



Gena 1905, LLC
Rezoning Application
Project Number: P20-147



SUMMARY

Applicant's Request:	RS-1 (Single Family Residential) to RM-5 (Multiple Family Residential)
Applicant:	Tod Mowery, Redtail Design Group, Inc.
Property Owner:	Gena 1905, LLC
Location:	South side of SE Gena Road between SE Delano Road and SE Gena Road
Project Planner:	Patricia A. Tobin, AICP, Long Range Planning Administrator

Project Description

The applicant is requesting approval of a rezoning for 1.46-acres from RS-1 (Single Family Residential) to RM-5 (Multiple Family Residential). The property is located on the south side of SE Gena Road between SW Delano Road and SE Gena Road. See location map. Through this application, the applicant is requesting these changes to allow for the construction of single-family dwelling units.

Previous Actions and Prior Reviews

P07-109. Cairns – Comprehensive Plan Amendment – This comprehensive plan amendment changed Lots 1-3, Block 109, Lots 7-10, Block 110 and Lots 7-10, Block 115 all of South Port St. Lucie Unit 04 shown on the future land use map below from RL (Low Density Residential) to ROI (Residential, Office, & Institutional) through the adoption of Ordinance 08-131.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the October 6, 2020 Planning & Zoning Board meeting.

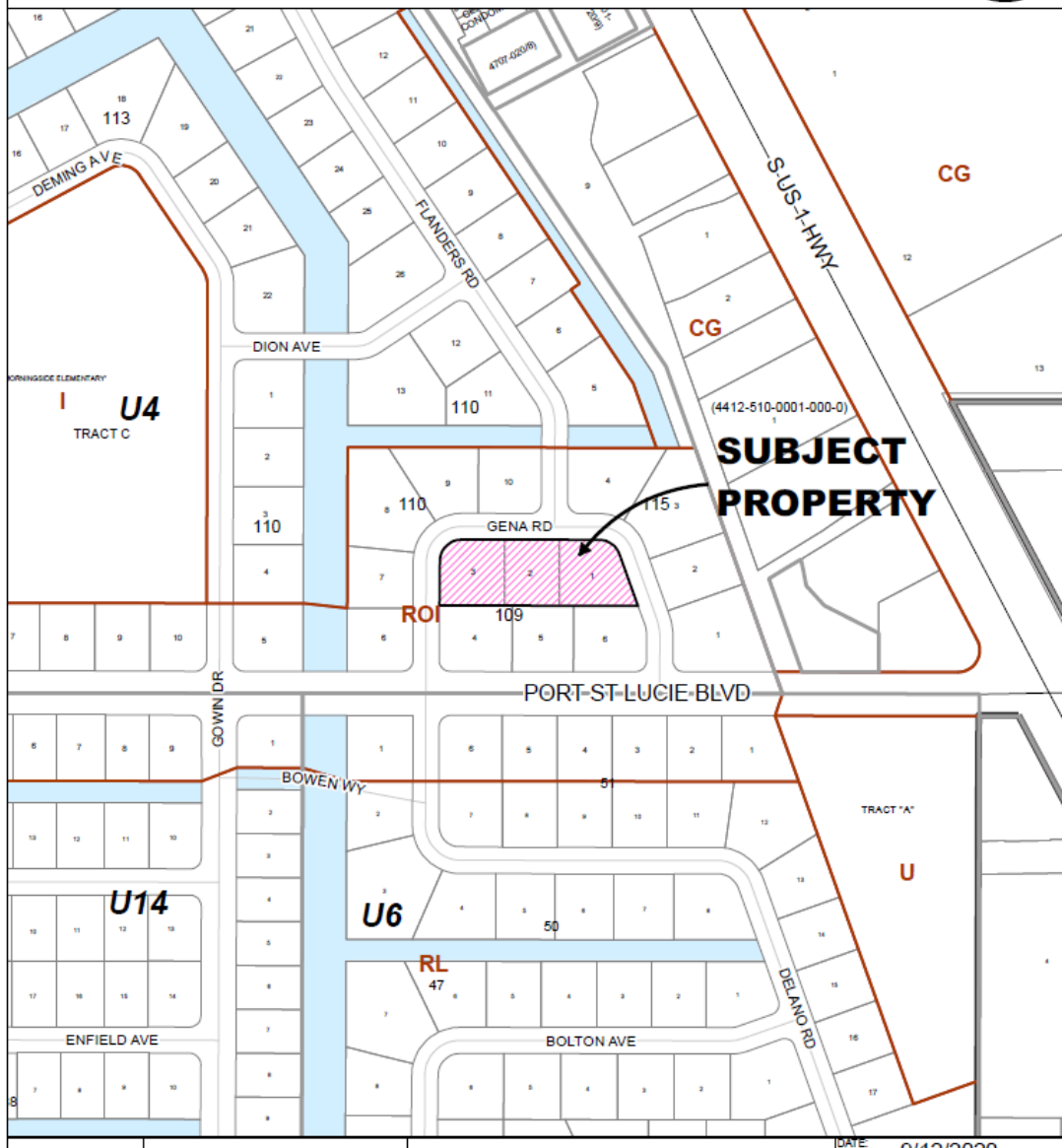
Location and Site Information

Parcel Number:	3422-520-0004-000-0
Property Size:	1.458-acres (63,510.5 square feet)
Legal Description:	Lots 1-3, Block 109, South Port St. Lucie Unit 04
Future Land Use:	ROI (Residential, Office, & Institutional)
Existing Zoning:	RS-1 (Single Family Residential)
Existing Use:	Lots 1 & 2 are vacant, and a single-family dwelling unit is on Lot 3
Requested Zoning:	RM-5 (Multiple Family Residential)
Proposed Use:	Single family dwelling units

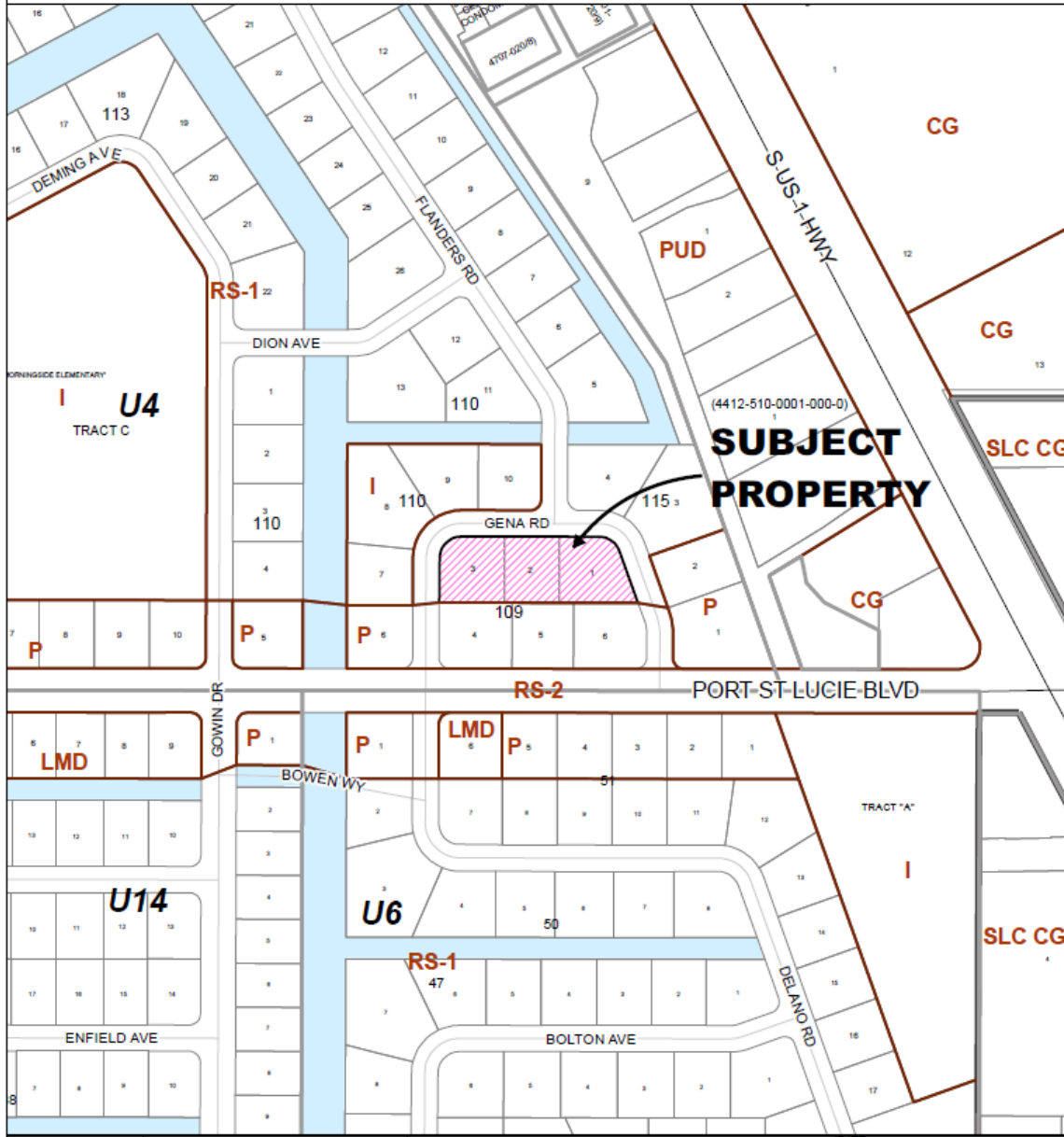
Surrounding Future Land Use Designations, Zoning and Uses

Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office, & Institutional (ROI)	Institutional (I) and Single Family Residential (RS-1)	Fire station and single-family dwelling units
South	Residential, Office, & Institutional (ROI)	Professional (P)	Office buildings
East	Residential, Office, & Institutional (ROI)	Professional (P)	Office buildings
West	Residential, Office, & Institutional (ROI)	Professional (P)	Vacant

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The rezoning of the property to Multiple Family Residential (RM-5) is consistent with the direction and policies of the City's Comprehensive Plan; specifically, Policy 1.1.4.13 which identifies Multiple Family Residential (RM-5) as a compatible zoning district with the Residential, Office, & 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 1.1.4.1.

Applicant’s Justification Statement: To allow for single family dwelling units.

Staff Analysis: The proposed rezoning is consistent with the property’s future land use designation of ROI (Residential, Office, & Institutional) and Policy 1.1.4.3 of the Comprehensive Plan.

Community Redevelopment: The City of Port St. Lucie Community Redevelopment (CRA) staff is in support of the Gena 1905, LLC, Rezoning Application. The request to rezone from RS-2 (Single Family Residential) to RM-5 (Multiple- Family Residential) in line with the CRA Master Plan Goals and Objectives by promoting a variety of housing types within the City’s Original CRA, and addresses the need for promoting use of existing underutilized residential areas.

Compliance with Conversion Area Requirements (use if applicable or delete)

Identify if property is within a conversion area and consistent with conversion area standards. Otherwise, delete.

Planning Area location per Conversion Manual	7A	
Is all property within planning area?	Y	
Type of Conversion Area	Residential, Office, Institutional (ROI)	
Proposed rezoning	Multiple-Family Residential (RM-5))	
Will rezoning result in isolation of lots?	N	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	500 feet on Gena Road	500 feet on Gena Road
Minimum Depth	Lot Depth of 150 feet	Lot Depth of 150 feet
Landscape Buffer Wall	N/A	

Ordinance 08-131, which approved the comprehensive plan amendments for the properties north of the original conversion area required the minimum assembly of Lots 1-3, Block 109, South Port St. Lucie Unit 04.

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.