



**G. Callas Holdings, LLC (1200 Gatlin Blvd)**  
**Rezoning**  
**P20-138**



Project Location Map

**SUMMARY**

|                      |  |
|----------------------|--|
| Applicant's Request: | A request to rezone 2.56 acres of contiguous RS-2 (Single Family Residential) parcels to LMD (Limited Mixed-Use District.) |
| Applicant:           | Jose Chaves, Story Book Holdings   |
| Property Owner:      | G. Callas Holdings, LLC  |
| Location:            | Southwest corner of the intersection of SW Gatlin Boulevard and East Calabria Circle.                                      |
| Address:             | 1208 SW Gatlin Blvd, Port ST. Lucie FL 34953   |
| Project Planner:     | Laura H. Dodd, Planner II  |

**Project Description**

The subject property has a land use classification of ROI (Residential, Office, and Institutional) and a zoning classification of RS-2 (Single Family Residential.) The applicant is requesting to rezone 2.56 acres of RS-2 property to the LMD classification for the purpose of developing a commercial, retail and personal services development.

**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 August 26, 2020.

**Public Notice Requirements**

Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning and Zoning Board’s agenda.

**Location and Site Information**

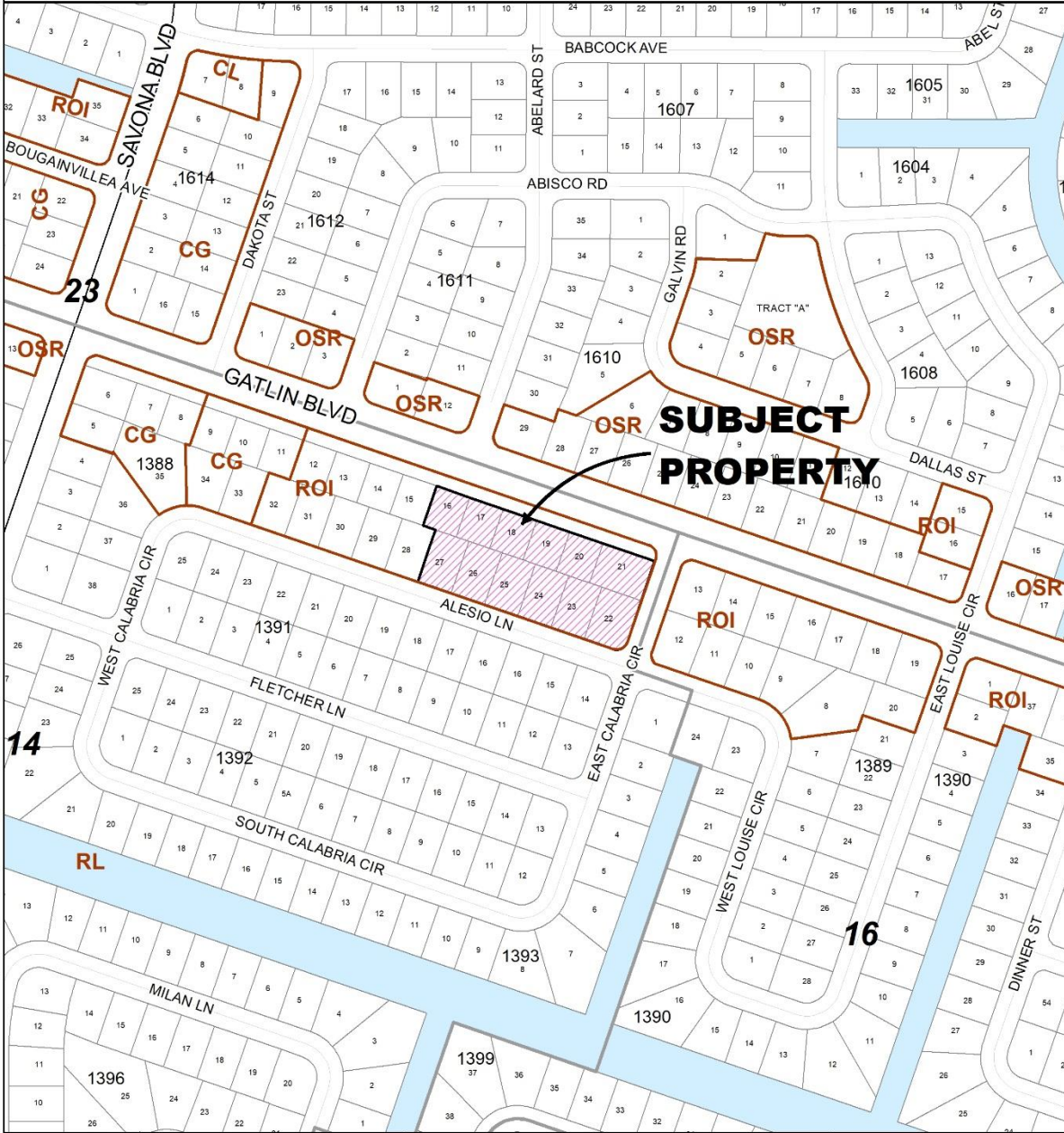
|                    |   |
|--------------------|---|
| Parcel Number:     | 3420-565-1114-000-4; 3420-565-1115-000-1; 3420-565-1116-000-8; 3420-565-1118-000-2; 3420-565-1120-000-9; 3420-565-1121-000-6; 3420-565-1122-000-3; 3420-565-1123-000-0; 3420-565-1124-000-7; 3420-565-1125-000-4  |
| Property Size:     | 2.56 acres  |
| Legal Description: | LOTS 18 AND 19, LESS THE NORTH 30 FEET, RESPECTIVELY BY STIPULATED ORDER OF TAKING AND FINAL JUDGEMENT RECORDED IN OFFICAL RECORDS BOOK 1487, PAGE 2697; SOUTH 95 FEET OF LOTS 16 AND 17; SOUTH 95 FEET OF LOTS 20 AND 21; LOTS 22, 23, 24, 25, 26, AND 27; ALL IN BLOCK 1399, PORT ST. LUCIE SECTION FOURTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 5, 5A THROUGH 5F, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.<br>CONTAINING 2.56 ACRES MORE OR LESS. |
| Future Land Use:   | ROI (Residential, Office, and Institutional)  |
| Existing Zoning:   | RS-2 Single Family Residential  |
| Proposed Zoning:   | LMD (Limited Mixed-Use Zoning District)   |
| Existing Use:      | Vacant  |
| Proposed Use:      | Retail and personal services commercial   |

