FLORIDAYS MOBILE PARK, LLC

SUBDISTRICT CHANGE (S260-004)

Board of County Commissioners

January 28, 2025

Owner/Applicant: Floridays Mobile Park, LLC

Requested by: Engineering Design & Construction, Inc., Bradley Currie, AICP

Project Coordinator: John Sinnott, Senior Planner

SUBJECT SITE
SE Soundings Pl
SE Sailfish Cir
SE Woodwind St
SE Fairwinds Way
SE Alabama Pl
SE Jardin
SE Sandcastle C
SE Sando
SE Rohl Way
SE Page St
SE Fairchild Way
SE Mansion Ln
SE Porter Blv
SE Unnamed 010
SE Woodland St
SE Dixie Hwy
SE Federal Hwy
SE Sugar Pines Way
SE Rosemarie Ct
SE 4 Th
SE 3 Rd
SE 2 Nd
SE 1 St
SE Clubhouse Row
SE 4 Th Ave
SE Evergreen St
SE Surf St
SE Sand St
SE Woodland Rd
SE Sea Pines Cir
SE Sea Pines Cir
SE Stone
SE Church St

ZONING ATLAS

FUTURE LAND USE

CRA SUBDISTRICTS

FLORIDAYS MOBILE PARK, LLC

- Proposes to change from the current General Subdistrict to the Corridor Subdistrict.
- Recreational vehicle park is not a permitted use in the General Subdistrict.
- Applicant is seeking the change in order to establish recreational vehicle park as a permitted use on the site.
- The Corridor Subdistrict is intended to extend the pedestrian-oriented building types, frontages, and streetscapes along a major roadway.

CONSISTENCY WITH FUTURE LAND USE, SECTION 12.1.01.G

Table 12-1.03 - Consistency with Future Land Use

EXPAND

Future Land Use				
	CRA Center	CRA Neighborhood	Commercial Waterfront	Industrial
Subdistrict	Core	-	-	-
	Corridor	-	-	-
	Railroad Corridor	-	-	-
	General	General	-	-
	Mobile Home	Mobile Home	-	-
	-	Multifamily	-	-
	-	Detached	-	-
	-	Detached Limited	-	-
	-	Detached Estate	-	-
	-	-	Waterfront	-
	-	-	-	Industrial

DEVELOPMENT STANDARDS – SECTION 12.5.04

Subdistrict	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(Stories)	Min. Open Space (%)
General	5,000	50	10	60	30 / 2	20
Corridor	10,000	--	10	60	30 / 2	20

FLORIDAYS MOBILE PARK, LLC

- Conditions supporting the request:
  - The subject site's location along SE Federal Highway and SE Dixie Highway, which are classified as arterial roadways, is consistent with the goals of the Corridor Subdistrict.
  - The range of residential and non-residential uses permitted in the Corridor Subdistrict is compatible with the established pattern of development in this area of the Hobe Sound CRA.
  - The proposed change to the Corridor Subdistrict is consistent with the underlying CRA Center Future Land Use designation.

LOCAL PLANNING AGENCY

- This matter was heard before the LPA on January 16, 2025.
- The recommendation is presented to the Board.

REVIEW OF APPLICATION

- Development review staff have found the Floridays Mobile Park, LLC, application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.

STAFF RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board adopt the Ordinance amending Division 5, Hobe Sound, Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code, to change the CRA Subdistrict from General to Corridor on the subject site.