

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

This informal report reviews the location of places of worship, parks, playgrounds, and schools in or near one the six CRAs and identifies land areas within a Core, Corridor, General, Waterfront, or Industrial subdistrict that fall within the minimum separation requirements established by sub-sections 5.3.B. and 5.3.C., General Ordinances, Martin County Code of Ordinances. Establishments licensed to sell alcoholic beverages for on-site consumption may not be located within 300 feet of a place of worship, park or playground; or within 500 feet of a public or private elementary, middle or secondary school. The minimum separation requirements do not apply to licensed premises established prior to the place of worship, park, playground, or school.

The report does not identify every of place of worship, park, playground, or school within the CRAs. Only those whose location presents a potential impediment to the location of a licensed premises are examined. Several store front churches were identified. Staff has not confirmed that all are open and active.

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.

## **I. HOBE SOUND CRA**

Figure A. The Pine School. The 500-ft. distance encompasses areas within the General Subdistrict on both sides of Federal Highway and on Bridge Road.



Figure B. St. Christopher's Church and School. 500 feet from the school and 300 feet from the church encompasses land within the Core and General Subdistricts. Because the St. Christopher facilities are all on one parcel, the 500-foot minimum distance applicable to schools would appear to apply to the entire parcel.



Figure C. The Hobe Sound Christian Academy on SE Gomez St. (1-12<sup>th</sup> grade school). The school is outside the CRAs, but the 500-ft. distance touches upon the Core Subdistrict on SE Dixie Hwy.





Figure D. St. John Chrysostom Greek Orthodox church. The 300-distance encompasses land area within the General subdistrict.

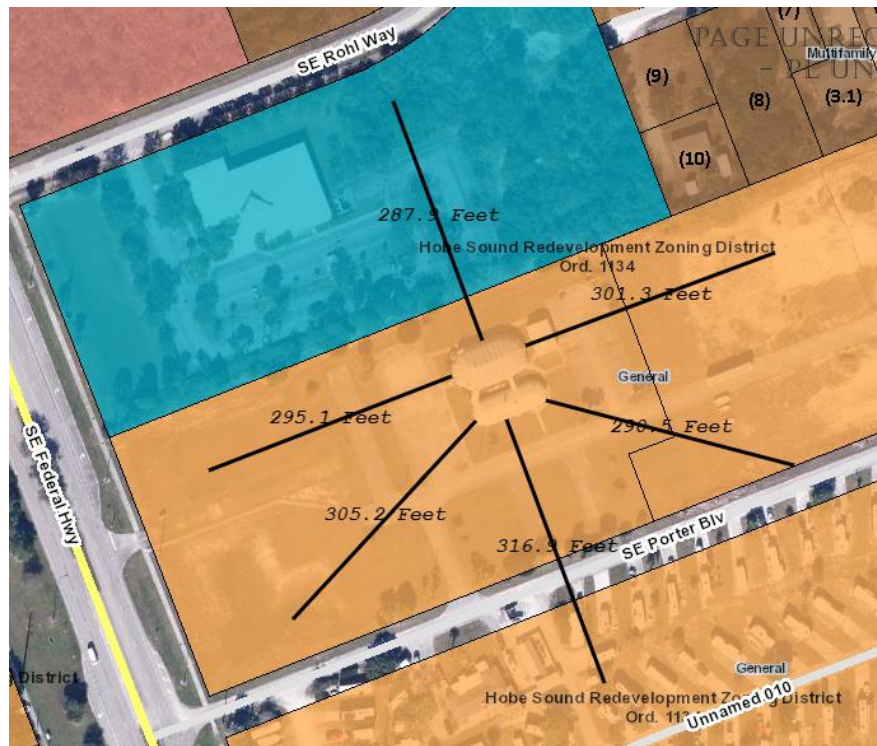


Figure E. In His Love Church Ministries. The 300-foot distance from this store front church on Fed. Hwy. and SE Fairchild Way includes General and Corridor subdistricts on Federal Highway.

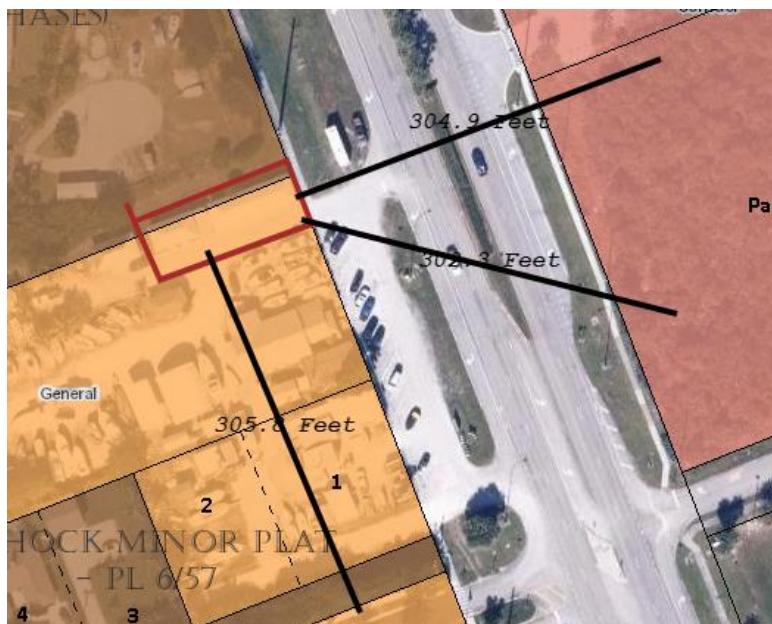


Figure F. “Doc” Myers Park. Several parcels on Federal Highway in the General or Corridor Subdistrict fall within 300 feet of Doc Myers Park.



