

STAFF REPORT & MAPS

Background:

The City has received application to annex a parcel on the northwest corner of SR 76 (also known as Kanner Highway) and SW Martin Highway, which is the continuation of Indian Street. The 15.88-acre parcel owned by Knight Kiplinger are undeveloped and under contract for purchase by Atlantic Realty. The property is considered contiguous to the City, are compact in form and will not create an enclave if annexed.

The City Attorney finds the attached application to be in order and in compliance with Florida Statute Section 171.044. The property owners are not proposing a development plan or schedule of development at this time. The property owners understand that a City Comprehensive Plan land use category and a PUD zoning designations will have to be applied for at a later date. In the meantime, Martin County's land use and zoning regulations remain in effect. As called for by Florida Statute, the Martin County BOCC was notified of the proposed annexation by certified mail on September 9, 2019. A complete copy of tonight's agenda item will be provided to the County's Growth Management Department on September 9, 2019.

	Size (Ac)	Status	County Land Use	County Zoning	City Land Use	City Zoning	Utilities
Kiplinger	15.88	Vacant, undeveloped	Commercial/ Office/ Residential	COR-1 (Commercial Office/ Residential District)	TBD (Likely Residential)	TBD (Likely RPUD)	City of Stuart to provide water & sewer service and sanitation service

Parcel Information

County Land Use

Commercial Office/Residential development (COR). Martin County shall establish policies and criteria to guide mixed-use development. Commercial Office/Residential development shall be allocated to accessible sites adjacent to major thoroughfares. It shall also serve as a transitional use separating more intensive commercial uses from residential development. Office and residential development may be allocated along the outer fringe of core commercial areas where such development may encourage reinvestment in declining residential areas adjacent to commercial core areas. The COR future land use designation shall also be allocated to areas appropriately suited for Traditional Neighborhood Development, described under Goal 4.3. The development provisions for the standard COR zoning districts and the PUD zoning district are expressed below:

Development in the Commercial Office/Residential future land use designation shall be restricted to professional and business offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses. Freestanding retail sales and service establishments shall be excluded from these areas. However, restaurants, certain service commercial uses, and limited commercial uses, as identified in the Land Development Regulations, may occupy 25 percent of the commercial square footage in a building.

Residential storage facilities may be approved in areas designated COR, and the Land Development Regulations shall include criteria for review of such uses. However, the building shall be restricted to structures with small modules adaptive exclusively to storage of personal items of residential clients. Commercial tenants shall be expressly prohibited. The facility shall be designed to blend harmoniously with residential structures.

The intensity of lot use, defined as floor area ratio (FAR), shall be governed by the parking standards of the Land Development Regulations. The maximum building coverage shall be 40 percent, and the minimum net lot size permitted in COR districts shall be 10,000 square feet. The minimum open space shall be 40 percent and the maximum building height shall be 30 feet. Multiple-family residential uses are encouraged to develop in areas designated for office development at densities compatible with criteria cited in Policy 4.13A.7.(5) for High Density Residential development. The Land Development Regulations shall require appropriate landscaping and screening, including a vegetative berm system where feasible. Plant material and a decorative fence or wall shall be used to assure compatibility between established residential uses and proposed office developments.

A bed and breakfast or other facilities for transient lodging, catering to seasonal residents, shall be permitted. Kitchen facilities shall be permitted to accommodate occupants visiting for periods exceeding the general motel trip duration of one to four nights. Approved transient lodging facilities existing as of the effective date of the CGMP shall be considered permitted in such an area.

Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

Residential use shall be allowed in the COR future land use designation as part of a mixed-use project as allowed under Goal 4.3 in any of the seven CRAs designated in Policy 4.2B.4. Residential densities shall be as provided in Policy 4.3A.3.

County Zoning

COR-1 (Commercial Office Residential District)

PERMITTED USES

Modular homes; Multi-Family dwellings; Single Family Dwellings, Townhouse Dwellings, Duplex Dwellings, Zero-Lot Line Homes, Community centers; Cultural and Civic Uses, Educational Institutions; Neighborhood assisted residences with six or fewer residents; Places of Worship; Protective and emergency services; Public libraries, Public parks and recreation area, active; Public parks and recreation areas, passive; Utilities; Ancillary Retail; Bed and breakfast inns; Business and Professional Office; Commercial day care; Financial Institutions; Family day care; Medical Services; Residential Storage Facilities; Recreational Vehicles Parks; and several Life Science, Technology and Research and Targeted Industries Business uses.

