

# *Martin County Fire Rescue Station #14 Rezoning*



**Applicant: Martin County Board of County Commissioners**

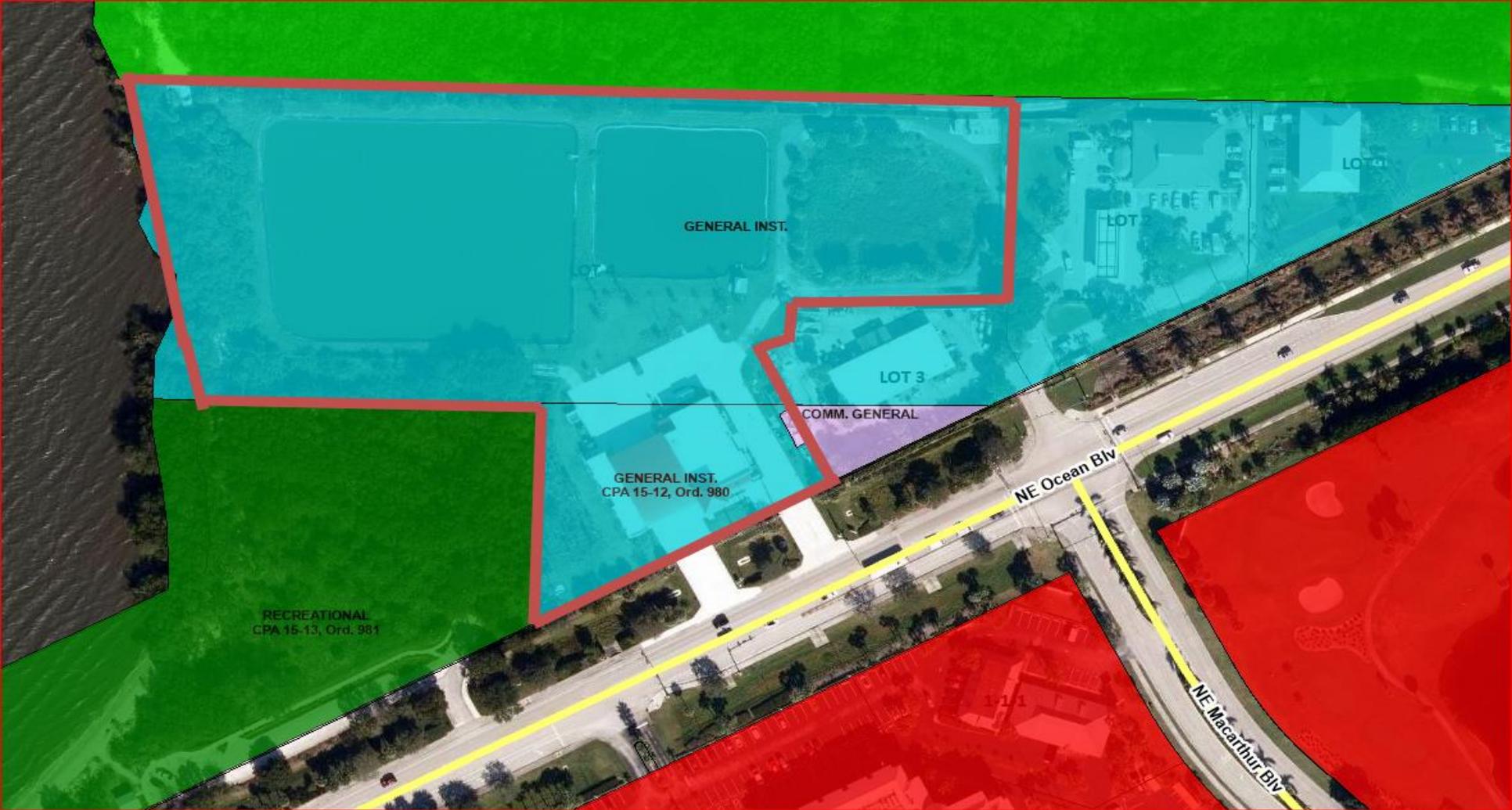
**Agent: Martin County Growth Management Department**



## *Martin County Fire Station Rezoning*

Location: north side of NE Ocean Blvd, 300 feet west of NE MacArthur Blvd, on Hutchison Island

