

*Analysis of the impact on the Redevelopment Zoning Districts
of minimum required separation between certain institutional uses
and the sale of alcoholic beverages for on-site consumption
in the Redevelopment Zoning Districts*

The text for each CRA is followed by illustrations for that CRA. Since redevelopment zoning codes were first adopted for the Jensen Beach CRA, in 2001, its code has provided that no separation requirements between places of worship and any other use would apply in the Jensen Beach CRA. That provision was carried forward into Article 12, Division 2, Martin County Land Development Regulations. Therefore, Jensen Beach is not analyzed here.

The text considers only areas where a potential conflict is caused by the separation requirement and the variety of uses that would otherwise be permitted and desired in nearby subdistricts. If the graphic showing a protected use and the minimum separation requirement raises no issue, it is not discussed in the text.

Several store front churches were identified. CRA staff questioned whether some of them are still open and active, but they remain in the review.

I. HOBE SOUND CRA

1. 500 feet from the Pine School property, located outside the CRA, encompasses areas within the General Subdistrict on both sides of Federal Highway and on Bridge Road. Figure C.
2. 500 feet from St. Christopher's School and 300 feet from St. Christopher's Church encompasses land within the Core and General Subdistricts. Because the St. Christopher facilities are all on one parcel, it is possible the 500-foot minimum distance applicable to schools would apply to the entire parcel. Figure D.
3. The Hobe Sound Christian Academy on SE Gomez St., outside the CRA, is within 500 feet of the Core Subdistrict. Figure E.
4. The St. John Chrysostom Greek Orthodox church is itself in the General Subdistrict and 500 feet stretches into the Corridor Subdistrict north of Rohl Way. Figure F.
5. In His Love Ministries, a storefront church, is in the General Subdistrict. Figure G.
6. Several parcels on Federal Highway in the General or Corridor Subdistrict are located within 300 feet of Doc Myers Park. Figure H.

Figure A. Mt. Olive Missionary Baptist, New Allen Temple Church,
St. Matthew Primitive Baptist (Banner Lake)



Fig. B. Hobe Sound Presbyterian Church and Zeus Park

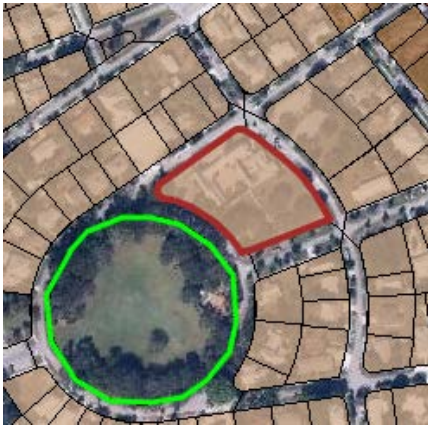


Fig. C. The Pine School



Fig. D. St. Christopher's Church and School

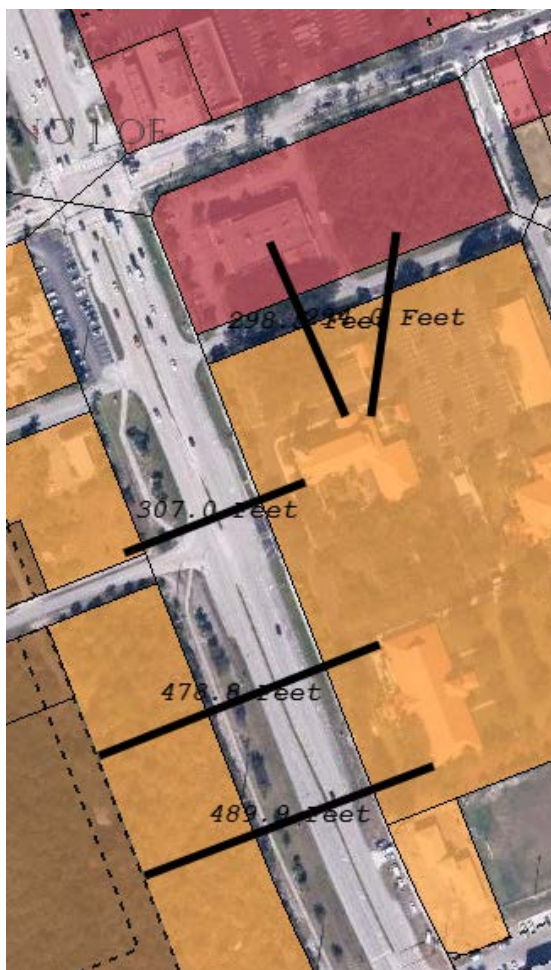


Fig. E. Hobe Sound Elementary School and Christian Academy (1-12th grade school)



