

REQUEST TO REZONE 5000 SW GREEN FARMS LANE A-2 TO AG-20A

G091-002

Luis Aguilar, Principal Planner

October 7, 2025



LOCATION



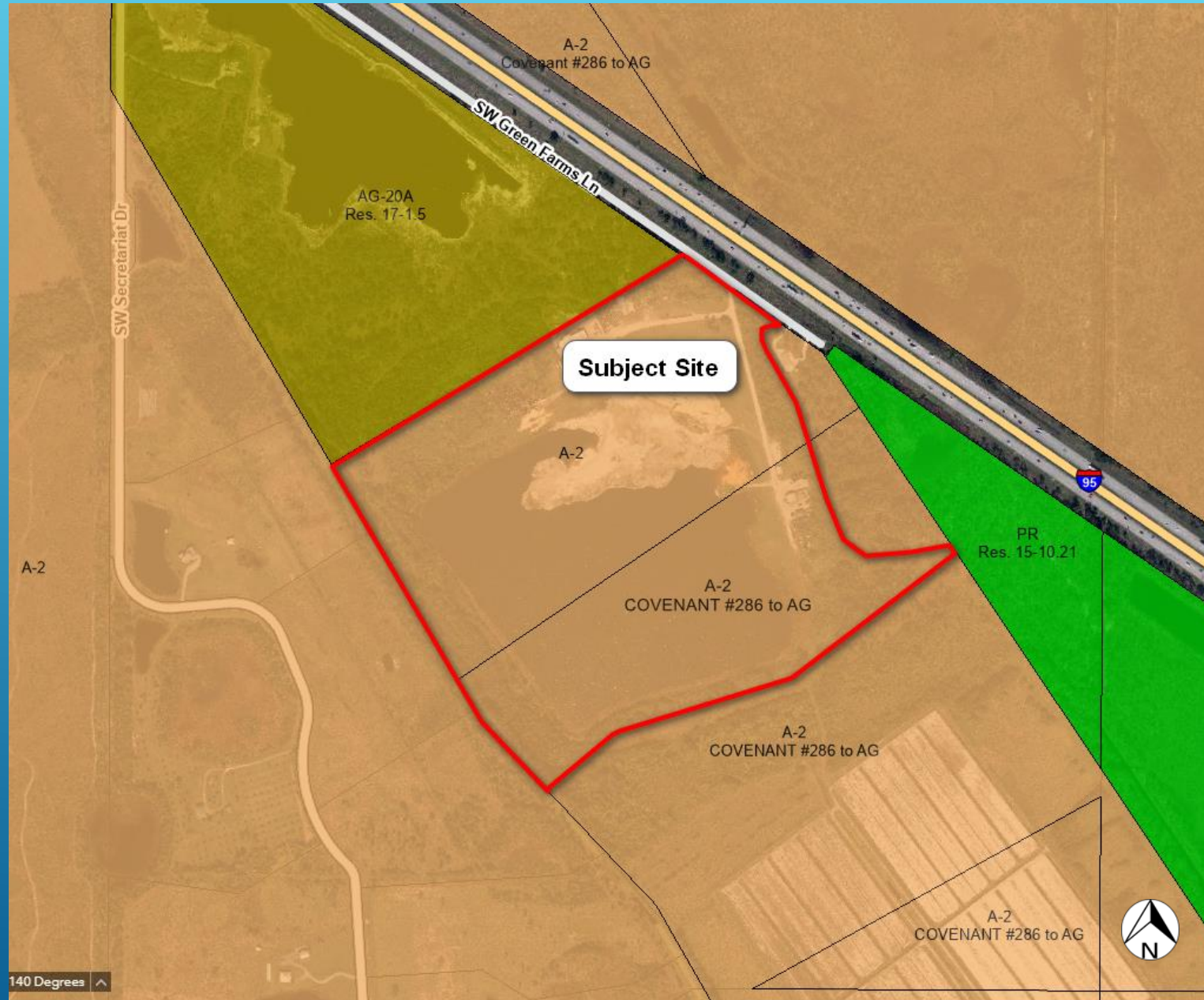
LOCATION



FUTURE LAND USE MAP (AGRICULTURAL DENSITY)



ZONING ATLAS (A-2 COVENANT #286 TO AG)



The requested A-20A zoning district is consistent with the site's current Future Land Use designation of Agricultural density. The existing Agricultural zoning district (A-2) is a Category C zoning district which is consistent with the future land use designation pursuant to Section 3.402., LDR, Martin County, Fla. However, a portion of the property is subject to a covenant agreement (Covenant #286 to AG) therefore this request to rezone is considered mandatory (Section 3.401.B). One “standard” zoning district that implements the Agricultural Density future land use designation:

- **AG-20A (General Agricultural District).**

DEVELOPMENT STANDARDS – LDR, TABLE 3.12.1

Category	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	AG-20A	20 ac.	300	0.05	—	—	30	50	—


DEVELOPMENT STANDARDS – LDR, TABLE 3.12.2, SETBACKS

[illegible]

► Conditions supporting AG-20A :

- The existing future land use designation of Agricultural for the property and surrounding areas.
- Pursuant to Section 3.10.B., LDR, The AG-20A district is intended to implement the policies of the CGMP for lands designated Agricultural Density on the Future Land Use Map of the CGMP for sites over 20 acres.
- The proposed AG-20A zoning district and the Agricultural Density future land use designation align well with the character of the existing land uses in the adjacent and surrounding area.

LOCAL PLANNING AGENCY

- ▶ This matter was heard before the LPA on October 2, 2025.
 - ▶ The recommendation is presented to the Board.
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- Several thin, parallel white lines of varying lengths and orientations are positioned in the bottom right corner of the slide, creating a modern, abstract graphic element.

REVIEW OF APPLICATION

- ▶ Development review staff have found 5000 SW Green Farms Lane rezoning application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.
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- Several white lines of varying lengths and orientations are positioned in the bottom right corner of the slide, creating a modern, abstract graphic element.

Recommended Action:

1. 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 A-2, Agricultural District, to AG-20A, General Agricultural District.

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