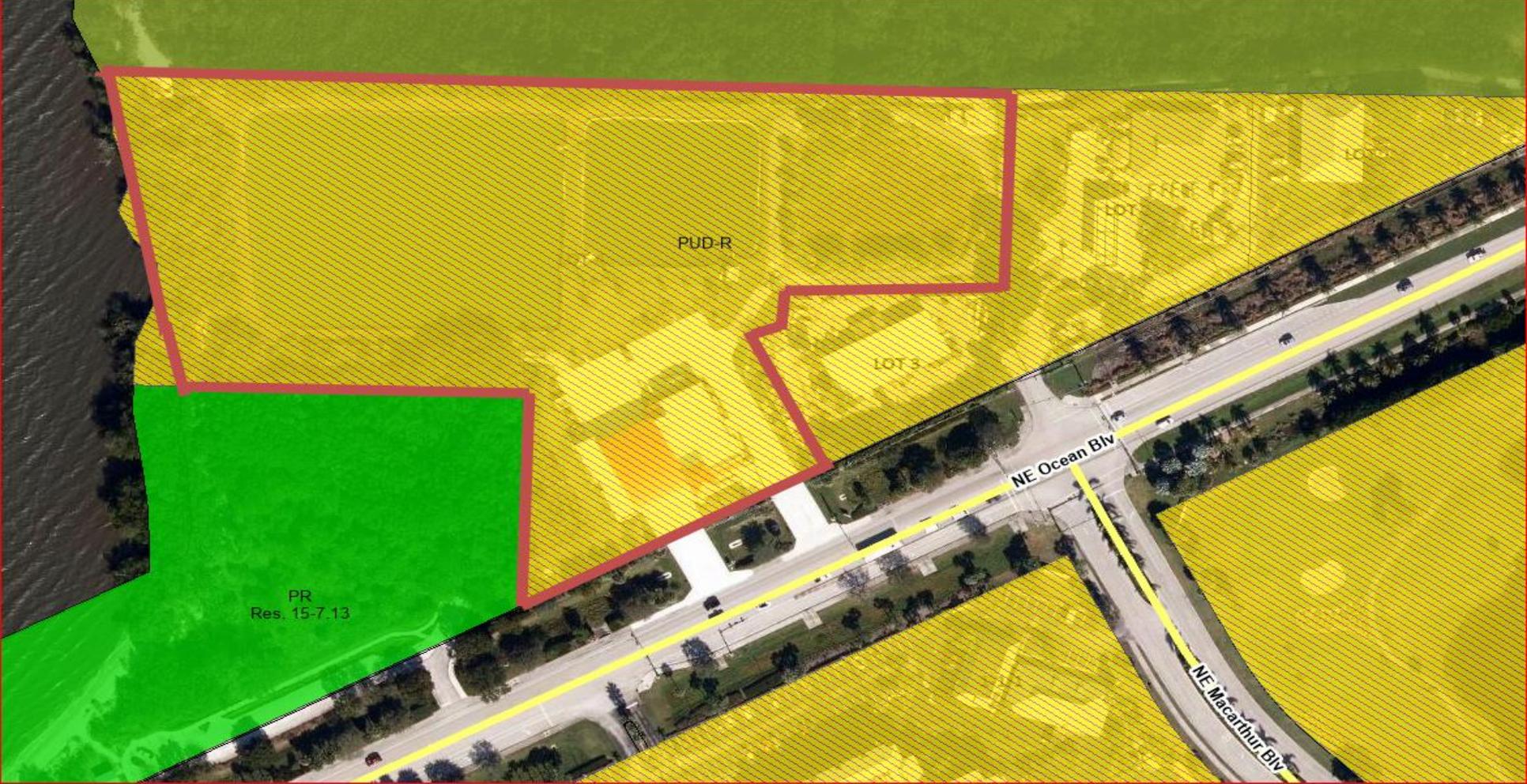
Size: 7.5 acres



## *Martin County Fire Station Rezoning*

# Land Use

**INSTITUTIONAL-GENERAL**



*Martin County Fire Station Rezoning*

Zoning

Current

PUD Planned Unit Development

Proposed

PS-1 Public Service

## *Martin County Fire Station Rezoning*

### Brief History of the Property

Indian River Plantation PUD was adopted in 1970's. 18 amendments to date.

PUD Is fully built out. Institutional Uses include the Sewerage Treatment Facility and Fire Rescue Station #14.

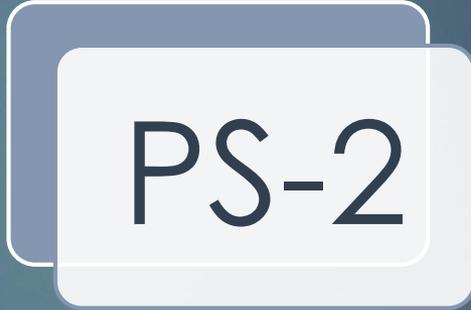
During final site plan approval of fire station, recommended property be rezoned to more consistent category.

# *Martin County Fire Station Rezoning*

## 3 Public Service Zoning Districts

A white rounded square with a blue shadow, containing the text "PS-1".

