
B	R-1	15,000	100	(a)	—	25	30/3	50	—
B	R-1A	10,000	85	(a)	—	25	30/3	30	(d)
B	R-1B	8,200	75	(a)	—	—	35	30	—
B	R1-C	15,000	100	(a)		25	25/2	50	—
B	R-2	7,500	60	(a)	—	35	30/3	30	—
B	R-2B	7,500	60	(a)	—	35	30/3	30	—
B	R-2C	5,000	50	(a)	—	—	35	30	—
B	R-2T	7,500	60	(a)	—	35	30/3	30	—
B	RT	5,500(f)	50	(a)	—	—	20/1	30	(b), (i)
B	TP	10 ac.	—	(k)	—	—	20/1	—	(c), (j)
B	E	43,560	—	(a)	—	—	30/3	50	—
B	E-1	30,000	150	(a)	—	25	30/3	50	—
B	WE-1	30,000	100	(a)	—	25	25/2	50	—

- (a) Maximum residential density shall be one single-family residential dwelling unit per lawfully established lot.
- (b) In the RT district:
 - (1) Mobile home subdivisions shall be surrounded by a landscaped buffer strip at least 25 feet in depth on all sides. Buffers shall be unoccupied, except for underground utilities, canals, ditches, landscaping and entrance ornamentation.
 - (2) A minimum of five percent of the gross land area shall be required for recreation area.
 - (3) Fences and walls located on or within five feet of lot lines shall not exceed a height of six feet, except such fences or walls shall not exceed three feet six inches when located in a required front yard.
- (c) In the TP district:
 - (1) A minimum of five percent of the gross land area shall be required for recreation area.
 - (2) Fences and walls located on or within five feet of lot lines shall not exceed a height of six feet, except such fences or walls shall not exceed three feet six inches when located in a required front yard.
- (d) In the R-1A district, waterfront lots shall have a minimum of width of 60 feet along the street frontage and 100 feet in width along the waterway.
- (e) In the MH-P district, each mobile home shall have a site area of at least 5,500 square feet.
- (f) Each mobile home subdivision shall have a site area of at least ten acres.
- (g) The maximum density for the RM-10 district is 15 units per acre for sites meeting the affordable housing criteria set forth in Section 4.4.M.1.e.(5) of the Comprehensive Growth Management Plan.
- (h) The minimum lot area and minimum lot width requirements shall not apply to zero lot line, townhouse or multifamily developments on lots created after March 29, 2002.
- (i) In the RT and MH-S districts, single-family detached dwellings (site-built dwellings) shall also comply with the provisions of Section 3.98.
- (j) In the TP zoning district, mobile homes, modular homes and single-family detached dwellings (site-built dwellings) shall be limited to a foot print approved by the owner of the property (e.g., president of a condominium association or cooperative). Verification of the location and foot print by the property owner shall be provided with the building permit application. Primary structures and attached accessory structures, regardless of construction type, shall maintain a ten foot separation from other primary structures and attached accessory

structures. Also, single-family detached dwellings (site-built dwellings) shall comply with the provisions of Section 3.98.

(k) In the TP zoning district the maximum residential density shall not exceed that density established on the parcel on April 1, 1982. New mobile home park development, requiring final site plan approval, in the TP zoning district shall not exceed eight units per acre.

(l) In the LI zoning district the maximum building height shall be 40 feet for permitted uses listed as Commercial and Business Uses, pursuant to Table 3.11.2. The maximum building height shall be 30 feet for permitted uses listed as Industrial Uses, pursuant to Table 3.11.2.