

Board of County Commissioners

February 11, 2025

Amy Offenbach, Planner
Growth Management Department

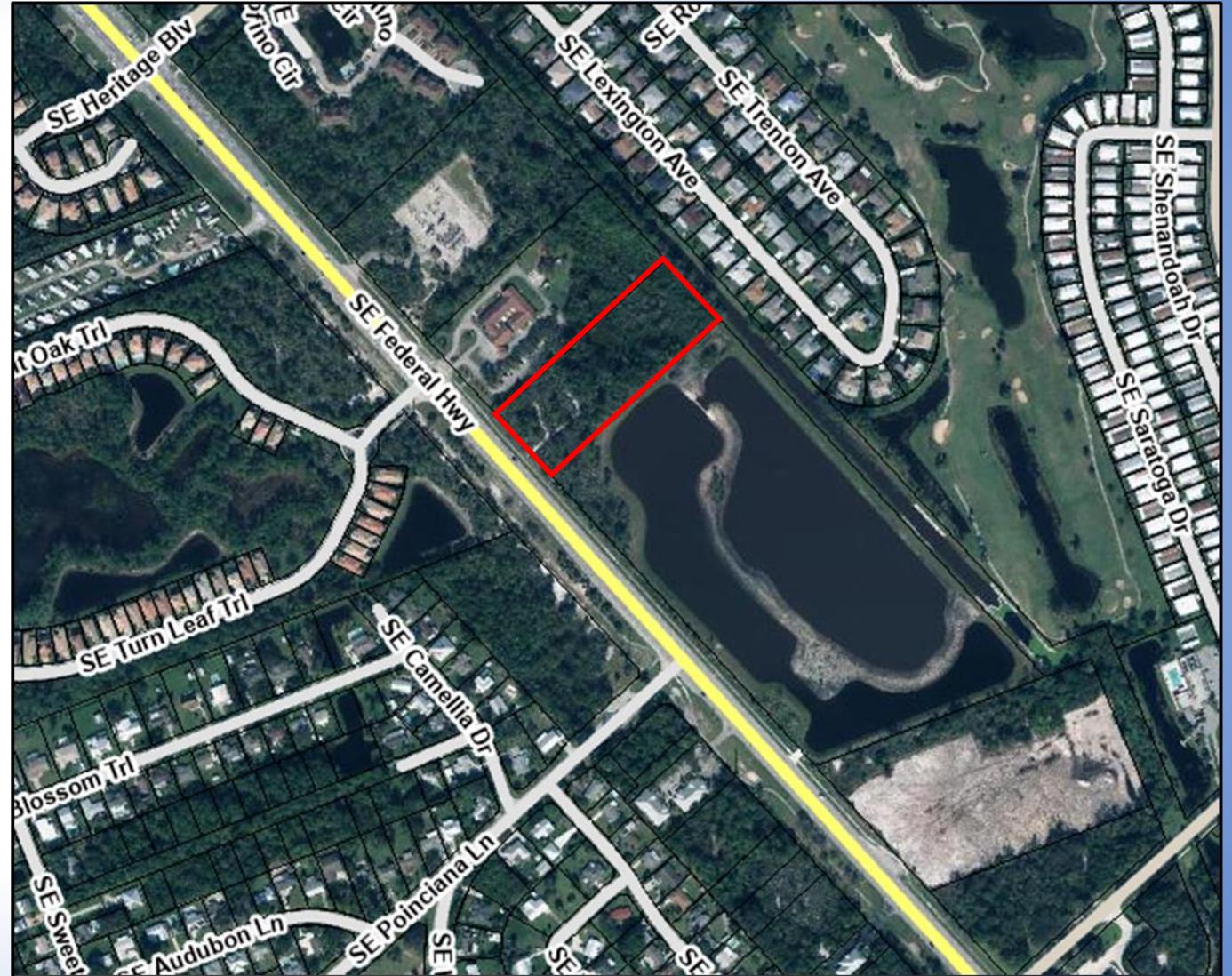
Hobe Sound Storage Rezoning

Requested by Thomas Engineering Group, LLC on behalf of
the owner, Employees Money Purchase Pension Plan &
Trust of Boca Cardiology Associates Babic & Vinci PA FBO
Stephen Babic

Amendment Location

The proposed Rezoning is to change 4.01± acres from **RS-6 (Medium Density Residential)** to **GC (General Commercial)**.

