



## Agenda Item Summary

---

**File ID:** 23-0543

**Meeting Date:** 3/27/2023

---

**PLACEMENT:** New Business

**TITLE:**

### **CRA - SPECIAL PARKING ALTERNATIVES FOR REDEVELOPMENT CENTERS**

#### **EXECUTIVE SUMMARY:**

Treasure Coast Regional Planning Council (TCRPC) staff has been retained to assist the Martin County Community Redevelopment Agency (CRA) in updating and re-writing the Special Parking Alternatives for Redevelopment Centers (SPARC) program. This process included presentations to all six Neighborhood Advisory Committees. Each committee has recommended, with input, that the program be approved by the CRA Board and recommended that it move forward to the Local Planning Agency and the Martin County Board of County Commissioners.

#### **BACKGROUND/RELATED STRATEGIC GOAL:**

The Special Parking Alternative for Redevelopment Centers (SPARC) program was established in 2007 as Section 3.260.G., Land Development Regulations, Martin County Code (LDRs), and was brought forward into Article 12 in 2021. The program was developed in recognition that the compact and integrated form of development which is encouraged in the designated Community Redevelopment Areas is often better accomplished with off-site parking, such as on-street parking and public parking lots. The SPARC program provides a mechanism for property owners to satisfy a portion of their parking requirements by making a payment into a specified SPARC fund, with the resulting revenue to fund enhancements to the transportation and mobility network within that Community Redevelopment Area. The SPARC Program is currently authorized to be used in all CRA areas through Article 12 of the Martin County Land Development Regulations (LDRs) and has been an active, although not frequently used, program in the CRA code for many years. However, in its present form, the SPARC Program does not operate effectively with the new LDRs, Land Use Designations and Zoning Districts, nor does the Program adequately address the needs of present and future redevelopment in the CRA areas. The proposed LDRs are attached for your review.

The updated SPARC Program incorporates the following:

1. Use limits - not eligible for residential uses
2. Quantity limits - percentage limits to the number of "spaces" that can be purchased
3. Geographic limits - SPARC eligibility varies depending on the CRA area and subdistrict
4. Revenue - what activities/projects can be funded
5. The cost per "space"
6. Program administration and tracking
7. Program re-evaluated every three years

The County Engineer provided a cost per space based on our current continuing service contracts for a 10-space parking lot. Please see the attached estimate.

Revenue produced by the program may be used to fund specific projects and programs. They are listed in 12.1.07.c.i of the attached LDRs. Each Neighborhood Advisory Committee has had the opportunity to discuss what, if any, would be priorities in their CRA area so staff can plan appropriately when funds become available. That list, and the NAC priorities, is also attached for your information.

**LEGAL SUFFICIENCY REVIEW:**

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

**RECOMMENDED ACTION:**

1. Discuss the SPARC Program and provide comments/suggestions.
2. Move that the CRA Board approve the program and recommend it to the Local Planning Agency and the Board of County Commissioners.

**FISCAL IMPACT:**

N/A

**DOCUMENT(S) REQUIRING ACTION:**

N/A

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback) <<http://www.martin.fl.us/accessibility-feedback>>.