

HOBE SOUND STORAGE REZONING

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A. Application Information

Report Issuance Date: April 28, 2023

Applicant: Thomas Engineering Group, LLC.
125 W. Indiantown Rd., Suite 206
Jupiter, FL 33458
Company Representative: Brandon Ulmer

Represented by: Robert Raynes
Gunster
800 SE 800 SE Monterey Commons Blvd., Suite 200
Stuart, FL 34996

Planner: Daphne Schaub, Senior Planner
Growth Management Department

Growth Management Director: Paul Schilling

Request Number: CPA 23-02

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	June 1, 2023	
Board of County Commission Adoption:	June 20, 2023	

B. Project description and analysis

This is a request for a zoning district change from RS-6, Medium Density Residential to GC, General Commercial District, or the most appropriate zoning district. The approximate 4.0-acre undeveloped site is located on the east side of S.E. Federal Highway approximately half a mile from S.E. Constitution Boulevard in Hobe Sound. The request is made concurrent with a proposed Future Land Use Map amendment, CPA 23-02 Hobe Sound Storage, which proposes to change the future land use designation from Medium Density Residential to General Commercial. Included in this application is a request for a Certificate of Public Facilities Exemption.

There are two standard zoning districts that are available to implement the General Commercial land use policies of the CGMP, which are CC, Community Commercial, and GC General Commercial Districts. In addition to the standard zoning districts, the PUD (Planned Unit Development) District is also available as another option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County. The applicant is proposing to rezone the property to the GC, General Commercial District. The following tables compare the permitted uses and the development standards for the available standard zoning districts:

**TABLE 3.11.2
PERMITTED USES - CATEGORY "A" NONRESIDENTIAL DISTRICTS**

USE CATEGORY	C	G
<i>Residential Uses</i>		
Accessory dwelling units		
Apartment hotels	P	P
Mobile homes		
Modular homes		
Multifamily dwellings		
Single-family detached dwellings		
Single-family detached dwellings, if established prior to the effective date of this ordinance		
Townhouse dwellings		
Duplex dwellings		
Zero lot line single-family dwellings		
<i>Agricultural Uses</i>		
Agricultural processing, indoor		
Agricultural processing, outdoor		
Agricultural veterinary medical services		
Aquaculture		
Crop farms		
Dairies		
Exotic wildlife sanctuaries		

USE CATEGORY	C	G
Farmer's markets		
Feed lots		
Fishing and hunting camps		
Orchards and groves		
Plant nurseries and landscape services	P	P
Ranches		
Silviculture		
Stables, commercial		
Storage of agricultural equipment, supplies and produce		
Wildlife rehabilitation facilities		
<i>Public and Institutional Uses</i>		
Administrative services, not-for-profit	P	P
Cemeteries, crematory operations and columbaria		
Community centers	P	P
Correctional facilities		
Cultural or civic uses	P	P
Dredge spoil facilities		
Educational institutions	P	P
Electrical generating plants		
Fairgrounds		
Halfway houses		

USE CATEGORY	C C	G C
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance		
Hospitals		P
Neighborhood assisted residences with six (6) or fewer residents		
Neighborhood boat launches		
Nonsecure residential drug and alcohol rehabilitation and treatment facilities		
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance		
Places of worship	P	P
Post offices	P	P
Protective and emergency services	P	P
Public libraries	P	P
Public parks and recreation areas, active	P	P
Public parks and recreation areas, passive	P	P
Public vehicle storage and maintenance		
Recycling drop-off centers	P	P
Residential care facilities	P	
Solid waste disposal areas		
Utilities	P	P
<i>Commercial and Business Uses</i>		
Adult business		
Ancillary retail use		

USE CATEGORY	C C	G C
Bed and breakfast inns	P	
Business and professional offices	P	P
Campgrounds		
Commercial amusements, indoor	P	P
Commercial amusements, outdoor		P
Commercial day care	P	P
Construction industry trades	P	P
Construction sales and services	P	P
Family day care		
Financial institutions	P	P
Flea markets		P
Funeral homes	P	P
General retail sales and services	P	P
Golf courses		
Golf driving ranges		P
Hotels, motels, resorts and spas	P	P
Kennels, commercial		P
Limited retail sales and services	P	P
Marinas, commercial	P	P
Marine education and research		
Medical services	P	P