Figure F. St. John Chrysostom Greek Orthodox church

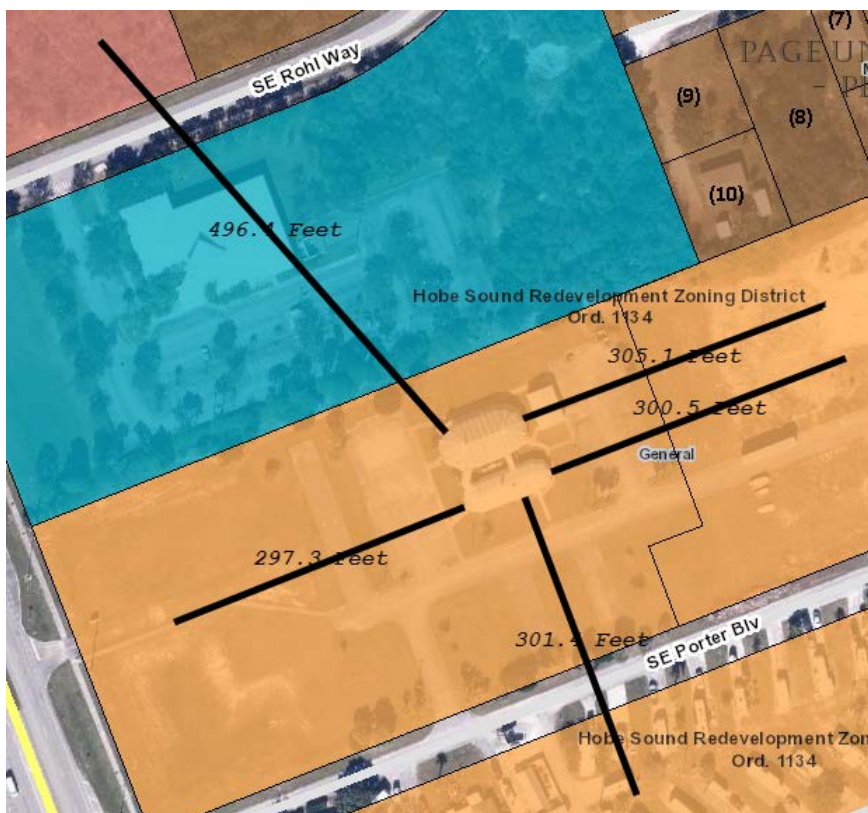


Figure G. In His Love Church Ministries
(store front church on Fed. Hwy. and SE Fairchild Way)

