



**Bluekey
 Rezoning
 P21-260**



Project Location Map

SUMMARY

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|----------------------|---|
| Applicant's Request: | A request to rezone six (6) parcels from Single-Family Residential (RS-2) and four (4) parcels from P (Professional) to LMD (Limited Mixed Use). The collective ten (10) parcels total 2.296-acres. |
| Applicant: | David Macri |
| Agent: | Brad Currie, Engineering Design & Construction, Inc. |
| Property Owner(s): | Florida Properties West Coast, LLC, Florida Properties Group, Inc., Properties of Central Florida, LLC |
| Address: | 614 - 638 SW Seagull Terrace & 541 - 581 SW Port St. Lucie Boulevard |
| Location: | Located on the north side of SW Port St. Lucie Boulevard, approximately 165 feet west of SW Chestnut Lane |
| Project Planner: | Bethany L. Grubbs, Planner II |

Project Description

The subject ten (10) collective properties have a land-use classification of ROI (Residential, Office, and Institutional) and zoning classification of RS-2 (Single-Family Residential) and P (Professional). The applicant is requesting to rezone six (6) parcels from Single-Family Residential (RS-2) and four (4) parcels from P (Professional) to LMD (Limited Mixed Use). Through this application, the applicant is requesting these changes to allow for commercial development, inclusive of retail and personal service uses.

Previous Actions and Prior Reviews

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual plan on November 24, 2021.

Public Notice Requirements

On February 17, 2022, public notice was mailed to owners within 750 feet and the agenda item was included in the newspaper ad for the Planning and Zoning Board meeting.

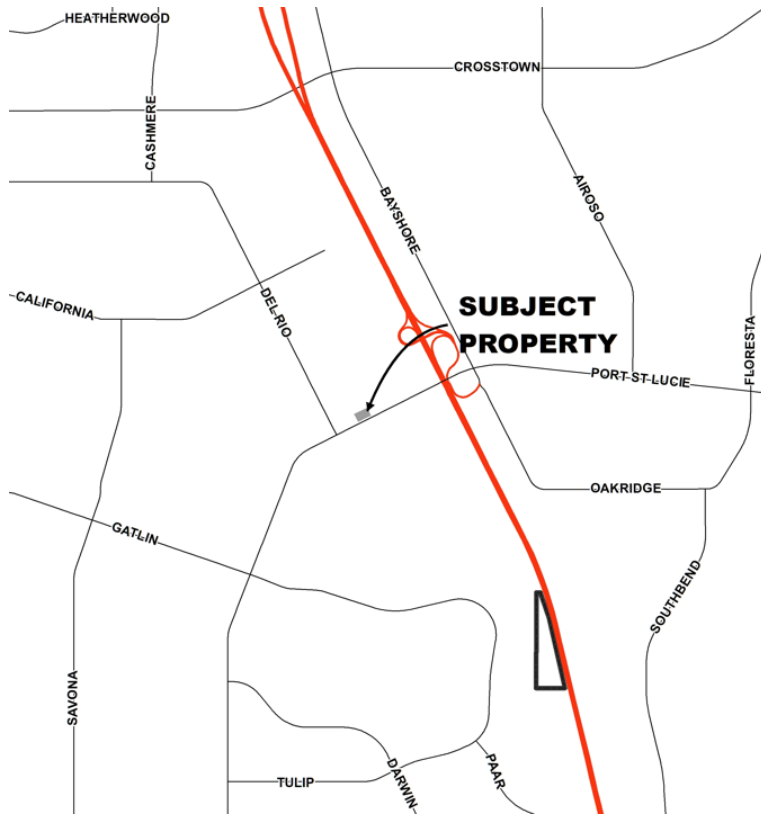
Location and Site Information

| | |
|---------------------------|--|
| Parcel Number(s): | 3420-540-1625-000-2, 3420-540-1624-000-5, 3420-540-1623-000-8, 3420-540-1622-000-1, 3420-540-1621-000-4, 3420-540-1642-000-7, 3420-540-1643-000-4, 3420-540-1644-000-1, 3420-540-1645-000-8, and 3420-540-1646-000-5 |
| Property Size: | 2.296-acres |
| Legal Description: | Lots 3-7 and 24-28 – Block 1139 of Port St. Lucie Section 9 |
| Existing Future Land Use: | ROI (Residential, Office, and Institutional) |
| Existing Zoning: | P (Professional) & RS-2 (Single-Family Residential) |
| Existing Use: | Vacant |
| Requested Zoning: | LMD (Limited Mixed Use) |
| Proposed Use: | Commercial development |

