



MARTIN COUNTY, FLORIDA

Growth Management Department

Amendment of the Land Development Regulations and the Zoning Atlas for the Port Salerno CRA

Project	Update of the Land Development Regulations for the CRAs
Staff	Irene A. Szedlmayer, AICP
Date of this Report	April 30, 2020

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I. Background

The Land Development Regulations (LDRs) governing the Community Redevelopment Areas (CRA) were initially adopted between 2001 and 2006. Different consulting firms and different staff worked on different CRAs. The ordinances were codified as Article 3, Zoning Districts, Division 6, Redevelopment Overlay Districts, Martin County LDR. There were significant deficiencies in those regulations regarding which standards were mandatory versus merely encouraged, and 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 about how landscaping and street design provisions 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 recognition of the existing neighborhoods to which they applied. 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, plus 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 to reduce ambiguity and inconsistency in the codes without significant substantive change. The need for more substantial amendments was acknowledged.

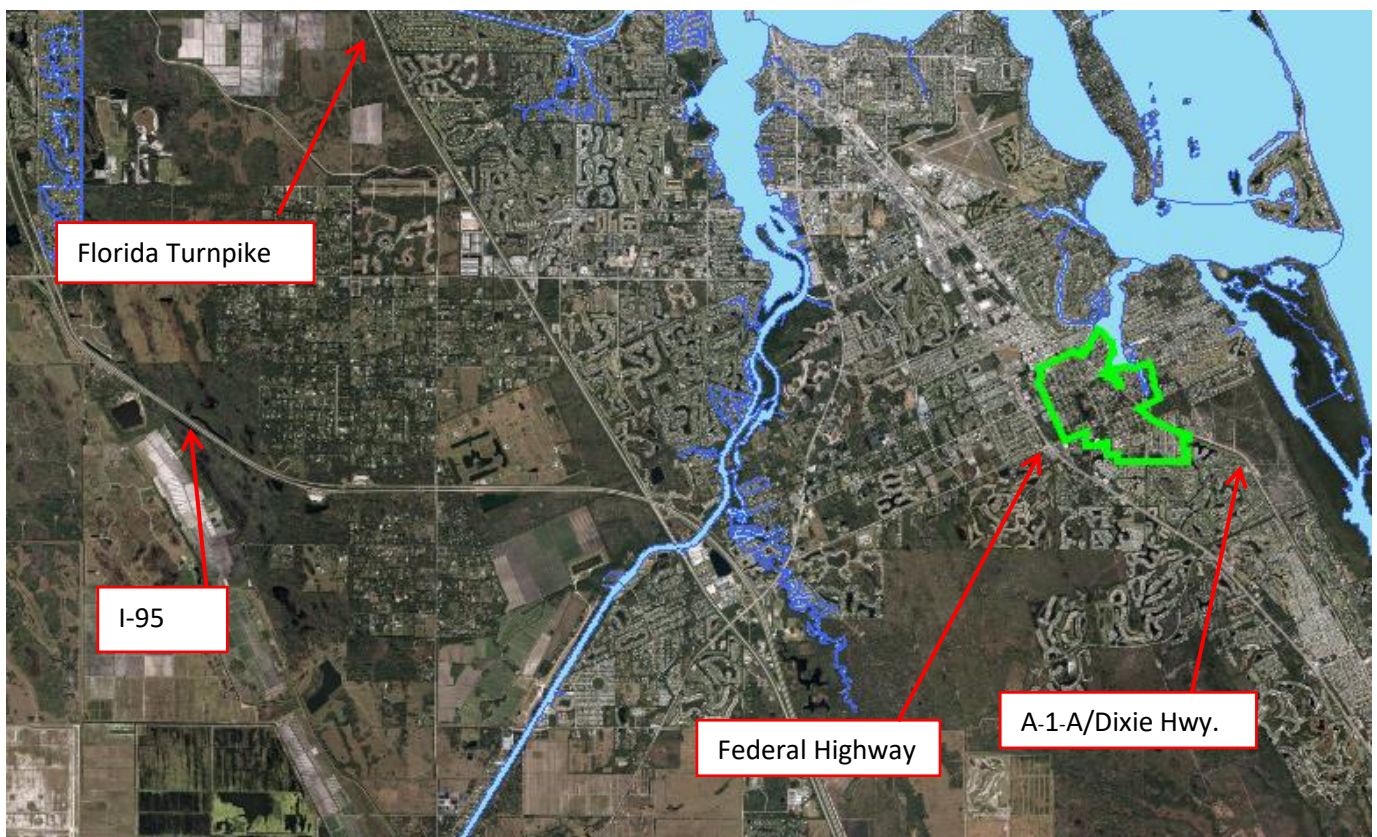
In June 2018, the Board of County Commissioners approved a contract between the Community Redevelopment Agency and the Treasure Coast Regional Planning Council to develop new

Land Development Regulations for the CRAs. The Treasure Coast Regional Planning Council brings 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, to this Martin County CRA project.

Dana Little, Urban Design Director, TCRPC, and Jessica Cortor Seymour, RA, LEED AP, Regional Planner, 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 Port Salerno Neighborhood Advisory Committee and members of the public who participated.

The Local Planning Agency recommended approval of the proposed Article 12, Division 6 at its July 2, 2020 public hearing.

