



# MARTIN COUNTY, FLORIDA GROWTH MANAGEMENT DEPARTMENT STAFF REPORT

## REQUEST FOR ALTERNATIVE COMPLIANCE PURSUANT TO SECTION 12.1.13.4., MARTIN COUNTY LDR

### A. Application Information

Applicant:	George and Danielle Medisch
Property Owner(s):	George and Danielle Medisch
Agent for Applicant:	N/A
Prepared by:	Barbara Counsellor, Senior Planner / Deanna Freeman Consultant to County Administrator for Community Redevelopment Area Projects
Growth Management Director:	Paul Schilling
Record Number:	GMD2026030484
Building Permit(s):	BLD2026030275
Report Number:	2026_0420_Staff_Report_final
Application Received:	03/26/2026
Date of Report:	04/16/2026

### B. Project description

**The applicant requests alternative compliance to:** construct a 20ft. x 20ft. (400 square foot) CBS block side-loading detached garage located between the principal dwelling and the right-of-way at 4-feet 1 inch from the front yard property line which does not comply with:

Martin County Land Development Regulations Article 12:

- Division 1 Section 12.1.07 Parking standards Garage and Driveway. # 8e.-  
An Outbuilding Building Type is permitted between the principal structure and the right-of-way, provided the lot is deeper than 250 feet and the front and side setbacks comply with the Building Type permitted within the Subdistrict.

12.1.04.7.c. Outbuildings. Outbuildings, including sheds, detached garages, ADUs, and similar structures, shall be located as permitted within the Building Type Standards of the Redevelopment Zoning District.

**C. Location and site information**

Parcel number: 173841001011001218  
Address: 922 SW 30<sup>th</sup> Street  
CRA Division: Old Palm City  
CRA Subdistrict: Detached  
Future Land Use: CRA Neighborhood  
Gross area of site: 0.228 acres

