

Bluekey Rezoning – LMD (Limited Mixed Use) P21-260

City Council Meetings of
April 25, 2022
Bethany Grubbs, Planner II



Request:

The Applicant is requesting to rezone six (6) parcels from Single-Family Residential (RS-2) and four (4) parcels from P (Professional) to LMD (Limited Mixed Use). Through this application, the applicant is requesting these changes to allow for commercial development, inclusive of retail and personal service uses.

General Information:

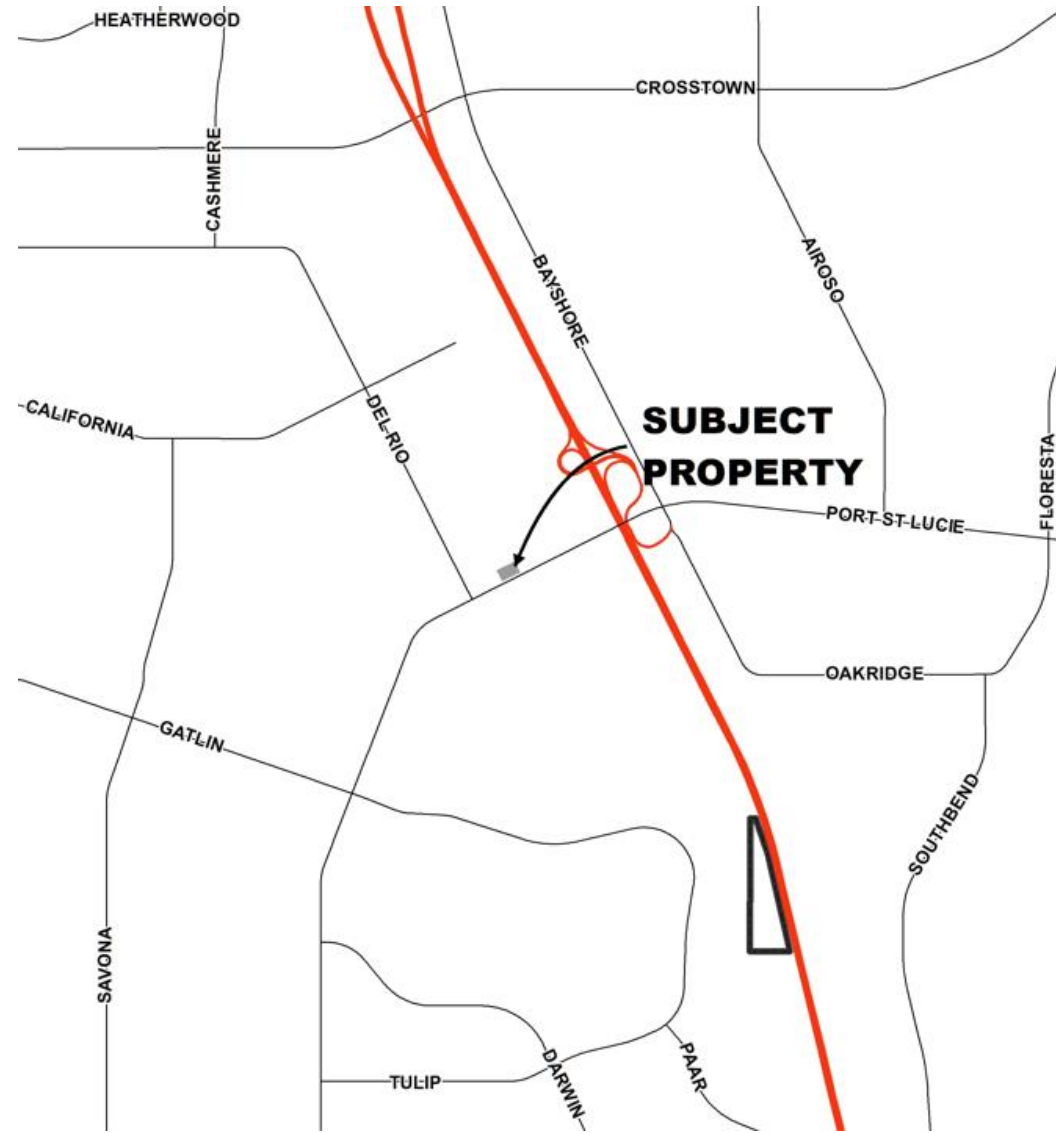
Owner – David Macri

Applicant – Brad Currie, Engineering Design & Construction, Inc.

