



MARTIN COUNTY

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February 26, 2024

Ms. Barbara Powell, Deputy Bureau Chief
Bureau of Community Planning and Growth
Florida Commerce
Caldwell Building
107 E. Madison St.
Tallahassee, FL 32399

Re: Florida Commerce reference 23-03ESR, adopted Martin County Comprehensive Plan Amendment.

Dear Ms. Powell:

Please find enclosed the transmittal package of adopted Martin County Comprehensive Plan Amendment. The adopted amendment is being submitted pursuant to the Expedited State Review process, Chapter 163.3184(3), Florida Statutes.

The Board of County Commissioners reviewed a total of one Comprehensive Plan Amendment. The Local Planning Agency (LPA) reviewed the amendment on September 21, 2023. The transmittal public hearing was duly advertised and held by the Board of County Commissioners (BCC) on September 26, 2023. The adoption public hearing was duly advertised and held by the BCC on December 12, 2023. Pursuant to Section 163.3185(3), F.S., referenced in the Florida Commerce's letter to Martin County dated January 25, 2024, the Amendment was not transmitted within 10 working days from the date of adoption. Martin County readopted the amendment on February 20, 2024 and is resubmitting the Amendment to the State within the required 10 working days from the readoption date. The proposed amendment was adopted by ordinance 1214. This adoption package includes no Future Land Use Map amendment and one text amendment as listed below.

CPA 22-09, Chapter 18 Text

I certify that copies of the adopted plan amendment have been sent to the Treasure Coast Regional Planning Council, South Florida Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, Fish and Wildlife Conservation Commission, Department of Agriculture and Consumer Services, the Office of Educational Facilities of Commission of Education, and all government(al) agencies that have filed written requests.

For further information regarding the adopted Comprehensive Growth Management Plan amendment, please contact Paul Schilling, Growth Management Department Director at (772) 288-5495, or email: pschilli@martin.fl.us.

Yours sincerely,



Don Donaldson
County Administrator

DD:PS:PW:jvs

Enclosures:

cc (full packet):

Office of Policy and Budget
Mark Weigly, Director
Fl. Dept. of Environment Protection
Timothy A. Parsons, Ph.D., Preservation Officer
ConservationPlanningServices@myfive.com fwc.com
Sherri Martin, Chief
John Krane, P.E, District Planning & Env. Administrator
Stephanie Heidt, AICP, Economic Dev. & Intergov't Director
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Pam Orr, Town Clerk
Mike Mortell, City Manager
Robert Daniels, Town Manager
Patricia Behn, Director
K ja Mayfield, Mayor
Jeremy Allen, Village Manager
Michael Ventura, Town Manager
Teresa Lamar-Samo, AICP, Deputy City Manager
Benjamin Balcer, Director Planning & Development Svs.
Taryn Kryzda, Interim Village Manager
Beth Beltran, Administrator

Dept. of Agriculture & Consumer Svs.
Dept. of Education
Dept. of Environmental Protection
Dept. of State
Fla. Fish & Wildlife Conservation Comm.
Bureau of Economic Development
Dept. of Transportation, District 4
Treasure Coast Regional Planning Council
South Florida Water Management District
Town of Ocean Breeze
City of Stuart
Town of Jupiter
Palm Beach County Planning Department
Town of Sewall's Point
Village of Tequesta
Town of Jupiter Island
City of Port St. Lucie
St. Lucie County BOCC
Village of Indiantown
Martin County - MPO

cc (letter only):

Board of County Commissioners
Elysse Elder, Deputy County Attorney
Jenny Fields, CFA, Martin County Property Appraiser
Tyler Steinhauer, Director of Appraisal Services
Bob Webster, Real Estate Manager

PROPOSED TEXT AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN

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REQUEST NUMBER: CPA 22-09, Text Amendment Chapter 18, Community Redevelopment Element, including text changes to Chapter 2, Overall Goals and Definitions and Chapter 4, Land Use Element

Report Issuance Date: 11/14/2023

APPLICANT: Martin County Board of County Commissioners

REPRESENTED BY: Paul Schilling
Director, Growth Management
Martin County Board of County Commissioners

PLANNER-IN-CHARGE: Peter Walden, AICP, CNU-A
Deputy Growth Management Director

Elizabeth Nagal, AICP, CNU-A
Development Review Administrator

<u>PUBLIC HEARINGS:</u>	<u>Date</u>	<u>Action</u>
Local Planning Agency (LPA):	09/21/2023	Rec. Approval
Board of County Commission Transmittal:	09/26/2023	Transmitted
Board of County Commission Adoption:	02/20/2024	Adoption

APPLICANT REQUESTS:

This is a request for a text amendment to Chapter 18, Community Redevelopment Element. A concurrent text amendment to Article 12, Land Development Regulations will be the subject of a separate staff report.

EXECUTIVE SUMMARY

The proposed text amendments affect six subjects: **Density** as described in Policy 18.2A.4., 18.2B.3., and Objective 18.4E.; **Open Space**, Objective 18.4.A. replacing payment in lieu to offset open space with other options including utilizing green building and infrastructure development techniques; **Preserve Areas**, Objective 18.4B, removing the option to transfer preserve areas to another site and restricting the size of preserve areas susceptible to the Pay in lieu of policy; **Chapter 4**, Land Use Element is updated for consistency; **Chapter 2**, Overall Goals and Definitions is updated for consistency; **Public Water and Wastewater Systems, Section 18.2.D.3.**, is updated for consistency with the recently adopted state statute Chapter 2023-169.

BACKGROUND

Since the Community Redevelopment Agency was established in 1997, the CGMP policies governing land development within the CRAs have been amended several times and scattered throughout numerous chapters. In 2017, the Board of County Commissioners initiated a Plan amendment to provide in one chapter for all of the goals, objectives and policies specific to Martin County's CRAs. Chapter 18 was adopted in 2019 to more effectively accomplish the CGMP Goal "to alleviate the negative impacts of inadequate public facilities and services and substandard structures in the County." It supports the goals set forth in the six Redevelopment Plans and provides the CGMP policy structure to support substantial revisions to the LDR applicable within the CRAs

Martin County adopted Chapter 18 via Ordinance 1110 on September 10, 2019 and it was amended on May 11, 2021 by Ordinance 1158. The relatively new chapter in the Comprehensive Growth Management Plan was the result of extensive work effort by staff from the Treasure Coast Regional Planning council, Office of Community Development and Growth Management Department. It created new future land use designations instead of the Zoning Overlays and made policies that are applicable to each of the six Community Redevelopment Areas. Article 12 was created in the Land Development Regulations to provide specific implementing regulations for the policies in Chapter 18, CGMP.

Through the implementation of the code in the development review process, staff has identified several areas of policy that necessitate revisions. The following analysis provides revisions to code that will both clarify language and better describe the intent of several policies within Chapter 18.

STAFF ANALYSIS

Chapter 18 Community Redevelopment Element outlines and describes the areas subject to the Community Redevelopment area (CRA) standards and provides the policy direction for redevelopment that is unique in Martin County. Chapter 18 pertains to only those areas identified on the Future Land Use Map (FLUM) as either CRA Center or CRA Neighborhood along with other land uses that occur

within the CRA designated neighborhoods such as Industrial, Commercial Waterfront and Institutional land uses.

As stated above in the background section of this report, Chapter 18 is a relatively new chapter in the Martin County Comprehensive Growth Management Plan (CGMP), which dates back to 1982. Chapter 18 was adopted in 2019 and was updated with a “Glitch Bill” in 2021 that identified several areas that needed amending as the CRA code was implemented through the development review process.

Chapter 18 has implemented specific goals and criteria designed at assisting redevelopment and streamlining the development review process. The challenges of infill development such as compatibility of uses, updating infrastructure, increasing connectivity and implementing design guidelines are difficult to address in a code document meant to address several different neighborhoods with different needs and future growth plans. Chapter 18 provides an outline for the code and is designed to work in tandem with Article 12 Land Development Regulations (LDR). Article 12 provides the specific criteria for the individual CRAs but at all times needs to be consistent with the policies and goals set forth in chapter 18.

In recent years there has been an increased amount of interest in the CRA areas and numerous development applications have given staff the opportunity to apply the CRA code and to see where the code can and should be improved. The changes proposed to Chapter 18 are, for the most part, more restrictive but also add alternatives for proposed projects that can add value to the development and the CRAs overall. Changes are reflected across all of the relative land uses for consistency and additional changes are proposed in the LDR to expand on or further describe the policies proposed.

Density is one of the most important components of the CGMP. By applying clear and predictable density standards, the CRA code can facilitate development that is both consistent with the CGMP and that has benefits for providing affordable and diverse housing opportunities. There are changes proposed to the way density is calculated in the CRAs that are meant to provide a more equitable formula for development. The proposed change restricts overall density to 15 units per acre on a subject property, but still supplies several possibilities to make the best use of an infill parcel.

