

Holiday Builder, Inc. (fka Kirsten Ceppetelli) Rezoning Application P23-178

City Council Meetings of January 8 and
January 22, 2024

Marissa Da Breo-Latchman
Environmental Planner II



Request Summary

Applicant / Property Owner: Holiday Builders, Inc.

Agent: Steve Garrett, Lucido & Associates

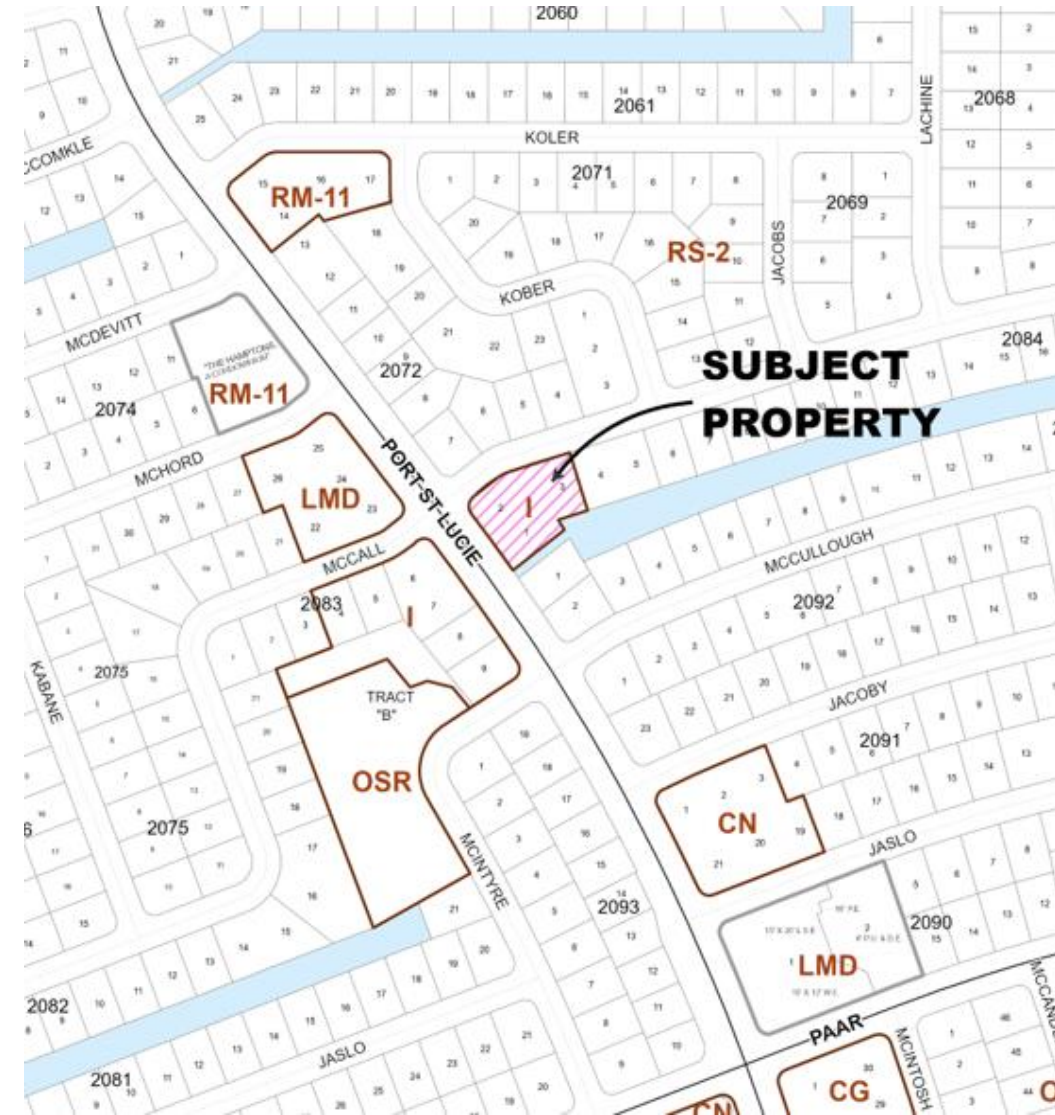
Address: 3911 SW Port St. Lucie Blvd

Existing Use: Vacant land

Request: The applicant is requesting a rezoning from Institutional (I) to Multiple-Family Residential (RM-5) for a 0.76-acre parcel.

Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	RM & RL	RS-2	Single family residential & vacant lot
South	RM	RS-2	Drainage canal; Single family residential (vacant and built)
East	RL	RS-2	Single family residential
West	I & ROI	I & LMD	St. Lucie County Fire Station 16, Vacant land



Background

- In 2017 the properties were rezoned from RS-2 to Institutional (I) and a Unity of Control was required per code. This Unity of Control ensures that the ultimate development only has one driveway on this busy roadway.
- In 2021 the City Council approved an amendment to the Comprehensive Plan that revised Policy 1.1.4.13 to remove the Institutional Zoning District as a compatible zoning designation with the RM land use classification so now the applicant is applying to rezone the property to the Multi-family Residential (RM-5) Zoning designation which is compatible with the RM Future Land Use.

Future Land Use-Zoning Compatibility

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RM (Medium Density Residential)	<u>RM-5</u> or Residential PUD (Planned Unit Development) between 5-11 units per acre)

- ❖ Institutional (I) zoning district is not compatible with the Medium Density Residential (RM) Future Land Use hence the need for the rezoning.

Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The proposed (RM-5) Multi-Family Residential Zoning District is listed as a compatible zoning district under the RM (Medium Density Residential) future land use classification.

Recommendation

- On December 5, 2023, the Planning and Zoning Board recommended approval of the rezoning.

