

Art. 12, Div. 5,
Hobe Sound Community Redevelopment Code
and
Amendment of Zoning Atlas

Public Comment

Irene Szedlmayer

Subject: FW: Hobe Sound CRA changes
Attachments: Low cost stylish.jpg

From: Patrick Conroy <pjc357@gmail.com>
Sent: Saturday, May 30, 2020 10:39 AM
To: Irene Szedlmayer <iszedlma@martin.fl.us>
Subject: Re: Hobe Sound CRA changes

Thanks! The final thing I would like to say is, the basis of a CRA is to try to stimulate development in what is considered to be an economically depressed area. However, the architectural guidelines for the Hobe Sound CRA are for houses that cost A LOT to construct. This is inconsistent. The CRA should be promoting lower cost but stylish designs with its your architectural guidelines. Between house plans, impact fees, water hookup fees, and building permits, a lot owner can easily spend \$50,000 before the first shovel touches the ground. If you are in a flood zone and have to bring in fill, the fill is an additional \$30,000. Construction costs are insane. This is why I like the style in the attached pic (less the chimney). It is basically a box with a flat roof, but is still appealing. Flat roofs cost less and are relatively easy to repair. These Key West houses with the pitched metal roofs, large porches and exterior gingerbread are too expensive, yet this is what the planners want to see. I would love to see a competition between architects and builders to bring the cost of construction down and still produce a stylish and durable product.

On Fri, May 29, 2020 at 4:54 PM Irene Szedlmayer <iszedlma@martin.fl.us> wrote:



Dear Patrick: Thank you for your response. I will include your comments in the "Public Comments" section of the agenda item presented to the Board of County Commissioners.

Regarding your comment on the *All Yard House*, anyone who wants a smaller front yard can use the cottage building type of the side yard house building type, which requires a 10 ft min. front setback and requires 15 ft. min. side setback. The illustrations of the building types do not establish architectural style or building style. They building types basically establish the setbacks for the building and for parking, and may, for commercial building types, establish minimum transparency or a certain required frontage type.

I believe a flat roof could be consistent with Mediterranean Revival architectural style. This is how it is described in the code:

b. General characteristics of Mediterranean Revival Architectural Style.

- i. Roofs of the primary structure can be hipped, gabled or a combination of both. Roof slopes are somewhat shallow and are generally sloped between 3:12 and 6:12.
- ii. Roofing materials consist of barrel tile, Spanish "S" tile, or flat concrete tile.
- iii. Roof overhangs can vary from being deep to having no overhang at all. When deep overhangs exist, they are typically supported by sizable wooden brackets. Roofs that do not overhang are usually treated with a molded cornice.
- iv. The Mediterranean Revival House is typified as ornate, asymmetrical and eclectic. It is not uncommon to have multiple levels, multiple interior and exterior spaces, and even multiple buildings. Building massing tends to irregular with a variety of shapes and heights; however, the appearance of solidity and permanence is critical.
- v. Exterior finishes are almost exclusively stucco and colored with great richness, variety and multiple methods of application.
- vi. Brackets, balconies, porches, shutters, and other elements are usually wood or iron.
- vii. The prolific use of arched openings or windows is also a prominent characteristic.
- viii. Windows and doors are of vertical and/or square proportions with the occasional round, oval or ornamental windows.
- ix. Openings for doors and windows are deep and cast deep shadows as well as give the impression of thickness and solidity.
- x. Windows usually have divided lights and are commonly double-hung, casement,

or jalousie. Window and door surrounds, when they exist, are made of stucco or stone.

- xi. The attached porch is a common element, as are balconies and courtyards. Loggias (porches not attached but located within the volume of the building) are very common and may even serve as outside circulation between rooms.
- xii. Columns, posts, wooden and masonry balustrades, brackets and various ornamentation are all very common elements within this genre. Columns may be rounded, twisted, or detailed as squared masonry piers. Although all of these elements are compatible, it is the delicate composition of a few of them that creates the successful Mediterranean Revival house.
- xiii. Variations of this style include Mission or Santa Fe.

We have not received any objections to the proposed changes to the Future Land Use Map or Zoning Atlas or the proposed new land development regulations. We have received some comments and questions that caused us to revise or tweak some sections of code.

