



PLANNING AND ZONING BOARD STAFF REPORT
April 4, 2023 Planning and Zoning Board Meeting

Adams Homes of NW Florida, Inc.
Rezoning
P23-028



Project Location Map

SUMMARY

Applicant's Request:	Rezoning a 0.46 acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2).
Applicant:	Adams Homes of NW Florida, Inc.
Property Owner:	Adams Homes of NW Florida, Inc.
Location:	On the west side of SW Madruga Street, between SW Import Drive and SW Cadiz Avenue
Address:	2136 and 2142 SW Madruga Street
Project Planner:	Stephen Mayer, Planner III

Project Description

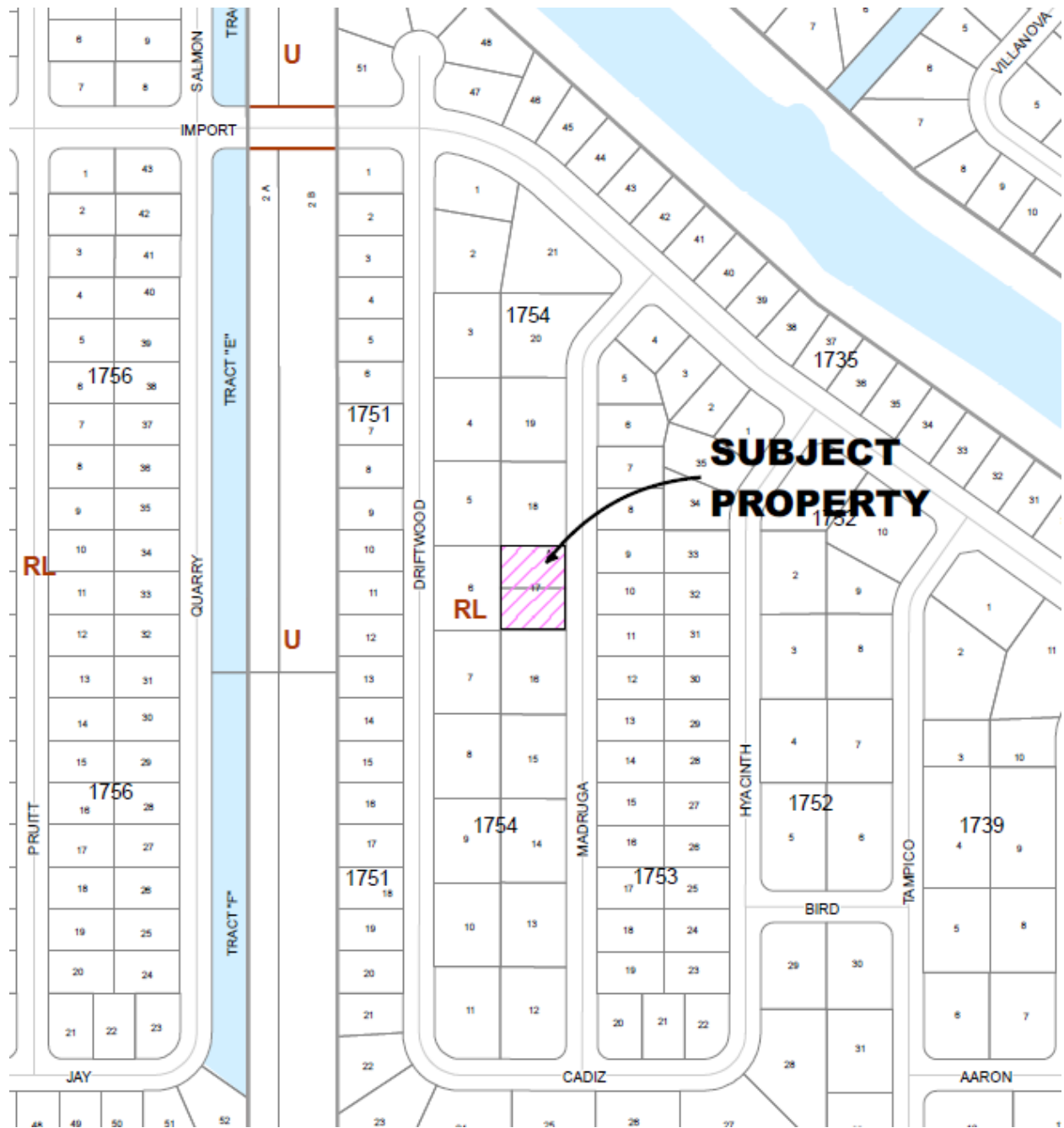
The Applicant, Adams Homes of NW Florida (owner), is requesting the rezoning of a 0.46-acre (20,000 square feet) property, from Residential Single Family (RS-1) to Residential Single Family (RS-2). The property addresses are 2136 and 2142 SW Madruga Street. The property is currently vacant. The property has a future land use designation of Low Density Residential (RL). The applicant has split the lot into two, in violation of the City's Subdivision Regulations, by recording separate deeds with the St. Lucie County Property Appraiser's office. The minimum lot size in the RS-1 zoning district is 15,000 square feet.

