

Groza Builders, Inc.
Rezoning Application

Project No. P20-154



Request Summary:

Applicant:

Tony Groza, Groza Builders, Inc.

Request:

- Rezone 0.46-acres of land from Professional (P) to Multiple-Family Residential (RM-5); and
- Purpose of request: To allow for the construction of two Single-Family dwelling units.



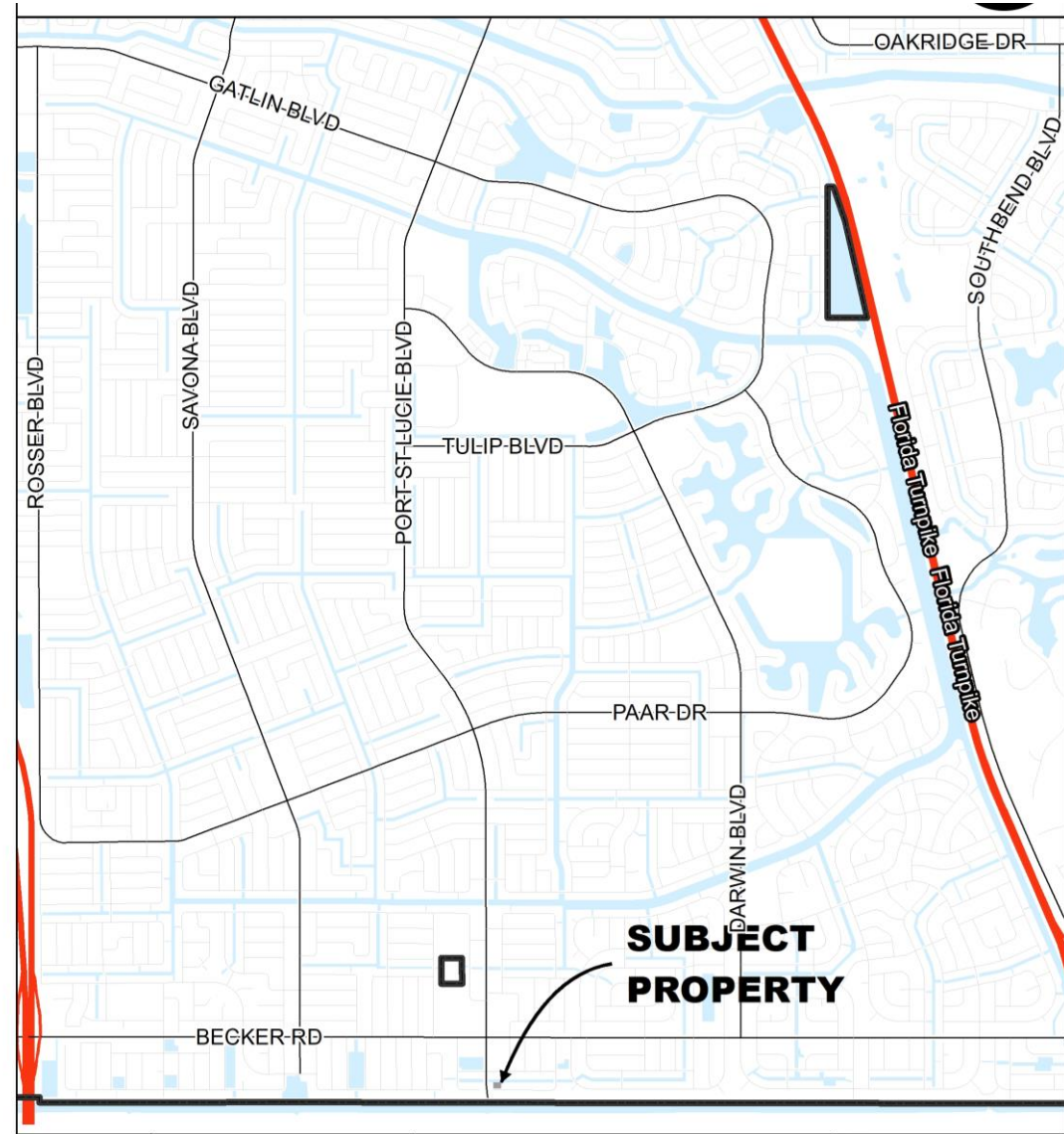
Background:

- Two lots make up the 0.46-acres of land proposed for rezoning. Both lots are currently vacant.
- A maximum of one Single-family dwelling unit is allowed on each lot.
- Under P03-343, City Council approved an application for rezoning these lots from the then zoning designation of Single-Family Residential (RS-2) to the current designation of Professional (P).



