

*Analysis of the impact on the Redevelopment Zoning Districts
of minimum required separation between residential zoning districts
and subdistricts and the sale of alcoholic beverages
for on-site consumption in the Redevelopment Zoning Districts*

Sec. 5.3.D. Martin County Code of General Ordinances, prohibits the sale of alcoholic beverages for on-premises consumption within 50 feet of *any residential district or dwelling*. The Article 12 zoning subdistricts characterized as “residential” include Detached, Detached-Limited, Detached-Estate, Multifamily, and Mobile Home.

When a *dwelling* triggers the required separation, the distance is measured from the residential building to the building of the licensed premises. When a *residential district* triggers the separation requirement, the distance is measured from the zoning district boundary to the building of the licensed premises.

The following screenshots of the CRA Regulating Plans illustrate roughly the impact of the prohibition on the sale of alcoholic beverages for on-site consumption within 50 feet of a residential district or a dwelling. The darker shaded areas represent an area in a subdistrict where the sale of alcohol for on-premises consumption is reasonably anticipated and also within 50 feet of a residential district.

I. HOBE SOUND

Fig. A. Core subdistrict along Bridge Road corridor

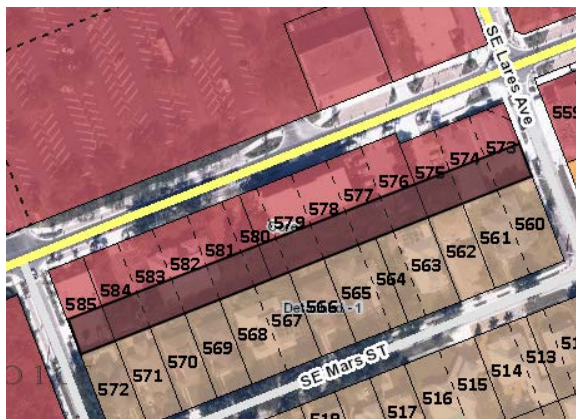


Fig. B. Core subdistrict, some general subdistrict and Railroad Corridor subdistrict along SE Dixie Highway, south of Bridge Road



Fig. C. Federal Highway,
General subdistrict
south of Bridge Rd.



Fig. D. Fed. Hwy, east side
Multifamily, Corridor and General



Fig. E. Federal Hwy.
Multifamily & General



Fig. F. Federal Hwy, north of Church St.
Mobile Home subdistrict meets Corridor
and General subdistricts

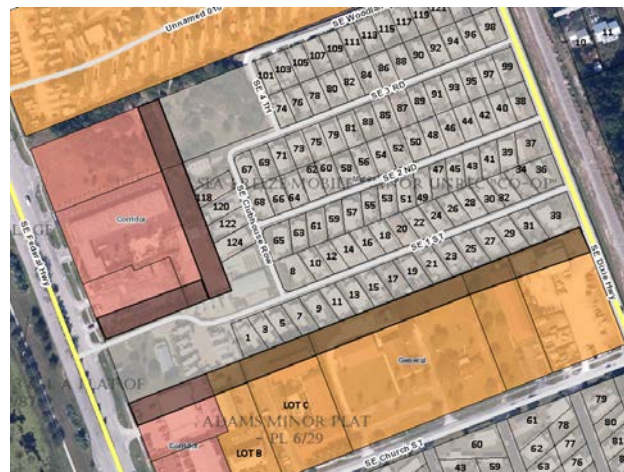


Fig. G. Fed. Hwy,
Pettway to Rohl Way



Fig. H. Fed. Hwy, east side, north of Pettway



Fig. I. Fed. Hwy, opposite Rohl Way



Fig. J. Fed. Hwy, east side.



