

Amy Offenbach

From: Clyde Dulin
Sent: Thursday, September 4, 2025 8:47 AM
To: George Stokus
Cc: Amy Offenbach; Paul Schilling
Subject: RE: ADUs
Attachments: ADU Defintions & Qualifiers (2) (1) (1).docx

Follow Up Flag: Follow up
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George,
Thank you for forwarding the public comment from Mr. Ranieri. We can attach it to the staff reports. Following the August 26, 2025 resolution to initiate the amendments, Amy is presently drafting the staff reports to amend the Comp. Plan and the LDRs. I have not reviewed the reports and we have not set tentative dates. However, we are aiming for substantial completion before the end of the calendar year.

Clyde Dulin, AICP
Comprehensive Planning Administrator
Growth Management Department
Martin County Board of County Commissioners
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From: George Stokus <gstokus@martin.fl.us>
Sent: Wednesday, September 3, 2025 6:30 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Clyde Dulin <cdulin@martin.fl.us>
Subject: Fwd: ADUs

Paul or Clyde,

I want to confirm that we are progressing with what is attached below. Also do we have a rough schedule of this project?

Regards,

George Stokus

Begin forwarded message:

From: Rob Ranieri <rob@hohmartin.org>
Date: September 3, 2025 at 1:56:50 PM EDT
To: George Stokus <gstokus@martin.fl.us>
Subject: ADUs

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Good afternoon. Attached is the document our housing committee shared with you at the start of the process. Please let me know if there is anything else that we may do to assist. Thanks.

Regards,
Rob

Rob Ranieri
Chief Executive Officer
House of Hope

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COUNTY ZONING DEFINITIONS

Accessory dwelling unit. (See: Dwelling unit, accessory.)

Dwelling unit, accessory (non-residential). A dwelling unit of any physical type (e.g., a single-family detached dwelling, a duplex dwelling, or a townhouse dwelling) except a mobile home, located on a lot developed for nonresidential purposes, and which is designed and used exclusively by the landowner as either a personal residence (for the landowner and his family) or for the use of any employee (along with the family of the employee) of any nonresidential establishment on the lot.

Guest house. A set of living quarters on the same lot as a single-family detached dwelling, having sanitary and/or cooking facilities separate from the principal dwelling, which is intended for temporary occupancy by guests of family members of the principal household.

Family:

1. One or more persons related by blood, marriage, adoption, or guardianship occupying a single residential dwelling unit as a single housekeeping unit and sharing common facilities; or
2. **Any** group of up to six persons occupying a single dwelling unit as a single housekeeping unit and sharing common facilities.

Dwelling Unit, accessory (residential). A secondary housing unit on the same property as a main residence. ADUs may be attached to the main home, detached, or within the home, and may be converted from an existing structure or above a garage. They may also include a kitchenette, bathroom and sleeping/living area. ADUs should have a separate entrance with an expectation of privacy from the main home.

Accessory Dwelling Units
Single Family Lot Qualifiers

Category A (inside Primary or Secondary Urban Service District)

- Must have water and sewer connection
- Must be within a non-PUD zoning district
- Must have no HOA prohibition
- Must meet all building setbacks
- May not exceed 2 bedrooms/1 bath w/kitchenette
- May be attached or detached from the main home
- May be rented or leased
- Must not be sold or conveyed as an individual dwelling unit

Category B – (same as above except...)

- Must have potable water connection and meet Martin County and Health Department regulations for on-site septic tank system
- Must have a minimum lot size of ½-acre (21,780 sf)

Category C – (same as above except outside Primary or Secondary Urban Service District, and...)

- Must have well and septic tank per Martin County and Health Department Requirements (up to 2,000 gpd)
- Must have a minimum lot size of 1 acre.