



Freese, James  
Rezoning  
P24-026



Project Location Map

**SUMMARY**

Applicant's Request:	Rezoning from Single-Family Residential (RS-2) to Service Commercial (CS)
Applicant:	James A Freese
Property Owner:	James A Freese
Location:	South of SW Gatlin Blvd., on the west side of SW Casella Street
Address:	2732 SW Casella Street
Project Planner:	Bianca Lee, Planner II

**Project Description**

The applicant is requesting the rezoning of a 0.24-acre parcel, from Single-Family Residential (RS-2) to Service Commercial (CS) to be consistent with the City's Comprehensive Plan. The property is legally described as Port St. Lucie Sec. 31, Blk. 1706, Lot 12. The parcel's address is 2732 SW Casella Street, located south of SW Gatlin Boulevard, on the west side of SW Casella Street.

The property has a future land use classification of Service Commercial (CS), and a zoning designation of Single-Family Residential (RS-2). The proposed rezoning to the Service Commercial (CS) Zoning District is compatible with the property's existing Service Commercial (CS) future land use.

**Background**

The City Council approved a variance by resolution on July 24, 2023 (P22-197).

The variance was to the City of Port St. Lucie Land Use Conversion Manual requirements for Conversion Area 24, for lot size and frontage requirements to allow the rezoning of one lot to the Service Commercial (CS) Zoning District by Resolution 23-R74. This rezoning will no longer result in an isolated adjacent lot. Lot 13 was previously rezoned to Service Commercial (CS) to allow the owners to incorporate Lot 13 into their existing warehouse and open storage development (P23-197).

**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 April 2, 2024, Planning & Zoning Board meeting.

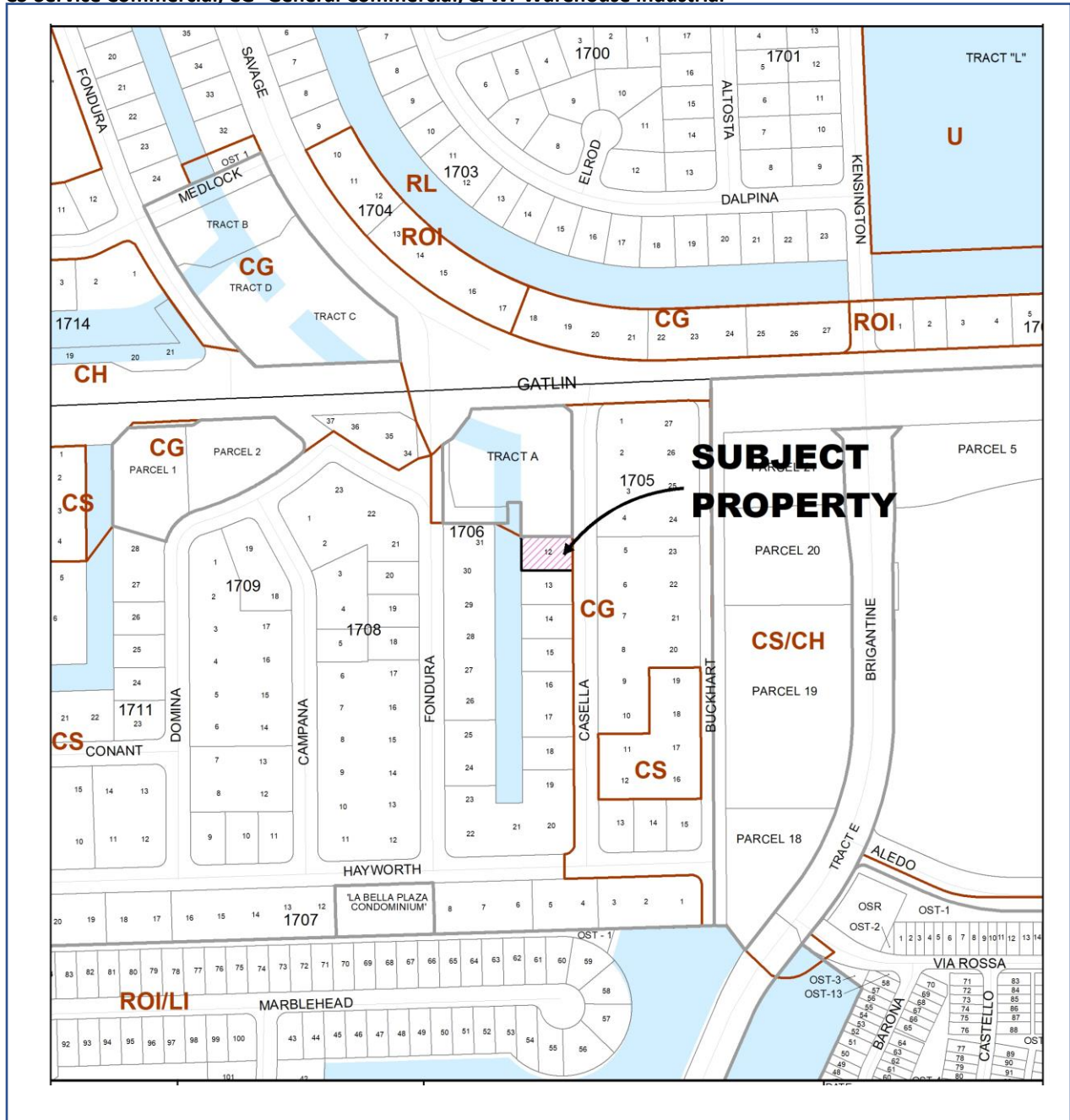
**Location and Site Information**

Parcel Number:	3420-650-1026-000-1
Property Size:	0.24 acres: 10,375 SF
Legal Description:	Port St. Lucie Section 31, Block 1706, Lot 12
Future Land Use:	CS- Service Commercial
Existing Zoning:	Single-Family Residential (RS-2)
Existing Use:	Vacant
Requested Zoning:	Service Commercial
Proposed Use:	A use consistent with the Service Commercial Zoning District & Comprehensive Plan

