



Agenda Item Summary

File ID: 19-0292

Meeting Date: 2/26/2019

PLACEMENT: Departmental

TITLE:

DISCUSSION OF CPA 18-10, CRA TEXT AMENDMENTS

EXECUTIVE SUMMARY:

On December 12, 2017, the Board of County Commissioners adopted Resolution 17-12.3, initiating a Comprehensive Growth Management Plan (CGMP) text amendment to strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Redevelopment Areas. Today's staff update on its initial work is designed to obtain further input and direction from the Board prior to finalizing its analysis and recommendations and scheduling public hearings on the proposed amendments to the CGMP.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Irene A. Szedlmayer, AICP
Title: Senior Planner

REQUESTED BY: Nicki van Vonno, AICP, Growth Management Director

PRESET: **1:45 PM**

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

On December 12, 2017, the County Commission adopted Resolution 17-12.3 to initiate text amendments to the CGMP to strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Redevelopment Areas (CRAs).

The December 12, 2017 agenda item contained a staff report that identified certain CGMP objectives and policies that, while laudable in their intent, might impede achievement of CGMP Goal 4.2 ("To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.") and Goal 4.3 ("To provide opportunities for mixed residential and nonresidential uses, including Traditional Neighborhood Development. That report identified five CGMP policies that impact redevelopment: Design of Mixed-use FLU Overlays; Mixed-use project versus mixed-use neighborhood; Density Transition; Upland Preservation and Shoreline Protection. It also identified two items that are LDR related issues: Impact fees and Article 10 review. Lastly it identified the urban infrastructure needs of the CRA areas.

This agenda item addresses the CGMP policies of Density Transition; Upland Preservation and Shoreline Protection, and the additional policy issues identified by staff: Mobile Home no net loss,

Open Space in CRAs, and gross land area on platted lots of record. Design of Mixed-use FLU Overlays and the issues of mixed-use project versus mixed-use neighborhood are being reviewed in conjunction with the separate TCRPC work program with the CRA. Impact fees and Article 10 review are being handled as separate work items.

The work by County staff on CPA 18-10 is proceeding alongside the work undertaken by the Treasure Coast Regional Planning Council, as a consultant to the Community Redevelopment Agency, to re-write the Land Development Regulations applicable within the CRAs. The Treasure Coast Regional Planning Council is also taking the lead on advancing some recommended amendments to the CGMP regarding the CRAs. Staff and the TCRPC are in regular communication and are coordinating their work. In a separate agenda item, the TCRPC will also update the County Commission on its efforts to date.

Staff has discussed the issues with the Community Redevelopment Agency in November, December and January, and presented the issues with the Local Planning Agency in January and February. Staff is also meeting with each of the CRA Neighborhood Advisory Committees. Staff used the County's Constant Contact system (1,800 email addresses on the GMD and CRA lists) to inform the public about the LPA presentations and today's discussion.

Six documents are included in this agenda item:

- (1) the PowerPoint presentation;
- (2) Policy Options under Consideration--a document identifying options for consideration to address the issues staff has identified regarding impediments to in-fill development and redevelopment in the CRAs;
- (3) CGMP Policies relevant to CPA 18-10--a document setting forth the text of the CGMP Goals, Objectives and Policies that are relevant to consideration of CPA 18-10;
- (4) the November 30, 2017 staff report seen by the BCC on December 12, 2017;
- (5) a Martin County Shoreline Inventory and Analysis Report prepared in August 2013; and
- (6) a draft resolution should the discussion at the meeting result in a Board determination that other CGMP amendments are warranted.

Please note that the Martin County Shoreline Inventory was prepared in August 2013 and the policies referenced in it have been revised since the Report was prepared.

ISSUES:

Each CGMP policy to be discussed has a range of options for the BCC's consideration. The options are identified in Document 2 listed above. After receiving the Board's direction, staff will proceed with the text amendments. No public hearings are yet scheduled on CPA 18-10, CRA Text Amendments, but staff anticipates that public hearings will be scheduled for May.

The discussion of these policies also has implications for redevelopment and infill development in areas that are not within the County's six CRA areas. The Board may wish to consider separate plan amendments for those policies that most affect infill development. Shoreline protection requirements have been substantially expanded since the 1982 Plan was adopted. The Board may wish to consider the exemptions provided in the 1982 Plan for lots with hardened shorelines. In addition, the density transition policies in the Plan impede the development of the remaining smaller sized vacant parcels within the County's Urban Service District. If the BCC initiates amendments, this work program will be done separately from CPA 18-10.

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law, has identified and addressed legal risks, and has developed strategies for legal defensibility.

RECOMMENDED ACTION:**RECOMMENDATION**

Staff requests that the Board receive the presentation by staff, and provide direction as warranted.

ALTERNATIVE RECOMMENDATIONS

An alternate recommendation may arise based on Board comment and direction.

FISCAL IMPACT:**RECOMMENDATION**

Staff time.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

Staff Time.

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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