USE CATEGORY	C	G
Pain management clinics		P
Parking lots and garages	P	P
Recreational vehicle parks	P	P
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance		
Residential storage facilities	P	P
Restaurants, convenience, with drive-through facilities		P
Restaurants, convenience, without drive-through facilities	P	P
Restaurants, general	P	P
Shooting ranges		
Shooting ranges, indoor	P	P
Shooting ranges, outdoor		
Trades and skilled services		P
Vehicular sales and service		P
Vehicular service and maintenance		P
Veterinary medical services	P	P
Wholesale trades and services		P
<i>Transportation, Communication and Utilities Uses</i>		
Airstrips		
Airports, general aviation		
Truck stop/travel center		

USE CATEGORY	C	G
<i>Industrial Uses</i>		
Biofuel facility		
Composting, where such use was approved or lawfully established prior to March 1, 2003		
Extensive impact industries		
Limited impact industries		
Mining		
Salvage yards		
Yard trash processing		
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002		
<i>Life Science, Technology and Research (LSTAR) Uses</i>		
Biomedical research	P	P
Bioscience research	P	P
Computer and electronic components research and assembly	P	P
Computer and electronic products research and assembly	P	P
Computer programming/software research	P	P
Computer system design	P	P
Electromedical apparatus research and assembly	P	P
Electronic equipment research and assembly	P	P
Laser research and assembly	P	P
Lens research	P	P

USE CATEGORY	C C	G C
Management, scientific and technical services	P	P
Marine Research	P	P
Medical and dental labs	P	P
Medical equipment assembly	P	P
Optical equipment assembly	P	P
Optical instruments assembly	P	P
Optoelectronics assembly	P	P
Pharmaceutical products research	P	P
Precision instrument assembly	P	P
Professional, scientific and technical services	P	P
Reproducing magnetic and optical media	P	P
Research and development laboratories and facilities, including alternative energy	P	P
Scientific and technical consulting services	P	P
Simulation training	P	P
Technology centers	P	P
Telecommunications research	P	P
Testing laboratories	P	P
<i>Targeted Industries Business (TIB) Uses</i>		
Aviation and aerospace manufacturing		
Business-to-business sales and marketing	P	P
Chemical manufacturing		

USE CATEGORY	C C	G C
Convention centers	P	P
Credit bureaus	P	P
Credit intermediation and related activities	P	P
Customer care centers	P	P
Customer support	P	P
Data processing services	P	P
Electrical equipment and appliance component manufacturing		
Electronic flight simulator manufacturing		
Fiber optic cable manufacturing		
Film, video, audio and electronic media production and postproduction	P	P
Food and beverage products manufacturing		
Funds, trusts and other financial vehicles	P	P
Furniture and related products manufacturing		
Health and beauty products manufacturing		
Information services and data processing	P	P
Insurance carriers	P	P
Internet service providers, web search portals	P	P
Irradiation apparatus manufacturing		
Lens manufacturing		
Machinery manufacturing		
Management services	P	P

USE CATEGORY	C	G
Marine and marine related manufacturing		
Metal manufacturing		
National, international and regional headquarters	P	P
Nondepository credit institutions	P	P
Offices of bank holding companies	P	P
On-line information services	P	P
Performing arts centers	P	P
Plastics and rubber products manufacturing		
Printing and related support activities		
Railroad transportation		
Reproducing magnetic and optical media manufacturing		
Securities, commodity contracts	P	P
Semiconductor manufacturing		
Simulation training	P	P
Spectator sports	P	P
Surgical and medical instrument manufacturing		
Technical support	P	P
Telephonic and on-line business services	P	P
Textile mills and apparel manufacturing		
Transportation air		
Transportation equipment manufacturing		

USE CATEGORY	C C	G C
Transportation services		P
Transaction processing	P	P
Trucking and warehousing		
Wood and paper product manufacturing		

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 891, pt. 1, 2-22-2011; Ord. No. 970, pt. 1, 4-7-2015; Ord. No. 1014, pt. 2, 12-6-2016; Ord. No. 1045, pt. 1, 1-9-2018)

Development Standards

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division. The development standards in the following table are consistent with the minimum lot size and minimum open space requirements of the General Commercial future land use designation. Please see excerpts below:

**TABLE 3.12.1 (excerpted)
DEVELOPMENT STANDARDS**

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	CC	10,000	80	—	20.00	50	30	30	—
A	GC	10,000	80	—	20.00	60	40	20	—