I agree that a public water supply and a public sanitary sewer system is a priority need. The County does have septic-to-sewer plans and public water supply plans for the Golden Gate, Old Palm City, Port Salerno and Rio CRAs. I believe public water and wastewater lines are now available throughout the small Jensen Beach CRA. Because the Hobe Sound CRA is not within Martin County's utility service area, but is instead in the South Martin Regional Utility service area, the County has not adopted plans to provide utilities, except for limited specific, targeted neighborhood restoration activities. In my opinion, getting utility service to Hobe Sound will likely require citizen activism.

Irene A. Szedlmayer, AICP
Principal Planner
Martin County Board of County Commissioners
Growth Management Department
Telephone: 772-288-5931 (my line); 772-288-5931 (Department)
Email: iszedlma@martin.fl.us

From: Patrick Conroy <pjc357@gmail.com>
Sent: Friday, May 29, 2020 4:19 PM
To: Irene Szedlmayer <iszedlma@martin.fl.us>
Subject: Re: Hobe Sound CRA changes

OK thanks. The only thing I object to is the Front Setback on the "Rear Yard House" is now 5-25'. On the proposed "All Yard House", this is now 20'. I would rather this be 10' or 15'. The front yard is basically wasted space that the homeowner gets

no practical use out of. I hate big front yards. I do like the changes that increase the flexibility on rentals. As a Realtor, I hear all the time from people who say they cant afford to live here when they retire. With a main house and an accessory dwelling, the homeowner could move into the accessory dwelling and rent out the main house upon retirement, accomplishing 2 goals, 1) Downsizing, and 2) Creating sufficient rental income so they do not have to move away to a cheaper area.

I like a house with a flat roof and a minimal front porch. Can this be accomplished with Mediterranean Revival architecture? I like those old 1920s houses in West Palm with flat roofs but with some architectural detail at the roof line.

What other objections have been raised by people?

I would be interested to bring municipal sewer to this area. Retrofitting sewer is expensive, which is why I would like the government to subsidize the cost. I think the highest priority sewer projects should be in areas that are flood zones like my area. Most properties in this area east of the FEC tracks are in a flood zone.

Thanks, Pat

On Thu, May 28, 2020 at 7:54 PM Irene Szedlmayer <iszedlma@martin.fl.us> wrote:

Dear Mr. Conroy:

Thank you for the email. Your property at 9777 SE Cowles Street (Lots 18 and 19, Block 7, Hobe Sound Plat) is in the Hobe Sound Community Redevelopment Area, but is outside the Mixed-Use Future Land Use Overlay and outside the Zoning Overlay.

I believe I have answered your questions by comparing the current R-2 development standards (as modified by the adoption of Section 3.263, LDR in about 2003) and the proposed development standards in the table below. I have also written responses next to each of your questions in your original email. Please do not hesitate to ask my any additional questions you may have.

	Current (Article 3, Division 6)	Proposed (Article 12, Division 5)
Standard	Estate Density Residential future land use and R-1 Zoning	CRA Neighborhood future land use designation and Detached Zoning
Future Land Use Designation	Estate Density 2 upa	CRA Neighborhood (10 dua)
Zoning	R-2 (as modified by the adoption of Section 3.263, LDR in 2003 for the Hobe Sound CRA)	Hobe Sound Redevelopment Zoning District and Detached zoning subdistrict
Permitted Uses	Detached single-family residence and an accessory dwelling unit as well as various institutional and civic uses	Detached single-family residence, townhouse, accessory dwelling unit as well as various institutional and civic uses
Minimum lot area	NA (per section 3.263.F., LDR)	2,500 sq. ft.
Minimum lot width	Depends on house type (16 ft to 35 ft.)	25 ft.
Maximum building height	2 stories/30 feet	2 stories/30 feet
Maximum residential density	2 units per acre, except that a dwelling may be constructed on any lot of record so existing in November 1974 notwithstanding the density provisions of the Comp Plan.	5 units per acre, except that a dwelling may be constructed on any lot of record so existing in November 1974 notwithstanding the density provisions of the Comp Plan.
Maximum building coverage (building coverage includes structures with walls and roofs. Structures such as driveways or swimming pools do not count as building coverage.)	35%	50%
Minimum open space (Open space is natural land, open to the sky. No area used for parking, even if pervious, counts towards open space.)	30%	30%
Maximum building square footage	Not applicable	Not applicable

