



MARTIN COUNTY, FLORIDA Growth Management Department

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

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| Applicant | Southern Style Properties LLC, the property owner |
| Property | 3301 / 3305 SW Mapp Road |
| Record Number | GMD2024110014 |
| CRA Division | Old Palm City – CORE Subdistrict |
| Building Permit/s | BLD2023030335 |
| Prepared by | Barbara Counsellor, Senior Planner |
| Date of Report | November 18, 2024 |

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I. The applicant requests alternative compliance to: construct a new commercial building type to allow for a buildout frontage of 67.5 feet and parking placement at 24.66 feet from front property line which does not comply with:

- Figure OPC-5.02 Mixed-Use Building, Division 4 Section 12.4.05 Building Types, Martin County Land Development Regulations: Frontage Buildout 80% minimum.
- Figure OPC-5.02 Mixed-Use Building, Division 4 Section 12.4.05 Building Types, Martin County Land Development Regulations: Parking Placement 30 feet minimum front setback.

II. Background:

Section 12.1.12.4., 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: Old Palm City
- CRA Regulating Plan: Core
- Parcel Control Number(s):
Lot 8 / 9 Block 41 # 173841001041000804

Figure 1. Location Map



Figure 2. Subject Property
Aerial View 2024



Figure 3. Proposed Site Plan

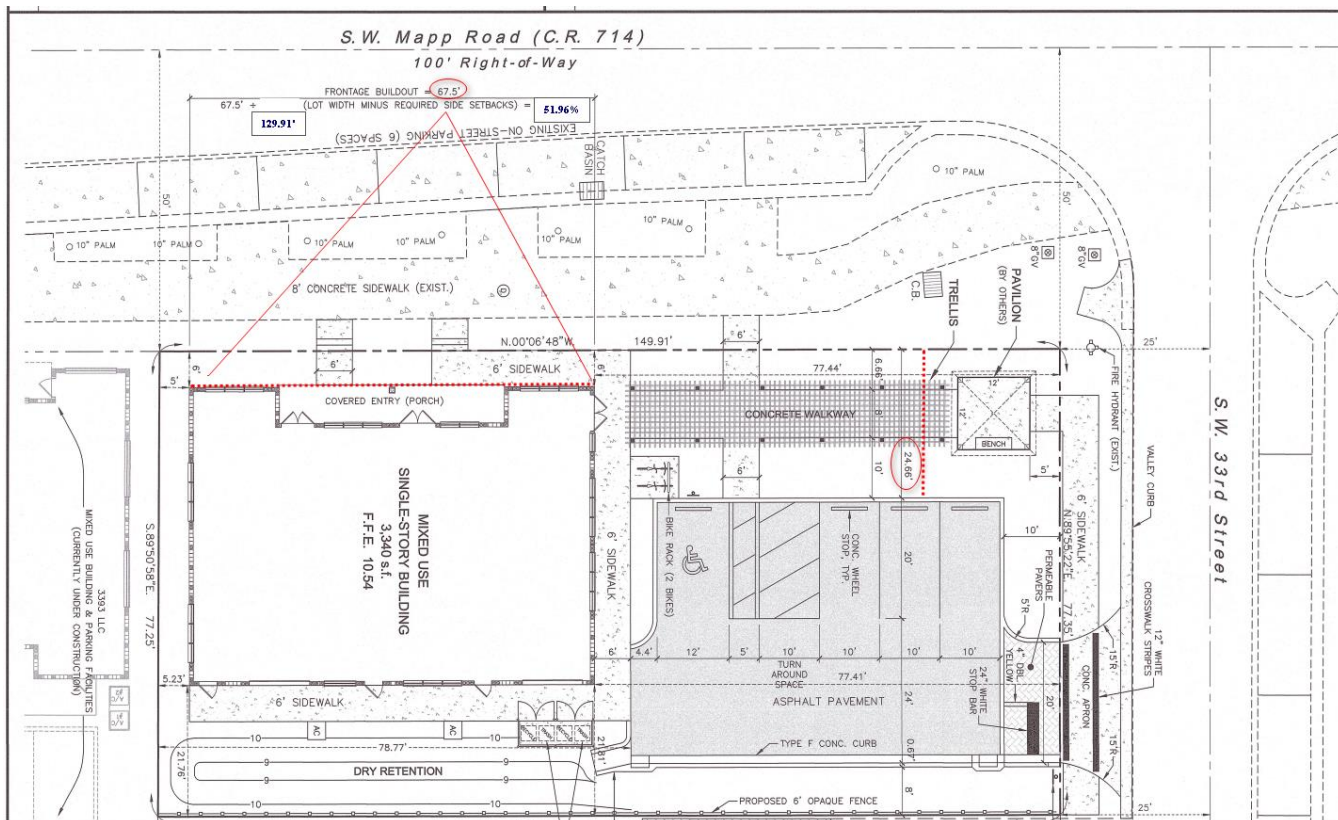


Figure 4. Floor Plan

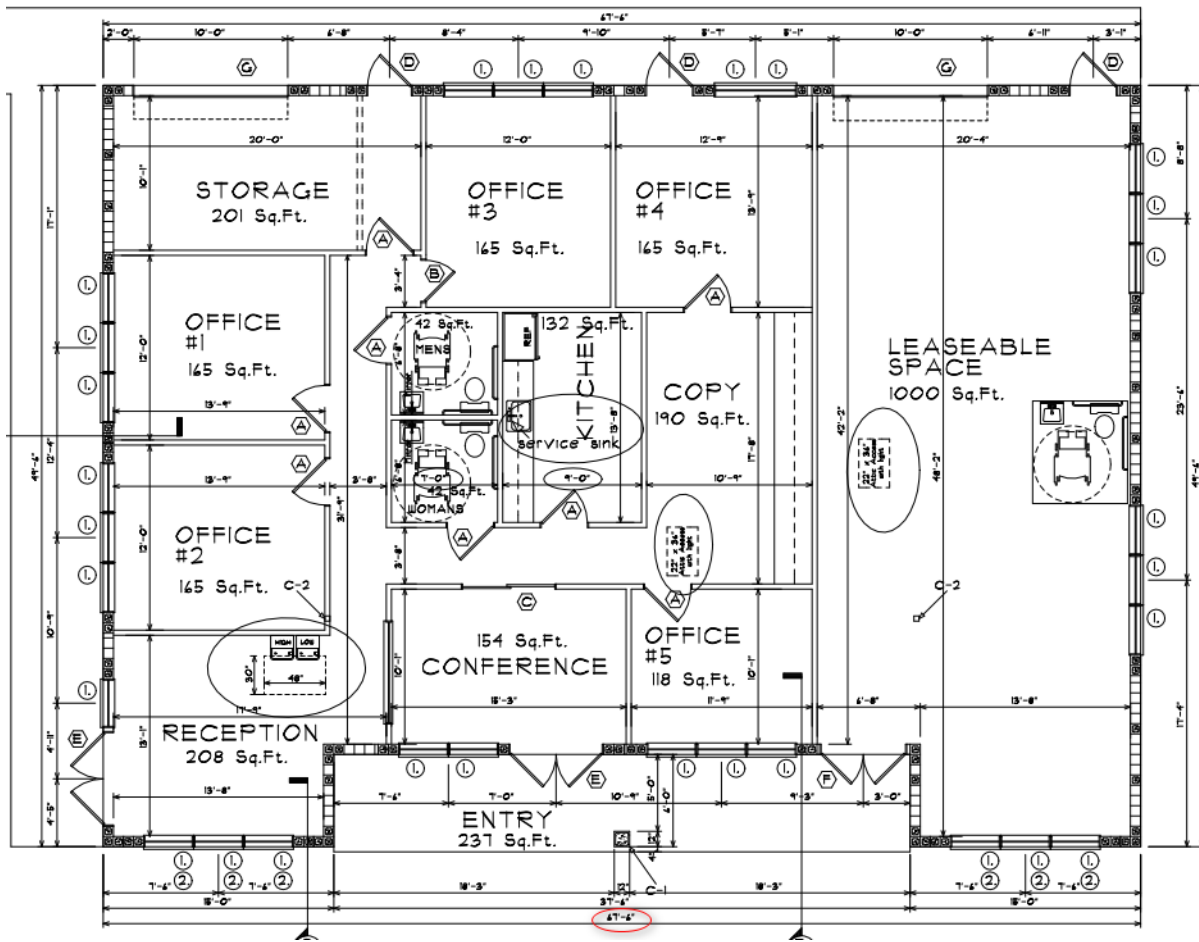
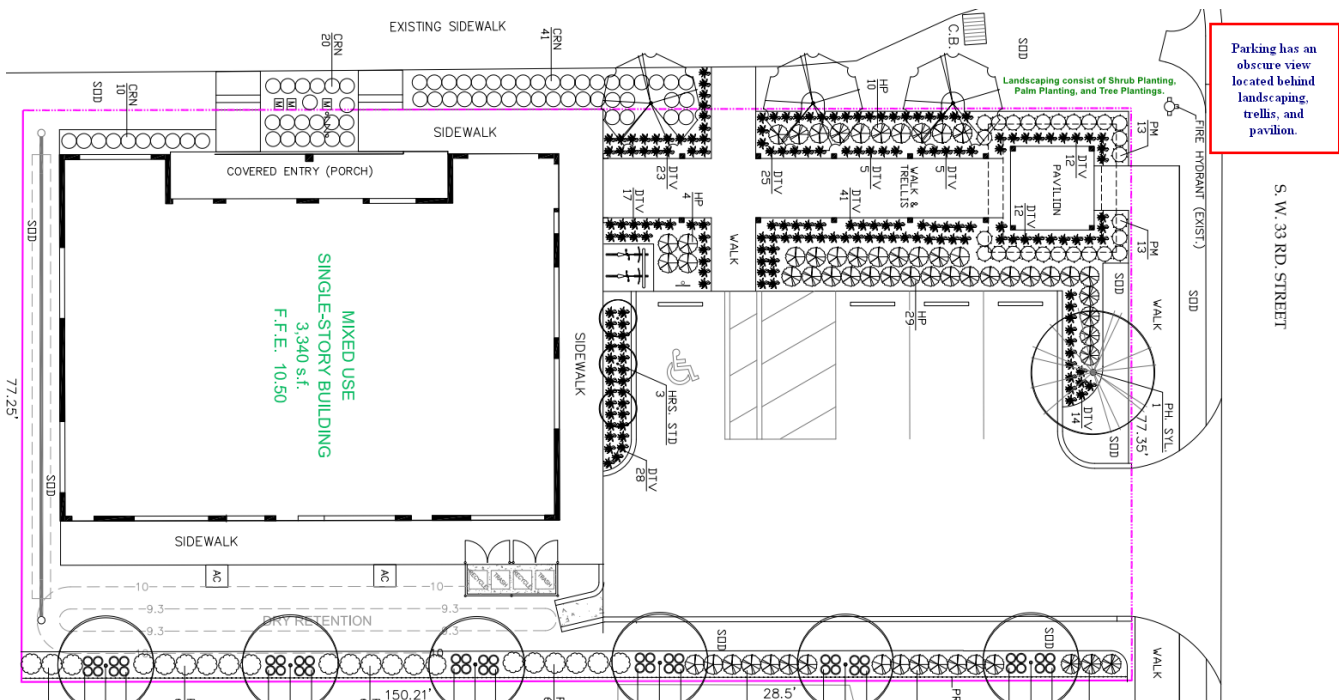


