

Midway Specialty Care Center, Inc.
Rezoning
P26-029



SUMMARY

Applicant's Request:	To rezone the 0.28-acre subject property from Single-Family Residential (RS-2) to the General Commercial (CG) Zoning District.
Property Owners:	Midway Specialty Care Center, Inc.
Applicant:	Del Toro Law
Location:	Southeast corner of SW Port St. Lucie Blvd and SW Babbit Dr
Address:	4495 SW Port St. Lucie Blvd
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The applicant, Del Toro Law., on behalf of property owner, Midway Specialty Care Center Inc., is requesting approval for the rezoning of a 0.28-acre parcel from Single-Family Residential (RS-2) to General Commercial (CG). The parcel is legally described as Port St. Lucie Section 33, Block 2320, Lot 1 and is located at the southeast corner of SW Port St. Lucie Boulevard and SW Babbit Dr. The property has an assigned address of 4495 SW Port St. Lucie Boulevard.

The property has a future land use designation of General Commercial (CG) which is compatible with the proposed General Commercial (CG) zoning district.

Background

The subject parcel and larger adjoining parcel to the south are owned by the same entity, Midway Specialty Care Center, Inc. The larger, 3.3-acre parcel is zoned General Commercial with an underlying General Commercial Future Land Use. The subject parcel is zoned Single-Family Residential (RS-2) with an underlying General Commercial Future Land Use. The requested rezoning will rectify the incompatibility of the zoning and future land use on the subject parcel and will provide consistency between both parcels to allow for the future development of a medical office building.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the subject property on March 20th, 2026 for the April 7th, 2026, Planning & Zoning Board meeting.

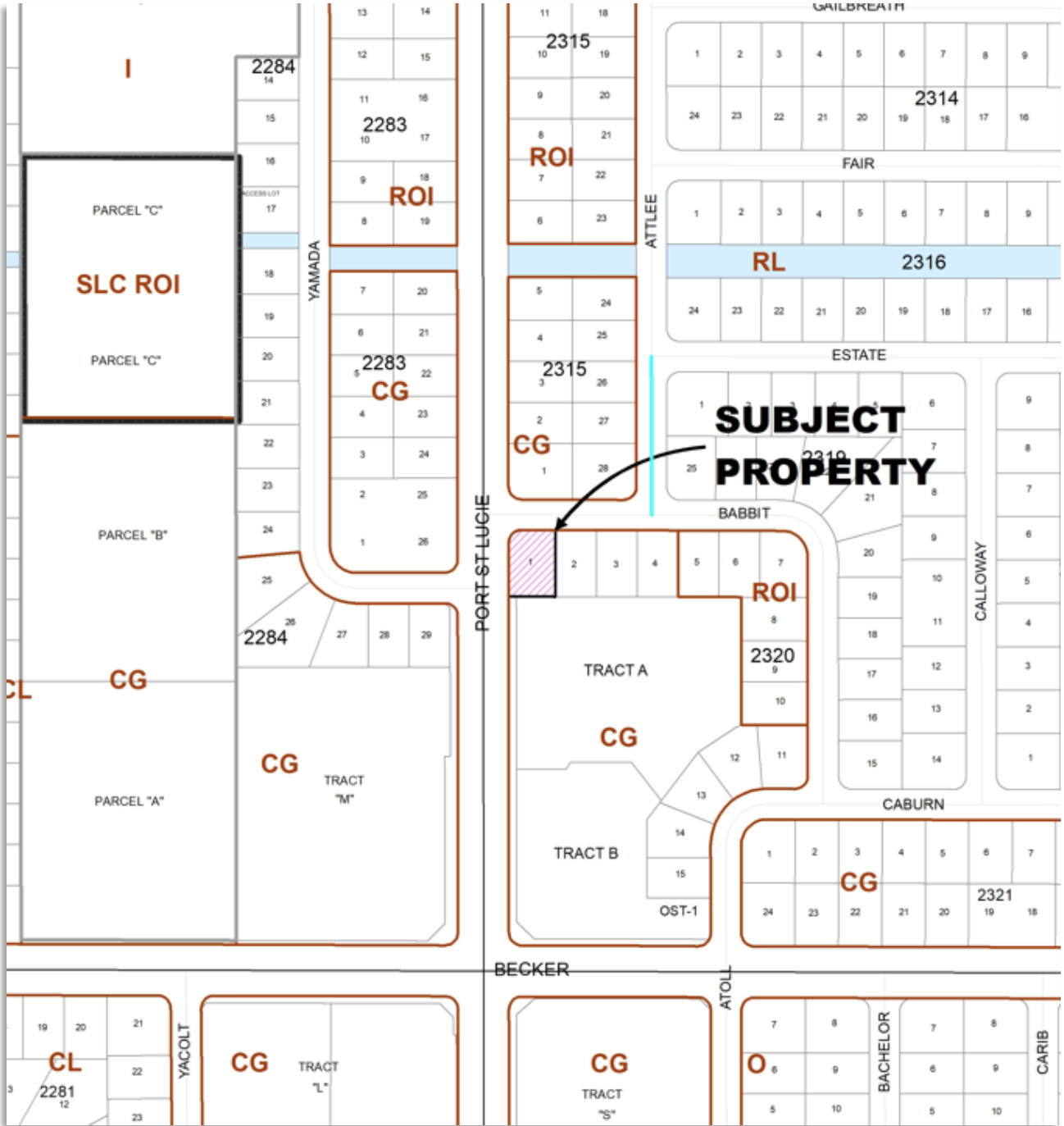
Location and Site Information

Parcel Number(s):	3420-660-3413-000-6
Property Size:	0.28 acres
Legal Description:	Port St. Lucie Section 33, Block 2320, Lots 1 (Map 44/31S) (OR 818-677)
Future Land Use:	General Commercial (CG)
Existing Zoning:	Single Family Residential (RS-2)
Existing Use:	Vacant lot
Requested Zoning:	General Commercial (CG)
Proposed Use:	TBD

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	RS-2	Vacant land, Single-family Residential
South	CG	CG	Vacant Land
East	CG	RS-2	Single-family Residential
West	CG	RS-2, LMD	Multi-family development, vacant land, Single-family Residential

CG - General Commercial, LMD-Limited Mixed Use, RS-2 - Single-Family Residential



FUTURE LAND USE MAP

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policies 1.1.4.2 and 1.1.4.13): Policy 1.1.4.2 of the Future Land Use Element states the City shall provide the CG Future Land Use Designation to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses. The proposed rezoning is consistent with Policy 1.1.4.13 in which the General Commercial (CG) zoning district is listed as a compatible zoning district under the General Commercial (CG) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
General Commercial (CG)	CN, CG, P, GU, LMD

ZONING REVIEW

Applicant's Justification Statement: The applicant requests the rezoning to make both parcels consistent to allow for unity of title and future development.

Staff Analysis: The current RS-2 does not support commercial development and is incompatible with the underlying CG Future Land Use. The proposed rezoning to CG will eliminate the inconsistency and provide the property owner with parcels that have uniformed zoning to enable future development.

The parcel does not meet the minimum lot size of 20,000 SF per Sec. 158.124 (E) General Commercial (CG) Minimum Lot Requirements but does when combined with the adjacent lot under the same ownership. The parcel will require a Unity of Title with the adjacent parcel prior to this application being reviewed by the City Council.

ENVIRONMENTAL REVIEW

The site is vacant but surrounded by developed parcels to the north, east and west. Parcels south to Becker Road are vacant. Development plans are in review for the parcels to the southwest across Port St. Lucie Boulevard.

RELATED PROJECTS

None.

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.