

*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

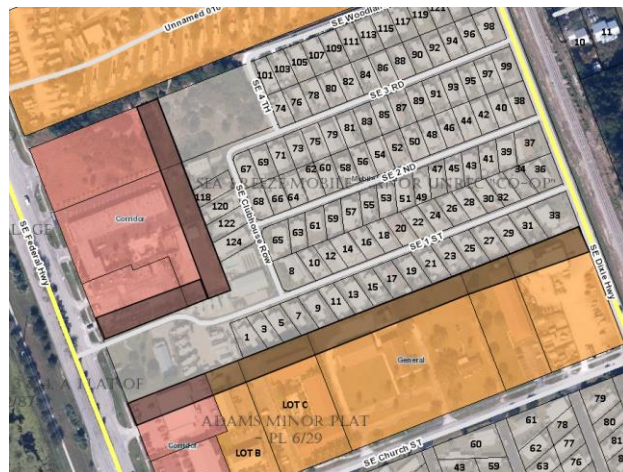




Fig. G. Fed. Hwy, Pettway to Rohl Way



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



Fig. I. Fed. Hwy, opposite Rohl Way

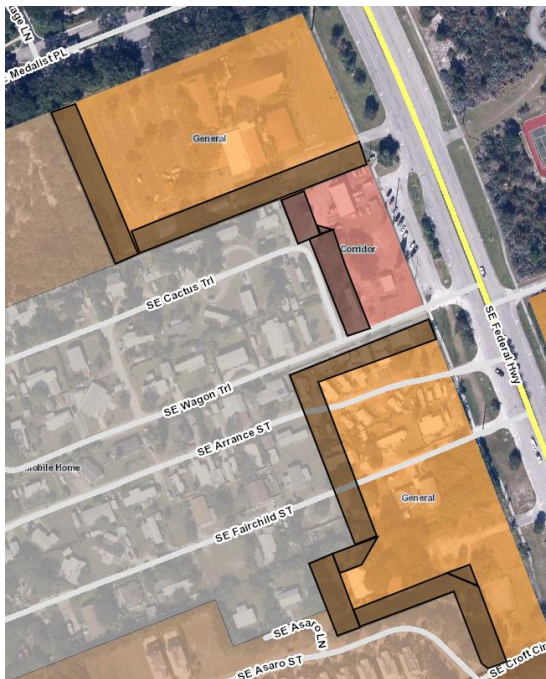


Fig. J. Fed. Hwy, east side.





