

Chrisjazz, Inc. Rezoning (P20-242)

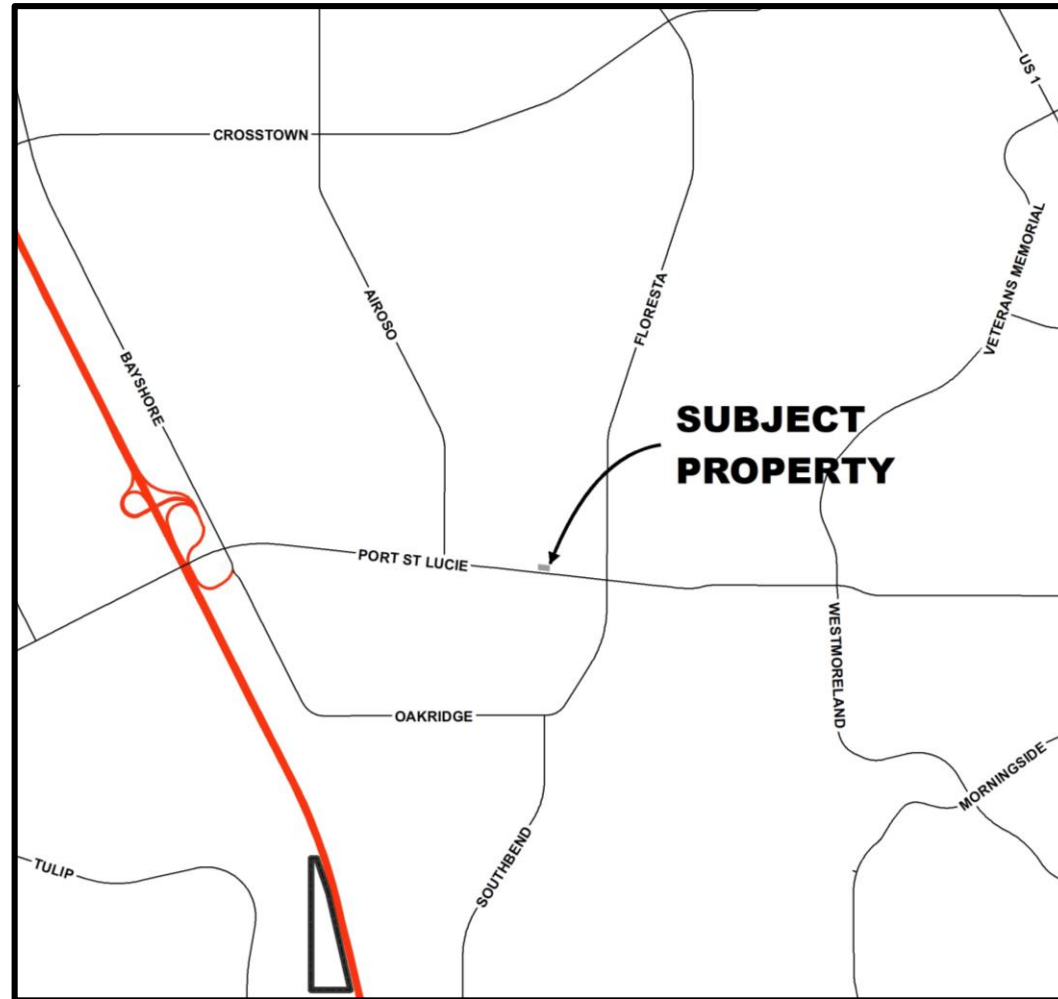
City Council Meetings of February 22, 2021 and March 8, 2021



