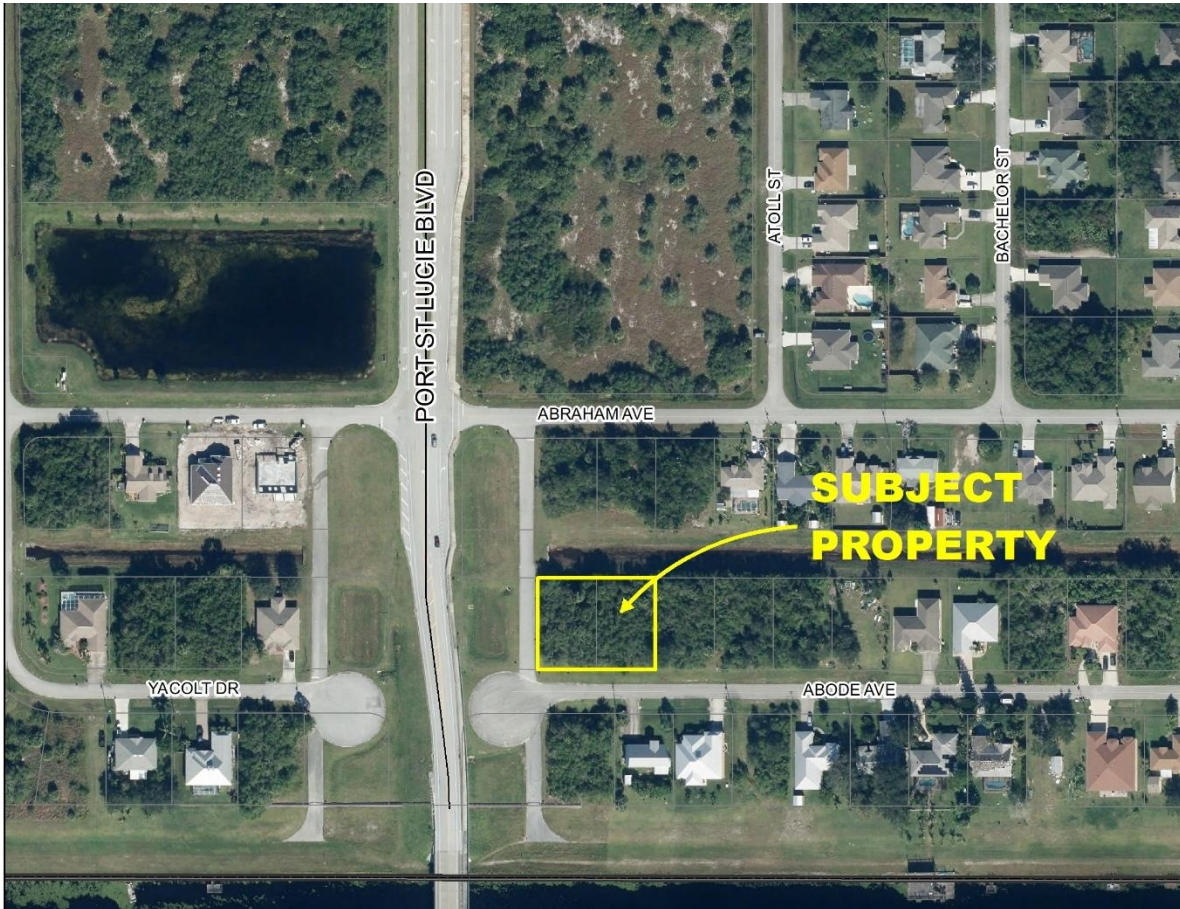




Groza Builders, Inc.
Rezoning
P20-154



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 0.46 acres from P (Professional) to RM-5 (Multiple-Family Residential).
Applicant:	Tony Groza, Groza Builders, Inc.
Property Owner:	Groza Builders, Inc.
Location:	East of SW Port St. Lucie Blvd and south of SW Abraham Ave.
Address:	771 SW Abode Ave and 785 SW Abode Ave
Project Planner:	Bolivar Gomez, Planner II

Project Description

The applicant is requesting to rezone two parcels totaling 0.46 acres, from P (Professional) to RM-5 (Multiple-Family Residential). The properties are located east of SW Port St. Lucie Blvd. and south of SW Abraham Ave. Through this application, the applicant is requesting these changes to allow for the construction of two Single-Family dwelling units.

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 mailed to owners within 750 feet and the file was included in the ad for the October 6, 2020 Planning and Zoning Board meeting.