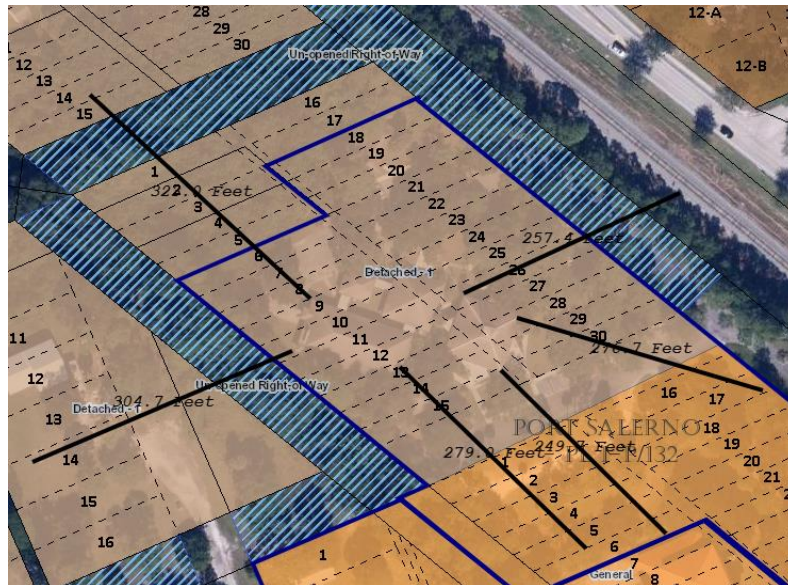
## II. PORT SALERNO

Figure G. Port Salerno Church of God. The 300-foot distance encompasses substantial areas in the General Subdistrict on Cove Road.





**Figure H.** St. Luke's Episcopal Church of Port Salerno. 300 feet from St. Luke's encompasses land in the General Subdistrict, most of which is also within 300 feet of the Port Salerno Church of God (Fig. G.).



**Figure I.** Salerno Southern Methodist Church. The church is located on SE Ebbtide, between Salerno Road and Seaward St., borders land in the Core and General Subdistricts.



### III. GOLDEN GATE

Figure K. Lamar Howard Park. The 300-ft radius encompasses nearby areas in the General and Corridor Subdistrict.



Figure K. Iglesia Adventista del Séptimo Dia de Stuart. The 300-ft. radius of this storefront church encompasses land in the General and Corridor Subdistricts.





Figure L. Iglesia de Dios Penticosta. The 300-ft. radius from this storefront church located at 2895 SE Hawthorne encompasses land in the Corridor and General subdistricts.

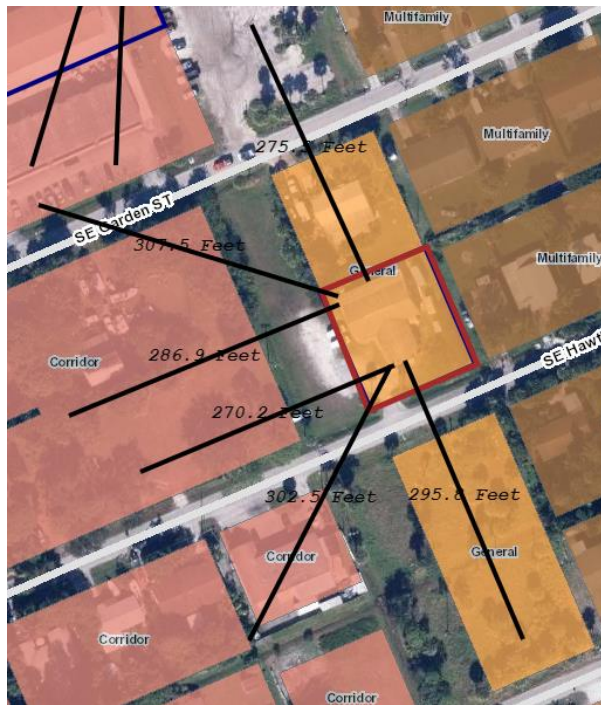
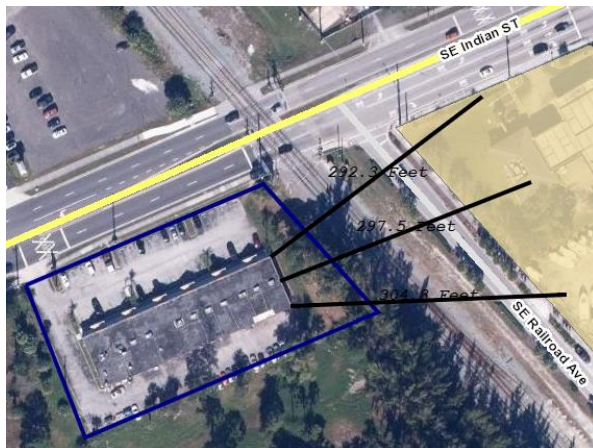
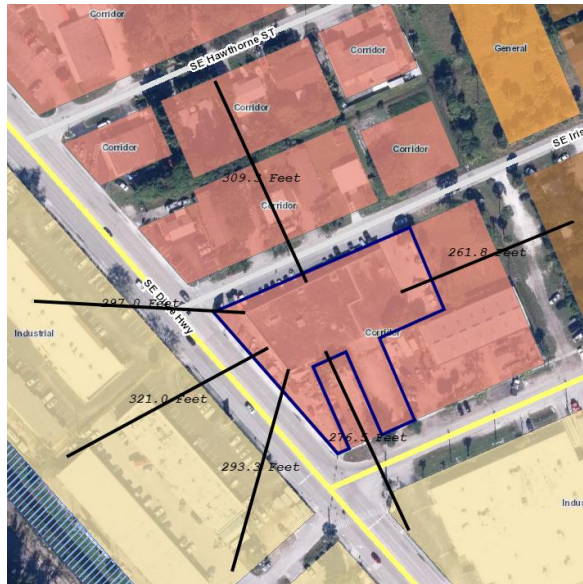


