



**Imperium Construction Company, LLC.
 Rezoning
 P23-126**



Project Location Map

SUMMARY

Applicant's Request:	An application to rezone the property from Single-Family Residential (RS-2) to Service Commercial (CS).
Applicant/Property Owner:	George Ruiz Ortiz, Imperium Construction Co., LLC
Location:	East of SW South Macedo Boulevard and north of Crosstown Parkway.
Address:	1429 SW South Macedo Boulevard
Project Planner:	Francis Forman, Planner II

Project Description

The Applicant, Imperium Construction CO., LLC, is requesting the rezoning of the 0.23-acre property legally described as Port St. Lucie Section 28, Block 240, Lot 3 from Single-Family Residential (RS-2) to Service Commercial (CS). The property address is 1429 SW South Macedo Boulevard.

The property has a future land use designation of Light Industrial/Service Commercial (LI/CS). The CS zoning district is compatible with the LI/CS future land use designation.

Previous Actions and Prior Reviews

P23-088 – Imperium Construction Co., LLC – A variance to the City Land Use Conversion Manual, Area 26 lot size and frontage requirements for the purposes of rezoning the single lot was approved by the City Council on July 24, 2023.

Location and Site Information

Parcel Number:	3420-635-0632-000-8
Property Size:	+/- 0.23 acres
Legal Description:	Port St. Lucie Section 28, Block 240, Lot 3
Future Land Use:	Light Industrial/Service Commercial (LI/CS)
Existing Zoning:	Single-Family Residential (RS-2)
Existing Use:	Vacant
Requested Zoning:	Service Commercial (CS)
Proposed Use:	Warehouse building

Surrounding Uses

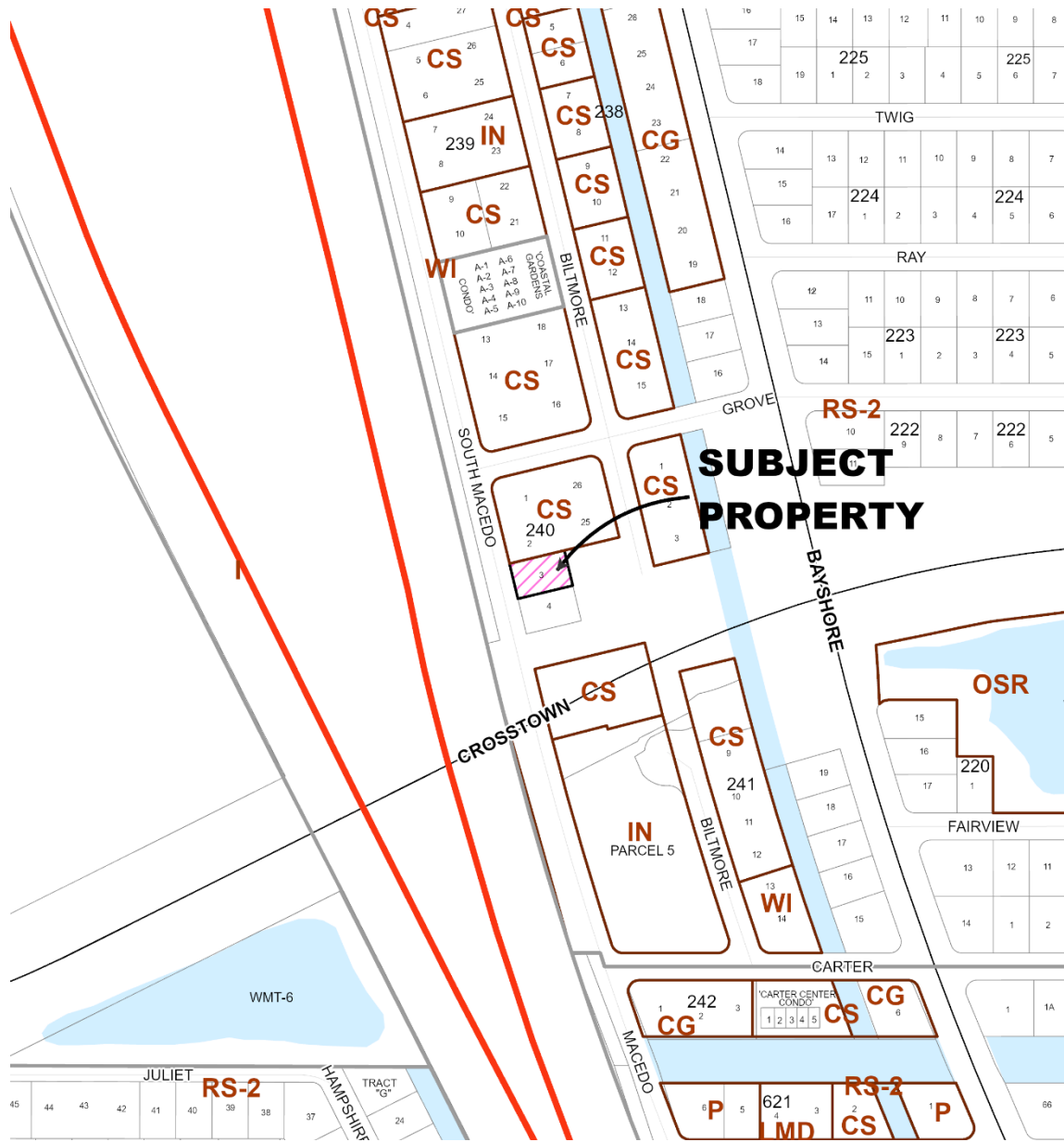
Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Warehouse
South	LI/CS	RS-2	Vacant
East	LI/CS	RS-2/CS	Vacant
West	HWY	HWY	Florida Turnpike

