



Coast to Coast Real Estate Holdings, Inc.
Rezoning Application
Project Number: P20-149



SUMMARY

Applicant's Request:	I (Institutional) to RE (Estate Residential)
Applicant:	Tod Mowery, Redtail Design Group, Inc.
Property Owner:	Coast to Coast Real Estate Holdings, Inc.
Location:	Southwest side of SW Leafy Road between SW Tropical Terrace and SW Villanova Road
Project Planner:	Patricia A. Tobin, AICP, Long Range Planning Administrator

Project Description

The applicant is requesting approval of a rezoning for 3.28-acres from Institutional (I) to Estate Residential (RE). The property is located on the south side of SW Leafy Road between SW Tropical Terrace and SW Villanova Road (its western connection to SW Leafy Road). Through this application and the related comprehensive plan amendment (P20-148), the applicant is requesting these changes primarily to allow for the construction of three (3) single family dwelling units.

Previous Actions and Prior Reviews

N/A

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the October 6, 2020 Planning & Zoning Board meeting.

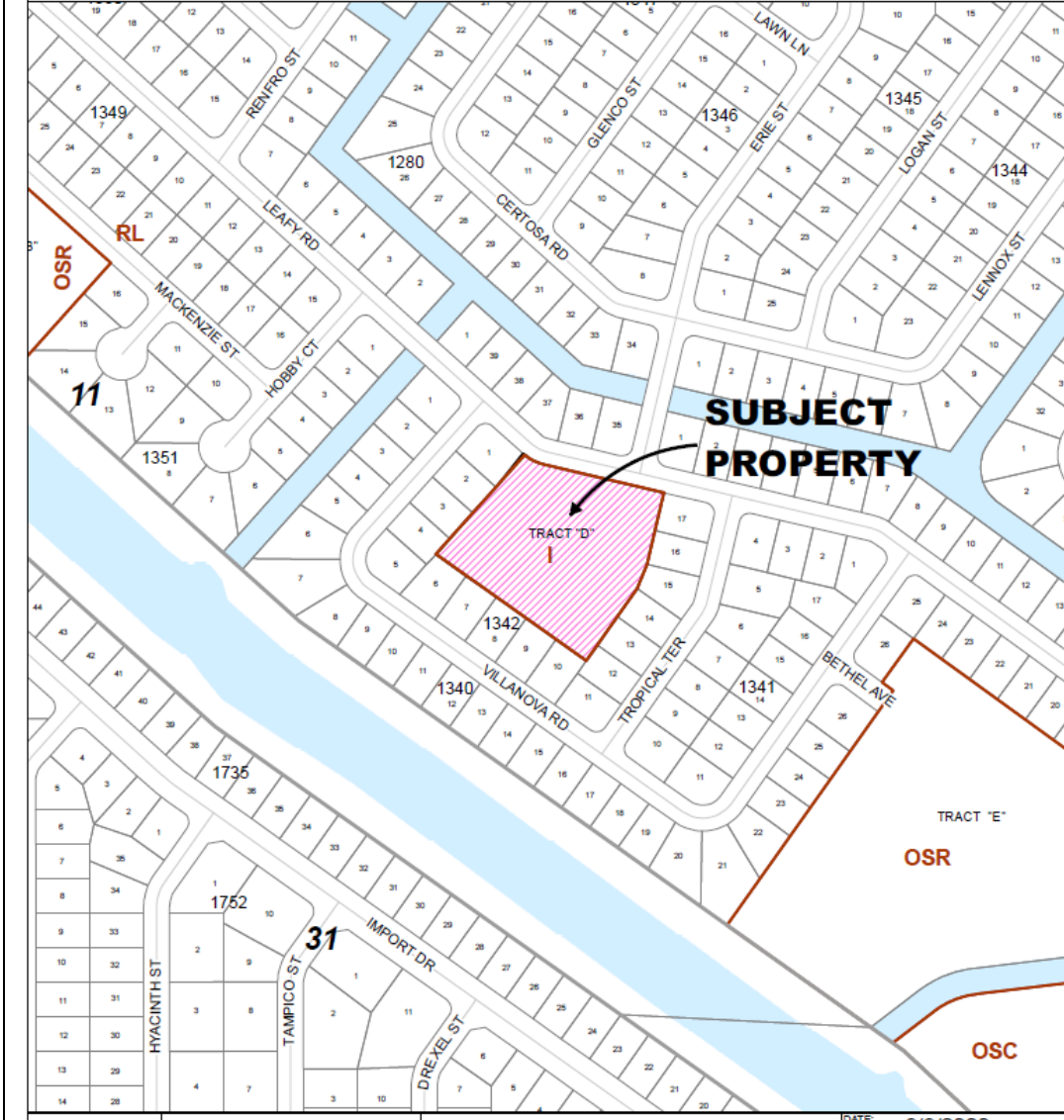
Location and Site Information

Parcel Number:	3420-550-0005-000-4
Property Size:	3.28-acres (142,876.8 square feet)
Legal Description:	Tract D, Port St. Lucie Section 11
Future Land Use:	I (Institutional)
Existing Zoning:	I (Institutional)
Existing Use:	Vacant
Requested Future Land Use:	RL (Low Density Residential)
Requested Zoning:	RE (Estate Residential)
Proposed Use:	Three (3) single-family lots (potentially with a guest house per lot but only allowed through a special exception use).

