

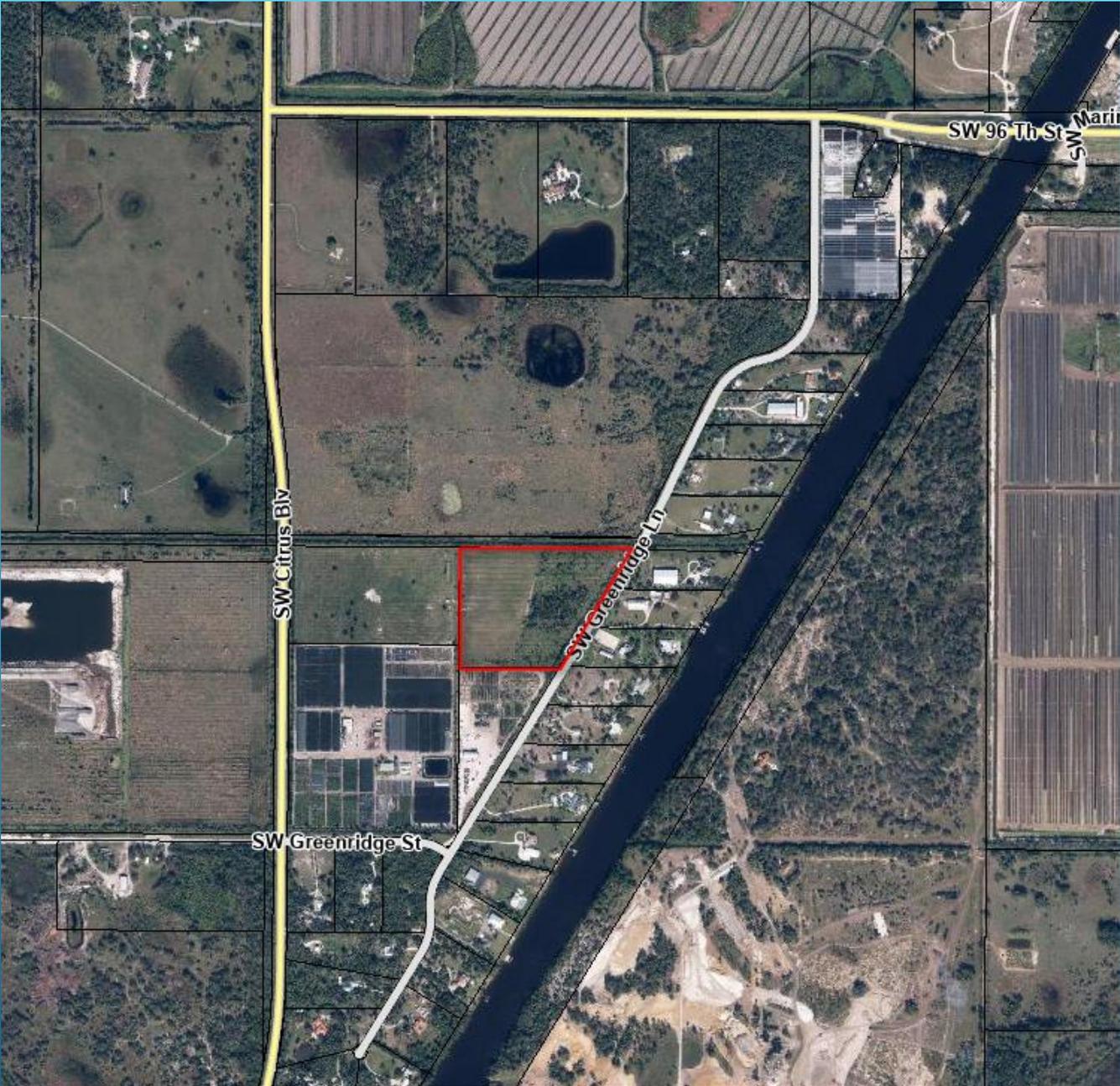
REQUEST TO REZONE GREEN RIDGE RANCH A-2 TO AR-5A