The subject site is located on the east side of SE Federal Highway, south of SE Heritage Boulevard and north of SE Poinciana Lane.



Category “A” Zoning District Options

Community Commercial

Some Permitted Uses:

Apartment hotels
Community centers
Educational institutions
Places of worship
Business and professional offices
Commercial amusements (indoor)
Commercial day care
Retail sales/services (limited & general)
Hotels/motels/resorts/spas
Parking lots/garages
Residential storage facilities
Restaurants (convenience & general)

General Commercial

Some Permitted Uses:

Apartment hotels
Community centers
Educational institutions
Places of worship
Business and professional offices
Commercial amusements (indoor)
Commercial day care
Retail sales and services (limited & general)
Hotels/motels/resorts/spas
Parking lots/garages
Residential storage facilities
Restaurants (convenience & general)

Both zoning districts implement the General Commercial future land use.

Category “A” Zoning Option Differences

Community Commercial

Other Permitted Uses:

Bed and breakfast inns
Residential care facilities

General Commercial

Other Permitted Uses:

Hospitals
Recycling drop-off centers
Commercial amusements (outdoor)
Flea markets
Golf driving ranges
Commercial kennels
Pain management clinics
Drive-through restaurants
Trades and skilled services
Vehicular sales & service
Vehicular service & maintenance
Wholesale trades/services
Transportation services

The General Commercial zoning district permits more intense uses.

