

Proposed Article 12, Division 7,
Golden Gate Community Redevelopment
Code and amendment of
Zoning Atlas

Public Notice



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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July 10, 2020

Paul Schilling
Deputy Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

RE: Certification of Property Owner Notification

Dear Mr. Schilling,

I certify that letters of notification of the owners of property and the surrounding property owners, as required by the Martin County Comprehensive Growth Management Plans, and the Martin County Land Development Regulation, for the following applications were mailed on July 9, 2020.

CPA 19-28 Golden Gate FLUM, Golden Gate CRA rezoning.

The notification letters contained the meeting notice information for the August 6, 2020 Local Planning Agency public hearing and the September 15, 2020 Board of County Commissioners public hearing.

Sincerely,

A handwritten signature in blue ink that reads "Susan Kores".

Susan Kores

Manager, Office of Community Development

Attachments: Letter to property owners
Location Map
Property owner mailing list



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TARYN KRYZDA, CPM County Administrator
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July 8, 2020

RE: Notice of Public Hearings for CPA 19-28, the proposed amendment of the Future Land Use Map and Zoning Atlas for the Golden Gate Community Redevelopment Area (CRA), and adoption of Article 12, Division 6, Golden Gate Community Redevelopment Code, Land Development Regulations (LDR).

Dear Property Owner:

You are receiving this notice because you are either the owner of property within the Golden Gate Community Redevelopment Area or the owner of property within 1000 feet of the CRA boundary.

Please be advised that most land within the Golden Gate CRA is the subject of an application to change the future land use designations:

From: Medium Density Residential, High Density Residential, General Commercial, and the Golden Gate Mixed-Use Future Land Use Overlay.

To: CRA Center, CRA Neighborhood, Industrial, Recreational or General Institutional future land use designations.

And to change the zoning districts:

From: R-3 Multiple-Family Residential, R-3B Multiple-Family Residential, B-1 Business, LI Limited Industrial, M-1 Industrial, M-2 Industrial and the Urban Corridor, Neighborhood Center, Neighborhood Urban, Neighborhood General and Neighborhood Residential Zoning Overlays.

To: Golden Gate Redevelopment, PS Public Service, PS-1 Public Service 1, PR Public Recreation or the most appropriate zoning district.

And to assign zoning subdistricts pursuant to the proposed Regulating Plan, Article 12, Division 7, LDR. It is proposed that the CRA Mixed-Use Future Land Use Overlays and the CRA Zoning Overlay Districts will be repealed. Institutional future land use designations would be retained.

No changes in the future land use or zoning designations are proposed for properties outside of the Golden Gate CRA boundary. Owners of properties outside of the Golden Gate CRA boundary are being notified of the proposed changes as required by the Martin County Comprehensive Growth Management Plan and the Land Development Regulations.

Please see the enclosed map and "Frequently asked Questions" for more information.

Public Hearings for adoption of CPA 19-28, the proposed amendment of the Future Land Use Map, the Zoning Atlas and amendments to the Land Development Regulations for the Golden Gate CRA are scheduled for:

Public Hearing: Local Planning Agency

Topic: Future Land Use Map, Zoning Atlas and Land Development Regulations
Date: Thursday, August 6, 2020
Time: 7:00 PM, or as soon thereafter as the items can be heard.
Location: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, FL

Public Hearing: Board of County Commissioners

Topic: Future Land Use Map and Land Development Regulations
Date: Tuesday, September 15, 2020
Time: 9:00 AM, or as soon thereafter as the items can be heard.
Location: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, FL

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in quasi-judicial matters as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on subject of the public hearing. To be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 business days prior to the meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For more information, or to view the project file, contact Irene Szedlmayer, AICP, Principal Planner, Growth Management Department, at 772-288-5931 or by email at iszedlma@martin.fl.us. All written comments should be sent to Clyde Dulin, AICP, Comprehensive Planning Administrator, by email at cdulin@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

Sincerely,

Susan Kores, Manager
Office of Community Development
Attachments: Map, "Frequently asked Questions"

Frequently Asked Questions

1. What is a CRA?

A Community Redevelopment Area (CRA) is a special geographic area where the community has determined that redevelopment of both public and private facilities should occur according to a redevelopment plan. Golden Gate is one of six communities in Martin County that carry the special designation of CRA. As development occurs, a portion of the additional tax increment collected by the County, based on the increased property valuation, is reinvested in the Golden Gate CRA to promote economic growth, sustainable development and improved quality of life.

