

Cottin, Gregory and Patricia
Rezoning
P24-053



Aerial Map

SUMMARY

Applicant's Request:	Rezone 0.46 acres from Single-Family Residential (RS-2) to Services Commercial (CS).
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Applicant:	EDC, Inc.
Property Owners:	Gregory & Patricia Cottin
Location:	SW Fondura Road between SW Gatlin Boulevard and SW Hayworth Avenue
Address:	2722 and 2732 SW Fondura Road
Project Planner:	Cody Sisk, Planner II

Project Description

The Applicant, EDC, Inc., is requesting to rezone 0.46 acres from Single-Family Residential (RS-2) to Service Commercial (CS) based on the FLU-zoning compatibility in the Comprehensive Plan. The respective property addresses for the two parcels are 2722 and 2732 SW Fondura Road and the property has a future land use classification of Service Commercial (CS).

Previous Actions and Prior Reviews

The City Council approved a variance by Resolution 24-R21 on March 25, 2024 (P23-239).

The variance was to the City of Port St. Lucie Land Use Conversion Manual requirements for Conversion Area 24, to allow the rezoning of these two lots, which results in the isolation of the lot to the north (Lot 20), and this lot not meeting the 20,000 square foot size requirement for rezoning from RS-2 to CS.

Public Notice Requirements

Public notices were mailed to landowners within 750 feet of the parcel, and the item was included in the advertisement for the June 4, 2024, Planning and Zoning Board Meeting.