Development Standards

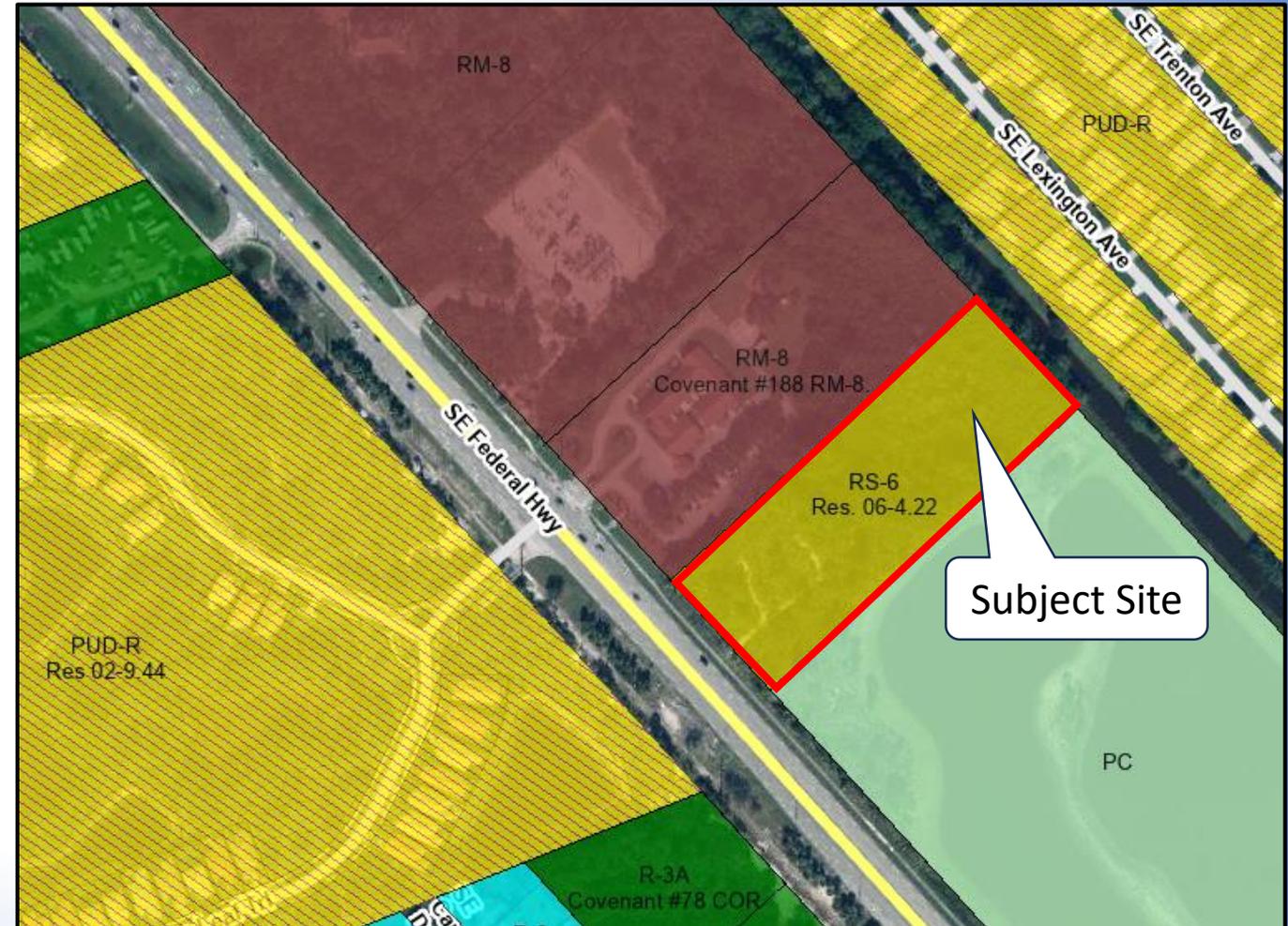
The proposed General Commercial district compared to the Community Commercial district.

Excerpt from LDR, Table 3.12.1 (2021)									
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	CC	10,000	80	—	20.00	50	30	30	—
A	GC	10,000	80	—	20.00	60	40	20	—

Excerpt from LDR Table 3.12.2 (2021)													
Category	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

