



MARTIN COUNTY, FLORIDA

Growth Management Department

Amendment of the Land Development Regulations and the Zoning Atlas for the Golden Gate CRA

Project	Update of the Land Development Regulations for the CRAs
Staff	Irene A. Szedlmayer, AICP
Date of this Report	August 14, 2020; updated Oct. 1, 2020

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I. Changes to the proposed Article 12, Division 7

No changes were made to the draft Article 12, Division 7, Martin County LDR since it was presented to the Board on September 15, 2020. Two very small revisions were made to the Zoning Atlas regarding abandoned right-of-way: PS-1 zoning was assigned to 369 sq. ft. and Golden Gate Redevelopment zoning was assigned to 12,364 sq. ft. These land areas were previously depicted as right-of-way.

II. 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 built environments 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 recommended "glitch bills" to the Board of County Commissioners. However, the glitch bills were limited in scope. The focus was to reduce ambiguity and

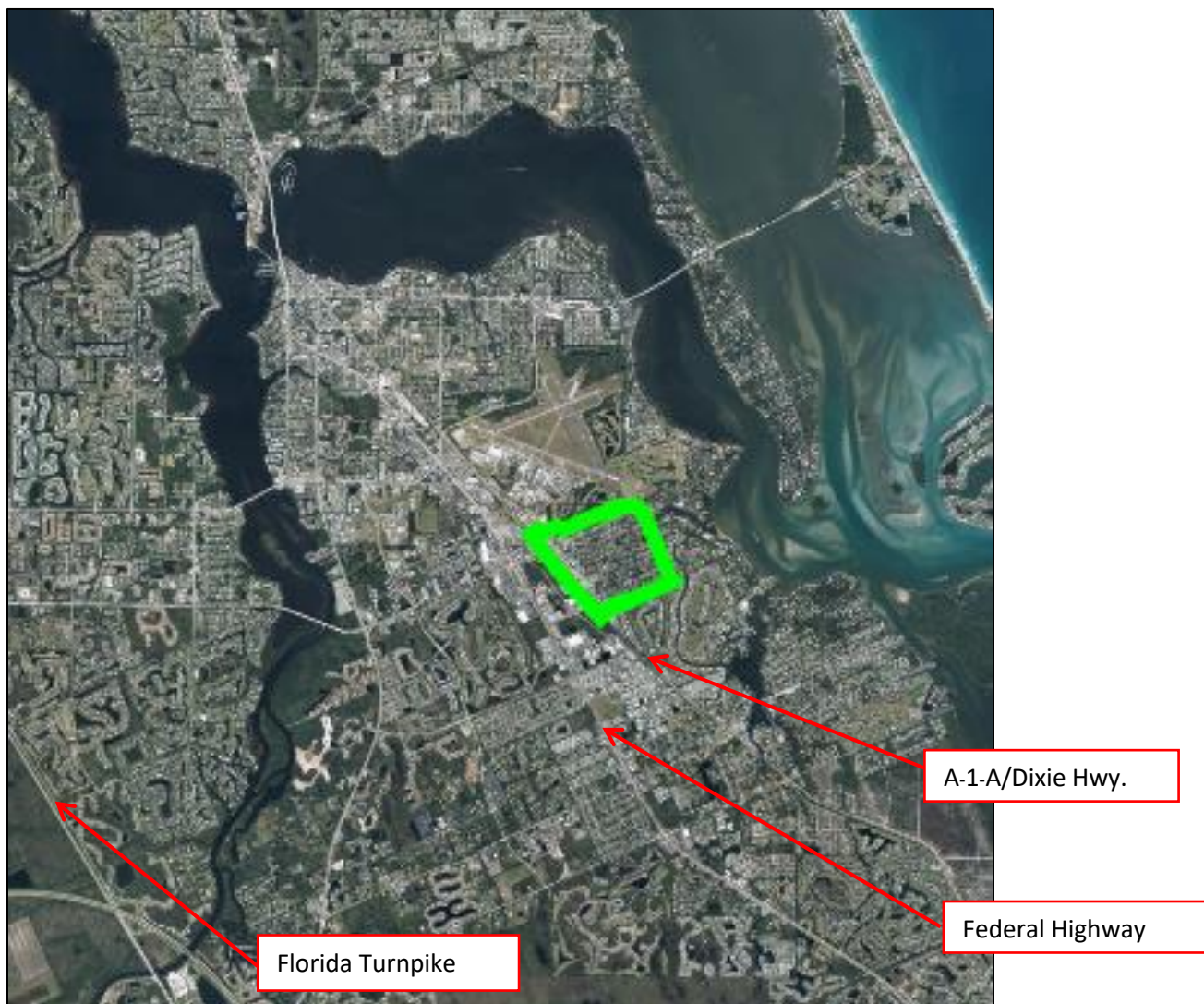
inconsistency in the codes without significant substantive change. The need for more substantial amendments was acknowledged.

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 Golden Gate Neighborhood Advisory Committee and members of the public who participated.

Treasure Coast Regional Planning Council staff will present the proposed Article 12, Division 7 and the amended Zoning Atlas at the October 27, 2020 public hearing.