Figure 1: Location Map

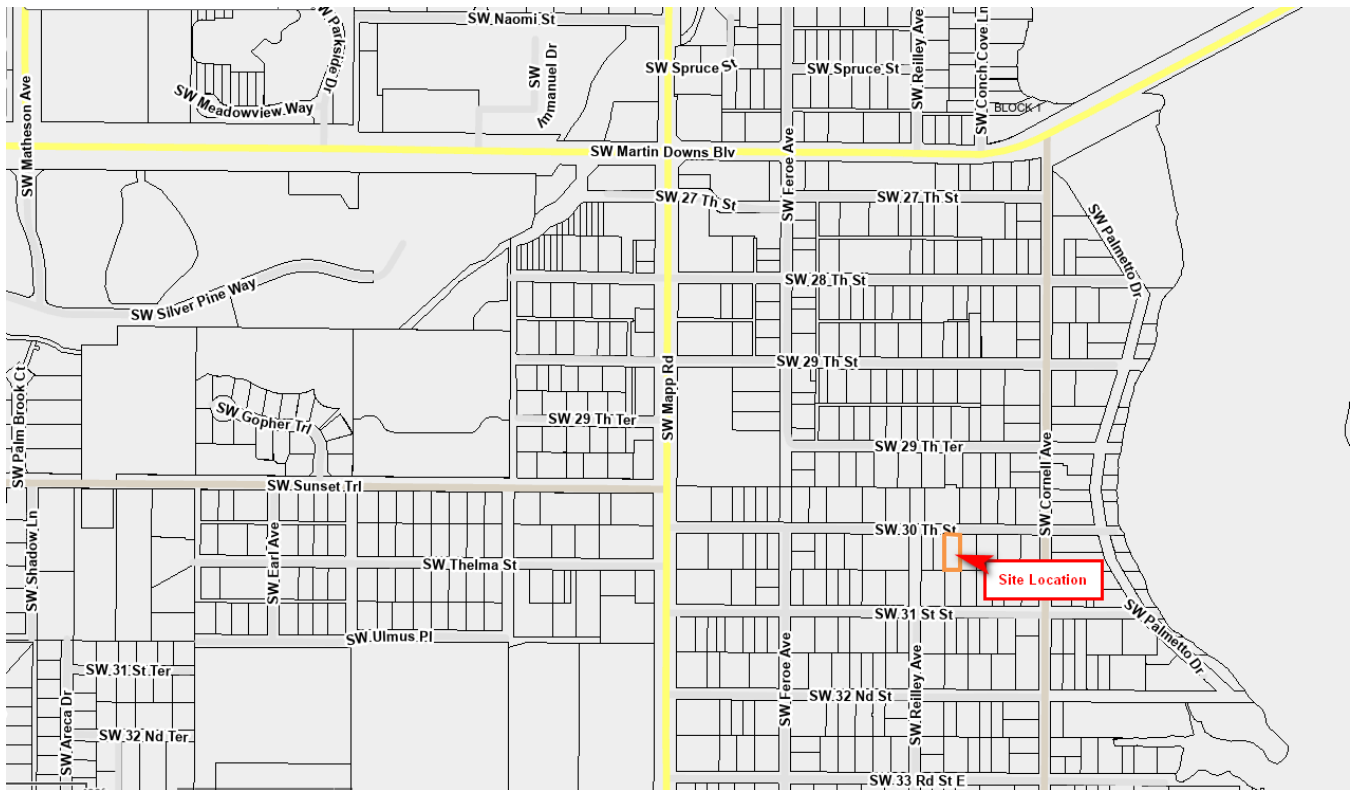


Figure 2 Subject Site Aerial



#### D. Background / Analysis

The subject property is 0.228 acres (approx. 9,932 sf) and is included as part of the “Palm City Amended” plat recorded February 17, 1916. The subject parcel is located within the Old Palm City CRA boundary, Detached subdistrict. The parcel is located approx. 0.22miles east of SW Mapp Road and fronts SW 30th Street.

Prior to CRA overlay, the subject property was under a Category B Zoning District R2b with a Low-Density future land use. The existing single-family dwelling was constructed in 1970 at 1,362sf finished area.

Subject property is a lot of record with dimensions of approx. 150-feet by 66-feet.

The setback for the dwelling is shown on a recent survey dated 03/11/2025 that was provided for building permit BLD2026030275 for a residential detached garage. The one-story CBS dwellings’ front setback is 29.8 feet from the front property line. At the time of construction, the

min. front setback was 20 feet with 50-foot centerline of right-of-way within the R2b zoning district.

The applicant has made every effort to meet the code as much as possible by matching the architecture of the garage to the single-family dwelling, proposing as a side loaded garage with windows facing the street, and adding decorative lights.

The CRA overlay first came in effect in 2002 for the Old Palm City area. In May 2020, CRA regulations were adopted by ordinance number 1130 with amendments to code. This adoption was for Division 4 Old Palm City regulations creating new development standards for building types such as All Yard House and Outbuilding standards. In May 2021, Parking Standards were revised by ordinance number 1159 with amendments to code section 12.1.04.

This neighborhood was established in February 1916 that predates Martin County Land Development Regulations with many non-conforming structures meeting older code regulations.

The neighborhood will not be negatively impacted for the renovation improvements to subject's parcel. This added addition to the property provides consistent setbacks with the neighborhood. This detached garage will not have any adverse effects to nearby properties.