Location and Site Information

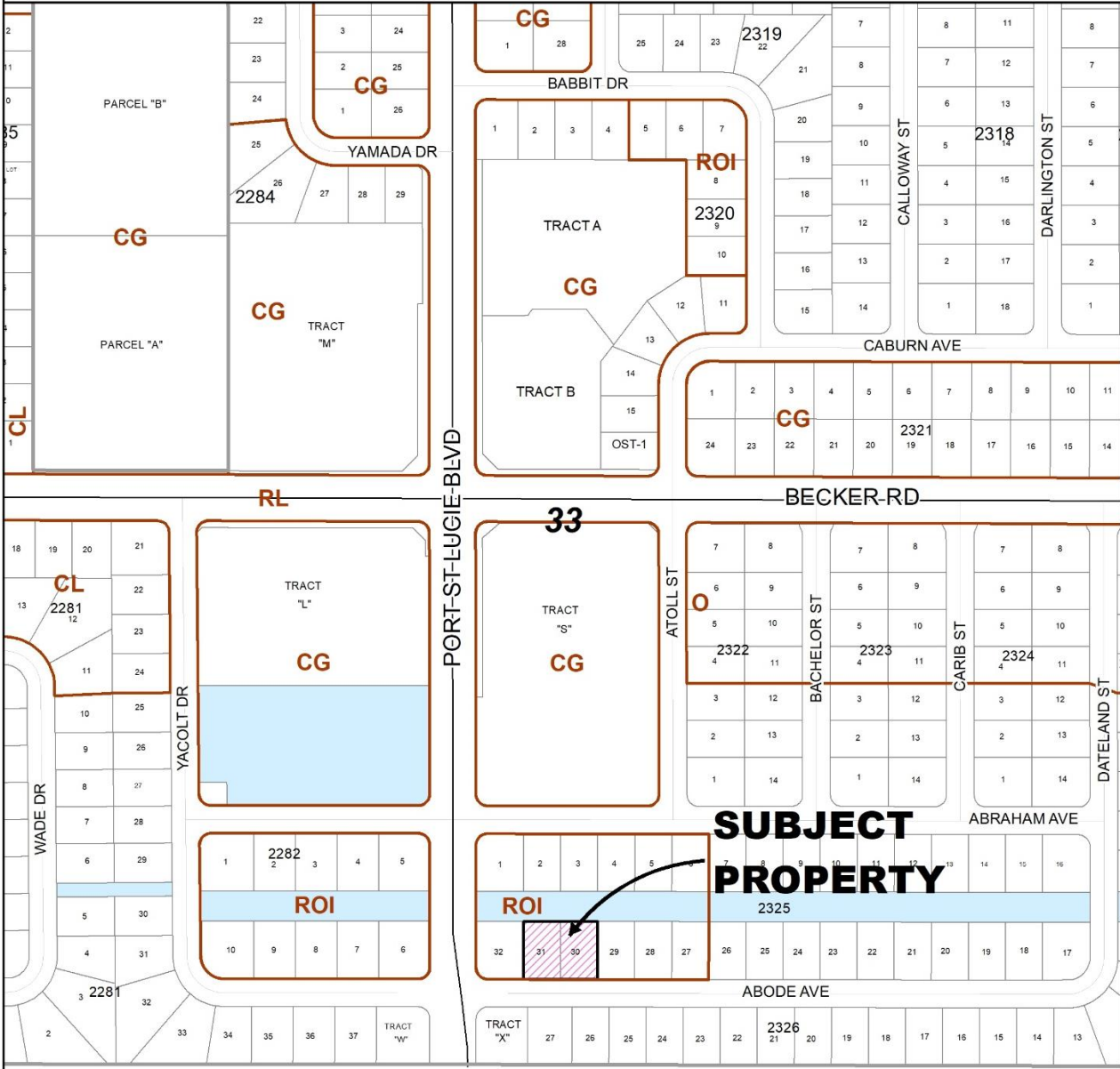
Parcel Number:	3420-660-3524-000-7; 3420-660-3525-000-4
Property Size:	0.46 acres
Legal Description:	Port St Lucie-Section 33- Block 2325 Lots 30 and 31
Future Land Use:	ROI (Residential, Office, and Institutional)
Existing Zoning:	P (Professional)
Proposed Zoning:	RM-5 (Multiple-Family Residential)
Existing Use:	Vacant
Proposed Use:	Two Single-Family dwelling units

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.)

