



Agenda Item Summary

File ID: 19-0187

PHQJ-3

Meeting Date: 2/12/2019

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

HUMANE SOCIETY OF THE TREASURE COAST, INC. REQUEST FOR REZONING (H071-004)

EXECUTIVE SUMMARY:

Humane Society of the Treasure Coast, Inc (H071-004) rezoning request for a zoning district change from the current A-2, Agricultural District to AR-5A, Agricultural Ranchette District, or the most appropriate zoning district. Included in this application is a request for a certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Matthew Stahley

Title: Senior Planner

REQUESTED BY: Terence P. McCarthy, Esquire

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is an application for a proposed amendment to the county Zoning Atlas for an agricultural district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district on an approximate 15.4 acre parcel of land from A-2, Agricultural District, to AR-5A, Agricultural Ranchette District. The parcel is located on the west side of Leighton Farm Avenue about 1/4 of a mile south of SW Martin Highway in Palm City. Included with this application is a Request for a Certificate of Facilities Exemption.

The land use designation for the property on the Future Land Use Map (FLUM) of the County's Comprehensive Growth Management Plan (CGMP) is Agricultural Ranchette, which has a maximum density allowance of one unit per 5 acres. The current zoning district on the property is A-2, Agricultural District a Category "C" district in the current Article 3 zoning code. The district is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

There is one (1) standard "Category A" zoning district that is available to implement the Agricultural Ranchette land use policies of the CGMP, which is the AR-5A, Agricultural Ranchette District. In addition to the standard zoning district, the PUD (Planned Unit Development) District is also available as another option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County.

The Humane Society originally received site plan approval in 2001. At that time, it was not mandatory to rezone to a Category “A” zoning district. The Humane Society has applied for a minor site plan revision. As of 2002, the applicant is required to rezone the property to a Category “A” District.

The following supporting materials are provided attached to this agenda item:

Staff Report

Draft Resolution to Approve Rezoning

Application Materials

Legal Description

Property Noticing Example

Affidavit of Sign Posting

Advertisement Tear Sheet

Draft Resolution to Deny Rezoning

LPA Minutes

ISSUES:

There are no issues with this application.

LEGAL SUFFICIENCY REVIEW:

None

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board receive and File the agenda item and the staff report as Exhibit 1.

Move that the Board approve the request to rezone from A-2, Agricultural to AR-5A, Agricultural Ranchette.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the 1,000.00 development review fee.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

Same as above

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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