SETBACKS (depend on building type)		
	Rear Yard House Front: 5 ft. to 25 ft. Side: 6 ft 1 st story; 8 ft. 2 nd story Rear: 6 ft 1 st story; 8 ft. 2 nd story	Cottage Front: 10 ft. min.; 25 ft. max. Side at street: 5 ft. min; 10 ft. max. Side at property line: 5 ft. min Rear: 10 ft. min.
	Side Yard House Front: 0 ft. to 10 ft. Side: 1 st story: 5 ft one side; 20 ft. other side; 2 nd story: 8 ft. one side and 20 ft. other side Rear: 6 ft 1 st story; 8 ft. 2 nd story	All Yard House Front: 20 ft. min. Side at street: 6 ft. min. Side at property line: 6 ft. min Rear: 10 ft. min.
	Townhouse Front: 0 ft. to 10 ft. Side: 0 ft. between units; 10 ft. between buildings Rear: 6 ft 1 st story; 8 ft. 2 nd story	Townhouse Front: 0 ft. to 15 ft. Side at street: 0 ft. min; 15 ft. max. Side at property line: 0 ft. min; 10 ft. max between units: 15 ft. Rear: 10 ft. min.; 5 ft. with alley

At this link, you can access the maps and the full code proposed for Hobe Sound: <ftp://ftp.martin.fl.us/pub/outgoing/iszedlmayer> Look in the HOBE SOUND folder.

Sincerely,

Irene A. Szedlmayer, AICP
Principal Planner
Martin County Board of County Commissioners
Growth Management Department
Telephone: 772-288-5931 (my line); 772-288-5931 (Department)
Email: iszedlma@martin.fl.us

From: Patrick Conroy <pjc357@gmail.com>
Sent: Thursday, May 28, 2020 1:27 PM
To: Irene Szedlmayer <iszedlma@martin.fl.us>
Subject: Hobe Sound CRA changes

Hi, I own two vacant lots at 9777 SE Cowles St. Regarding the proposed changes:

- 1) What is my current zoning and land use and what will it be under the proposed changes? See above
- 2) Do the proposed changes represent an upzoning or downzoning of my property? It appears to be neither an obvious up-zoning or down-zoning. Because your lots pre-1982 lots of record, a single-family dwelling and an accessory dwelling unit can be built on each lot, notwithstanding the maximum density provided by the Estate Density future land use designation.
- 3) What are the changes on land clearing, setbacks, building stories, building height, maximum building square footage, permitted uses, etc. See above
- 4) Since I have 2 lots of record, I was considering building 4 units on my 2 lots, consisting of a main house and an accessory dwelling (mother-in-law quarters) on each of the two lots. Will it be more difficult or less difficult for me to do this under your proposed changes? Easier. Under the proposed code, there is no requirement that the principal dwelling unit be occupied by an owner-occupant in order to rent the accessory dwelling unit. Under the proposed code, both the principal dwelling unit and the accessory dwelling units can be occupied by tenants.
- 5) What are the proposed changes related to the style of building required to be built, construction materials, layout of the building, etc? I think your current rules require a front porch and exterior ornamentation (ginger bread).

The current code has a Rear Yard House, Side Yard House, and a Townhouse as the 3 single-family dwelling types. The proposed code has a (1) cottage; (2) all yard house; (3) side yard house; (4) townhouse. Both the current code and the proposed code require that buildings have one of 4 architectural styles—Florida vernacular; Mediterranean revival; Anglo Caribbean and Florida Bungalow. A porch is not required but it helps establish the Florida vernacular or Florida Bungalow architectural style.

6) Are there any proposed changes relating to the rental of my property? As previously explained, the current code permits the construction of an accessory dwelling unit on any lot which can meet the other standards, but unless the principal dwelling is owner-occupied the accessory dwelling unit cannot be rented. Under the proposed code, the accessory dwelling unit can be rented whether the principal dwelling unit is owner-occupied or tenant-occupied.

Thank you, Patrick Conroy

From: [Dana Little](#)
To: [Brennan Keeler](#); [Susan Kores](#); [Irene Szedlmayer](#)
Cc: [Jessica Seymour](#)
Subject: RE: CRA Center vs. CRA Neighborhood
Date: Friday, May 15, 2020 12:09:41 PM



Good afternoon Brennan and thank you for your inquiry. Your question revealed a scrivener's error in that footnote. Mixed-use building types are permitted throughout the General subdistrict. Thank you for alerting us to that issue.

The Shopfront and Office Building are zero lot line building types which were not permitted in the 3-12-2020 Draft to the NAC. They were added in the 4-13-2020 Draft to address the unique conditions along US1 which allow for the building type today.

