



**Impedance Baile, LLC
Ancillary Retail Request
June 10, 2020**

Gentile Glas Holloway O'Mahoney & Associates, Inc. as agent for Impedance Baile, LLC is requesting review and approval of an ancillary retail use to be included in the proposed 11,000 square foot office. The parcel is referenced by Lots 1-4 together with ½ of the vacated road adjacent to the property, as recorded in the Plat of Lake Haven, recorded in Plat Book 3, Page 103. The subject site is approximately 1.10 acres and is located on the east side of SW Kanner Highway (State Road 76) in Martin County Florida.

On March 2, 2020 the Board of County Commissioners approved the Mandatory Rezoning change from B-1, Business District (category "C") zoning district designation to COR-1, Commercial/Office/Residential District (category A). This request is consistent with the Commercial/Office/Residential Future Land Use and would be consistent with adjacent existing and proposed uses.

Section 3.56.1 - Ancillary Retail

Ancillary retail uses may be permitted in any COR zoning district as follows:

- Section 3.56.1.A – ancillary retail uses are limited to general restaurants, convenience restaurants, commercial day care, limited retail sales and services, which area conducted in conjunction with a residential development, office development or mix of residential and office uses:

Response: The proposed ancillary retail use is being proposed to provide for a 750 square feet of accessory food/convenience sales.

- Section 3.56.1B - the accessory retail use shall be located within the same building as the principal use permitted within the zoning district.

Response: The 750 square feet is within the proposed 11,000 square foot office building.

- Section 3.56.1.C - the building containing the principal use shall have a minimum of 10,000 square feet of gross floor area devoted to the principal use.

Response: the proposed office building is 11,000 square feet including the 750 square feet of accessory food/convenience sales.

- Section 3.56.1.D - the accessory retail use shall occupy no more than ten percent of the gross floor area of the overall project.

Response: The maximum allowable ancillary retail is limited to 1,100 square feet (10%) of the proposed building. Proposed is a 750 square foot area for accessory food/convenience sales.

- Section 3.56.1.E – signs advertising an ancillary retail use shall not exceed 20 square feet in total area per business and shall not be illuminated.

Response: Comment noted.

- Section 3.56.1.F – proposed ancillary retail uses shall be reviewed at a public meeting by the Local Planning Agency. The Local Planning Agency shall make a recommendation to the Board of County Commissioners as to the appropriateness of the proposed use at the proposed location. At a minimum, the Local Planning Agency shall determine whether the principal use meets the buffer yard requirements of Article 4, Division 15, of the Land Development Regulations.

Response: Comment noted.

- Section 3.56.1.G – proposed ancillary retail uses shall be reviewed at a public meeting by the Board of County Commissioners. The Board of County Commissioners shall review the recommendation of the Local Planning Agency and approve, approve with modifications or deny the request for the proposed ancillary retail use. Where the proposed ancillary retail use is part of a standard development, minor development or other application that does not require final action by the Board of County Commissions has made a determination as to the proposed ancillary retail use in accordance with this subsection.

Response: Comment noted.

Land Use and Zoning

The current Future Land Use Designation is Commercial/Office Residential Land Use with a Zoning District as indicated above COR-1 - Commercial/Office/Residential District (category A).

Adjacent Zoning Districts:

The properties surrounding the subject property are primarily commercial with some established single family units to the east separated by approximately 2.82 acres of lake area; the west side is bordered by Kanner Highway; vacant commercial lots immediately

abutting the property to the south and established commercial properties further south and west.; to the north is green space and SE Southwood Trail;

- **North:** Existing Use: green space then SE Southwood Trail
- **South:** Existing Use: Vacant Commercial
Future Land Use: Commercial/Office Residential
Zoning District Designation: Commercial/Office Residential - COR-2
- **East:** Existing Use: existing lake and then single family residential – Lake Haven
Future Land Use: Low Density Residential
Zoning District Designation: R-3A, Liberal Multiple Family (Category C)
- **West:** Existing Use: South Kanner Highway (SR 76)

Access:

Access to the site will be from SW Kanner Highway.

Conclusion

On behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request review of the Minor Final Site Plan application. The project managers at Gentile Glas Holloway O'Mahoney & Associates will be Daniel Siemsen and Patricia Lentini.