Location and Site Information

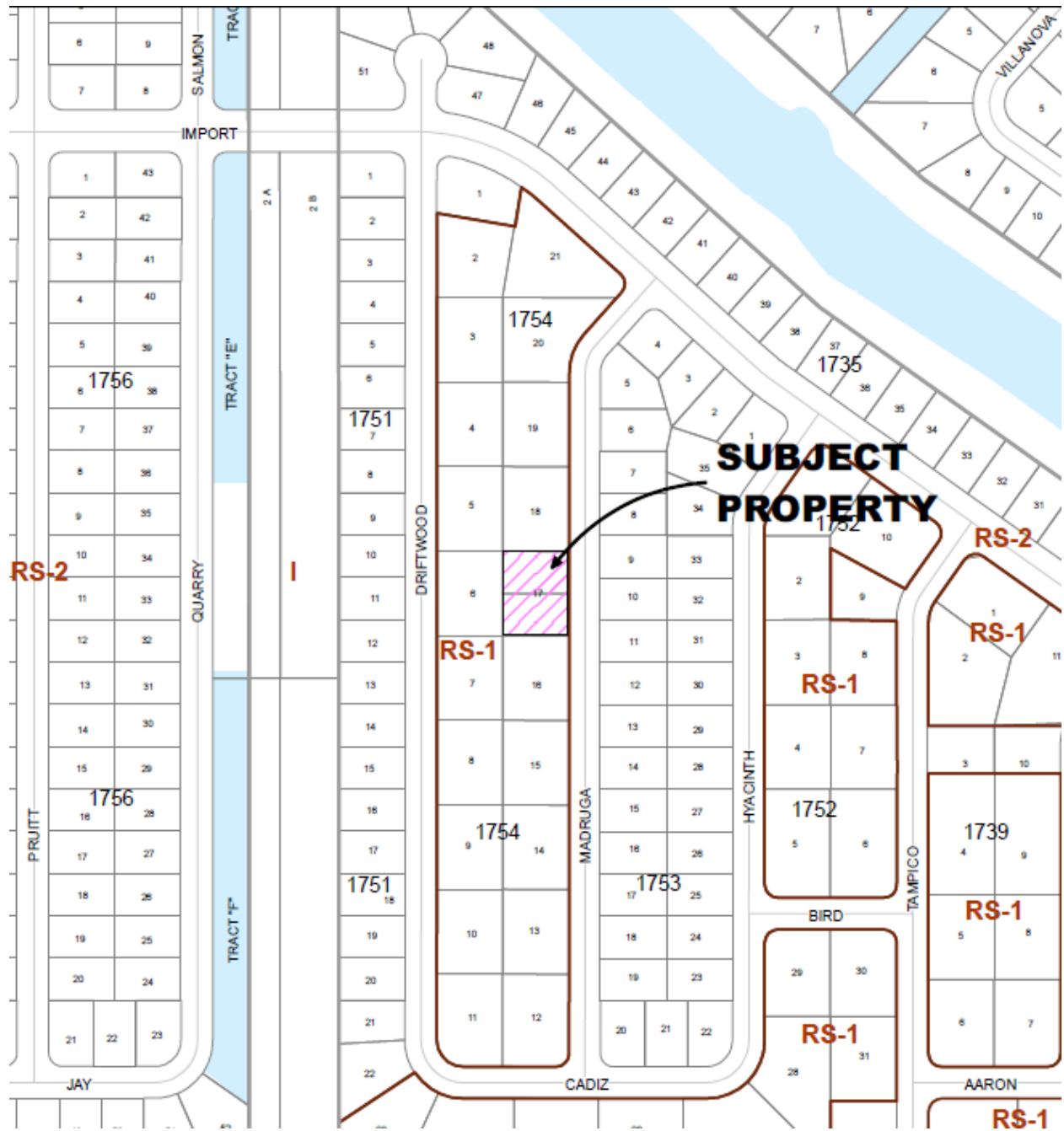
Parcel Number:	3420-650-1759-010-1 and 3420-650-1759-000-8
Property Size:	0.46 (or 20,000 square feet)
Legal Description:	Section 31, Block 1754, Lot 17
Future Land Use:	RL
Existing Zoning:	RS-1
Existing Use:	Vacant
Requested Zoning:	RS-2
Proposed Use:	Single Family Residences

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-1	Single Family Residence
South	RL	RS-1	Single Family Residence
East	RL	RS-2	Single Family Residence
West	RL	RS-1	Single Family Residence



Future Land Use Map



Existing Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The Residential Single Family (RS-2) zoning district is listed as a compatible zoning district under the Residential Low Density (RL) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RL (Residential Low Density)	GU, RE, RS-1 through RM-5, RMH

ZONING REVIEW

Applicant's Justification Statement: Requesting a rezoning of lot 17 to address non-conforming lots that were unofficially split in order to have the right to build two single family structures.

Staff Analysis: The properties to the sides and rear are zoned RS-1. All of Block 1754 is zoned RS-1 and with the exception of Lot 1 (zoned RS-2), on the southeast corner of SW Import Drive and SW Driftwood Street. All of the other lots within Block 1754 are 20,000 square feet or greater in size. The minimum lot size in the RS-1 zoning district is 15,000 square feet.

The applicant's proposal to rezone the subject property to RS-2 is consistent with Policy 1.1.4.13 of the City's comprehensive plan, however it is not compatible with the surrounding RS-1 zoned lots in the residential block. Objective 1.1.4 of the Future Land Use Element states That "Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities." RS-2 Zoning would not be consistent with the desired community character since the adjacent lots to the side and rear are zoned RS-1 with lots that are 20,000 square feet in size.

Per Policy 1.1.4.10 the density permitted in the RL future land use category is 1-5 dwelling units per acre. However, Policy 1.1.4.11 allows the City Council to limit the densities or intensities to less than the maximums allowed. One acre of land (43,560 square feet) would allow for two 20,000 square foot lots or four 10,000 square foot lots. Therefore, the current density of the land is approximately 2 dwelling units per acre and, rezoning the land to RS-2 would double the density to 4 dwelling units per acre.

Please note that the applicant will be required to apply for a subdivision plat per Chapter 156, Subdivision Regulations of the City Code if the rezoning application is approved.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be inconsistent with the direction and intent of the City's Comprehensive Plan and recommends denial.

Planning and Zoning Board Action Options:

- Motion to recommend denial to the City Council
- Motion to recommend approval to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.