Open space is an integral component of site planning in Martin County. The proper use of open space designed into redevelopment areas can have a lasting affect on community interaction, safety and quality of life. The CRA code is intended to allow flexibility in the design of open space and requires functionality regarding public use, stormwater treatment and natural and manmade components that will enhance the aesthetics of a neighborhood. The proposed changes to Chapter 18 work in tandem with the LDRs to foster better opportunities for developers to provide improved civic open spaces while enhancing the value of their development.

Preserve areas provide many benefits including functional habitat for wildlife and open space that reduces heat island effects, enhances carbon storage, and provides public interaction with the environment. The preserve area criteria in Chapter 18 as proposed will reduce the amount of preserve

areas that can be offset by payments or other means as determined in Article 12 LDR. The amount of preserve area that needs to be protected is determined by the type of habitat identified. More deference is paid to rare and unique habitat which normally occur in higher well drained conditions, suitable for preservation. Chapter 2, Overall Goals and Definitions has a minor update for consistency.

The proper mix of residential and commercial or industrial uses is part of the overall goal for the CRA areas. The mixing of uses has always been supported as a means to provide walkable and sustainable communities. Language in Chapter 4, Land Use Element is revised to be consistent with the CRA vision for redevelopment.

Section 18.2.D.3 Public Water and Wastewater Systems, has been updated to be consistent with recently adopted state statutes.

Accessory Dwelling Units have been standardized and described in the LDRs.

Conclusion:

Staff recommends approval of the proposed text changes.

FIGURES/ATTACHMENTS

Attachment 1, Resolution 22-10.1, initiating this text amendment.

Attachment 2, Draft text changes to Chapter 18.

Attachment 3, Draft changes to Chapter 2, Overall Goals and Definitions

Attachment 4, Draft text changes to Chapter 4.

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

ORDINANCE NUMBER 1214

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 22-09, AMENDING THE TEXT OF CHAPTER 18, COMMUNITY REDEVELOPMENT ELEMENT, CHAPTER 2, OVERALL GOALS AND DEFINITIONS AND CHAPTER 4, FUTURE LAND USE ELEMENT, OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, on September 21, 2023 the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

WHEREAS, on September 26, 2023, at a duly advertised public hearing this Board considered the amendment and approved such amendment for transmittal to the Division of Community Planning and Development; and

WHEREAS, on February 20, 2024 at a duly advertised public hearing this Board considered and addressed the comments of the various reviewing agencies; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments; and

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

PART I. ADOPTION OF COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT CPA 22-09, CHAPTER 18, CHAPTER 2 AND CHAPTER 4 TEXT

Comprehensive Growth Management Plan Amendment 21-09, CRA Text Amendments is hereby adopted as follows:

Chapter 18, Community Redevelopment Element, as set forth in Exhibit “A” attached hereto and incorporated by reference.

Chapter 2, Overall Goals and Definitions, is amended as set forth in Exhibit “B” attached hereto and incorporated by reference.

Chapter 4, Future Land Use Element, is amended as set forth in Exhibit “C” attached hereto and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. CODIFICATION.

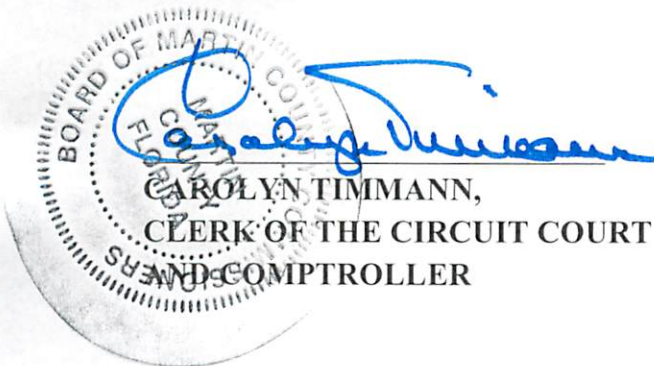
Provisions of this ordinance shall be incorporated into the Martin County Comprehensive Growth Management Plan, except that Parts II through VII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

PART VII. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective

DULY PASSED AND ADOPTED THIS 20th DAY OF FEBRUARY 2024.

ATTEST:



**CAROLYN TIMMANN,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER**

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

BY:

A blue ink signature of Harold E. Jenkins II, written in a cursive style, positioned above a horizontal line.

HAROLD E. JENKINS II, CHAIRMAN

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY:

A blue ink signature of Sarah W. Woods, written in a cursive style, positioned above a horizontal line.

**SARAH W. WOODS,
COUNTY ATTORNEY**

Exhibit A

Chapter 18 COMMUNITY REDEVELOPMENT ELEMENT

Adopted:	September 10, 2019	By Ordinance No. 1110
Amended:	May 11, 2021	By Ordinance No. 1158

Section 18.1 Background.

Martin County's six Community Redevelopment Areas (CRAs) are Jensen Beach, Port Salerno, Hobe Sound, Rio, Old Palm City and Golden Gate. Martin County's CRAs are older neighborhoods where historic charm and the need to reverse deterioration occur side-by-side. Some local businesses are thriving but at the same time the need to revitalize the business climate persists. The CRAs are the location of substantial existing investment as well as areas in need of focused investment in urban infrastructure. Finally, the CRAs are the home of long-term and new residents and business-owners who wish to actively participate in planning and investing for the present and future of their communities.

The CRAs were the historic focus of population and economic activity in Martin County. These historic communities pre-date the establishment of Martin County in 1925. For example, the Sewell's Point Land Company Map of Golden Gate was initially recorded in 1911 and revised in 1913; the Port Salerno Town Map was recorded in 1912; the Map of Palm City was recorded in 1912, followed by the Amended Plat of Palm City in 1916; the Hobe Sound Plat was recorded in 1913; and the Olympia Plat was recorded in 1924.

Following significant public engagement, in June of 1997, the Martin County Board of County Commissioners established the Martin County Community Redevelopment Agency. A Community Redevelopment Agency is a public entity that finances redevelopment within focused, geographic areas called CRAs and is governed by state law, Chapter 163, part III, Florida Statutes, as well as local law, Chapter 39, Martin County Code. Pursuant to Martin County's Community Redevelopment Agency Ordinance, the Community Redevelopment Plans are required to be consistent with state statute, the Comprehensive Growth Management Plan (CGMP), the 2020 Sustainable Vision Plan, the Martin County Septic to Sewer Plan, the Capital Improvement Plan for Roads, and the Stormwater/Water Quality Needs Assessment.

The Community Redevelopment Agency adopts redevelopment plans and budgets, provides direction to staff and makes recommendations to the Board of County Commissioners regarding the CRAs.

As articulated in the 2018 County-wide Community Redevelopment Plan, the mission of the Martin County Community Redevelopment Agency is the revitalization and restoration of the neighborhoods and town centers of the CRAs. The Agency seeks to maintain the unique character of the communities by encouraging sustainable economic investment and promoting walkability and livability. The vision for the CRAs is economically and environmentally sound, safe and healthy neighborhoods and vibrant town centers that celebrate the distinctive identity and character of each CRA while contributing to the overall sustainability of Martin County.

Redevelopment projects are largely funded through Tax Increment Financing (TIF). The year the CRA was established is designated as the base year. The base year for Jensen Beach and Port Salerno is 1999; for Rio and Hobe Sound it is 2000; and for Old Palm City and Golden Gate it is 2002. The assessed value of all real property within the CRA in that base year is the base year value. TIF represents a percentage of new property tax revenue generated within the CRA due to increased property valuation since the base year. The percentage of the tax-increment that is allocated annually to the CRA Trust Funds can range from 50% to 95%. Tables 18-1 and 18-2 present total taxable value of real property in the CRAs and changes in real property valuation over time. Supplemental funding for CRAs can also come from grants, public/private partnerships, contributions, donations, investment, loans or bond revenues.

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Chapter 18 COMMUNITY REDEVELOPMENT ELEMENT

The projects, activities, and progress of the CRAs are examined and published in the Agency Annual Report. The Annual Report publishes measurements such as total number of building permits, total value of the improvements represented by the building permits, projects planned, underway and completed, and the status of each of the six CRA Trust accounts.

Table 18-1
Taxable Value of Real Property in the CRAs

	Total Taxable Value of Real Property in Current Dollars ⁽¹⁾				
	2002 ⁽²⁾	2007	2013	2018	2020
Jensen Beach	\$12,390,923	\$34,029,833	\$25,099,079	\$40,537,496	\$47,582,899
Rio	104,402,668	241,504,646	146,171,830	183,430,657	213,019,745
Old Palm City	93,653,780	207,930,780	122,858,211	163,327,484	186,977,568
Hobe Sound	107,323,571	256,595,583	163,253,639	208,721,775	238,506,322
Golden Gate	51,415,512	135,682,154	61,368,800	89,817,503	107,889,959
Port Salerno	90,101,824	242,078,172	127,646,819	167,722,447	197,306,866
TOTAL CRA	\$459,290,280	\$1,117,823,175	\$646,400,391	\$853,557,362	\$991,283,358

⁽¹⁾ Dollar figures are unadjusted for inflation.