G088-001

John Sinnott, Senior Planner

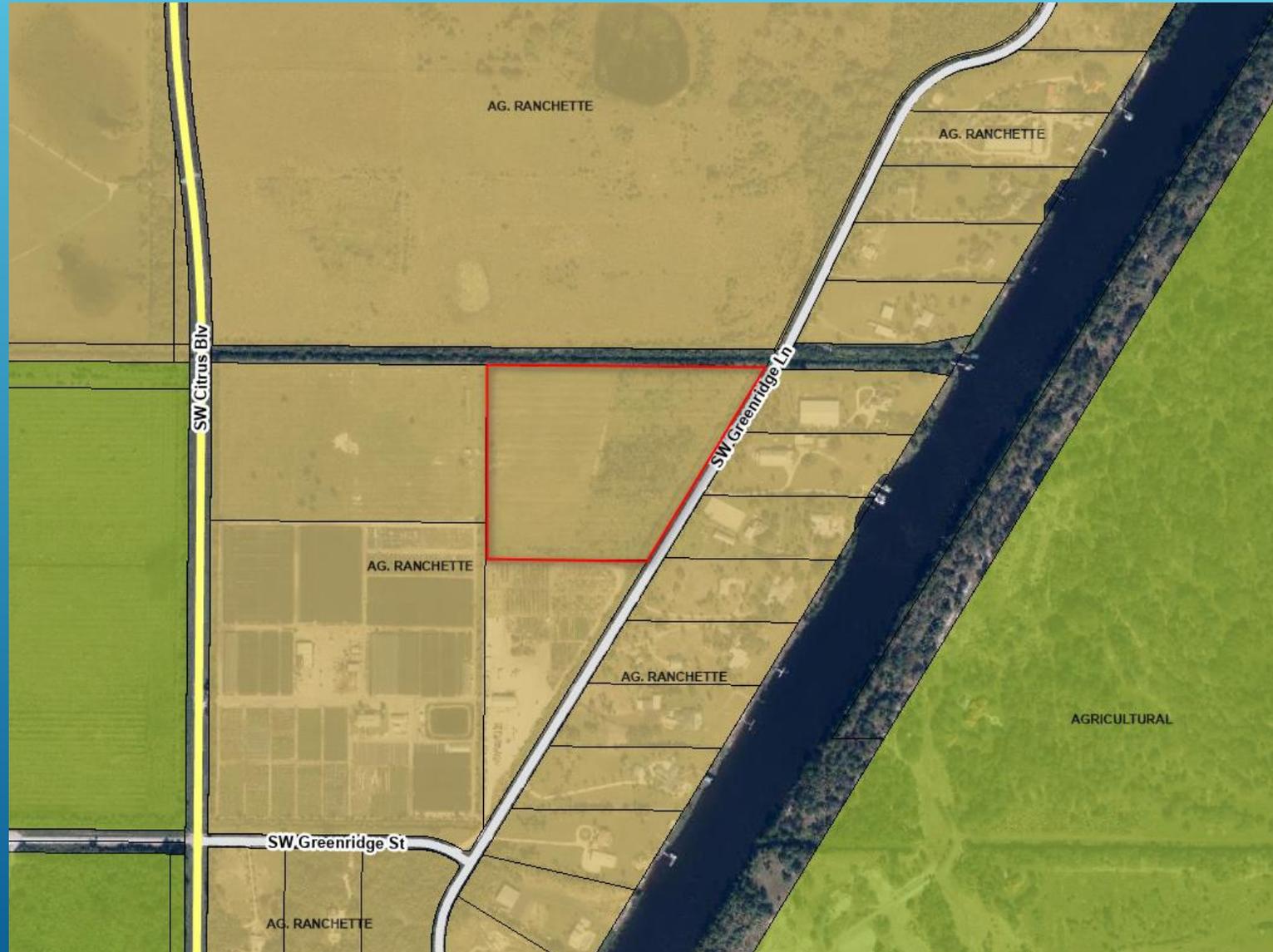
April 9, 2024



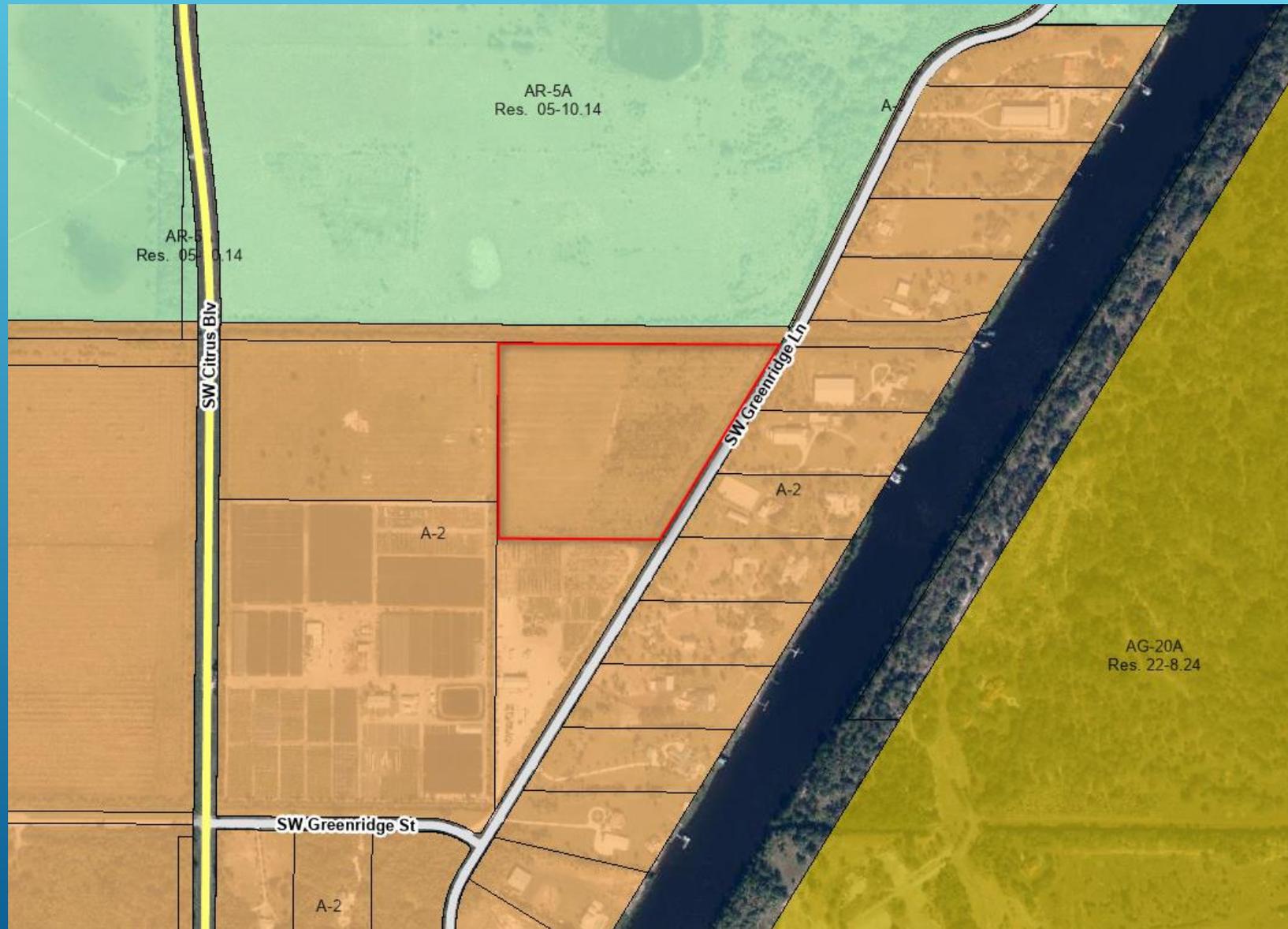




FUTURE LAND USE MAP (AGRICULTURAL RANCHETTE)



ZONING ATLAS (A-2)



- ▶ In order to ensure all development is consistent with the CGMP, no new development shall be approved within any Category “C” zoning district unless the future land use is as shown in Column 2 in the table in LDR, Section 3.402. The Column 2 future land use associated with A-2 zoning is Agricultural. Therefore, this application is being processed as a mandatory rezoning to a Category “A” district which implements the policies for the Agricultural Ranchette future land use designation.
- ▶ Two “standard” zoning districts that implement the Agricultural Ranchette future land use designation:
 - ▶ AR-5A
 - ▶ AR-10A
- ▶ New PUD zoning is an additional option for applicants.

