



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

COASTAL LIFE CHURCH REZONING

A. Application Information

Applicant:	Coastal Life Church, Inc. (James Pendleton)
Property Owner:	Jesus House of Hope, Inc. (Rob Ranieri)
Agent for Applicant:	Cotleur & Hearing (Leah Heinzelmann)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	J065-002
Record Number:	DEV2026030008
Report Number:	2026_0428_J065-002_Staff_Report_Final
Application Received:	03/25/2026
Transmitted:	03/27/2026
Date of Report:	04/28/2026
LPA Meeting:	06/18/2026
BOCC Meeting:	06/23/2026

B. Project description and analysis

Jesus House of Hope, Inc., is seeking approval of an amendment to the county zoning atlas consistent with the existing Agricultural Ranchette future land use. The proposed amendment is to change the existing zoning district on one parcel of land with an approximate area of 43.9-acres from A-2, Agricultural District to AR-5A, Agricultural Ranchette District. The subject site is located in the southeast quadrant of the intersection of SW Martin Highway and SW Martingale Drive approximately 0.5 miles east of Interstate 95 in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

The current zoning on the property is A-2, Agricultural District, a Category "C" zoning district consistent with an Agricultural Future Land Use that limits residential density to one single-family residence per gross 20-acre tract. The underlying Future Land Use on the property is Agricultural Ranchette which limits residential density to one single-family dwelling per five gross acres. The current zoning district is not consistent with the future land use. Pursuant Article 3, Division 7, Section 3.402., of the Martin County Land Development Regulations this request to rezone is considered mandatory.

There are two (2) standard Category "A" zoning districts available to implement the Agricultural

Ranchette land use policies of the Comprehensive Growth Management Plan (CGMP) which are AR-5A, Agricultural Ranchette District with a minimum lot area of 5 acres and AR-10A, Agricultural Ranchette District with a minimum lot area of 10 acres. In addition to the standard zoning district, the PUD (Planned Unit Development) District is also available as an 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 applicant is proposing to rezone the property to AR-5A, a Category “A” district, whose purpose is intended to implement the policies of the CGMP for lands designated Agricultural Ranchette on the Future Land Use Map of the CGMP. The following tables compare the permitted uses and development standards for the AR-5A and AR-10A Category “A” zoning districts. This information is found in Table 3.11.1 within the Martin County Land Development Regulations, Article 3, Division 2, Section 3.11.

Table 1: Permitted Residential Uses

Use Description	AR-5A	AR-10A
Modular homes	Permitted	Permitted
Single-family detached dwellings	Permitted	Permitted

Table 2: Permitted Agricultural Uses

Use Description	AR-5A	AR-10A
Agricultural veterinary medical services	Permitted	Permitted
Aquaculture	Permitted	Permitted
Crop farms	Permitted	Permitted
Exotic wildlife sanctuaries	Permitted	Permitted
Farmer's markets	Permitted	Permitted
Fishing and hunting camps	Permitted	Not Permitted
Orchards and groves	Permitted	Permitted
Plant nurseries and landscape services	Permitted	Permitted
Ranches	Permitted	Permitted
Silviculture	Permitted	Permitted
Stables, commercial	Permitted	Permitted
Wildlife rehabilitation facilities	Permitted	Permitted

Table 3: Public and Institutional Uses

Use Description	AR-5A	AR-10A
Administrative services, not- for-profit	Permitted	Permitted
Cemeteries, crematory operations and columbaria	Permitted	Permitted
Community centers	Permitted	Permitted
Neighborhood assisted residences with six or fewer residents	Permitted	Permitted

Use Description	AR-5A	AR-10A
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance	Permitted	Permitted
Places of worship	Permitted	Permitted
Protective and emergency services	Permitted	Permitted
Public parks and recreation areas, active	Permitted	Permitted
Public parks and recreation areas, passive	Permitted	Permitted
Recycling drop- off centers	Permitted	Permitted
Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance	Permitted	Permitted
Utilities	Permitted	Permitted

