



PLANNING AND ZONING STAFF REPORT  
November 17, 2020 Meeting

**City of Port St. Lucie  
Rezoning  
P20-210**



Project Location Map

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**SUMMARY**

Applicant's Request:	Rezone .46 acres from P (Professional) to RS-2 (Single-Family Residential).
Applicant:	City of Port St. Lucie
Property Owner:	Groza Builders, Inc.
Location:	North of SW Abode Avenue and east of SW Port St. Lucie Boulevard
Address:	771 SW Abode Ave and 785 SW Abode Ave
Project Planner:	Bolivar Gomez, Planner II

### **Project Description**

The vacant .46-acre parcel is currently zoned as P (Professional). Through this application, the applicant is requesting to rezone to RS-2 (Single-Family Residential); primarily to allow two (2) single family homes.

### **Previous Actions and Prior Reviews**

P03-343. Fimian - Rezoning Application – This Rezoning application changed Port St. Lucie Section 33, Block 2325, Lots 30-32 from RS-2 (Single-Family Residential) to P (Professional). It was determined that the rezoning was consistent with the then Future Land Use – ROI (Residential, Office, and Institutional) and policies set forth in the City of Port St. Lucie Comprehensive Plan through the adoption of Ordinance 03-156.

### **Public Notice Requirements**

Public notice was sent to owners within 750 feet and the file was included in the ad for the November 17, 2020 Planning & Zoning Board meeting.

### **Location and Site Information**

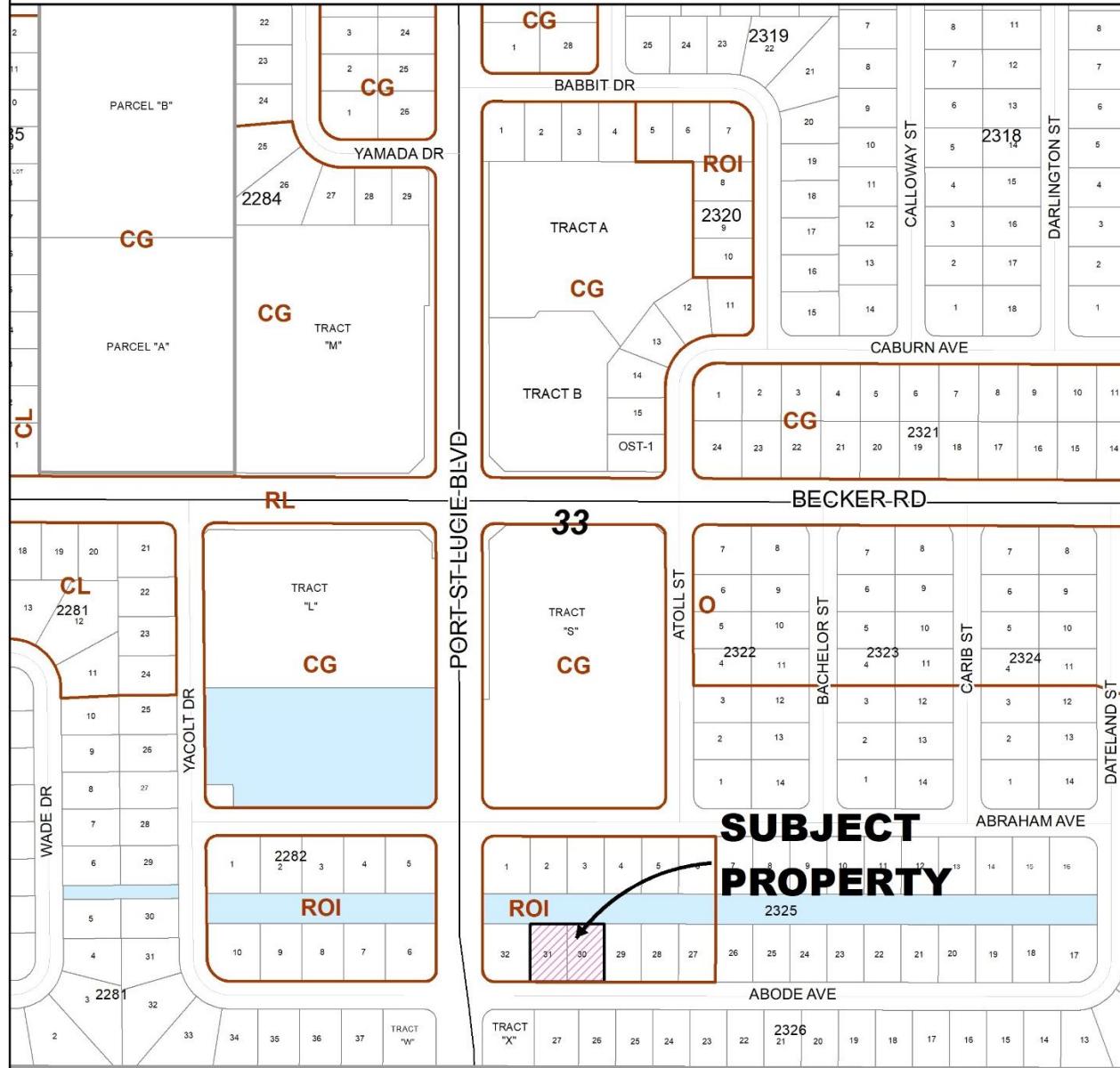
Parcel Number:	3420-660-3524-000-7; 3420-660-3525-000-4
Property Size:	.46 acres
Legal Description:	Port St Lucie-Section 33- Block 2325 Lots 30 and 31
Future Land Use:	ROI (Residential, Office, and Institutional)
Existing Zoning:	P (Professional)
Proposed Zoning:	RS-2 (Single-Family Residential)
Existing Use:	Vacant
Proposed Use:	Two (2) single-family residences

