

JENSEN BEACH MHP, LLC. REZONING (P125-013)

Local Planning Agency

Public Hearing

May 15, 2025

Owner:	Jensen Beach MHP, LLC (Diana Marrone)
Applicant:	Jensen Beach MHP, LLC
Requested by:	Cuozzo Planning Solutions, Inc. (Donald J. Cuozzo)
Project Coordinator:	Brian Elam, PMP, Principal Planner



Project Description

The proposed amendment is to change the existing zoning district classification from Planned Unit Development (PUD) to LC, Limited Commercial District, and RS-5, Low Density Residential District or the most appropriate zoning districts. This request to rezone is considered non-mandatory.

The approximate 17.27 acres property consists of ten (10) parcels. Six (6) parcels have the Low-Density Future Land Use and four (4) of the parcels have a Commercial Limited Future Land Use.

The applicant is proposing to rezone the property to the RS-5, Low Density Residential District on the land with an underlying Low Density Future Land Use (FLU) and LC, Limited Commercial on the land with an underlying Commercial Limited FLU.





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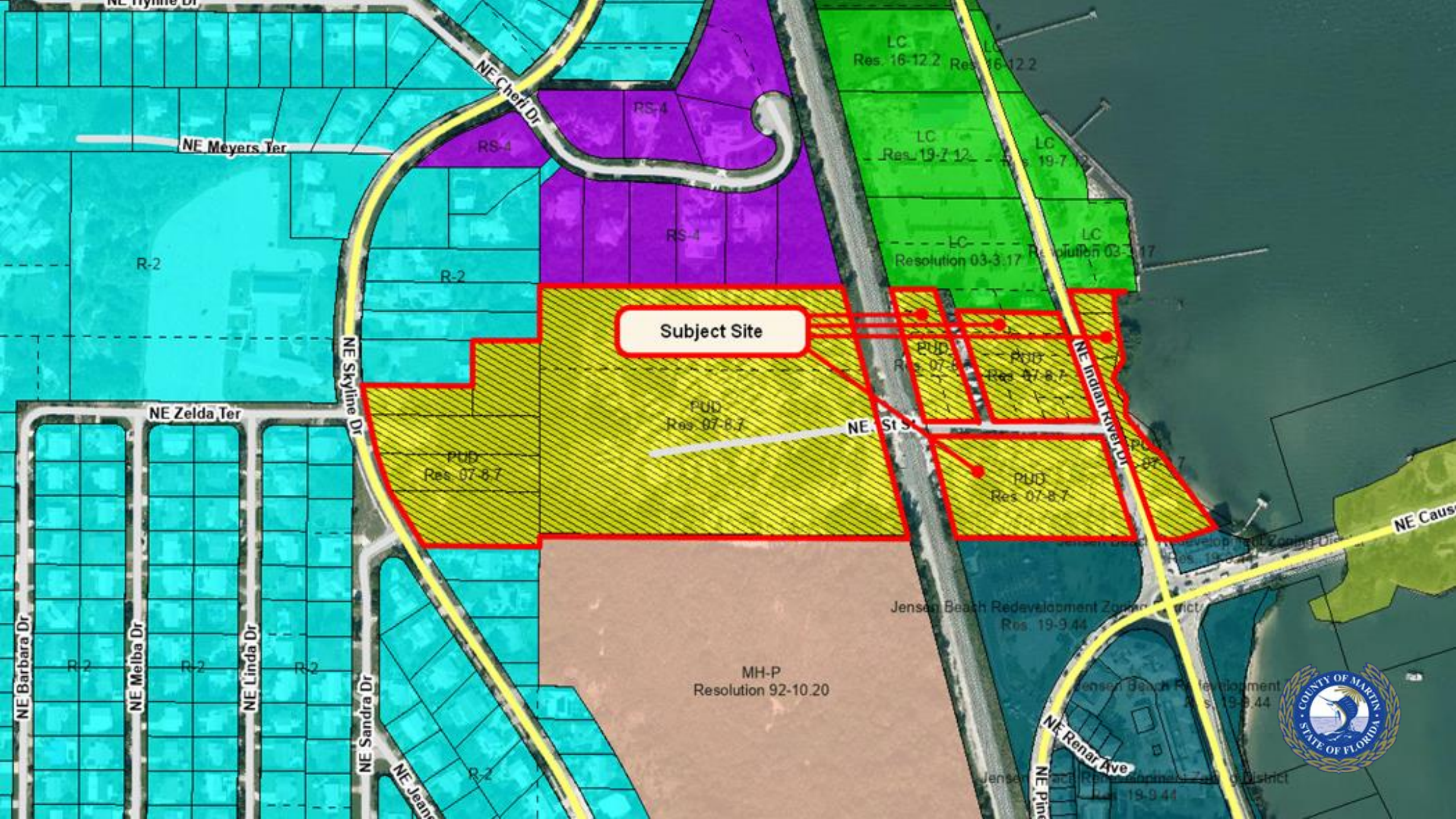
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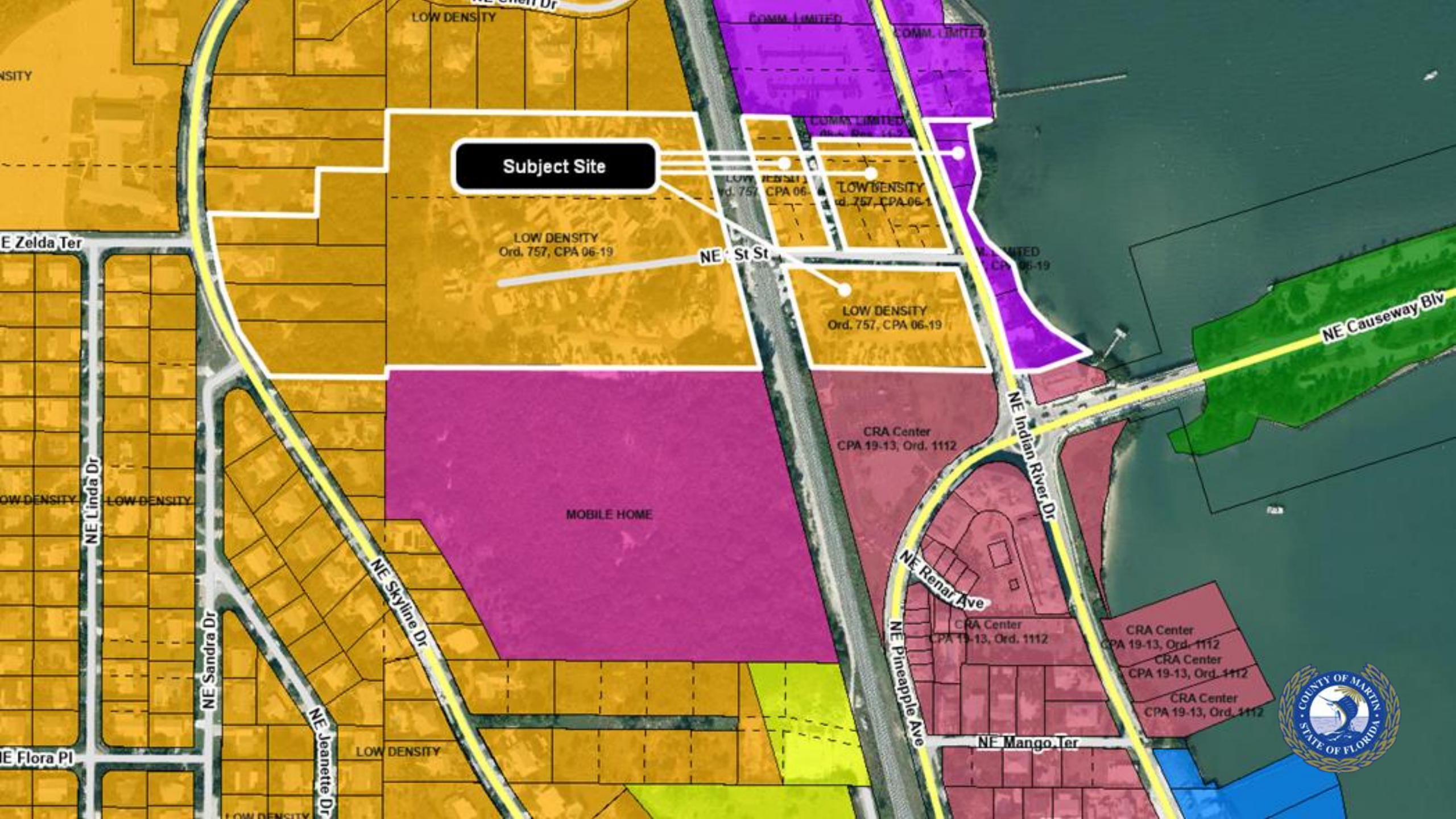


