



Marquis, Liana

Rezoning

Project No. P25-147

City Council Meeting

Sofia Trail, Planner I

October 27, 2025

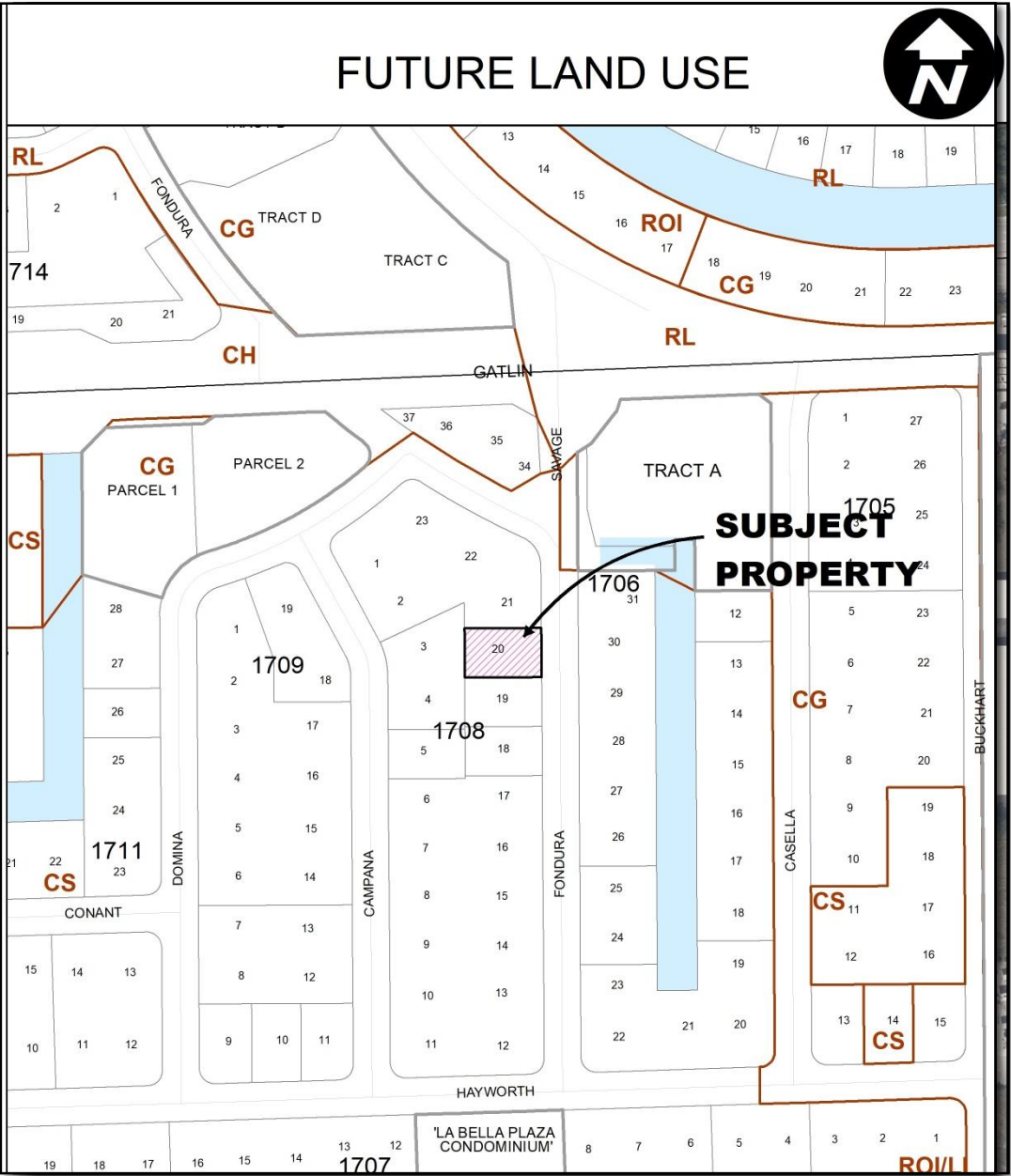
Request Summary

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	
<u>FUTURE LAND USE CLASSIFICATION</u>	<u>COMPATIBLE ZONING DISTRICT</u>
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.