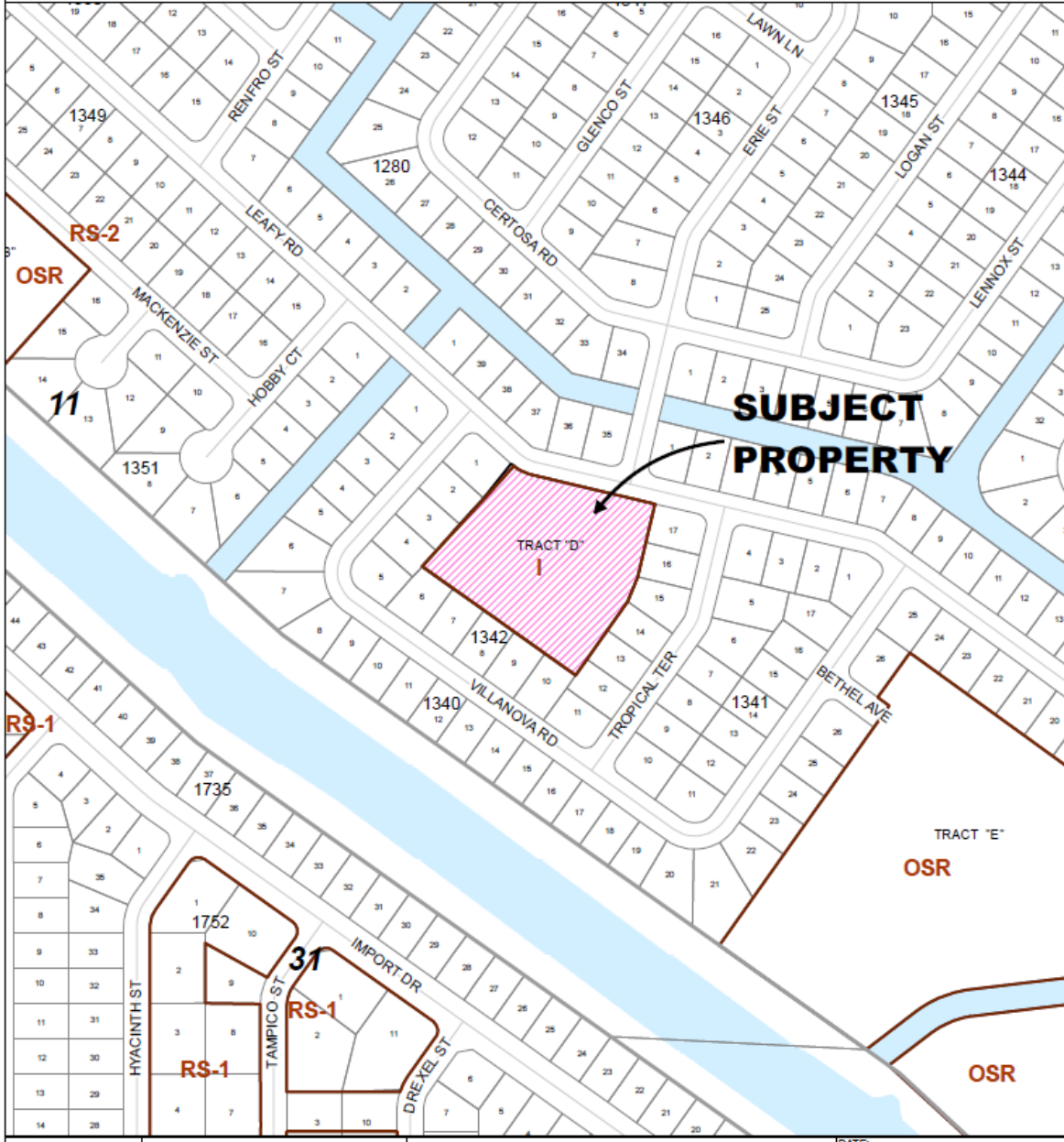
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family houses & vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family houses & vacant
East	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family houses & vacant
West	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family houses & vacant

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The rezoning of the property to Estate Residential is consistent with the direction and policies of the City's Comprehensive Plan; specifically, Policy 1.1.4.13 which identifies Estate

Residential as a compatible zoning district with the Low Density Residential future land use designation. The rezoning application is supported by and furthers the following policies of the comprehensive plan; specifically, Objective 1.1.4 and related Policy 1.1.4.1.

Applicant’s Justification Statement: To allow for the platting of single-family lots consistent with the future land use designation of Low Density Residential.

Staff Analysis: The proposed rezoning is required for the property, if the comprehensive plan amendment from Institutional (I) to Low Density Residential (RL) is approved, the current zoning district would not be compatible with the property’s future land use designation.

Community Redevelopment: N/A

RELATED PROJECTS

P20-148. Coast to Coast Real Estate Holdings, Inc. - Comprehensive Plan Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

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