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 809, pt. 1, 9-9-2008; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 937, pt. 1, 8-6-2013; Ord. No. 1131, pt. I(Exh. A), 5-5-2020; Ord. No. 1165, § 1, 8-10-2021)

**TABLE 3.12.2. (excerpted)
STRUCTURE SETBACKS**

C A T	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	CC	25	25	25	25	20	20	30	40	10	10	20	30
A	GC	25	25	25	25	20	20	30	40	10	10	20	30

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 727, pt. 1, 10-24-2006; Ord. No. 809, pt. 1, 9-9-2008; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 937, pt. 1, 8-6-2013; Ord. No. 1014, pt. 2, 12-6-2016; Ord. No. 1165, pt. 1, 8-10-2021)

Standards for Amendments to the Zoning Atlas

1. The Comprehensive Growth Management Plan (CGMP) states in Chapter 4, Section 4.4: “Goal 4.4 To eliminate or reduce uses of land that are inconsistent with community character or desired future land uses.” And in Objective 4.4A. To eliminate inconsistencies between the FLUM and the Zoning Atlas and regulations;”
2. The Martin County Land Development Regulations (LDR), Article 3, Section 3.2.E.1. provides the following “Standards for amendments to the Zoning Atlas.”

“The Future Land Use Map of the CGMP establishes the optimum overall distribution of land uses. The CGMP also established a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these LDRs. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.”

3. The Martin County LDR, in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,

If approved the General Commercial land use designation on the Future Land Use Map (FLUM) of the CGMP affords the property, the option of rezoning from RS-6 to GC. The

zoning implementation policies and requirements are contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code identify two (2) standard zoning districts, including CC and GC, that are available to implement the General Commercial future land use classification.

Policy 4.13A.8.(3) of Chapter 4, Future Land Use Element, of the CGMP address the General Commercial Land use designation:

“General Commercial development. The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses. The sites are located on major or minor arterials and require a minimum net lot size of 10,000 square feet. The FAR shall be governed by the parking standards of the Land Development Regulations .Maximum densities for hotel/motel units located in a General Commercial future land use designation shall be 20 units per gross acre. Maximum building coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

The Land Development Regulations implementing the General Commercial future land use designation shall be consistent with the development standards described above. This area is not intended to accommodate businesses, trades or services that generate significant nuisance impacts, including glare, smoke or other air pollutants; noise; vibration; major fire hazards; need for extensive outside storage and display; or other impacts associated with more intensive industrial uses. Automotive sales and services shall be located in the General Commercial land use classification on sites appropriately designated for highway-oriented commercial. The areas designated for General Commercial development are specifically not adapted to permanent residential housing, and such uses shall be located in other areas designated for residential development. On the other hand, transient residential facilities including hotels and motels, timesharing or fractional fee residential complexes, or other transient quarters should be located in areas designated for commercial use. Areas planned for mixed-use developments as allowed under Goal 18.3 are considered compatible for mixed-use.

The General Commercial site should generally be removed from single-family residential development and able to be buffered and screened consistent with the Land Development Regulations requiring appropriate landscaping and screening. Screening shall include vegetative berms (where feasible), plant material and/or aesthetic decorative fences or walls to assure compatibility with less intensive uses existing or anticipated on adjacent sites.

Residential use shall be allowed in the General Commercial future land use designation as part of a mixed-use development as allowed under Goal 18.3 in any of the six CRAs identified in Policy 18.1A.4. Residential densities shall be provided for under Goal 18.3.

Prior to approval of a development plan, all applicants for development in the area designated General Commercial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system.”

The site is located on the east side of S.E. Federal Highway approximately half a mile north of S.E. Constitution Blvd, a major thoroughfare. Furthermore, the approximate 174,675 square foot site easily meets the 10,000 square foot minimum lot size established in the CGMP.

b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and,

There are two (2) standard zoning districts that are available to implement the Commercial General land use policies of the CGMP. The two (2) standard zoning districts include the CC, Community Commercial, an GC, General Commercial.

The subject property has an area of approximately 4.01 acres or 174,675 square feet, a lot width of approximately 249 linear feet fronting the right-of-way for S.E. Federal Highway, consistent with the minimum development standards governing the requested GC Zoning District, as shown above in Table 3.12.1. With respect to the other Land Development Regulation requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc., full compliance cannot be assessed until a specific plan has been selected for the property and an application is submitted to the County.

