



Agenda Item Summary

File ID: 19-0641

NEW-5

Meeting Date: 6/20/2019

PLACEMENT: New Business

TITLE:

PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT REGULATIONS TO CREATE ARTICLE 12, REDEVELOPMENT CODES, DIVISION 1, GENERAL, AND DIVISION 2, JENSEN BEACH REDEVELOPMENT CODE, AND TO DELETE SECTION 3.261, JENSEN BEACH REDEVELOPMENT AREA.

EXECUTIVE SUMMARY:

REQUESTED BY: Board of County Commissioners

REPRESENTED BY: Susan Kores, Office of Community Development Manager

PRESENTED BY: Dana Little, Urban Design Director, Treasure Coast Regional Planning Council

The Community Redevelopment Agency contracted with the Treasure Coast Regional Planning Council (TCRPC) for the development of new land development regulations (LDR) for Martin County's six Community Redevelopment Areas (CRA). The goals for the new LDRs are to effectively and efficiently facilitate achievement of the vision contained in the Redevelopment Plans and the Comprehensive Growth Management Plan for the CRAs and to make it easier for residents, property owners, the development community, and County staff to understand and implement.

After working closely with the Martin County Growth Management Department, Office of Community Development, and the Public Works Department to understand the intricacies of the interplay between future land use designations, mixed-use future land use overlays, underlying zoning districts, redevelopment zoning overlays, Comprehensive Plan policies, and zoning regulations, the TCRPC is recommending the creation of a new Chapter 12 of the LDR, a Redevelopment Code.

The development of Article 12, Redevelopment Code, is occurring alongside the development of a proposed new Chapter of the Comprehensive Growth Management Plan, Chapter 18, Community Redevelopment. The amendment of the Comprehensive Plan and the LDRS involves these steps:

1. Amendment of the Comprehensive Plan by the adoption of CPA 18-10, CRA Text Amendment, creating Chapter 18, the Community Redevelopment Element, including the creation of two new future land use designations-CRA Center and CRA Neighborhood.
2. Amendment of the Future Land Use Map for each CRA to delete the Mixed-Use Future Land Use Overlays and to designate the CRA Center and CRA Neighborhood future land uses to replace the existing future land use designations. The exceptions to the replacement by the CRA Center and CRA Neighborhood are the Institutional, Industrial and Marine Waterfront Commercial future land use

designations which will be retained in the CRAs. The amendment of the Future Land Use Map will occur one CRA at a time.

3. Amendment of the LDR by the adoption of Article 12, Redevelopment Code, Division 1, General, and Division 2, Jensen Beach Redevelopment Code. Adoption of Article 12, Divisions 1 and 2 will be followed by the adoption of Division 3, Rio Redevelopment Code, Division 4, Old Palm City Redevelopment Code, Division 5, Hobe Sound Redevelopment Code, etc.

4. Amendment of the County Zoning Atlas to assign the new zoning districts and sub-districts created by Article 12 to each CRA and to delete the CRA Zoning Overlays. The amendment of the Zoning Atlas will occur one CRA at a time.

The intent of Article 12 is to create a consistent “Operating System” that is tailored to each CRA but utilizes consistent text, graphics, methodology and level of detail. The organization of Article 12 can be summarized as follows:

1. Each CRA will be its own Zoning District, for example, the Jensen Beach Redevelopment District.
2. Each Redevelopment District will include sub-districts. The sub-districts include Core, Corridor, General, Waterfront, Industrial, Multi-family, Mobile Home, Detached 1 and Detached 2. Some CRAs may not have all of these sub-districts.
3. The Zoning Atlas will show each CRA Zoning District. The Regulating Plan for each CRA will show the Sub-Districts.
4. In addition to zoning standards such as permitted uses and setbacks, Article 12 will also include building types, and standards for streets, landscaping, parking, stormwater, signs, and architecture.

The proposed drafts of Article 12, Division 1, General, and Article 12, Division 2, Jensen Beach Redevelopment Code, are included with this agenda item.

REQUESTED ACTION:

Make a motion that the Local Planning Agency recommend adoption of the amendments of the Land Development Regulations creating Article 12, Redevelopment Codes, Division 1, General, and Division 2, Jensen Beach Redevelopment Code.

ALTERNATIVE ACTION:

Make a motion that the Local Planning Agency continue the public hearing to a date certain and direct staff to make certain changes or return with additional information or analysis.

PREPARED BY: Irene A. Szedlmayer, AICP, Senior Planner, Growth Management Department