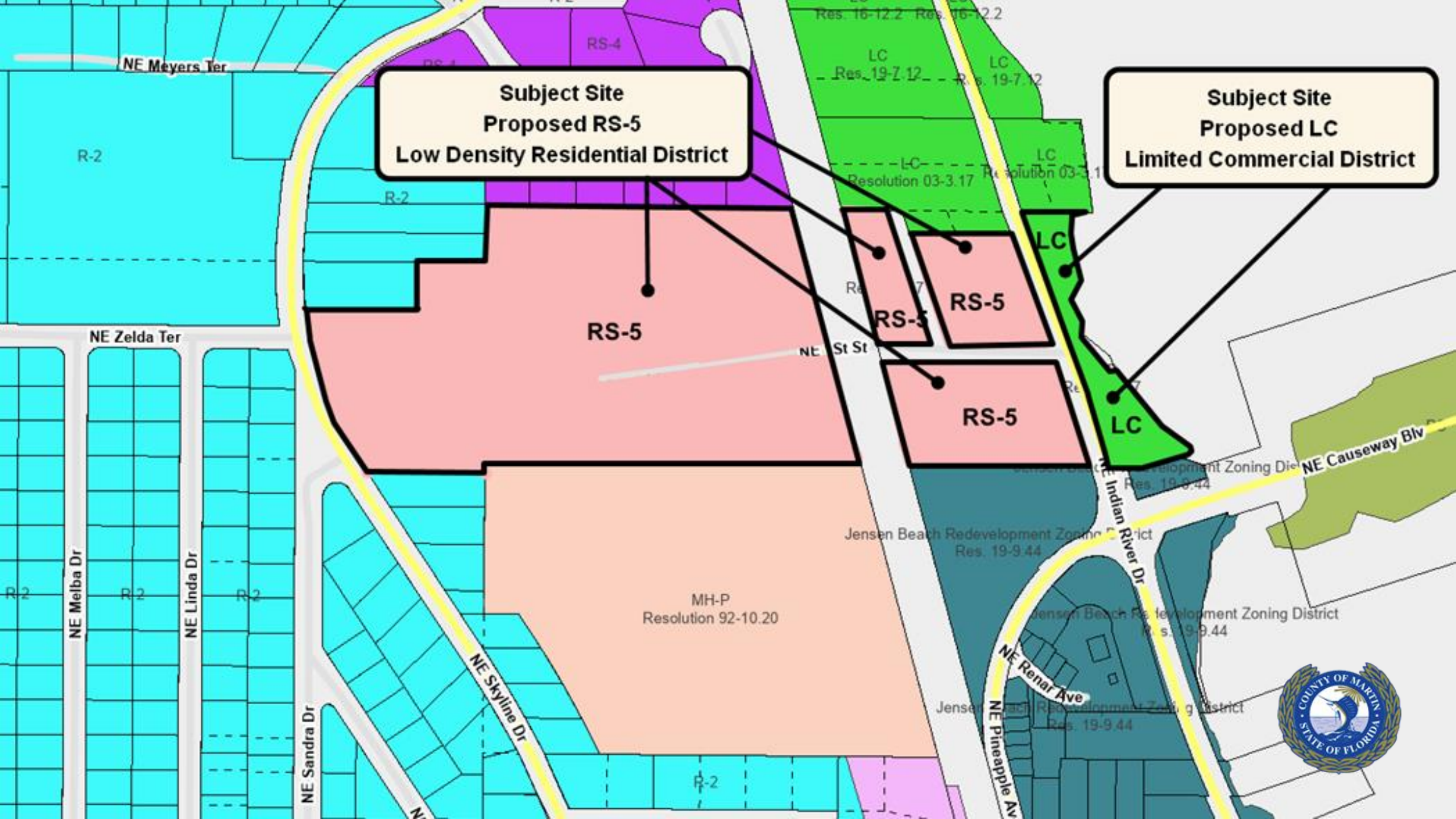




Subject Site







CATEGORY “A” ZONING OPTIONS

The current zoning district on the property is PUD, Planned Unit Development District.