COR-1

Required lot area and width. 10,000 square feet in area, 80-foot lot width

Maximum Residential Density: 5.00 units per acre

Building coverage: 40%

Maximum Height: 30 feet

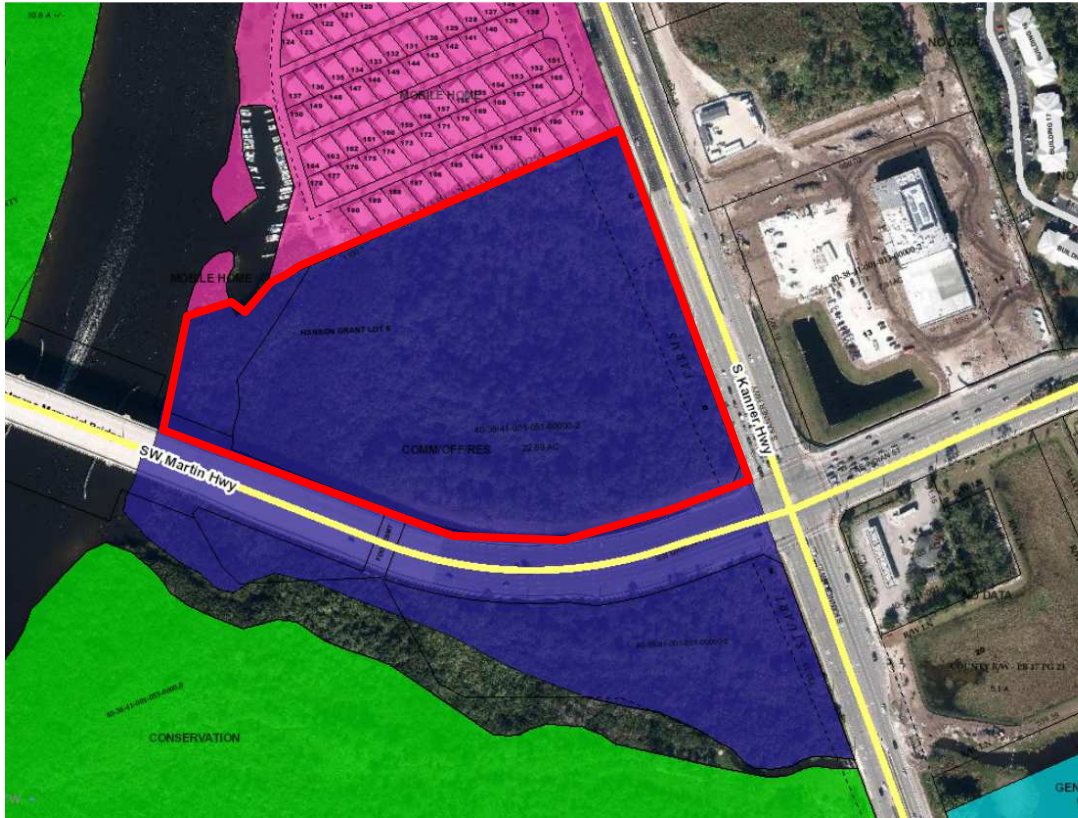
Minimum Open Space: 40%

Front Setback: 25 feet

Rear Setback: 20 feet (30 feet for 3 and 4 stories)

Side Setback: 10 (30 feet for 3 and 4 stories)

MARTIN COUNTY FUTURE LAND USE MAP



MARTIN COUNTY ZONING MAP



Legend	
Zoning	
	A-1 (Small Farms)
	A-1A (Agricultural)
	A-2 (Agricultural)
	A-3 (Conservation)
	AG-20A (General Agricultural District)
	AR-10A (Agricultural Ranchette District)
	AR-5A (Agricultural Ranchette District)
	B-1 (Business)
	B-2 (Business Wholesale)
	B-3 (Rural Business)
	CC (Community Commercial District)
	CO (Commercial Office)
	COR-1 (Commercial Office/Residential District)
	COR-2 (Commercial Office/Residential District)
	E (Estates and Suburban Homes District)
	E-1 (Estates and Suburban Homes District)
	GC (General Commercial District)
	GI (General Industrial District)
	HB-1 (Limited Business)
	HB-1A (Hotel & Motel)
	HB-1AA (Hotel & Motel)
	HI (Heavy Industrial District)
	HR-1 (Single-family Residential District)
	HR-1A (Single-family Residential District)
	HR-2 (Multi-Family Residential)
	HR-2A (Multi-Family Dwelling)
	IZ - Interim Zoning
	Jupiter Island
	LC (Limited Commercial District)
	LI (Limited Industrial District)