Table 4: Commercial and Business Uses

Use Description	AR-5A	AR-10A
Bed and breakfast inns	Permitted	Permitted
Commercial day care	Permitted	Permitted
Family day care	Permitted	Permitted
Golf courses	Permitted	Permitted
Kennels, commercial	Permitted	Permitted

Table 5: Transportation, Communication and Utilities Uses

Use Description	AR-5A	AR-10A
Airstrips	Permitted	Permitted

Table 6: Industrial Uses

Use Description	AR-5A	AR-10A
Mining	Permitted	Permitted

The following are the minimum development standards in the current and available zoning districts. This information is found in Table 3.12.1. of the Martin County Land Development Regulations, Article 3, Division 2.

(AR-5A) Agricultural Ranchette District

1. Minimum lot area is 5 acres.
2. Minimum lot width is 300 feet.
3. Maximum residential density is 0.2 units per acre. 1 unit per 5 acres.
4. Maximum height 30 feet.
5. Minimum open space is 50 percent.

(AR-10A) Agricultural Ranchette District

1. Minimum lot area is 10 acres.
2. Minimum lot width is 300 feet.
3. Maximum residential density is 0.10 units per acre. 1 unit per 10 acres.
4. Maximum height 30 feet.
5. Minimum open space is 50 percent.

The following are the minimum structure setbacks, by story, for each zoning district. This information is found in Table 3.12.2. of the Martin County Land Development Regulations, Article 3, Division 2.

(AR-5A) Agricultural Ranchette District and (AR-10A) Agricultural Ranchette District
The front, rear and side setbacks is 40 feet for structures that are one to four stories.

Standards for Amendments to the Zoning Atlas

1. The CGMP states in Chapter 4, Section 4.4: “Goal 4.4 To eliminate or reduce uses of land that are inconsistent with community character or desired future land uses.” And, in Objective 4.4A. “To eliminate inconsistencies between the FLUM and the zoning maps and regulations.” Mandatory rezonings aim to apply a Category A zoning district that is consistent with the existing Future Land Use.
2. The Martin County Land Development Regulations, Article 3, Section 3.2 E.1. provide the following “Standards for amendments to the Zoning Atlas.”

The Future Land Use Map of the CGMP establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

3. The Martin County Land Development Regulations, in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

- a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,

The subject property is designated as Agricultural Ranchette on the Future Land Use Map (FLUM), adopted in 1982. The requested AR-5A, Agricultural Ranchette zoning district implements the Agricultural Ranchette Future Land Use policies of the CGMP. The granting of a zoning change to the AR-5A zoning district by the County will be consistent with the policies set forth in the CGMP.

- b. Whether the proposed amendment is consistent with all applicable provisions of the Land Development Regulations (LDR); and,

This proposed amendment is to change the existing A-2 zoning district to the AR-5A zoning district. Applications to amend the zoning atlas do not authorize or include any proposed development therefore only the subject sites lot width and area are verified to meet the minimum requirements.

The minimum lot area for an AR-5A lot is five acres. The subject site is approximately fourty-four acres. The mimimum lot width for an AR-5A lot is 300 feet. The subject site lot width exceeds 300 feet.

Zoning implementation policies and requirements are contained in Article 3, Zoning Regulations, Land Development Regulations and Martin County Code. Pursuant to Article 3, Section 3.10.B., LDR, there are 2 Category "A" zoning districts available to implement the policies of the CGMP for lands designated Agricultural Ranchette on the Future Land Use Map of the CGMP, which are the AR-5A, Agricultural Ranchette Zoning District and the AR-10A, Agricultural Ranchette Zoning District.

The subject property meets the minimum threshold requirements for the proposed AR-5A zoning district which is identified in the LDR as one of two Category "A" zoning districts available to implement Agricultural Ranchette land use policies. The proposal is consistent with all applicable provisions of the LDR.