Location Map

- The properties are located east of SW Port St. Lucie Blvd and south of SW Abraham Ave.



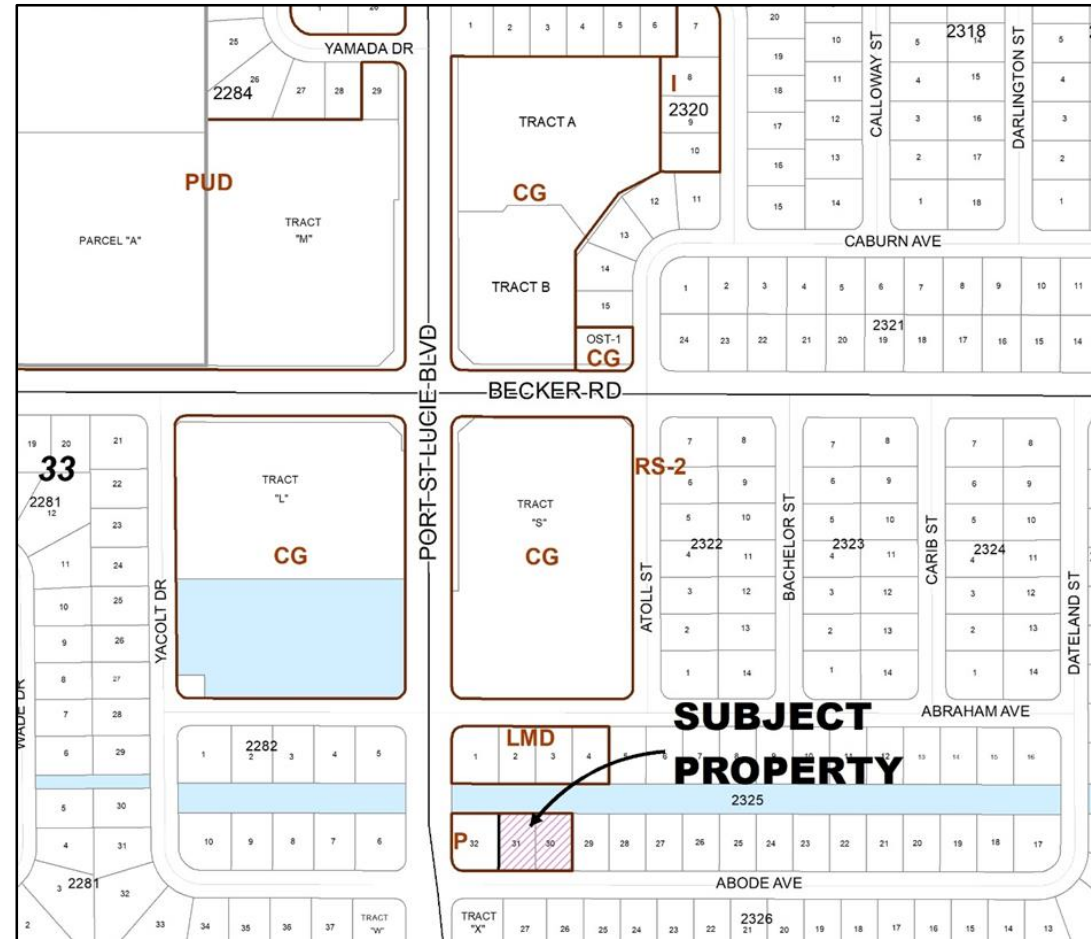
Aerial:



Surrounding Uses:

Direction	Future Land Use	Zoning	Existing Use
North	ROI	LMD	Vacant
South	RL	RS-2	Vacant; Single-Family home
East	ROI	RS-2	Vacant
West	ROI	P	Vacant (City-owned lot for access & maintenance to drainage canal and PSL Blvd.)

Existing Zoning District Professional (P)



Proposed Zoning District

Multiple-Family Residential (RM-5)

