

REQUEST TO REZONE BREW HORIZONS, LLC FROM M-1 INDUSTRIAL TO LI LIMITED INDUSTRIAL

D069-002

Luis Aguilar, Principal Planner

July 28, 2026



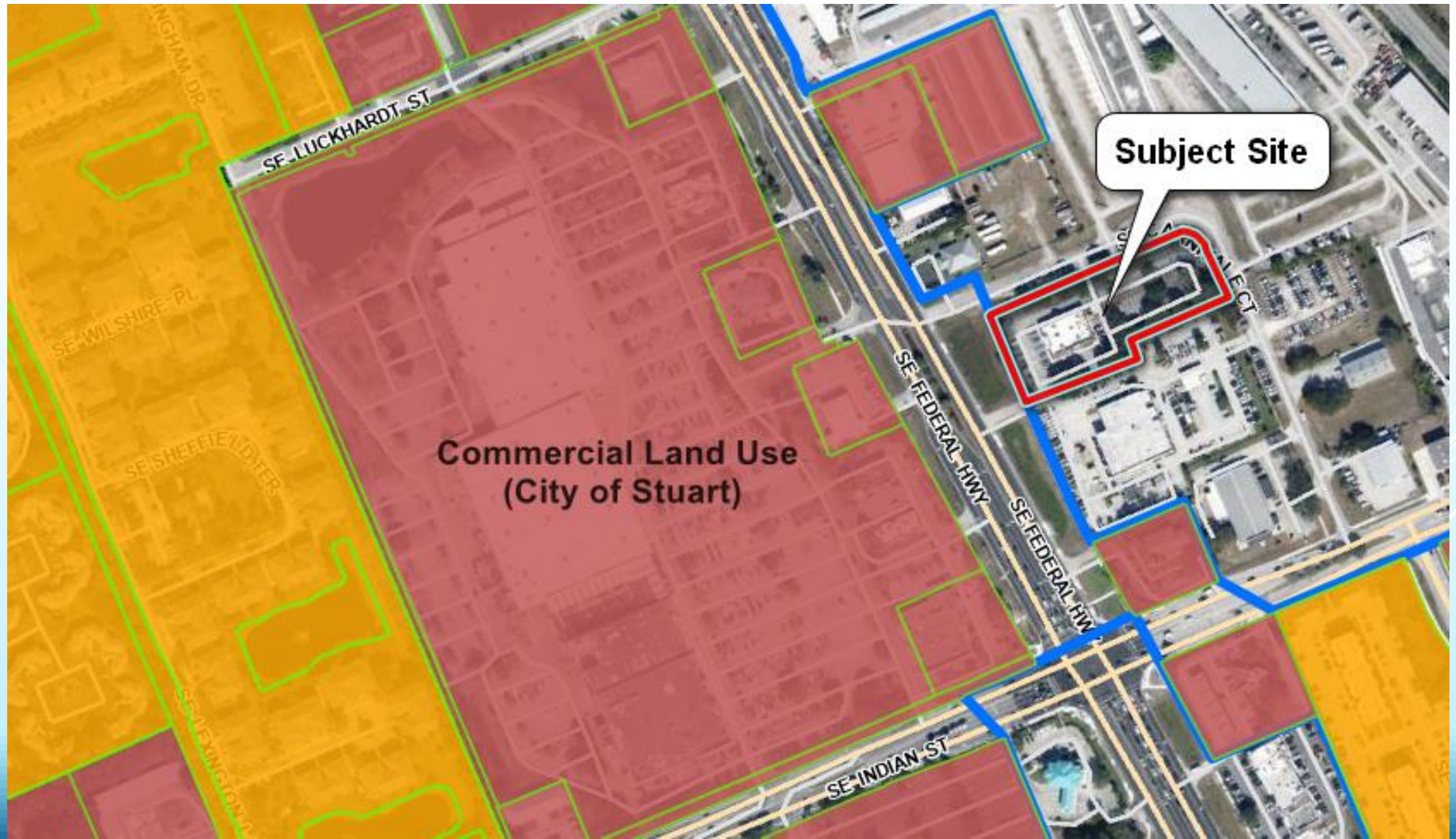




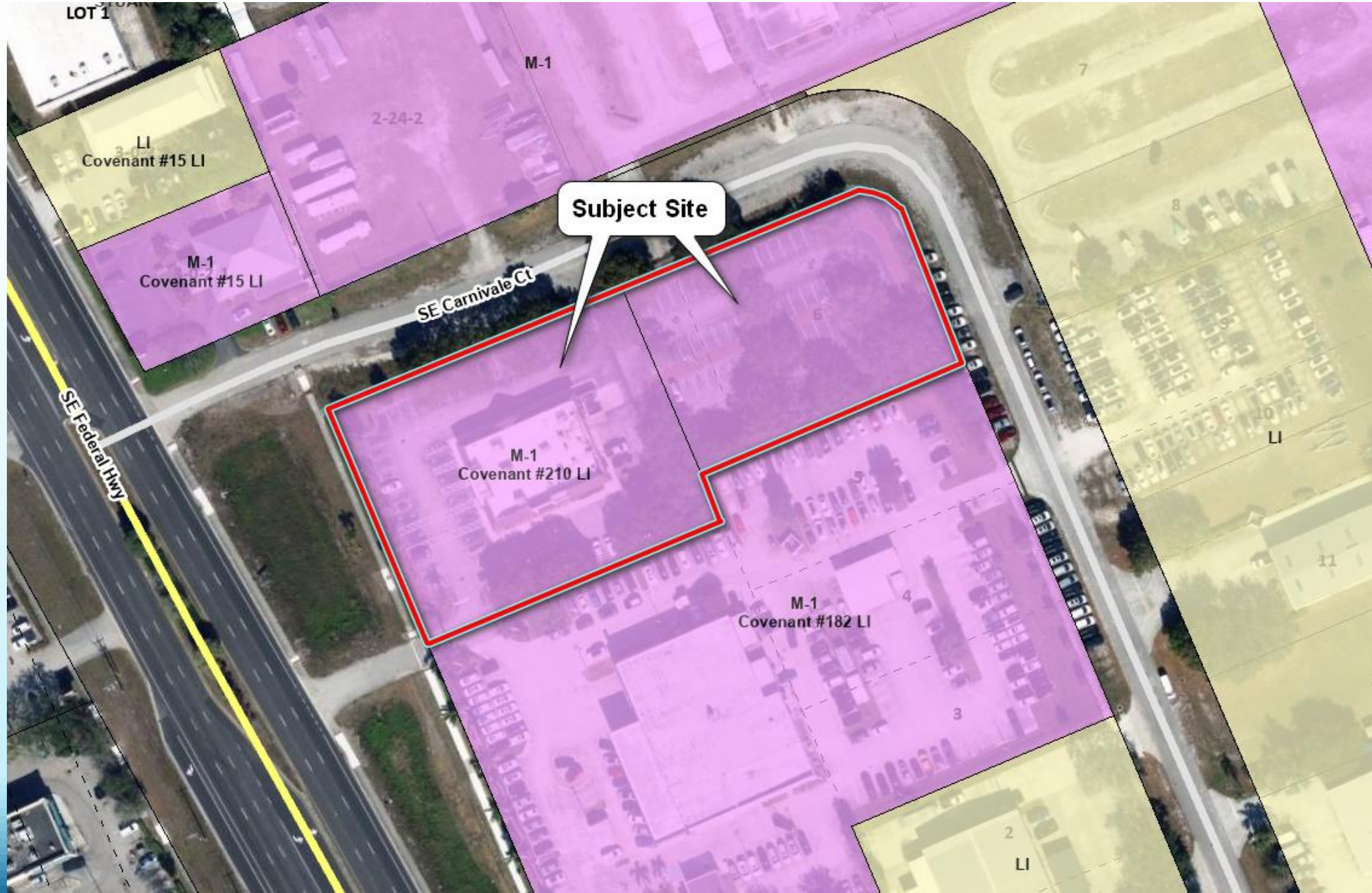
FUTURE LAND USE MAP (INDUSTRIAL)