The granting of a zoning change by the County does not exempt the applicant from any of the County's Land Development Regulations and no development of the property is proposed as part of this application requesting a rezoning. The applicant must demonstrate full compliance with all regulations prior to any Development Order approval action taken by the County.

c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and,

As shown in the figures contained in Section E below, the subject property is located on the east side of S.E. Federal Highway which is a major arterial roadway. The project is bordered to the east by an approximate 80 foot right of way that contains a large drainage conveyance for the area. Property to the south is owned by Martin County and is the site of a water quality project that will rehydrate and restore a wetland near the subject site. The primary land use pattern that has been established and recognized on the FLUM of the CGMP for the local area include a mix of commercial uses. The Hobe Sound Tennis Center was recently approved approximately 500 feet south of the site, and a historic vehicular sales and service use is located approximately a quarter mile south of the subject site, and a Dollar General retail store was recently built about a half mile south of this site. A recently developed Publix grocery store is approximately two thirds of a mile south of the site. The proposed zoning district of GC implements the Commercial General future land use designation. Recent development within the area has been primarily commercial uses, consistent with the location and future land use designation. Therefore, the requested GC Zoning District is suitable to the site and is compatible with the character of the existing land uses in the adjacent and surrounding area.

The subject property is within the primary urban service district and fronts S.E. Federal Highway, a four-lane, major arterial road in close proximity to a variety of existing residential densities which will benefit from commercial retail and services. A zoning change to a GC zoning district classification is therefore consistent with the proposed General Commercial future land use designation and established development patterns.

d. Whether and to what extent there are documented changed conditions in the area; and,

The requested zoning district of GC is consistent with the future land use designation and the currently existing development associated with the areas adjacent to, and within proximity of the subject site. This site is located within the PUSD, and the infrastructure needed to support and provide services to the existing and proposed development in this local area are available. Development that has occurred historically and recently surrounding the site is in conformance with the Commercial General land use designated for the area. Any development proposed on the property in conformance with the General Commercial future land use designation and GC Zoning District will be required to meet the County development standards. Therefore, the proposed GC Zoning is compatible with the existing historical uses and the current contemporaneous development pattern and is appropriate for this property.

e. Whether and to what extent the proposed zoning would result in demands on public facilities; and

The subject property is located within the Primary Urban Services District of the County. As such, the full range of urban services at service levels established by the CGMP is available or must be made available for any uses that are planned for the property. Water and wastewater services to the site will be provided by South Martin Regional Utilities, the regional service provider for this area of the County.

f. Whether and to what extent the proposed zoning would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the County's resources; and

The land use pattern that has been established and recognized on the FLUM of the CGMP for development contains commercial land uses within proximity to the subject parcel. The rezoning to GC, General Commercial District, would be consistent with the General Commercial future land use provisions and provide the opportunity for the commercial use of the property. This development pattern is well established within the vicinity of the subject parcel and the extension of this pattern to the subject property through the assignment of the requested GC Zoning District is suitable, contemplated and supported by the CGMP.

g. Consideration of the facts presented at the public hearings.

The subject application requires a public hearing before the Local Planning Agency, who will make a recommendation on the request; and, before the Board of County Commissioners, who will take final action on the request. The two public hearings will provide the public an opportunity to participate in the review and decision making process.

C. Staff recommendations:

The specific findings and conclusion of each review agency related to this request 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	Daphne Schaub	288-5930	Comply
G	Development Review	Daphne Schaub	288-5930	Comply
S	County Attorney	Elysse Elder	288-5925	Review Ongoing
T	Adequate Public Facilities	Daphne Schaub	288-5930	Exempt