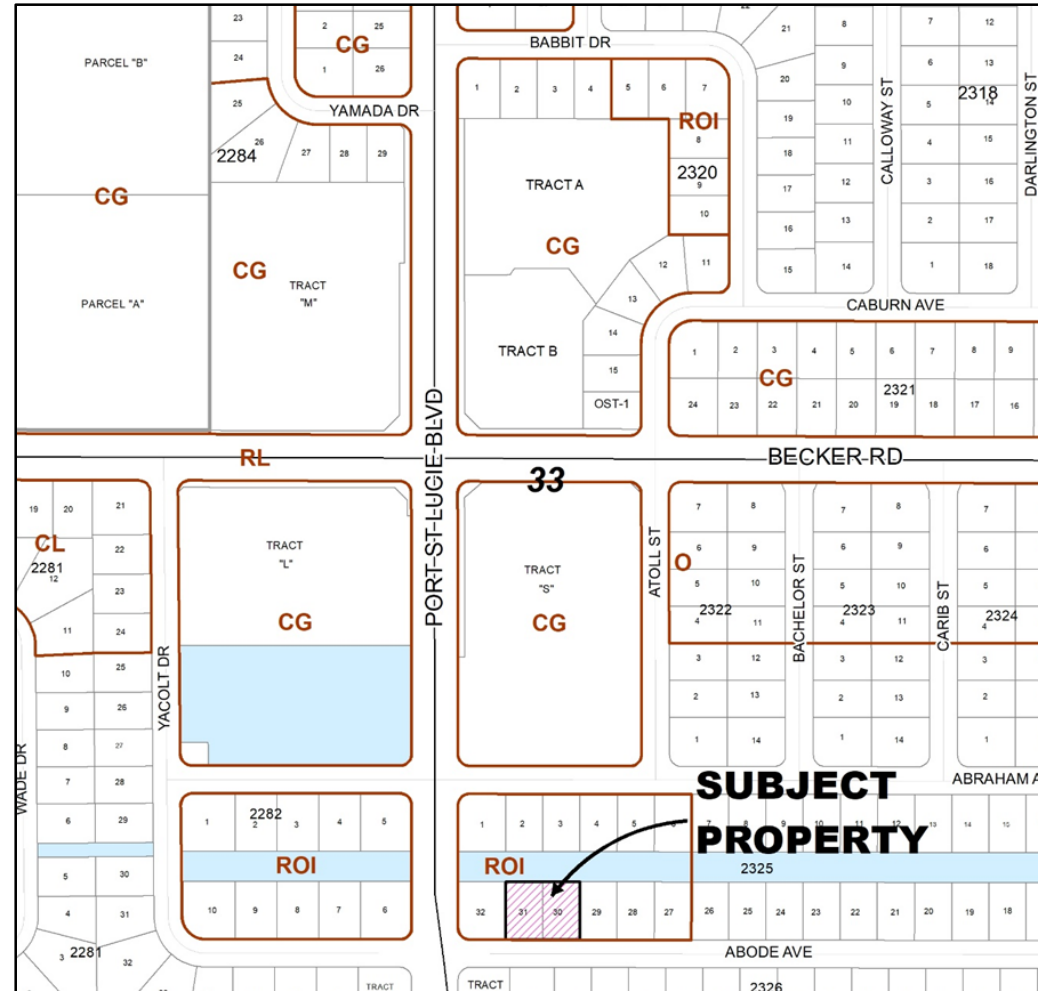
Sec. 158.077(B). Permitted Principle Uses and Structures:

(3). Single-family dwelling

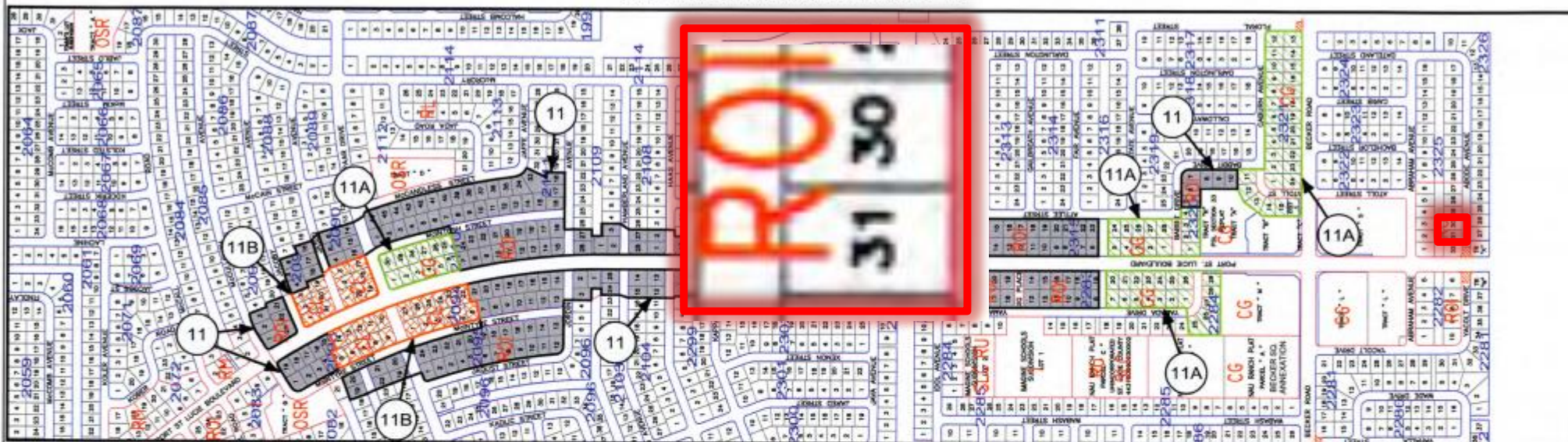


Future Land Use

Residential, Office, and Institutional (ROI)



LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS II, IIA AND IIB







CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO ¹		CURB CUT SEPARATION (FT.) ²		HT. LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
II	ROI ³	160	DEPTH OF ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET	PROPERTIES HAVING CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET.	SINGLE LOT DEPTH MAY BE USED IF THE ENTIRE REAR LOT LINE IS BOUNDED BY A MAJOR DRAINAGE R/W OR CANAL OR NON-RESIDENTIAL USE AND SUFFICIENT FRONTAGE EXISTS FOR DEVELOPMENT	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50
IIA	CG	160	SAME AS ABOVE	N/A	SAME AS ABOVE	150	180	35 FT.	N/A
IIB	CL	160	SAME AS ABOVE	N/A	SAME AS ABOVE	150	180	35 FT.	N/A

NOTES:

- SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
- DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
- MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
- A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG THE PROPERTIES' PORT ST. LUCIE BOULEVARD FRONTAGE.
- SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

-  RESIDENTIAL/OFFICE/INST'L (ROI)
-  GENERAL COMMERCIAL (CG)
-  LIMITED COMMERCIAL (CL)
-  CONVERSION AREA NUMBER



MAY 2, 2012



Compliance with Conversion Area Requirements

Conversion Area Review Standards		
Planning Area location per Conversion Manual	Area 11	
Is all property within planning area?	Yes	
Type of Conversion Area	Residential, Office, and Institutional	
Proposed rezoning	RM-5 (Multiple-Family Residential) – Density no greater than 5 DU’s per acre	
Will rezoning result in isolation of lots?	Yes. Lot 32 which is located to the west of lot 31, would remain zoned as P (Professional). The City of Port St. Lucie acquired this lot (Parcel ID: 3420-660-3526-000-1) in March 2020 and uses it to access the drainage canal abutting the properties via the paved driveway/roadway. The vacant lot also allows for maintenance to the canal and Port St. Lucie Blvd.	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160’ on Abode Avenue	160’ on Abode Avenue
Minimum Depth	Single lot depth may be used if the entire rear lot line is bounded by a major drainage R/W or canal or non-residential use and sufficient frontage exists for development.	Lot depth of 125 feet
Landscape Buffer Wall	N/A – Sec. 154.03(c)	



Policy 1.1.4.13 Future Land Use Element

FUTURE LAND USE CLASSIFICATION DISTRICT(S)

COMPATIBLE ZONING

RGC (Residential Golf Course)	PUD, GU, I
RL (Low Density Residential)	GU, RE, RS-1 through RM-5, RMH
RM (Medium Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre, I
RH (High Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-15 units per acre, I
ROI (Residential, Office & Institutional)	P, I, LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre
NCD (New Community Development)	MPUD, GU
O (Office)	P
CL (Limited Commercial)	GU, CN, P, LMD
CG (General Commercial)	CN, CG, P, GU, LMD
CH (Highway Commercial)	CH, GU
CS (Service Commercial)	CS, GU, WI
I (Institutional, Private & Public)	I, GU
U (Utility)	U, GU
OSR (Open Space - Recreation)	OSR, GU
OSC (Open Space - Conservation)	OSC, GU
OSP (Open Space - Preservation)	OSC, GU
LI (Light Industrial)	WI, GU, IN
HI (Heavy Industrial)	WI, GU, IN*
MU (Mixed Use)	PUD
PIP (Planned Industrial Park)	PUD



Justification:

Zoning Consistency: The applicant's proposal to rezone the property to Multiple-Family Residential (RM-5) is consistent with Policy 1.1.4.13 of the Comprehensive Plan which identifies RM-5 zoning district as compatible with the Residential, Office, Institutional (ROI) future land use classification.

The RM-5 Zoning District allows up to five dwelling units per acre. Since the property is 0.46 acres in size, only two dwelling units would be permitted.

Planning and Zoning Board Recommendation:

On October 6, 2020, the Planning and Zoning Board recommended approval.