⁽²⁾ 2002 is the first year for which data is available for all Martin County CRAs.

Source: Property Appraiser of Martin County, Table: Martin County CRA Inventory Historical, <https://www.pa.martin.fl.us/tools-downloads/data-downloads>

Table 18-2
Change over Time of Taxable Value of Real Property in the CRAs

Geography	Percent Change				
	2002-07	2007-13	2013-18	2018-20	2002-20
Jensen Beach	175%	-26%	62%	17%	284%
Rio	131%	-39%	25%	16%	104%
Old Palm City	122%	-41%	33%	14%	100%
Hobe Sound	139%	-36%	28%	14%	122%
Golden Gate	164%	-55%	46%	20%	110%
Port Salerno	169%	-47%	31%	18%	119%
TOTAL CRA	143%	-42%	32%	116%	116%

Since the Community Redevelopment Agency was established in 1997, the CGMP policies governing land development within the CRAs have been amended several times and scattered throughout numerous chapters. In 2017, the Board of County Commissioners initiated a Plan amendment to provide in one chapter all goals, objectives and policies specific to Martin County's CRAs. Chapter 18 was adopted in 2019 to more effectively accomplish the CGMP Goal "to alleviate the negative impacts of inadequate public facilities and services and substandard structures in the County." It supports the goals set forth in the six Redevelopment Plans and provides the CGMP policy structure to support the LDR applicable within the CRAs.

Section 18.2 Current conditions.

- A. *Area.* The CRAs vary in total land area. Jensen Beach is the smallest CRA, with just 67 acres, while Hobe Sound is the largest, with 1,024 acres. See Table 18-3.

The approximately 3,446 acres located within Martin County's six CRAs represent just one percent of the County's total land area and seven percent of the Primary Urban Service District (excluding the incorporated municipalities). As of 2010, nine percent of Martin County's population lives in a CRA. Additionally, the CRAs have historically been the focus of population and commerce in Martin County and they continue to provide the locales where County residents and visitors gather at restaurants, shops and community events.

Table 18-3 provides the approximate acreage by future land use designation in each CRA and for all CRAs. Table 18-4 presents the same information as a percentage of total land area. Both acreage and percentage have been rounded to the nearest whole number. The CRA Neighborhood future land use designation, with 1,503 acres, represents 44% of the total land in the CRAs, followed by right-of-way, with 718 acres or 21% of total land. CRA Center future land use designation is the third largest designation with 570 acres or 17% of land area.

Table 18-3
Land Area in Acres by Future Land Use Designation in Martin County's CRAs

Future Land Use	Jensen Beach	Rio	Golden Gate	Old Palm City	Port Salerno	Hobe Sound	TOTAL acreage in all CRAs
CRA CENTER	33	104	55	78	84	217	571
CRA NEIGHBORHOOD		270	153	294	390	396	1,503
MARINE WATERFRONT COMM.	14	13			20		47
INDUSTRIAL		20	23	16	20		78
COMMERCIAL GENERAL				9			9
ESTATE DENSITY 2UPA		16				26	42
LOW DENSITY RES.		13					13
MEDIUM DENSITY RES.		30					30
HIGH DENSITY RES.						8	8
INSTITUTIONAL—PC, R & GI ⁽¹⁾		22	27	55	108	158	370
RIGHT-OF-WAY	10	60	109	158	208	174	718
RAILROAD			9		15	34	57
TOTAL ACRES per CRA	57 ⁽²⁾	547	375	609	845	1,012	3,446

All figures are rounded to nearest whole acre.

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⁽¹⁾ PC = Public Conservation; R = Recreational; and GI = General Institutional.

⁽²⁾ The Jensen Beach acreage includes approximately 10 acres of submerged land.

Table 18-4
Percentage of Land Area in the CRAs by Future Land Use Designation and for Right-of-Way

Future Land Use	Jensen Beach	Rio	Golden Gate	Old Palm City	Port Salerno	Hobe Sound	% of total CRA with this FLU
CRA CENTER	58%	19%	15%	13%	10%	21%	17%
CRA NEIGHBORHOOD		49%	41%	48%	46%	39%	44%
MARINE WATERFRONT COMM.	25%	2%			2%		1%
INDUSTRIAL		4%	6%	3%	2%		2%
COMMERCIAL GENERAL				2%			0%
ESTATE DENSITY 2UPA		3%				3%	1%
LOW DENSITY RES.		2%					0%
MEDIUM DENSITY RES.		6%					1%
HIGH DENSITY RES.						1%	0%
INSTITUTIONAL—PC, R & GI		4%	7%	9%	13%	16%	11%
RIGHT-OF-WAY	18%	11%	29%	26%	25%	17%	21%
RAILROAD RIGHT-OF-WAY			2%		2%	3%	2%
TOTAL	100%	100%	100%	100%	100%	100%	100%

All figures are rounded to nearest whole percent.

One key point from Tables 18-3 and 18-4 is that, for five of the six CRAs, residential future land use designations predominate. The percentage of land with a residential future land use designation (including CRA Neighborhood, Residential Estate Density, and Low, Medium and High Density Residential future land use designations) ranges from 43% in Hobe Sound to 58% in Rio. Jensen Beach is the exception with no land in the CRA Neighborhood or a residential future land use designation. Also worth noting is the amount of land dedicated to right-of-way. Excluding the railroad right-of-way, overall, 21% of the land in Martin County's CRAs is right-of-way. This ranges from a high of 29% in Golden Gate to just 11% in Rio. The quantity of land devoted to right-of-way points to the importance of street design and the creation of an attractive public realm that fully supports and advances the vision for the CRAs including diverse modes of mobility. While roadways are expensive to redevelop and to maintain, the quality of streets directly contributes to the value of adjoining and nearby parcels. The public rights-of-way represent a tremendous resource for accomplishing stormwater objectives, improving active transportation (walking and biking), providing parking, and beautifying the community with street trees, in addition to accommodating vehicular traffic.

B. *Population.* According to the U.S. Census Bureau, in 2010, 13,768 people lived in one of the six CRAs in unincorporated Martin County. That equals nine percent of Martin County's population of 146,318.

C. *Natural Resources.*

1. *Shorelines.* Martin County has more than 135 miles of shoreline. Eight-and-one-half miles of the County's 135 miles of shoreline (six percent) are located in a CRA. As in the County overall, in the CRAs, land uses and activity in the coastal area must protect natural resources, provide recreational opportunities, support tourism and redevelopment, and enhance the local economy. Martin County has sought to prioritize the use of waterfront land for water-dependent uses, such as public boat ramps and marinas, water-related recreation, and commercial and sport fishing.

Martin County's CRAs have shorelines along the Indian River Lagoon, the St. Lucie River, the Manatee Pocket, and Willoughby Creek. Jensen Beach, Rio and Port Salerno each have a long history of boating and fishing activities. These CRAs represent important concentrations of existing commercial marinas and marine industries.

All waterfront property, particularly property with multi-slip commercial docks, is controlled by the Boat Facilities Siting Plan of Martin County (2002) (Boat Facilities Siting Plan) and the Manatee Protection Plan (referenced in Chapter 8, the Coastal Management Element). Jensen Beach, Rio and Port Salerno are all identified as preferred locations for the redevelopment and expansion of boating facilities in the Boat Facility Siting Plan. Additionally, the Boat Facility Siting Plan identified the opportunity to reconfigure stormwater management systems to improve water quality as one benefit of the redevelopment of existing marinas.

Development along the shorelines in the CRAs began decades before Martin County adopted Shoreline Protection Zone (SPZ) policies in 1982. Much of the existing development does not comply with the policies adopted in 1982 and revised over the years, particularly in 1990 and 1997. Redevelopment in compliance with current regulations can reduce the developable area, increase setbacks from the water, increase required open space, and reduce the functionality of a site. As a result, investment in and redevelopment of waterfront property has been hindered. Chapter 18 adopts SPZ policies applicable within the CRAs to require protection of natural resources and water quality without reducing the function of a site.

In addition to protecting the shorelines from degradation caused by human activity, it is also necessary to consider sustainability in light of changing coastal conditions related to accelerating sea-level rise. Coastal High Hazard Areas are present in the CRAs. Along coastal areas, storm surge is often the greatest threat to life and property from a hurricane.

