



# MARTIN COUNTY, FLORIDA Growth Management Department

## Request for Alternative Compliance pursuant to Section 12.1.12.4., Martin County LDR

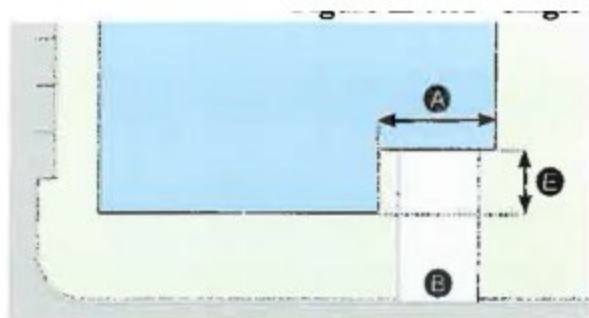
Applicant	Lawrence H. Grubb and Dana Collins, the property owners
Properties	3364 SE Ellendale Street
Record Number	GMD2024100084
CRA Division	Golden Gate / Multifamily Subdistrict
Building Permit/s	BLD2024020504
Prepared By	Barbara Counsellor, Senior Planner
Date of Report	October 28, 2024

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- I. **The applicant requests alternative compliance to:** maintain an after-the-fact 20-foot x 12-foot metal carport (associated with Code case ENF2024010023) located within the front yard of an existing multifamily dwelling property which does not comply with Martin County Land Development Regulations (MC LDR):

Article 12 Division 1 Section 12.1.07. 8. Garage and Driveways. Garages shall not be the principal element of the front façade. For single-family detached dwellings and duplexes the following shall apply:

- Figure 12-9.02: Setback from Front Façade or Building Type – 5 feet minimum for garage with garage door up to 16 feet in width. (E)



## **II. Background:**

Section 12.1.12.4., Martin County Land Development Regulations (MC LDR), provides “An applicant for development approval may propose a site, landscape, or architectural plan which varies from the requirements of Article 12 in order to accommodate unique circumstances of the proposed development site or to propose a different but comparable design solution. Such alternative plan may include offers by the applicant to mitigate or offset the impacts of the alternative design. Such alternative plan may be approved only upon a finding by the Growth Management Director that the alternative plan fulfills the purpose and intent of Article 12 as well as, or more effectively than, adherence to the strict requirements of Article 12 and would help carry out specific goals or objectives outlined in the particular CRA plan. The alternative compliance process shall not be used to increase the height of buildings beyond the limits proposed in Article 12. Appropriate justifications for approving alternative plans include but are not limited to:

- a) The resolution of site constraints associated with the incorporation of new buildings and structures on sites developed prior to the adoption of Article 12 or the expansion of existing buildings and structures.
- b) The utilization of existing site characteristics such as historical or archeological features, topography, scenic views, or native vegetation.
- c) Improve or provide integration of proposed development with the surrounding off-site development.
- d) The preservation of the historical or archeological features of the area.
- e) Accepting a design solution that is comparable to, but different from a standard in Article 12.”

## **III. Site Information:**

- CRA Boundaries: Golden Gate
- CRA Regulating Plan Subdistrict: Multifamily
- PCN: 373841007090002507

**Figure 1.** Location Map



**Figure 2a.** Subject Property - Aerial View 2024





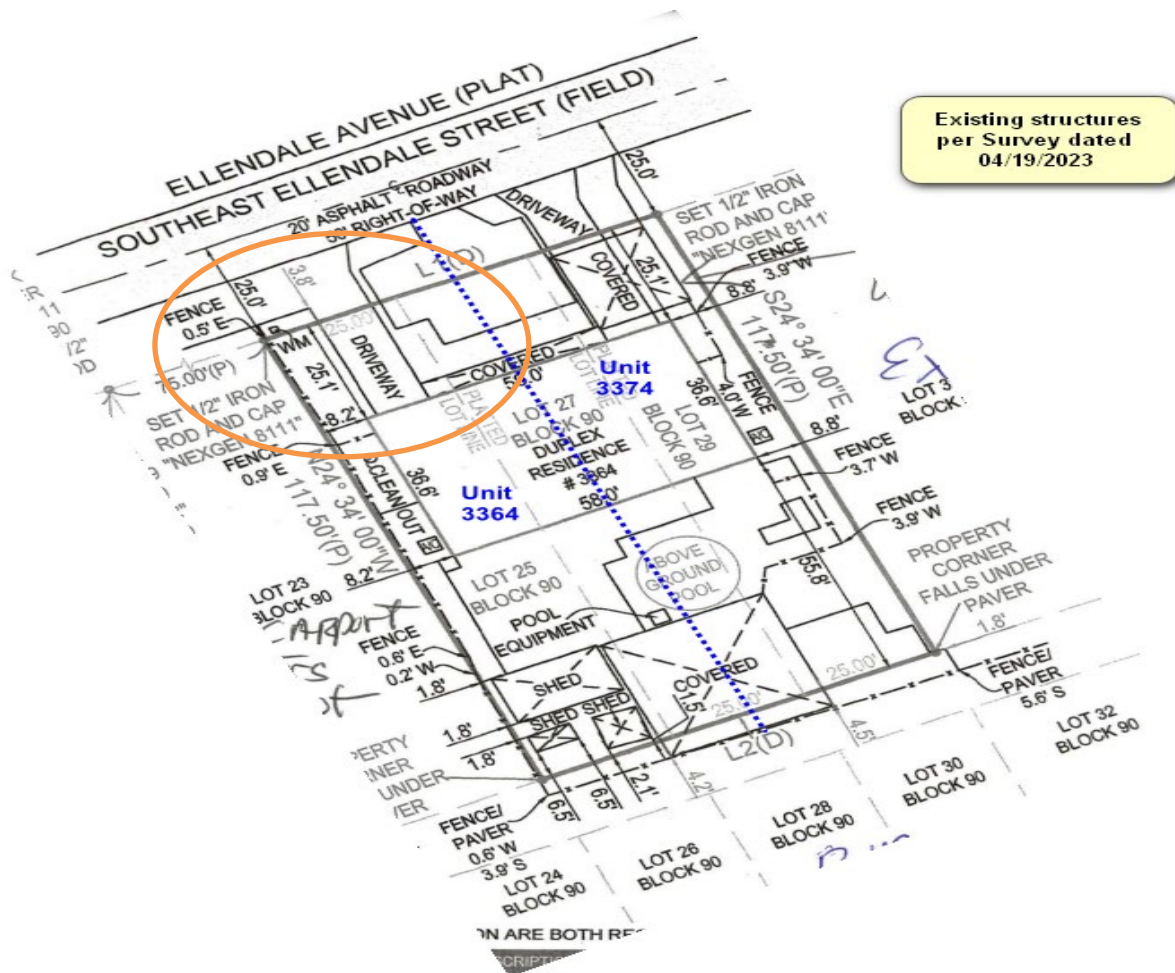
**Figure 2b.** Subject Property – Aerial Front View 2024