- c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and,

The subject site has an unassigned address. The subject site is located in the south east quadrant of the intersection of SW Martin Highway and SW Martingale Drive approximately 0.5 miles east of Interstate 95 in Palm City. The property has frontage on SW Martin Highway and privately owned SW Martingale Drive but has not established a permitted access to ROW presently.

The property is not in a Community Redevelopment Area. This corridor of land west of the Florida Turnpike and south of SW Martin Highway is almost exclusively Agricultural

Ranchette Future Land Use with Category "C" A-2, Agricultural District zoning adopted in 1967 within the Martin County Code of Laws and Ordinances. Category "B" and "C" zoning districts were designed to regulate areas where development patterns were already established prior to the adoption of the county's first Comprehensive Growth Management Plan on April 1, 1982. A significant portion of this land was platted in 1912 with the recordation of the Palm City Farms plat which established five and ten acre lots. This area is a well established agricultural and detached single-family neighborhood with average lot sizes of approximately 5 to 10 acres.

The requested zoning change to the AR-5A Zoning District is compatible with the distribution of uses in the area and implements the future land use on the property.

- d. Whether and to what extent there are documented changed conditions in the area; and,

The pattern of development which has focused on agricultural and residential uses is well established. A review of historical aerials and a comparison of the original future land use map to the current parcel configurations and development of the area indicate that conditions have not substantially changed in the area since the adoption of the County's Future Land Use Map in 1982.

- e. Whether and to what extent the proposed amendment would result in demands on public facilities; and,

Amendments to the zoning atlas do not authorize any development so do not result in an increased demand on public facilities. The property is located outside the Primary Urban Services District. As such, the full range of urban services at service levels established by the CGMP is not available for the property. The request to rezone does not increase the maximum Density allowed by the Agricultural Ranchette Future Land Use Designation therefore, the rezoning to AR-5A does not increase the demands on Public Facilities.

- f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources; and,

The proposed amendment to the zoning atlas is consistent with the Agricultural Ranchette assigned to the FLUM in 1982. The permitted uses and Land Development regulations pertaining to the AR-5A Zoning District are well suited for the area and will conserve the value and development pattern that is well established.

- g. Consideration of the facts presented at the public hearings.

The subject application requires a public hearing before the Local Planning Agency, who will make a recommendation on the request; and, before the Board of County

Commissioners, who will take final action on the request. The two hearings will provide the public an opportunity to participate in the review and decision-making process.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	County Attorney Review	Sebastian Fox	772-419-6973	Ongoing
I	Adequate Public Facilities Review	Brian Elam	772-288-5501	Comply

D. Review Board action

This application is classified as an amendment to the official zoning map. Pursuant to Section 10.3.B., Land Development Regulations, Martin County, Florida., a review of this application at a public hearing is required by the Local Planning Agency (LPA), which shall provide a recommendation for the Board’s consideration. And, pursuant to Section 10.5.F., Land Development Regulations, Martin County, Florida., final action on this request for an amendment to the official zoning map is required by the Board of County Commissioners (BOCC) at a public hearing.

E. Location and site information

Parcel number:	19384000000000122
Address:	Not assigned
Existing zoning:	A-2, Agricultural District
Future land use:	Agricultural Ranchette
Gross area of site:	43.95 acres