Figure 1. Location Map - Port Salerno CRA

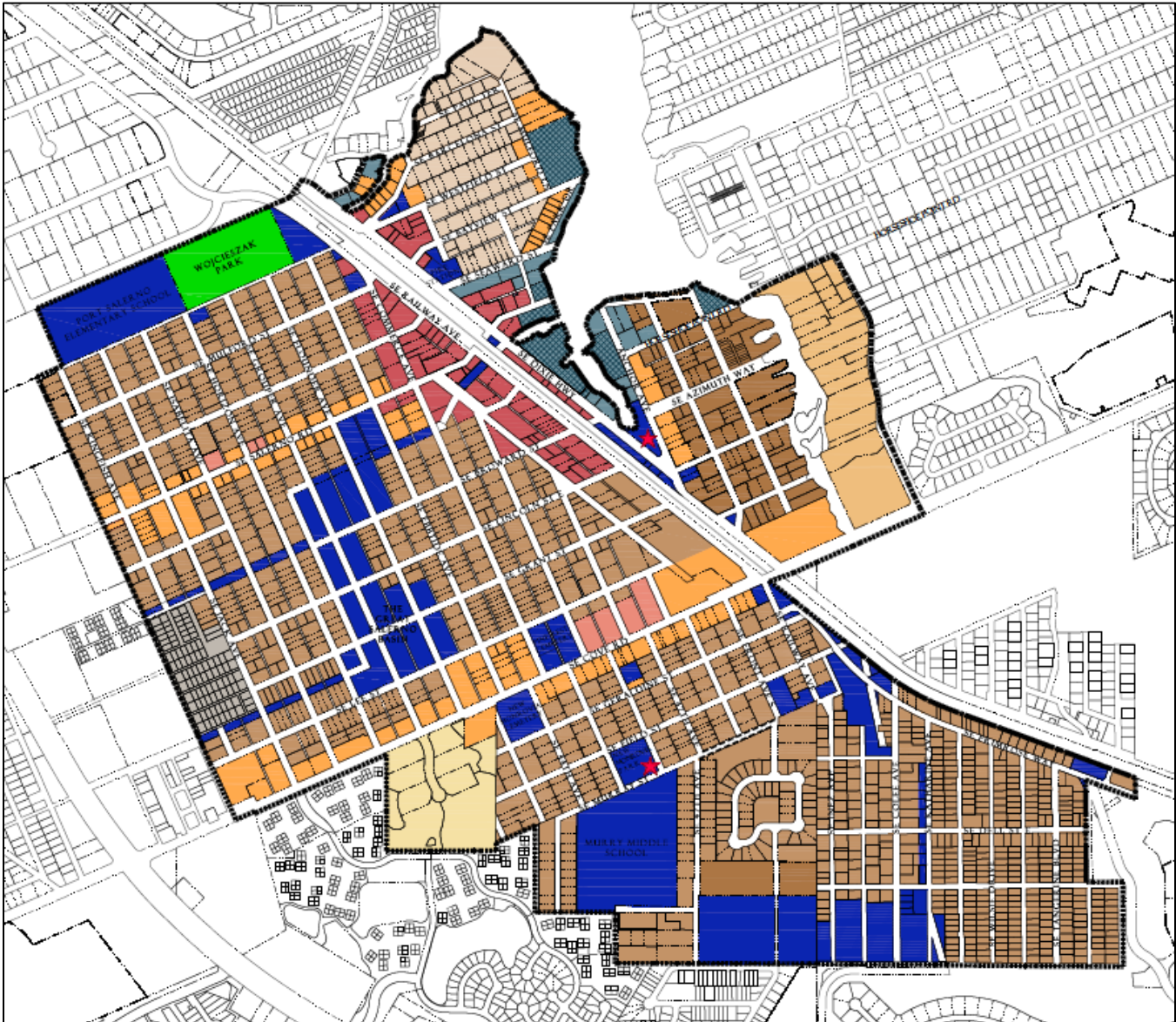


II. Article 12, Division 6, Port Salerno Community Redevelopment Code

The proposed Article 12, Redevelopment Code, Division 6, Port Salerno Community Redevelopment Code, is included in this agenda item. (Exhibit A) Article 12, Redevelopment Code, Division 1, General, was adopted on September 24, 2019 and became effective on November 8, 2019. Art. 12, Div. 1 will be applicable in all six Martin County Redevelopment Zoning Districts. Because Division 6, Port Salerno Community Redevelopment Code, the subject of this agenda item, cannot be fully understood without reference to Division 1, it is also included in the agenda packet (Exhibit B)

1. Because the goal for a vibrant, compact, walkable, small town Port Salerno CRA has not substantially changed, the proposed LDR are intended to facilitate a built environment that is consistent with the vision established in the Port Salerno Community Redevelopment Plan, adopted in 2000 and revised in 2009.
2. Article 12, Division 6 creates the Port Salerno Redevelopment Zoning District. The amendment of the Martin County Zoning Atlas to assign this zoning district to the land is addressed in the second half of this report. The majority of the Port Salerno CRA will be assigned to the Port Salerno Redevelopment Zoning District. The exceptions are those parcels with PS-1 (Public Service District -1 zoning district) or PR (Public Recreation zoning district). See Figure 5 (page 12) or Exhibit C.
3. Art. 12, Div. 6 establishes the Regulating Plan for Port Salerno. The Regulating Plan assigns ten zoning subdistricts to the land: Core, Waterfront, General, Corridor, Industrial, Multifamily, Mobile Home, Detached-1, Detached-2, and Detached-3. See Figure 2. The Regulating Plan in larger scale is included as Exhibit D.
4. Permitted uses and development standards are governed by zoning subdistrict.
5. The permitted use groups and the development standards for the subdistricts remain consistent, though not identical, with the permitted uses and development standards in effect in Port Salerno now. Certain general goals guided the assignment of the zoning subdistricts to the land:
 - (a) avoid diminishing existing development rights;
 - (b) avoid creating non-conformities;
 - (c) avoid conferring substantial new development rights;
 - (d) adjacent lots recognized by the Property Tax Assessor Appraiser as a single parcel should be assigned the same subdistrict;
 - (e) adjacent parcels with the same owner should be assigned the same subdistrict; and
 - (f) respect the existing fabric of the community.

