



3911 SW PORT ST LUCIE BLVD
Rezoning
P23-178



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 0.76 acres of land currently zoned Institutional (I) to Multi-Family Residential (RM-5) zoning district.
Applicant:	Kirsten Ceppetelli

Property Owner:	Holiday Builders, Inc.
Location:	Southeast Corner of SW Port St. Lucie Blvd & SW McCall Rd
Address:	3911 SW Port St. Lucie Blvd
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The applicant is requesting approval for the rezoning of a 0.76-acre parcel from Institutional (I) to Multi-Family Residential (RM-5). The subject property is located at the southeast corner of SW Port St. Lucie Blvd and SW McCall Rd, between SW Darwin and SW Paar Dr. The parcel has an assigned address of 3911 SW Port St. Lucie Blvd. The property is located within Conversion Area 1 and has the Future Land Use designation of Medium Density Residential (RM). 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 (P21-047). As a result, the subject property’s land use and zoning are not currently compatible. 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.

Previous Actions and Prior Reviews

In 2017, an application was made to rezone the property from Single-Family Residential (RS-2) to Institutional (I) (P17-193). As part of that rezoning a Unity of Control was also put into place which then ensures that when the parcels are developed with a site plan there would only be one curb cut for the buildout. The application was approved via Ordinance 17-83. The property was never developed.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property on October 27, 2023.

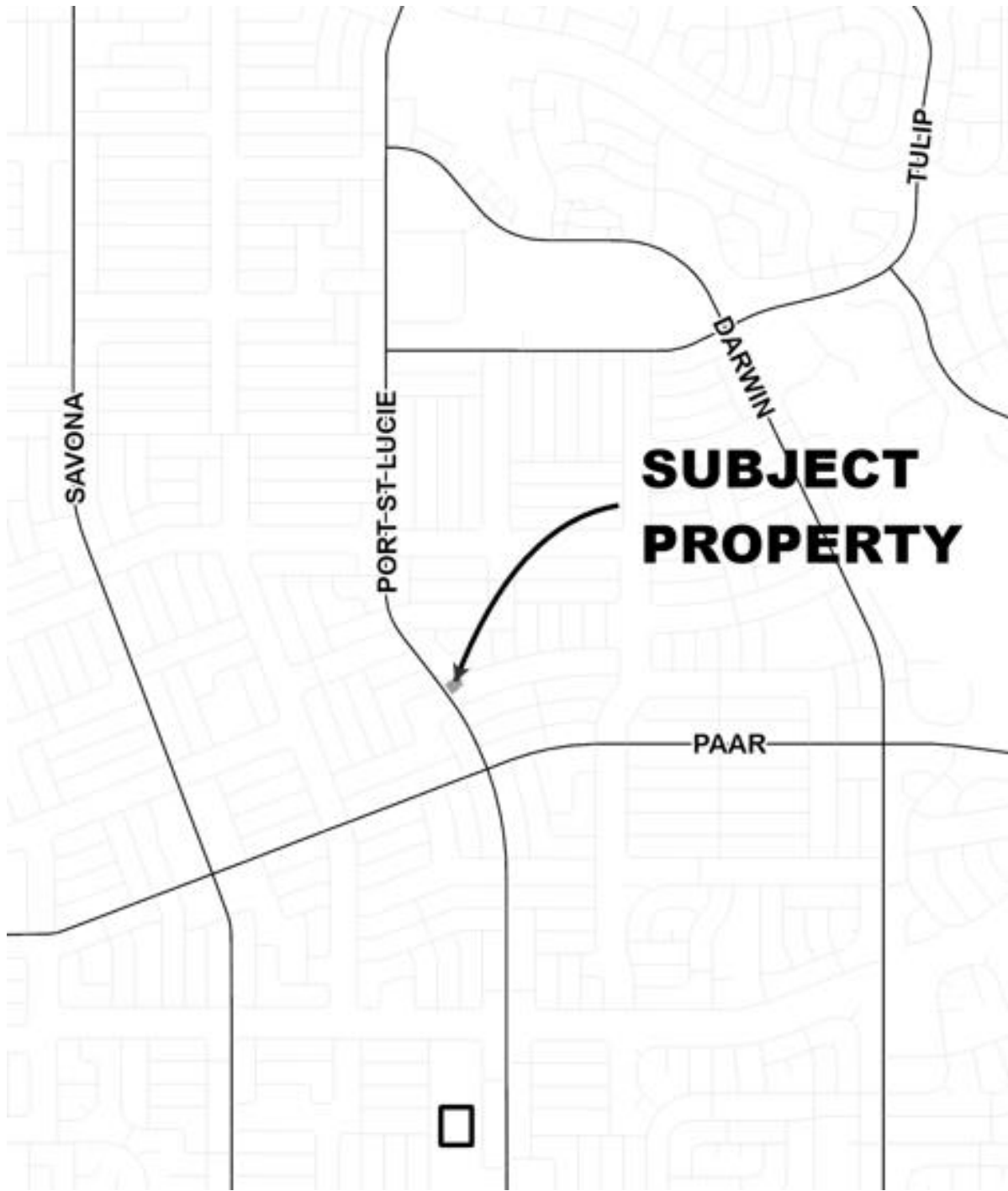
Location and Site Information

Parcel Number:	3420-600-0828-000-1
Property Size:	0.76 acres
Legal Description:	Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3
Existing Future Land Use:	RM (Medium Density Residential)
Existing Zoning:	Institutional (I)
Existing Use:	Vacant Land
Requested Zoning:	Multi-Family Residential (RM-5)
Proposed Use:	Undisclosed

Surrounding Uses

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	RS-2	St. Lucie County Fire Station 16, Vacant land

