

Board of County Commissioners  
June 20, 2023

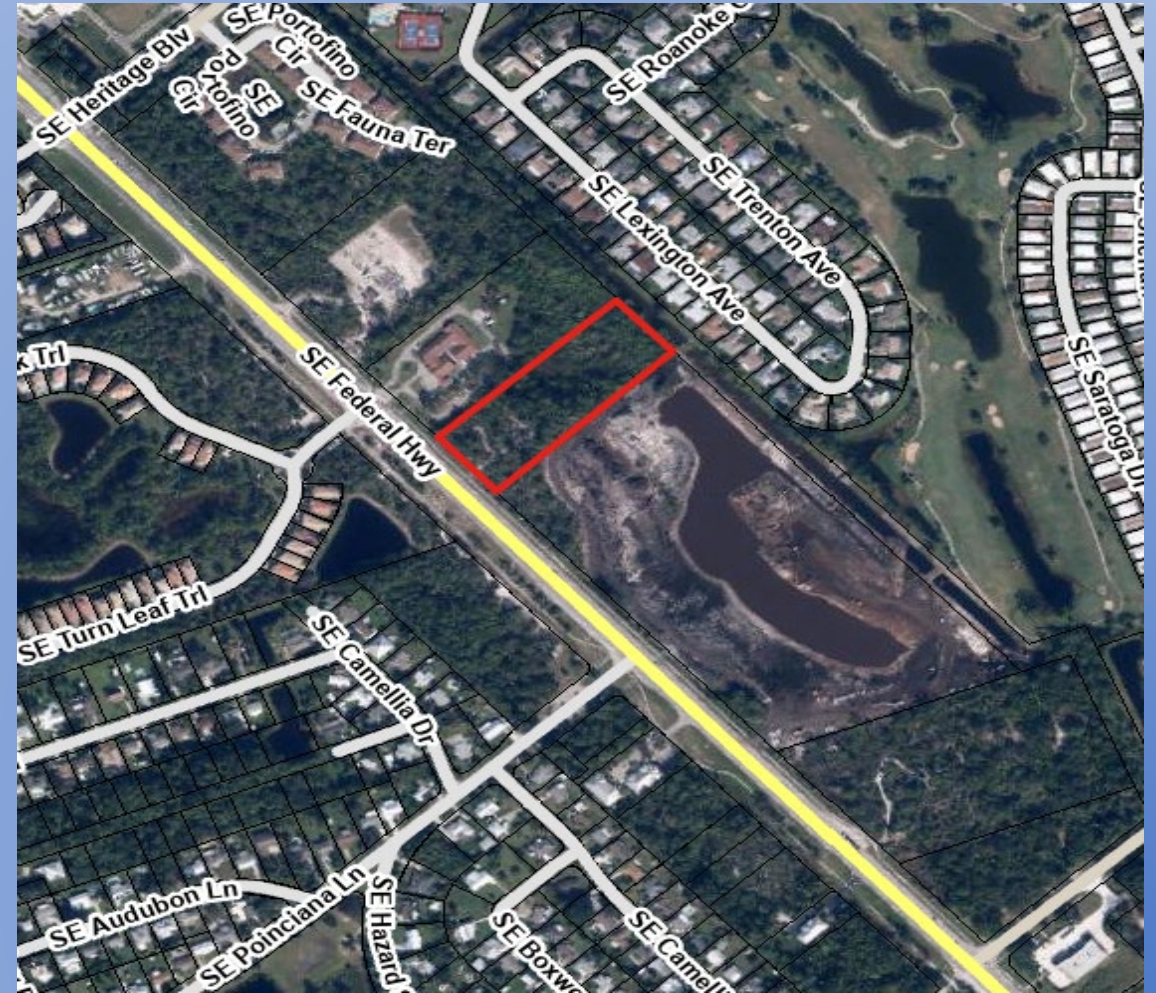
Daphne Schaub  
Senior Planner

Hobe Sound Storage

East Side of S.E. Federal Highway  
South of S.E. Heritage Boulevard  
North of S.E. Poinciana Lane

