

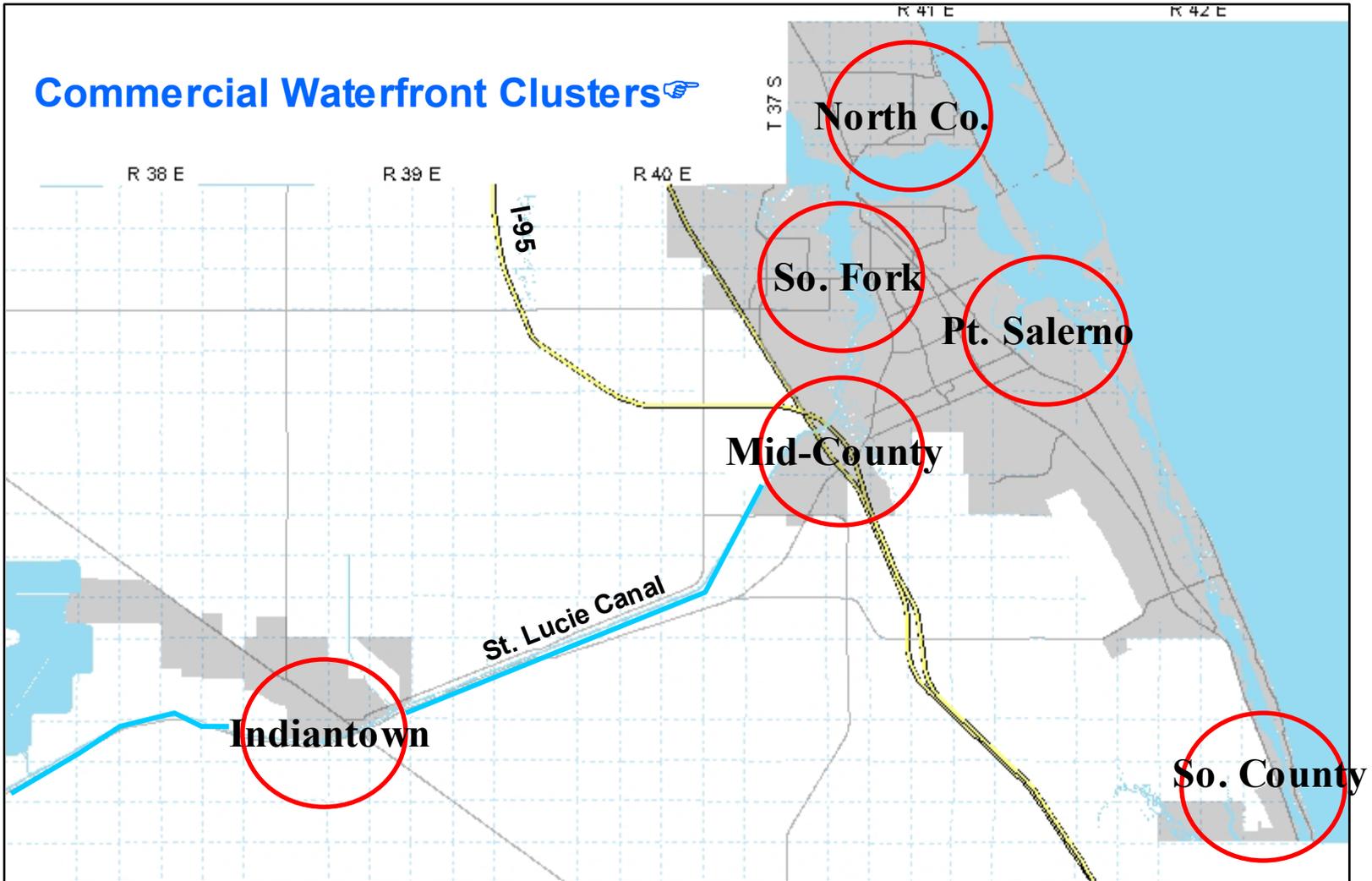
# Martin County's Commercial Waterfront No Net Loss Policy



August 29, 2007



# Commercial Waterfront Clusters



# A Good Start in 1982

- Commercial Waterfront FLU designation
- Designated existing marinas and boatyards as well as some vacant land (435 acres total)
  - Allows everything from residential to boat building
  - Up to 10upa/20upa hotel
- Waterfront Resort Commercial (WRC)
  - Various residential, hotels, marinas with limited repair
- Waterfront General Commercial (WGC)
  - Hotels, marinas with repair, marine industries (no residential)

# Lack of Zoning Implementation

- Without a County-wide rezoning, landowners and purchasers assumed residential at 10 upa.
- Rezoning petitions submitted along with site plan.
- Surrounding properties resisted changes to WGC.

# Market and Other Forces

- High demand for waterfront residential, especially with deep water access
- Boating Facilities Siting Plan/Manatee Protection - limited new marinas
- Marina properties appraised at "highest and best use" – marinas taxed at same rate as high density residential
- Local resistance to expansion
- Marinas and boat yards became takeover targets.

# A Three Year Process

- 2002 – Removal of residential from WRC district considered
- 2003 – Board adopted “Working Waterfronts” as a Strategic Objective
- 2004 – Numerous LPA workshops, development of options
  - Involvement with marina owners and Marine Industries Assn

# The Options

1. Eliminate residential uses from WRC
2. Strategic rezoning of "prime" parcels to WGC
3. Allow residential only as part of a mix of uses
4. Strategic rezoning based on established development rights
5. Eliminate residential in exchanged for increased hotel units
6. Eliminate residential in exchange for regulatory relief
7. Set County-wide Level of Service for marine services
8. Move intensive marine activities to inland parcels
9. No net loss policy for all Comm. Water lands
10. **No net loss policy for existing marinas and parcels already zoned WGC**





# Policy Details

- LDRs must provide for landowners to petition for amendments to the Marine Service Area map. Can be removed where:
  - Land equally or more suitable for use as a Marine Service Area can be re-designated as such (distance, suitability an issue).
  - Site can be redeveloped with residential while maintaining same amount of marine services either on-site, on a different site (PUD required).
  - The parcel cannot reasonably be developed or redeveloped for marine service uses due to changes in the surrounding area or government regulations related to marine service uses.

# Other Details

- Where new Commercial Waterfront lands are created, the Board must determine whether such lands shall be designated as Marine Service Area.
- Lands that are changed from Commercial Waterfront to another designation are automatically removed from the Marine Service Area.

# Has it Worked?

- Seems to have sent a message that Martin is serious about preserving working waterfronts
- Property Appraiser has taken notice of reduction in residential development potential
- No legal challenges thus far

# Future Actions

- LDR to fully implement policy
  - Ensure that no developer or potential purchaser can overlook MSA status
  - Clarify that No Net Loss applies in CRA overlay areas
  - Procedural and other standards for petitions to be removed from MSA
- Follow up on appraisal issue
- Adopt Working Waterfronts Tax Deferral