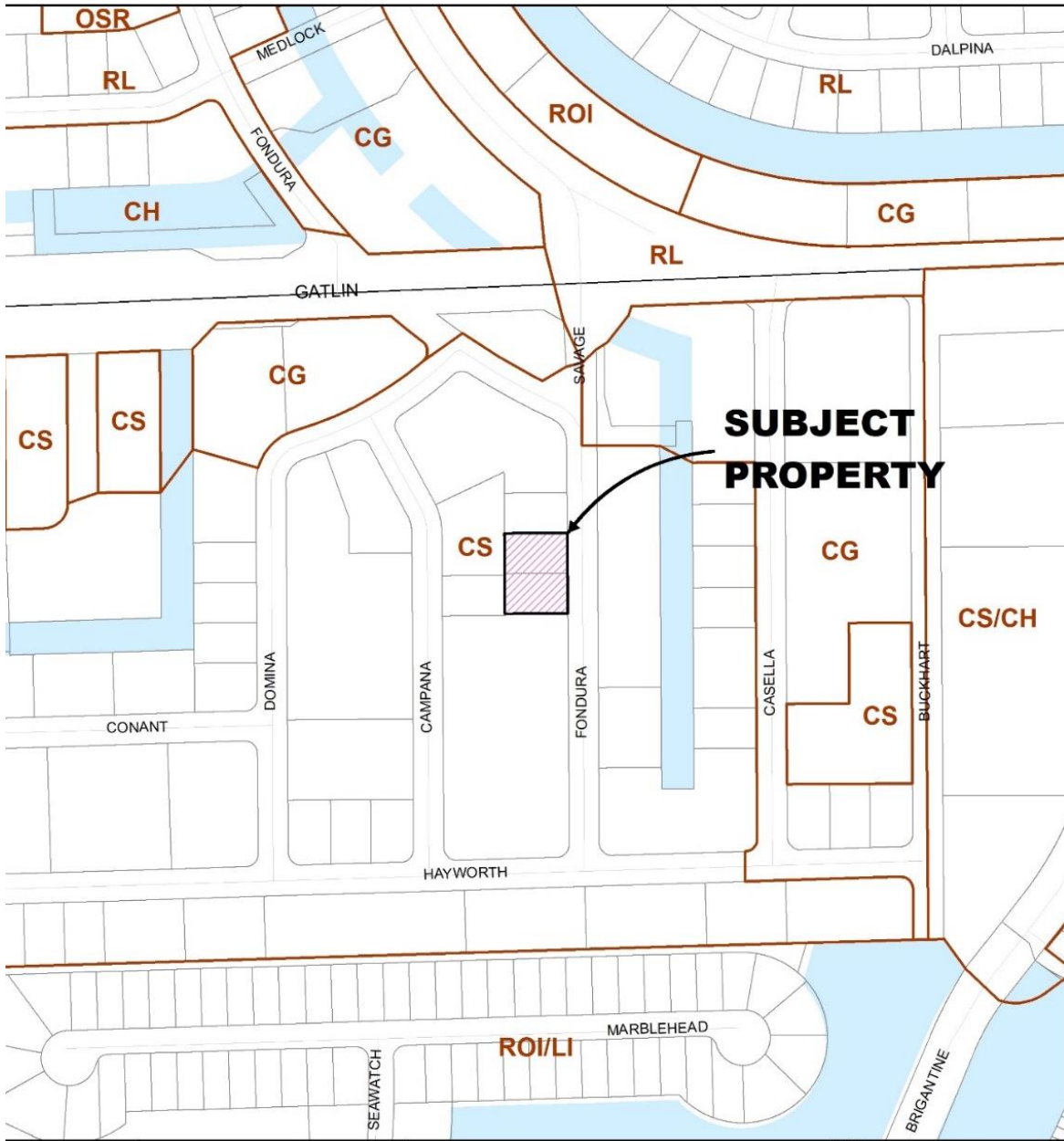
Location and Site Information

Parcel Number(s):	3420-650-1096-000-2; 3420-650-1097-000-9
Property Size:	0.46 acres (20,038 square feet)
Legal Description:	Lots 18 and 19, Block 1708, Port St. Lucie Section 31
Future Land Use:	Service Commercial (CS)
Existing Zoning:	Single Family Residential (RS-2)
Existing Use:	Vacant
Requested Zoning:	Service Commercial (CS)
Proposed Use:	Repair and maintenance of vehicles