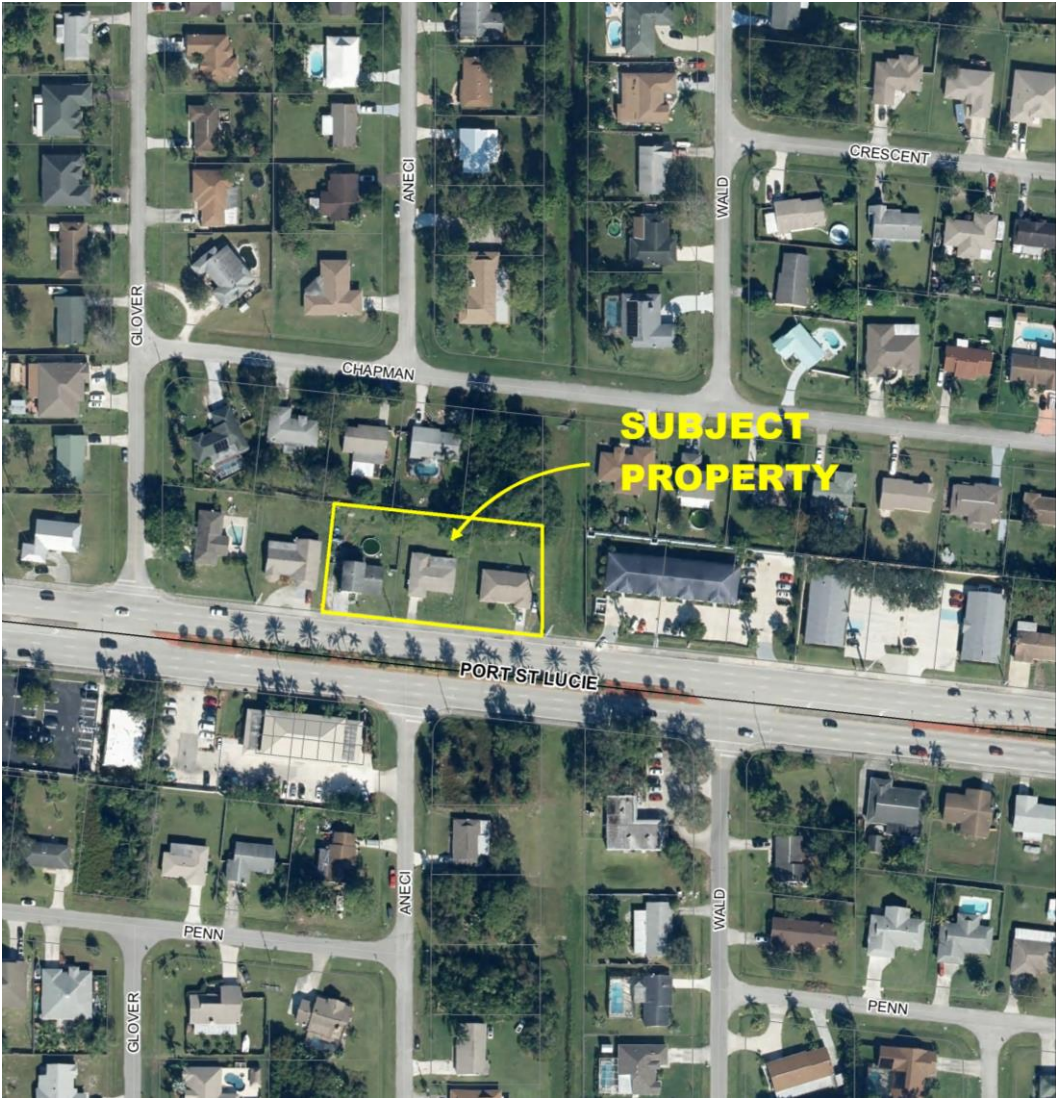
Request:

- To amend the zoning district of .71-acres of land from Single Family Residential (RS-2) to Professional (P); and
- Purpose of request: To allow for the property to be developed with an office building and day care uses.

Location Map



Aerial



Background:

- The property contains three (3) single family lots with three (3) single family houses.
- The property is located on the north side of SE Port St. Lucie Boulevard approximately 200 feet east of Glover Street.