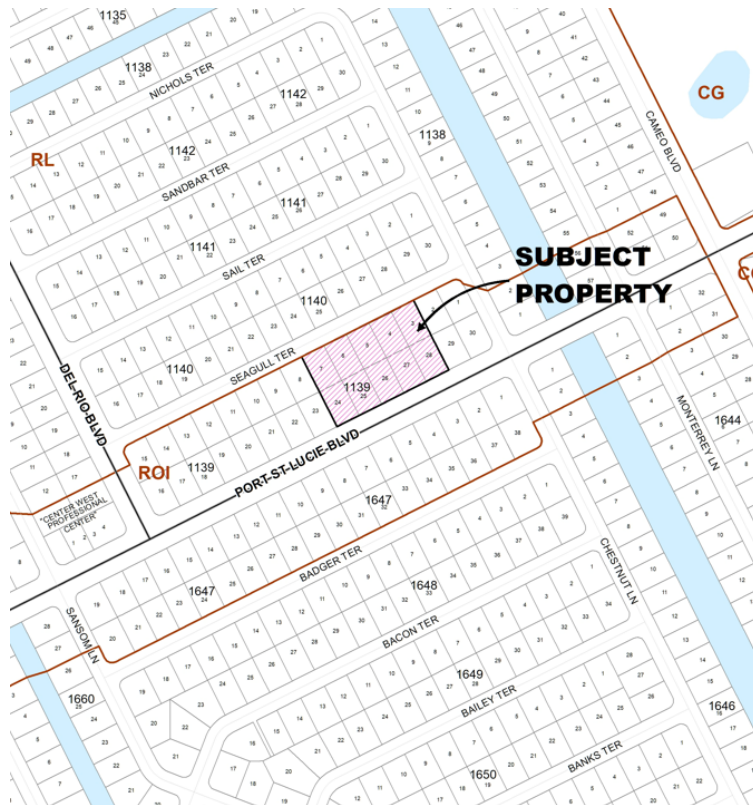
Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|---------|----------------------------------|
| North | RL | RS-2 | Single-Family Residences, Vacant |
| South | ROI | RS-2, I | Vacant, Office |
| East | ROI | P | Vacant |
| West | ROI | LMD | Vacant |

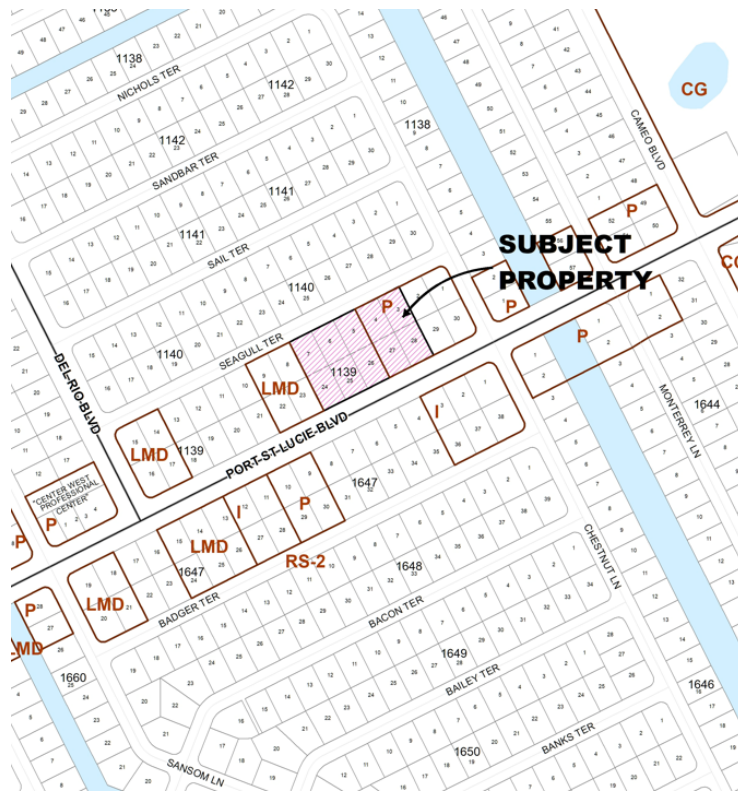
RL- Low-Density Residential; ROI – Residential, Office, Institutional; RS-2 – Single-Family Residential, I – Institutional, LMD – Limited Mixed Use, P - Professional



Location Map



Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency:

The rezoning of the property to LMD (Limited Mixed Use) is consistent with the direction and policies of the City's Comprehensive Plan; specifically, Policy 1.1.4.13 which identifies LMD (Limited Mixed Use) as a compatible zoning district with the ROI (Residential, Office, and Institutional) future land use designation. 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.

Justification Statement: The purpose of this request is to support the construction of a 22,120 square foot commercial building with associated site improvements.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The LMD (Limited Mixed Use) zoning district is compatible with the ROI (Residential, Office, and Institutional) future land use classification per Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan. The subject property is also located within Conversion District #4. The proposed rezoning is consistent with the applicable regulations for the conversion area and furthers the objective of the comprehensive plan to serve as development along major corridors as transitional land uses between more intensive commercial areas.

Compliance with Conversion Area Requirements

| | | |
|--|--|---|
| Planning Area location per Conversion Manual | Area 4 | |
| Is all property within planning area? | Yes | |
| Type of Conversion Area | ROI (Residential/Office/Institutional) | |
| Proposed rezoning | LMD (Limited Mixed Use) | |
| Will rezoning result in isolation of lots? | No | |
| Has Unity of Title been submitted? | No, but it is required prior to the first City Council reading of the ordinance. | |
| | Required | Proposed |
| Minimum Frontage | 160' | 400' |
| Minimum Depth | Entire conversion area perpendicular to the street. | Entire conversion area perpendicular to the street. |
| Landscape Buffer Wall | Yes | A wall is required where abutting residential property to the rear (north). |

RELATED PROJECTS

- P21-258 A special exception use request to allow any use over 5,000 square feet in area, and to allow over 50% of the building's gross floor area to be retail uses.
- P21-289 A major site plan for a 22,120 square foot commercial building with associated site improvements.

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.