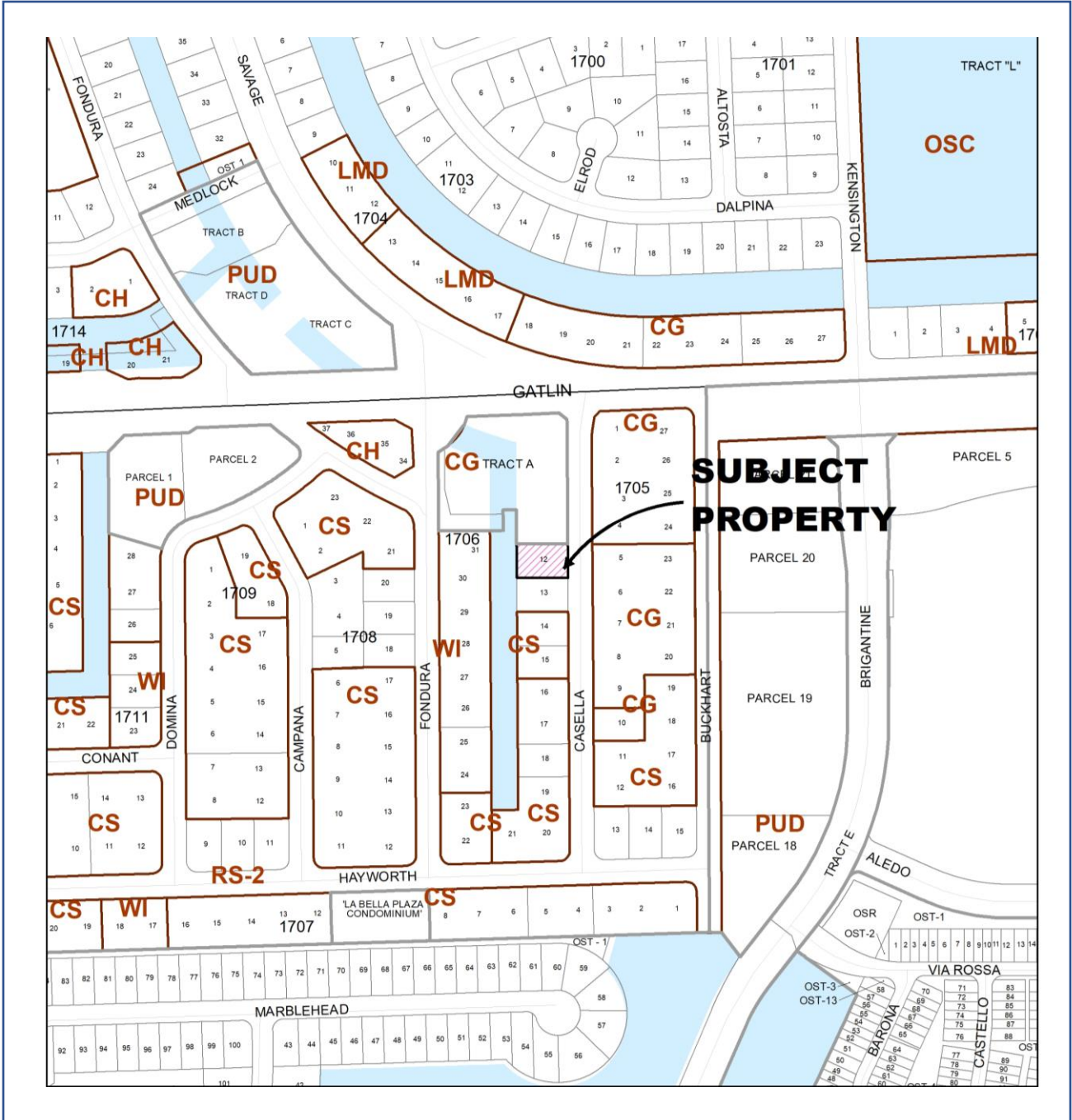
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Retail
South	CS	CS	Storage yard
East	CG	CG	Self-storage
West	CS	WI	Warehouse

**CS-Service Commercial, CG- General Commercial, & WI-Warehouse Industrial**



**Future Land Use Map**



Zoning Map

## IMPACTS AND FINDINGS

### **COMPREHENSIVE PLAN REVIEW**

**Land Use Consistency:** Proposed zoning of Service Commercial is compatible with Policy 1.1.4.13 and future land use classification of Service Commercial (CS).

### **ZONING REVIEW**

**Justification Statement:** The purpose of this request is to rezone the parcel for open storage which aligns with the proposed use, direction, and intent of the Service Commercial Zoning District within the City of Port St. Lucie’s Comprehensive Plan.

**Staff Analysis:** The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Service Commercial Zoning District (CS) is compatible with the Service Commercial (CS) future land use classification, Policy 1.1.4.13 of the Future Land Use Element.

### **Compliance with Conversion Area Requirements**

Planning Area location per Conversion Manual	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?	No, a rezoning for lot 13 was approved, P23-197	
Has Unity of Title been submitted?	Not required	
	Required	Proposed
Minimum Frontage	160'	80' (SW Casella St.) a variance was approved to reduce the minimum conversion area requirements (P22-197).
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	

### **ENVIRONMENTAL REVIEW**

N/A

### **RELATED PROJECTS**

Freese, James A. variance; granted by the City Council on July 24, 2023 (P22-197).

## 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.