2. What is the Future Land Use Map?

The Future Land Use Map depicts the generally desired type of development in different locations in the County. The “underlying” future land use designations present in the Golden Gate CRA are Medium Density Residential, High Density Residential, General Commercial and Recreational.

3. What are the Mixed-Use Future Land Use Overlays?

The Mixed-Use Future Land Use Overlays allow, but do not require, a mix of residential and commercial uses in the same project. The mixed-use development option is in addition to the development permitted by the future land use designation. There is only the Golden Gate Mixed-Use Future Land Use Overlay in the Golden Gate CRA.

4. What is the Zoning Atlas?

While the future land use designations establish the general type of development allowed, such as residential or commercial, the zoning districts provide more detailed standards regarding permitted uses, such as detached single family dwelling or multi-family, and development standards, such as setbacks and building height. The Zoning Atlas is the map of the County’s zoning districts.

5. What changes are proposed?

Future Land Use Map – The Golden Gate Mixed-Use Future Land Use Overlay and most of the “underlying” future land use designations will be replaced by two new future land use designations called CRA Center and CRA Neighborhood. Some County owned land will be designated Public Service. The Recreation future land use designation will be retained.

Zoning Atlas - The five (5) “underlying” zoning districts, and the five (5) Golden Gate Zoning Overlay Districts will be replaced with the Golden Gate Redevelopment Zoning District, PS-1 Public Service 1, PR Public Recreation or the most appropriate zoning districts.

6. What is the Process?

The Future Land Use Map is part of the County's Comprehensive Growth Management Plan and is one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed and the maximum level of density or intensity allowed (such as the number of residential units per acre). A change to the Future Land Use Map requires three public hearings as detailed below.

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the Florida Department of Economic Opportunity, the state land planning agency that oversees and coordinates comprehensive planning).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

7. How will the proposed amendments affect me if I own property in the Golden Gate CRA?

The County and the Community Redevelopment Agency believe the current regulatory structure impedes realization of the vision for the Golden Gate CRA contained in the Golden Gate Redevelopment Plan and the County Comprehensive Growth Management Plan. The intent of the proposed amendments is not to substantially change the permitted uses or development standards applicable within the Golden Gate CRA, though there will be some adjustments. The intent is to eliminate the difficulties caused by too many layers of regulations.

The proposed changes will permit development of a residential project, a commercial project, or a mixed-use project subject to the proposed development standards within the Golden Gate CRA.

8. Are there other plan amendments for the CRA?

Yes. In 2017, the Board of County Commissioners initiated text amendments to the Comprehensive Growth Management Plan (CGMP) that will “strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Redevelopment Areas (CRAs).” This amendment creates a new Chapter of the CGMP for the CRA areas. In addition, it addresses five CGMP policies that impact redevelopment: Design of Mixed-use Future Land Use Overlays; Mixed-use project versus mixed-use neighborhood; Density Transition; Upland Preservation and Shoreline Protection. These amendments also followed a public hearing schedule, have been adopted by the Martin County Board of County Commissioners and are now in effect.

9. How can I learn more about the proposed changes?

- a) **WATCH** on MCTV or **ATTEND**, the presentation of the proposed changes made at these public meetings:
 - a. The June 1, 2020 meeting of the Golden Gate Neighborhood Advisory Committee;
 - b. The July 13, 2020 meeting of the Golden Gate Neighborhood Advisory Committee;
 - c. The July 27, 2020 meeting of the Community Redevelopment Agency;
 - d. The August 6, 2020 meeting of the Local Planning Agency;
 - e. The September 15, 2020 meeting of the Board of County Commissioners.
- b) **CALL or EMAIL** Irene Szedlmayer, Principal Planner, Growth Management Department at 772-288-5931 or iszedlma@martin.fl.us with your questions.
- c) **Go to the website** www.martin.fl.us/cra, click on Article 12 “learn more”.