Figure 1: Location Map



Figure 2 Subject Site Aerial

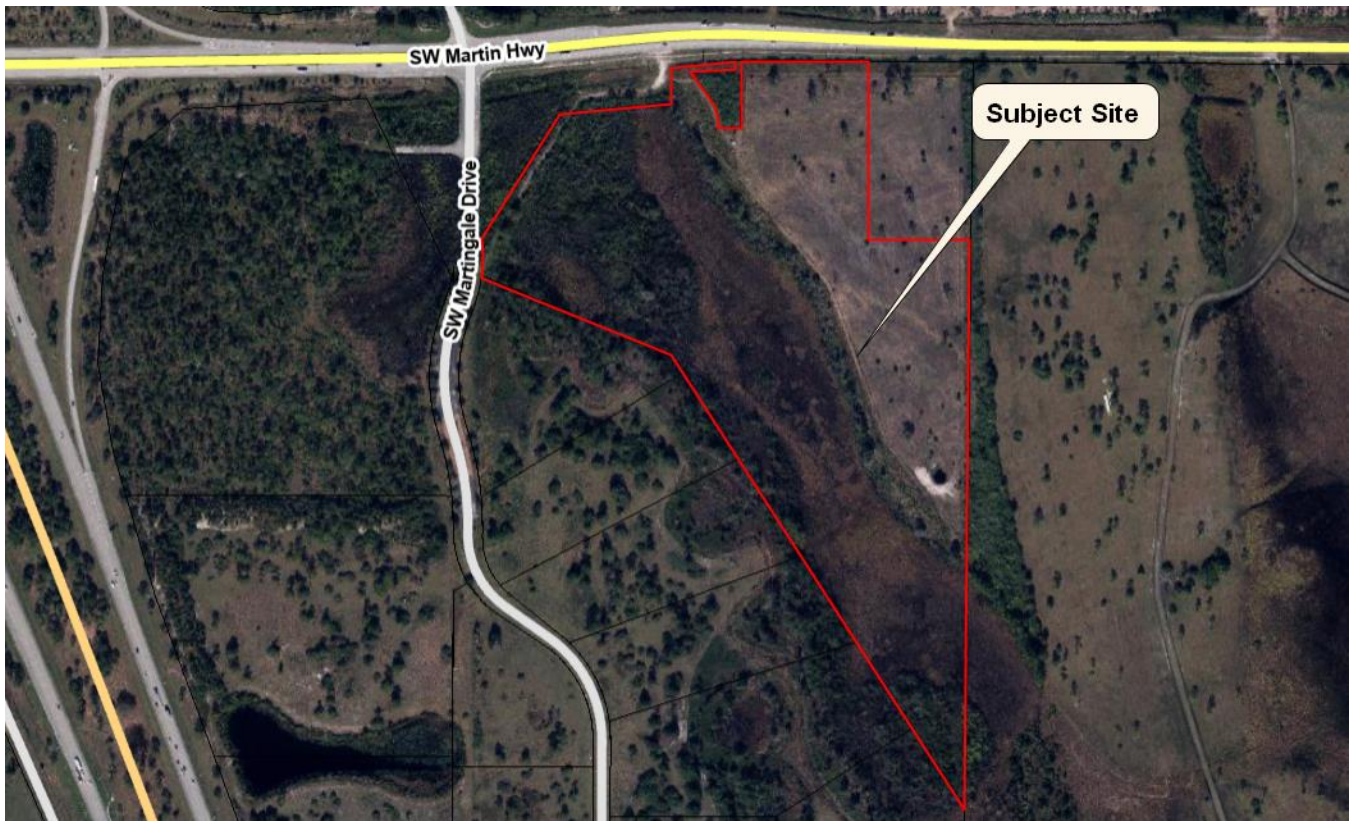


Table 7: Adjacent Existing or Proposed Development

Properties	Development
To the East:	Agricultural grazing land
To the North:	ROW, SW Martin Highway
To the West:	Future Industrial Development
To the South:	Future Industrial Development