Figure 1. Location Map – Golden Gate CRA

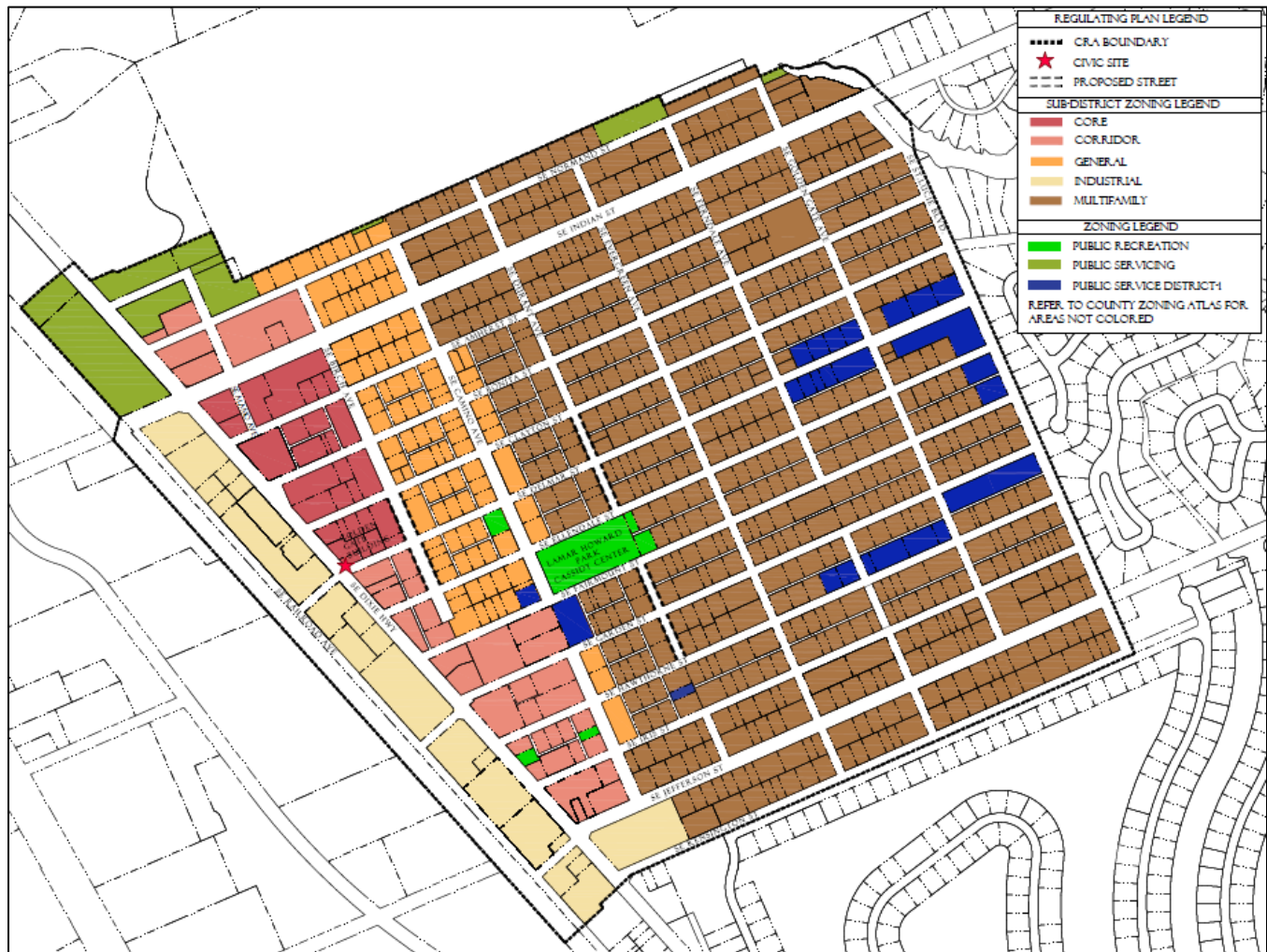


III. Article 12, Division 7, Golden Gate Community Redevelopment Code

The proposed Article 12, Redevelopment Code, Division 7, Golden Gate 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 7, Golden Gate Community Redevelopment Code, the subject of this agenda item, cannot be fully understood without reference to Division 1, Division 1 is also included in the agenda packet (Exhibit B)

1. Because the goal for a vibrant, compact, walkable, small town Golden Gate CRA has not substantially changed, the proposed LDR are intended to facilitate a built environment that is consistent with the vision established in the Golden Gate Community Redevelopment Plan, adopted in 2002 and revised in 2009.
2. Article 12, Division 7 creates the Golden Gate Redevelopment Zoning District. The amendment of the Martin County Zoning Atlas to assign this zoning district to the land is addressed in the second part of this report. The majority of the Golden Gate CRA will be assigned to the Golden Gate Redevelopment Zoning District. The exceptions are those parcels with PS (Public Servicing District), PS-1 (Public Service District -1 zoning district) or PR (Public Recreation zoning district). See Figure 6 (page 11) or Exhibit C.
3. Art. 12, Div. 7 establishes the Regulating Plan for Golden Gate. The Regulating Plan assigns five Subdistricts to the land: Core, General, Corridor, Industrial, and Multifamily. See Figure 2. The Regulating Plan in larger scale is included as Exhibit D. Additionally, Exhibit F provides a series of illustrations for each proposed Subdistrict, including 2020 aerial imagery, the Future Land Use Map, the Zoning Overlays, and the underlying zoning districts.
4. Permitted uses and development standards are governed by 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 Golden Gate now. Certain general goals guided the assignment of the Subdistricts to the land:
 - (a) avoid diminishing existing development rights;
 - (b) avoid creating non-conforming uses;
 - (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 while also facilitating its aspirations.
6. Sometimes consideration of the facts concerning a particular property results in minor deviations from these general guidelines.