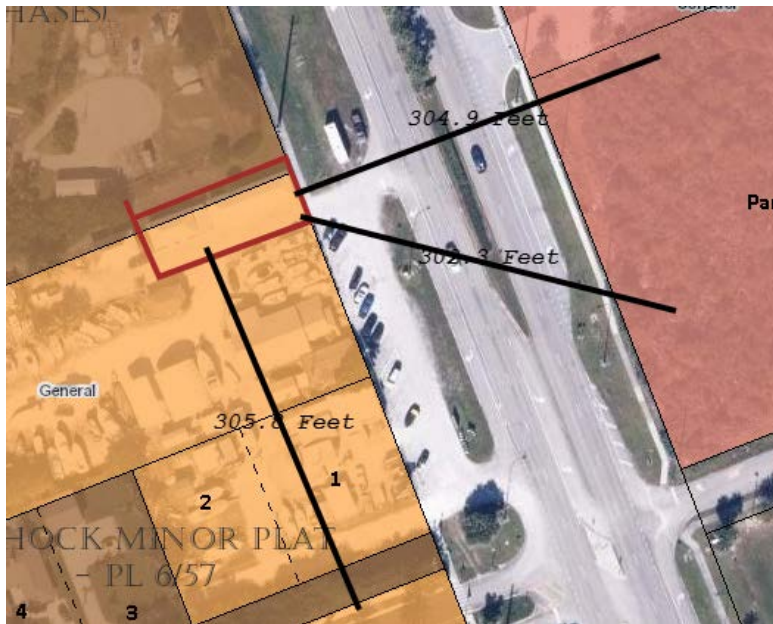


Figure H. "Doc" Myers Park.



II. PORT SALERNO

1. The Port Salerno Church of God is located on Cove Road and 300 feet encompasses substantial areas in the General Subdistrict on Cove Road. Figure J.
2. 300 feet from St. Luke's Episcopal Church encompasses land in the General Subdistrict. Figure K.
3. Salerno Southern Methodist Church, on SE Ebbtide, between Salerno Road and Seaward, borders land in the Core and General Subdistricts. Figure L