Figure 3: Zoning Atlas

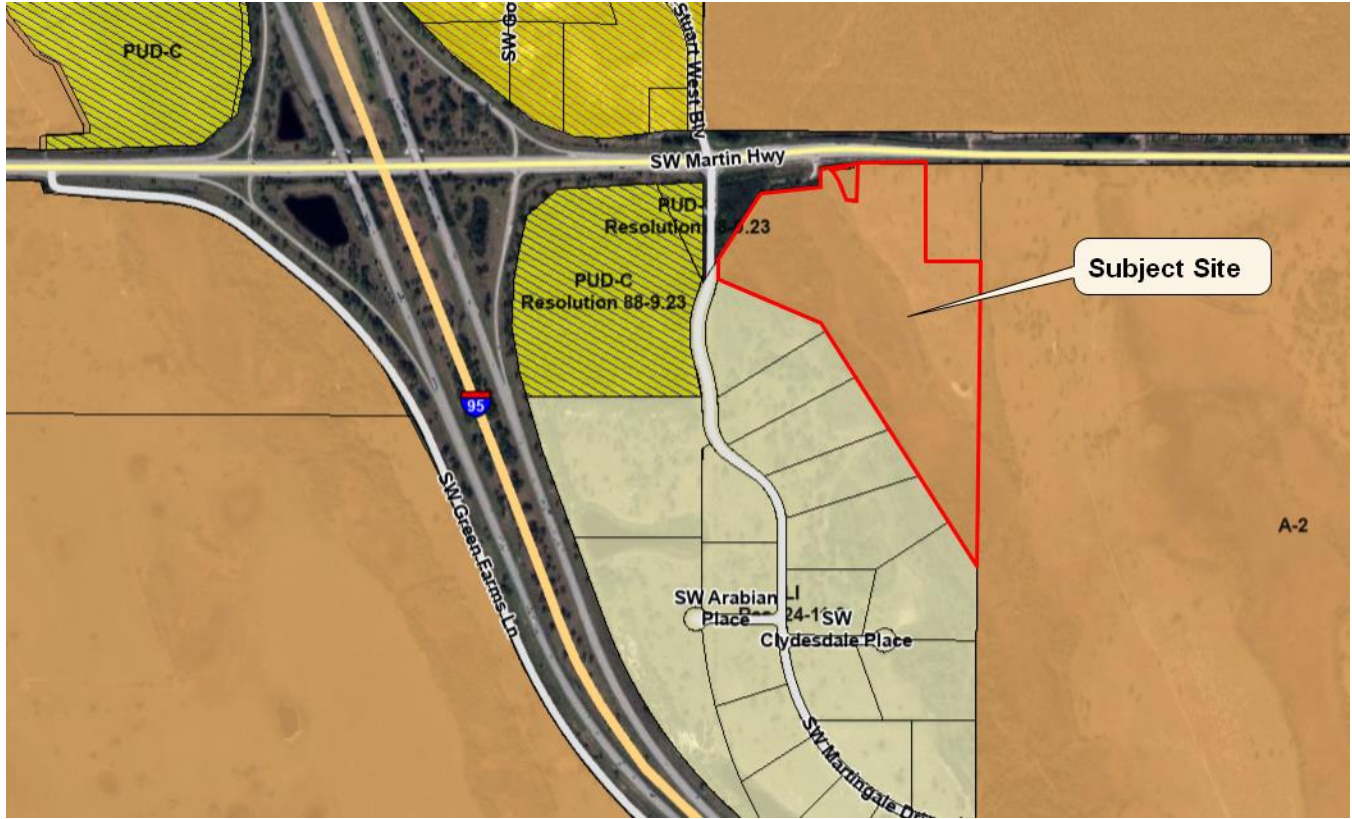


Table 8: Adjacent Properties Zoning

Properties	Zoning
To the East:	A-2, Agricultural District, Category "C".
To the North:	ROW, A-2, Agricultural District, Category "C".
To the West:	LI, Limited Industrial District, N/A, ROW
To the South:	LI, Limited Industrial District