Fig. K. Federal Hwy corridor



II. PORT SALERNO

Fig. A. Salerno Road Corridor

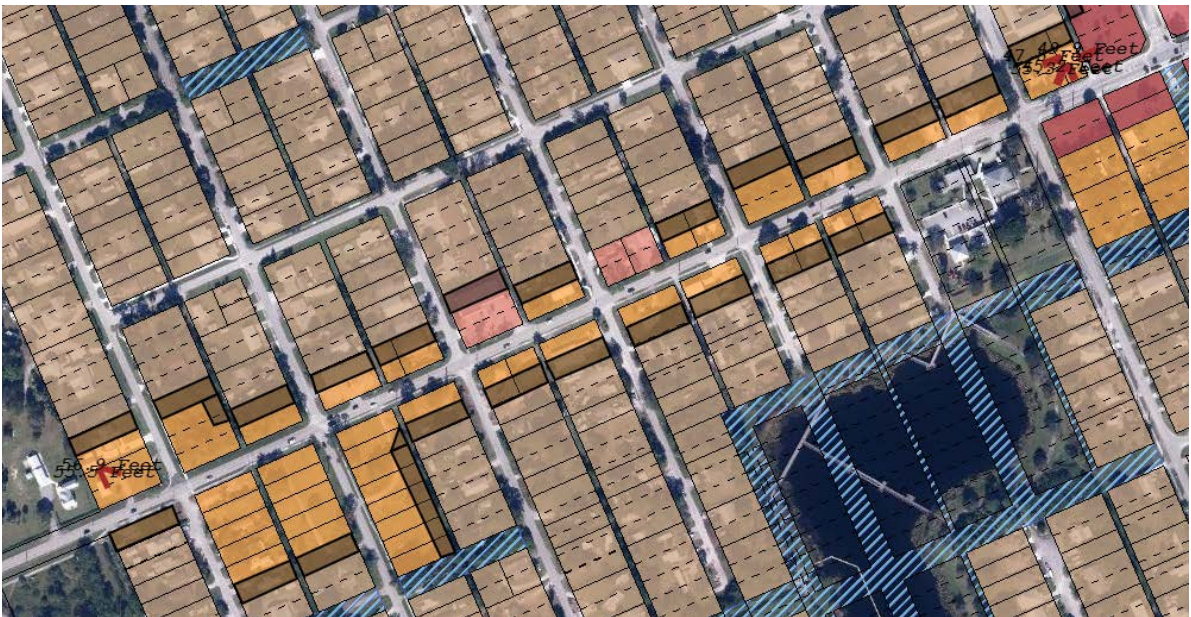


Fig. B. Commerce Ave Corridor



Fig. C. Park Drive Corridor



Fig. D. Manatee Bay peninsula

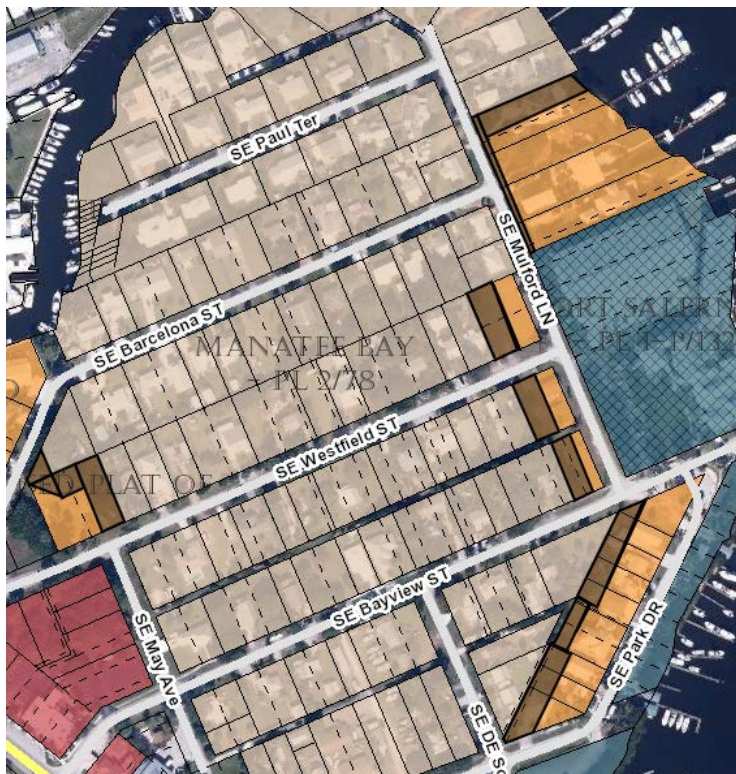


Fig. E. Anchor Ave. corridor
General subdistrict



Fig. F. north of Cove Rd. - General subdistrict



Fig. G. Corridor and General subdistricts along Cove Road corridor east

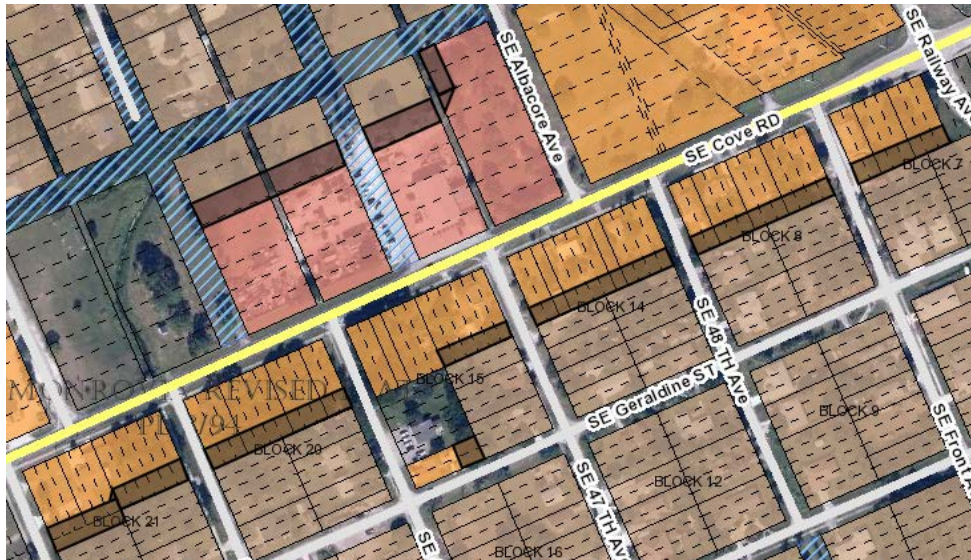


Fig. H. General subdistrict on Cove Road corridor west



III. GOLDEN GATE

Fig. A. Multifamily meets Industrial