Figure 5. Parking Placement



Analysis:

The subject property is 11,600 square feet (0.266 acres) and is made up of lots 8-9 that are part of block 41 of the Palm City plat recorded on February 17, 1916. Due to site constraints, an Alternative Compliance is necessary for frontage build-out and parking placement for a proposed commercial building not meeting Martin County Land Development Regulations but provides an alternative solution that is in comparison. This mixed-use building type will contain multiple tenants.

- Article 12 Division 1 Section 12.1.05 Building types and frontage types: A Mixed-Use Building Type has multiple tenants or occupancies and may contain residences, lodging and/or businesses to the extent permitted in the Subdistrict. Mixed-use buildings may have a storefront frontage on the ground floor.

The minimum mixed-use building type frontage buildout percentage requirement is 80% of the lot less the required setbacks. Staff asked for a minimum 8-foot landscape buffer, and the placement of the civic open space area that is part of regulations of code, of the 149.91 linear foot property minus the side setbacks of 20-feet (15ft. max side at street / 5 ft. side at property line), the required minimum building frontage is 103.93-feet. The primary building is proposed with a front façade width of 67.5-foot calculated at 51.96%. The North portion of subject parcel will contain a 54.44-foot length trellis to be constructed over an 8-foot-wide concrete walkway leading to a 12-foot-width pavilion. This is in lieu of the primary façade extending to the lot corner and yet provide the appearance of a minimum 80% building frontage requirement that would appear to meet regulations.

The subject parcel is 77.35-foot in width. The parking placement for the mixed-use building type is required to meet a 30-foot front setback and 10-foot side at street setback, along with meeting code requirement of parking stalls to be 20-foot by 10-foot, two-way 24-foot aisle width, and to accommodate trees and landscape to screen the vehicular use area from adjacent properties. Following feedback from staff during the initial pre-application meeting and building permit review, the north portion of subject parcel was designed for pedestrian circulation system primarily for pedestrians and only secondarily for cars that ties to adjacent commercial and mixed-use areas as well as the surrounding residential community. The site only provided 4 on-site parking stalls including a handicap stall and a 10-foot turn around space with the remaining parking provided on-street. In an effort to meet these requirements, the front parking placement setback was reduced. The placement will still meet the intent and purpose of the regulations and be compatible with other similar building-types located within the Core Subdistrict and in the adjacent neighborhood within the CRA boundary. The customer has worked with staff to create a design solution that is comparable to, but different from Article 12 standards.

IV. Recommendation:

For the reasons set forth in this report, Growth Management staff recommends approval for this application for Alternative Compliance is order for a parking placement setback reduction from 30 feet to 24.66 feet as well as a reduction in building frontage percentage from 80% to 51.96% (67.5 feet).