Figure 4: Future Land Use Map

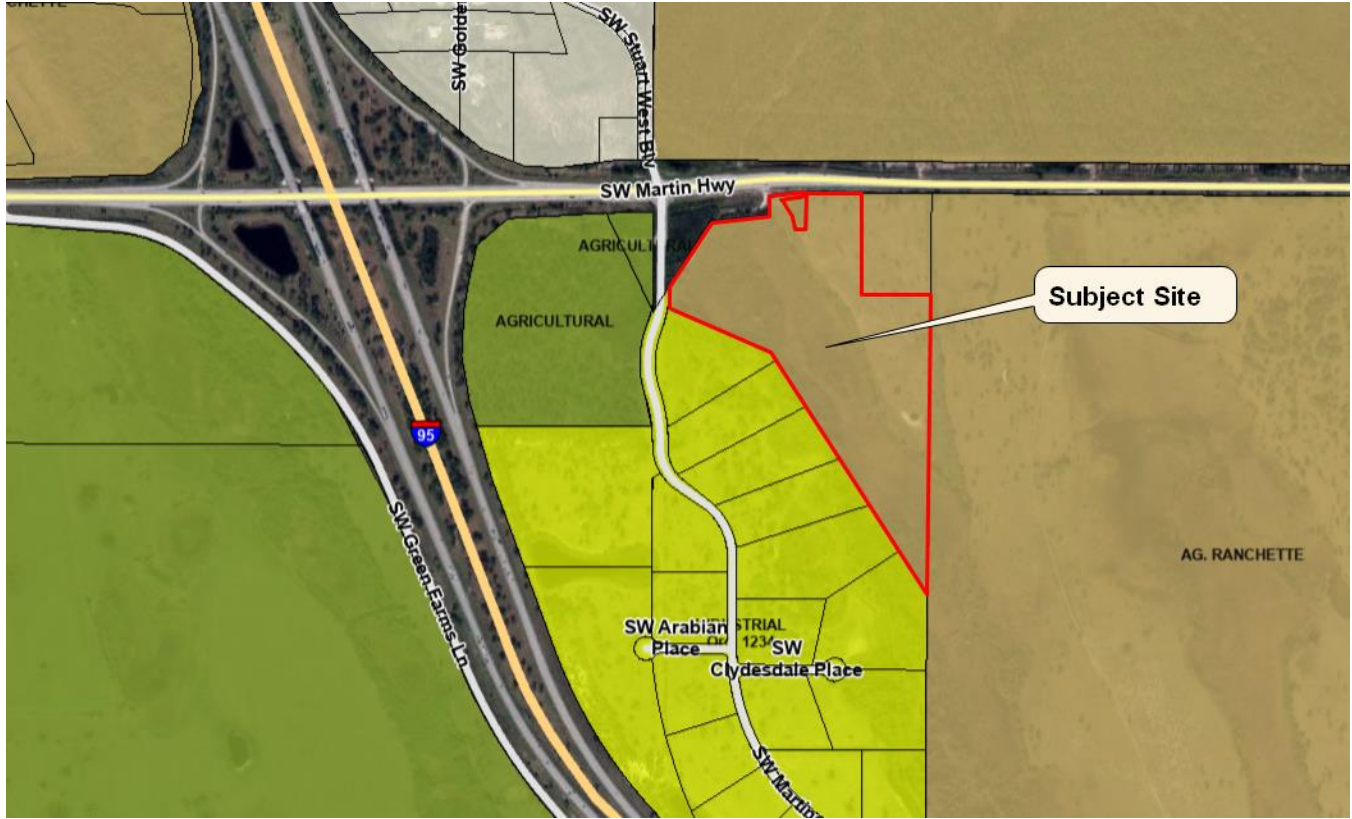


Table 9: Adjacent Properties Future Land Use

Properties	Future Land Use
To the East:	Agricultural Ranchette
To the North:	N/A, and Agricultural Ranchette
To the West:	N/A, and Industrial
To the South:	Industrial

F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department

Findings of Compliance:

The application proposes rezoning to a standard zoning district defined in the Land Development Regulations for the purpose of implementing the CGMP for lands designated Agricultural Ranchette on the Future Land Use Map of the CGMP pursuant Martin County, Florida, Land Development Regulations, Article 3, Section 3.10.