Figure 2. Proposed Golden Gate Regulating Plan (10/5/2020)



The next paragraphs discuss the assignment of Zoning Subdistricts in Golden Gate.

A. CRA Center Future Land Use designation in Golden Gate

1. In Golden Gate, the CRA Center future land use designation will be implemented by the Core, Corridor and General Subdistricts.
2. The Core Subdistrict is located between SE Indian Street and SE Delmar, and between SE Dixie Hwy. and SE Birch. It is intended to evolve into the most walkable center of Golden Gate. The Core Subdistrict permits residential, commercial and institutional uses.
3. The Corridor Subdistrict is assigned to two land areas east of Dixie Hwy. Corridor is assigned to an area northeast of the intersection of SE Indian Street and SE Dixie Highway. Corridor is also assigned to an area from SE Delmar to SE Jefferson.

In addition to residential, commercial and institutional uses, the Corridor Subdistrict also

permits Limited Impact Industrial uses. Permitting Limited Industrial uses in this area reflects and accommodates the small manufacturing, warehousing, and other limited industrial uses currently operating in this area.

4. The General Subdistrict provides a transition between the more intensive Core and Corridor Subdistricts and the residential Multifamily Subdistrict located to the east.
5. The General Subdistrict, like the Core Subdistrict, permits residential, commercial and institutional uses. However, the General Subdistrict is distinguished from the Core Subdistrict in that General permits detached single-family dwellings and Core does not. Additionally, General only permits Limited Impact Retail and Services and Limited Impact Institutional uses whereas Core also permits General Impact Retail and Services and General Impact Institutional Uses.
6. The Corridor Subdistrict is distinguished from the Core Subdistrict in that Corridor permits Limited Construction services, Wholesale Trade and Services, and Limited Impact Industrial uses, whereas the Core Subdistrict does not permit these three uses.
7. The Industrial Subdistrict is located between Dixie Highway and Railroad Avenue. This land area is currently located within the Golden Gate Mixed-Use Future Land Use Overlay where residential uses are permitted as part of a mixed-use project, therefore multifamily residential uses will continue to be permitted in this Subdistrict, so long as part of a mixed-use project.

B. CRA Neighborhood Future Land Use designation in Golden Gate

8. In Golden Gate, the CRA Neighborhood future land use designation will be implemented through one Subdistrict—the Multifamily Subdistrict. The Multifamily Subdistrict permits all types of residential development—detached single family dwellings, duplexes, multifamily, townhouses, and apartment hotels, as well as Limited Impact Institutional Uses. This diversity of residential uses represents an expansion from that which is now permitted, but is consistent with the diversity of residential uses that currently exist in Golden Gate’s residential areas.
9. The maximum residential density—8 dwelling units per acre—permitted by the existing Medium Density Residential future land use designation is retained, despite the expansion in the types of residential dwellings permitted.
10. The history of residential zoning in Golden Gate provide some additional context for the recommendation made in Article 12, Division 7.

Martin County’s first zoning code, adopted in 1967, assigned the R-3B, Multiple-Family Residential District, to Golden Gate’s residential neighborhoods. Maximum residential density was 15 dwelling units per acre. The R-3B zoning district permits detached single-family, duplexes, tri-plexes, 4-plexes, apartments, motels, hotels and garage apartments.

Sixteen years later, when the Comprehensive Growth Management Plan was adopted, Golden Gate was assigned the Medium Density Residential future land use, with a maximum density of 8 dwelling units per acre. The R-3B zoning district was inconsistent with the Medium Density Residential future land use designation. The inconsistency

between the future land use designation and the zoning district resulted in the requirement that any development other than a single-family dwelling first be re-zoned to a district consistent with the Medium Density Residential future land use designation.

Twenty-four years later, the adoption in 2006 created two residential zoning overlays for Golden Gate—General Neighborhood and Residential Neighborhood—which further restricted the types of residential dwellings permitted. The General Neighborhood zoning overlay permits detached single-family dwellings, duplexes, tri-plexes and four-plexes. However, anything other than a detached single-family dwelling was required to provide at least 5,445 sq. ft. per dwelling, and whereas a detached single-family dwelling was permitted on a 50-ft wide lot., a duplex required a 75-ft wide lot and a 3-plex or 4-plex required a 100-ft wide lot. In the Residential Neighborhood zoning overlay, only detached single-family dwellings were permitted, regardless of the lot size.

