

456 SOUTH OCEAN, LLC MANDATORY REZONING (S281-001)

Board of County Commissioners

Public Hearing

August 12, 2025

Owner:	456 South Ocean, LLC (Jake Leone)
Applicant:	456 South Ocean, LLC
Requested by:	Gunster, Robert S. Raynes, Jr.
Project Coordinator:	Brian Elam, PMP, Principal Planner



CATEGORY “A” ZONING OPTIONS

This is a request by Gunster on behalf of 456 South Ocean, LLC for a proposed amendment to the county zoning atlas to change the existing zoning district on thirty-eight parcels of land with an approximate area of 1,913.59-acres from A-1, Small Farms District and A-2, Agricultural District to AR-5A, Agricultural Ranchette District.



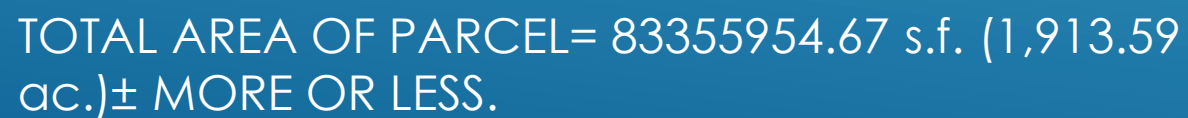
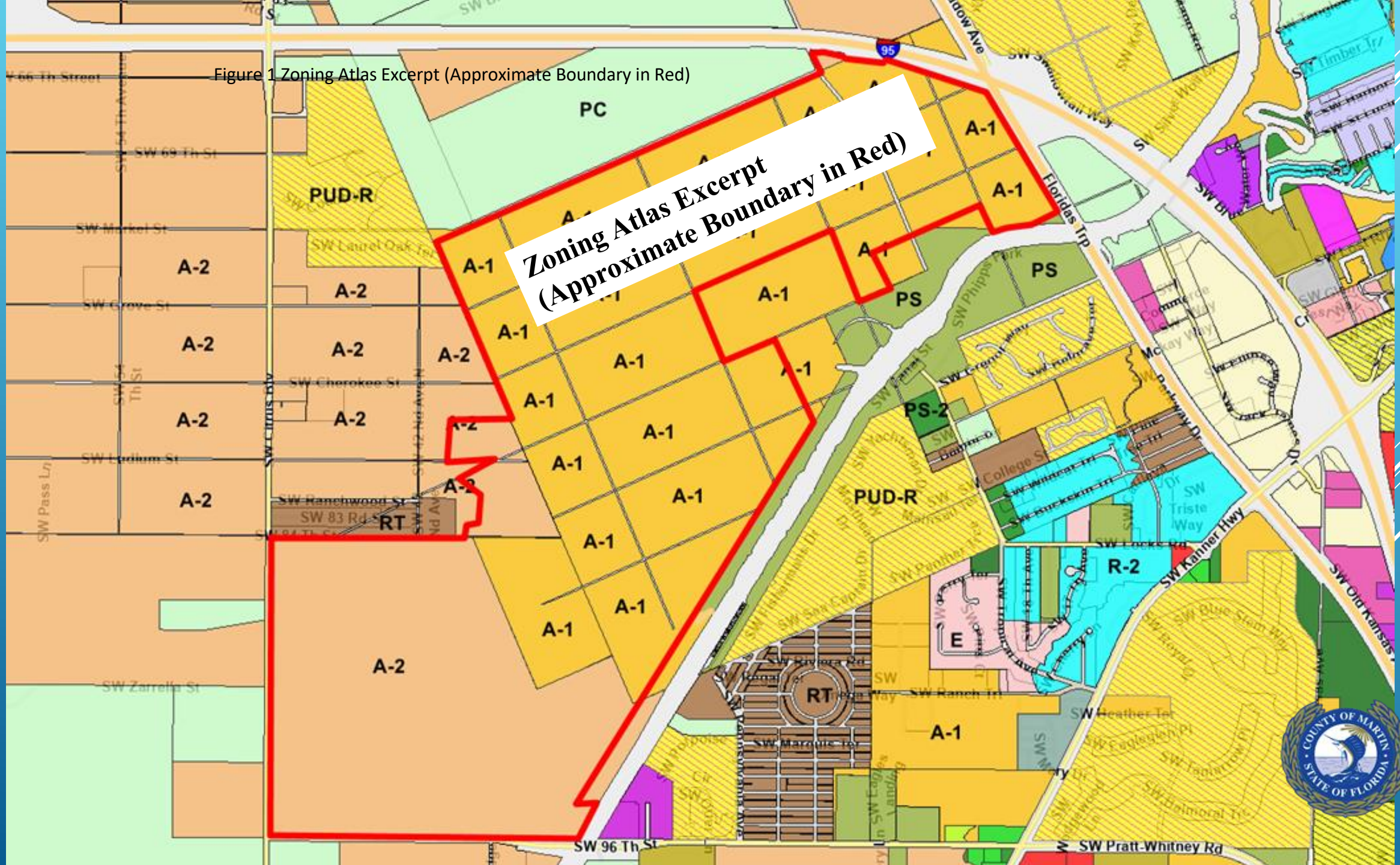
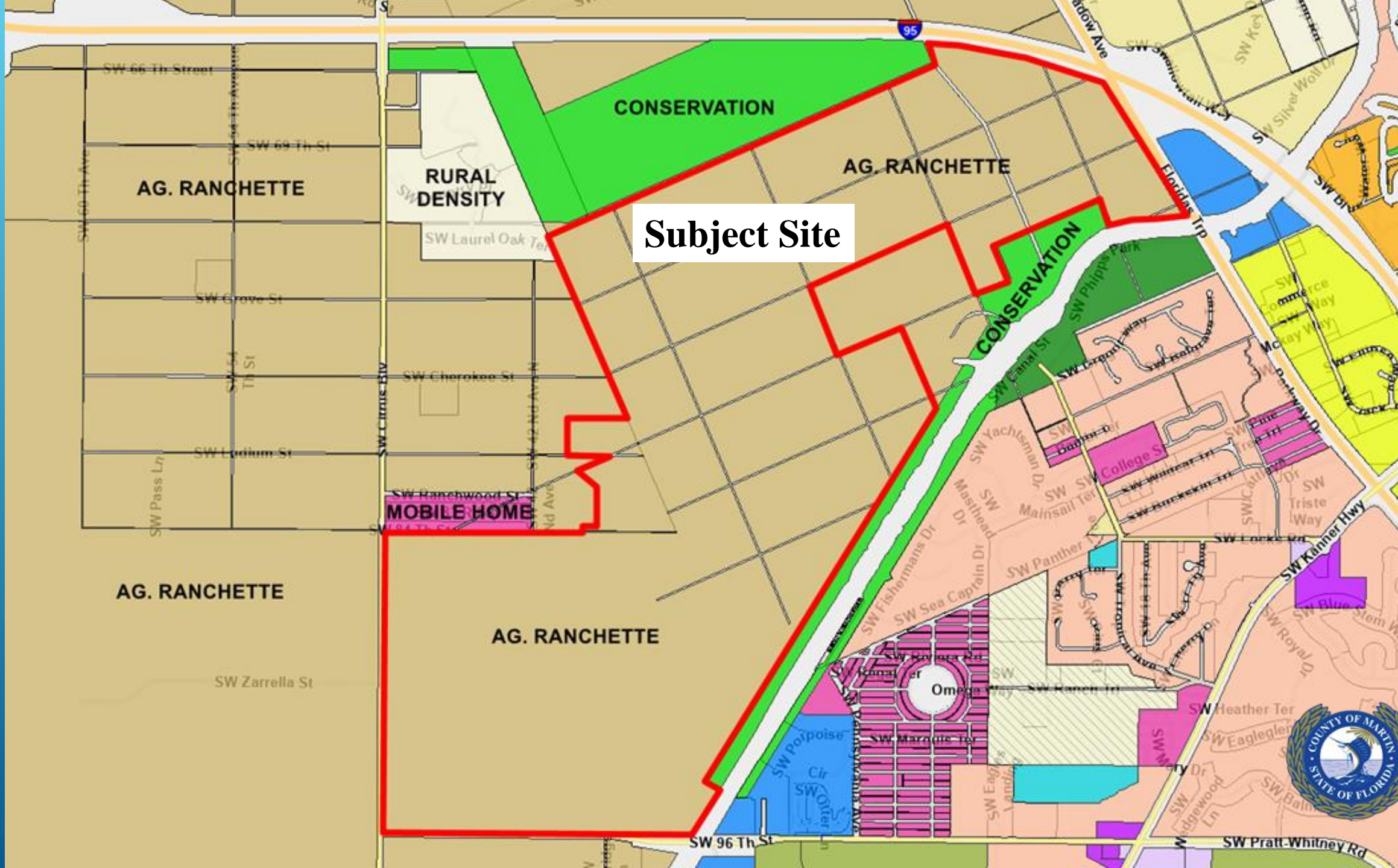


