

Alternative Compliance Request

3364 SE Ellendale Street

Golden Gate NAC Meeting

December 2, 2024



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





Location Map



3364 SE Ellendale Street

Golden Gate Plat
Lots 25,27 and 29, Block 90



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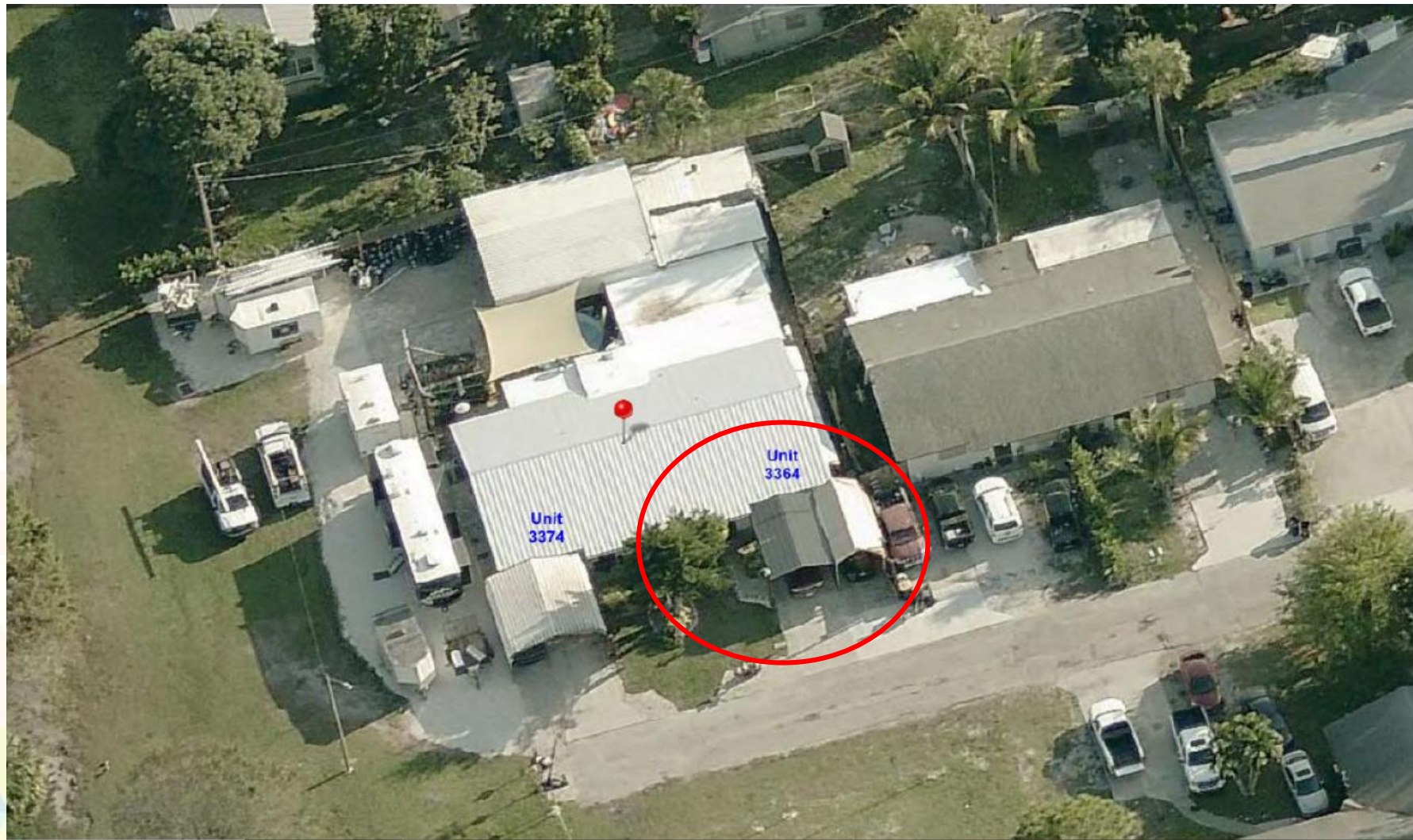
PORT SALERNO