Have a great day,

Dana

From: Brennan Keeler <brennan@pbcpcb.org>
Sent: Thursday, May 14, 2020 2:19 PM
To: Dana Little <dlittle@tcrpc.org>; Susan Kores <skores@martin.fl.us>; Irene Szedlmayer (iszedlma@martin.fl.us) <iszedlma@martin.fl.us>
Cc: Jessica Seymour <jseymour@tcrpc.org>
Subject: Re: CRA Center vs. CRA Neighborhood

Good afternoon Dana/Susan/Irene,

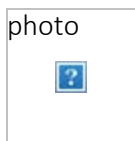
I saw this went through first reading and is scheduled for a second reading June 16th. In Table HS-5, I just noticed a footnote for Shopfront Building, Mixed-Use Building and Office Building in the General Subdistrict. The footnote states, "Only permitted when facing US1/Federal Highway." Does this limit these design standards to only those parcels fronting US1/Federal Highway?

Under the current regulations, would parcels with a limited commercial land use designation that do not front US1/Federal Highway be able to utilize the above mentioned design standards?

Under the version that went to the NAC, there were no footnotes and a Mixed-Use building was permitted. What was the rationale behind this change, addition of the footnotes, etc.?

All the best,

photo



Brennan Keeler
Legal Counsel, Palm Beach County PBA
[561-689-3745](tel:561-689-3745) | brennan@pbcpcb.org | www.pbcpcb.org | 2100 N.
Florida Mango Rd, West Palm Beach, FL 33409

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the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

On Wed, Apr 15, 2020 at 2:56 PM Dana Little <dlittle@tcrpc.org> wrote:

Hi Brennan.

Thank you for your astute inquiry and your continued interest in this effort. We have tried to answer your questions below.

Please let us know if more clarification is needed.

Take care,

Dana

From: Brennan Keeler <brennan@pbcpcb.org>

Sent: Wednesday, April 15, 2020 1:51 PM

To: Dana Little <dlittle@tcrpc.org>

Subject: Re: CRA Center vs. CRA Neighborhood

I meant CRA Center future land use designation, not subdistrict in the first sentence.



Brennan Keeler

Legal Counsel, Palm Beach County PBA

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On Wed, Apr 15, 2020 at 1:48 PM Brennan Keeler <brennan@pbcpcb.org> wrote:

Good afternoon Dana,

On the attached slide from your presentation, the CRA Center subdistrict includes Core and General, while the CRA Neighborhood includes Multifamily Homes and Detached Homes. I noticed on the FLUM that Zeus Park has been designated CRA Neighborhood. This does not make sense to me because there are areas within Zeus Park that will be in the General subdistrict. This is inconsistent with your slide. Can you explain the disconnect or am I simply misreading it?

The CRA General Subdistrict (zoning) is permitted within the CRA Center and CRA Neighborhood FLU. We are trying to balance what currently is allowed within the existing zoning and FLU districts and overlays, in doing so we have some cases where the

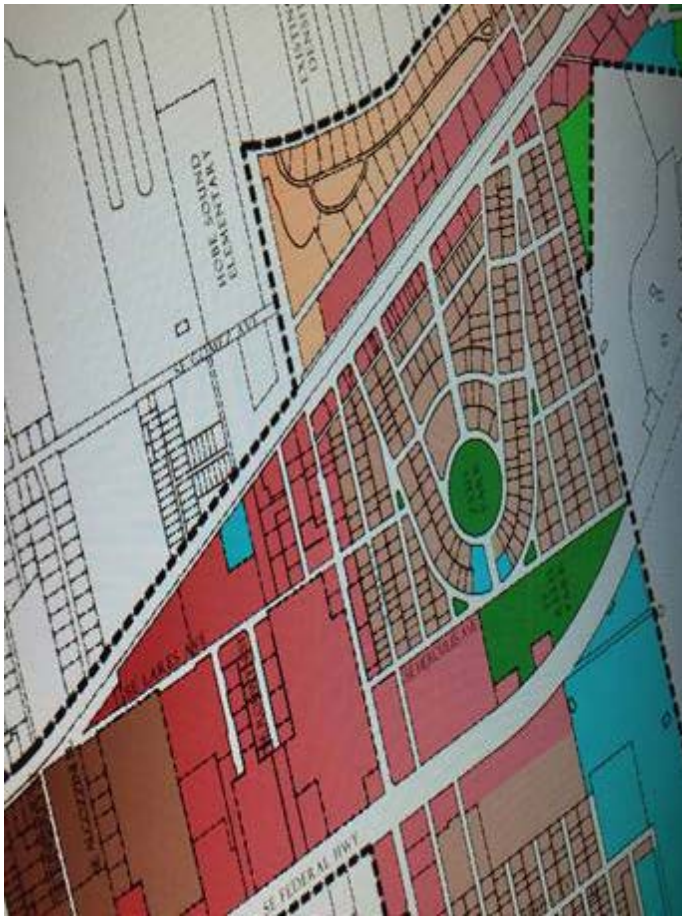
General Subdistrict is applied in both the Center & Neighborhood FLU.

