



**Omega Baptist Church of Pentecost Inc.
Rezoning
P23-149**



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Institutional (I) to Professional (P)
Applicant:	Roberto Urbina of URB Design Group, LLC.
Property Owner:	Omega Baptist Church of Pentecost Inc.
Location:	East of Port St. Lucie Boulevard., between SW Aster Rd. & SW Greco Ln.
Address:	726 SW Port St. Lucie Blvd.
Project Planner:	Bianca Lee, Planner II

Project Description

The application is a request to rezone approximately 1.16 acres of property located on the east side of Port St. Lucie Boulevard between the C-24 Canal and SW Aster Road from the zoning designation of Institutional (I) zoning district to Professional (P) zoning district. The subject property is five formerly residential parcels legally described as Port St. Lucie Sec. 5, Blk. 1662 Lots 9, 10, 11, 15, & 16 that were rezoned to the Institutional Zoning District (I) in 2016 (OR 16-78). A Unity of Title was included with the rezoning. The subject property is located within Conversion Area 4 and has a future land use designation of ROI. 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 ROI land use classification (P21-047). As a result, the subject property's land use and zoning are not compatible. The applicant is applying to rezone the property to the Professional Zoning designation. The property's address is 726 SW Port St. Lucie Blvd.

Under the ROI land use designation, properties can be rezoned to LMD (Limited Mixed-Use District), P (Professional), RM-5 (Multi-Family 5 units per acre), or Residential PUD (Planned Unit Development) between 5-11 units per acre.

There is an associated application for site plan approval for a 6,950 square foot church consisting of an existing 2,950 sq ft building (existing house) and a proposed two story 4,000 sq ft attached building with a total of 52 parking spaces. Per City Code, a church falls under the definition for an Enclosed Assembly Area. Enclosed Assembly Areas 3,000 square feet or less are a permitted use in the Professional Zoning District. An Enclosed Assembly Area over 3,000 square feet requires a Special Exception Use (SEU). Prior to site plan approval, the applicant may need to apply for a Special Exception Use (SEU) depending on the size of the enclosed assembly area. The proposed site plan is attached as Attachment "A" and a rendering of the proposed project is attached as Attachment "B".

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the October 3, 2023, Planning & Zoning Board meeting.