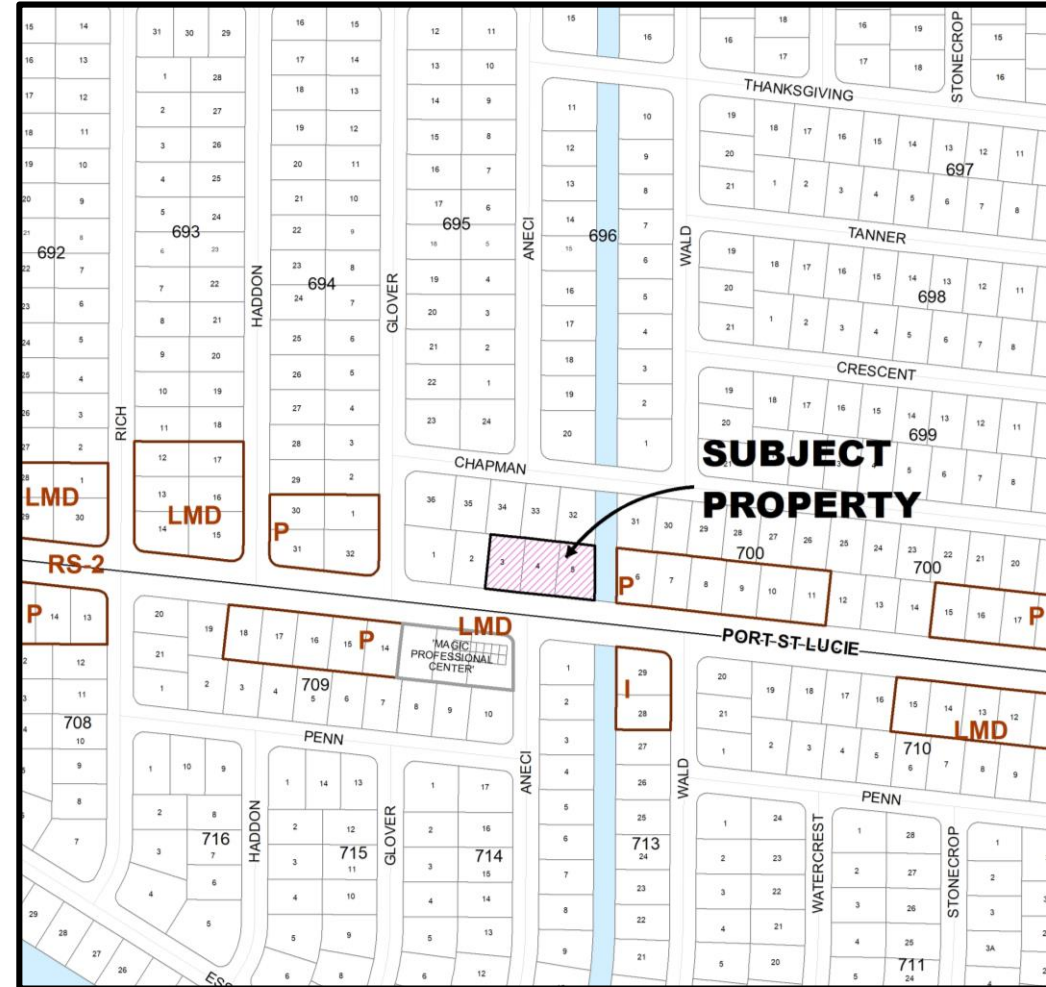


Existing Zoning District

Low Density Residential (RS-2)



Direction	Future Land Use	Zoning	Existing Uses
North	Low Density Residential	Single Family Residential (RS-2)	Single-family houses and vacant land
South	Residential, Office, Institutional (ROI)	Limited Mixed Use (LMD) and Single Family Residential (RS-2)	Office building and single-family houses
East	Residential, Office, Institutional (ROI)	Professional (P)	Office buildings
West	Residential, Office, Institutional (ROI)	Single Family Residential (RS-2)	Single-family houses



Proposed Zoning District

Professional (P)

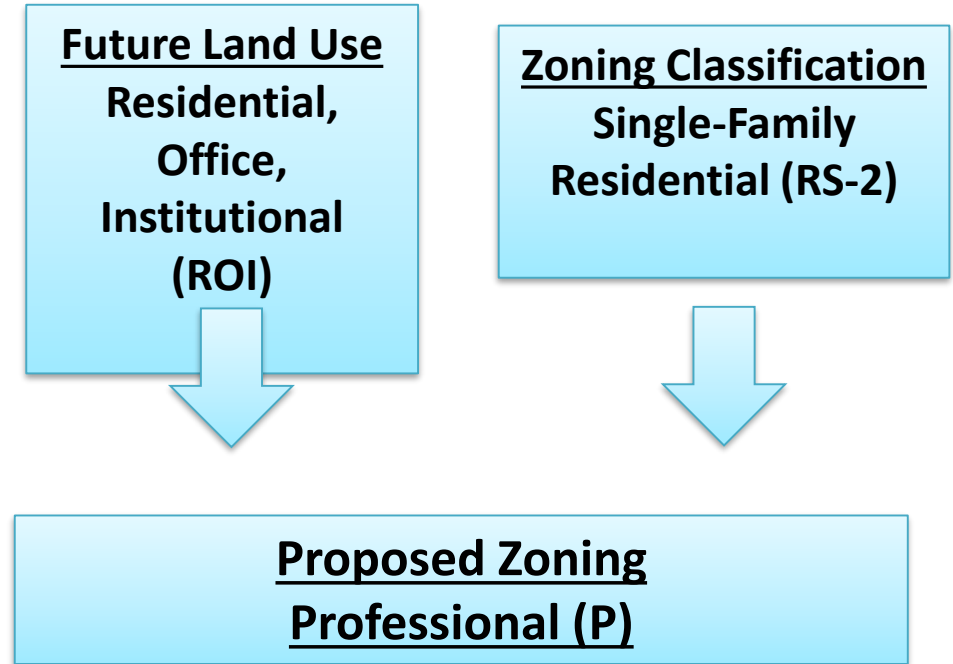
Zoning Code Sec. 158.122. Professional:

“The purpose of the professional zoning district shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office facilities.”



Finding of Fact:

- ❑ This request is for a rezoning to change .71-acre parcel from Single Family Residential (RS-2) to Professional (P).



Justification:

Zoning Consistency: The applicant's proposal to rezone the property Professional (P) is consistent with those policies set forth in Zoning Code 158.122 and Policy 1.1.4.13 of the Comprehensive Plan which identifies Professional (P) zoning district as compatible with the Residential, Office, Institutional (ROI) future land use designation.

Professional (P) Zoning District:

- 158.122 (A) Shall be to locate and establish areas which are deemed to be uniquely suited for the development and maintenance of professional office buildings.

Planning and Zoning Board's Recommendation:

The Planning and Zoning Board recommend approval of the rezoning at their February 2, 2021 meeting.