Figure 1 Zoning Atlas Excerpt (Approximate Boundary in Red)

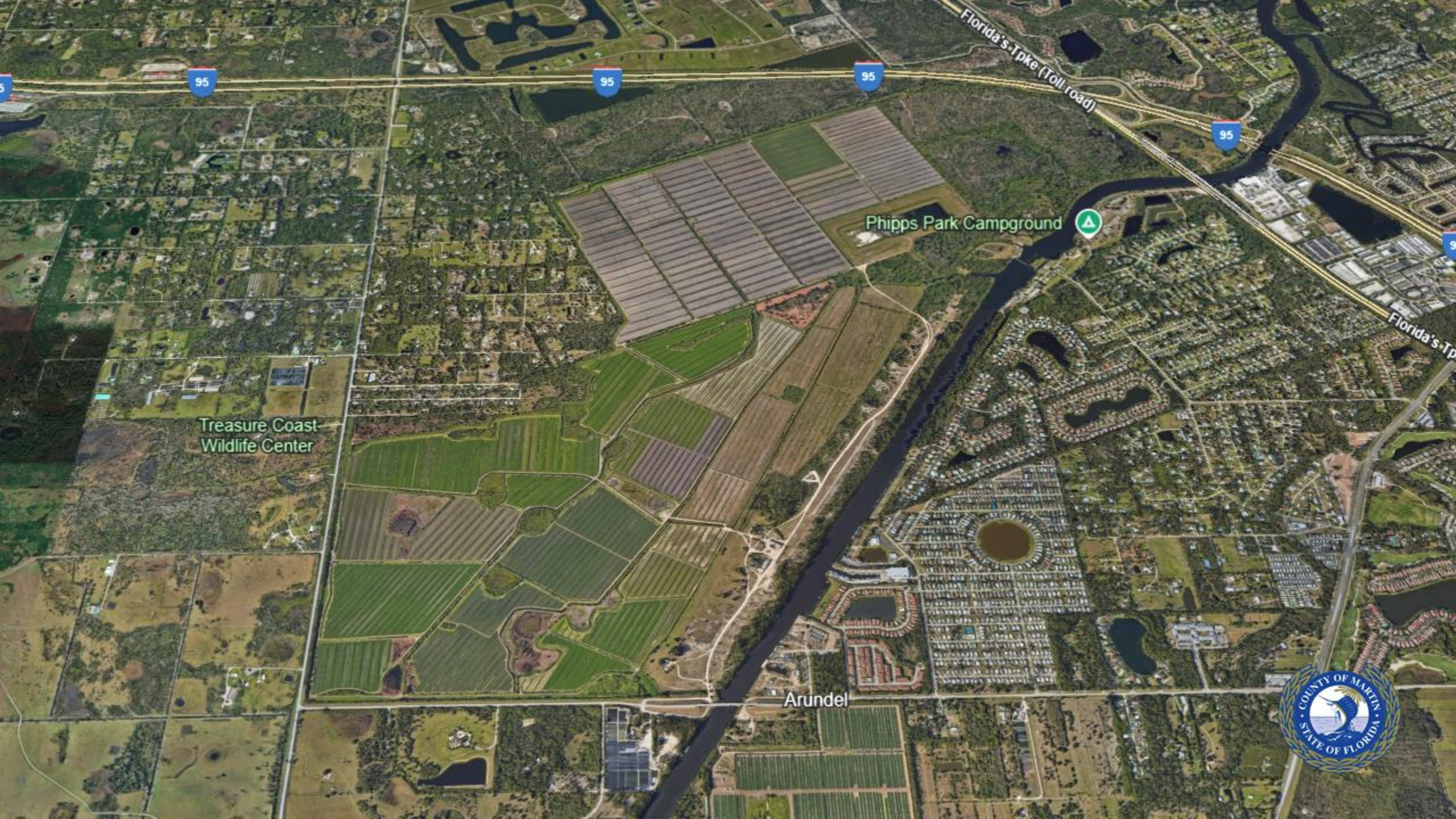
**Zoning Atlas Excerpt
(Approximate Boundary in Red)**





