



PLANNING AND ZONING STAFF REPORT
December 5, 2023 Planning and Zoning Meeting Board Meeting

Bush, Kevin D. & Nicole M.
Rezoning
P23-197



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Single-Family Residential (RS-2) to Service Commercial (CS).
Applicant:	Engineering Design & Construction, Inc.- Alejandro Toro
Property Owner:	Kevin D. & Nicole M. Bush
Location:	South of SW Gatlin Boulevard, on the west side of SW Casella Street
Address:	2740 SW Casella Street
Project Planner:	Bianca Lee, Planner II

Project Description

The applicant is requesting the rezoning of a 0.24-acre parcel, from Single-Family Residential (RS-2) to Service Commercial (CS) to be consistent with the City's Comprehensive Plan. The property is legally described as Port St. Lucie Section 31, Block 1706, Lot 13. The parcel's address is 2740 SW Casella Street, located south of SW Gatlin Boulevard, on the west side of SW Casella Street.

The property has a future land use classification of Service Commercial (CS), and a zoning designation of Single-Family Residential (RS-2). The proposed rezoning to the Service Commercial (CS) Zoning District is compatible with the property's existing Service Commercial (CS) future land use.

Background

Lots 14 through 18 to south of this parcel are also owned by Kevin and Nicole Bush. This rezoning will allow the owners to incorporate Lot 13 into their existing warehouse and open storage development. The rezoning of Lot 13 will not result in an isolated lot, since a variance for the adjacent property legally described as Port St. Lucie Section 31, Block 1706, Lot 12 was granted by the City (P22-197). The variance was to the City of Port St. Lucie Land Use Conversion Manual requirements for Conversion Area 24, for lot size and frontage requirements to allow the rezoning of the one lot to the Service Commercial (CS) Zoning District by Resolution 23-R74. Lot 12 maintains its single-family residential zoning, since an application to rezone to Service Commercial has not been filed.

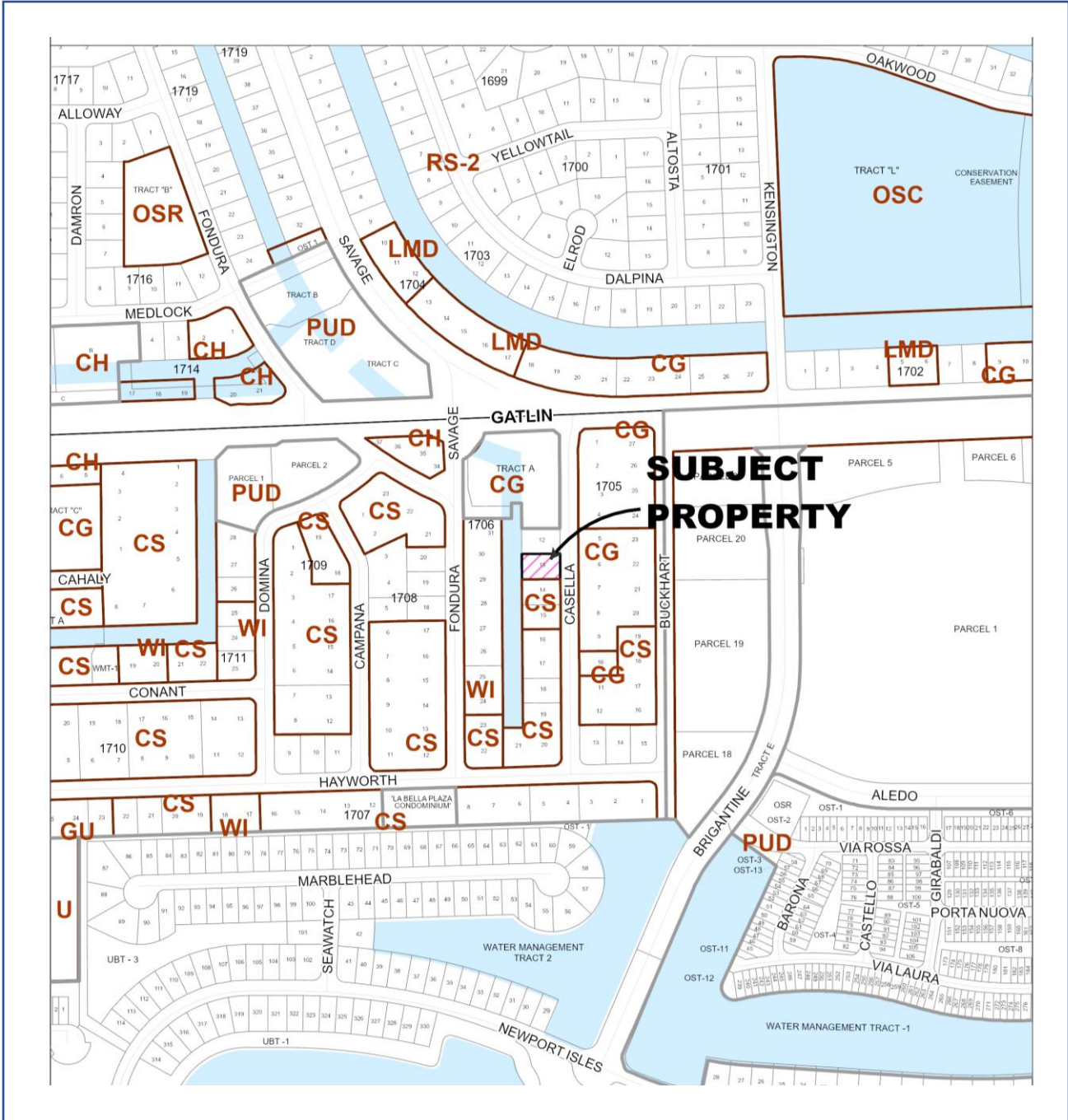
Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the December 5, 2023, Planning & Zoning Board meeting.

