

Cemar Realty, LLC
Rezoning
P25-108



SUMMARY

Applicant's Request:	To rezone the 0.27-acre subject property from Single-Family Residential (RS-2) to the General Commercial (CG) Zoning District.
Property Owners:	Cemar Realty, LLC
Applicant:	Captec Engineering, Inc.
Location:	Northeast corner of SW Gatlin Boulevard and SW Brighton St.
Address:	913 SW Gatlin Boulevard
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The applicant, Joseph Capra, Captec Engineering, Inc., on behalf of property owner, Cemar Realty, LLC, is requesting approval for the rezoning of a 0.27-acre parcel from Single-Family Residential (RS-2) to General Commercial (CG). The parcel is legally described as Port St. Lucie Section 16, Block 1501, Lot 1 and is located at the northeast corner of SW Gatlin Boulevard and SW Brighton Street. The property has an assigned address of 913 SW Gatlin Boulevard.

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

Adjacent Development Background

The area of the Westport Plaza was subject to a Comprehensive Plan Amendment in 1987 (P87-123) that changed the underlying land use for Section 16, Block 1501, Tract C from Limited Commercial Development to General Commercial (Ordinance 88-60). At that time, there were 15 residential zoning lots along SW Brighton Street and SW Aviation Avenue. In 1989, the underlying land use for the residential lots was changed from residential (Low Density Residential and Multi-family Residential) to General Commercial (CG) (Resolution 89-45). Ordinance 89-97 rezoned residential lots from Single-Family Residential (RS-4) to General Commercial (CG). The subject property was not included in the rezoning or the original site plan for the Westport Plaza, which was approved on December 3, 1990, by City Council. The plaza has gone through several phases of development since its original construction and the subject parcel has not been incorporated into the site.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the subject property on July 24th, 2025, for the August 5th, 2025, Planning & Zoning Board meeting.

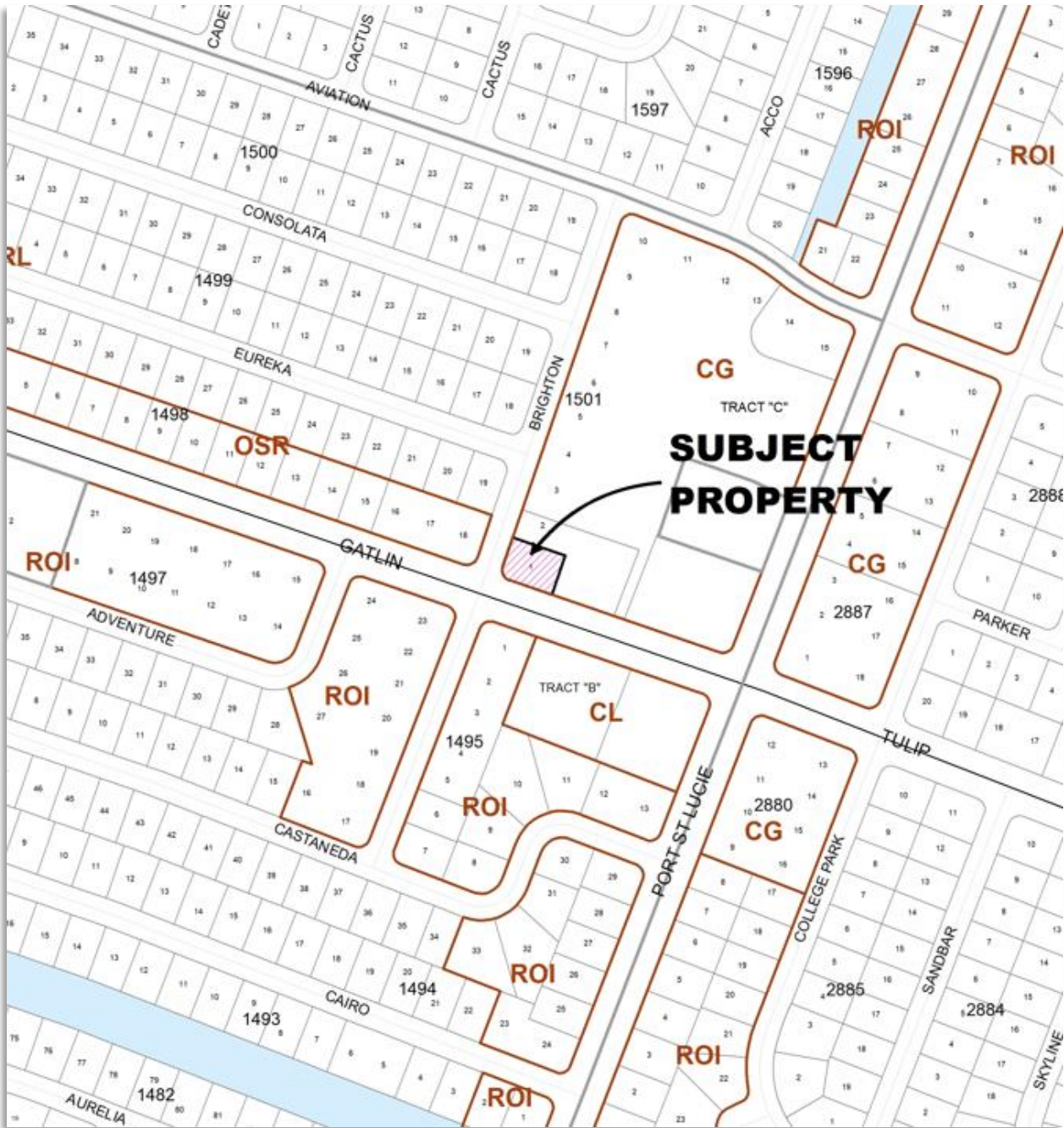
Location and Site Information

Parcel Number(s):	3420-575-0752-000-2
Property Size:	0.27 acres
Legal Description:	Port St. Lucie Section 16, Block 1501, Lots 1 (PB 13, PG 7, 7A-7C)
Future Land Use:	General Commercial (CG)
Existing Zoning:	Single Family Residential (RS-2)
Existing Use:	Vacant lot
Requested Zoning:	General Commercial (CG)
Proposed Use:	Restaurant and retail plaza

