

**Board of County
Commissioners Meeting**

August 9th, 2022

**Brian Elam
Senior Planner**

**Faulkner – 4585 NE Ocean Blvd.
Rezoning (F112-003)**

LOCATION MAP



AERIAL PHOTOGRAPH (2021)



4585 NE Ocean Blvd., Hutchinson Island

FUTURE LAND USE MAP

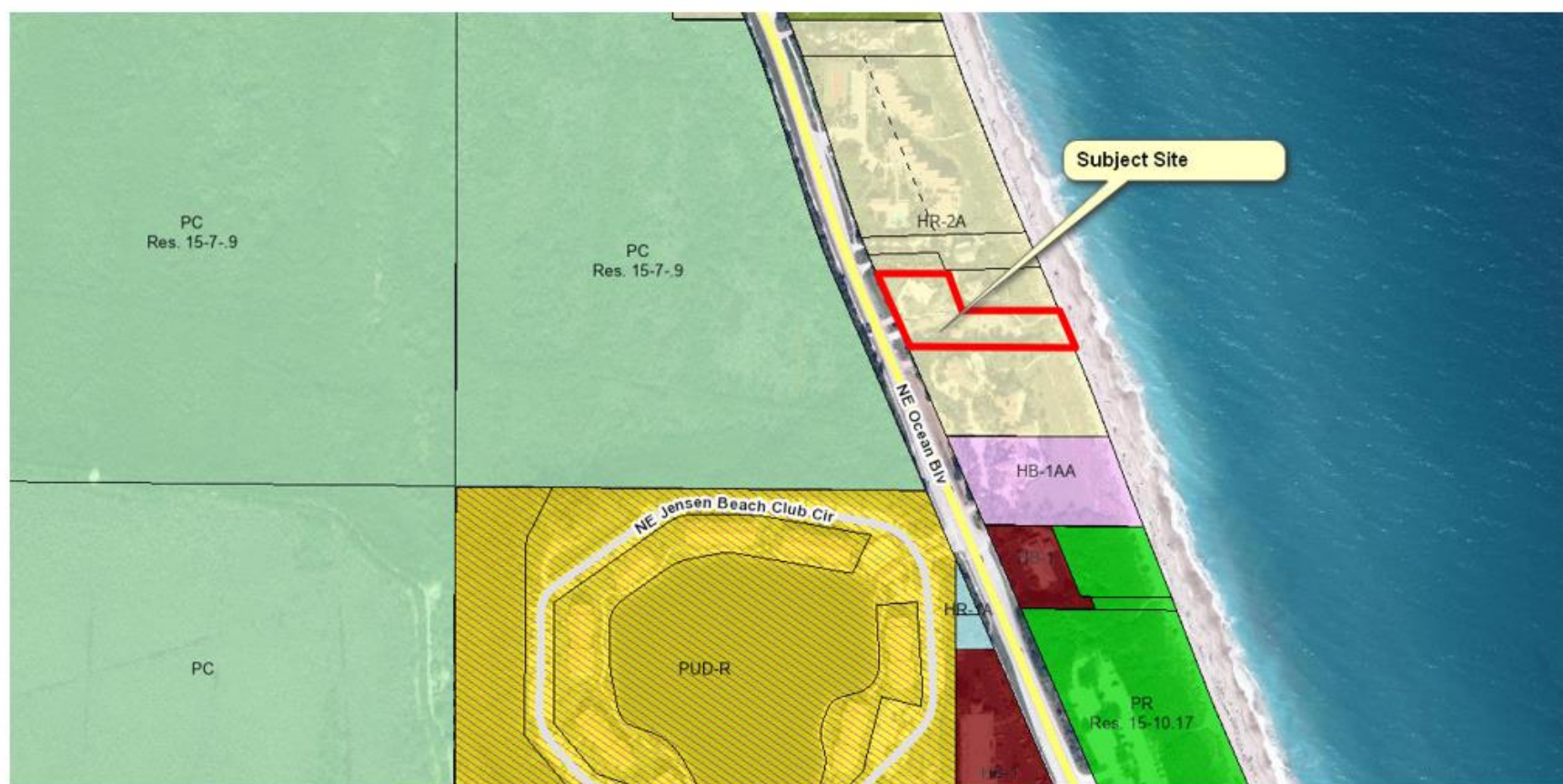


Future land use designations of abutting properties:

- To the north: Medium Density
- To the south: Medium Density
- To the east: Medium Density and Atlantic Ocean
- To the west: Conservation (across NE Ocean Blvd.)

Medium Density

ZONING ATLAS EXCERPT



Zoning district designations of abutting properties:

To the north: HR-2A, Multiple-Family Dwelling District

To the south: HR-2A, Multiple-Family Dwelling District

To the east: HR-2A, Multiple-Family Dwelling District and Atlantic Ocean

To the west: PC, Public Conservation District

HR-2A, Multiple-Family Dwelling District

CATEGORY “A” ZONING OPTIONS

The current zoning district on the property is HR-2A, Multiple-Family Dwelling District a Category “C” district in the current Article 3 zoning code. The district is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

There are four standard zoning districts available to implement the Medium Density land use policies of the CGMP which is:

- (RS-6) Medium Density Residential District
 - (RS-8) Medium Density Residential District
 - (RM-6) Medium Density Residential District
 - (RM-8) Medium Density Residential District
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- PUD Zoning is also an option

DEVELOPMENT STANDARDS

(Excerpt from LDR, Table 3.12.1 (2021))

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	RS-6	7,500	50	6.00			40	50	
A	RS-8	5,500	50	8.00			40	50	
A	RM-6	7,500(h)	50(h)	6.00			40	50	
A	RM-8	5,500(h)	50(h)	8.00(d)			40	50	
C	HR-1	10,000	100	(a)			35	30	

(Excerpt from LDR, Table 3.12.2 (2021))

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	RS-6	25	25	25	25	10	20	30	40	10	10	20	30
A	RS-8	25	25	25	25	10	20	20	30	5	5	10	20
A	RM-6	25	25	25	25	10	20	30	40	10	10	20	30
A	RM-8	25	25	25	25	10	20	30	40	10	10	20	30
C	HR-2A	50	60	70	80	25	25	35	45	20	20	30	40

STAFF RECOMMENDATION

Staff has concluded the requested RS-6, Medium Density Residential District is an appropriate zoning district with respect to the application of the goals, objectives and policies of Martin Counties Comprehensive Growth Management Plan, Land Development Regulations, and County Codes.

1. Staff recommends the Board move to receive and file the agenda item and the staff report as Exhibit 1.
2. Staff recommends the Board approve the request to rezone from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District.

THIS CONCLUDES THE PRESENTATION

Questions?