Figure 2. Proposed Port Salerno Regulating Plan (6/23/2020)



SUB-DISTRICT ZONING LEGEND	
	CORE
	GENERAL
	CORRIDOR
	WATERFRONT
	INDUSTRIAL
	MOBILE HOME
	MULTIFAMILY
	DETACHED 1
	DETACHED 2
	DETACHED 3

REGULATING PLAN LEGEND	
	CRA BOUNDARY
	CIVIC SITES
	PROPOSED STREET
	MARINE SERVICE AREA

ZONING LEGEND	
	PUBLIC RECREATION
	PUBLIC SERVICE DISTRICT-1

Sometimes consideration of the particular facts concerning a particular property results in minor deviations from these general guidelines. The next paragraphs discuss the assignment of zoning subdistricts in Port Salerno.

1. In Port Salerno, the CRA Center future land use designation is implemented by the Core, Corridor and General zoning subdistricts.
2. The Core subdistrict is clustered around the intersection of SE Salerno Road and SE Dixie Highway on land within the Mixed-Use Future Land Use Overlay. It is intended to be the most walkable center of Port Salerno.
3. The General and Corridor zoning subdistricts are also assigned to land that is now within the Mixed-Use Future Land Use Overlay, such as along Cove Road, Salerno Road, Mulford Drive, Park Drive, Anchor Avenue, and Barcelona Street.
4. The Core, Corridor and General subdistricts all permit residential, commercial and institutional uses.
5. The Corridor subdistrict is distinguished from the General subdistrict in that Corridor permits a convenience store with fuel and permits marinas, whereas in the General subdistrict those two uses are not permitted.

In Port Salerno, the Corridor subdistrict is assigned to just 5 acres. The Corridor subdistrict is assigned to land outside the Town Center Zoning Overlay and with the General Commercial future land use designation or adjacent to and under the same ownership as the lots with General Commercial future land use designation, that is, land on which “Service stations” with up to 4 gas pumps are currently permitted. A building type is proposed for a convenience store with fuel. (Div. 6, page 10). The definition of marina includes the dry land storage of boats.

6. In Port Salerno, the CRA Neighborhood future land use designation is implemented by five residential subdistricts: Multifamily, Mobile Home, Detached-1, Detached-2 and Detached-3.
 - a. The Multifamily subdistrict is assigned to the Salerno Shores area (vicinity of Azimuth Way, Capstan and Bollard Avenues) based on the prevalence of existing multifamily buildings as well as the current R-3 zoning which permits multifamily buildings. The neighborhood currently has the Medium Density Residential future land use designation and the maximum density of 8 dwelling units per acre is retained. In order to facilitate fee simple townhouses, the minimum lot width and lot area are 20 feet and 2,000 sq. ft., respectively.
 - b. The Mobile Home zoning subdistrict is assigned to the Cora-Winn Cove Mobile Home Co-op Park. The Mobile Home subdistrict limits buildings to one story, but to accommodate resilient construction and the possible desire of property owners to raise their mobile home above the natural grade, the maximum height is increased to 30 ft., from a maximum building height of 20 ft. applicable in the TP zoning district.

Another difference between the TP zoning district and the Mobile Home zoning subdistrict is that in TP only property owners who are “homesteaded” (under Article

VII, Section (6)(a), Florida Constitution) in the mobile home site can construct a site-built dwelling. In the Mobile Home subdistrict, any property owner can construct a site-built dwelling. (The ability to construct a site-built dwelling pursuant to Martin County Land Development Regulations does not override any more restrictive private rule that may govern the Cora-Winn Cove Co-op.) The Mobile Home zoning subdistrict permits 8 dwelling units per acre, consistent with the Mobile Home future land use designation and TP zoning on the property now

- c. The Detached-1 zoning subdistrict covers the largest land area in the Port Salerno CRA. Detached-1 is assigned to Port Salerno's residential neighborhoods west of SE Dixie Highway. Consistent with the Medium Density Residential future land use that now applies, the maximum residential density permitted in Detached-1 is 8 dwelling units per acre. The Detached-1 zoning subdistrict permits detached single-family dwellings, duplexes and townhouses.
- d. The Detached-2 zoning subdistrict covers the residential neighborhood east of Dixie Highway in the vicinity of Seaward, Westfield and Barcelona Streets. This residential neighborhood has the Low Density Residential future land use designation and was removed from the Town Center Mixed-Use future land use overlay in 2011. Detached-2 permits only detached single-family dwellings.

About half of Detached-2 now has R-2B single-family residential zoning and about half has R-2A Two-family zoning. While the R-2B and R-2A zoning districts both require a minimum lot width of 60 feet and a minimum lot area of 7,500 sq. ft., since adoption of Section 3.262, LDR, in 2001, residential lots were permitted to be as narrow as 16-feet for a townhouse or 35 feet for a rear yard or side yard house, with no minimum lot area, so long as density did not exceed 5 dwelling units per acre.

The proposed minimum lot width of 50 feet is consistent with the existing platted lots which are generally 50 feet or 60 feet wide.

The proposed minimum lot area for Detached-2 (5,000 sq. ft.) is smaller than the platted lots, which vary from 6,250 sq. ft. (50 ft. x 125 ft.), to 8,800 sq. ft. (60 ft. by 148 ft.), to 10,000 sq. ft. (100 ft. by 100 ft.), as well as larger waterfront lots. Nonetheless, the 50-ft. minimum lot width prevents all but about 15 lots from a potential split or subdivision.

- e. The Detached-3 zoning subdistrict is assigned to the eastern most residential neighborhood in the Port Salerno CRA, along SE Manatee Cove Road, which currently has the Estate Density 2UPA future land use and R-1B zoning. The R-1B zoning district requires a 75-ft. minimum lot width and an 8,200 sq. minimum lot area. However, as explained above, since adoption of Section 3.262, LDR, in 2001, residential lots in Port Salerno CRA could be as narrow as 16-feet for a townhouse or 35 feet for a rear yard or side yard house with no minimum lot area, so long as density did not exceed that permitted by the future land use designation.