Figure 3. Architectural Site Plan

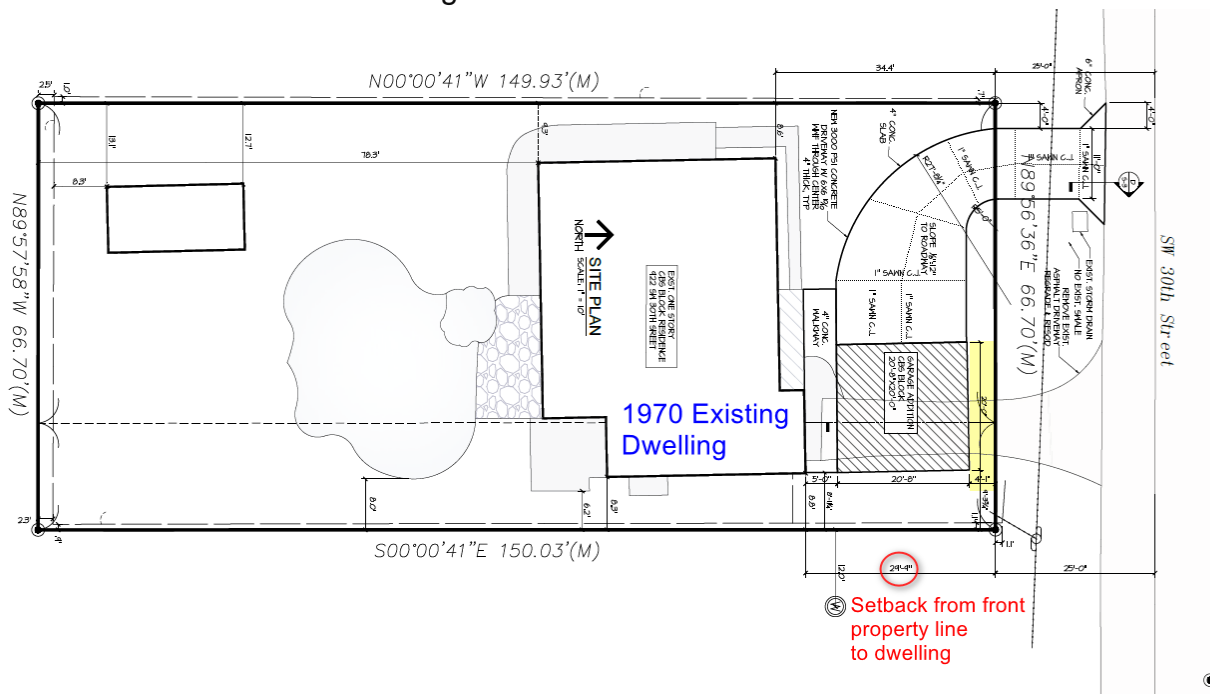


Figure 4. Elevations of 400sf Detached Garage

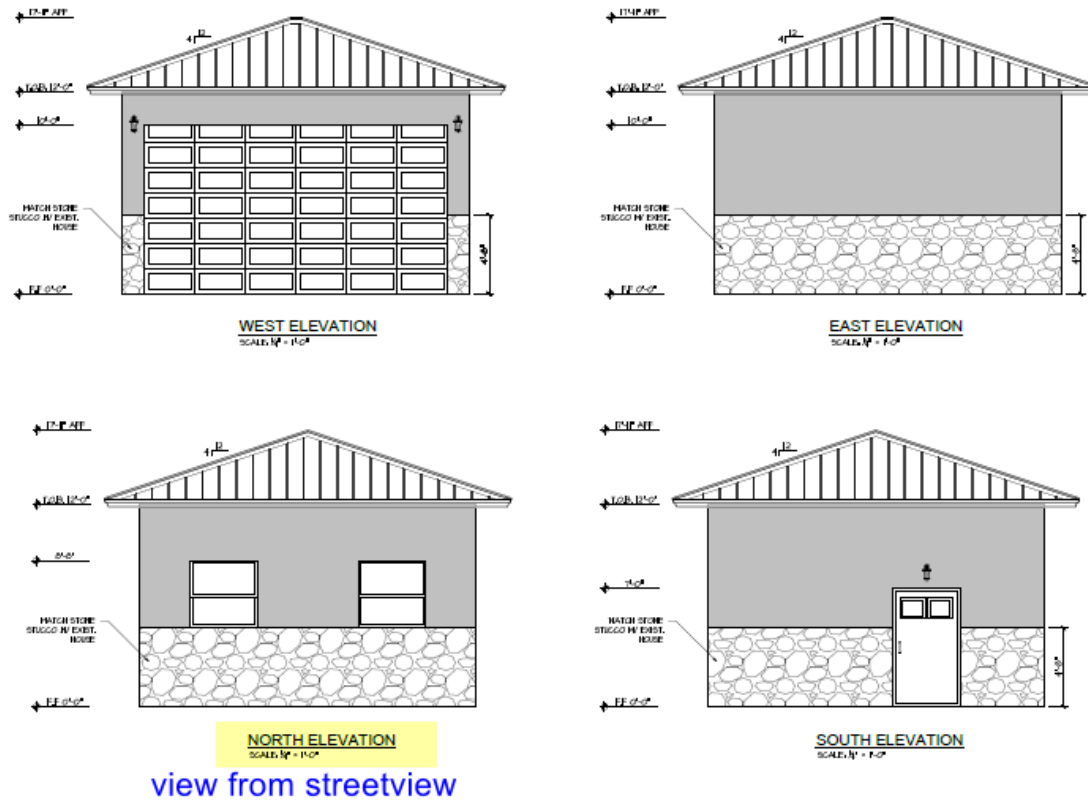


Figure 5. Google Street View as of May 2024



### E. Staff recommendation

For the reasons set forth in this report, Growth Management staff recommends approval for this application for Alternative Compliance of the deviation of the development standards allowing the reduction of front setback for construction of a detached 400sf side-loading garage for the existing 1970s single-family dwelling.

Staff has determined the standards in MC LDR Sec.12.1.13.4., MC LDR, are met by this application. CRA reviewer recommends approval for the application of alternative compliance.

Presentation to Old Palm City NAC meeting on April 20, 2026.

### F. Review Directors action

Sec 12.1.13.4., LDR, provides “An applicant for development approval may propose a site, landscape, or architectural plan which varies from the requirements of Article 12 to accommodate unique circumstances of the proposed development site or to propose a different but comparable design solution. Such alternative plan may include offers by the applicant to mitigate or offset the impacts of the alternative design. Such alternative plan may

be approved only upon a finding by the Growth Management Director that the alternative plan fulfills the purpose and intent of Article 12 as well as, or more effectively than, adherence to the strict requirements of Article 12 and would help carry out specific goals or objectives outlined in the particular CRA plan. The alternative compliance process shall not be used to increase the height of buildings beyond the limits proposed in Article 12. Appropriate justifications for approving alternative plans include but are not limited to:

- a. The resolution of site constraints associated with the incorporation of new buildings and structures on sites developed prior to the adoption of Article 12 or the expansion of existing buildings and structures.
- b. The utilization of existing site characteristics such as historical or archeological features, topography, scenic views, or native vegetation.
- c. Improve or provide integration of proposed development with the surrounding off-site development.
- d. The preservation of the historical or archeological features of the area.
- e. Accepting a design solution that is comparable to, but different from a standard in Article 12.”.