DEVELOPMENT STANDARDS – LDR, TABLE 3.12.1

Category	Zoning District	Min. Lot Area	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	AR-5A	5 ac.	300	0.20	--	--	30	50	--
A	AR-10A	10 ac.	300	0.10	--	--	30	50	--

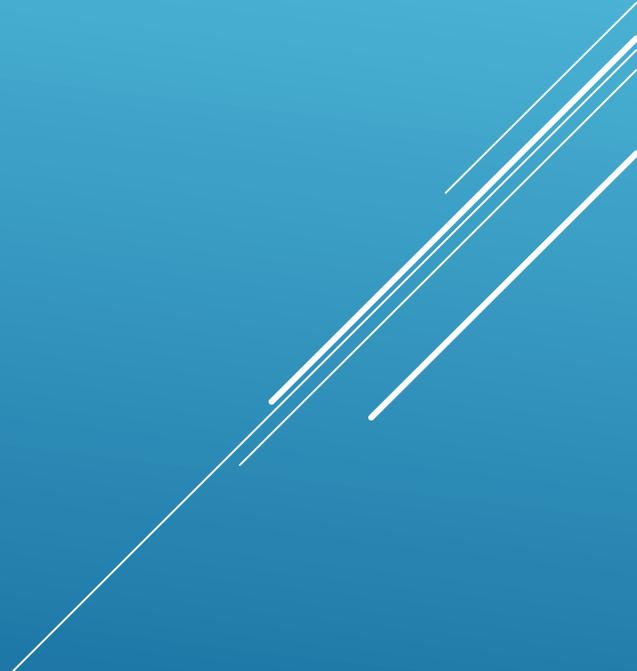
▶ Conditions supporting AR-5A:

- ▶ The existing future land use designation of Agricultural Ranchette for the property and surrounding areas.
- ▶ The existing AR-5A district to the north of the property.
- ▶ The existing Greenridge Estates residential subdivision to the east of the property, which consists of 5-acre lots.

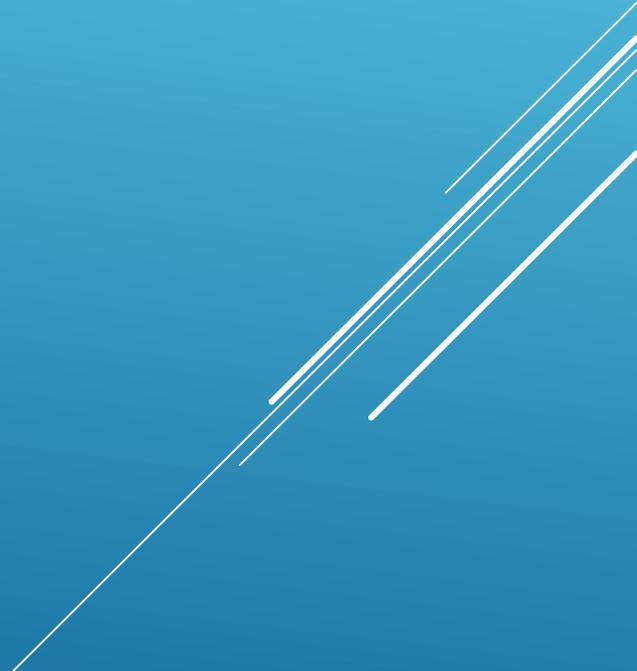
LOCAL PLANNING AGENCY

- ▶ This matter was heard before the LPA on April 4, 2024.
 - ▶ The recommendation is presented to the Board.
- 

REVIEW OF APPLICATION

- ▶ Development review staff have found the Green Ridge Ranch rezoning application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.
- 

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 AR-5A, Agricultural Ranchette District.
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against a blue background.