Separate from State regulation of Coastal High Hazard Areas, the Federal Emergency Management Agency publishes the Flood Insurance Rate Maps. Martin County participates in the Community Rating System that establishes minimum finished floor elevations in Special Flood Hazard Areas. The combined effect of policies and regulations related to Shoreline Protection Zones, Coastal High Hazard Areas, and Special Flood Hazard Areas can discourage redevelopment of sites and structures that most need increased resilience. Encouraging sustainable, resilient redevelopment will help Martin County preserve the historic character of the CRAs.

2. *Wetlands.* Wetlands serve many important hydrological and ecological values and functions. Martin County protect wetlands in accordance with the wetland protection policies found in Chapter 9, including within the CRAs.
3. *Native Upland Habitat.* As discussed in Section 18.1., the CRAs were the first areas of Martin County to develop, even before Martin County was carved out of Palm Beach and St. Lucie Counties in 1925. Adoption of Plan policies protecting native upland habitat did not occur until 1990. The Comprehensive

Plan contains Goals, Objectives and Policies requiring that 25% of native upland habitat be preserved. In many areas of the CRAs, native upland habitat no longer exists. Accordingly, preservation requirements are not applicable. Policies in Chapter 18 provide additional options in the CRAs to preserve native upland habitat in order to facilitate compact walkable development and preservation of sustainable habitat.

D. *Infrastructure and Public Facilities.*

1. *Mobility and Transportation.* As presented in Table 18-4, roadway right-of-way represents a significant resource in the CRAs. This right-of-way presents the opportunity to achieve many CRAs goals- sidewalks, beautification, on-street parking, and stormwater management. Due to the fundamental impact roadways and the right-of-way have on the visual appeal, economic competitiveness, safety and walkability of a community, and because the roadways are in public ownership, roadway improvements have been and continue to be a priority within the CRAs. It should be noted that many of these rights-of-way were created when the communities were platted in the 1910s and 1920s and are narrower than today's standards that are established to provide two-way vehicular travel with wider sidewalks and bicycle facilities. This presents another challenge to redevelopment within the CRAs.

Only the Hobe Sound and Golden Gate CRAs are currently served by the Martin County public transit system. The 2014-2023 Transit Development Plan calls for introducing transit service into other CRAs when funds are available. Generally, the feasibility of public transit, in terms of frequency of service and number of routes, improves as residential and employment densities increase.

Because the built environment makes it impracticable to widen roadways, and because the CRA desires to accommodate bicyclists and pedestrians safely and conveniently, and to encourage a compact, walkable urban form, new options may be needed when roadways in the CRAs are unable to provide the adopted Level of Service (LOS). Roadways that do not currently meet LOS criteria and will not be expanded by the addition of two or more through lanes due to a physical, environmental or policy constraints are called constrained facilities. (Section 5.4.-Future Roadway Needs)

The Neighborhood Advisory Committees, the Community Redevelopment Agency, and the Board of County Commissioners may need to evaluate and plan for impacts of high speed passenger rail service anticipated between Orlando and Miami. While the proposed passenger rail service has previously missed numerous announced start-dates, the current projected start date for service is 2022.

2. *Drainage and Stormwater Management.* The creation of many of the lots and roadways occurred in the CRAs long before modern stormwater management was common. Substantial development occurred prior to the development of flood protection and water quality methodologies, such as wet and dry detention and retention of stormwater run-off. Contemporary stormwater goals include controlled discharge of clean stormwater run-off from developed sites in a manner that simultaneously protects the site and neighboring sites from flooding and protects water quality in the river and lagoon. The smaller size of development sites and the desired compact, walkable urban form make stormwater detention and retention basins impractical in the CRAs. The lack or insufficiency of off-site drainage infrastructure also presents challenges to in-fill development and redevelopment. Therefore, particular attention to drainage and stormwater management is needed to encourage in-fill development and redevelopment in the CRAs.
3. *Public Water and Wastewater Systems.* Lack of public potable water distribution systems and sanitary sewer collection systems was acknowledged in the 1997 Finding of Necessity that preceded the establishment of the CRAs. While investments have been made and progress has been achieved, substantial areas within the CRAs still lack basic urban infrastructure. In Rio, Old Palm City and Port Salerno CRAs, there are residences located on lots ranging from as small as 6,000 to 12,000 sq. ft.

where potable water is provided by an individual well and wastewater is handled by on-site sewage treatment and disposal systems (OSTDS). New residences are allowed to be built on these lots, without regional utilities, because they are lots of record. All OSTDS installation and repair shall be in compliance with state statutes. and state and county law exempt them from modern standards governing individual wells and OSTDS. In comparison, lots created between 1982 and 2014, must have at least one-half acre of useable area in order to install an on-site potable well and OSTDS and lots created after 2014 must have at least one acre of usable upland area to utilize an OSTDS. The County has prioritized a program to connect all properties in the CRAs within its service area to its regional sanitary sewer system. Only the Hobe Sound CRA is not served by Martin County Utilities.

Section 18.3 Goals, Objectives and Policies.

Goal 18.1 To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.

Objective 18.1A. To encourage in-fill development and redevelopment through the designation of Community Redevelopment Areas (CRAs).

Policy 18.1A.1. Creation of community redevelopment areas. All CRAs shall be created in accordance with the provisions of F.S. Chapter 163, Part III.

Policy 18.1A.2. Location of Community Redevelopment Areas. CRAs shall not be established outside the Primary Urban Service District.

Policy 18.1A.3. Resources to aid redevelopment. Martin County shall continue to provide technical, planning and financial resources to aid the residents and landowners with redevelopment and in-fill development.

Policy 18.1A.4. Designation of community redevelopment areas. Martin County has designated the following CRAs in unincorporated Martin County: Jensen Beach, Rio, Old Palm City, Hobe Sound, Golden Gate and Port Salerno. These specific geographic areas are identified in the community redevelopment plan for each area, which were initially adopted by the Board of County Commissioners between 2000 and 2003.

Policy 18.1A.5. Priority for capital improvements in CRAs. In developing its Capital Improvement Plan and as provided in Chapter 14, the Capital Improvements Element, Martin County shall give priority to capital projects that provide infrastructure improvements in CRAs.

Policy 18.1A.6. Consistency of land use policies. Land use policies for CRAs or portions of them in a Coastal High-Hazard Area or a Special Flood Hazard Area shall be consistent with all CGMP policies regulating construction in such areas.

Objective 18.1B. To continue to assist areas in need of redevelopment.

Policy 18.1B.1. Mechanisms for attracting private investment. Using fiscally sound means, the County shall investigate and establish mechanisms for attracting private investment into the CRAs.

Policy 18.1B.2. Requirements for redevelopment plans. At a minimum, redevelopment plans, activities and regulations shall:

- (1) Be consistent with policies set forth in this Plan;
- (2) Be coordinated with the availability of the following public facilities and services at the levels of service adopted in the CGMP: transportation, potable water, sanitary sewer, drainage and aquifer recharge, solid waste and recreation;

- (3) Address the impacts of redevelopment activities on the natural systems and historic resources of Martin County; and
- (4) Provide for the visual continuity of designated redevelopment areas through application of sound principles of architectural design and landscaping.

Policy 18.1B.3. Expedited review in CRAs. Martin County's Land Development Regulations shall maintain its provisions for expedited review of redevelopment and in-fill projects in the CRAs.

Policy 18.1B.4. Consistency with all applicable policies. Maximum density and intensity of use are not guaranteed by right. All development must comply with all applicable CGMP policies, the Land Development Regulations, and the Martin County Code.

Policy 18.1B.5. Amendments supporting redevelopment. In conjunction with the continuing efforts of the Affordable Housing Advisory Committee, as well as objectives and policies established in Chapter 6, the Housing Element, the County shall periodically consider amendments to the CGMP and/or Land Development Regulations regarding mechanisms to address areas in need of redevelopment and renewal and the provision of affordable housing.

Objective 18.1C. To support the desired land uses in the CRAs, protect public health, and reduce non-point-source pollution entering the St. Lucie River, Willoughby Creek, Manatee Pocket, and the Indian River Lagoon.

Policy 18.1C.1. Consistent with the applicable regulations and procedures concerning the financing of utilities, the County shall complete and maintain the public sanitary sewer system to serve the entire Jensen Beach CRA.

Policy 18.1C.2. Consistent with the applicable regulations and procedures concerning the financing of utilities, the County shall complete and maintain the public sanitary sewer system to serve the entire Rio CRA.

Policy 18.1C.3. Consistent with the applicable regulations and procedures concerning the financing of utilities, the County shall complete and maintain the public sanitary sewer system to serve the entire Old Palm City CRA.

Policy 18.1C.4. Consistent with the applicable regulations and procedures concerning the financing of utilities, the County shall complete and maintain the public sanitary sewer system to serve the entire Golden Gate CRA.