Fig. B. Multifamily meets General
(along SE Camino Avenue)



Fig. C. Corridor subdistrict West side of Dixie Hwy., between Iris and Hawthorne



Fig. D. Corridor subdistrict between Hawthorne and Garden



Fig. E. Amherst to Normand



Fig. F. Clayton to Amherst



IV. OLD PALM CITY

Fig. A. Core subdistrict North of Martin Downs Blvd, Mapp Road to the River



Fig. B. Core subdistrict, East and west of Feroe, Martin Downs Blvd to SW 29th



Fig. C. Martin Downs Blvd to SW 29th

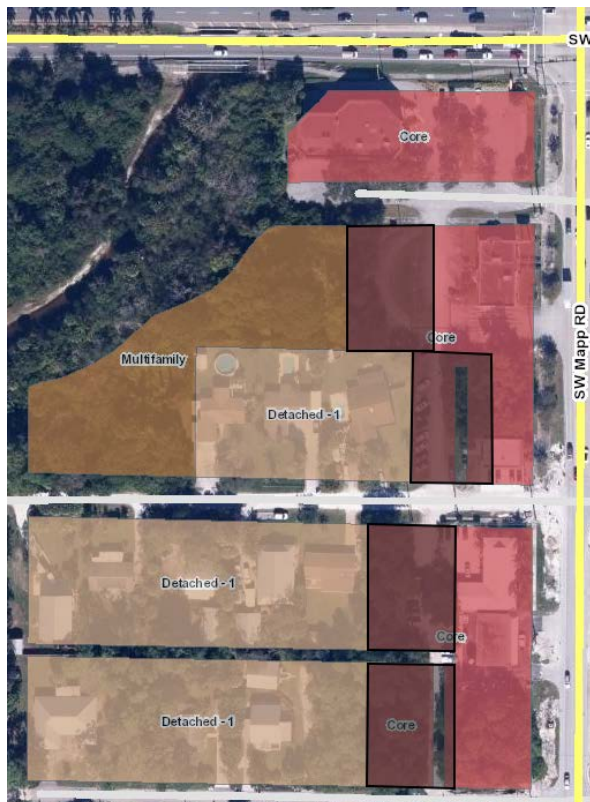


Fig. D. SW 29th to Ulmus



Fig. E. Stormwater basin to SW 33rd St.