Figure I. Murray Middle School and nearby playground

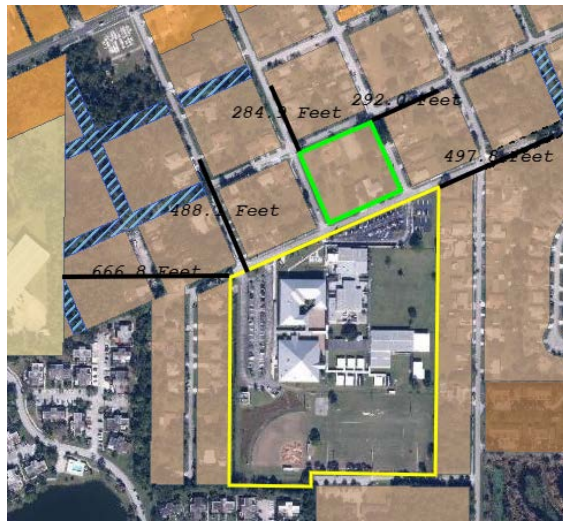


Figure J. Port Salerno Church of God



Figure K. St. Luke's Episcopal Church of Port Salerno

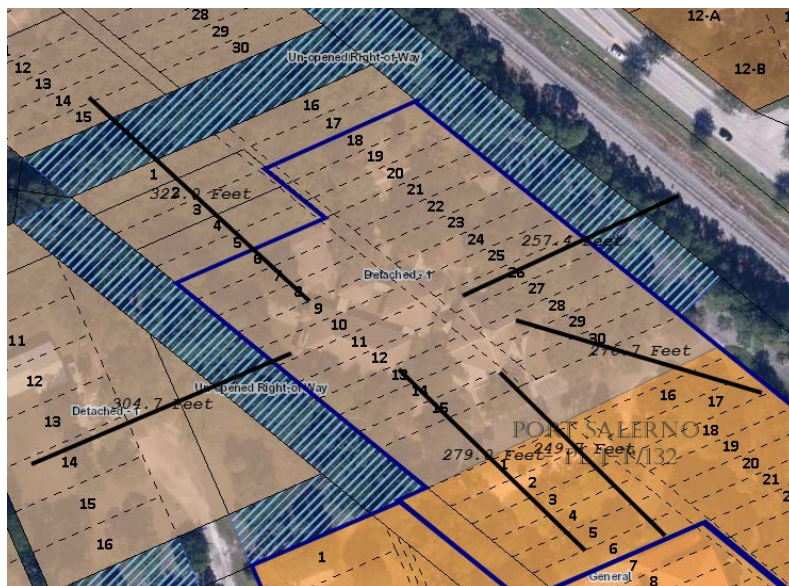


Figure L. Salerno Southern Methodist Church

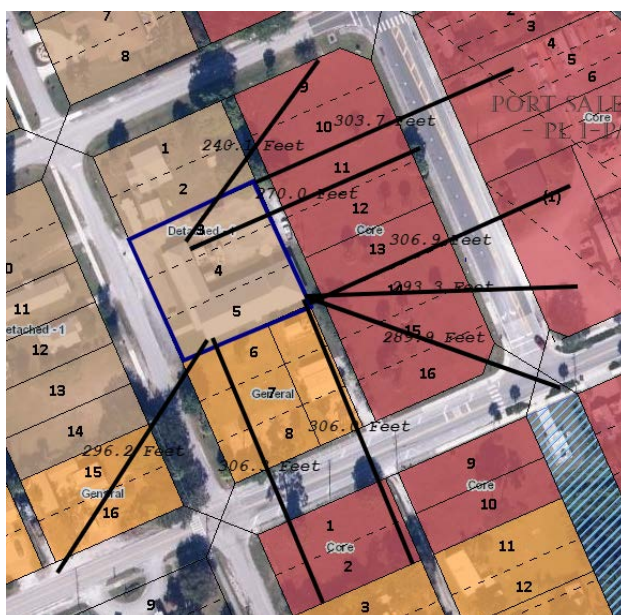


Figure M. Iglesia Lugares Celestiales and First Baptist Church of Port Salerno – more than 300 feet outside of the CRA

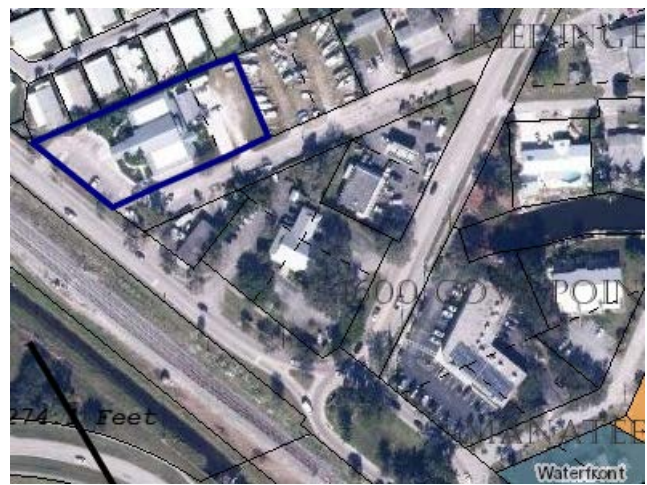


Figure N. Port Salerno Elementary School and Wojcieszak Park



III. GOLDEN GATE

1. 300 feet from Lamar Howard Park encompasses nearby areas in the General and Corridor Subdistrict. Figure O.
2. Iglesia Adventista del Séptimo Dia de Stuart, on Fairmount Street, is located in a storefront in the Corridor Subdistrict and a 300-ft. radius encompasses land in the General and Corridor Subdistricts. Figure P.
3. Iglesia de Dios Penticosta, on Hawthorne, is in the General Subdistrict and the 300-ft distance encompasses areas in the Corridor Subdistrict. Figure Q.
4. 300 feet from Ministerios Emmanuel encompasses land in the Industrial Subdistrict. Figure R.
5. Iglesia Cristiana Restauracion Misionera, a storefront church located at 2838 SE Iris Street, is located in the Corridor subdistrict and the 300-foot distances encompasses land in the Industrial and Corridor Subdistricts. Figure S.

Figure O. Lamar Howard Park



Figure P. Iglesia Adventista del Séptimo Dia de Stuart
(storefront church at 2770 SE Fairmount)



Figure Q. Iglesia de Dios Penticosta (2895 SE Hawthorne)