Policy 18.1C.5. Consistent with the applicable regulations and procedures concerning the financing of utilities, the County shall complete and maintain the public sanitary sewer system to serve the entire Port Salerno CRA.

Policy 18.1C.6. The County shall work with South Martin Regional Utilities to provide a public sanitary sewer system to serve the entire Hobe Sound CRA.

Objective 18.1D. To support the desired land uses in the CRAs, protect groundwater resources and protect public health.

Policy 18.1D.1. Consistent with the applicable regulations and procedures concerning the financing of utilities, the County shall complete and maintain the public water supply system to serve the entire Jensen Beach CRA.

Policy 18.1D.2. Consistent with the applicable regulations and procedures concerning the financing of utilities, the County shall complete and maintain the public water supply system to serve the entire Rio CRA.

Policy 18.1D.3. Consistent with the applicable regulations and procedures concerning the financing of utilities, the County shall complete and maintain the public water supply system to serve the entire Old Palm City CRA.

Policy 18.1D.4. Consistent with the applicable regulations and procedures concerning the financing of utilities, the County shall maintain the public water supply system to serve the entire Golden Gate CRA.

Policy 18.1D.5. Consistent with the applicable regulations and procedures concerning the financing of utilities, the County shall complete and maintain the public water supply system to serve the entire Port Salerno CRA.

Policy 18.1D.6. Consistent with the applicable regulations and procedures concerning the financing of utilities, the County shall work with South Martin Regional Utilities to provide a public potable water supply system to serve the Hobe Sound CRA.

Objective 18.1E. To plan, design, finance and implement community stormwater management systems in each CRA that are consistent with a small-town compact urban form and protect the St. Lucie River, Willoughby Creek, Manatee Pocket, and the Indian River Lagoon from non-point-source pollution.

Policy 18.1E.1. The County shall determine what infrastructure is needed for each CRA to adequately protect the CRA from flooding assuming maximum lot coverage pursuant to the Future Land Use Map.

Policy 18.1E.2. The Land Development Regulations shall encourage to the fullest extent practicable the use of innovative engineering and best management practices including, but not limited to, green infrastructure and low impact design to manage, treat, retain and detain stormwater runoff in the CRAs.

Policy 18.1E.3. Stormwater needs in CRAs. The County shall review the stormwater needs of the CRAs and shall provide exceptions or alternative compliance measures for these areas in the Land Development Regulations. Any exceptions shall assure that other properties do not flood and that the timing, quantity and quality of stormwater runoff does not negatively impact the St. Lucie River or other receiving bodies. Where offsite water management facilities are used they must be in place and functioning prior to the issuance of a building permit.

Policy 18.1E.4. The County and the Community Redevelopment Agency shall investigate the feasibility and effectiveness of a stormwater utility, special assessment, or other funding mechanisms for individual CRAs based on the amount of impervious area, to fund stormwater treatment and management improvements.

Policy 18.1E.5. Landscaped areas in the CRAs shall be designed to serve as integral components of a community stormwater treatment system.

Policy 18.1E.6. The Community Redevelopment Agency shall engage with residents and businesses to retrofit existing development with low-impact stormwater best management practices, such as pervious driveways, rain gardens, rain barrels or cisterns.

Policy 18.1E.7. Community stormwater detention or retention basins shall be designed to also serve as public open space through the provision of walking trails and benches, whenever feasible.

Goal 18.2 To facilitate the revitalization, restoration and strengthening of the CRA town centers and neighborhoods by establishing future land use designations that allow and encourage a compact, walkable, small-town urban form.

Objective 18.2A. The CRA Center future land use designation applies to the urbanized core of the CRAs and along certain corridors where mixed-use development patterns exist or are allowed.

Policy 18.2A.1. Quality of life. Development in the CRA Center future land use designation (CRA Center) shall be designed to improve residents' quality of life by:

- (1) Encouraging compatibility and pedestrian and bicycle links between commercial development and surrounding residential areas;
- (2) Accommodating small businesses and home-based businesses;
- (3) Increasing economic and social integration by providing opportunities for diverse housing types;
- (4) Encouraging vibrant, compact development;
- (5) Providing for local, small-scale employment, shopping and civic opportunities; and
- (6) Maintaining or attaining a small-town urban form, with well-connected, walkable streets, on-street parking, small parking lots, public open spaces, community facilities, and high quality buildings of similar scale related to each other in form and proportion.

Policy 18.2A.2. Mixed-use development. Opportunities for mixed-use development in the CRA Center shall be provided by allowing both mixed-use projects and mixed-use patterns. A mixed-use project is one or more buildings containing a residential use and one or more complementary commercial, institutional or limited impact industrial uses, in close proximity, and planned and approved as a single, unified project. A mixed-use pattern is a dynamic mix of residential, commercial, institutional, and/or limited impact industrial uses located within walking distance that develops incrementally over time. A mixed-use pattern may, but need not, involve more than one type of land use on any individual lot.

Policy 18.2A.3. Land Development Regulations. The Land Development Regulations (LDR) shall establish a redevelopment zoning district and subdistricts for each CRA to implement the CRA Center future land use designation. The LDR shall detail permitted uses, building size and height, intensities of non-residential uses, densities of residential uses, open space, landscaping and parking requirements, and roadway design, as appropriate and consistent with this Chapter.

Policy 18.2A.4. Development Standards. All development in the CRA Center shall comply with the requirements set forth in this policy, which shall be further delineated in the LDR.

Policy 18.2A.4. Development Standards. All development in the CRA Center shall comply with the requirements set forth in this policy, which shall be further delineated in the LDR.

- (1) *Residential density.* Residential density in the CRA Center shall not exceed 15 units per gross acre ~~and may be further limited in the LDR.~~
- (2) *Residential density, small units.* When calculating the number of residential units in a project in the CRA Center on lot sizes of one acre or less, units of 800 or fewer square feet shall be counted as one-half of a unit.
- (3) *Residential density, affordable units.* When calculating the number of residential units in a project on lot sizes greater than one acre, units of 800 or fewer square feet shall be counted as one-half a unit if at least 50 percent of the units are restricted to affordable housing.
- ~~(4) One accessory dwelling unit shall be allowed on a lot developed with a single family or townhouse dwelling pursuant to these standards:~~
 - ~~(a) The accessory dwelling unit (ADU) shall not have more than one half the square footage of the primary dwelling.~~
 - ~~(b) The ADU shall not count as a separate unit for the purpose of density calculations.~~

~~(c) Neither the ADU nor the land it occupies shall be sold separate from the primary dwelling unit.~~

- (54) *Building height.* Building height in the CRA Center shall not exceed four stories or 40 feet and may be further restricted in the LDR.
- (65) *Open space.* The minimum open space in the CRA Center shall be 20 percent. The LDR may require a higher percentage of open space.
- (76) *Transition between uses.* The LDR shall provide for the regulation of mass, scale, height, setbacks, landscaping, and/or architectural rhythm to make a proper transition between an existing residential use or structure and a new use or structure. ~~The buffers and transitions between different development intensities provided by Policies 2.1A.3, 4.1F.1, 4.1F.2, and 4.1F.3, shall not apply in the CRA Center future land use designation.~~
- (87) *Neighborhood and Building Design.* Development in the CRA Center shall comply with Goal 18.3.

Objective 18.2B. CRA Neighborhood future land use designation. The CRA Neighborhood future land use designation is generally located outside the urbanized center of each CRA and outside corridors where mixed-use development patterns exist or are allowed.

Policy 18.2B.1. Quality of Life. Redevelopment and in-fill development in the CRA Neighborhood future land use designation (CRA Neighborhood) shall be designed to improve residents' quality of life by:

- (1) Maintaining the primacy of residential land uses while allowing a mix of residential uses;
- (2) Allowing limited commercial activity, primarily on collector or arterial roadways or where commercial activity historically has been located;
- (3) Attaining or maintaining a small-town urban form, with well-connected, walkable streets, public open spaces and recreational facilities, and buildings whose form and proportion are compatible with existing buildings;
- (4) Maintaining and upgrading the character and building stock of residential neighborhoods;
- (5) Accommodating home-based businesses;
- (6) Increasing economic and social integration by providing opportunities for a diversity of housing types that are compatible with the character of existing neighborhoods;
- (7) Improving public facilities such as adding sidewalks and calming traffic; and
- (8) Providing a coordinated system of recreation and open space.

Policy 18.2B.2. Land Development Regulations. The LDR shall establish a redevelopment zoning district and subdistricts for each CRA to implement the CRA Neighborhood future land use designation. The LDR shall detail permitted uses, building size and height, intensities of non-residential uses, density of residential uses, open space, landscaping and parking requirements, and roadway design, as appropriate and consistent with this Chapter.

