

JESUS HOUSE OF HOPE INC. MANDATORY REZONING (J065-002)

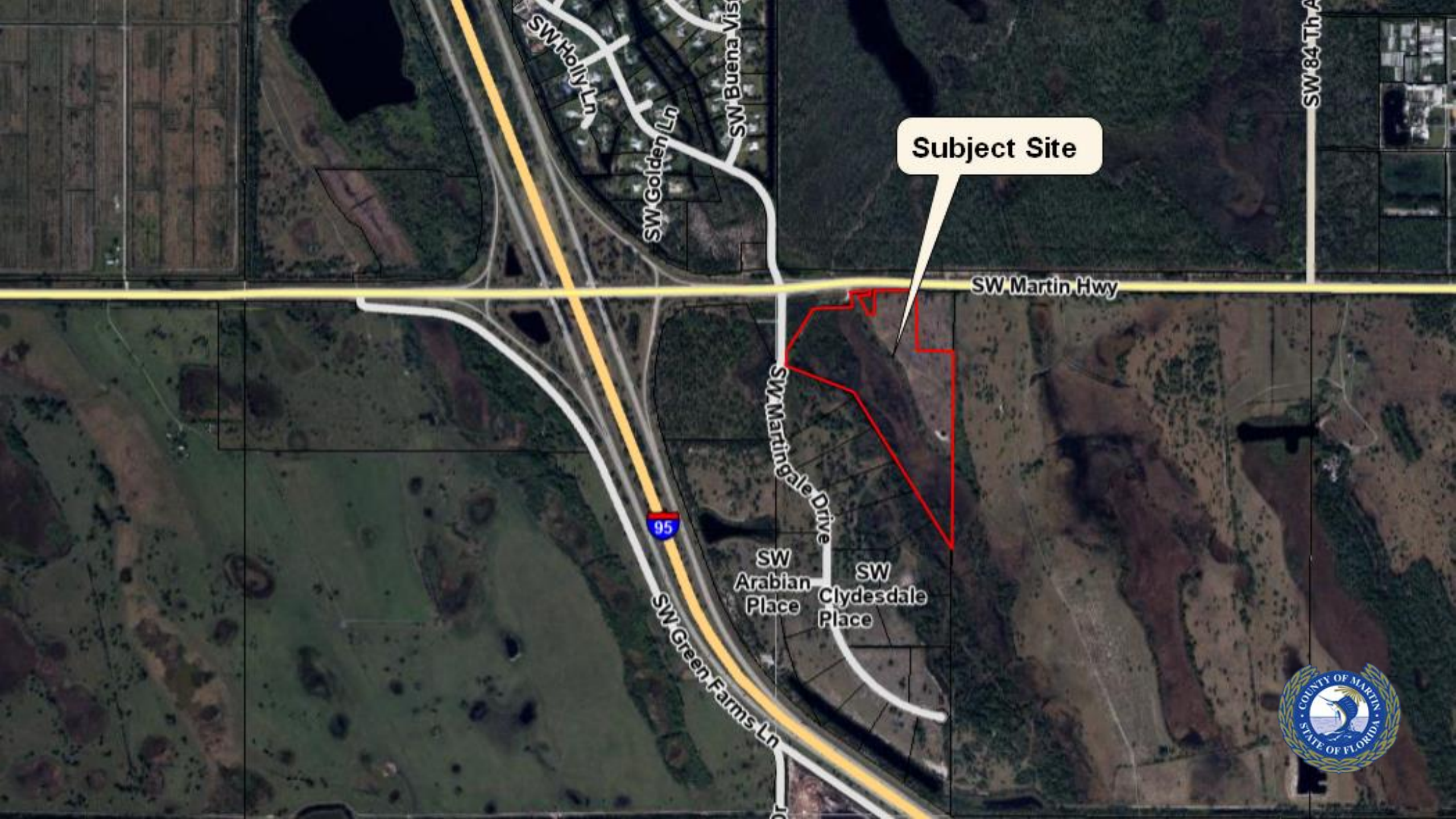
Board of County Commissioners

Public Hearing

June 23, 2026

Owner:	Jesus House of Hope, Inc. (Rob Ranieri)
Applicant:	Coastal Life Church, Inc. (James Pendleton)
Requested by:	Cotleur & Hearing (Leah Heinzelmann)
Project Coordinator:	Brian Elam, PMP, Principal Planner





Subject Site

SW Martin Hwy

SW Martingale Drive

SW Arabian Place

SW Clydesdale Place

SW Green Farms Ln

95





Subject Site

A-2





SW Martin Hwy

SW Golde

SW Stuart West Bv

AGRICULTURAL

Subject Site

95

SW Green Farms Ln

SW Arabian Place

INDUSTRIAL

Clydesdale Place

AG. RANCHETTE



CATEGORY “A” ZONING OPTIONS

The current zoning district on the property is A-2, Agricultural District which is a Category “C” district in the current Article 3 zoning code. The A-2, Agricultural District is inconsistent with the Agricultural Ranchette future land use designation therefore, this request to rezone is considered mandatory.

There are two (2) standard Category “A” zoning districts available to implement the Agricultural Ranchette land use policies of the Comprehensive Growth Management Plan (CGMP).

- AR-5A, Agricultural Ranchette District, 1 unit per 5 acres
- AR-10A, Agricultural Ranchette District, 1 unit per 10 acres
- PUD Zoning is also an option



Table 2 Development Standards

(Excerpt from LDR, Table 3.12.1)

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Res. Density (<u>upa</u>)	Max. Hotel Density (<u>upa</u>)	Max. Building Coverage (%)	Max. Height (ft.)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	AR-5A	5 ac.	300	0.20	--	--	30	50	--
A	AR-10A	10 ac.	300	0.10	--	--	30	50	--

Table 3 Structure Setbacks

(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	AR-5A	40	40	40	40	40	40	40	40	40	40	40	40
A	AR-10A	40	40	40	40	40	40	40	40	40	40	40	40



Local Planning Agency

This application was heard before the Local Planning Agency (LPA) on June 18, 2026.

The LPA's recommendation will be forwarded to the Board.



Review of Application

Development review staff have found the Jesus House of Hope, Inc., 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 Section F through T of this report. The current review status for each agency is as follows:

F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	County Attorney Review	Sebastian Fox	772-419-6973	Ongoing
I	Adequate Public Facilities Review	Brian Elam	772-288-5501	Comply



Staff Recommendation

Staff recommends approval of the rezoning request by the Jesus House of Hope Inc.

1. Move that the Board receive and file the agenda item and all its attachments including the staff report as Exhibit 1.
2. Move that the Board approve the request to rezone from A-2, Agricultural District to AR-5A, Agricultural Ranchette District.

THIS CONCLUDES THE PRESENTATION

Questions?