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

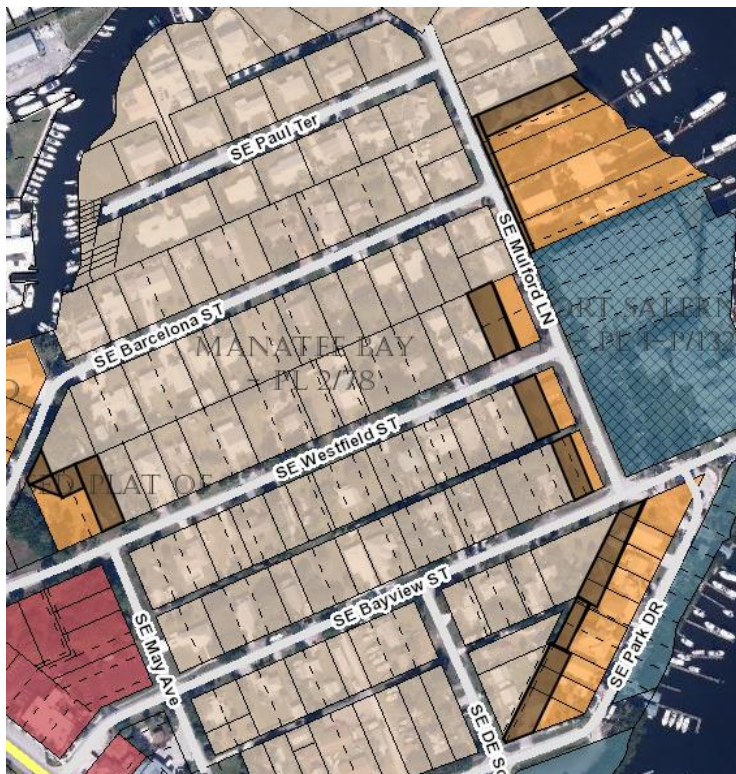




Fig. E. Anchor Ave. corridor  
General subdistrict



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

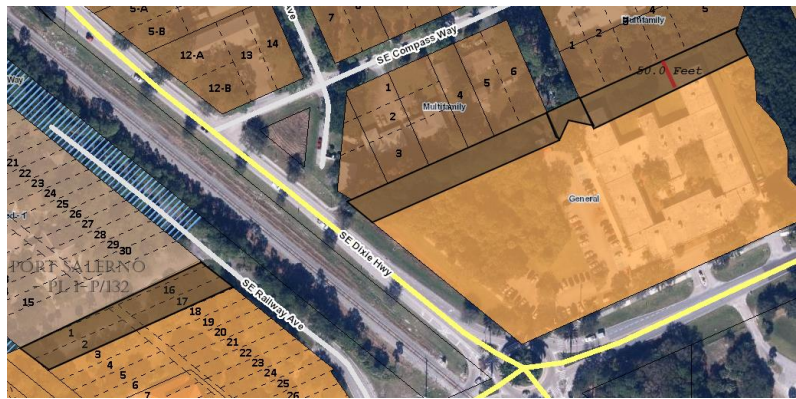


Fig. G. Corridor and General subdistricts along Cove Road corridor east



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

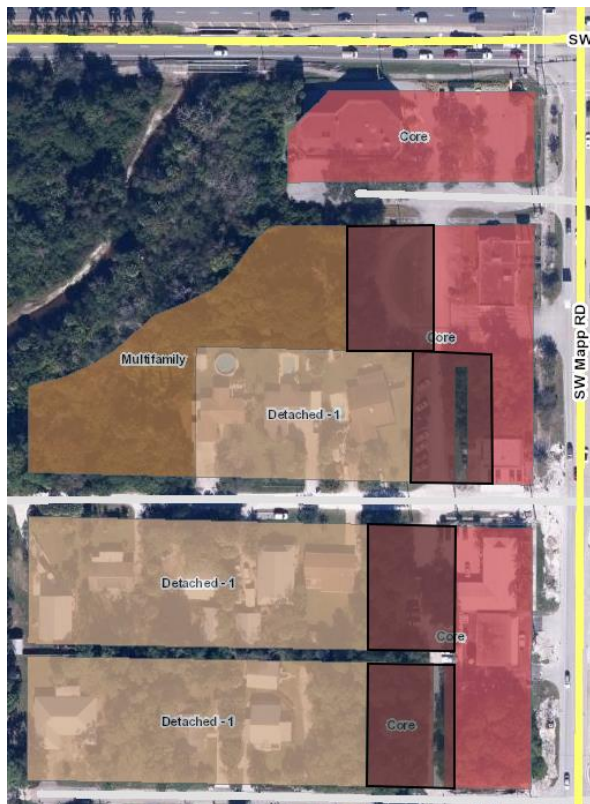




**Fig. B.** Core subdistrict, east & west of SW Feroe Ave., Martin Downs Blvd to SW 29th



**Fig. C.** Martin Downs Blvd to SW 29th



**Fig. D.** SW 29th to SW Ulmus Place



Fig. E. Stormwater pond to SW 33<sup>rd</sup> St.



Fig. F. SW 33<sup>rd</sup> to Martin Hwy.

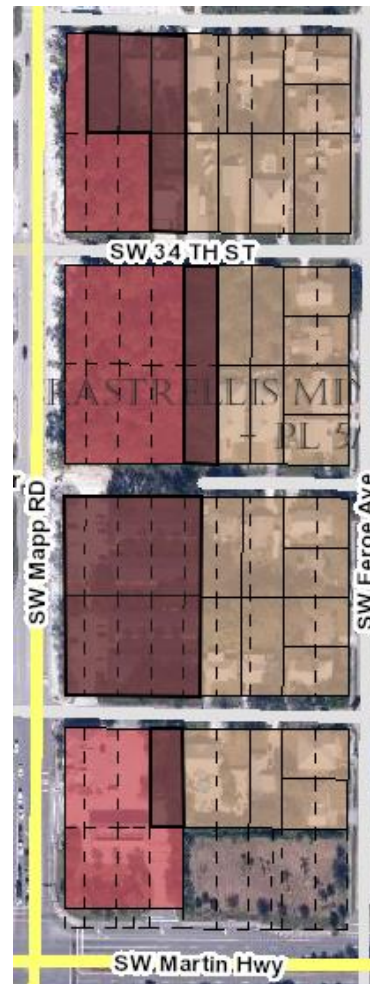


Fig. G. West of Mapp Road, SW 34th to Martin Hwy





## V. Rio

Fig. A. Dixie Hwy, Sumner Ave. to Kubin Ave.