There is one (1) standard Category “A” zoning district available to implement the Commercial Limited land use policies of the Comprehensive Growth Management Plan (CGMP) which is LC, Limited Commercial district.

- LC, Limited Commercial District
- PUD Zoning is also an option



CATEGORY “A” ZONING OPTIONS

The current zoning district on the property is PUD, Planned Unit Development District.

There are six (6) standard Category “A” zoning districts available to implement the Low-Density land use policies of the CGMP which are, RS-3, RS-4, RS-5, RM-3, RM-4, RM-5, Low Density Residential Districts.

- RS-3, Low Density Residential District
- RS-4, Low Density Residential District
- RS-5, Low Density Residential District
- RM-3, Low Density Residential District
- RM-4, Low Density Residential District
- RM-5, Low Density Residential District
- PUD Zoning is also an option



Table 5 Development Standards (LC, Limited Commercial District)

(Excerpt from LDR, Table 3.12.1)

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft.)/(stories)	Min. Open Space (%)	Other
A	LC	10,000	80	10.00	20.00	50	30	30	—

Table 6 Structure Setbacks (LC, Limited Commercial District)

Excerpt from LDR, Table 3.12.2

Category	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	LC	25	25	25	25	20	20	30	40	10	10	20	



Table 2 Development Standards (RS-5, Low Density Residential District)

(Excerpt from LDR, Table 3.12.1)

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft.)/(stories)	Min. Open Space (%)	Other
A	RS-3	15,000	60	3.00	--	--	30	50	--
A	RS-4	10,000	60	4.00	--	--	30	50	--
A	RS-5	7,500	60	5.00	--	--	30	50	--
A	RM-3	15,000(h)	60(h)	3.00	--	--	40	50	--
A	RM-4	10,000(h)	60(h)	4.00	--	--	40	50	
A	RM-5	8,500(h)	60(h)	5.00	--	--	40	50	

(h)The minimum lot area and minimum lot width requirements shall not apply to zero lot line, townhouse or multifamily developments on lots created after March 29, 2002.

Table 3 Structure Setbacks (RS-5, Low Density Residential District)

Excerpt from LDR, Table 3.12.2

		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
Category	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	RS-3	25	25	25	25	10	10	10	10	10	10	10	10
A	RS-4	25	25	25	25	10	10	10	10	10	10	10	10
A	RS-5	25	25	25	25	10	10	10	10	10	10	10	10
A	RM-3	25	25	25	25	10	20	30	40	10	10	20	30
A	RM-4	25	25	25	25	10	20	30	40	10	10	20	30
A	RM-5	25	25	25	25	10	20	30	40	10	10	20	30



Review of Application

Development review staff have found Jensen Beach MHP, LLC., Rezoning application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Brian Elam	772-288-5501	Comply
G	Development Review	Brian Elam	772-288-5501	Comply
H	County Attorney	Elysse A. Elder	772-288-5925	Review Ongoing
I	Adequate Public Facilities	Brian Elam	772-288-5501	Exempt

Staff has reviewed this rezoning application of a property to the appropriate zoning district designation, has determined that the application has been submitted and reviewed consistent with the procedural requirements of Article 10 and is in compliance with the substantive provisions of Article 3. Staff recommends approval of this rezoning application.



Staff Recommendation

Staff recommends approval of the rezoning request by Jensen Beach MHP, LLC., from PUD, Planned Unit Development Zoning District to RS-5, Low Density Residential District for land with the Low Density underlying Future Land Use and to LC, Limited Commercial District for land with the Commercial Limited underlying future land use as defined in the legal descriptions for these areas.

THIS CONCLUDES THE PRESENTATION

Questions?