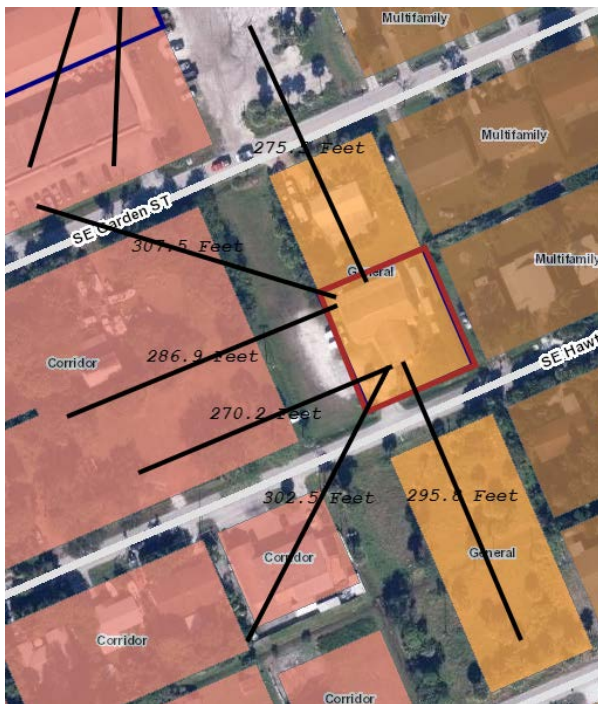


Figure R. Ministerios Emmanuel (store front church at 2220 SE Indian St.)

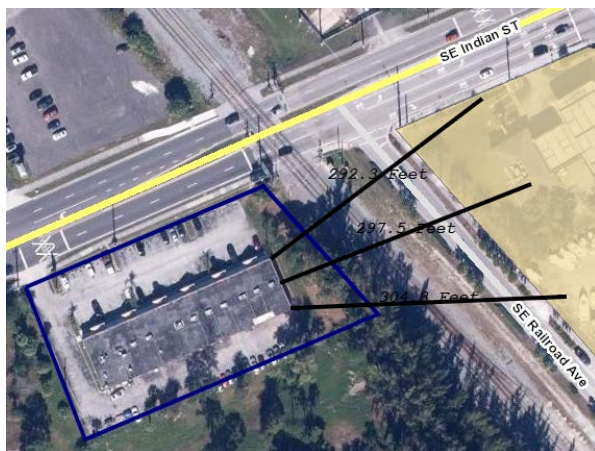


Figure S. Iglesia Cristiana Restauracion Misionera Storefront church at 2838 SE Iris St.)



IV. OLD PALM CITY

1. The 500-ft. distance from Palm City Elementary School encompasses land in the Industrial and Corridor Subdistricts. Figure U.
2. 300 feet from Jock Leighton Park encompasses land on Martin Hwy. and Mapp Road in the Core Subdistrict. Figure W.
3. 300 feet from Charlie Leighton Park encompasses land on Martin Downs Blvd. in the Core Subdistrict. Figure X.
4. Land in the Core Subdistrict on Martin Downs Blvd. is within 300 feet of Immanuel Lutheran Church of Palm City. Figure Y.
5. Crossroads Community Church on SW 34th Street is adjacent to Core Subdistrict and the 300-ft distance separation impacts several parcels. Figure Z.

Figure U. Palm City Elementary School



Figure V. Coastal Life Church



Figure W. Jock Leighton Park

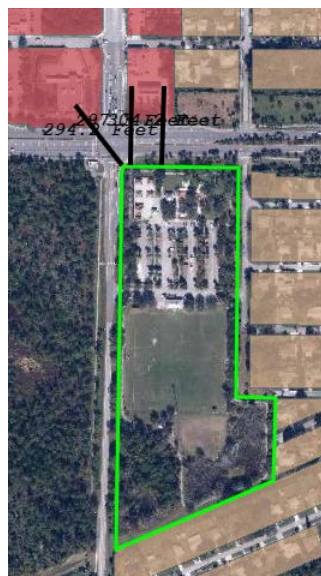


Figure X. Charlie Leighton Park



Figure Y. Immanuel Lutheran Church of Palm City



Figure Z. Crossroads Community Church



V. RIO

1. The 300-ft. distance from the boundary of Langford Park encompasses substantial parcels in the Corridor Subdistrict along Dixie Hwy. Figure BB.
2. The land area within 300 feet of Martin County Baptist Church includes areas in the Corridor Subdistrict. Figure BB.

Figure AA. Treasure Coast Community Church and Rio Nature Park



Figure BB. Langford Park, Martin County Baptist Church and Soaring Faith Ministries