Why is urban farming limited to the Railroad Corridor subdistrict?

Urban farming is a new use group that we have recommended. Its includes two new uses of Agri-hood and Urban Agriculture. These uses and Farmer's Market are not currently permitted within Hobe Sound CRA (there was some community discussion about allowing this use within the CRA). We felt that the new Railroad Corridor Subdistrict would be the most appropriate place to allow this use (versus in the neighborhoods or Center).

Lastly, I noticed some parcels have been changed from General to Multi-family in Zeus Park. What was the rationale for this? Did the parcel owners request the change?

The General subdistrict would have expanded the permitted uses from what is currently permitted today. Many of those parcels currently have an RM-5 zoning category which allows multi-family. Again, this was a decision based upon what is currently allowed and not impeding upon anyone's rights.



<p>I. Replace Existing FLUM Designations with two new Categories</p> <p>1. CRA Center</p> <p>2. CRA Neighborhood</p> <p>(retain Institutional, Industrial, Commercial Waterfront, Recreational, Public Conservation Area)</p>	
<p>II. Eliminate Mixed-Use Overlays</p>	
<p>III. Each CRA Area to be Rezoned to a Single Category</p> <p>1. Hobe Sound = Hobe Sound CRA;</p> <p>2. Zoning Sub-districts Established (for each FLU Category)</p> <p>a) CRA Center</p> <p>i. Core</p> <p>ii. General</p> <p>iii. Waterfront</p> <p>iv. Industrial</p> <p>v. Corridor</p> <p>b) CRA Neighborhood</p> <p>i. Multifamily Homes</p> <p>ii. Detached Homes</p> <p>iii. Mobile Homes</p>	

All the best,



Brennan Keeler
Legal Counsel, Palm Beach County PBA
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Attn; Nicki Van Vonno

3/16/2020

From; Franklin J Carofano 772-546-2063 Commercial property owner of lots 31,32,33 Pettway Park Sub-division zoned Limited Commercial in the state comprehensive plan and Local zoning. I

Purchased this commercial property more than thirty years ago and have paid property taxes in excess to \$ 100,000.00 to date because Of the specific permitted uses in the Limited Commercial Zone.

I attended the proposed CRA meeting in Hobe Sound on 3/11/2020 where Dana Little (Urban Design Director) stated many times that the Goal of the proposed CRA plan was not take any property owners rights away. However, after reviewing the proposed permitted uses this proposed plan actually has down zoned the Limited Commercial permitted uses for my Property today by more than Ten (LC) currently permitted uses (ie. Funeral homes, storage facilities, veterinary services, plant nurseries & landscape svc, parking lots & Garages, etc. etc.). The Plan alludes to a section that allows the Growth Management Dir. To allow more permitted uses at the GM dir. discretion. That may be true however, This plan must be very specific and list in detail all permitted uses in the current LC Today

I would like to bring to your attention that the three lots lot 31,32,33 are small lots (each lot is less than one third acre each) and have been lot of record for more fifty years. The property has 384 frontage feet on Frderal Hwy (Rt 1)a road that has heavy traffic which will only increase in the future, unlike the residential lots at the rear of this sub-division. Kindly contact me for a discussion and meeting ASAP on this very important and timely subject.

Thank You for your timely response,

F J C

A handwritten signature in cursive script, appearing to read "Franklin J. Carofano", written in dark ink.

Franklin J Carofano 772-546-2063

E-MAIL hobesoundguy@aol.com



Cotleur &
Hearing

LC2000535

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March 9, 2020

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

Re: Notice of Public Hearings for CPA 19-25, the proposed Amendment of Future Land Use Map & Zoning Atlas for Hobe Sound Community Redevelopment Area (CRA); and adoption of Article 12 Division 5, Hobe Sound Community Redevelopment Code, Land Development Regulations (LDR)

Dear Martin County,

We have received your notice of public hearings correspondence dated February 20, 2020. We are in favor and support the proposed CRA land use designation change.

Thank you for all you do in the County.

Sincerely,

Donaldson Hearing
Principal

RECEIVED

MAR 13 2020

GROWTH MANAGEMENT
DEPARTMENT