

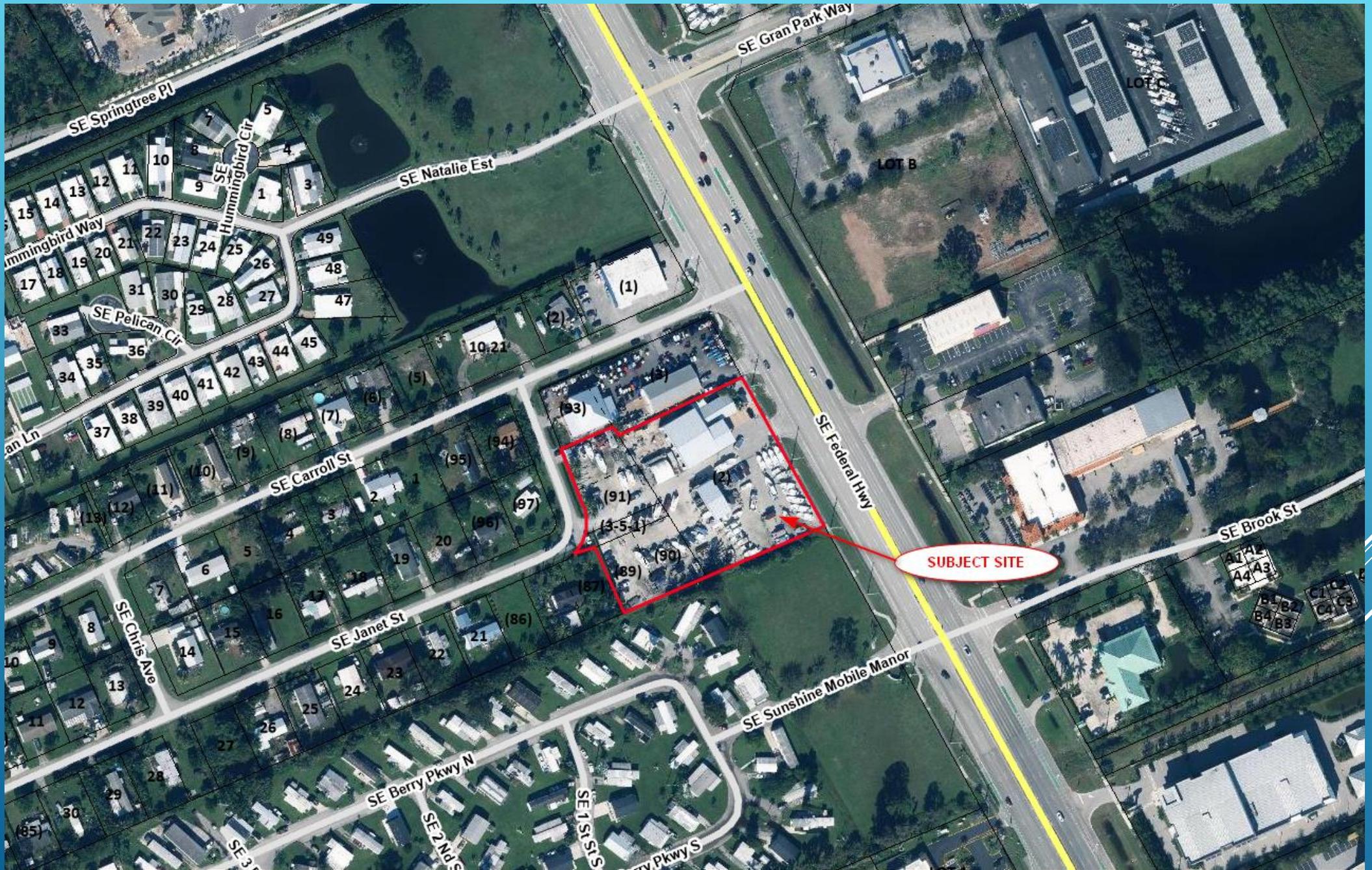
REQUEST TO REZONE B-1 AND R-3A TO GC BY GASTON FAMILY HOLDINGS, LLC

S280-002

John Sinnott, Senior Planner

March 11, 2025



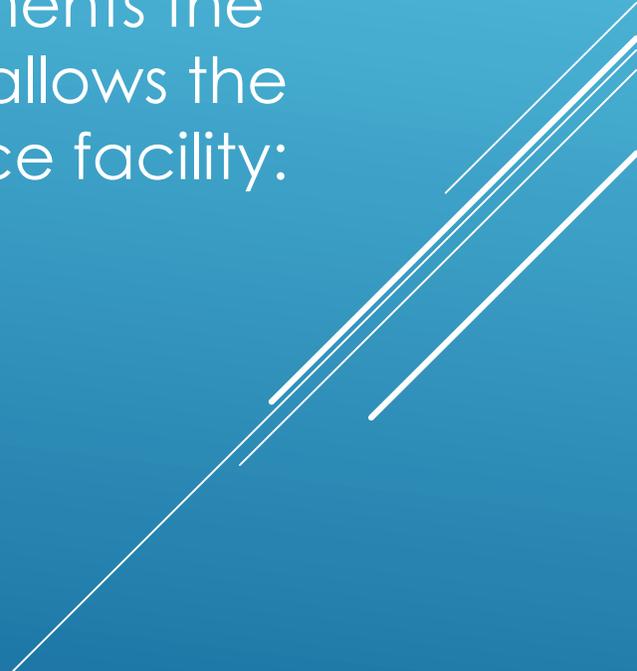


FUTURE LAND USE MAP (GENERAL COMMERCIAL)



ZONING ATLAS (B-1 & R-3A)



- ▶ This application is being processed as a mandatory rezoning to a Category “A” district which implements the policies for the General Commercial future land use designation.
 - ▶ There is one “standard” zoning district that both implements the General Commercial future land use designation and allows the current use of the property as a marine sales and service facility:
 - ▶ GC, General Commercial District
 - ▶ PUD zoning is an additional option for applicants.
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DEVELOPMENT STANDARDS – LDR, TABLES 3.12.1 & 3.12.2

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	GC	10,000	80	--	20	60	40	20	--

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	GC	25	25	25	25	20	20	30	40	10	10	20	30

- ▶ Conditions supporting GC:
 - ▶ The existing future land use designation of General Commercial for the site.
 - ▶ The site's location along SE Federal Highway, a major arterial roadway.
 - ▶ The existing use of the site as a marine sales and service facility.
 - ▶ The GC zoning district allows uses which are consistent with the uses permitted in the existing B-1 and R-3A zoning districts.
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LOCAL PLANNING AGENCY

- ▶ This matter was heard before the LPA on March 6, 2025.
 - ▶ The recommendation is presented to the Board.
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REVIEW OF APPLICATION

- ▶ Development review staff have found the Gaston Family Holdings, LLC, rezoning application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.
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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 B-1, Business District, and R-3A, Liberal Multiple-Family District, to GC, General Commercial District.
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