**Surrounding Uses**

| Direction | Future Land Use | Zoning | Existing Use                        |
|-----------|-----------------|--------|-------------------------------------|
| North     | RL              | RS-2   | Greenway; Single-Family Residential |
| South     | RL              | RS-2   | Single-Family Residential           |
| East      | ROI             | P      | Professional offices                |
| West      | ROI             | RS-2   | Vacant; Single-Family Residential   |

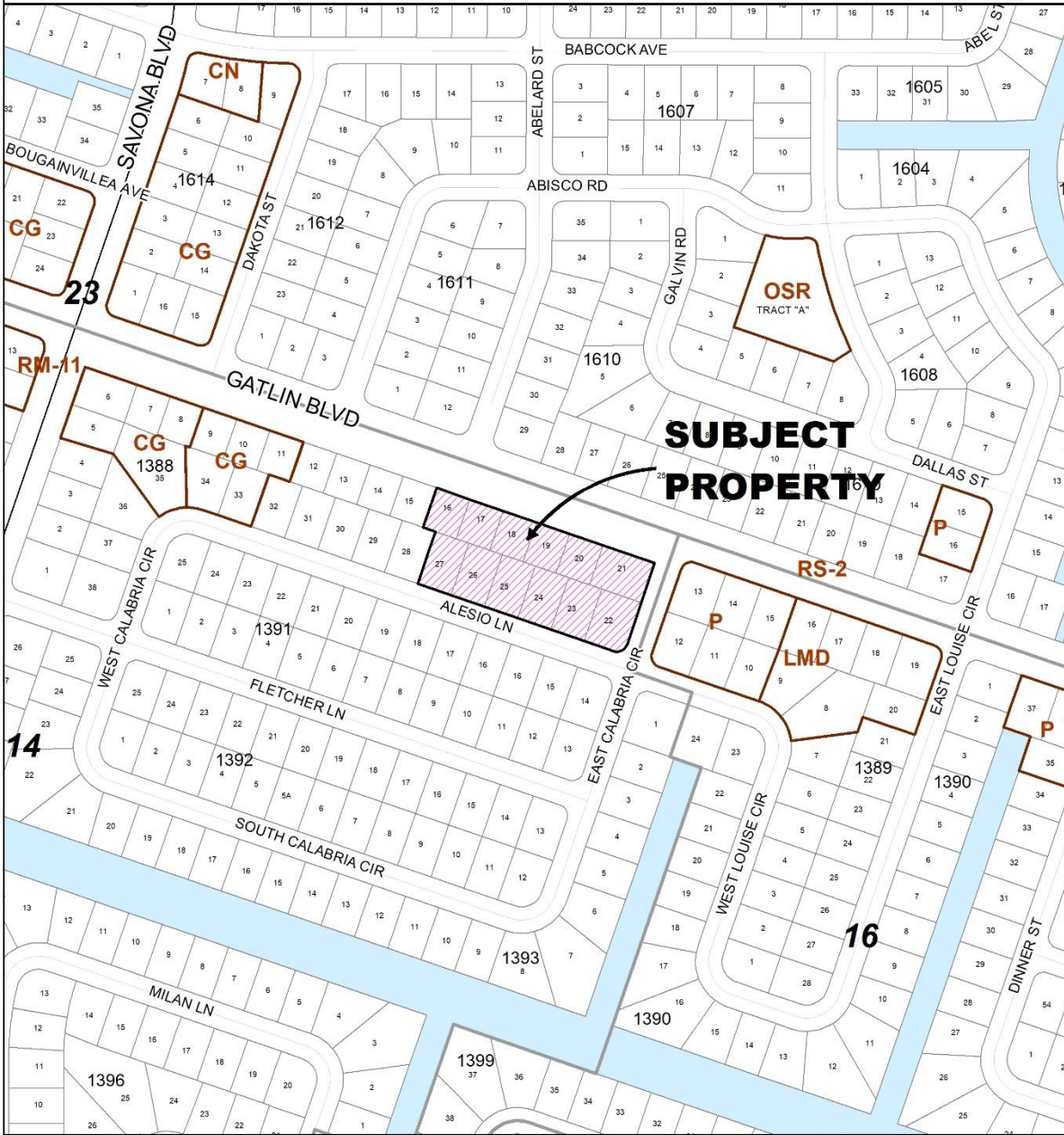
RL- Low-Density Residential; ROI – Residential, Office, Institutional; RS-2 – Single-Family Residential  
P - Professional

# FUTURE LAND USE



Future Land Use

# EXISTING ZONING



Existing Zoning

## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

**Land Use Consistency:** The rezoning of the property to LMD is consistent with the direction and policies of the City's Comprehensive Plan; specifically, Policy 1.1.4.13 which identifies that LMD is a compatible zoning district with the ROI Future Land Use designation. The rezoning application is supported by and furthers the following policies of the Comprehensive Plan: Objective 1.1.4 and related Policy 1.1.4.2.

### ZONING REVIEW

**Applicant's Justification Statement:** To support light intensity commercial uses along SW Gatlin Boulevard and provide flexible space to support local small businesses (small restaurants, retail, professional services, etc.)

**Staff Analysis:** The LMD classification is an acceptable zoning classification within ROI districts per Comprehensive Plan Policy 1.1.4.13. The subject property is also located within Conversion Area 2. 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 and as transitional land uses between more intensive commercial areas.

### Compliance with Conversion Area Requirements

|  |   |               |
|--|---|---------------|
| Planning Area location per Conversion Manual | Conversion Area 2   |               |
| Is all property within planning area?        | Yes   |               |
| Type of Conversion Area                      | ROI (Residential/Office/Institutional)  |               |
| Proposed rezoning                            | LMD (Limited Mixed-Use Zoning District)   |               |
| Will rezoning result in isolation of lots?   | No  |               |
| Has Unity of Title been submitted?           | Yes   |               |
|  | Required  | Proposed      |
| Minimum Frontage                             | 160 feet  | 525 feet      |
| Minimum Depth                                | Two lot depth   | Two lot depth |
| Landscape Buffer Wall                        | A 6 ft. architectural wall is proposed adjacent to the southern property perimeter, where it abuts single-family residential properties not within a conversion district. |               |

### ENVIRONMENTAL REVIEW

The Applicant's provided habitat evaluation report identified that there is native upland habitat located within the site. As an aggregate property size of over 2 acres, the proposed development will be required to preserve a minimum of 25% of the upland habitat.

### RELATED PROJECTS

P20-039 Applicant requested special exception use for retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, within the LMD classification per Sec. 158.155(D)(5).

## 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.