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GOLDEN GATE CRA



Golden Gate

The locations for the three signs:

1. -80.214477, 27.162718 - On Iris St and the Camino ROW



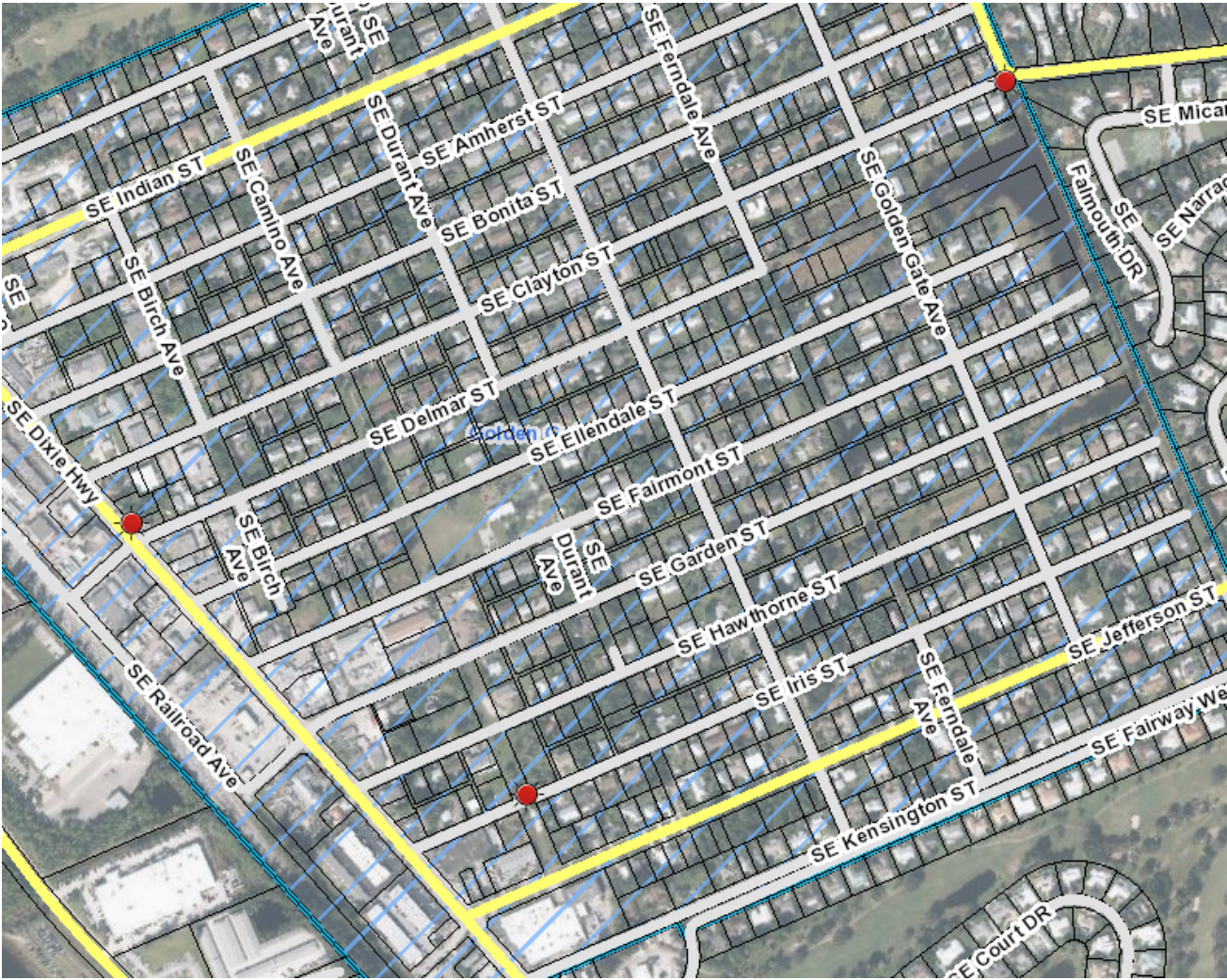
2. -80.219139, 27.165535 – Off Dixie Hwy next to the Golden Gate Center



3. -80.208828, 27.170164 – Corner of Clayton St and St. Lucie Blvd (right at the CRA Boundary)



Overview of the sign locations (3 red stars) – Yellow star is where the electronic message board will be located.