Figure M. Ministerios Emmanuel. 300 feet from this store front church at 2220 SE Indian St. encompasses land in the Industrial Subdistrict.



**Figure N.** Iglesia Cristiana Restauracion Misionera. The 300-foot distance from this storefront church located at 2838 SE Iris Street encompasses land in the Industrial and Corridor Subdistricts.



#### IV. OLD PALM CITY

**Figure O.** Palm City Elementary School. The 500-ft. distance encompasses land in the Industrial and Corridor Subdistricts on Maartin Hwy.

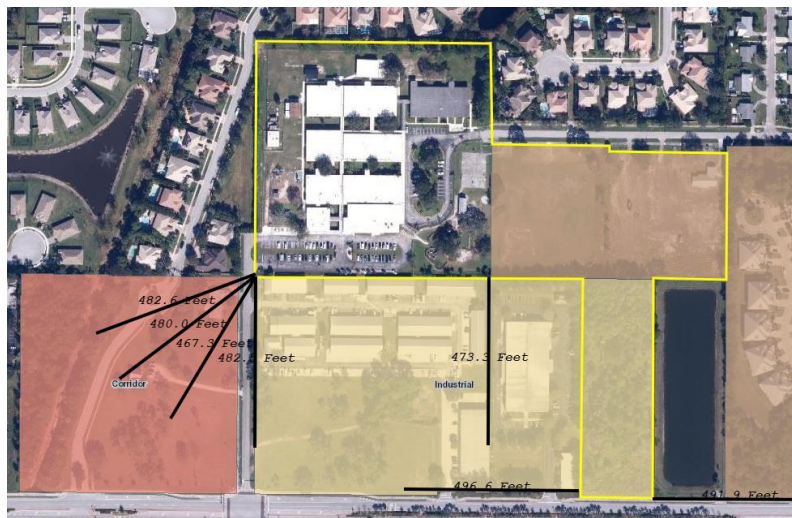




Figure P. Jock Leighton Park. 300 feet from the park encompasses land on Martin Hwy. and Mapp Road in the Core Subdistrict.



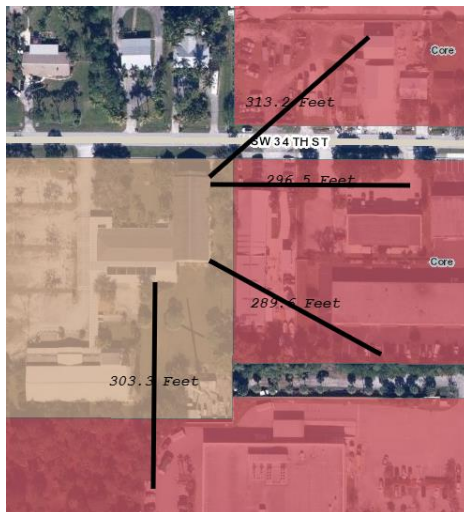
Figure Q. Charlie Leighton Park. 300 feet from the park encompasses land on Martin Downs Blvd. in the Core Subdistrict.



Figure R. Immanuel Lutheran Church of Palm City. Land in the Core Subdistrict on Martin Downs Blvd. and Mapp Road is within 300 feet of the church.



Figure S. Crossroads Community Church. The 300-ft distance separation impacts several parcels in the Core subdistrict.





## V. RIO

Figure T. Langford Park, Martin County Baptist Church, and Soaring Faith Ministries. The 300-ft. distance from the boundary of Langford Park encompasses substantial parcels in the Corridor Subdistrict along Dixie Hwy. The land area within 300 feet of Martin County Baptist Church also includes areas in the Corridor Subdistrict