CS – Service Commercial

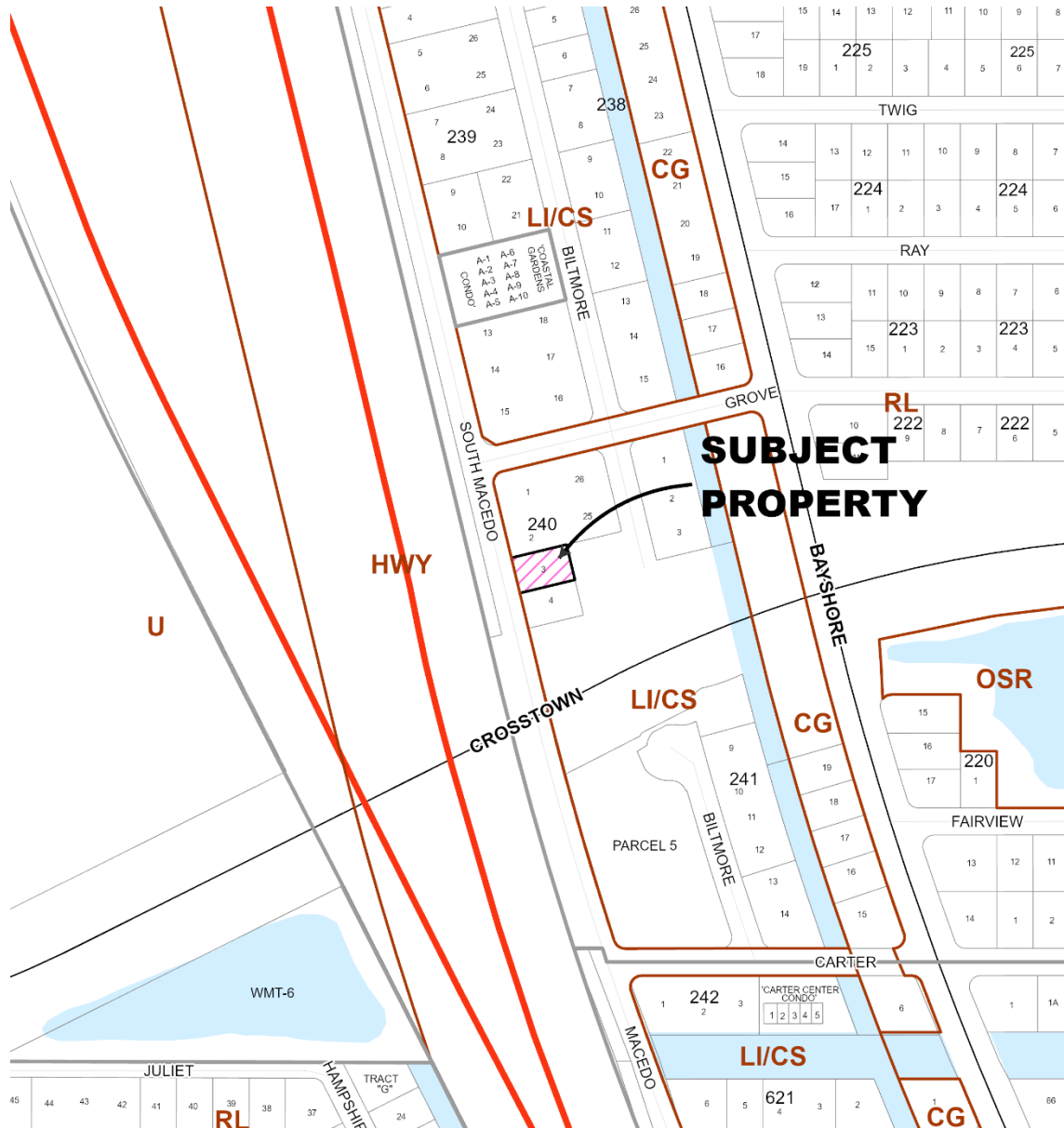
RS-2 – Single-Family Residential

HWY – Highway

LI/CS – Light Industrial/Service Commercial



Existing Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The Service Commercial (CS) zoning district is listed as a compatible zoning district under the Service Commercial (CS) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CS (Service Commercial)	CS, GU, WI

ZONING REVIEW

Applicant's Justification Statement: Requesting the site be rezoned to make the site compatible with the future land use of Service Commercial and for the future construction of a warehouse type use.

Staff Analysis: The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan.

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.