The Detached-3 zoning subdistrict permits only detached single-family dwellings. The minimum lot area is 8,200 sq. ft.

6. Division 6 also establishes a Street Regulating Plan for Port Salerno. The Street Regulating Plan designates primary streets, secondary streets, and civic places. For purposes of Article 12, Primary Streets are not necessarily the streets that carry the most traffic but are the streets where the quality of the public realm is most important. Port Salerno's Primary Streets are Dixie Highway, Cove Road and Salerno Road. Secondary Streets are Azimuth Way, Murray Street, SE 46th Avenue, Ebbtide Avenue, Broward Street and Jack Avenue. See, Exhibit E.
7. The development standards for the zoning subdistricts are set forth in Table PS-5. (Div. 6, page 9). As reviewed previously regarding lot width and area for residential subdistricts, other development standards remain similar to, though not identical with, the currently applicable development standards.
 - a. Maximum Building Height. The current and proposed maximum building heights are summarized in Table 1. Currently, maximum building height for a mixed-use project in a Mixed-Use future land use overlay is 3 stories/35 feet. The maximum building height for a single-use project in the same locale is governed by the future land use designation.

Art. 12, Div. 6 permits 3-stories/40-feet in the Core, General, Corridor and Multifamily subdistricts. Increasing the permissible height in feet but not stories does not increase density or leasable floor area but allows more generous ceiling heights and more easily accommodates modern building systems located between ceilings and the floors above.

Table 1. Building Height

		Max. Building Height
Current Future Land Use Designations in the Port Salerno zoning overlays	Mixed-Use project in the Mixed-Use Future Land Use Overlay	3 stories/35 ft.
	General Commercial, Residential	3 stories/40 ft.
	Marine Waterfront Commercial	30 ft. or 40 ft.
	Limited Commercial, CO/R	3 stories/30 ft.
	Mobile Home	1 story/20 ft.
Proposed Zoning Subdistricts	Core, General, Corridor, Multifamily	3 stories/40 ft.
	Waterfront	3 stories/35 ft.
	Industrial	3 stories/30 ft.
	Mobile Home	1 story/30 ft.
	Detached-1 and Detached-2	3 stories/30 ft.
	Detached-3	3 stories/35 ft.

- b. Maximum building coverage and minimum open space. Currently, mixed-use projects within the Mixed-Use Future Land Use Overlay are permitted up to 80% building coverage and must maintain 20% open space. Otherwise, maximum building coverage and minimum open space are governed by the future land use designation as modified by the zoning overlay or the zoning district. The current and proposed maximum building coverage and minimum open space standards are summarized in Table 2.

Table 2. Building Coverage and Open Space

		Maximum Building Coverage	Minimum Open Space
Current Future Land Use Designations	Mixed-Use project in the Mixed-Use Future Land Use Overlay	80%	20%
	General Commercial	60%	20%
	Limited Commercial	50%	30%
	Commercial Office/ Residential	40%	40%
	Residential	--	50%
Proposed Zoning Subdistricts	Core	80%	20%
	General and Corridor	60%	20%
	Waterfront	50%	20%
	Industrial	40%	20%
	Multifamily	60%	30%
	Detached-1 and Detached-2	50%	30%
	Detached-3	35%	30%

D. Amendment of the Zoning Atlas

1. Application Information

Applicant: Martin County Board of County Commissioners

Represented By: Susan Kores, Manager, Office of Community Development

Property Owners:	Multiple
Planner in charge:	Irene A. Szedlmayer, AICP
Growth Management Director:	Paul Schilling
Project Number:	CPA 19-27
Application Received:	03/26/2019
LPA Meeting Date:	07/02/2020
BCC Meeting Date:	07/28/2020
BCC Meeting Date	09/15/2020

2. Project description and analysis

a) Introduction

This application involves the Port Salerno Community Redevelopment Area (CRA). See Figure 1 (on page 2). Currently, 17 different zoning districts are assigned to the Port Salerno CRA's 861 acres:

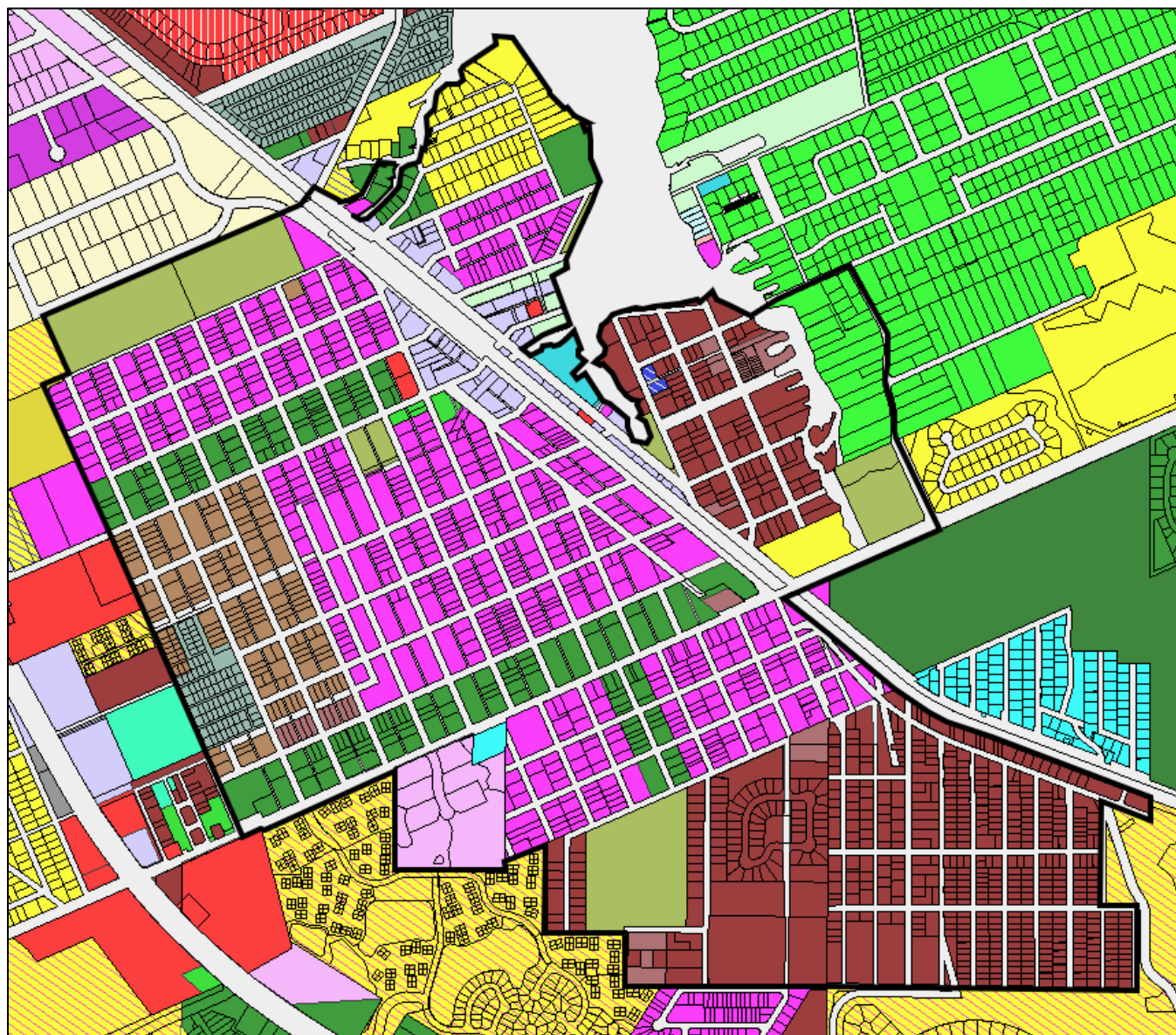
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|--|--|
| 1. R-1B (Single-family Residential) | 10. RT (Mobile Home Subdivision) |
| 2. RE-1/2A (Single-family Residential) | 11. TP (Mobile Home Park) |
| 3. R-2A (Two-family Residential) | 12. B-1 (Business) |
| 4. R-2B (Single-family Residential) | 13. B-2 (Business -Wholesale Business) |
| 5. R-3 (Multiple-family) | 14. COR-1 (Comm. Office/Residential-1) |
| 6. R-3A (Liberal Multiple-family) | 15. LC (Limited Commercial) |
| 7. RM-6 (Medium Density Residential) | 16. GC (General Commercial) |
| 8. RM-8 (Medium Density Residential) | 17. M-1 Industrial |
| 9. PS (Public Servicing) | |

See Figure 3 (on page 10). Additionally, Port Salerno CRA has three zoning overlay districts: Town Center, Cove Road and Salerno Road. See Figure 4 (on page 11).

The proposal amends the Martin County Zoning Atlas by:

- (1) assigning the Port Salerno Redevelopment Zoning District, the PR zoning district, or the PS-1 Public Service- Zoning District to 860 of the CRA's 861 acres;
- (2) repealing the three Port Salerno zoning overlay districts; and,
- (3) removing the R-3 Multifamily zoning district from two small islands in Manatee Creek that are owned by the State of Florida. See Figure 4.