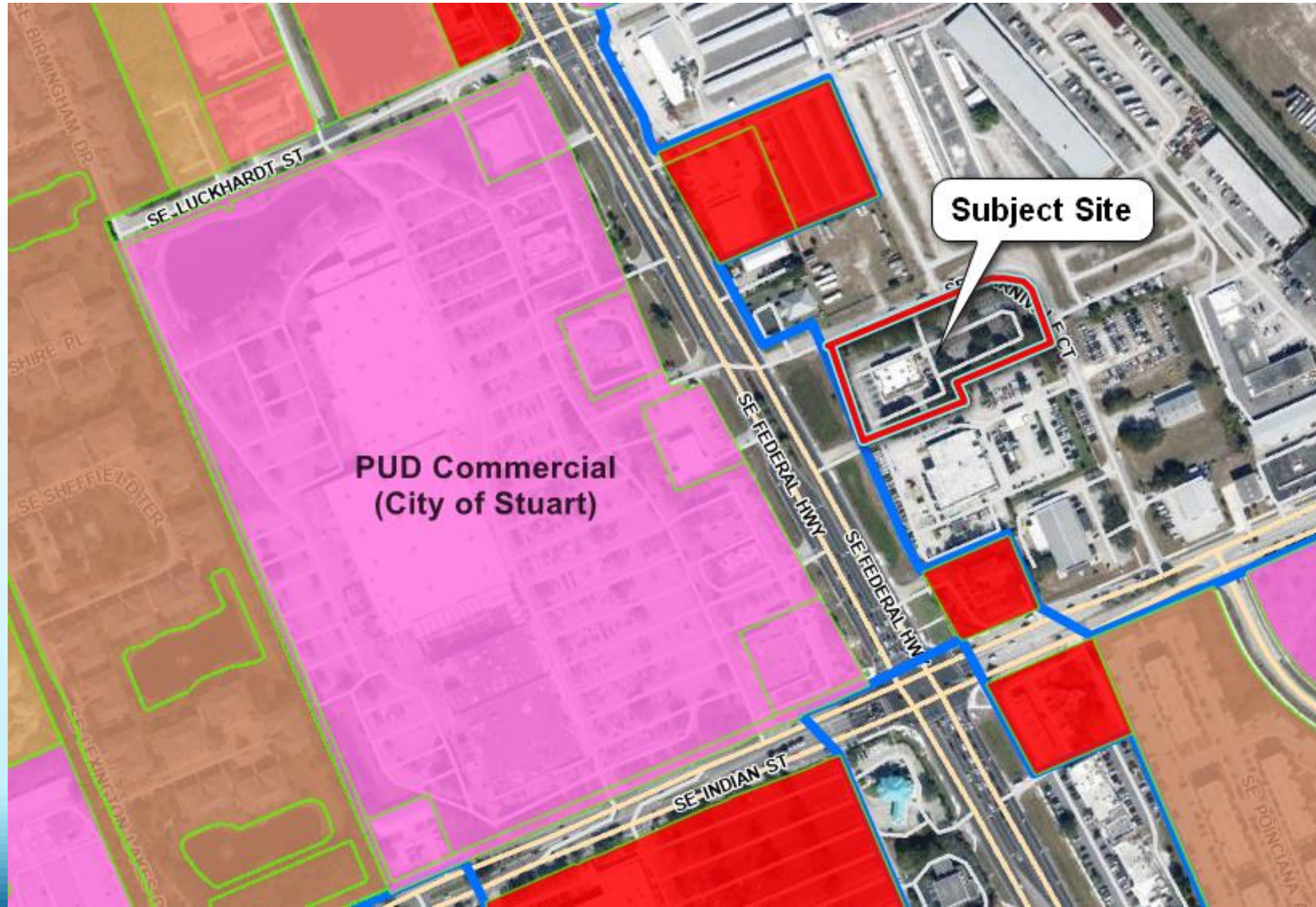
FUTURE LAND USE MAP – CITY OF STUART



ZONING ATLAS (M-1) COVENANT #210 AND #182



ZONING ATLAS – CITY OF STUART



The existing Industrial M-1 district is a Category C zoning district, which is consistent with the Industrial future land use designation pursuant to Section 3.402. LDR, Martin County, Fla. However, the property is also subject to covenant agreements (Covenant #210 to LI and Covenant #182 to LI); therefore, this request to rezone is considered mandatory (Section 3.401.B).

Three “standard” zoning districts that implements the Industrial future land use policies of the CGMP:

- **LI (Limited Industrial)**
 - **GI (General Industrial)**
 - **HI (Heavy Industrial)**
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- New PUD zoning is an additional option for applicants.



DEVELOPMENT STANDARDS – 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	LI	15,000	100	—	20	40	30(l)	20	—
A	GI	30,000	125	—	20	50	40	20	—
A	HI	1 ac.	125	—	—	60	40	20	—



DEVELOPMENT STANDARDS – LDR, TABLE 3.12.2, SETBACKS

		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
C A T	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	LI	15(c)	15(c)	15(c)	15(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)
A	GI	15(c)	15(c)	15(c)	15(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)
A	HI	40	40	40	40	40	40	40	40	40	40	40	40



Conditions supporting LI:

The existing Industrial future land use designation for the property and surrounding areas.

- ▶ Pursuant to Section 3.10.B., LDR, The LI district is intended to implement CGMP policies for lands designated Industrial on the Future Land Use Map of the CGMP. This district is designed to minimize the potential for negative impacts on surrounding properties.
- ▶ The proposed LI zoning district and the Industrial future land use designation align well with the character of the existing land uses in the adjacent and surrounding area.
- ▶ The current use for the subject property is Restaurants, General. The LI zoning district is the less intensive industrial district aligning well with the surrounding properties and zoning districts.



LOCAL PLANNING AGENCY

- ▶ This matter was heard before the LPA on July 16, 2026.
- ▶ The recommendation is presented to the Board.



REVIEW OF APPLICATION

- ▶ Development review staff have found The Brew Horizons LLC., rezoning application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



Recommended Action:

- Move that the Board receive and file the agenda item and its attachments including the staff report as exhibit one.
- 2. Move that the Board adopt a resolution amending the Martin County Zoning Atlas to change the zoning district designation on the subject site from M-1, Industrial District, to LI, Limited Industrial District.



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