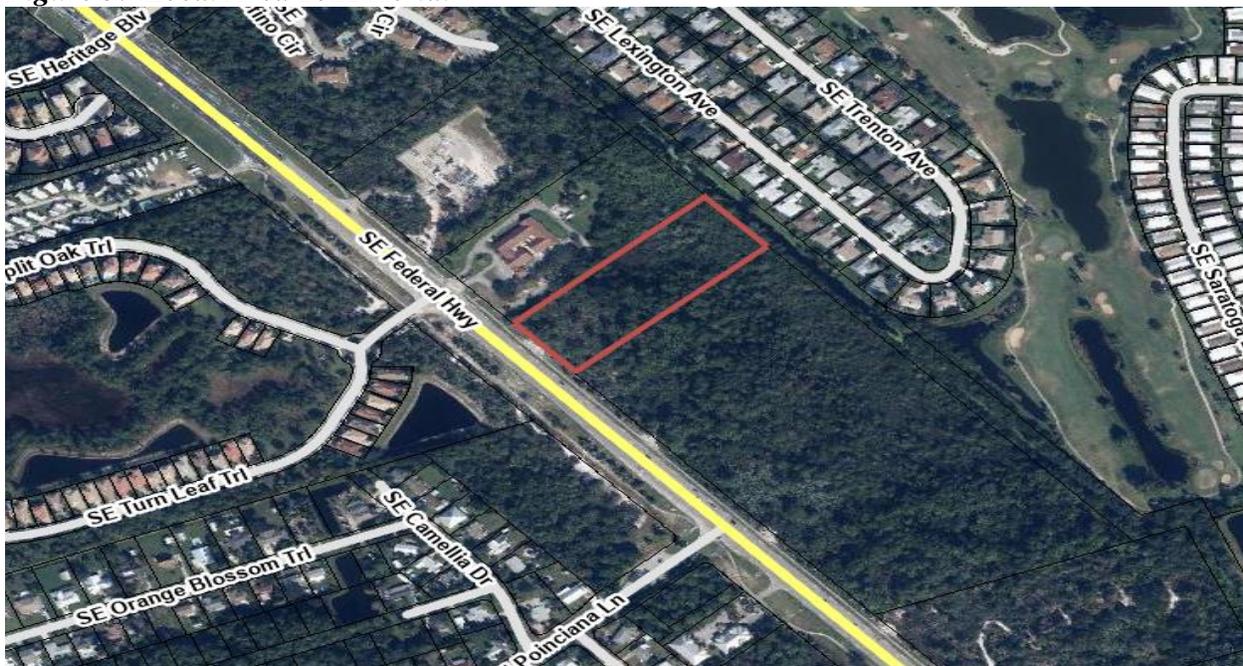
Figure 2: Subject Site 2022 Aerial



Adjacent existing or proposed development:

- To the north: Bethel Lutheran Church
- To the south: Martin County Conservation Land
- To the east: Heritage Ridge North PUD-R (Across 80' Drainage ROW)
- To the west: Pastelle PUD-R (The Oaks) (Across S.E. Federal Highway ROW)

Figure 3: Local Area 2022 Aerial



Zoning District designations of abutting properties:

To the north: RM-8, Medium Density Residential (Bethel Lutheran Church)

To the south: PC, Public Conservation (Martin County)

To the east: PUD-R (Heritage Ridge)

To the west: PUD-R (The Oaks)