Fig. B. NE Kubin Ave. to Rio West Dixie LLC property

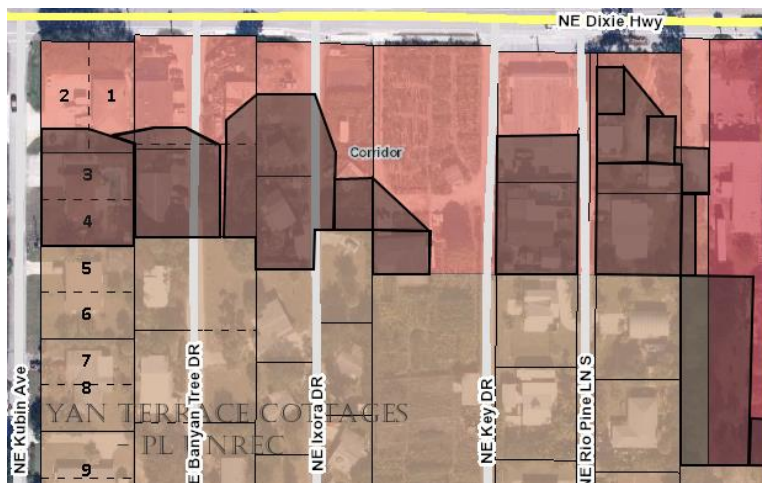


Fig. C. Dixie Hwy.

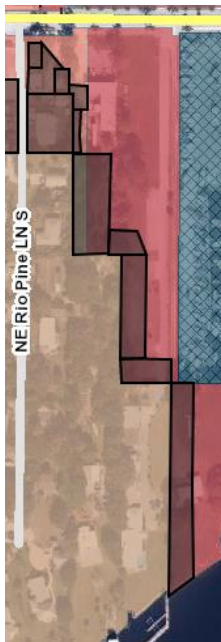


Fig. D. Dixie Hwy.

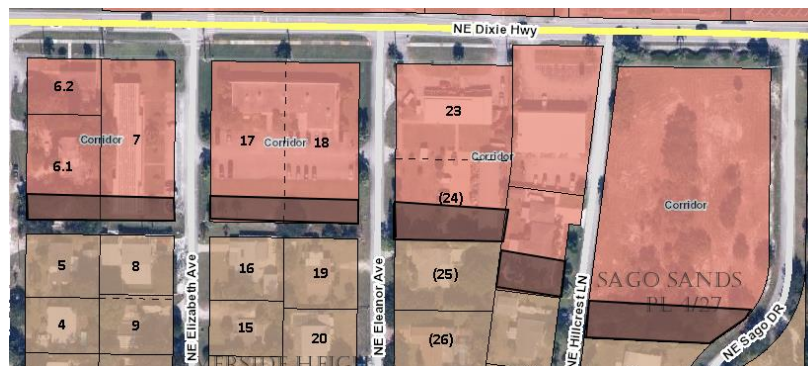


Fig. F. NE Waveland Ave is the eastern boundary.

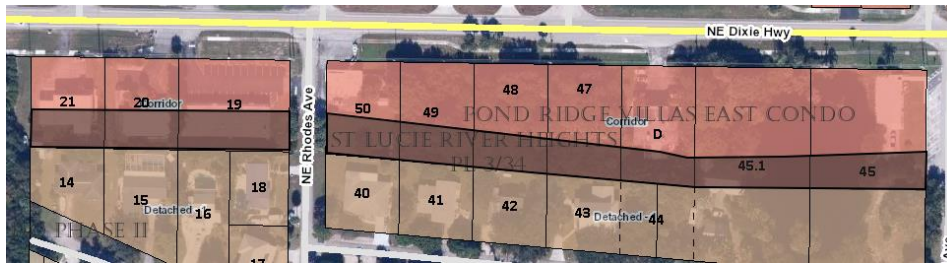


Fig. G. North of the Arch



Fig. H. Dixie Hwy, west of Langford Park

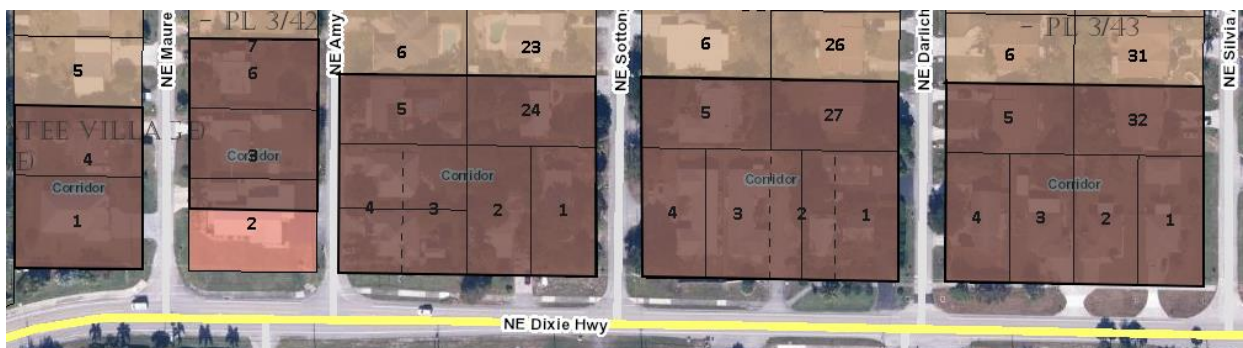




Fig. I. NE Dixie Hwy, west of Langford Park



## VI. Jensen Beach

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