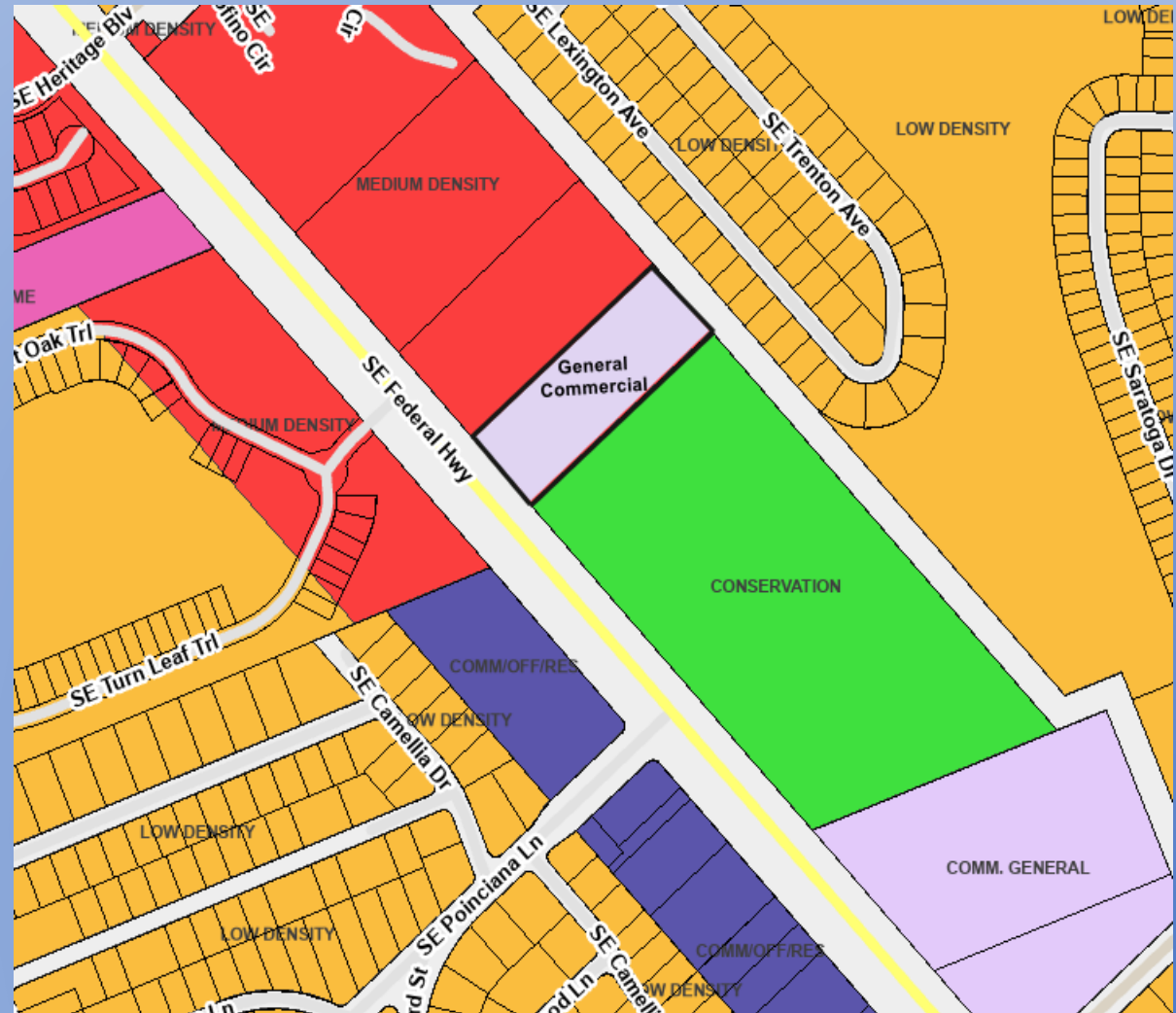
# Adjacent Development

| Adjacent Development |  |
|----------------------|--|
| To the north:        | Bethel Lutheran Church                                     |
| To the south:        | Martin County Conservation Land                            |
| To the east:         | Heritage Ridge North PUD-R<br>(Across 80' Drainage ROW)    |
| To the west:         | Pastelle PUD-R (The Oaks (Across<br>S.E. Federal Highway)) |