Location and Site Information

Parcel Number:	3420-650-1027-000-8
Property Size:	0.24 acres: 10,375 SF
Legal Description:	Port St. Lucie Section 31, Block 1706, Lot 13
Future Land Use:	CS- Service Commercial
Existing Zoning:	Single-Family Residential (RS-2)
Existing Use:	Vacant
Requested Zoning:	Service Commercial
Proposed Use:	A use consistent with the Service Commercial Zoning District & Comprehensive Plan

Surrounding Uses



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Service Commercial is compatible with Policy 1.1.4.13 and future land use classification of Service Commercial (CS).

ZONING REVIEW

Justification Statement: The subject property is in Conversion Area 24 with an CS future land use. The purpose of this request is to rezone the parcel to match the surrounding uses which aligns with the proposed use and direction and intent of the Service Commercial Zoning District within 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. The Service Commercial Zoning District (CS) is compatible with the Service Commercial (CS) 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	24	
Is all property within planning area?	Yes	
Type of Conversion Area	CS	
Proposed rezoning	Service Commercial Zoning District	
Will rezoning result in isolation of lots?	No, a variance for lot 12 was granted, P22-197	
Has Unity of Title been submitted?	A Unity of Title will be required for Lots 13-18.	
	Required	Proposed
Minimum Frontage	160'	486 (SW Casella St.)
Minimum Depth	240' (Single lot depth, 125' may be used if the entire rear lot line is bounded by a major drainage right-of way)	125' (abutting a major drainage R/W) single lot depth.
Landscape Buffer Wall	Not required	

ENVIRONMENTAL REVIEW

N/A

RELATED PROJECTS

Rezoning application (Lots 14 & 15); approved by the City Council on April 27, 1992 (P92-016)
Rezoning application (Lot 18); approved by the City Council on April 9, 1990 (P90-024).
Rezoning application (Lots 16 & 17); approved by the City Council on March 14, 1988 (P87-188)
Site plan amendment application, P12-017-A1 is under review.

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.