**Figure 3.** Photo of After-the-Fact Structure 01/26/2024



**Figure 4.** Existing Structures Survey



#### IV. Analysis:

The subject lot is 0.20 acres (approximately 8,799 square feet). The parcel is located within the Golden Gate Plat that was recorded on March 05, 1925. This lot was part of Block 90 lots 25, 27, and 29. The subject property is located within the Golden Gate (GG) Community Redevelopment Area (CRA) boundary, Multifamily Subdistrict.

The existing duplex was built in 1979. The applicant took ownership of the parcel in May 2023. According to the submitted 2023 survey by Nexgen Surveying, LLC., the existing dwelling unit (3364 SE Ellendale) setbacks are 25.1-feet from the front property line and 8.2-feet from the right-side property line. The photo showing a 20-foot x 12-foot after-the-fact temporary metal roof carport is tied down over the existing driveway, this is adjacent to a temporary canvas carport. Refer to Figure 5.

Pursuant to Section 12.1.07.8(a), MC LDR, attached garages and carports shall be set back from the front facade or Building Type as described in Figure 12-9.02. The 12-foot-wide carport would be required to be setback 5 feet from the front façade of the existing dwelling. The applicant is requesting Alternative Compliance to allow the existing carport to be located within the front yard which does not meet the



current regulations.

Prior to construction of the subject metal roof carport, the previous owner constructed a four-post fabric canopy cover over existing driveway sometime in 2021. This temporary structure was replaced in 2023 with two carports, one temporary with a fabric cover canopy and the subject metal roof canopy. Both carports are still on site according to photos submitted by owner and pursuant to Code case ENF2024010023. Refer to figure 3 above.

Per Article 12 regulation, Carports and Porte cocheres shall be regulated the same as attached garages. Pursuant to Article 12, Division 1, Section 12.1.04(6), Building and parking placement c. Parking placement. Each building type establishes setbacks for parking placement. The front, side and rear parking placement setbacks apply to parking spaces for all building types except certain residential building types. The side and rear setbacks also apply to parking aisles and driveways, except as necessary to access the street or an adjacent property. For single-family building types—cottage, side yard house, all yard house, and duplex—the front setback for Parking Placement is the minimum setback for carports and garages only. Parking Placement standards do not prohibit parking in residential driveways or side yard driveways. Additional parking requirements are found in:

- Section 12.1.07.b. Residential garages and carports. Refer to Parking Standards Section 12.1.07.8 and Section 12.1.04.6.C for garage and carport placement standards.
- And in Section 12.7.05, Golden Gate (GG)- Martin County Land Development Regulations

The owner has been made aware of development standards applicable to the site including building coverage (maximum 60%), minimum open space (30%), and maximum lot coverage (70%).

**Figure 5.** After-the-Fact Carport





**V. Recommendation:**

The Growth Management Director recommends that the after-the-fact 20-foot x 12-foot tie down metal roof carport is presented to the Golden Gate Neighborhood Advisory Committee (NAC). The next scheduled meeting is on December 02, 2024.

For the reasons set forth in this report, depending upon the consideration by the NAC and any recommended conditions, a final determination will be decided for an Alternative Compliance of the 20-foot x 12-foot after-the-fact tied down metal roof carport.

CRA staff concurs with Growth Management's recommendations that the 240-sf after-the-fact tied down metal roof carport be presented to the Golden Gate Neighborhood Advisory Committee (NAC) on December 02, 2024 for their approval or denial.