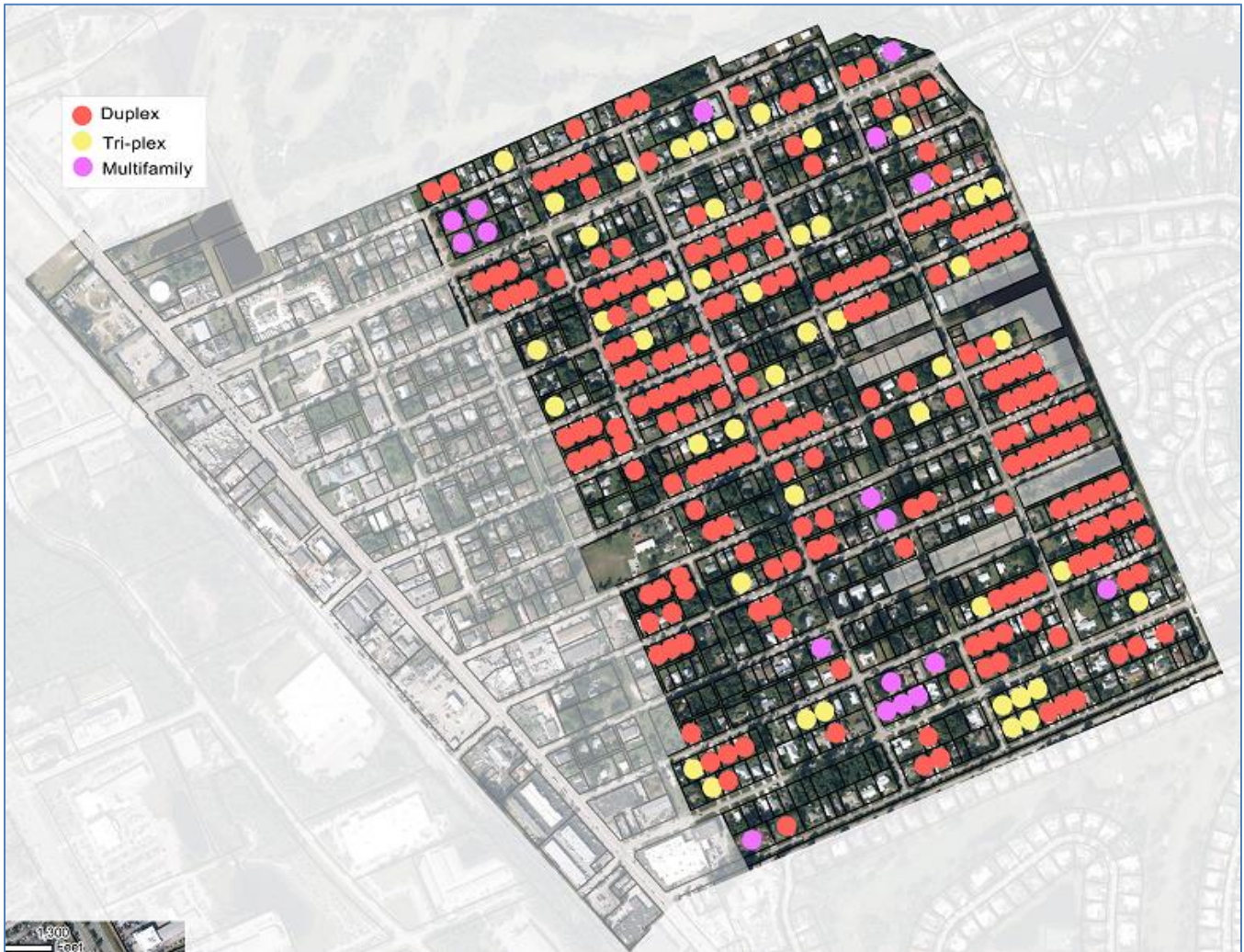
Consistent with, or despite, the evolving rules regarding the types of residential development permitted, numerous duplexes and multifamily dwellings were constructed in Golden Gate over the last 40 or 50 years and the prevalence of duplexes and multifamily dwellings in the Neighborhood General zoning overlay is indistinguishable from the prevalence of duplexes and multifamily dwellings in the Neighborhood Residential zoning overlay.¹ See Figure 3.

11. By recognizing the diversity of residential dwelling types that currently exists, the proposed Article 12, Division 7 avoids the creation of a plethora of non-conforming uses. Additionally, as articulated by the Golden Gate Neighborhood Advisory Committee, restricting the permitted dwelling types has not been an effective response to concerns about property maintenance, code compliance, overcrowding, disorderly and excessive residential parking, and the disproportionate number of rental households versus owner-occupied households in Golden Gate, which appear to have motivated the limitation on dwelling types in 2006.

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¹ A multifamily dwelling is 3 or more dwelling units within one building on a single lot. Section 3.3, Glossary, LDR).

Figure 3. Existing dwelling types in the proposed Multifamily Subdistrict



Source: Treasure Coast Regional Planning Council

12. Division 7 also establishes a Street Regulating Plan for Golden Gate. 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. Dixie Highway is identified as a Primary Street. Jefferson Street, Indian Street and Golden Gate Avenue are identified as Golden Gate's Secondary Streets. The Street Regulating Plan also identifies the Golden Gate Recreation Trail at Lamar Howard Park currently being planned. See, Exhibit E.