Figure 3. Existing Zoning Atlas



Zoning Atlas Legend

R-2A

R-2B

R-2

RT

TP

R-

RM-8

R-3A

WGC

WRC

B-1

B-2

COR1

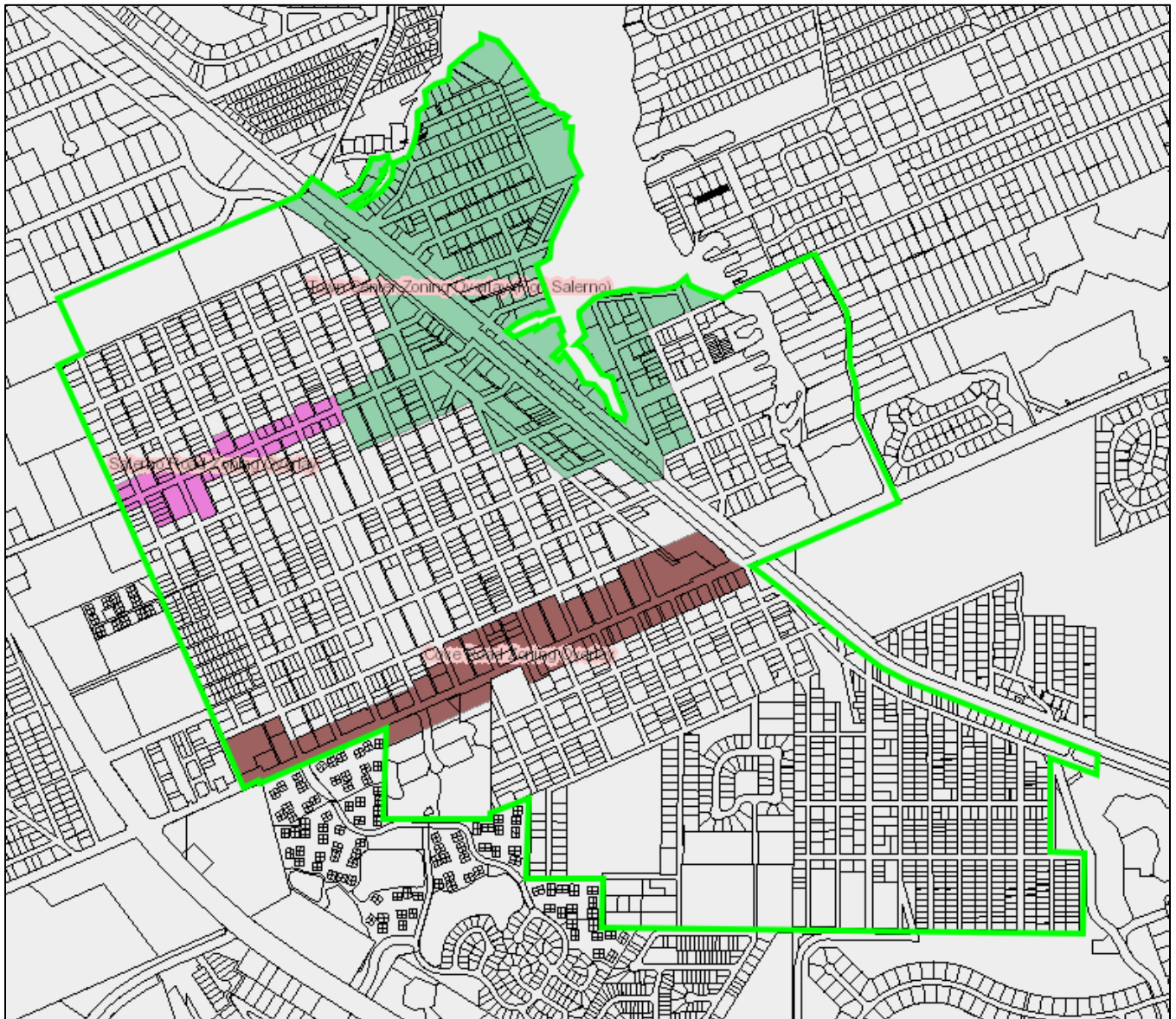
LC

GC

M-1

PS

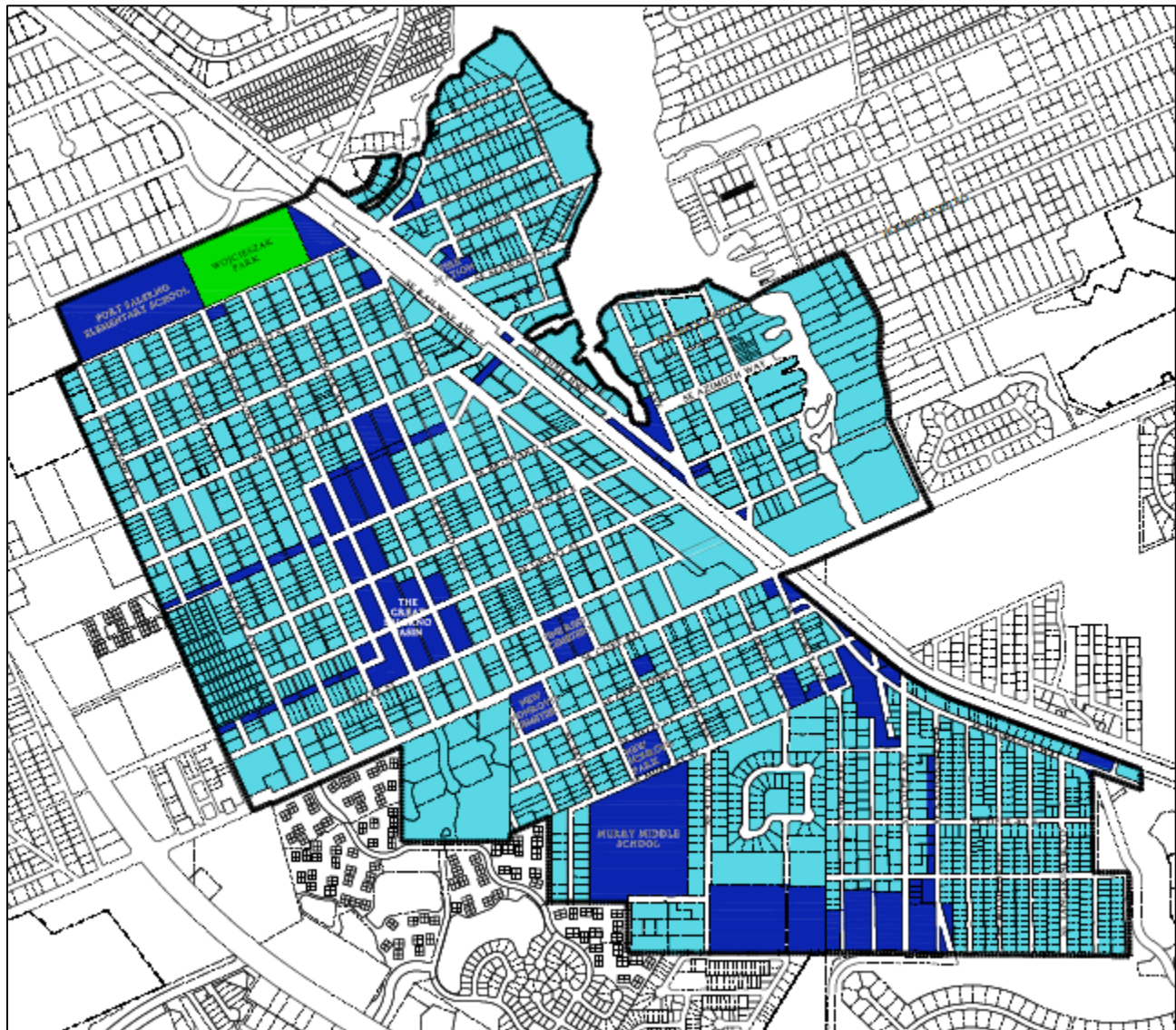
Figure 4. Port Salerno Zoning Overlay Districts



The permitted uses and development standards for the Port Salerno Redevelopment Zoning District are set-forth in Article 12, Redevelopment Code, Division 1, General, and Division 6, Port Salerno Community Redevelopment Code, LDR. As explained in the first part of this report, permitted uses and development standards are governed by the subdistrict. Ten zoning subdistricts are proposed for the Port Salerno CRA: Core, Corridor, General, Waterfront, Industrial, Multifamily, Mobile Home, Detached-1, Detached-2 and Detached-3. The subdistricts are assigned to the land by the Regulating Plan, which is part of Article 12, Division 6.