Fig. F. 33rd to Martin Hwy

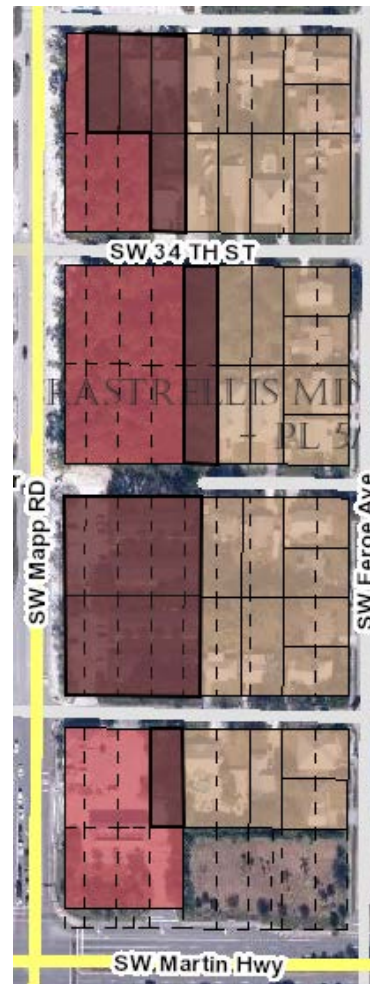
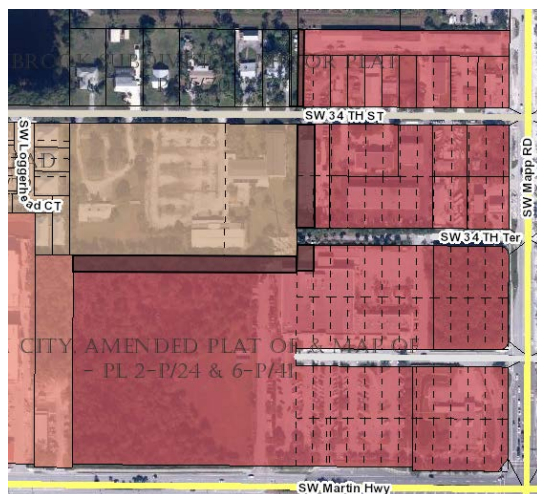


Fig. G. West of Mapp Road, 34th to Martin Hwy



V. Rio

Fig. A. Dixie Hwy, Sumner to Kubin



Fig. B. NE Kubin Ave. to Rio West Property

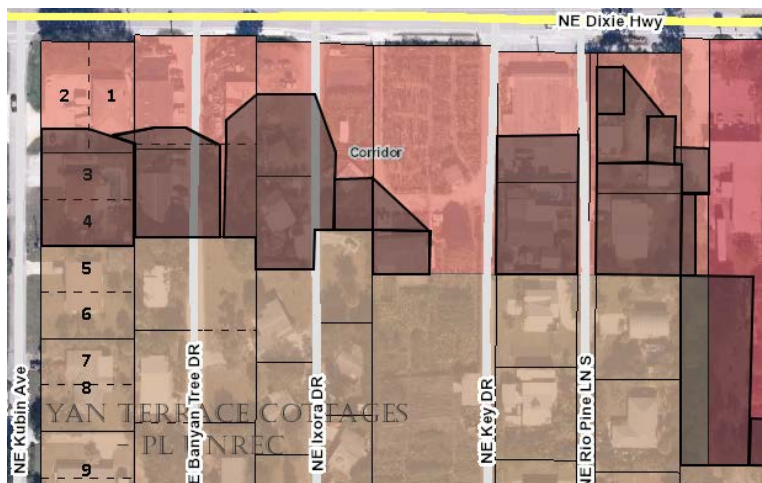


Fig. C. Dixie Hwy.

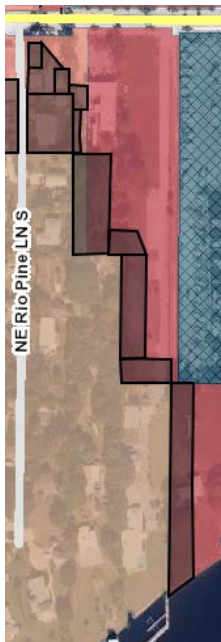


Fig. D. Dixie Hwy.