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

G. Determination of compliance with land use, site design standards, zoning and procedural requirements – Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and, pursuant to the analysis provided in Section B of this report, finds this application in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

Informational: Public Hearing Notice Requirements

Public noticing requirements are defined in the Martin County Land Development Regulations, Article 10, Section 10.6. The following are the applicant's responsibility.

Subsection 10.6.B. Posting of signs. Size, content, location(s), color, font sizes, and maintenance.

1. Notarized certification of posting with pictures required to be provided to the Growth Management project coordinator within 20 days of receiving the completeness review.
2. Posted signs to be removed within 10 days after the final action has been taken on the development application.

Upon the staff report indicating the application is substantially compliant the following shall be required.

1. A letter complying with subsection 10.6.G., to all surrounding property owners defined in subsection 10.6.E.2., shall be mailed at least 14 days prior to the public hearing. The project coordinator will provide a sample letter to the applicant who will review the content, add the location map and return a copy of the sample letter intended to be mailed for approval by the project coordinator prior to mailing. The sample letter should not contain any property owners' names or addresses and should only state "Dear property owner:".

2. A list of all property owners within a distance of 1000 feet of the boundaries of the affected property. The list must be certified as to its authenticity and completeness by an attorney at law or title company. The applicant must provide this list to Growth Management no later than two weeks prior to the scheduled time of the public hearing. Do not send a hardcopy or email this list. Growth Management will provide a ShareBase link for this submittal.
3. Subsection 10.10.B.2. Proof of required mailed notices. At the public hearing, after staffs' presentation, the applicant is required to turn in the proof of mailing. Proof of mailing typically consists of a notarized affidavit that mailing occurred per the requirements of Article 10 and include exhibits for the legal description, sample letter to surrounding property owners and the certified list of property owners less the property owners' names. When both public hearings are noticed with one advertisement this affidavit need only be turned in at the first public hearing.
4. Subsection 10.6.D. newspaper advertisement. Notice(s) of public hearings regarding development applications shall be published by the County at least 14 days prior to the date of the public hearing in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application.

H. Determination of compliance with legal requirements – County Attorney's Office

Review ongoing.

I. Determination of compliance with adequate public facilities requirements – responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Florida. Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development

J. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval

Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet. Once submitted, a unique ShareBase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be brand new, unopened in the original package.

1. Response to Post Approval Requirements List

The applicant will submit a response memo addressing the items on the Post Approval Requirements List.

2. Post Approval Fees

The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

3. Recording Costs

The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

K. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits associated with amendments to the County Zoning Atlas.

L. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

Fee type:	Fee amount:	Fee payment:	Balance:
Application review:	\$1,000	\$1,000	\$0.00
Advertising*:	\$0.00	\$0.00	\$0.00
Recording**:	\$0.00	\$0.00	\$0.00

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified after the post approval package has been submitted.

X. General application information

1. Applicant

Name: Coastal Life Church, Inc.
Contact: James Pendleton
Address: 560 SW 34th Street
City/State: Palm City, Florida 34990
Phone Number: 772-210-2759
Email: jamesp@coastallife.church

2. Owner

Name: Jesus House of Hope, Inc.
Contact: Rob Ranieri
Address: 2484 SE Bonita Street
City/State: Stuart, Florida 34997
Phone Number: 772-286-2473
Email: rob@hohmartin.org

3. Agent

Name: Cotleur & Hearing
Contact: Leah Heinzelmann
Address: 1934 Commerce Lane, Suite 1
City/State: Jupiter, Florida 33458
Phone Number: 561-406-1007
Email: lheinzelmann@cotleur-hearing.com

Y. Acronyms

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CID	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LOS	Level of Service
LPA	Local Planning Agency
MCC	Martin County Code

MCHD Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
UPA Units per Acre

Z. Attachments