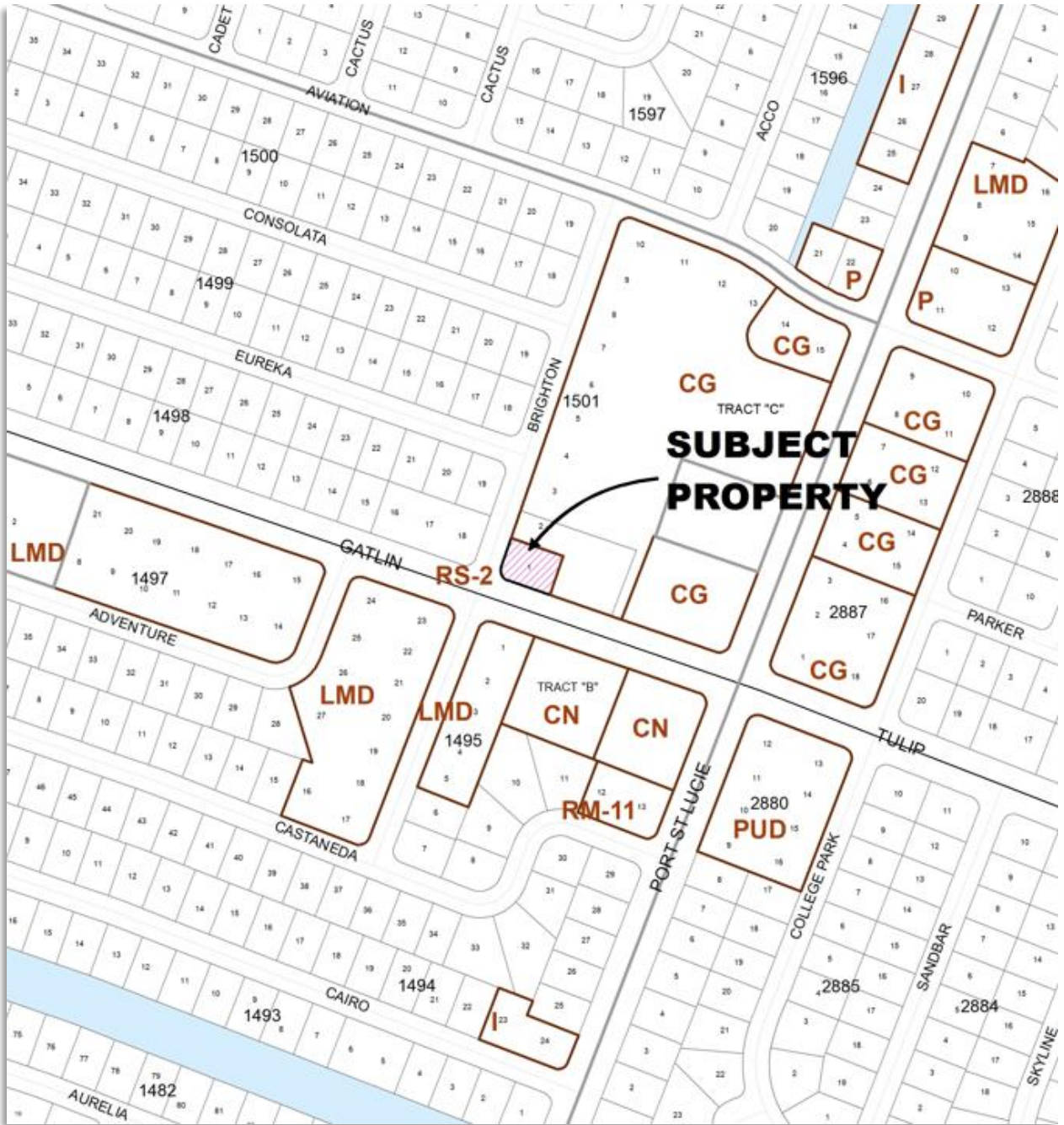
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Westport Plaza
South	ROI, CL	CN, LMD	Commercial
East	CG	CG	Commercial, Mobil Gas station
West	OSR, RL	RS-2	Gatlin Blvd ROW

CG - General Commercial, ROI-Residential Office Institutional, CL- Limited Commercial, OSR-Open Space- Recreation, RL-Low Density Residential, CN-Neighborhood Commercial, LMD-Limited Mixed Use, RS-2 - Single-Family Residential



FUTURE LAND USE MAP



EXISTING ZONING 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 to rezone the parcels from RS-2 to CG to support development of a restaurant and retail plaza. The current RS-2 does not support commercial development.

Staff Analysis: The existing RS-2 zoning is incompatible with the underlying CG Future Land Use. The proposed rezoning to CG will eliminate the inconsistency and provide for a use that is compatible with surrounding zoning designations and existing commercial uses.

The parcel does not meet the minimum lot size of 20,000 SF per Sec. 158.124 (E) General Commercial (CG) Minimum Lot Requirements. The parcel will require a Unity of Control or 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 south. Paved roadways are located to the west.

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.