Zoning Districts in Immediate Area

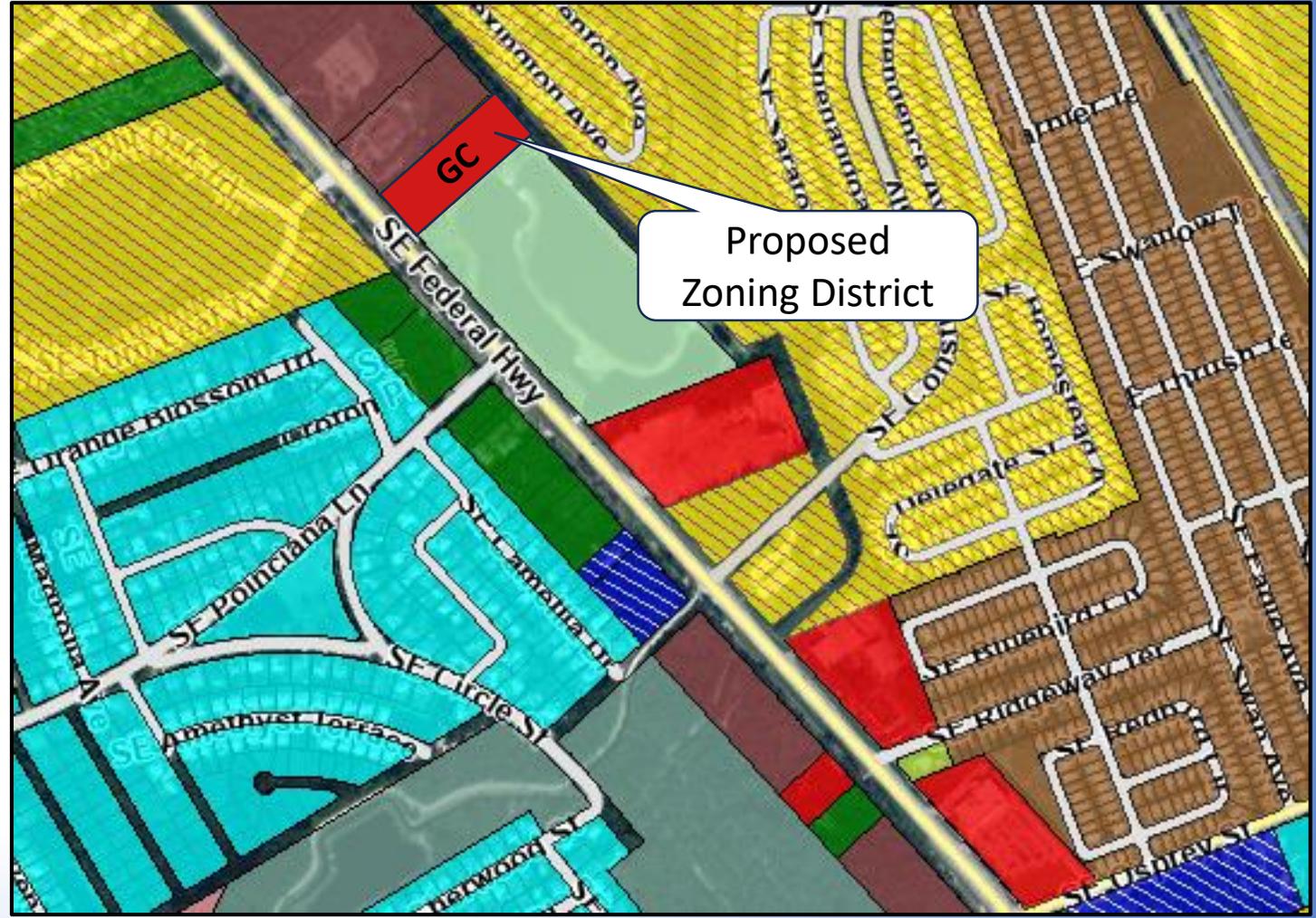
- **Subject:** RS-6, Medium Density Res.
- **North:** RM-8, Medium Density Res. (Bethel Lutheran Church)
- **South:** PC, Public Conservation (East Fork Creek Stormwater Treatment, Phase 1)
- **East:** PUD-R (Heritage Ridge)
- **West:** PUD-R (The Oaks)



