

**Soma Investors, LLC  
Rezoning Application  
P23-109**

City Council Meetings of August 14 and  
September 11, 2023

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Environmental Planner II



# Request Summary

**Applicant / Property Owner:** Soma Investors, LLC

**Agent:** 2GHO, Inc., George Gentile, Patricia Lentini & Dan Siemsen

**Address:** 3625 SW Port St. Lucie Blvd

**Existing Use:** Vacant land

**Request:** The applicant is requesting a rezoning from Institutional (I) to Professional (P) for a 0.99-acre parcel to allow for the construction of a medical office building.



# Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	RM	RS-2	Single family residential
South	ROI	LMD	Single family residential (under construction)
East	RL	RS-2	Drainage canal; Single family residential
West	RM	RS-2	Single family residential



# Future Land Use-Zoning Compatibility

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
ROI (Residential, Office & Institutional)	P, LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre

## Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The proposed (P) Professional zoning district is listed as a compatible zoning district under the ROI (Residential Office Institutional) future land use classification.

\*Institutional zoning district is no longer compatible with ROI Future Land use, hence the need for this rezoning.



# Recommendation

- On August 1, 2023, the Planning and Zoning Board recommended approval of the rezoning.