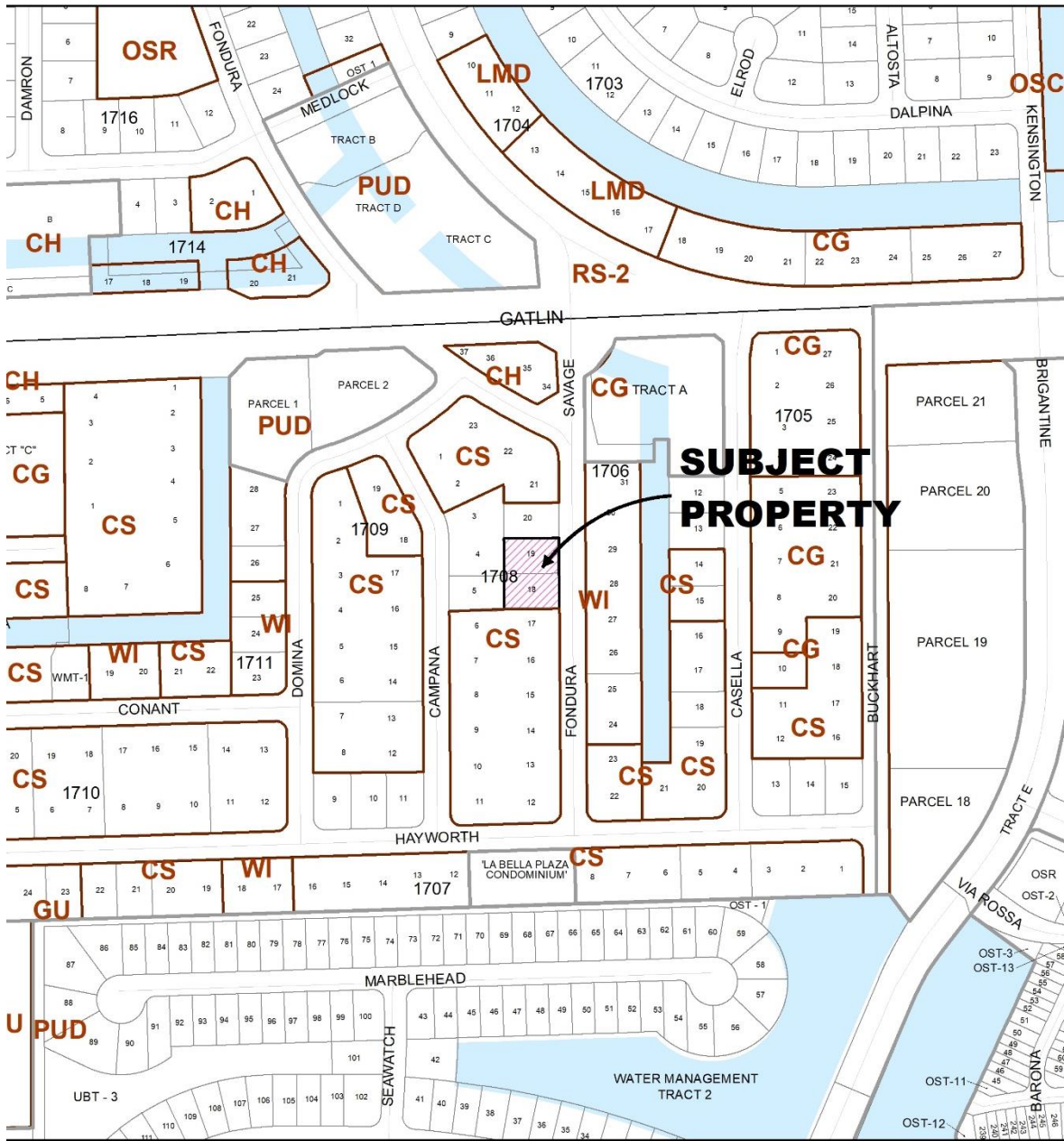
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	RS-2	Vacant
South	CS	CS	Self-Storage
East	CS	WI	Self-Storage
West	CS	RS-2	Vacant

WI – Warehouse Industrial, CS – Service Commercial, RS-2 – Single Family Residential



Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policies 1.1.4.2 and 1.1.4.13): The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element. Policy 1.1.4.13 establishes the compatible future land use and zoning categories. The CS (Service Commercial) zoning district is listed as a compatible with the Future Land Use under CS as shown in the following table:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CS (Service Commercial)	CS, GU (General Use), & WI (Warehouse Industrial)

ZONING REVIEW

Applicant's Justification Statement: The applicant requests to rezone the parcels from RS-2 to CS to support development of a vehicle repair and maintenance facility. CS's permissible uses include such facilities as a special exception but also Commercial General that includes such facilities by-right. The current RS-2 does not permit such facilities.

Staff Analysis: The rezoning complies with the direction and intent of the City's Comprehensive Plan. The CS (Service Commercial) Zoning District is compatible with the CG (General Commercial) future land use classification per Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	Conversion Area #24	
Is all property within planning area?	Yes	
Type of Conversion Area	CS	
Proposed rezoning	Service Commercial Zoning District	
Will rezoning result in isolation of lots?	Yes, a variance for lots 18 and 19 was approved, P23-239, to allow the isolation of lot 20.	
Has Unity of Title been submitted?	Not required	
	Required	Proposed
Minimum Frontage	160'	160' (SW Fondura St.) a variance was approved to reduce the minimum conversion area requirements (P23-239).
Minimum Depth	240' (Single lot depth, 125' may be used if the entire rear lot line is bounded by a major drainage right-of way)	125' (abutting a major drainage R/W) single lot depth.
Landscape Buffer Wall	Not required	

RELATED PROJECTS

P23-239. Conversion Area Variance for Lots 18 and 19

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.