C. Article 12, Division 7 Development Standards in Golden Gate

13. The development standards for the Subdistricts are set forth in Table GG-5. (Div. 7, page 9). The proposed development standards remain consistent with but are not identical to the current standards. Three are highlighted here—maximum building height, maximum building coverage and minimum open space.
 - a. Maximum Building Height. Three stories and 40 feet is the proposed maximum building

height for the Core, Corridor, General and Industrial Subdistricts. Two stories and 30 feet is the proposed maximum height for the Multifamily Subdistrict. These proposed maximum heights represent an increase of five feet but no increase in the number of stories. Increasing the permissible height in feet but not stories allows more generous ceiling heights and more easily accommodates modern building systems located above the ceilings but does not increase density or the amount of useable floor space.

- 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. Those standards are retained for the Core and the Corridor Subdistricts. The General and the Multifamily Subdistricts allow 60% building coverage and require 30% open space. The Industrial Subdistrict permits 50% building coverage and requires 20% open space.

IV. 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 19-28
Application Received:	03/26/2019
LPA Meeting Date:	08/06/2020
BCC Meeting Date:	09/15/2020
BCC Meeting Date	10/27/2020

2. Project description and analysis

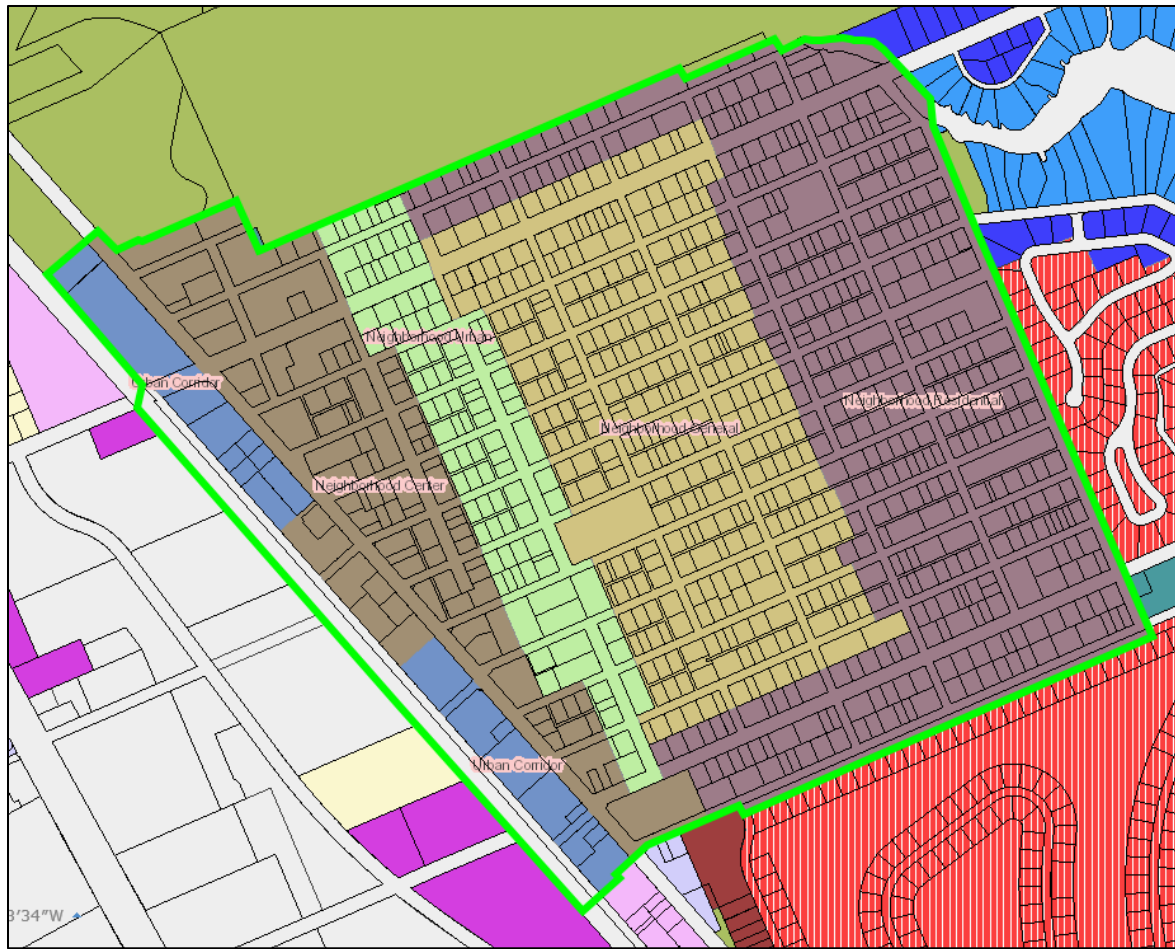
a) Introduction

This application involves the Golden Gate Community Redevelopment Area (CRA). See Figure 1. In 2006, five zoning overlay districts were assigned to Golden Gate's 379 acres:






1. Urban Corridor
2. Neighborhood Center
3. Neighborhood Urban
4. Neighborhood General
5. Neighborhood Residential.

See Figure 4.

