

**Board of County  
Commissioners  
Meeting**

**September 14, 2021**

**Matt Stahley,  
Principal Planner**

# **DST HOLDINGS , LLC REZONING (D062-001)**

- ▶ This is a request by DST Holdings , LLC for a proposed amendment to the County Zoning Atlas for an industrial district designation (Section 3.2.E, LDR). A Zoning District change from the existing R-2, Single Family Residential District, and A-1, Small Farms District to the LI, Limited Industrial District, or the most appropriate zoning district. The approximate 1.03-acre undeveloped parcel is located on the east side of SW Old Kansas Avenue approximately 375 feet north of SW Jack James Drive in Stuart.

# LOCATION MAP





# 2021 SUBJECT SITE AERIAL PHOTOGRAPH





# ZONING MAP





# FUTURE LAND USE MAP



The property has a split zoning of R-2, Single Family Residential District, and A-1, Small Farms District which are incompatible with the underlying Industrial future land use, therefore this request for a zoning district change is considered mandatory.

There are three (3) standard zoning districts that are available to implement the Industrial land use policies of the CGMP which are

- ▶ (LI) Limited Industrial
- ▶ (GI) General Industrial
- ▶ (HI) Heavy Industrial
- PUD Zoning is also an option

**TABLE 3.12.1 (excerpted) DEVELOPMENT STANDARDS**

C A T	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	LI	15,000	100	—	—	40	30 (I)	20	—
A	GI	30,000	125	—	—	50	40	20	
A	HI	1 ac.	125	—	—	60	40	20	—

*(I) The maximum building height shall be 40 feet for all commercial and business uses permitted in the LI zoning district as set forth in Table 3.12.1*

**TABLE 3.12.2 (excerpted) STRUCTURE SETBACKS**

		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
C A T	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	LI	15 (c)	15 (c)	15 (c)	15 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)
A	GI	15 (c)	15 (c)	15 (c)	15 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)
A	HI	40	40	40	40	40	40	40	40	40	40	40	40

*(c) Where the real property boundary abuts an RE, RS, MH, RM, HR-1, HR-1A, R-1, R-1A, R-1B, R-1C, R-2, R-2B, R-2C, R-2T, RT, TP, E, E-1, WE-1 zoning district, a residential use in a PUD, or the real property boundary of a public school, these increased setbacks shall apply:*

	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
1	2	3	4	1	2	3	4	1	2	3	4	Corner
25	25	25	25	20	20	30	40	15	20	20	30	25



# STAFF RECOMMENDATION

- ▶ Staff recommends that the requested LI, Limited Industrial District is an appropriate zoning district with respect to the application of the goals objectives and policies of the Comp Plan, LDRs, and County Codes.