Policy 18.2B.3. Development Standards. All development in the CRA Neighborhood shall comply with the requirements set forth in this policy, which shall be further delineated in the LDR.

- (1) *Residential density.* Residential density in the CRA Neighborhood shall not exceed 10 units per gross acre and ~~may be further restricted in the LDR.~~
- ~~(2) One accessory dwelling unit shall be allowed on a lot developed with a single family or townhouse dwelling pursuant to these standards:~~

- ~~(a) The accessory dwelling unit (ADU) shall not have more than one-half the square footage of the primary dwelling.~~
- ~~(b) The ADU shall not count as a separate unit for the purpose of density calculations.~~
- ~~(c) Neither the ADU nor the land it occupies shall be sold separate from the primary dwelling unit.~~
- (32) *Building height.* Building height in the CRA Neighborhood shall not exceed four stories or 40 feet and may be further restricted in the LDR.
- (43) *Open Space.* The minimum open space in the CRA Neighborhood shall be no less than 30 percent. The LDR may require a higher percentage of open space.
- (54) *Transition between uses.* The LDR shall provide for the regulation of mass, scale, height, setbacks, landscaping, and/or architectural rhythm to provide for proper transitions or to provide necessary buffers between an existing residential use or structure and a new use or structure. ~~The buffers and transitions between different development intensities provided by Policies 2.1A.3, 4.1F.1, 4.1F.2, and 4.1F.3, shall not apply in the CRA Neighborhood future land use designation.~~
- (65) *Neighborhood and Building Design.* Development in the CRA Neighborhood shall comply with Goal 18.3.

Objective 18.2C. Marine Waterfront Commercial in the CRAs. The Marine Waterfront Commercial future land use designation is retained in the CRAs. The policies specific to the CRAs for the Marine Waterfront Commercial future land use designation are set forth below.

Policy 18.2C.1. Water-related and water-dependent uses.

- (1) The Marine Waterfront Commercial future land use designation in the CRAs is intended to preserve marine waterfront uses; to promote marinas and marine resorts, and to encourage public access to the St. Lucie River in Rio, the Indian River Lagoon in Jensen Beach, and the Manatee Pocket in Port Salerno.
- (2) In the CRAs, residential development is permitted within the Marine Waterfront Commercial future land use designation where it is proposed as part of a mixed-use project and public access to the waterfront is provided.
- (3) Development on a property with the Marine Waterfront Commercial future land use designation shall have a residential density not exceeding 10 units per acre and a hotel/motel density not exceeding 20 units per acre. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

Policy 18.2C.2. Land Development Regulations to implement the Marine Waterfront Commercial future land use designation in the CRAs.

- (1) The Marine Waterfront Commercial future land use designation in the CRAs shall be implemented through a Waterfront subdistrict for each CRA.
- (2) The Land Development Regulations shall assist in maintaining the stability of adjacent and nearby residential areas through use restrictions, landscaping and screening, nuisance abatement standards, and shall guard against adverse impacts to biologically active and environmentally sensitive habitats.
- (3) Land Development Regulations shall be adopted to provide requirements governing public access to the waterfront in the CRA.

- (4) The Land Development Regulations shall detail requirements, including, but not limited to, permitted uses, building size and height, intensities of non-residential uses, density of residential uses, open space, landscaping and parking requirements, as appropriate and consistent with this Chapter.

Policy 18.2C.3. Other Coastal Management Policies. Goals, Objectives and Policies set forth in Chapter 2 and Chapter 8, the Coastal Management Element, remain in force and effect in the CRAs, except as specified in Chapter 18.

Objective 18.2D. Institutional future land uses in the CRAs. The Recreational, Public Conservation and General Institutional future land use designations, as established and described in CGMP Policy 4.13A.11., are retained in the CRAs.

Policy 18.2D.1. Land Development Regulations. The Recreational, Public Conservation and General Institutional future land use designations shall be implemented in the CRAs through the zoning districts provided in Article 3, LDR and consistent with CGMP Policy 4.13A.11.

Objective 18.2E. Industrial future land uses in the CRAs. The Industrial future land use designation is retained in the CRAs. Policies specific to the CRAs for the Industrial future land use designation are set forth below.

Policy 18.2E.1. The Future Land Use Map allocates land for existing and anticipated future industrial development needs. In the CRAs, the Industrial future land use designation is located in areas with a history of being utilized for both Limited Impact and Extensive Impact Industries. Limited Impact Industries include research and development, and small scale or light assembly and manufacturing. Extensive Impact Industries include large scale or heavy assembly plants, manufacturing/processing plants, fabricators of metal products and uses that have the potential for negative impacts on the environment or surrounding uses in terms of noise, glare, vibration, smoke, vapors, odors, fire or explosive hazards or extensive outdoor storage.

In the CRAs, mixed-use development projects are permitted within the Industrial future land use designation. Residential densities shall not exceed 15 dwelling units per acre. ~~and a lower maximum density may be established in the LDR.~~

The Industrial future land use designation in the CRAs shall permit no more than 50 percent building coverage and a maximum building height of 40 feet and shall require 20 percent open space.

Policy 18.2E.2. Land Development Regulations. The Industrial future land use designation shall be implemented through an Industrial subdistrict or subdistricts for each CRA. The LDR shall detail permitted uses, building size and height, intensities of non-residential uses, density of residential uses, minimum lot area and width, open space, landscaping and parking requirements.

Policy 18.2E.3. Economic viability and vitality. The continued vitality and viability of areas with the Industrial future land use designation in the CRAs as centers of employment and economic productivity in Martin County shall be supported.

Goal 18.3 To protect and enhance the quality of life and business climate in all CRAs through adoption and implementation of urban design standards.

Objective 18.3A. Neighborhood and Building Design. Natural vistas shall be preserved, attractive well-defined public spaces shall be created, and high quality buildings and public realms shall be promoted in the CRAs. Improved design of commercial development shall be used to promote the core areas of the

CRA. Improved design reinforces and enhances the role of CRAs as community centers of commercial and institutional activity and civic and cultural enrichment.

Policy 18.3A.1. Design principles. All development in the CRAs shall be designed in accordance with the design principles set forth in this policy, which shall be further delineated in the LDR.

- (1) Mixed-use development shall be functionally integrated to encourage shared vehicular and pedestrian access and parking areas.
- (2) The residential component of mixed-use development is important to encourage residents to live, work and shop in the same neighborhood. The commercial and limited industrial components are important to reduce the number and length of trips by residents of the area.
- (3) Permitted uses shall be mutually supportive and compatible with the scale of neighborhood development. Clustered living, working, shopping and other activities shall serve the local population and help to create self-contained neighborhoods.
- (4) Projects shall be designed primarily for pedestrians and only secondarily for cars. Pedestrian circulation systems shall assure ties to adjacent commercial and mixed-use areas as well as the surrounding residential community.
- (5) Large parking areas located between a building and a public right-of-way shall be prohibited. This policy is not applicable to development of parking lots that constitute the principle use.

Objective 18.3B. Roadway design in the CRAs shall facilitate a compact, walkable, small town urban form that is safe and inviting for all roadway users.

Policy 18.3B.1. Roadway design in the CRAs shall exhibit a high degree of connectivity. Gated roads shall be prohibited. The use of cul-de-sacs shall be limited to circumstances where barriers such as water, wetlands, preserve areas, railroads, or highways make connectivity impossible or unwise.

Policy 18.3B.2. Roadway landscaping in the CRAs shall be designed to detain and treat stormwater through utilization of green infrastructure to the greatest extent practicable.

Policy 18.3B.3. Vehicular traffic flow and parking shall be designed to reinforce and improve pedestrian mobility. Road design shall accommodate and encourage pedestrian circulation.

Goal 18.4. To provide development within all CRAs alternative means of compliance with County policies in order to encourage infill development and redevelopment and achieve a compact, walkable small-town urban form.

Objective 18.4A. To facilitate attainment of a coordinated system of ~~public~~ civic open space and recreation areas within the CRAs.

Policy 18.4A.1. An open space plan that indicates the general location of desired open space and pedestrian and cyclist connectivity through the community shall be prepared for each CRA.

~~*Policy 18.4A.2.* Within the CRAs, impervious areas may be credited toward the required open space if designated as community gathering spaces such as plazas, esplanades, or covered gathering spaces.~~

~~*Policy 18.4A.3.* A development within a CRA and with less than one-half acre site area may meet its obligation to provide open space by utilizing green building and infrastructure practices as described in the LDRs, by providing open space at another location or by making a cash payment in lieu of providing open space, subject to the satisfaction of all the following criteria:~~

- ~~(1) — The off-site open space shall be located in the same CRA as the development site.~~
- ~~(2) — The cash payment made in lieu of on-site open space shall be equal to the per acre value of the total development site as determined by a current appraisal multiplied by the amount of required open space in acres.~~
- ~~(3) — An off-site parcel acquired for the purpose of this policy shall be of adequate size to independently provide community open space or be located such that it helps achieve a network of small open spaces connected by sidewalks, bicycle trails or walking paths.~~
- ~~(4) — Cash payments received by the CRA pursuant to this policy shall be utilized solely for the purpose of acquiring land and making improvements to the land as are necessary to achieve the public open space objective.~~

Objective 18.4B. To facilitate compact, walkable, urban development in the CRAs while advancing the County's goal to preserve no less than 25 percent of native upland habitat.

