

# REQUEST TO REZONE A-2 TO RE-2A BY DENNIS CIAGLO

C172-002

John Sinnott, Senior Planner

July 22, 2024





SUBJECT SITE

SW Hemingway Ter

SW Citrus Blv

SW Kanner Hwy

SW Groveside Dr

SW Groveview Ter



# FUTURE LAND USE MAP (RURAL DENSITY)




# ZONING ATLAS (A-2)



- ▶ In order to ensure all development is consistent with the CGMP, no new development shall be approved within any Category “C” zoning district unless the future land use is as shown in Column 2 in the table in LDR, Section 3.402. The Column 2 future land use associated with A-2 zoning is Agricultural. Therefore, this application is being processed as a mandatory rezoning to a Category “A” district which implements the policies for the Rural Density future land use designation.
- ▶ One “standard” zoning district that implements the Rural Density future land use designation:
  - ▶ RE-2A, Rural Estate District
- ▶ New PUD zoning is an additional option for applicants.




▶ Conditions supporting RE-2A:

- ▶ The existing future land use designation of Rural Density for the property and surrounding areas on the south side of SW Citrus Boulevard.
  - ▶ The existing Hemingway Estates single-family residential subdivision to the southwest of the property.
  - ▶ The RE-2A zoning district provides development standards which are compatible with the rural character of the surrounding area.
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# LOCAL PLANNING AGENCY

- ▶ This matter was heard before the LPA on July 18, 2024.
  - ▶ The recommendation is presented to the Board.
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# REVIEW OF APPLICATION

- ▶ Development review staff have found the Ciaglo rezoning application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.
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## Recommended Action:

1. Move that the Board receive and file the agenda item and its attachments including the staff report as exhibit one.
  2. Move that the Board adopt a resolution amending the Martin County Zoning Atlas to change the zoning district designation on the subject site from A-2, Agricultural District, to RE-2A, Rural Estate District.
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