Location and Site Information

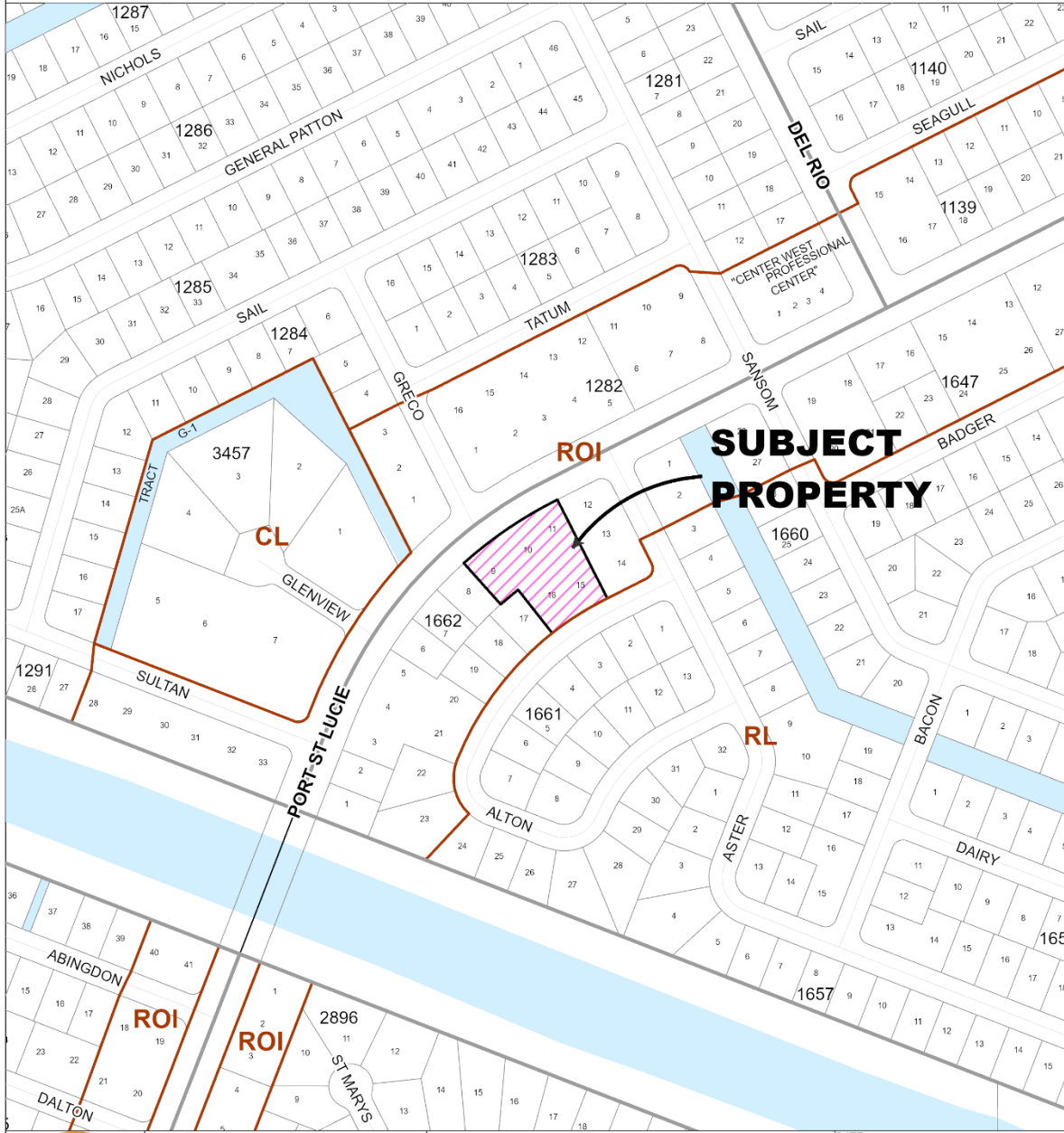
Parcel Number:	3420-520-0844-000-4
Property Size:	1.16 acres: 50,640 SF
Legal Description:	as Port St. Lucie Sec. 5, Blk. 1662 Lots 9, 10, 11, 15, & 16
Future Land Use:	ROI-Residential, Office & Institutional
Existing Zoning:	Institutional (I)
Existing Use:	Single-family residence
Requested Zoning:	Professional
Proposed Use:	A use consistent with the Professional Zoning District & Comprehensive Plan. A site plan has been submitted for a 6,950 sq. ft. church (enclosed assembly area).