Proposed Zoning District

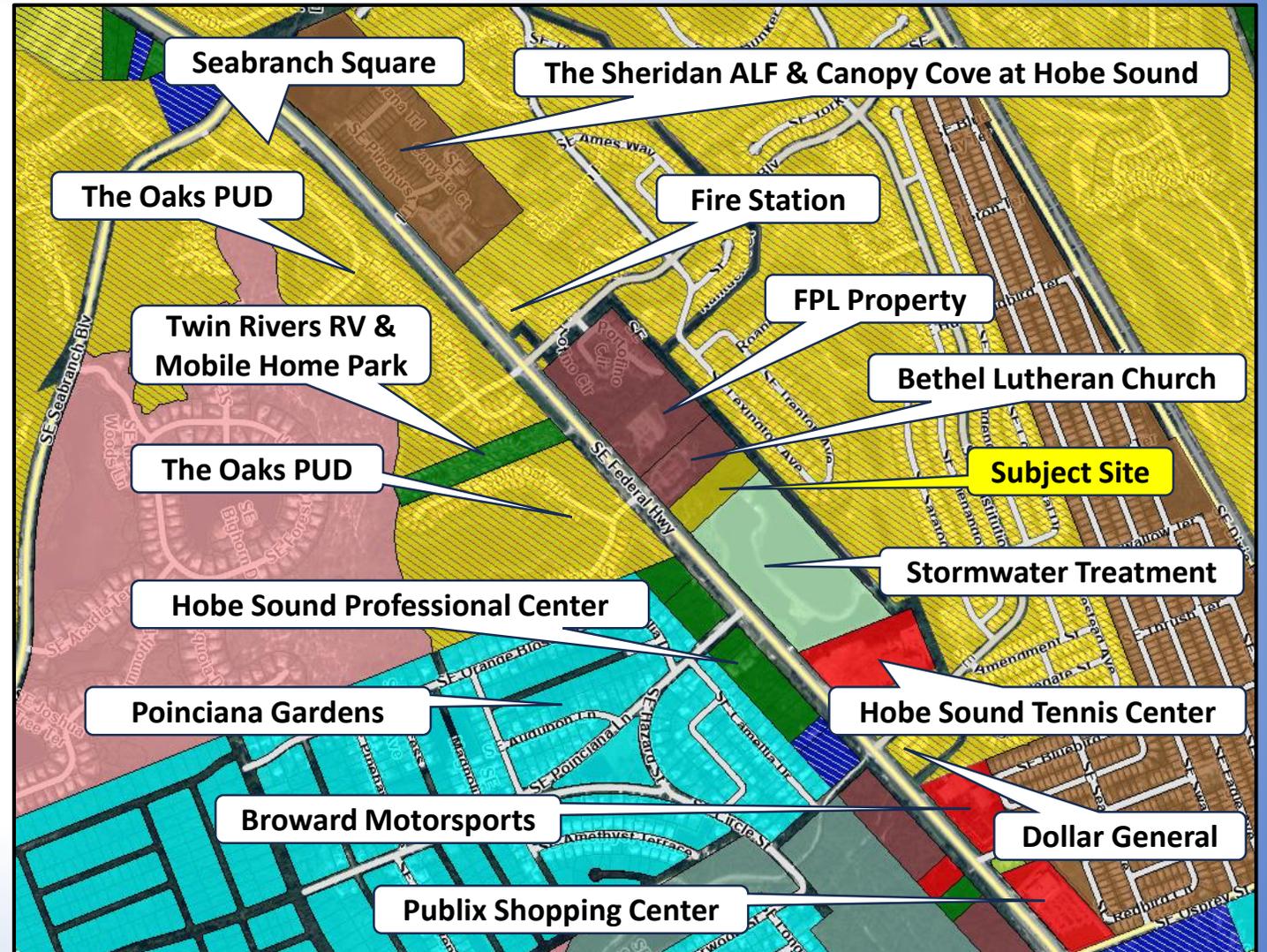
The proposed Zoning District is comparable to other commercial Zoning Districts in the immediate area.

- CC (Community Commercial District)
- CO (Commercial Office)
- COR-1 (Commercial Office/Residential District)
- COR-2 (Commercial Office/Residential District)
- GC (General Commercial District)