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Aerial Front View 2024



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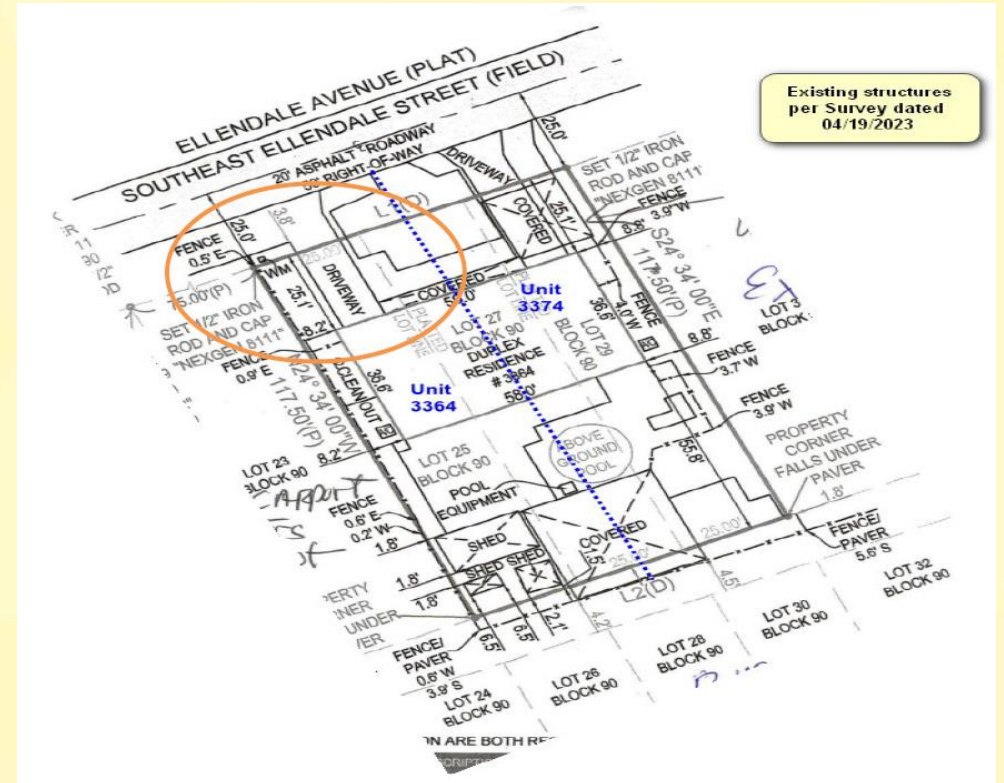


Aerial Front View

After-the-Fact Structure
01/26/2024



Existing Structures Survey
04/19/2023



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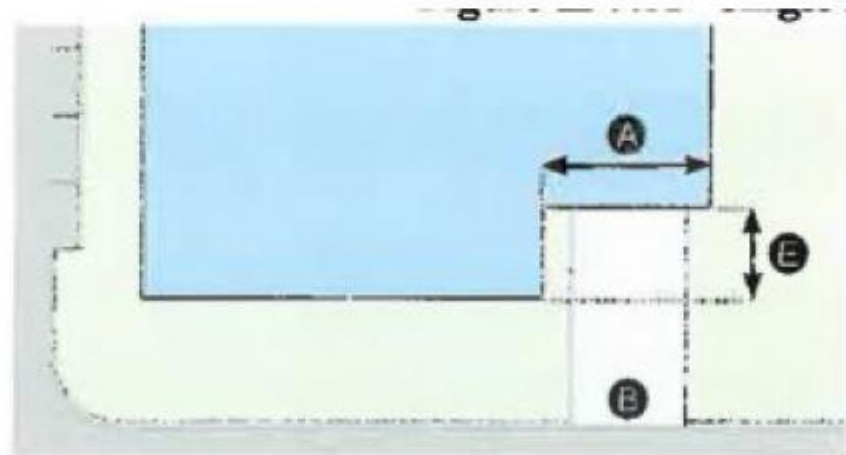


Request for Alternative Compliance

- 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)



Alternative Compliance (Con't)





Justification for Alternative Compliance

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.”



Recommendation

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.



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Questions/Recommendations



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