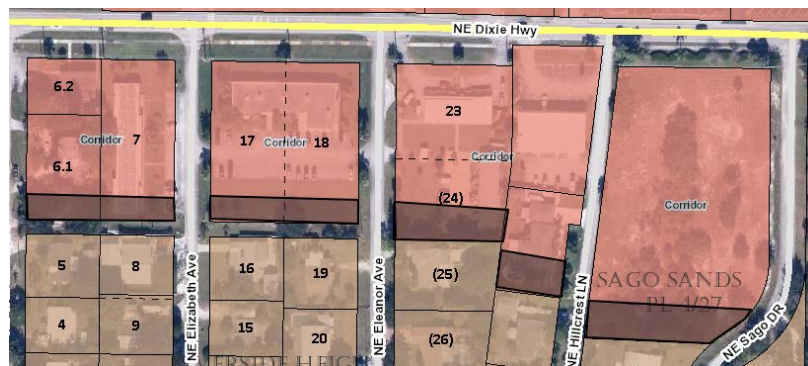


Fig. F. NE Waveland Ave is the eastern boundary.

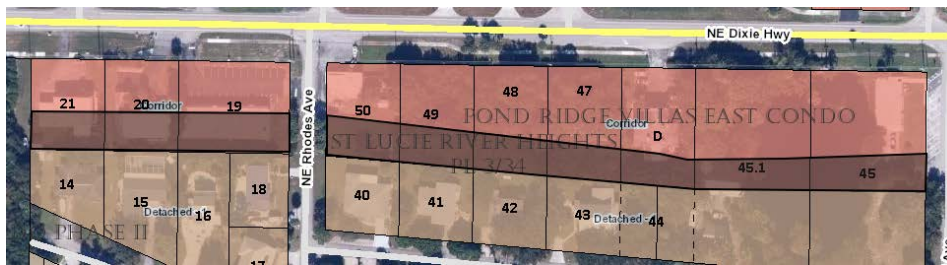


Fig. G. North of the Arch



Fig. H. Dixie Hwy, west of Langford Park

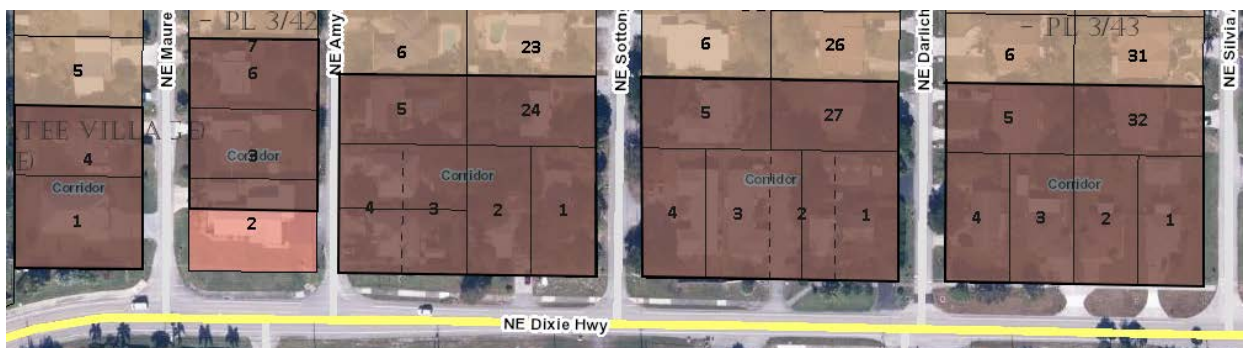
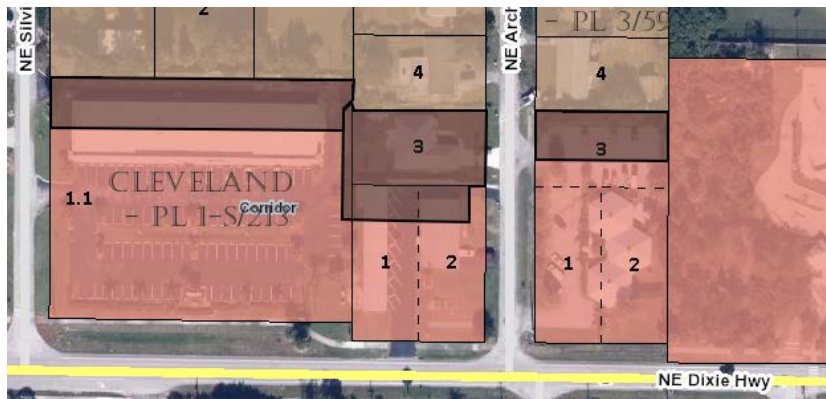


Fig. I. Dixie Hwy, west of Langford Park



VI. Jensen Beach

Figure A. Boundary of Jensen Beach CRA and Ocean Breeze.