Existing Uses Along U.S. Highway 1

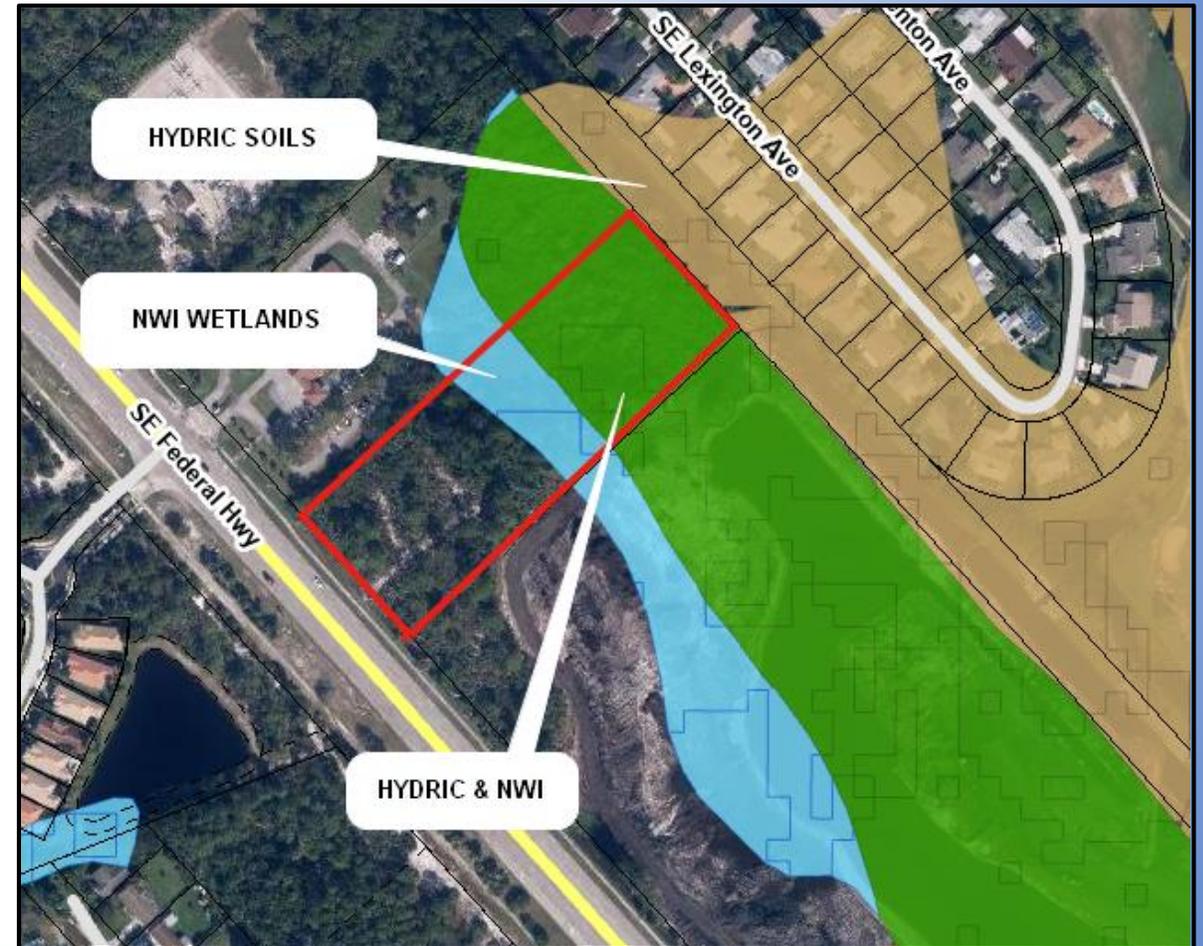
Development abutting S.E. Federal Highway (U.S. Hwy 1), a major arterial, is a mix of **commercial uses with direct access to the corridor** and **residential uses with secondary access provided by interior streets.**



National Wetland Inventory (NWI) & Hydric Soils GIS Map

The GIS map layer image shows potential wetlands and is **NOT a State approved wetland delineation and NOT equal to an on-site environmental assessment.**

Any **existing wetlands** on the parcel **must be preserved** and a **50-foot upland buffer** must be maintained **between the wetland and any development.** This may- provide buffering for residential uses to the east.



Conclusion

- The **GC Zoning District**, requested by the applicant, **implements the General Commercial Future Land Use** designation assigned to this property (if approved by the Board) on the Future Land Use Map.
- The proposed GC Zoning District **supports infill commercial development for a balanced mix of residential and nonresidential uses on the US 1 Corridor.**
- **Any wetlands** on the property **may provide an effective buffer between any future uses** on the property and **residential uses** to the east.

Staff recommends approval.