



Marquis, Liana

Rezoning

Project No. P25-147

Planning and Zoning Board Meeting

Sofia Trail, Planner I

October 7, 2025

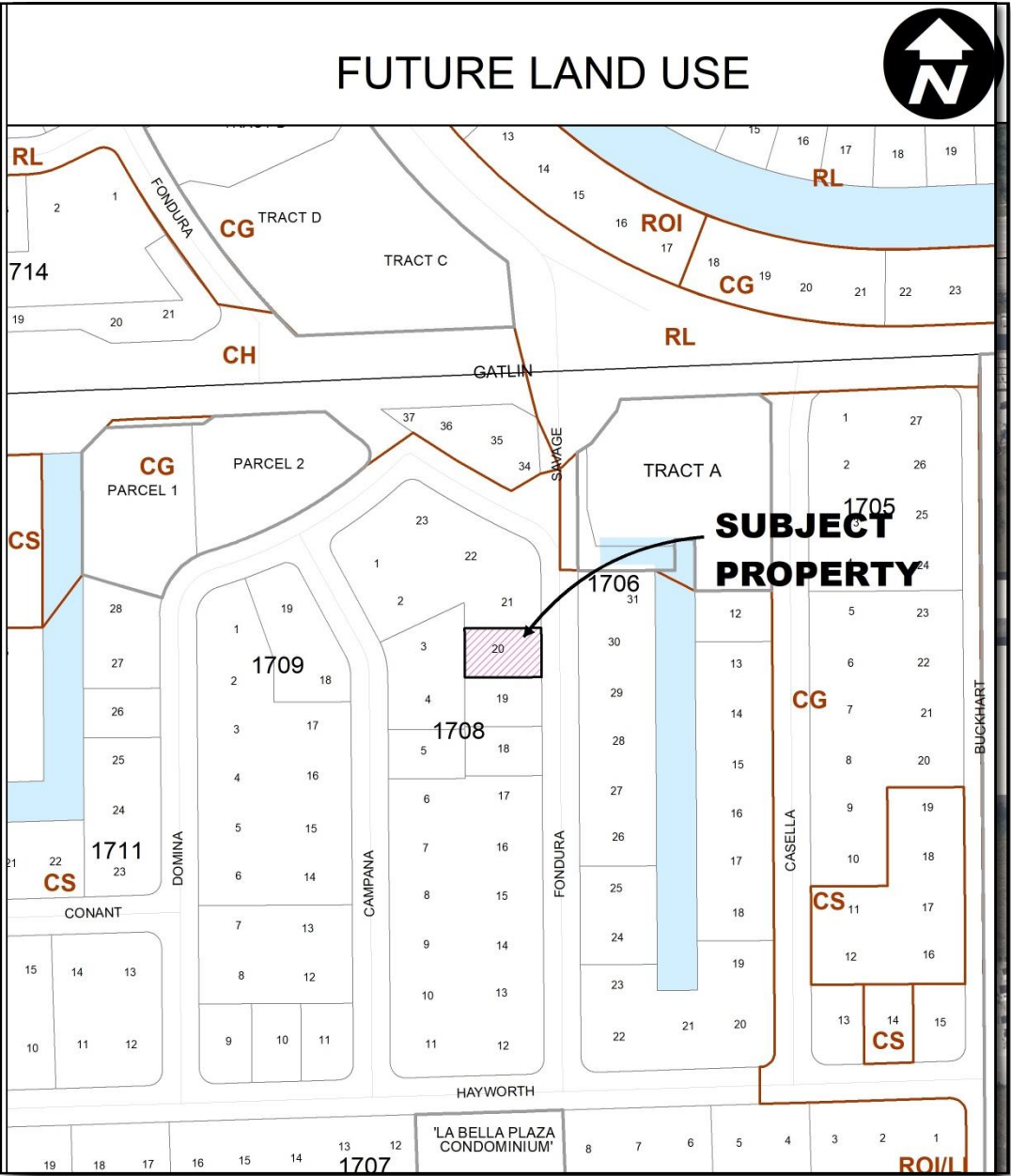
Request Summary

Owner:	Liana Marquis
Applicant:	Pamela Misiano, Remax Gold
Property Address:	2712 SW Fondura Road
Location:	South of SW Gatlin Boulevard and on the west side of SW Fondura Road
Request:	A request to rezone a 0.23-acre parcel from Single-Family Residential (RS-2) to Service Commercial (CS).

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant	CS	CS
South	Self-Storage	CS	CS
East	Warehouse	CS	WI
West	Vacant	CS	WI

CS – Service Commercial, WI – Warehouse Industrial



Project Background

- Conversion Area 24
- On March 25, 2024, a variance (P23-239) was granted by the City Council to the City of Port St. Lucie Conversional Manual Area 24 requirements to allow the rezoning of Lots 18 and 19 from the Single-Family Residential (RS-2) zoning district to the Warehouse Industrial (WI) zoning district. This resulted in the isolation of the subject property, Lot 20, since the lots to the north had already been rezoned. Lot 20 does not meet the minimum size requirement for the Service Commercial (CS) zoning district.
- An application (P25-148) for a variance to the City of Port St. Lucie lot size requirements for the Service Commercial (CS) zoning district was submitted concurrently with this rezoning application.
- This is the last remaining parcel within block 1708 to be rezoned from RS-2 to a zoning district that is compatible with the CS future land use designation.

Land Use Conversion Manual

FACTOR	ISSUE	
Planning Area Location	Conversion Area #24	
Is all property within planning area?	Yes	
Type of Conversion Area	CS	
Proposed rezoning	CS	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Not applicable	
	Required	Proposed
Minimum Frontage	160'	80'
Minimum Depth	240' (Single lot depth, 125' may be used if the entire rear lot line is bounded by a major drainage right-of way or non-residential use and sufficient frontage exists for development)	125' (abutting a non-residential use) single lot depth.
Landscape Buffer Wall	Not required	

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 Service Commercial (CS) Zoning District is listed as a compatible zoning district under CS future land use classification.

POLICY 1.1.4.13 FUTURE LAND USE ELEMENT	
<u>FUTURE LAND USE CLASSIFICATION</u>	<u>COMPATIBLE ZONING DISTRICT</u>
Service Commercial (CS)	CS (Service Commercial) , GU (General Use), and WI (Warehouse Industrial)

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.