Subject Site





Treasure Coast
Wildlife Center

Phipps Park Campground

Arundel

Florida's Tpke (Toll road)

Florida's Tpke



CATEGORY “A” ZONING OPTIONS

The current zoning districts on the property are A-1, Small Farms District consistent with an Agricultural Ranchette Future Land Use (FLU) and A-2, Agricultural District which is consistent with an Agricultural FLU. The A-2 zoning district is inconsistent with the underlying Future Land Use Map (FLUM) of the County’s Comprehensive Growth Management Plan (CGMP) therefore this request to rezone is considered mandatory per Section 3.402 of the Martin County Land Development Regulations (2016).

There are two (2) standard Category “A” zoning districts available to implement the Agricultural Ranchette land use policies of the Comprehensive Growth Management Plan (CGMP).

- AG-5A, Agricultural Ranchette District, 1 unit per 5 acres
- AG-10A, Agricultural Ranchette District, 1 unit per 10 acres
- PUD Zoning is also an option



Table 2 Development Standards

(Excerpt from LDR, Table 3.12.1)

C A T	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	AR-5A	5 ac.	300	0.20	--	--	30	50	--
A	AR-10A	10 ac.	300	0.10	--	--	30	50	--

Table 3 Structure Setbacks

(Excerpt from LDR, Table 3.12.2)

Category	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	AR-5A	40	40	40	40	40	40	40	40	40	40	40	40
A	AR-10A	40	40	40	40	40	40	40	40	40	40	40	40



LOCAL PLANNING AGENCY

This application was heard before the Local Planning Agency (LPA) on August 7, 2025.

The LPA's recommendation will be forwarded to the Board.



Review of Application

Development review staff have found 456 South Ocean, LLC., Rezoning application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Brian Elam	772-288-5501	Comply
G	Development Review	Brian Elam	772-288-5501	Comply
H	County Attorney	Elysse A. Elder	772-288-5925	Review Ongoing
I	Adequate Public Facilities	Brian Elam	772-288-5501	Exempt

Staff has reviewed this rezoning application of a property to the appropriate zoning district designation, has determined that the application has been submitted and reviewed consistent with the procedural requirements of Article 10 and is in compliance with the substantive provisions of Article 3. Staff recommends approval of this rezoning application.



Staff Recommendation

Staff recommends approval of the rezoning request by 456 South Ocean, LLC., from A-1, Small Farms District and A-2, Agricultural District to AR-5A, Agricultural Ranchette District.

1. Move that the Board receive and file the agenda item and all its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt a resolution approving the request to rezone from A-1, Small Farms District, and A-2, Agricultural District to AR-5A, Agricultural Ranchette District.

THIS CONCLUDES THE PRESENTATION

Questions?