The Port Salerno Regulating Plan also identifies proposed future streets and important civic sites.

Figure 5. Proposed Zoning Atlas



Legend for Proposed Zoning Atlas

 - PS Redevelopment

 - Public Service-1

 - Public Recreation

b) Description of the Port Salerno Subdistricts

The Port Salerno Redevelopment Zoning District will have ten zoning subdistricts. The subdistricts are described in Article 12, Division 1 as follows:

CORE: The Core subdistrict is a pedestrian-oriented center for surrounding neighborhoods and the entire CRA. These are centers of dining, shopping, housing, and entertainment, with shaded sidewalks, large windows, intimate pedestrian spaces, outdoor dining, and richly detailed building facades. A broad mix of uses is encouraged in the Core subdistrict.

CORRIDOR: The Corridor subdistrict is intended to extend the pedestrian-oriented building types, frontages and streetscapes along a major roadway.

GENERAL: The General subdistrict offers a wide variety of housing, civic spaces, and pedestrian-oriented businesses. The General subdistrict also fosters a mix of uses but is more residential in scale and character.

WATERFRONT: The Waterfront subdistrict is defined by marinas and working waterfronts. In some redevelopment Zoning Districts, it may also promote a mixed-use waterfront environment with restaurants, entertainment, resort and residential uses.

INDUSTRIAL: The Industrial subdistrict identifies areas where industrial uses are permitted and encouraged.

MULTIFAMILY: The Multifamily subdistrict allows for denser and more varied residential buildings.

MOBILE HOME: The Mobile Home subdistrict identifies where mobile homes are permitted.

DETACHED: The Detached subdistrict is predominately single-family homes with front yards and walkable sidewalks.

The Port Salerno zoning subdistricts were discussed in more detail in the first half of this report.

c. Adjacent Zoning Districts (See Figure 3 on page 10)

A mixture of different zoning districts borders the proposed Port Salerno Redevelopment Zoning District. To the north are Limited Industrial as well as a mix of R-2b, R-3A, PUD-C and PUD-R. To the west are R-3, RM-10, R-3, PUD-R, GC, R-2A, and R-5. To the south, are GC, PUD-R, R-2A, and R-3 zoning districts. To the east are R-1B and R-2B.

The permitted uses and development standards of the zoning subdistricts of the Port Salerno Redevelopment Zoning District are consistent, though not identical, with the permitted uses and development standards currently applicable. Consequently, the proposed Port Salerno Redevelopment Zoning District is compatible with the adjacent zoning districts. The proposed Port Salerno Redevelopment Zoning District will have no negative impact on nearby zoning districts. Nor should nearby zoning districts negatively impact the proposed Port Salerno Redevelopment Zoning District. Likewise the PR and PS-1 zoning districts are compatible with adjacent zoning districts.

3. *Standards for Amendments to the Zoning Atlas*

The Martin County Land Development Regulations (LDR), Article 3, Section 3.2.E.1. provides the following “Standards for amendments to the Zoning Atlas.”

“The Future Land Use Map of the CGMP [Comprehensive Growth Management Plan] establishes the optimum overall distribution of land uses. The CGMP also

establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP."

Pursuant to Section 3.2.E.2., LDR, the following factors must be considered:

- a. Whether the proposed zoning amendment is consistent with all applicable provisions of the Comprehensive Plan.*

The Port Salerno Redevelopment Zoning District, along with the Core, Corridor, General, Waterfront, Industrial, Multifamily, Mobile Home, and Detached-1, Detached-2, and Detached-3 zoning subdistricts are consistent with all applicable provisions of the Comprehensive Plan, as are the PS-1 and PR zoning districts.

- b. Whether the proposed zoning amendment is consistent with all applicable provisions of the LDR.*

Any development proposal for land located within the Port Salerno Redevelopment Zoning District, will be required to comply with all applicable LDRs including uses, density, set-backs, height, open-space, wetlands, uplands, landscaping, stormwater, etc. The Port Salerno Redevelopment Zoning District and subdistricts are consistent with all applicable provisions of the Land Development Regulations, as are the PS-1 and PR zoning districts.

- c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use.*

The Port Salerno Community Redevelopment Code and the Port Salerno Redevelopment Zoning District were developed expressly for the land to which they will apply—the Port Salerno CRA. The amendment is compatible with the existing land uses within the Port Salerno CRA as well as those in adjacent and surrounding areas. The PS-1 (Public Service District-1) implements CGMP policies for lands designated Institutional-General on the Future Land Use Map. PS-1 is designed to minimize the potential for negative impacts on surrounding properties. PS-1 is newly assigned in the Port Salerno CRA to numerous County-owned stormwater management tracts. PR is assigned to Wojcieszak Park.

d. Whether and to what extent there are documented changed conditions in the area.