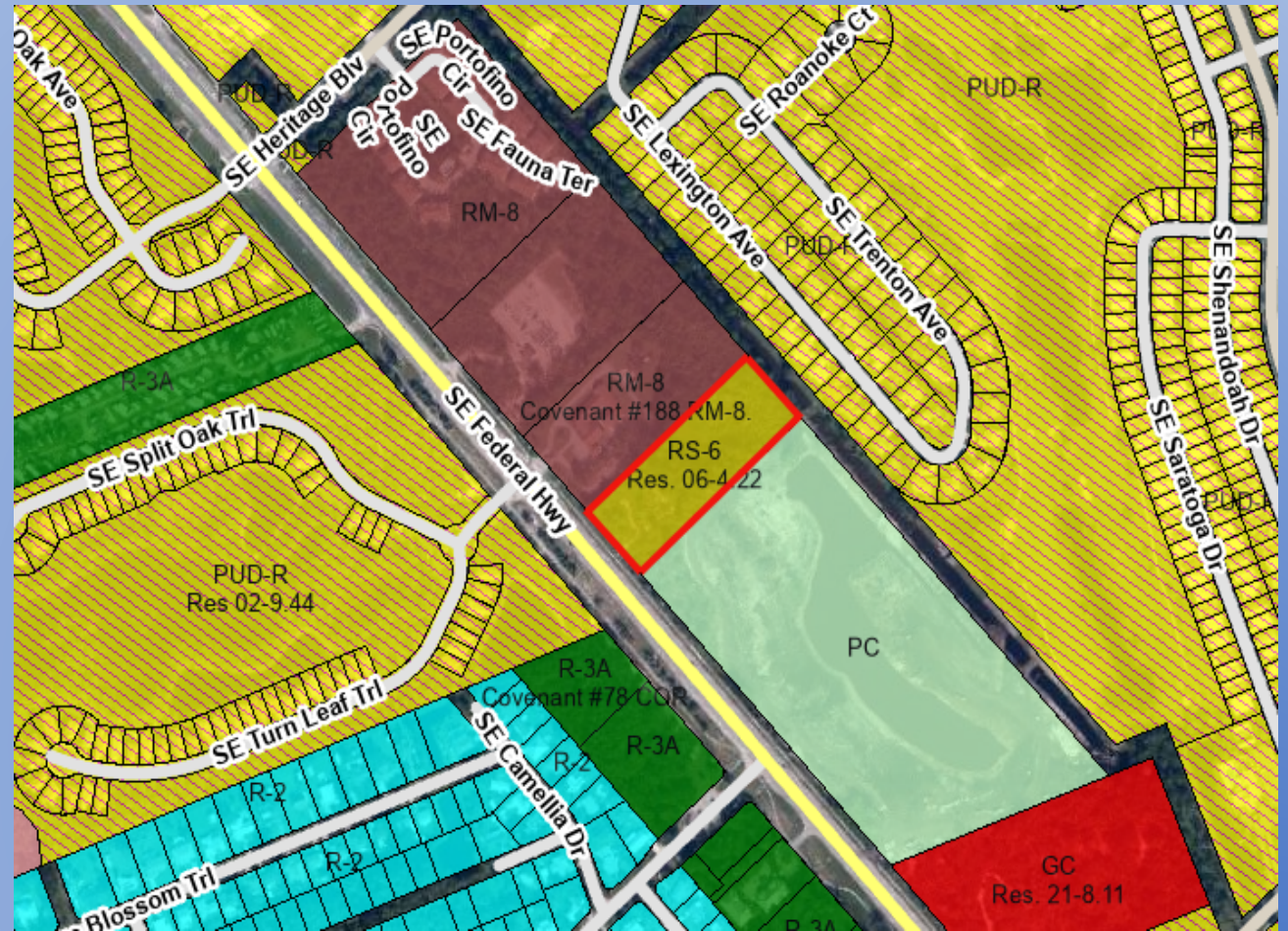
# FUTURE LAND USE MAP

| Future Land Use Designations of Abutting Properties |  |
|---|--|
| To the north:                                       | Medium Density Residential                       |
| To the south:                                       | Conservation                                     |
| To the east:  | Low Density Residential                          |
| To the west:  | Medium Density and Commercial Office Residential |



# ZONING ATLAS EXCERPT

| Zoning District Designations of Abutting Properties |   |
|---|---|
| To the north:                                       | RM-8, Medium Density Residential (Bethel Lutheran Church) |
| To the south:                                       | PC, Public Conservation (Martin County)                   |
| To the east:  | PUD-R (Heritage Ridge)                                    |
| To the west:  | PUD-R (The Oaks)  |