### **Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	ROI	LMD	Drainage canal, single-family residences & vacant
South	RL	RS-2	Single-family residences & vacant
East	ROI	RS-2	Single-family residences & vacant
West	ROI	P, RS-2	Port St. Lucie Boulevard, single-family residences & vacant

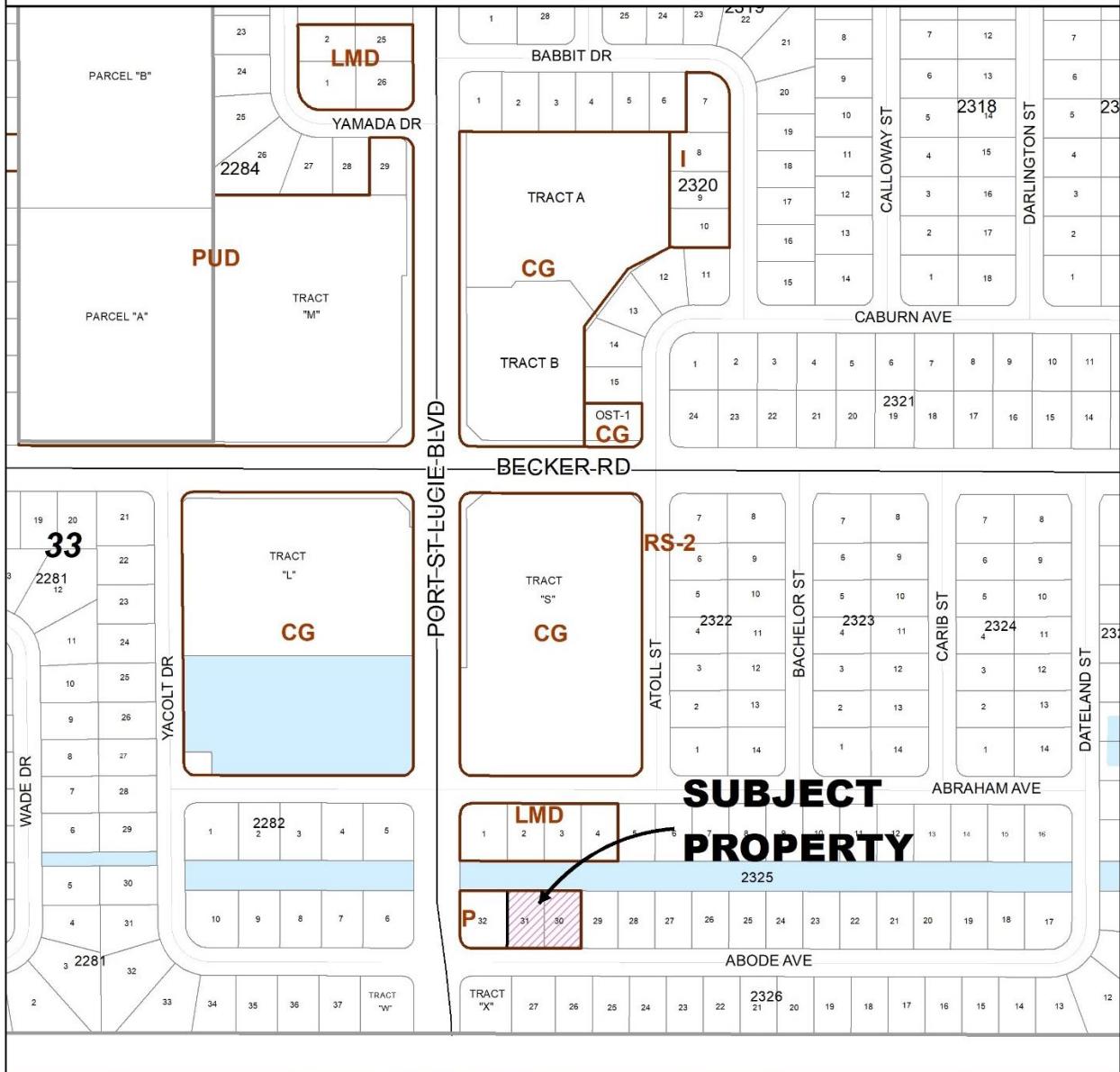
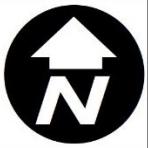
RL- Low-Density Residential; ROI – Residential, Office, Institutional; RS-2 – Single-Family Residential;  
LMD – Limited Mixed Use; P – Professional

## FUTURE LAND USE



## Future Land Use

## EXISTING ZONING



## Existing Zoning

## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

**Land Use Consistency:** The proposed rezoning is related to project P20-209- Small-Scale Comprehensive Plan Amendment which requests a future land use classification change from ROI (Residential, Office, and Institutional) to RL (Low Density Residential). RS-2 is a compatible zoning district with the RL future land use classification as set forth in Policy 1.1.4.13 of the Comprehensive Plan.

**Staff Analysis:** This proposed rezoning is not out of character with the surrounding area. The majority of surrounding area is zoned as RS-2 (Single-Family Residential). The site will not significantly change the character of the surrounding area, since the character will be similar to the uses surrounding this property, that of single-family residences.

## 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.