Figure 4. Golden Gate Zoning Overlay Districts



Zoning Overlay Legend

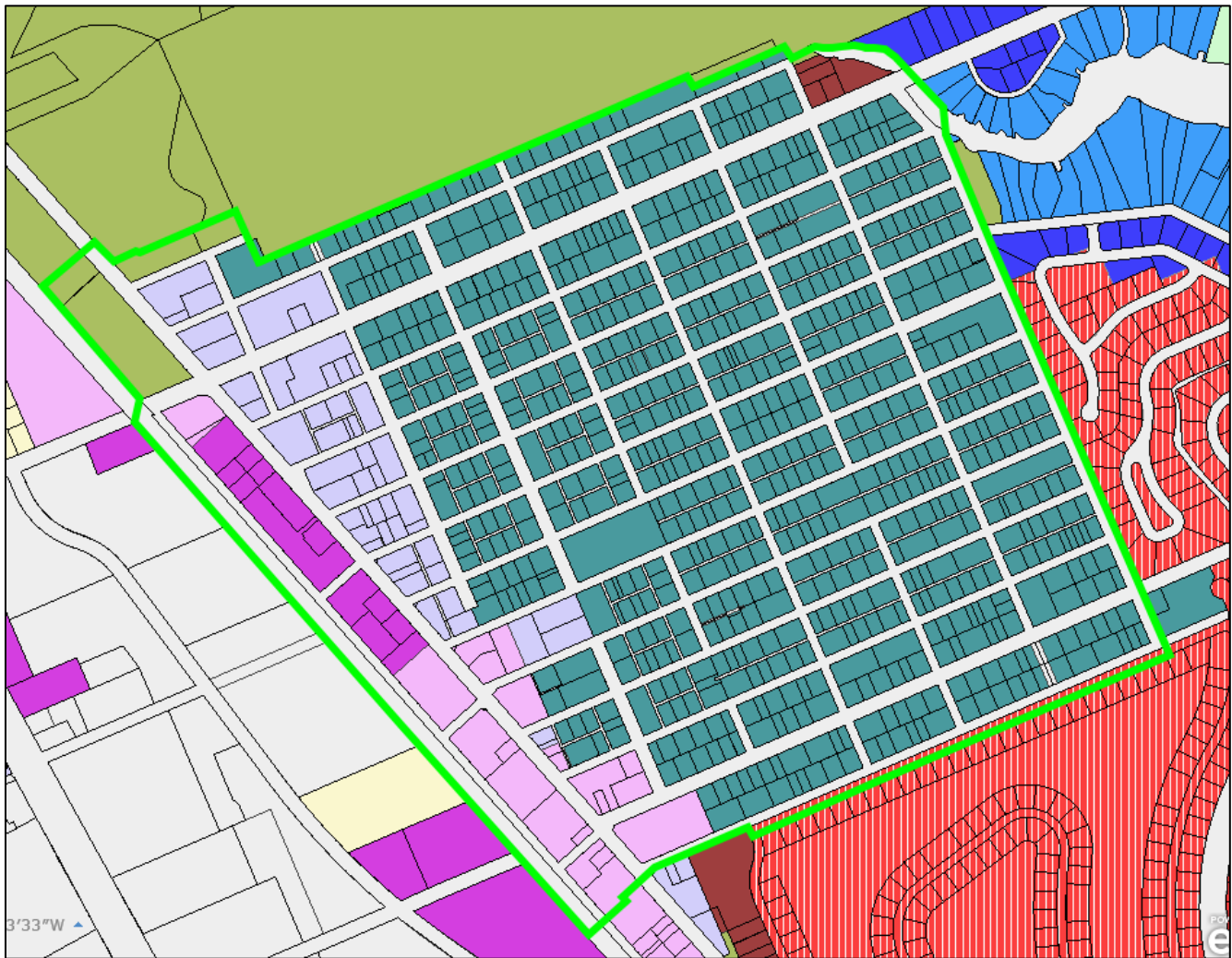
 = Urban Corridor	 = Neighborhood Center	 = Neighborhood Urban
 = Neighborhood General	 = Neighborhood Residential	

Additionally, Golden Gate's underlying zoning districts remained on the Zoning Atlas. They are:

- (1) M-2 Industrial District;
- (2) M-1 Industrial District;
- (3) B-1 Business District;
- (4) PS Public Servicing;
- (5) R-3B Multiple-Family Residential District and
- (6) R-3 Multiple-Family Residential District.

See Figure 5.

Figure 5. Existing Zoning Atlas - underlying zoning districts

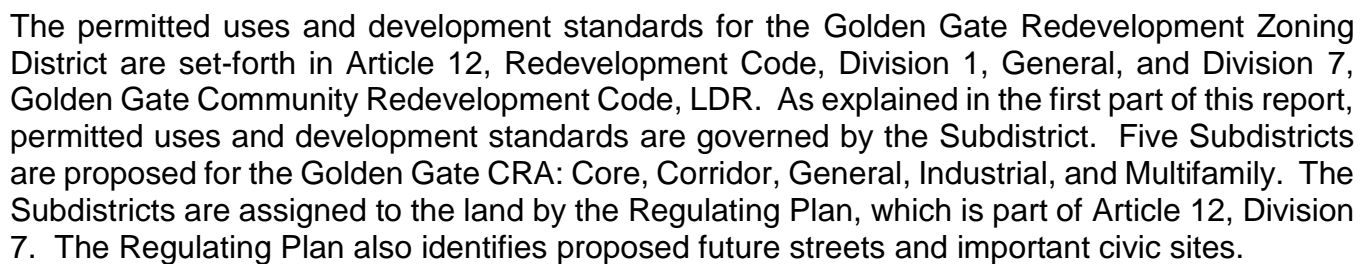


Zoning Atlas Legend

	=R-3B		= R3		=M1		= M2		= B-1		= PS
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The proposed amendment of the Martin County Zoning Atlas makes the following changes:

- (1) the Golden Gate Redevelopment Zoning District, the PR zoning district, the PS-1 Public Service Zoning District, and the PS Public Servicing Zoning District will be assigned to the Golden Gate CRA (See Figure 6); and
- (2) Golden Gate's five Zoning Overlay Districts will be repealed. See Figure 4.



b) Description of the Golden Gate Subdistricts

The Subdistricts to be assigned in the Golden Gate Redevelopment Zoning District 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.

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.

The five Subdistricts assigned to the Golden Gate Redevelopment Zoning District were discussed in more detail in the first part of this staff report.

c. Adjacent Zoning Districts

The zoning districts bordering the proposed Golden Gate Redevelopment Zoning District are as follows.

To the north: PS (Public Servicing) (The Martin County golf course and Martin County Airport)

To the west: LI (Limited Industrial), M2 (Industrial) and the City of Stuart's CPUD (Commercial Planned Unit Development) and B2 (General Business).

To the south: R-1A (Single Family Residential) (Stuart Yacht and Country Club).

To the east: R-1A (Single Family Residential), R-1C (Single Family Residential), RE-1/2A (Residential Estate District), and R-3B (Multiple Family Residential).

See Figure 5 on page 10 and Figure 7 on page 13.

Figure 7. Excerpt from City of Stuart Zoning Map

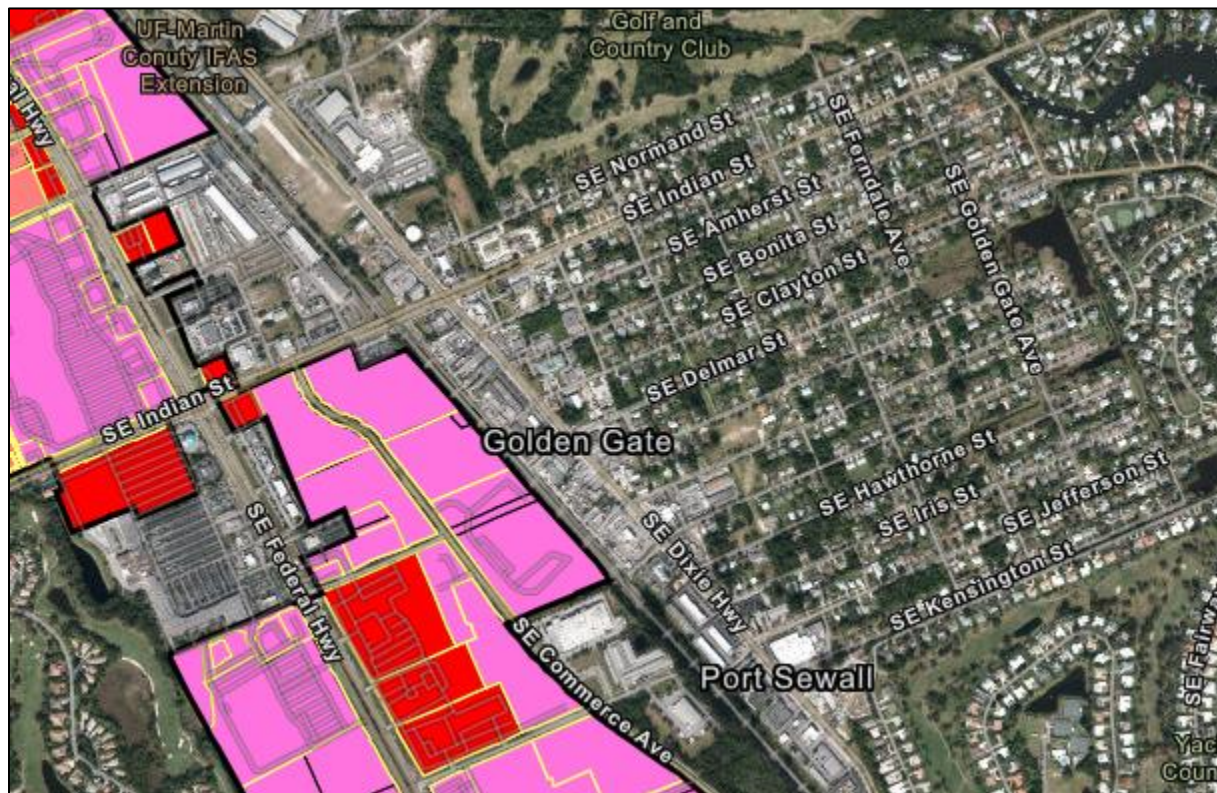


Figure 7 Legend:

- CPUD – Commercial Planned Unit Development
- B2 – Business General

The permitted uses and development standards for the Golden Gate Subdistricts are consistent with though not identical to the permitted uses and development standards currently applicable and to the actual existing development patterns. Consequently, the proposed Golden Gate Redevelopment Zoning District and Subdistricts are compatible with the zoning adjacent to Golden Gate. Business and industrial uses are proximate to other business and industrial uses. Residential uses are proximate to residential uses. The proposed Golden Gate Redevelopment Zoning District and Subdistricts should have no negative impact on nearby zoning districts. Nor should these nearby zoning districts negatively impact the proposed Golden Gate Redevelopment Zoning District.

