

APEX PAVERS INC. REZONING (A085-002)

Board of County Commissioners

Public Hearing

April 9, 2024

Brian Elam, PMP, Principal Planner





SE Al

SE Monterey Rd

SE Ra

SE Willoughby, Blv

SE Veterans Ave

B-1
Covenant #274 GC

B-1
Covenant #156 GC

B
B-1
A

B-1
Covenant #110 GC

B-1
Covenant #132 GC

B-1

A-1A
Covenant #274 GC

A-1A
Covenant #156 GC

A-1A

B-1
Covenant #185 GC

GC
Res 04-5.10

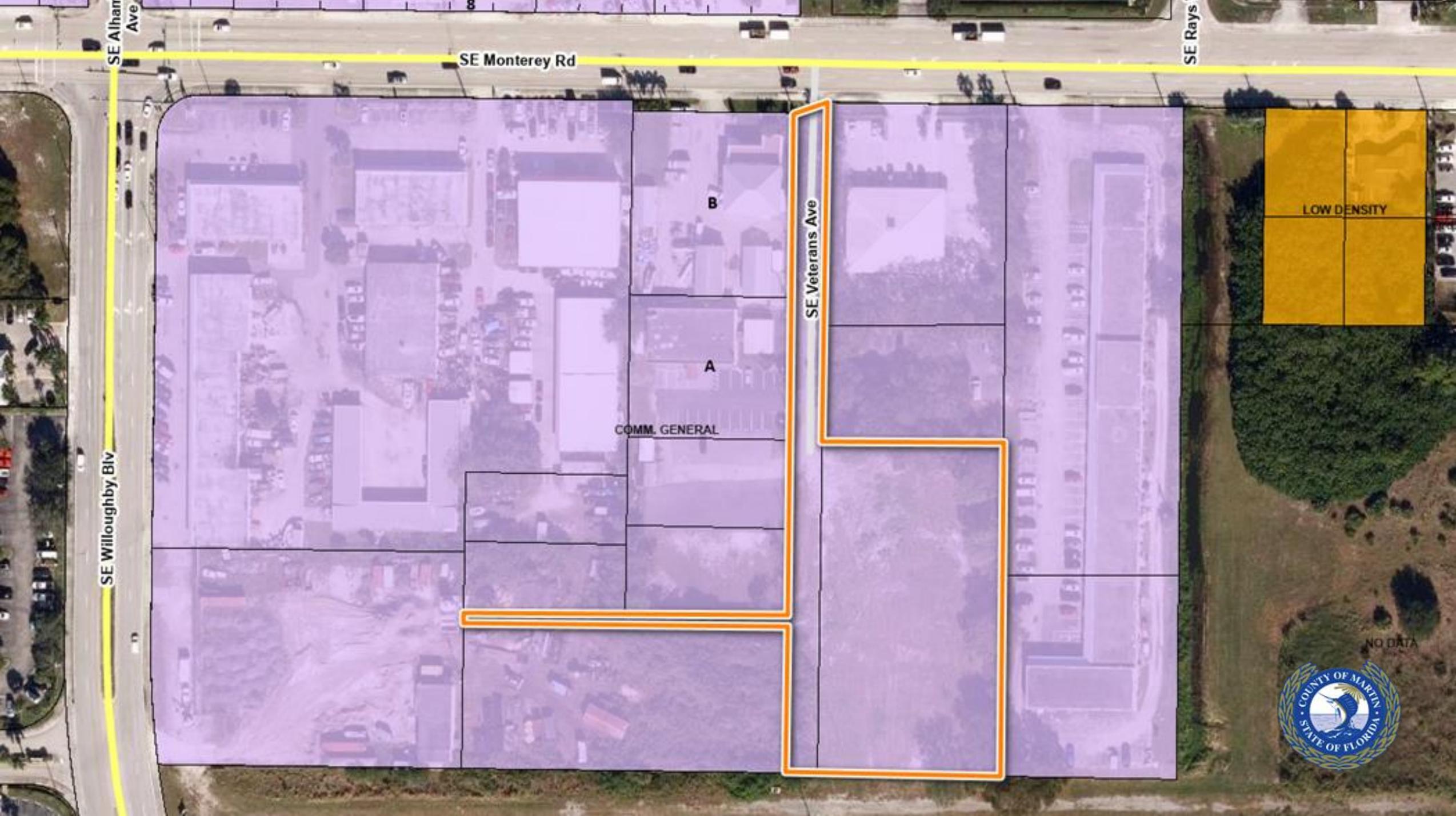
A-1A

A-1A

A-1A
Covenant #132 GC



STUART



SE Willoughby, Biv

SE Alham Ave

SE Monterey Rd

SE Rays

SE Veterans Ave

B

A

COMM. GENERAL

LOW DENSITY

NO DATA



▶ CATEGORY “A” ZONING OPTIONS

The current zoning districts on the property are A-1A, Agricultural District and B-1 Business District which are Category “C” districts in the current Article 3 zoning code. The A-1A, Agricultural District is inconsistent with the Commercial General future land use designation therefore, this request to rezone is considered mandatory.

There are two (2) standard Category “A” zoning districts available to implement the Commercial General land use policies of the Comprehensive Growth Management Plan (CGMP).

- CC, Community Commercial District
- 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	CC	10,000	80	--	20.00	50	30	30	--
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 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



► Local Planning Agency

This application was heard before the Local Planning Agency (LPA) on April 4, 2024.

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



► Review of Application

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



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

APEX PAVERS INC. REZONING

Applicant:	Apex Pavers Inc. (Ryan Figman)
Property Owner:	Apex Pavers Inc.
Agent for Applicant:	McCarthy Summers et.al. (Christen Spake, Esq.)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	A085-002
Record Number:	DEV2024020008
Report Number:	2024_0316_A085-002_DRT_STAFF_DRAFT
Application Received:	01/30/2024
Transmitted:	02/05/2024
Date of Report:	03/16/2024

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► Staff Recommendation

Staff recommends approval of the rezoning request by Apex Pavers 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 A-1A, Agricultural District and B-1, Business District to GC, General Commercial District.

THIS CONCLUDES THE PRESENTATION

Questions?