~~*Policy 18.4B.1.* Development within a CRA may meet its obligation to preserve no less than 25 percent of the common native upland habitat and 25 percent of the total upland area when special upland habitat is present on the development site, as required by CGMP Policies 2.2B.1, 9.1G.6., and 9.1G.7., by preserving native upland habitat at another location in Martin County. Native upland habitat may be preserved at another location in the following manner and subject to satisfaction of all the following conditions.~~

- ~~(1) — Ownership of the land shall be transferred to Martin County or a conservation easement on private land benefitting Martin County shall be recorded in the Martin County Official Records.~~
- ~~(2) — The off-site habitat shall be part of a sustainable preserve system.~~
- ~~(3) — The off-site habitat shall be the same habitat type. Off-site common habitat can be substituted for on-site common habitat. Off-site rare habitat can be substituted for on-site rare or common habitat. The off-site preserve area shall be roughly equivalent or larger in area, taking into account relative habitat values, as the habitat present on the development site.~~
- ~~(4) — An off-site transfer of the obligation to preserve native upland habitat, pursuant to this policy, shall not be permitted if the required on-site preserve area equals or exceeds one acre or if the habitat contains plants or wildlife which are listed as endangered, threatened or of special concern.~~
- ~~(5) — Existing preserve areas on previously developed sites cannot be transferred off-site until a process and standards are established within the LDR.~~

~~*Policy 18.4B.21.* Development within a CRA may meet its obligation to preserve no less than 25 percent of native upland habitat present on the development site, as required by established in CGMP Policies 2.2B.1, 9.1G.6., and 9.1G.7. Objective 9.1G., by making a cash payment in lieu of in lieu of on-site preservation, subject to conditions (1) and (2) below as provided in Article 12, LDR.~~

- ~~(1) — The cash payment made in lieu of on-site upland habitat preservation shall be equal to the per acre value of the development site as determined by a current appraisal multiplied by the amount of required habitat in acres.~~
- ~~(2) — A cash payment in lieu of on-site preservation of native upland habitat, pursuant to this policy, shall not be permitted if the required on-site preserve area equals or exceeds one acre or if the habitat contains plants or wildlife which is listed as endangered, threatened or of special concern.~~

~~Policy 18.4B.3. Martin County shall use payments received pursuant to Policy 18.4B.2. as provided in this policy.~~

- ~~(1) Payments received pursuant to this policy shall be memorialized along with the type and value of the habitat and land area for which the payment was made.~~
- ~~(2) The funds shall be utilized to acquire land or a conservation easement on land in Martin County that will be part of a sustainable preserve system.~~
- ~~(3) Up to 25 percent of funds received pursuant to this policy may be utilized to plant native vegetation and restore the natural habitat on the 27 acres acquired by Martin County in December 2017, the deed for which is recorded in Book 2965 at page 2237, and commonly called the Hobe Sound Preserve.~~

Objective 18.4C. To facilitate in-fill development and redevelopment in the CRAs, encourage public access to the waterfront, preserve shoreline mangroves, protect shoreline stability, and reduce non-point source water pollution.

Policy 18.4C.1. Shoreline Protection Zone. Land within a CRA and with the Marine Waterfront Commercial or the CRA Center future land use designation, shall have a shoreline protection zone extending landward from the mean high water line a minimum of 25 feet.

Policy 18.4C.2. The landward extent of the shoreline protection zone within the Marine Waterfront Commercial or the CRA Center future land use designation in a CRA may be developed or redeveloped, as provided in this policy.

- (1) Existing, legal, non-conforming impervious surfaces and structures may be relocated, redeveloped or enlarged vertically provided there is no net increase in the square footage of impervious surfaces on the parcel within the shoreline protection zone.
- (2) Except as authorized in (1) above, the square footage of impervious surfaces shall not exceed forty percent (40%) of the shoreline protection zone.
- (3) Pervious walkways shall be allowed within the shoreline protection zone where they provide public access to the water or connection between adjoining properties.
- (4) Existing manmade boat basins or boat "cut-outs" may be reduced or eliminated provided there is no impact to wetlands, seagrass or oyster beds. Elimination of a basin shall not permit the creation of upland area waterward of the natural shoreline, prior to human-made impacts and compliance with paragraph (5)b. below shall not be required.
- (5) Any development or redevelopment authorized pursuant to this policy, shall:
 - a. Protect all shoreline mangroves;
 - b. Incorporate a living shoreline element into the site plan to the extent feasible. Where a living shoreline is not feasible, an alternative proposal for mitigation shall be submitted for review and approval;
 - c. Meet the minimum stormwater requirements for rate, quantity, quality, and timing of the discharge; and
 - d. Ensure no shoreline erosion.

Policy 18.4C.3. Shoreline Protection Zone for residential development. The shoreline protection zone for land within a CRA and not designated Marine Waterfront Commercial or CRA Center future land use shall be governed by Chapter 2 and Chapter 8, CGMP.

Objective 18.4D. To recognize the vision for compact, walkable, mixed-use development and the environmental, historical, aesthetic or social restraints on additional roadway lanes in the CRAs.

Policy 18.4D.1. Consistent with Policy 5.1B.6., CRAs are designated as Transportation Concurrency Exception Areas (TCEA). Development within a TCEA shall be exempt from the County's transportation concurrency requirement.

Policy 18.4D.2. The County shall continue to investigate and evaluate the feasibility and effectiveness of Level of Service standards for pedestrians, cyclists and public transit on roadways in the CRAs.

Objective 18.4E. ~~To facilitate redevelopment of vacant land~~ and a variety of housing types within the CRAs.

Policy 18.4E.1. Policy 6.1D.8., the County's no net loss of mobile home lands policy shall ~~not apply~~ be inapplicable within the CRAs.

Policy 18.4E.2. A site plan proposed on land that has two or more future land use designations may distribute the residential density without regard to the boundary of the future land use designations. The blending of permitted densities shall not allow more residential units to be approved than the maximum ~~gross~~ densities allowed by the individual future land use designations.

Policy 18.4E.3. Density calculation in the CRAs. For purposes of calculating density, ~~the gross land area may include~~ one-half of any opened right-of-way adjoining the site can be utilized, provided the resulting density does not exceed 15 units per acre for the contiguous land under common ownership. This option shall only apply to previously platted lots.

Policy 18.4E.4. The buffers and transitions between different development intensities provided by Policies 2.1A.3, 4.1F.1, 4.1F.2, 4.1F.3, and 9.1J.13 shall not apply in any CRA land use designation.

Policy 18.4E.5. Accessory Dwelling Units (ADU) are permitted in all CRA land uses as described in the LDRs.

Exhibit B

Chapter 2 Overall Goals and Definitions

Section 2.2. Overall Goals, Objectives and Policies

Objective 2.2B. Martin County shall preserve native upland habitat that may be utilized by threatened and endangered plant and animal species.

Policy 2.2B.1. Except as set forth in Policy 9.1G.11, Martin County shall assure that a minimum of 25% of existing upland native habitat will be preserved in all development where such habitat exists. ~~Within Community Redevelopment Areas, off-site preservation can substitute for on-site preservation, as provided in Chapter 18.~~ Additional requirements for native upland habitat that is endangered or threatened and for unique oak/cabbage palm hammocks are outlined in Chapter 9.

Policy 2.2B.2. Upland preservation areas and PAMPs approved by the county to protect them shall be designed and maintained to ensure sustainability.

Policy 2.2B.3. Martin County shall protect native habitats utilized by species that are designated by the federal government and the State of Florida as "Endangered" or "Threatened."

Exhibit C

Chapter 4 FUTURE LAND USE ELEMENT

Objective 4.1E. To review development applications for consistency with the applicable goals, objectives and policies of the CGMP.

Policy 4.1E.1. Development. Remodeling, renovation or restoration of improved real estate to a former, better condition (as by cleaning, repairing or rebuilding) that does not increase or change the use of the property shall be exempt from the performance standards of this plan. Any other proposed manmade change to improved real estate shall meet the requirements of this Plan, but only to the extent of such manmade change.

Minor accessory uses (such as swimming pools, fences, screened enclosures, etc. and as further defined by the Land Development Regulations) shall be exempt from provisions of adequate park facilities described in Chapter 7, transportation impact analysis described in Chapter 5, potable water analysis described in Chapter 11, wastewater analysis described in Chapter 10, parking and circulation described in Chapter 5, sediment control plans required in Policy 4.5C.3., and concurrency requirements in Chapter 14.

