

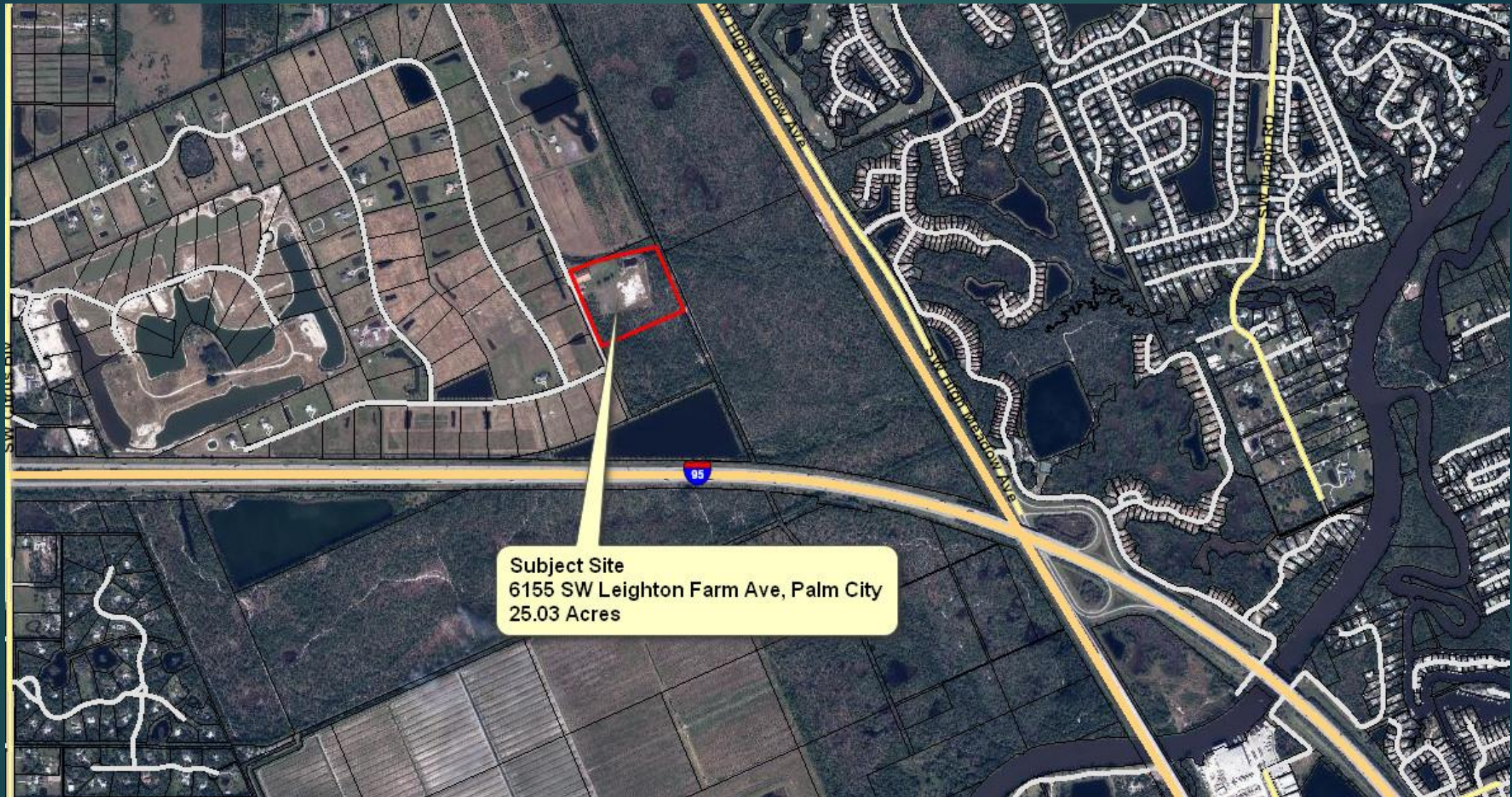
**Board of County
Commissioners Meeting**

August 9th, 2022

**Brian Elam
Senior Planner**

Trinidad and 3 Bagels LLC Rezoning (T146-002)

LOCATION MAP



AERIAL PHOTOGRAPH (2021)



6155 SW Leighton Farm Ave., Palm City

FUTURE LAND USE MAP



Future land use designations of abutting properties:

To the north: Agricultural Ranchette
To the south: Agricultural Ranchette
To the east: Agricultural Ranchette
To the west: Agricultural Ranchette

Agricultural Ranchette

ZONING ATLAS EXCERPT



Zoning district designations of abutting properties:

- To the north: A-2, Agricultural District
- To the south: A-2, Agricultural District
- To the east: A-2, Agricultural District
- To the west: AR-5A, Agricultural Ranchette

A-2, Agricultural District

CATEGORY “A” ZONING OPTIONS

The current zoning district on the property is A-2, Agricultural 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 two standard zoning districts available to implement the Agricultural Ranchette land use policies of the CGMP which is:

- (AR-5A) Agricultural Ranchette District
- (AR-10A) Agricultural Ranchette District
- 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	AR-5A	5 acres	300	0.20	—	—	30	50	
A	AR-10A	10 acres	300	0.10			30	50	
C	A-2	≥5, ≥20 acres	—	0.05	—	—	40	50	

(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	AR-5A	40	40	40	40	40	40	40	40	40	40	40	40
A	AR-10A	40	40	40	40	40	40	40	40	40	40	40	40
C	A-2	25	25	25	25	25	25	25	25	25	25	25	25



STAFF RECOMMENDATION

Staff has concluded the requested AR-5A, Agricultural Ranchette 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 A-2, Agricultural District to AR-5A, Agricultural Ranchette District.

THIS CONCLUDES THE PRESENTATION

Questions?