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 Golden Gate Redevelopment Zoning District and the Core, Corridor, General, Industrial, and Multifamily Subdistricts are consistent with all applicable provisions of the Comprehensive Plan, as are the institutional zoning districts proposed to be assigned to several properties.

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

Any development proposal, pursuant to the Golden Gate 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 Golden Gate Redevelopment Zoning District and Subdistricts are consistent with all applicable provisions of the Land Development Regulations. The Golden Gate Redevelopment Zoning District and Subdistricts were designed specifically to implement the CRA Center and CRA Neighborhood future land use designations.

- 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 Golden Gate Community Redevelopment Code and the Golden Gate Redevelopment Zoning District were developed expressly for the land to which they apply—the Golden Gate CRA. The amendment is compatible with the existing land uses within the Golden Gate 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. The PR zoning district is intended for lands with the Recreational future land use designation. It is proposed for Howard Lamar Park and two parcels associated with the planned Recreational Trail. PS

(Public Servicing District) is a 1967 zoning district. It is proposed to be newly assigned to a few small County-owned parcels within the Golden Gate CRA for consistency with the adjoining County-owned land in the PS zoning district and to avoid having two different zoning districts assigned to land identified by a single parcel control number.

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 uses or intensity of development permitted. Rather, the intent is to modify the regulations 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 Golden Gate Redevelopment Plan adopted in 2002 and amended in 2009, and the Community Redevelopment Element of the Comprehensive Growth Management Plan. Therefore, whether or not there are documented changed conditions in the area may not be a pertinent factor. Because the Golden Gate CRA is identified as an area in need of redevelopment, the lack of substantial change offers support for the idea that change in the regulatory structure may be warranted.

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 permitted by the zoning district and subdistricts is the same as that currently permitted. Fifteen dwelling units per acre is the maximum residential density allowed within the Core, General and Corridor Subdistricts, the same as that permitted for mixed-use development in the Golden Gate Mixed-Use Future Land Use Overlay. Similarly, the 8 dwelling units per acre maximum residential density permitted in the Multifamily Subdistrict is the same as permitted currently pursuant to the Medium Residential Density future land use.

It is expected that more compact development 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 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.

The Golden Gate CRA was identified by Martin County 23 years ago as an area appropriate for infill development and redevelopment. The proposed Golden Gate Redevelopment zoning district is designed to encourage infill development and redevelopment and such infill development and redevelopment would be logical, timely and orderly, would 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 hearing provides an opportunity for interested persons to participate. Whatever facts are presented at the public hearing on this proposed amendment of the Zoning Atlas should be considered in the review and decision-making process.

4. Staff Review

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

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

5. Review Board Action

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 Golden Gate CRA. The Golden Gate CRA can be described generally as east of the FEC Railroad, south of the Martin County Golf Course and Airport, west of Willoughby Creek and north of the Stuart Yacht and County Club.

Parcel numbers: Hundreds.

Existing zoning: 7 zoning districts and 5 zoning overlays.

Future Land Use: This amendment of the Zoning Atlas is proposed concurrently with the amendment of the Future Land Use Map. The Medium Density Residential,

High Density Residential, and General Commercial future land use designations are proposed to be changed to the CRA Center, CRA Neighborhood, Industrial, Recreational or General Institutional future land use designations. The Industrial, Public Recreation and General Institutional future land use designations are retained on land that currently has one of those designations. The repeal of the Golden Gate Mixed-Use Future Land Use Overlays is also proposed.

Commission District: 2
Community Redevelopment Area: Golden Gate CRA
Municipal Service Taxing Unit: District 2 MSTU
Planning Area: Port Salerno/76 corridor

7. *Determination of compliance with the CGMP*

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 site plan, design, or procedural issues will be addressed at such time as development of a particular site is proposed.

9. *Recommendation*

Staff recommends that the Board of County Commissioners:

1. Move that the Board adopt the ordinance that enacts Division 7, Golden Gate Community Redevelopment Code, of Article 12, LDR; amends the Zoning Atlas to assign the Golden Gate Redevelopment Zoning District and other zoning districts; and repeals Section 3.267, Golden Gate Community Redevelopment Area, LDR.

10. Attachments

- Ex. A. Article 12, Division 7, Golden Gate Community Redevelopment Code
- Ex. B. Article 12, Division 1, General
- Ex. C. Proposed Zoning Atlas
- Ex. D. Golden Gate Regulating Plan
- Ex. E. Golden Gate Street Regulating Plan
- Ex. F. Map series for each Subdistrict
- Ex. G. Public Notice