Surrounding Uses

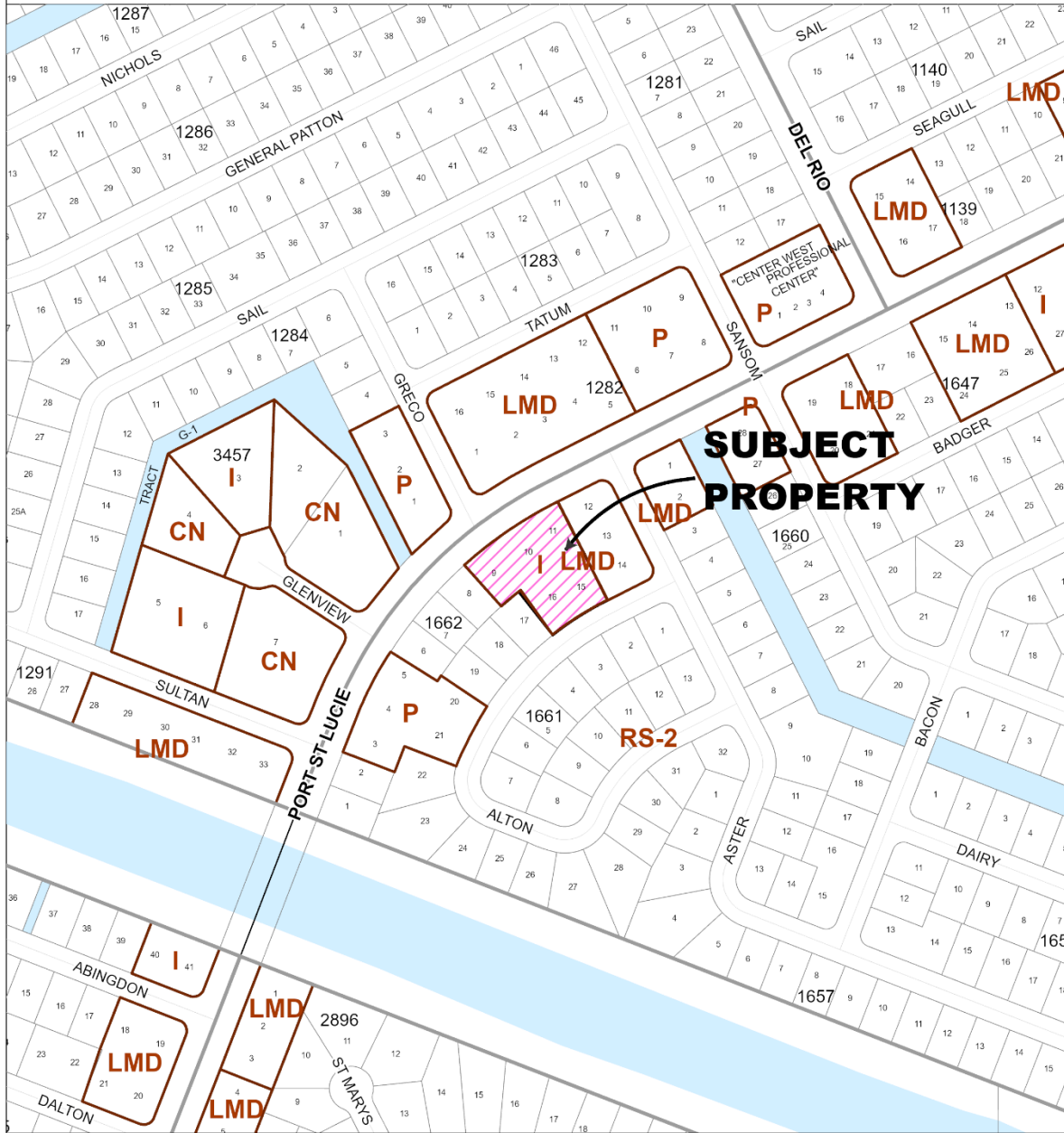
Direction	Future Land Use	Zoning	Existing Use
North	ROI	LMD	Vacant
South	RL	RS-2	Existing single-family residence.
East	ROI	LMD	Retail
West	ROI	RS-2	Existing single-family residence.

ROI-Residential, Office, & Institutional, RL- Low Density Residential, LMD-Limited Mixed-Use, RS-2-Single-Family Residential

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Professional is compatible with Policy 1.1.4.13 and future land use classification of Residential, Office & Institutional (ROI).

ZONING REVIEW

Justification Statement: The subject property is in Conversion Area 4 with an ROI future land use. 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 within the ROI land use classification (P21-047). As a result, the subject property's land use and zoning are not compatible. The applicant is applying to rezone the property to the Professional Zoning Designation. The purpose of this request is to rezone the parcels for development and align with the direction and intent of the Professional Zoning District and the City of Port St. Lucie's Comprehensive Plan.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan and Conversion Manual. The Professional Zoning District (P) is compatible with the Residential, Office & Institutional (ROI) future land use classification, Policy 1.1.4.13 of the Future Land Use Element.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	4	
Is all property within planning area?	Yes	
Type of Conversion Area	ROI	
Proposed rezoning	Professional Zoning District	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	A Unity of Title was included with the previous rezoning (P16-149).	
	Required	Proposed
Minimum Frontage	160	257.01
Minimum Depth	125	250
Landscape Buffer Wall	All proposed development will have to comply with Section 154.03 (C)(5)(b) which requires a six foot masonry buffer wall when property zoned commercial, industrial, institutional, office, or public facility uses abuts property to the side or rear which is designated with a residential or open space land use.	

ENVIRONMENTAL REVIEW

The subject property will be required to submit a tree survey as part of site plan approval. A gopher tortoise survey will be required prior to clearing.

RELATED PROJECTS

P16-149 – S&W Land Investments Rezoning
Church-Omega Baptist Church of Pentecost site plan (P23-027).

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.