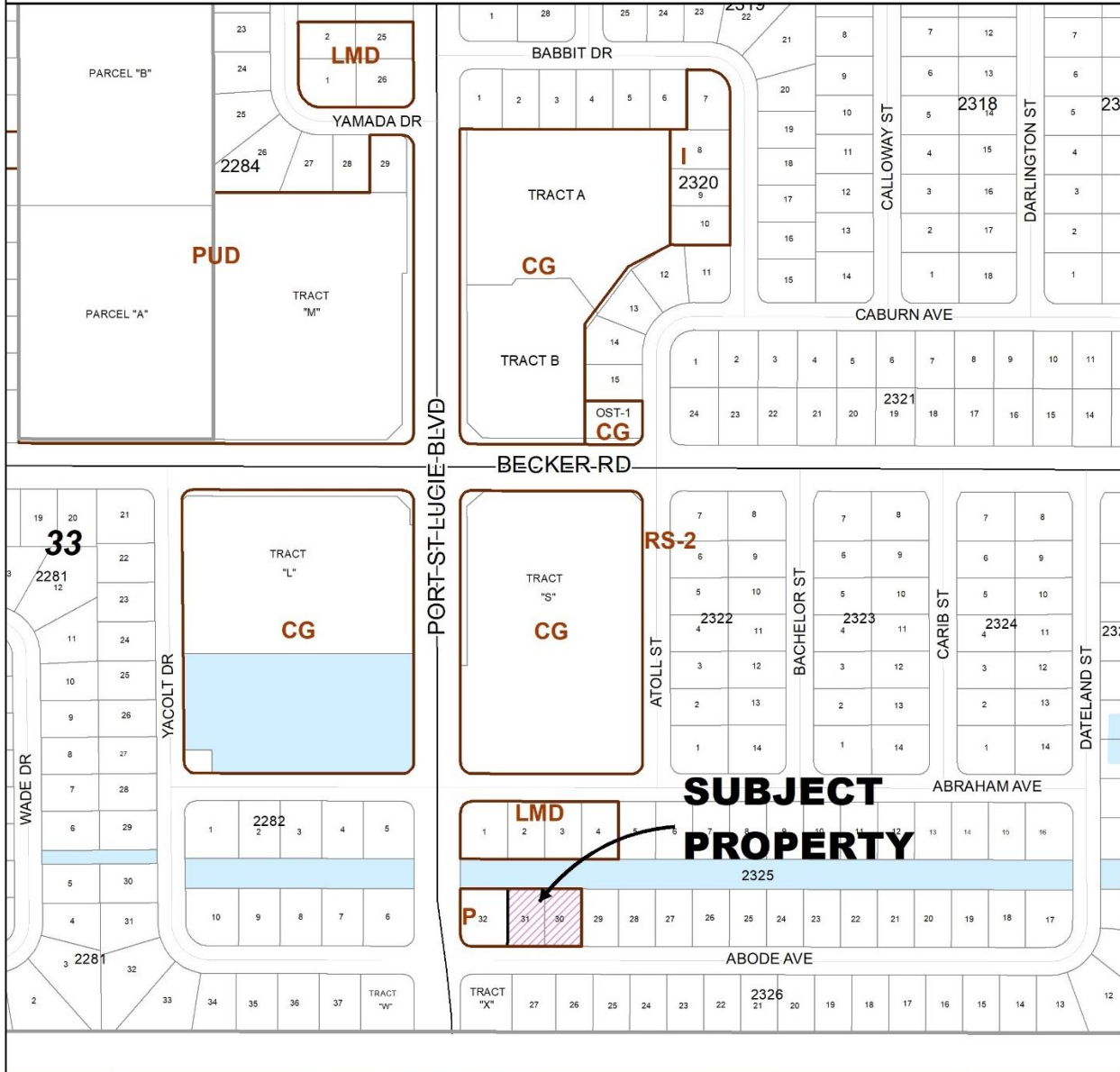
RL- Low-Density Residential; ROI – Residential, Office, Institutional; RS-2 – Single-Family Residential; LMD – Limited Mixed Use; P – Professional

FUTURE LAND USE



Future Land Use

EXISTING ZONING



Existing Zoning

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The rezoning of the property to RM-5 (Multiple-Family Residential) is consistent with the direction and policies of the City’s Comprehensive Plan; specifically, Policy 1.1.4.13 which identifies RM-5 (Multiple-Family Residential) as a compatible zoning district with the ROI (Residential, Office, and Institutional) future land use designation. See Policy 1.1.4.13 attached to this staff report. The rezoning application is supported by and furthers the following policies of the comprehensive plan; specifically, Objective 1.1.4 and related Policy 1.1.4.2.

Applicant’s Justification Statement: To allow for two Single-Family dwelling units.

Staff Analysis: The proposed rezoning is consistent with the property’s future land use designation of ROI (Residential, Office, and Institutional) and Policy 1.1.4.13 of the Comprehensive Plan.

Compliance with Conversion Area Requirements

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)	
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)	

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.

POLICY 1.1.4.13 of the City's Adopted Comprehensive Plan

Policy 1.1.4.13: The following conversion chart is established to illustrate compatible land use and zoning categories:

<u>FUTURE LAND USE CLASSIFICATION DISTRICT(S)</u>	<u>COMPATIBLE ZONING</u>
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

NOTE: Planned Unit Developments (PUD's) can be compatible with all Future Land Use Classifications depending on the range of permitted uses submitted as part of the PUD Concept Plan.

* Special Exception Uses have been designated for all heavy industrial land uses.