Invoice

911 Hillcrest Ave. Stuart, FL 34994

Date	Invoice #
5/7/2020	555999

Bill To

Martin County Board of County Commisioner

P.O. No.	Terms	Due Date	Project
P20000920		5/7/2020	

Item	Quantity	Description	Rate	Amount
Substrate	3	3' x 4' Double sdide signs W/ Frame CPA 19-28	190.00	570.00
labor		Golden gate CPA Install 3 signs	150.00	150.00

Thank you for your business.

Subtotal \$720.00

Sales Tax (6.5%) \$0.00

Total \$720.00

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772-287-9052	772-287-9053	dsigns514@bellsouth.net

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GCI0456861-01

Advertiser:

Martin County - Growth Management

Insertion Number:

N/A

Agency:

N/A

Size:

2 Col x 10 in

Section-Page-Zone(s):

A-18-All

Color Type:

N/A

Description:

NOTICE OF PUBLIC HEA

Pandemic upends House campaigns

Even incumbents find running tough

Christal Hayes and Nicholas Wu

USA TODAY

WASHINGTON – Rich McCormick is balancing two different crises.

He spends his nights as an emergency room doctor, intubating patients as his hospital and others across the nation continue to feel the wrath of COVID-19. During the day, he make his pitch to voters in the suburbs of Atlanta, hoping to hold a House seat for Republicans in what has been rated one of the most competitive races in the country.

Republicans are banking on candidates like McCormick to take back the House from Democrats, but a barrage of crises have made the path to victory increasingly difficult.

Only a few months ago, Republicans were bullish on their chances of retaking the House. Sen. Bernie Sanders, a progressive boogeyman that Republicans hoped could help their hand, was leading the Democratic presidential primary race. The economy was expanding, and unemployment rates were falling to all-time lows. And House Democrats were focused on impeachment, leading one

member to bolt to the GOP.

But with less than four months until November, a lot has changed.

The dozen or so seats Republicans need to take the House majority appear to be falling further from their grasp as COVID-19 continues to spread across the globe and a host of polls show President Donald Trump struggling against presumptive Democratic nominee Joe Biden amid a national reckoning with racism and policing.

Republicans have targeted 54 House seats across the country. The districts include about 30 that were won by Trump in 2016 but turned blue in the midterms. Democrats now control 233 seats out of the chamber's 435.

Over the months, crisis after crisis has rattled the country and its politics, forcing political newcomers and incumbents in swing districts to adapt. Challengers are struggling to break out while they campaign via town halls recorded in their homes, and incumbents in swing districts are walking a tightrope on addressing controversies, including Trump's performance.

"It's almost like the perfect storm," said Dennis Goldford, a political science professor at Drake University in Des Moines, Iowa. "The economy, the virus, the police issue all leading up to one very important election."

In early spring, Rep. Cindy Axne, D-Iowa, called around to small businesses in her district eager to hear how they were coping as the pandemic closed businesses across the country. One shuttered restaurant owner in Des Moines was having trouble getting a loan, so Axne called the head of the state's Small Business Administration. The three worked it out together on the phone.



U.S. Rep. Cindy Axne, D-Iowa, hopes to hold her House seat in a race against Republican former Rep. David Young, whom she ousted in 2018.

KELSEY KREMER/DES MOINES REGISTER FILE

power.

But honing in on those constituent connections has been particularly difficult this year with the elimination of traditional in-person campaigning and a bright spotlight on how lawmakers have handled the upheaval gripping the nation.

"It's absolutely shifted so much of my life in this position, from the work and how we conduct work on the official side, to campaigning," Axne said. "It's affecting every single bit of my job as I represent Iowans and as I go out to try and earn their votes this fall."

Axne has tried to appeal to both partisan branches of her constituency. She frequently criticized Iowa's Republican governor, Kim Reynolds, for not declaring a stay-at-home order and has spoken out about COVID-19 outbreaks at meatpacking plants. But she has also put herself at odds with fellow Democrats, voting against a Democratic-led COVID-19 emergency package that she argued would "waste taxpayer dollars."