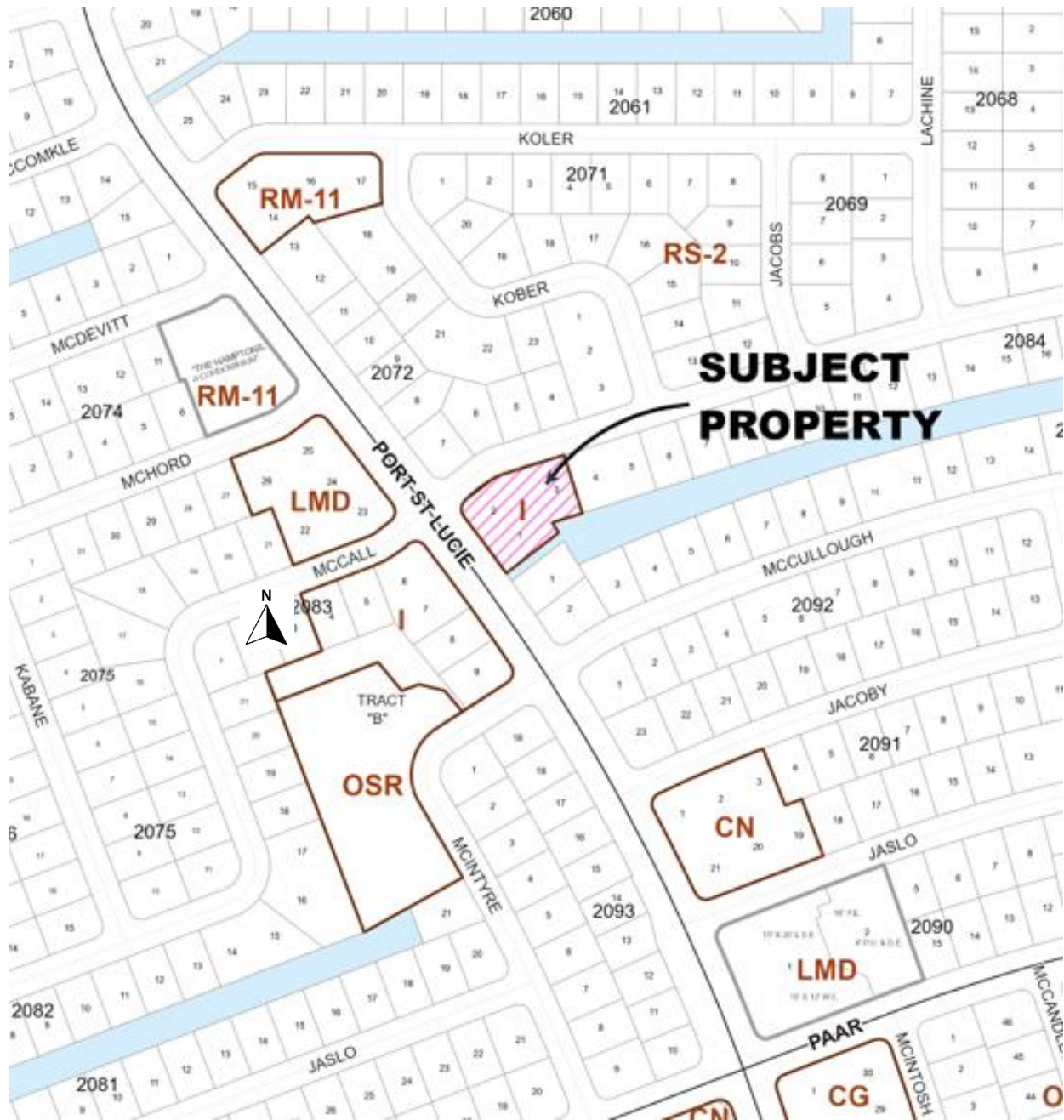
RM – Medium Density Residential, RL-Low Density Residential, I-Institutional, RS-2-Single Family Residential



Location Map



Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element. Policy 1.1.4.13 establishes the compatible future land use and zoning categories. The Multiple-Family Residential (RM-5) zoning district is listed as a compatible zoning district under the Medium Density Residential (RM) future land use classification as shown in the following table:

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

Applicant’s Justification Statement: The applicant did not disclose a proposed use. The following uses are permitted in the RM-5 zoning District:

- Multiple-family dwellings;
- Park or playground, or other public recreation;
- Single-family dwelling;
- Townhouse dwelling, as part of a planned complex;
- Community residential home
- Family day care home.

Staff Analysis: The rezoning complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Multiple-Family Residential (RM-5) Zoning District is compatible with the Medium Density Residential (RM) future land use classification per Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan.

Additionally, the property is in Conversion Area 1. The proposed rezoning is consistent with the applicable regulations for the conversion area and advances the objective of the Comprehensive Plan to provide more intensive commercial and multi-family residential uses along major throughfares such as Port St. Lucie Blvd and allow for a transition to less intensive residential uses.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	Area 1	
Is all property within planning area?	Yes	
Type of Conversion Area	RM (Medium Density Residential)	
Proposed rezoning	Multiple-family Residential (RM-5)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	A Unity of Title was recorded with the previous rezoning. (P17-193)	
	Required	Proposed
Minimum Frontage	160'	+/- 224'
Minimum Depth	Entire conversion area perpendicular to the street.	Entire conversion area perpendicular to the street.
Landscape Buffer Wall	A 6 ft high architectural wall is required along the eastern and southern property lines.	

RELATED PROJECTS

P17-193 Rezoning from Single-Family Residential (RS-2) to Institutional (I) approved via Ordinance 17-83 on December 11, 2017.

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.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.