

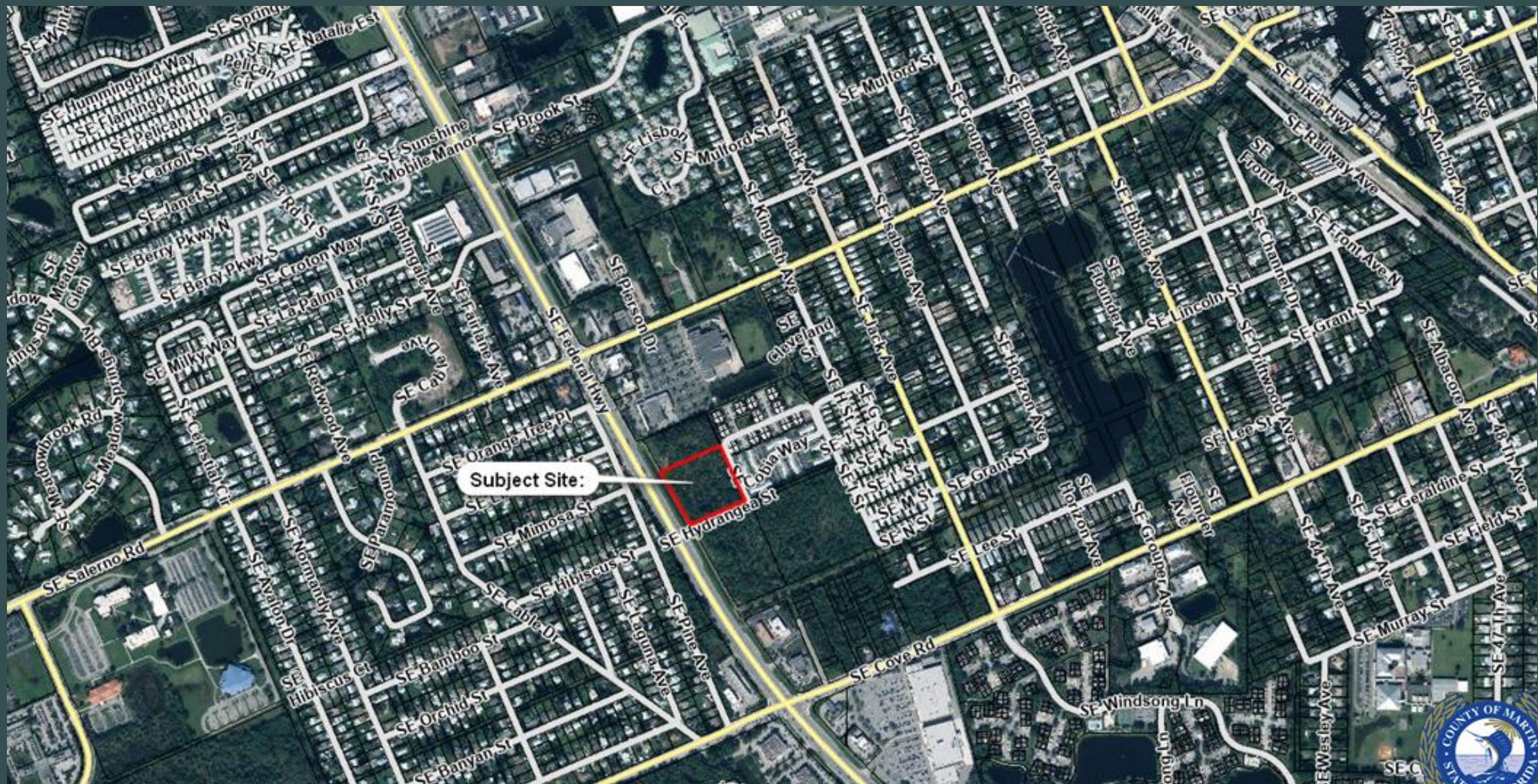
KSA EQUITIES HOLDINGS, INC. REZONING (W098-005)

Board of County Commissioners
Public Hearing
October 8, 2024

Brian Elam, PMP
Principal Planner
Growth Management Department

Owner:	KSA Equities Holdings, Inc.
Applicant/Contract Purchaser:	Manufactured Community Management, LLC
Agent:	Gunster, Yoakley & Stewart, P.A.







Subject Site:



▶ CATEGORY “A” ZONING OPTIONS

The zoning district on the property is B-1, Business District which is a Category “C” district in the current Article 3 zoning code. The B-1, Business District is consistent with the Commercial General future land use designation.

GC, General Commercial District is the only standard Category “A” zoning district available to implement the Commercial General land use policies of the Comprehensive Growth Management Plan (CGMP) and is consistent with the uses permitted in the B-1, Business District zoning.

- GC, General Commercial District
- PUD Zoning is also an option



► Development Standards

**Table 2: Development Standards
(Excerpt from 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	GC	10,000	80	--	20.00	60	40	20	--

**Table 3: Structure Setbacks
(Excerpt from LDR, Table 3.12.2)**

Category	Zoning District	Front/by <u>story</u> (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



► Local Planning Agency

This application was heard before the Local Planning Agency (LPA) on October 3, 2024.

The LPA's recommendation will be forwarded to the Board.



► Review of Application

Development review staff have found the KSA Equities Holdings, Inc., Rezoning application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Brian Elam	772-288-5501	Comply
G	Development Review	Brian Elam	772-288-5501	Comply
H	County Attorney	Elysse Elder	772-288-5925	Review Ongoing
I	Adequate Public Facilities	Brian Elam	772-288-5501	Exempt

Staff has reviewed this petition for a rezoning of property to the appropriate zoning district designation, has determined that the petition has been submitted and reviewed consistent with the procedural requirements of Article 10 and is in compliance with the substantive provisions of Article 3. Staff recommends approval of this rezoning petition.

D. Review Board action

This application is classified as an amendment to the official zoning map. Pursuant to Section 10.3.B., Land Development Regulations (LDR), Martin County, Fla., a review of this application at a public hearing is required by the Local Planning Agency (LPA), which shall provide a recommendation for the Board's consideration. And, pursuant to Section 10.5.F., LDR, Martin County, Fla., final action on this request for an amendment to the official zoning map is required by the Board of County Commissioners (BCC) at a public hearing.

E. Location and site information

Parcel number:	553841000074000502
Address:	Not assigned
Future Land Use:	Commercial General
Gross area of site:	≈ 3.828 acres
Existing Zoning:	B-1, Business District. Consistent with Commercial General FLU.
Proposed Zoning:	GC, General Commercial



► Staff Recommendation

Staff recommends approval of the rezoning request by KSA Equities Holdings, Inc.

1. Move that the Board receive and file the agenda item and all its attachments including the staff report as Exhibit 1.
2. Move that the Board approve the request to rezone from B-1, Business District to GC, General Commercial District.

THIS CONCLUDES THE PRESENTATION

Questions?