The Martin County Land Development Regulations and the Code of Ordinances, as they exist or may hereafter be amended, establish a legal requirement to obtain development permits and orders for various development activity and specify the procedure for review and approval of all development permits and orders.

Policy 4.1E.2. Appearance and nuisances. Final site plan reviews shall assure that nuisance impacts of sight, sound and smell shall be minimized. No standards on appearance shall be enforced unless adopted as part of the Land Development Regulations.

- (1) **Screening and mechanical equipment.** Mechanical equipment or other utility hardware other than antennas and stacks on roofs shall be harmonious with the building. Otherwise they shall be located and/or screened so as not to be visible from any public way, except in industrial districts. Utilities in or adjacent to residential areas shall be designed to minimize nuisance impacts such as noise and odor. They shall be landscaped and screened to minimize adverse visual impacts, enhance their appearance and preserve the stability and integrity of adjacent residential areas.
- (2) **Maintenance of activities in enclosed building.** All businesses, services, manufacturing or processing shall be conducted in completely enclosed buildings in all zoning districts except industrial districts, unless the Land Development Regulations provide exceptions for outside storage or display due to enclosure requirements being impractical or unreasonable.
- (3) **Exterior lighting.** Exterior lighting shall be so arranged as to shield or deflect the light from adjoining properties and public streets.

Policy 4.1E.3. Density. The density provisions in this Plan shall not prevent construction of one single-family unit by the owner of a lot of record created (1) prior to the adoption of the Martin County subdivision regulations on November 7, 1972 or (2) consistent with the subdivision regulations adopted subsequent to November 7, 1972. The construction shall be in accordance with the other provisions of this Plan and the Land Development Regulations.

Policy 4.1E.4. Gross density. The permitted densities stipulated in section 4.4 (Goals, Objectives and Policies) and on the FLUM designations shall be gross residential densities and the gross land area of which this density is applied is described as follows. These densities shall be applied to contiguous land areas under common ownership, with the following provisions and exceptions:

- (1) In cases where land abuts the waters of the Atlantic Ocean, St. Lucie River, Indian River, Loxahatchee River, Intracoastal Waterway, Lake Okeechobee or any tributary or manmade canal, the boundary of the land shall be delineated as established by State Statutes.
- (2) No submerged land areas waterward of the boundary described above shall be included under this definition.
- (3) No land areas proposed to be allocated to nonresidential uses shall be included under this definition except for contiguous land areas for:
 - (a) Utilities under common ownership and principally supporting the residential use;
 - (b) Recreational facilities for the primary use of on-site residents;
 - (c) Dedication to the County or other County-approved agencies or not-for-profit corporations;
 - (d) The MUV future land use designation, as described in Policy 4.13A.15.
 - (e) Mixed-use projects in the six designated CRAs.

- (4) Maximum gross density is defined as maximum allowable units divided by gross land areas.

Policy 4.1E.6. A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

Policy 4.1E.7. Blended densities. Site plans proposed as PUD zoning districts including two or more underlying future land use designations may be developed with "blended" densities. When so developed, the total maximum density of the applicable residential future land use designations may be distributed in the PUD boundary without regard to the precise boundary line of the underlying land use. Density blending shall only be used in residential future land use designations. In no case shall the blending of densities allow more residential units to be approved than the maximum gross densities allowed by the individual future land use designations.

Policy 4.1E.8 Public Benefits. Flexible Design: Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer, and encourages innovative approaches to community planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right.

Benefits to the developer may include such items as incentives to encourage affordable housing; flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as transportation, recreation or other public facility improvements; additional preservation of environmental resources, and additional density transition zones. The provision of affordable and/or workforce housing, shall be strongly encouraged as a public benefit for any

residential PUD. Any public benefits offered by the developer must clearly be in excess of the County's minimum standards.

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Border

Continued from Page 1A

DeSantis periodically stepped into the immigration debate prior to his presidential campaign — from sending members of the Florida Fish and Wildlife Conservation Commission to flying migrants to Martha's Vineyard in protest of "sanctuary cities."

The new units are to help Texas protect itself and its sovereignty, he said Thursday.

DeSantis lauded the Florida State Guard last week in Kissimmee, telling attendees at a press conference on semiconductors that he wanted the volunteer guard to help control immigration at Texas southern border.

The State Guard became inactive in 1947 after being established in World War II to replace deployed Florida National Guard members. Bills currently being considered by the Florida Legislature (HB 1551/SB 1694) allows DeSantis to send the guard to other states.

DeSantis revived the State Guard in 2022, and the Legislature increased funding from \$10 million to \$107.6 million. The force tripled from 400 to 1,500 members last year. He did not specify how many of the members would be sent to Texas.

Florida already has 90 officers from the Florida Highway Patrol, Florida Fish and Wildlife Conservation Commission and the Florida Department of Law Enforcement stationed at the border.

'At an inflection point'

The announcement comes on the heels of DeSantis' unsuccessful bid for the Republican primary nomination and endorsement of former President Donald Trump. On Thursday, he called the situation at the border an "American crisis" and doubted President Joe Biden would choose to remove the barriers Texas placed during an election year.

"It's sad that you don't have a president willing to just, you know, put his foot down and say 'I'm not going to let this happen to my country,'" DeSantis said. "But in the absence of that leadership, in the face of the dereliction of duty, we're going to step up and do our part."

Last May, DeSantis signed into law what his office called the "strongest anti-illegal immigration legislation in the country." Among other things, it made E-Verify mandatory for employers with 25 or more workers, banned local governments from issuing identification cards to "illegal aliens" and required hospitals to "collect and submit data on the costs of providing health care to illegal aliens." Like many of his initiatives, it too is under court challenge.

Nikki Fried, Florida Democratic Party chair and former gubernatorial candidate, criticized DeSantis for diverting resources from the state. Fried called the move a "political stunt" and attempted to re-enter the national spotlight.

Sending troops and tax dollars to Texas is a massive waste of resources that distracts from delivering results for Floridians," Fried said in a statement Thursday. "Instead of using this legislative session to address the property insurance crisis, Ron and his



Florida Gov. Ron DeSantis addresses an audience Thursday in a hangar at Cecil Commerce Center in Jacksonville, backed by members of the Florida Highway Patrol, the Florida National Guard and the Florida State Guard. DeSantis held the press conference to announce plans to deploy members of the Florida National Guard and the Florida State Guard to the border in Texas to help slow down the tide of individuals entering the United States illegally.

BOB SELF/FLORIDA TIMES-UNION

Republican supermajority are back to their old tricks. Floridians deserve better."

Directors from the Florida National Guard, Florida Highway Safety and Motor Vehicles and State Guard joined DeSantis at the news conference and applauded his efforts.

"The Florida State Guard is prepared to stand shoulder-to-shoulder with state agency partners in direct support of our brothers and sisters in Texas grappling with an unprecedented surge of illegal immigration along their border," Mark Thieme, Florida State Guard director, said. "The Florida State Guard is postured to deliver rapid emergency response, public safety operations and humanitarian assistance wherever the need arises."

DeSantis estimated that millions of people had entered the country illegally during Biden's

presidency and said that "even if that was legal, we cannot absorb that many people."

Despite the Supreme Court ruling in the federal government's favor, DeSantis believed Texas would win any potential litigation regarding its border fortification as "defending itself" was a "core attribute of sovereignty."

Sending assistance from Florida would likely "bring hope" to people disillusioned with the country.

"I'm proud of what all these folks from Florida have done over these last couple years, and I'm proud of what they're going to do as we really come into a really important inflection point about whether we were going to be a country anymore or not," DeSantis said.

Tallahassee Democrat executive editor William Hatfield contributed to this report.

NOTICE OF PUBLIC HEARING

The Board of County Commissioners will conduct a public hearing on Tuesday, February 20, 2024, beginning at 9:00 A.M., or as soon thereafter as the item may be heard, to consider adoption of the following ordinance:

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 22-09, AMENDING THE TEXT OF CHAPTER 18, COMMUNITY REDEVELOPMENT ELEMENT, CHAPTER 2, OVERALL GOALS AND DEFINITIONS AND CHAPTER 4, FUTURE LAND USE ELEMENT OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION AND AN EFFECTIVE DATE.

The Martin County Board of County Commissioners has initiated an amendment to Chapter 18, Community Redevelopment Element. The proposed changes provide clarity and predictable standards regarding density, open space and preserve areas and updates to be consistent with state statutes regarding water and wastewater systems.

All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. For further information, including copies of the original application documents or agenda items, contact Peter Waklin, Deputy Growth Management Director, 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.

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 ensure 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.



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