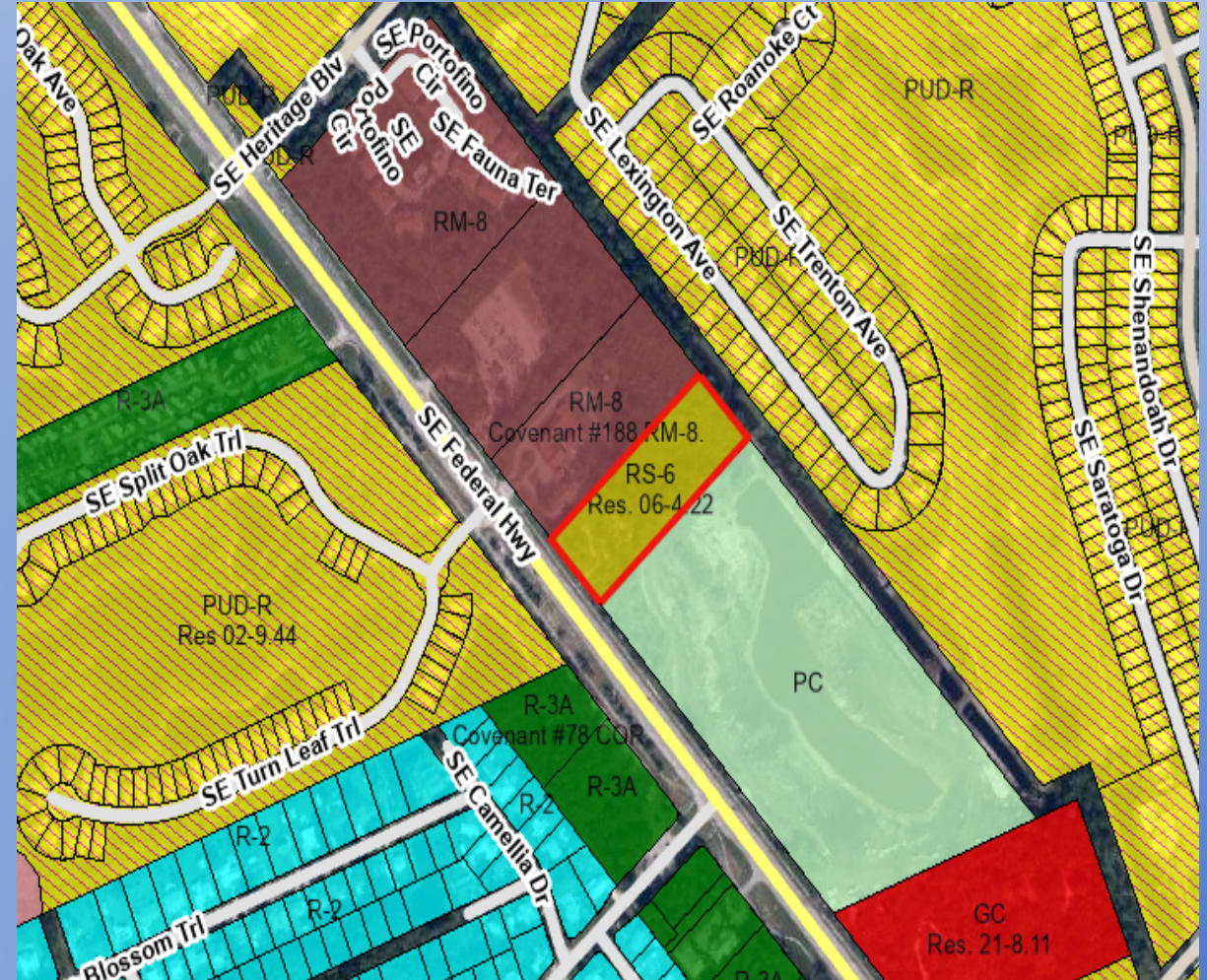
# CATEGORY “A” ZONING OPTIONS

The Property is zoned RS-6 (Medium Density Residential)

The proposed amendment to the County Zoning Atlas is to change from the RS-6, Medium Density Residential to General Commercial (GC)

There are two “standard” zoning districts that implement the General Commercial future land use designation, the CC, Community Commercial, and the GC, General Commercial, districts

The applicant has requested the GC, General Commercial District



## 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                                     | CC              | 10,000                  | 80                  | —                       | 20.00                    | 50                         | 30                         | 30                  | —                     |
| A                                     | GC              | 10,000                  | 80                  | —                       | 20.00                    | 60                         | 40                         | 20                  | —                     |

| Excerpt from LDR Table 3.12.2 (2021) |                 |                      |    |    |    |                     |    |    |    |                     |    |    |    |
|--------------------------------------|-----------------|----------------------|----|----|----|---------------------|----|----|----|---------------------|----|----|----|
| Category                             |                 | Front/by story (ft.) |    |    |    | Rear/by story (ft.) |    |    |    | Side/by story (ft.) |    |    |    |
|                                      | Zoning District | 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 |

# STAFF RECOMMENDATION

Staff concluded the requested GC, General Commercial District is an appropriate zoning district with respect to the application of the goals, objectives and policies of Martin County's Comprehensive Growth Management Plan, Land Development Regulations, and County Codes.

1. The GC zoning district, requested by the applicant, implements the General Commercial future land use designation assigned to this property on the Future Land Use Map. Staff recommends approval.

THIS CONCLUDES THE PRESENTATION

Questions?