

# REQUEST TO REZONE HR-2 TO RS-10 BY KENAI PROPERTIES,LLC

K041-009

John Sinnott, Principal Planner

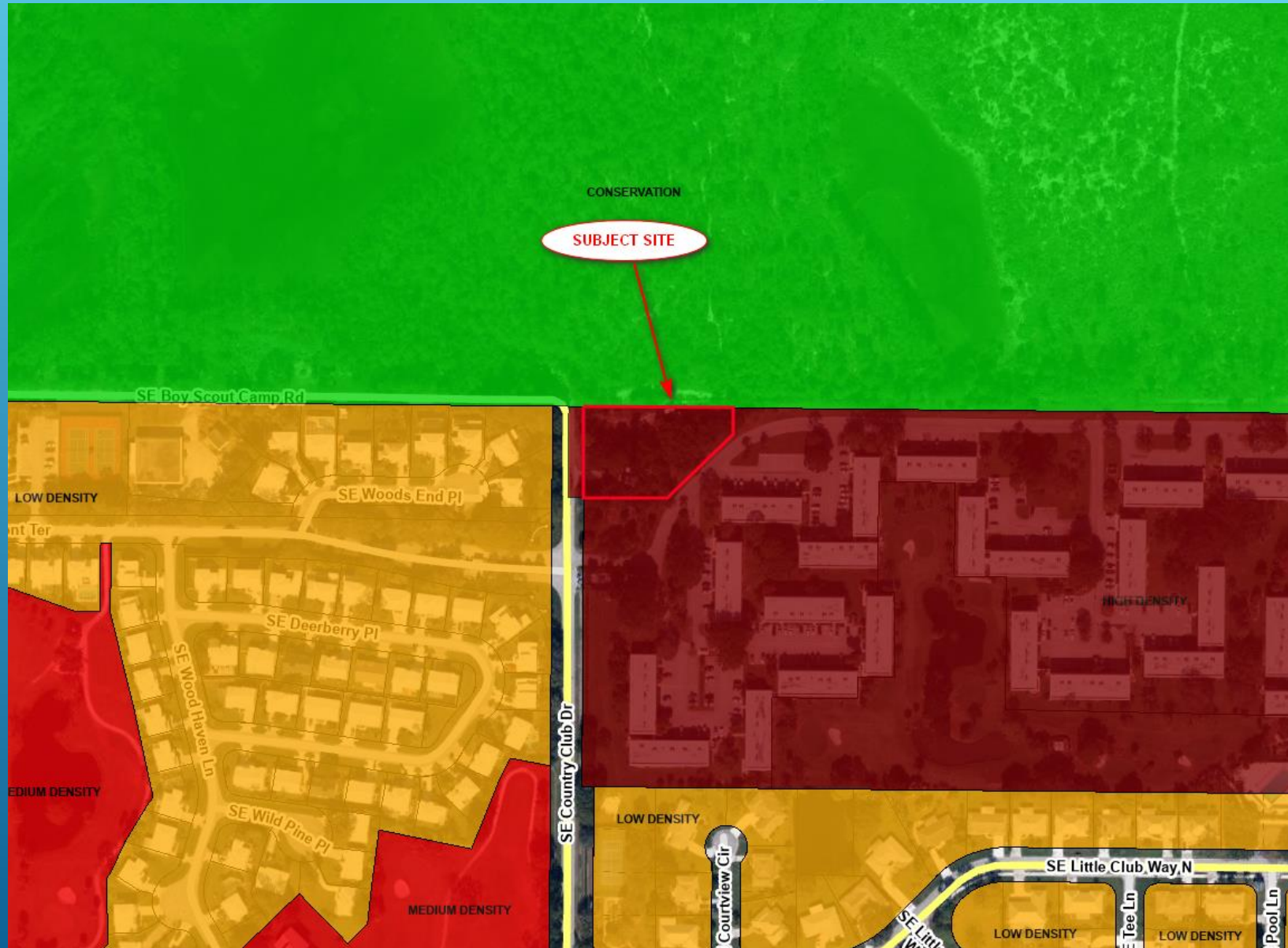
August 12, 2025



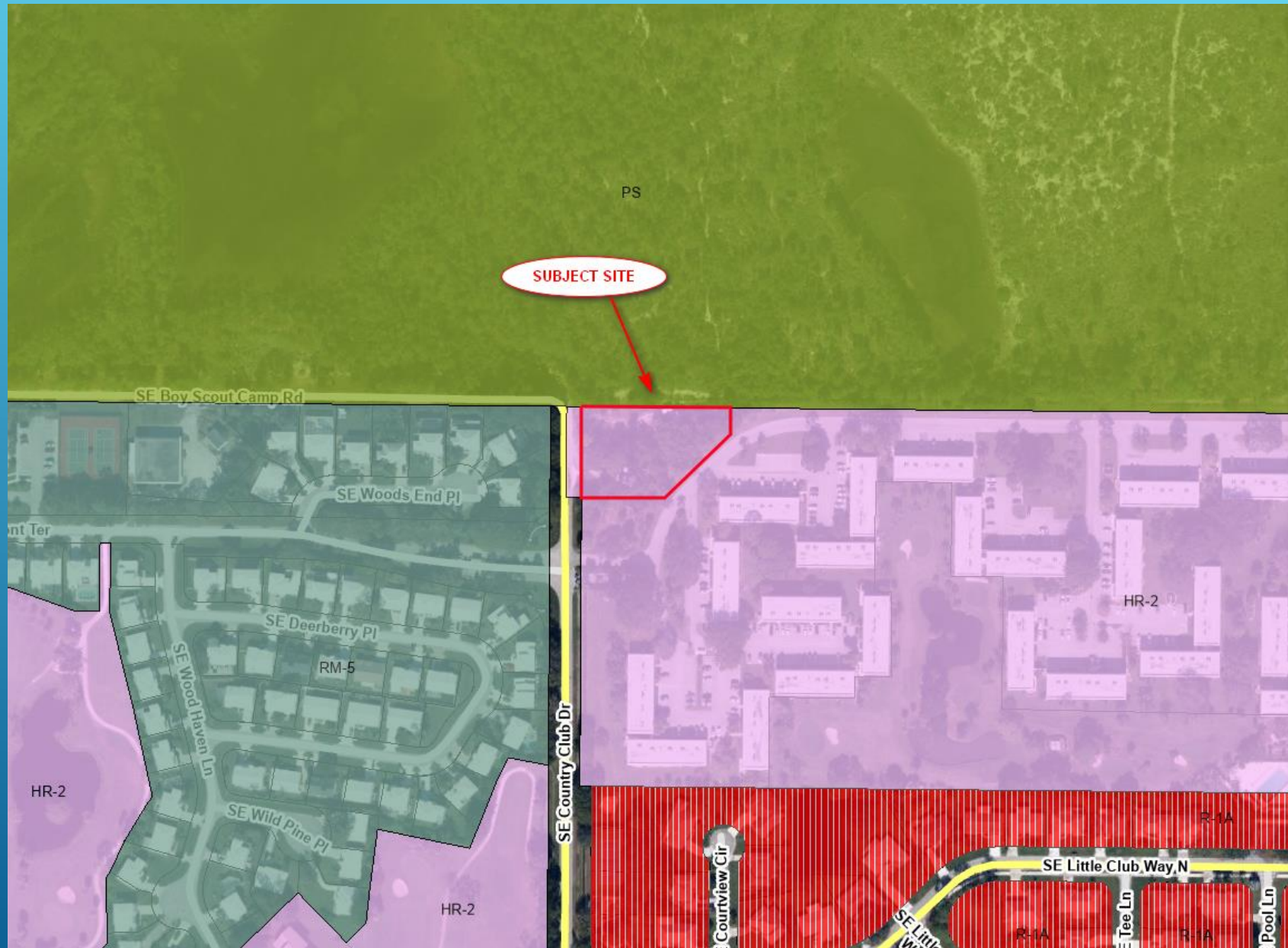





# FUTURE LAND USE MAP (HIGH DENSITY)



# ZONING ATLAS (HR-2)



- ▶ There are two “standard” zoning districts which implement the High Density future land use designation:
    - ▶ RS-10 District
    - ▶ RM-10 District
  - ▶ New PUD zoning is an additional option for applicants.
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# DEVELOPMENT STANDARDS – LDR, TABLES 3.12.1 & 3.12.2


Category	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max Building Coverage (%)	Max. Height (ft)/(Stories)	Min. Open Space (%)	Other Req. (footnote)
A	RS-10	4,500	40	10	--	--	40	50	--
A	RM-10	4,500*	40*	10**	--	--	40	50	--

\* The minimum lot area and minimum lot width requirements shall not apply to zero lot line, townhouse or multifamily developments on lots created after March 29, 2002.


\*\* The maximum density for the RM-10 district is 15 units per acre for sites meeting the affordable housing criteria set forth in Policy 4.13A.7.(5) of the Comprehensive Growth Management Plan.

		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
Category	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	RS-10	25	25	25	25	10	20	20	30	5	5	10	10
A	RM-10	25	25	25	25	10	20	30	40	10	10	20	30



- ▶ Conditions supporting RS-10:
    - ▶ The site's existing future land use designation of High Density.
    - ▶ The site's location within the Primary Urban Service District.
    - ▶ The RS-10 zoning district is compatible with the existing single-family and multifamily residential uses in the area of the site.
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# LOCAL PLANNING AGENCY

- ▶ This matter was heard before the LPA on August 7, 2025.
  - ▶ The recommendation is presented to the Board.
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# REVIEW OF APPLICATION

- ▶ Development review staff have found the Kenai Properties, LLC, rezoning application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.
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## Recommended Action:

1. Move that the Board receive and file the agenda item and its attachments including the staff report as exhibit one.
2. Move that the Board adopt a resolution amending the Martin County Zoning Atlas to change the zoning district designation on the subject site from HR-2, Multiple-Family Residential District, to RS-10, High Density Residential District.