The analysis required for this section is similar to the analysis required pursuant to CGMP Section 1.11.C.(1) when considering the proposed amendment of the Future Land Use Map. The proposed amendment of the Zoning Atlas will not substantially change the land uses or intensity of development permitted. Rather, the intent is primarily to modify the regulatory framework in order to simplify interpretation and implementation for property owners, developers and County staff, provide greater flexibility regarding permitted uses, and incrementally increase the development intensity permitted. The intent is to realize more efficiently and effectively the longstanding vision for the CRAs as represented in the Port Salerno Redevelopment Plan adopted in 2000 and amended in 2009. Therefore, whether or not there are documented changed conditions in the area may not be a pertinent factor in this case. Because the Port Salerno CRA is identified as an area in need of redevelopment, the lack of substantial change offers support for the proposed new zoning.

e. Whether and to what extent the proposed amendment would result in demands on public facilities.

The land subject to the re-zoning is located within the Primary Urban Service District. Therefore, pursuant to CGMP Objective 4.7A., the full range of public facilities and services at the adopted Level of Service are to be provided or programmed to be provided. The maximum residential density allowed within the proposed Core, General and Corridor subdistricts is the same as that permitted pursuant to the current Port Salerno Mixed-Use Future Land Use Overlay and the land area included within these subdistricts is now within the Mixed-Use Future Land Use Overlay. The maximum residential density permitted in the Multifamily, Mobile Home, Detached-1 and Detached-2 is the same as permitted currently. Detached-3 remains restricted to detached single-family residential use with the same minimum lot area and lot width as currently applies.

It is expected that the more compact development pattern will enable public facilities and services to be provided more efficiently. Therefore, the amendment of the Zoning Atlas should not create demand on public facilities that is not anticipated by the current zoning. When a proposed site plan is reviewed, Comprehensive Plan policies and the LDR ensure that present or planned public facilities and services are capable of meeting and maintaining the adopted LOS. Additionally, the County Impact Fee program is designed to mitigate such impacts and ensure development pays for itself.

f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the County's resources.

Twenty years ago, Martin County identified the Port Salerno CRA as an area appropriate for infill development and redevelopment. The proposed Port Salerno Redevelopment zoning district is designed to encourage infill development and redevelopment and such will be logical, timely and orderly, will conserve or improve the value of existing development, and is an appropriate use of County resources.

Additionally, by providing for residential development within the CRA, it may be possible to help extend the life of the boundary of the Primary Urban Service District.

g. Consideration of the facts presented at the public hearings.

The public hearings provide the public an opportunity to participate in the review and decision-making process. Whatever facts are presented at the public hearing should be considered by the decision-makers.

4. Staff Review

The amendment of the Zoning Atlas does not involve review of a site plan. Therefore, departments responsible for site plan review are not included in this staff report. The current review is as follows:

Division or Department	Reviewer	Assessment
Comprehensive Plan	Irene Szedlmayer	Comply
County Attorney	Krista Storey	Review Ongoing
Adequate Public Facilities	Irene Szedlmayer	Exempt

5. Review Board Action

The choice of the most appropriate zoning district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) are asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2 E.2., Land Development Regulations, Martin County Code.

The review and recommendation of the LPA are required on this application. Final action is by the BCC. Both the LPA and the BCC meetings are advertised public hearings.

6. Location and Site Information

Location: The request to amend the Zoning Atlas applies to the 861 acres that are the Port Salerno CRA. This area can be described generally as east of Federal Highway in the vicinity of Cove and Salerno Roads and centered around the Manatee pocket.

Parcel numbers: Approximately 4,777 parcels.

Existing zoning: 17 zoning districts and 3 zoning overlays.

Future Land Use: This amendment of the Zoning Atlas is proposed concurrently with the amendment of the Future Land Use Map propose by CPA 19-27. The recommended amendment of the Zoning Atlas can occur only if the recommended amendment of the Future Land Use Maps first occurs. The Low Density Residential, Medium Density Residential, High Density Residential, Mobile Home Density, Residential Estate Density, Commercial Office/Residential, Limited Commercial, and General Commercial future land use designations are proposed to be changed to the CRA Center, CRA

Neighborhood, Recreational or General Institutional future land use designations. The Marine Waterfront Commercial and the Industrial future land use designations will be retained. The repeal of the Port Salerno Mixed-Use Future Land Use Overlays is proposed. Finally, the removal of the Residential Estate Density future land use designation from two small islands in Manatee Pocket that are owned by the State of Florida is recommended.

Commission District: 4
Community Redevelopment Area: Port Salerno CRA
Municipal Service Taxing Unit: District 4 MSTU
Planning Area: Port Salerno

7. Determination of compliance with the Comprehensive Growth Management Plan

Findings of Compliance:

The staff of the Growth Management Department Comprehensive Planning Division has reviewed the application and finds it in compliance with applicable Goals, Objectives and Policies. There are no unresolved Comprehensive Growth Management Plan issues associated with this application.

8. Determination of compliance with land use, site design standards, zoning, and procedural requirements

Findings of Compliance:

The staff of the Growth Management Department Comprehensive Planning Division has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved issues associated with this application. Changes to the zoning atlas authorize no development activity. Any specific site future land use, design, zoning or procedural issues will be addressed at such time as development of a particular site is proposed.

9. Recommendation

Staff recommends adoption of the proposed ordinance to:

- (1) enact Division 6, Port Salerno Community Redevelopment Code, Article 12, LDR, Martin County Code;
- (2) repeal Section 3.262, Article 3, Port Salerno Community Redevelopment Area, Martin County LDR, and
- (3) amend the Zoning Atlas to assign the Port Salerno Redevelopment Zoning District and other zoning districts for consistency with the Future Land Use Map.

10. Attachments

- Ex. A. Article 12, Division 6, Port Salerno Community Redevelopment Code
- Ex. B. Article 12, Redevelopment Code, Division 1, General
- Ex. C. Proposed Zoning Atlas
- Ex. D. Port Salerno Regulating Plan
- Ex. E. Street Regulating Plan
- Ex. F. Public Notices, including the published newspaper advertisement