PS-1

A white rounded square with a blue shadow, containing the text "PS-2".

PS-2

A white rounded square with a blue shadow, containing the text "PAF".

PAF

# Martin County Fire Station Rezoning

## Permitted Uses In Public Service Districts

**TABLE 3.11.2**  
**PERMITTED USES - CATEGORY "A" NONRESIDENTIAL DISTRICTS**

USE CATEGORY	PS-1	PS-2
<i>Public and Institutional Uses</i>		
Administrative services, not-for-profit	P	P
Cemeteries, crematory operations, and columbaria		P
Community centers	P	P
<u>Correctional facilities</u>		P
Cultural or civic uses	P	P
Dredge spoil facilities		P
Educational institutions	P	P
Fairgrounds	P	P
Halfway houses		P
Hospitals	P	P
Neighborhood assisted residences with six (6) or fewer residents	P	P
Places of worship	P	P

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## Permitted Uses In Public Service Districts

USE CATEGORY	PS-1	PS-2
Post offices	P	P
Protective and emergency services	P	P
Public libraries	P	P
Public parks and recreation areas, active	P	P
Public parks and recreation areas, passive	P	P
Public vehicle storage and maintenance	P	P
Recycling drop-off centers	P	P
Residential care facilities	P	P
Solid waste disposal areas		P
Utilities	P	P
<i>Commercial and Business Uses</i>		
Commercial day care	P	P
Funeral homes	P	P
Golf courses	P	P
Golf driving ranges	P	P
Kennels, commercial		P
Marine education and research	P	P
Parking lots and garages	P	P
Shooting ranges, indoor	P	P
Shooting ranges, outdoor		P
Salvage yards		P
Yard trash processing		P

PS-1 (Public Service) permits the least intensive uses

# Development Requirements Public Service Districts

## DEVELOPMENT STANDARDS

- ❖ All Institutional development must meet all suitability and compatibility standards in the CGMP.
- ❖ Minimum open space requirement shall be 40 percent.
- ❖ The lot coverage, building coverage, and setback requirements **are the same** for PS-1 and PS-2.

Development standards are the same for both Public Service Districts

## *Martin County Fire Station Rezoning*

# Required Factors to Considered

**1.** Is the rezoning consistent with the Comp Plan and LDRs?

**2.** Is the proposed zoning compatible with surrounding areas?

**3.** Have changes in the area occurred? To what extent?

**4.** Would the proposed zoning change result in an increase demand on public facilities?

**5.** Would the dev be logical, timely, & orderly, maintain the value of existing property, & be an appropriate use of county resources?

**6.** Have facts presented by the public been considered?

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*Conclusions*

**Yes**

The PS-1 Zoning is consistent with the Comp Plan and the LDRs.

**Yes**

The site is compatible with the surrounding parcels.

**Yes**

Site is located inside the Primary Urban Service District.

**Yes**

The development pattern is well established.

# Martin County Fire Station Rezoning



## MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

### DRAFT STAFF REPORT

#### A. Application Information

### Martin County Fire Rescue Station #14 REZONING

Property Owner: Martin County  
Applicant: Martin County Fire Rescue Department, Chief Cianciulli  
Agent: Growth Management Department, Paul Schilling  
County Project Coordinator: Allison Rozek, Principal Planner  
Growth Management Director: Paul Schilling  
Project Number: I007-006  
Record Number: DEV2023040011  
Report Number: 2023\_0608\_I007-006\_Draft Staff Report  
Application Received: 05/02/2023  
Transmitted: 05/02/2023  
Staff Report: 06/08/2023  
LPA Meeting: 06/01/2023  
BOCC Meeting: 06/08/2023

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## Finding of Compliance

itions for Changing the Zoning Atlas) must demonstrate R(s) and the Code prior to approval by the decision maker.

participate in the development review process to ensure the new procedures have been met.

defined in Sections F, G, H, and I of this report. The current findings are as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Allison Rozek	288-5931	Comply
G	Development Review	Allison Rozek	288-5931	Comply
H	County Attorney	Elysse Elder	288-5925	Review On-Going
I	Adequate Public Facilities	Allison Rozek	288-5931	Exempt

Staff has reviewed this application for a change in the Zoning Atlas to an appropriate zoning classification and has determined that the application is consistent with the procedural requirements of Article 10 and complies with the provisions of Article 3. Therefore, staff **recommends approval**.

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**STAFF RECOMENDS**  
**THAT THE BOARD:**

- ❖ Move to receive and file the agenda item and all attachments, including the Staff Report, as Exhibit 1
- ❖ Move adopt the resolution to change the existing PUD zoning classification for the Martin County Fire Rescue Station #14 property to PS-1 (Public Service) including a Certificate of Public Facilities Exemption