Location – The property is located on the north side of SW Port St. Lucie Boulevard, approximately 165 feet west of SW Chestnut Lane

Existing Use – Vacant Land

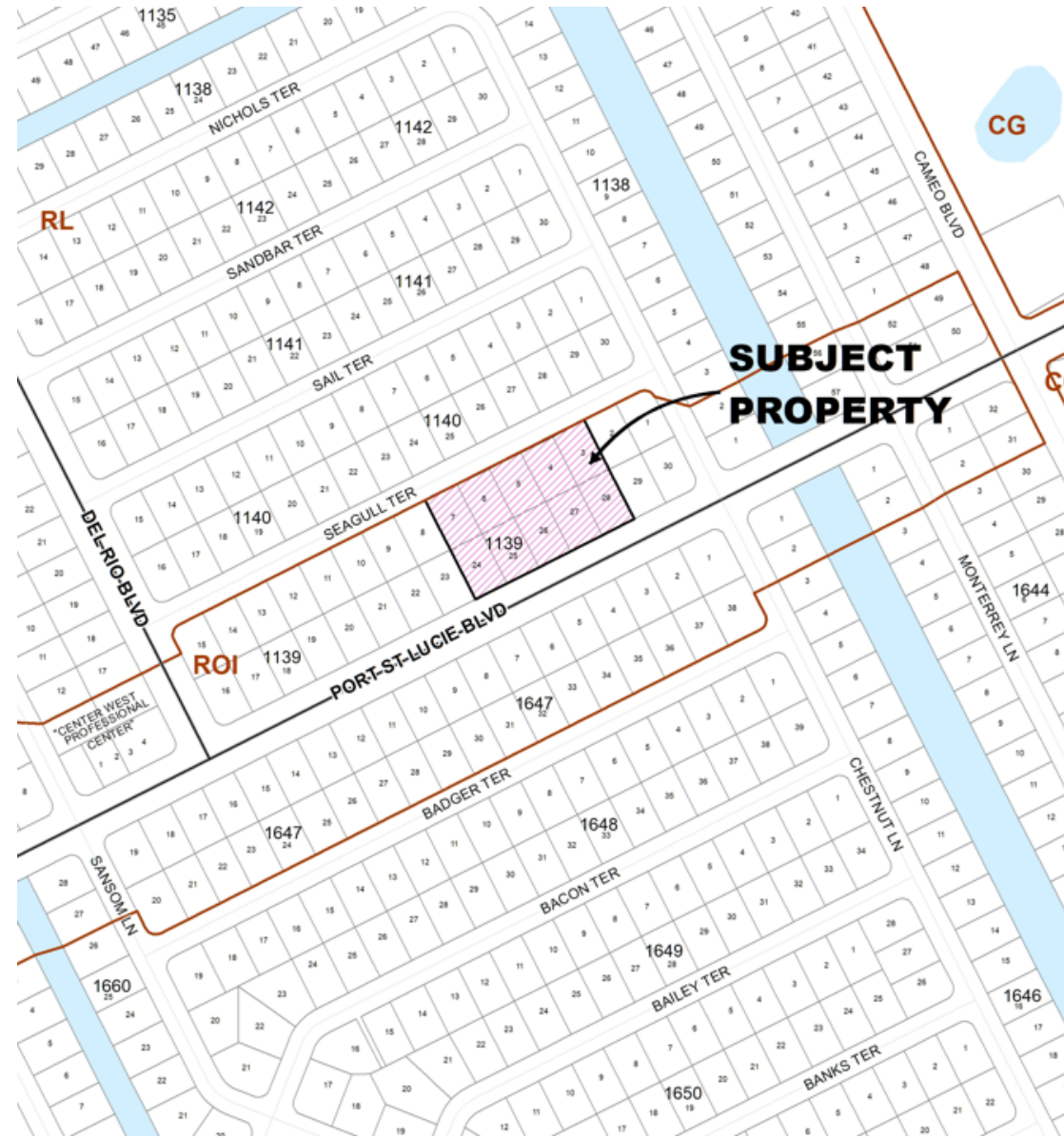
Location Map



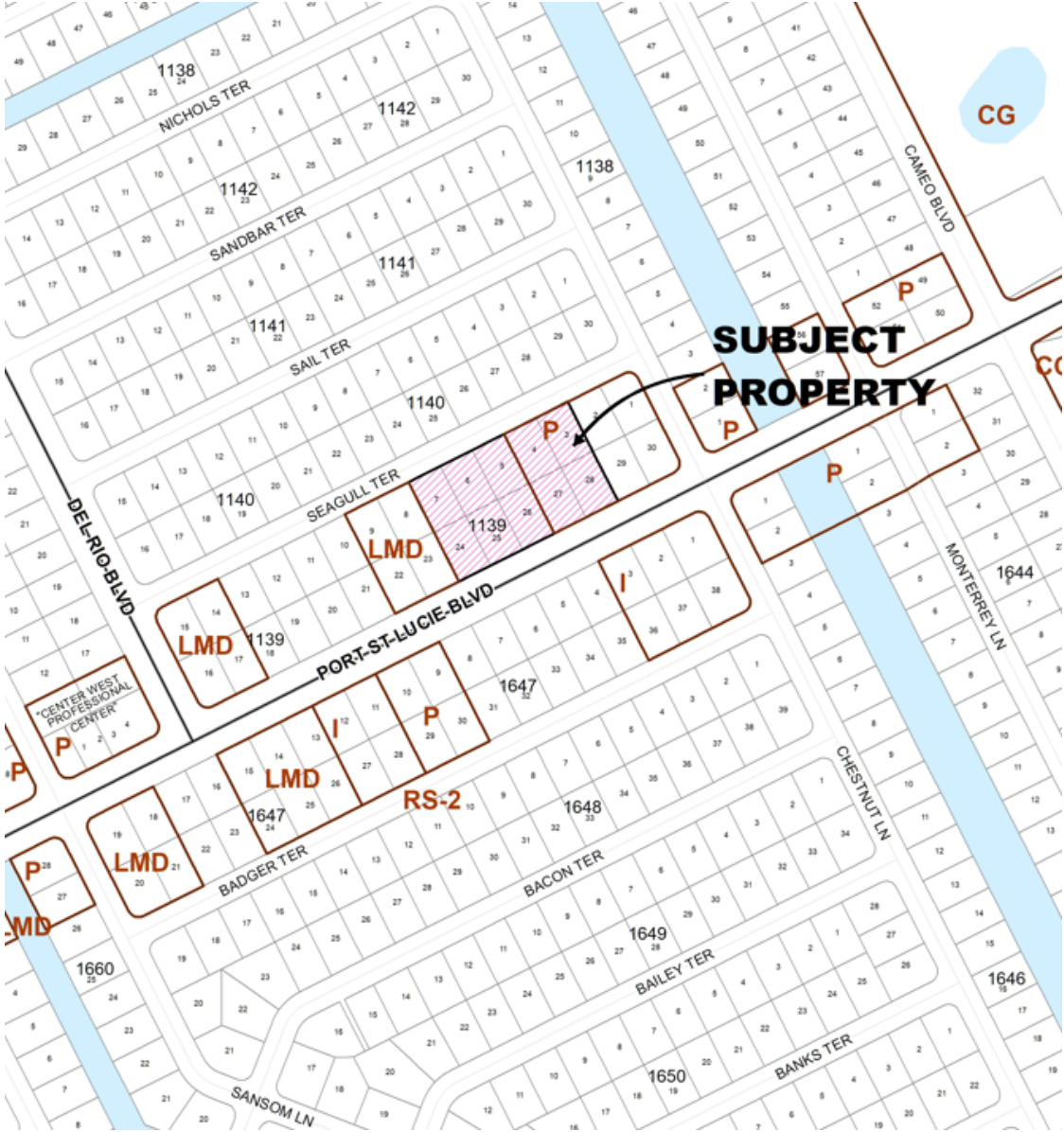
Aerial



Future Land Use



Zoning

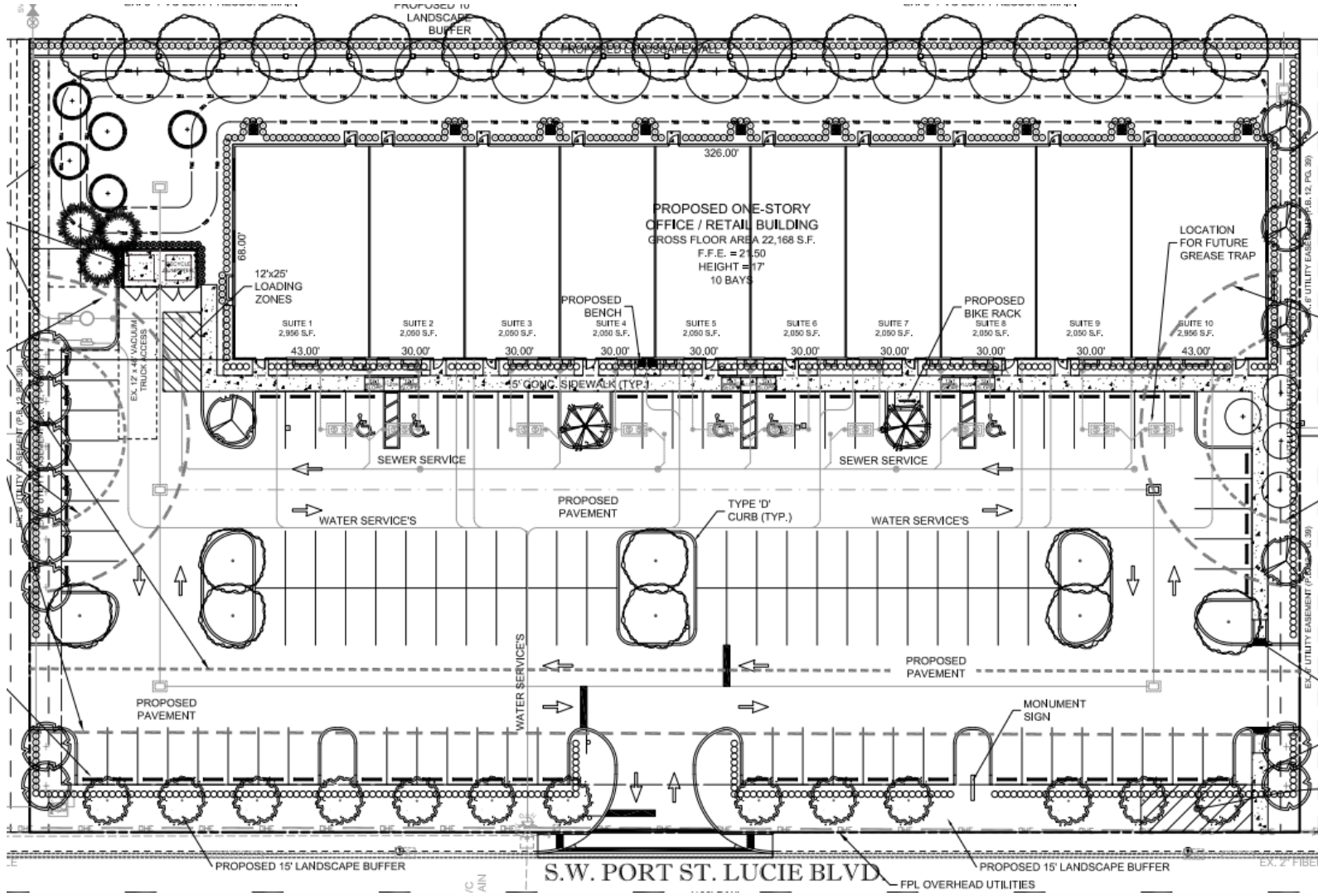


Surrounding Uses

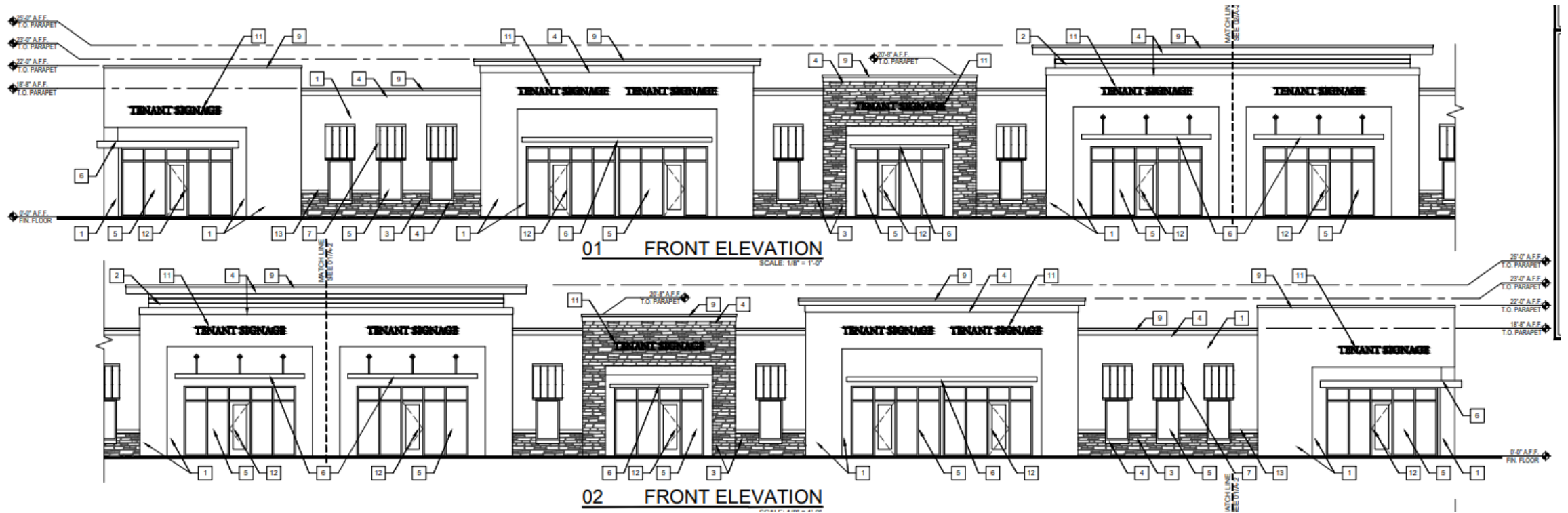
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residences, Vacant
South	ROI	RS-2, I	Vacant, Office
East	ROI	P	Vacant
West	ROI	LMD	Vacant



Landscape Plan



Building Elevations



Color Rendering



Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

ROI (Residential/Office/Institutional)

Compatible Zoning District

P (Professional), I (Institutional), **LMD (Limited Mixed Use)**, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre

Compliance with Conversion Area Requirements

CONVERSION AREA REVIEW STANDARDS		
Planning Area location per Conversion Manual	Area 4	
Is all property within planning area?	Yes	
Type of Conversion Area	ROI (Residential, Office, Institutional)	
Proposed rezoning	LMD (Limited Mixed Use)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160'	400'
Minimum Depth	Entire conversion area perpendicular to the street.	Entire conversion area perpendicular to the street.
Landscape Buffer Wall	Yes	A wall is required where abutting residential property to the rear (north).

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 Limited Mixed Use (LMD) Zoning District is listed as a compatible zoning district under the Residential/Office/Institutional (ROI) Future Land Use classification.



Recommendation

- On March 1, 2022, the Planning and Zoning Board recommended approval of the rezoning.