For Axne and other swing-district Democrats fighting to keep their seats, COVID-19 has created an unusual situation. And for freshmen lawmakers, the first re-election battle is often the hardest. The election marks the first time freshmen must defend their records and show they have real staying

"This virus issue complicates the landscape for people like Axne," Goldford said. "It basically complicates what is already a complicated re-election bid."

Goldford explained that in times of crisis, typically the country comes together. But the pandemic has led to even more partisan lines being drawn, a problem for those in swing districts where hard-line partisanship doesn't play well.

Politicization is only one of the extra hurdles facing House members. Rep. Cheri Bustos, D-Ill., chairwoman of the Democrats' House campaign arm, noted they have shifted their hiring to focus on digital and virtual outreach.

"I think things are very different now. We have to campaign in a different way. And we have to communicate with people we represent in a different way," she said in an interview.

She noted efforts to mobilize volunteers working from home and mobile director hires sent to campaigns across the country.

"We know this moment that we are living in right now and we're adjusting to it," Bustos said.

Candidates trying to knock out incumbents also face an unprecedented challenge.

The battleground districts of 2020 vary significantly from the last cycle. Democrats won many of the seats considered the most competitive in 2018, so this time, many Democrats are aiming to win seats in redder territory.

But Democrats also are on the defensive in many House districts. Only three congressional districts won by Hillary Clinton in 2016 are represented by Republicans, and 31 districts won by Trump are represented by Democrats.

It's crucial for the GOP to break out in these races.

McCormick, the emergency room doctor running in the Atlanta suburbs, says he has resumed some in-person campaign events and meetings, albeit socially distanced.

"Different people take risks all the time," he said. His campaign was holding events based on the level of comfort people had.

"We really tried to adapt to every situation given each individual. What we've tried to do is also accommodate people in their own environment," he said, whether that meant going to a synagogue and handing out masks before an event, or holding events through Zoom for those uncomfortable with in-person events.

Some Republicans have expressed optimism after a surprise win in California's 25th District in a May special election – the first time the GOP has turned a California district from blue to red in more than 20 years. Rep. Tom Emmer, R-Minn., and chairman of House Republicans' campaign arm, touted the win in an interview and said there were dozens of districts where Republicans appear even better positioned to take back seats.

"After a win in California's 25th District, which is the suburbs of Los Angeles, I would tell you two things: If we can win in the suburbs of Los Angeles, we can and will win everywhere we need to in the fall," he said.

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NOTICE OF PUBLIC HEARINGS

The Martin County Local Planning Agency will conduct public hearings on August 6, 2020, beginning at 7:00 P.M., or as soon thereafter as the items may be heard, to review the following items:

1. Comprehensive Plan Amendment 19-26, Sunshine State Carnations: A Future Land Use Map change from Residential Estate Density (allowing 2 units per acre) to Low Density Residential (allowing 5 units per acre) on 2 parcels totaling 19.44 acres, located at 9450 SE Gomez Avenue in Hobe Sound.
2. Application for re-zoning from R-2B and R-2 (Single-Family Residential District) to RS-5, (Low Density Residential District) or the most appropriate zoning district on 19.44 acres regarding Comprehensive Plan Amendment 19-26, Sunshine State Carnations.
3. Comprehensive Plan Amendment 19-28, Golden Gate FLUM, a proposal to amend the Future Land Use Map regarding the Golden Gate Community Redevelopment Area (CRA) to change the Medium Density Residential, High Density Residential, and General Commercial future land use designations to CRA Center, CRA Neighborhood, Recreational, and General Institutional future land use designations and to repeal the Golden Gate Mixed-Use Future Land Use Overlay. The Industrial, Recreational and General Institutional future land use designations will be retained.
4. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 7, GOLDEN GATE COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; REPEALING SECTION 3.267, GOLDEN GATE COMMUNITY REDEVELOPMENT AREA, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; AMENDING THE ZONING ATLAS TO ASSIGN THE GOLDEN GATE REDEVELOPMENT ZONING DISTRICT AND MAKE OTHER CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

All interested persons are invited to attend and be heard. The meeting will be held in the John F. and Rita M. Armstrong Wing of the Blake Library, 2351 SE Monterey Road, Stuart, Florida 34996. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the Growth Management Department. For more information, contact the Growth Management Department at (772) 288-5495.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

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July 17, 2020

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TR-GCI0489198-01

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