

Marquis, Liana **Rezoning** 

Project No. P25-147

City Council Meeting Sofia Trail, Planner I October 27, 2025

## **Request Summary**

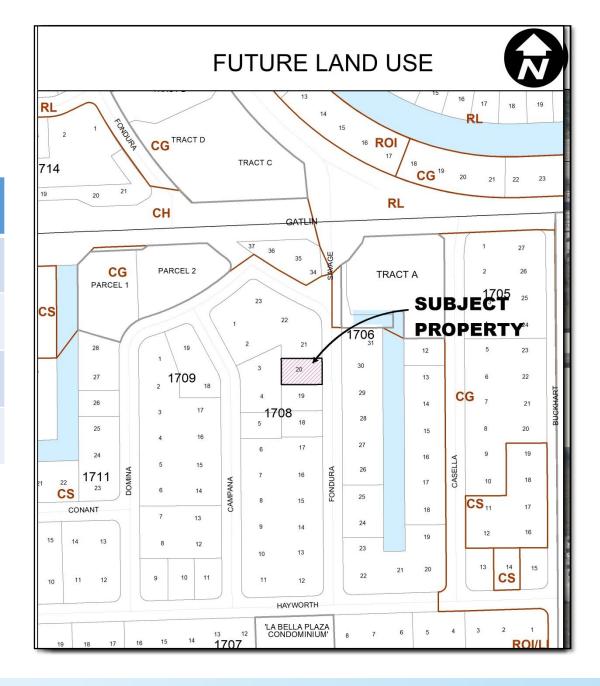
Owner:	Liana Marquis
Applicant:	Pamela Misiano, Remax Gold
Property Address:	2712 SW Fondura Road
Location:	South of SW Gatlin Boulevard and on the west side of SW Fondura Road
Request:	A request to rezone a 0.23-acre parcel from Single-Family Residential (RS-2) to Service Commercial (CS).



#### **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 Service Commercial (CS) zoning district. This resulted in the isolation of the subject property, Lot 20, since the lots to the north had already been rezoned.
- On October 7, 2025, the Planning and Zoning Board approved an application (P25-148) for a variance to the City of Port St. Lucie lot size requirements for the Service Commercial (CS) zoning district for the subject property.
- 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.



### 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			
FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT		
Service Commercial (CS)	CS (Service Commercial), GU (General Use), and WI (Warehouse Industrial)		



# Recommendation

The Planning and Zoning Board recommended approval of the rezoning application on October 7, 2025.

