DIVISION 5, HOBE SOUND, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE

LDR AMENDMENT (LDR 24-01)

Board of County Commissioners

January 28, 2025

Requested by: Architects Design Collaborative, LLC, Raul Ocampo, Jr., on behalf of Boys & Girls Club of Martin County

Project Coordinator: John Sinnott, Senior Planner

LDR AMENDMENT – DIVISION 5, ARTICLE 12

- Division 5, Hobe Sound, of Article 12 was established via Ordinance 1134 in 2020.
- Section 12.5.04, Development Standards, of Division 5 received minor revisions with the adoption of Ordinance 1159 in 2021.
- Table HS-5, Section 12.5.04, establishes criteria such as minimum lot size, density, maximum building coverage, minimum open space, and maximum building height.

LDR AMENDMENT – DIVISION 5, ARTICLE 12

- The applicant has requested that Table HS-5, Section 12.5.04, be amended to allow a maximum building height of 35 feet / 2 stories specifically for gymnasiums developed as part of an institutional use in the General Subdistrict.
- Currently, the maximum allowable building height in the General Subdistrict of the Hobe Sound CRA is 30 feet / 2 stories.

PROPOSED CHANGE

- Table HS-5 – Development Standards in Hobe Sound Subdistrict

	Core	General	Corridor	Railroad Corridor	Multi-family	Mobile Homes	Detached
Lot Size, see 12.1.04.1							
Lot area - minimum in sf	-	5,000	10,000	10,000	2,000	-	2,500
Lot width - minimum in feet	20	50	-	20	20	-	25
Lot width - maximum in feet	250	-	-	-	-	-	-
Height, see 12.1.04.2							
Building height, maximum in stories	3	2	2	2	2	1	2
Building height, maximum in feet	40	30 [2]	30	30	30	20	30

- - - - - - - - - - - - - - -Remainder of table omitted for clarity - - - - - - - - - - - - - - - - -

Footnotes, see above

[1] Only permitted when facing US1/Federal Highway.

[2] Gymnasiums developed as part of an institutional use may be constructed to a maximum height of 35 feet.

LDR AMENDMENT – DIVISION 5, ARTICLE 12

- The proposed change in allowable height for gymnasiums would facilitate an internal vertical clearance of ~25 feet.
- Ensures building structural components/HVAC system do not interfere with gameplay or player safety
- Proposed height would accommodate various levels of play, practice, and community events.
- This change is specific to gymnasiums developed as part of an institutional use in the Hobe Sound CRA General Subdistrict. All other structures within the General Subdistrict would be subject to the current 30 feet / 2 story height limit.

LDR AMENDMENT – DIVISION 5, ARTICLE 12

- The General Subdistrict is also utilized in the Jensen Beach, Rio, Port Salerno, and Golden Gate CRAs.
- The request is consistent with the building heights currently permissible in the General Subdistrict present in other CRAs within the County.

Maximum Building Height for General Subdistrict
(Excerpted from Sections 12.2.04, 12.3.04, 12.6.04, and 12.7.04 LDR)

	Jensen Beach	Rio	Port Salerno	Golden Gate
Building height, maximum in stories	2	3	3	3
Building height, maximum in feet	24[1]	35	40	40

[1] *Buildings within the General Subdistrict facing Pineapple Drive and facing Indian River Drive along the west side of Indian River Drive are permitted max. height of 35'/3 stories within the first 100' facing the roadway as measured from the property line.*

LOCAL PLANNING AGENCY

- This matter was heard before the LPA on January 16, 2025.
- The recommendation is presented to the Board.

STAFF RECOMMENDATION

- Move that the Board adopt the proposed Ordinance amending Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code.