Figure 4: Excerpt of Existing Zoning Map

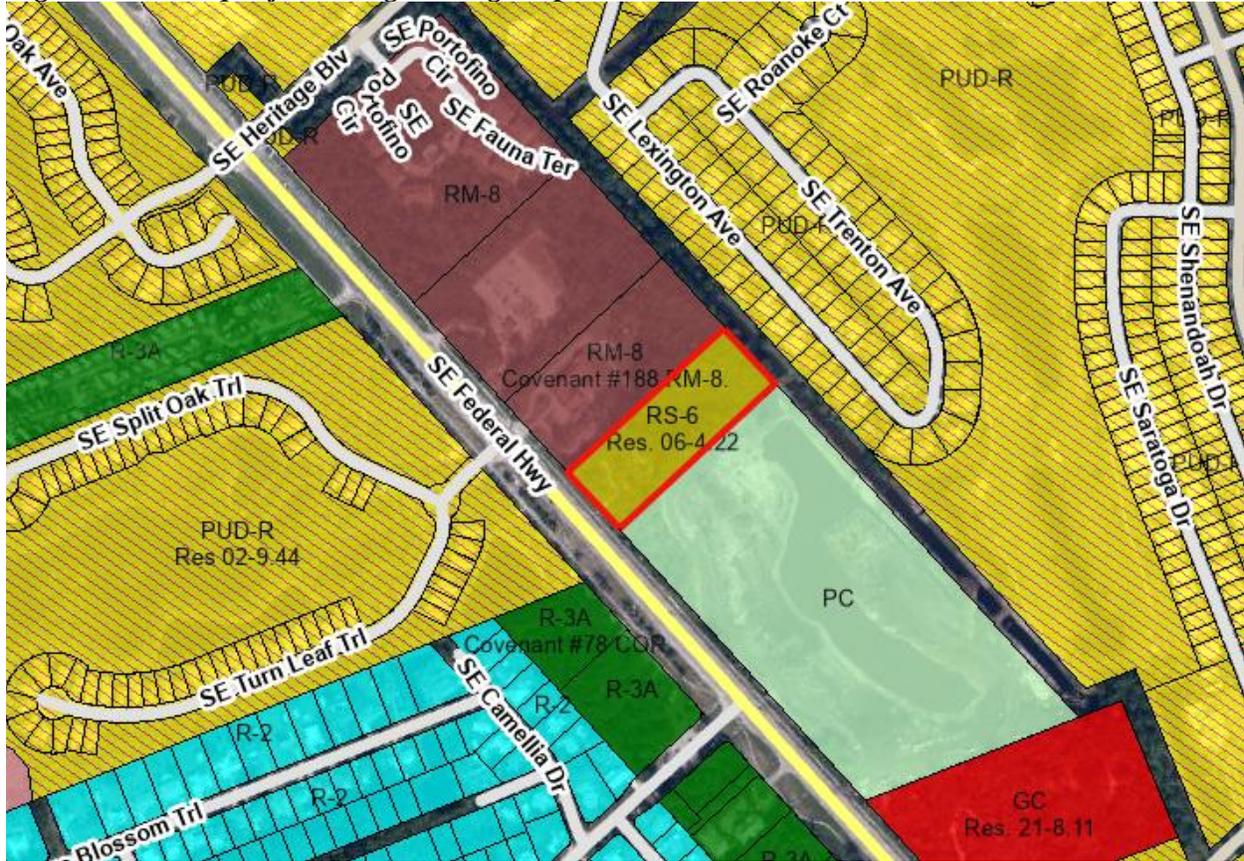


Figure 5: Excerpt of Existing Future Land Use Map



Future land use designations of abutting properties:

- To the north: Medium Density Residential
- To the south: Conservation (Martin County)
- To the east: Low Density Residential (Across 80' Drainage ROW)
- To the west: Medium Density Residential (west of S.E. Federal Hwy.)

F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department

Comprehensive Growth Management Plan

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable regulations. The application proposes rezoning to a standard zoning district defined in the LDR for the purpose of implementing the CGMP for lands designated General Commercial on the FLUM of the CGMP Martin County, Fla., LDR §3.10 (2013).

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements – Growth Management Department

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved CGMP requirement issues associated with this application.

Additional Information:

The decision on the appropriate zoning depends on the final decision for the future land use designation on the property and the site-specific text amendments. The proposed zoning district, GC, implements the General Commercial future land use designation.

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

See Section G. above.

I. Determination of compliance with the property management requirements – Engineering Department

See Section G. above.

J. Determination of compliance with environmental and landscaping requirements – Growth Management Department

See Section G. above.

K. Determination of compliance with transportation requirements – Engineering Department

See Section G. above.

L. Determination of compliance with county surveyor – Engineering Department

See Section G. above.

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Department

See Section G. above.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

See Section G. above.

O. Determination of compliance with utilities requirements – Utilities Department

See Section G. above.

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

See Section G. above.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements – General Service Department

See Section G. above.

R. Determination of compliance with Martin County Health Department and Martin County School Board

See Section G. above.

S. Determination of compliance with legal requirements – County Attorney's Office

Review ongoing.

T. Determination of compliance with the adequate public facilities requirements – responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

U. Post-approval requirements

Not applicable.

V. Local, State, and Federal Permits

No Local, State, or Federal Permits are applicable to a rezoning action which does not permit any development activities.

W. Fees

Not applicable

X. General application information

Applicant: Thomas Engineering Group, LLC.
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Jupiter, FL 33458

Attorney: Gunster
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Y. Acronyms

ADA	Americans with Disabilities
AHJ	Authority having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LPA	Local Planning Agency

MCC	Martin County Code
MDHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Protection Association
W/WWSA	Water/Waste Water Service Agreement

Z. Figures/Attachments

Figure 1, Location Map

Figure 2, Subject Site 2022 Aerial

Figure 3, Local Area 2022 Aerial

Figure 4, Excerpt of Existing Zoning Map

Figure 5, Excerpt of Existing Future Land Use Map