



Chrisjazz, Inc.
Rezoning
P20-242



Project Location Map

SUMMARY

Applicant's Request:	Rezone .71 acres from RS-2 (Single Family Residential) to P (Professional).
Applicant:	Debbie Young, President of Chrisjazz, Inc.
Property Owner:	Chrisjazz, Inc.
Location:	North of SE Port St. Lucie Boulevard about 200 feet east of SE Glover Street
Address:	565 SE Port St. Lucie Blvd., 573 SE Port St. Lucie Blvd., and 581 SE Port St. Lucie Blvd.
Project Planner:	Patricia A. Tobin, AICP, Long Range Planning Administrator

Project Description

The .71-acre parcel has three (3) single family houses. It is currently zoned RS-2 (Single Family Residential) and the applicant is requesting to rezone to as P (Professional), to allow for offices and a day care.

Previous Actions and Prior Reviews

N/A

Public Notice Requirements

Public notice was sent to owners within 750 feet and the file was included in the ad for the March 2, 2021 Planning & Zoning Board meeting.

Location and Site Information

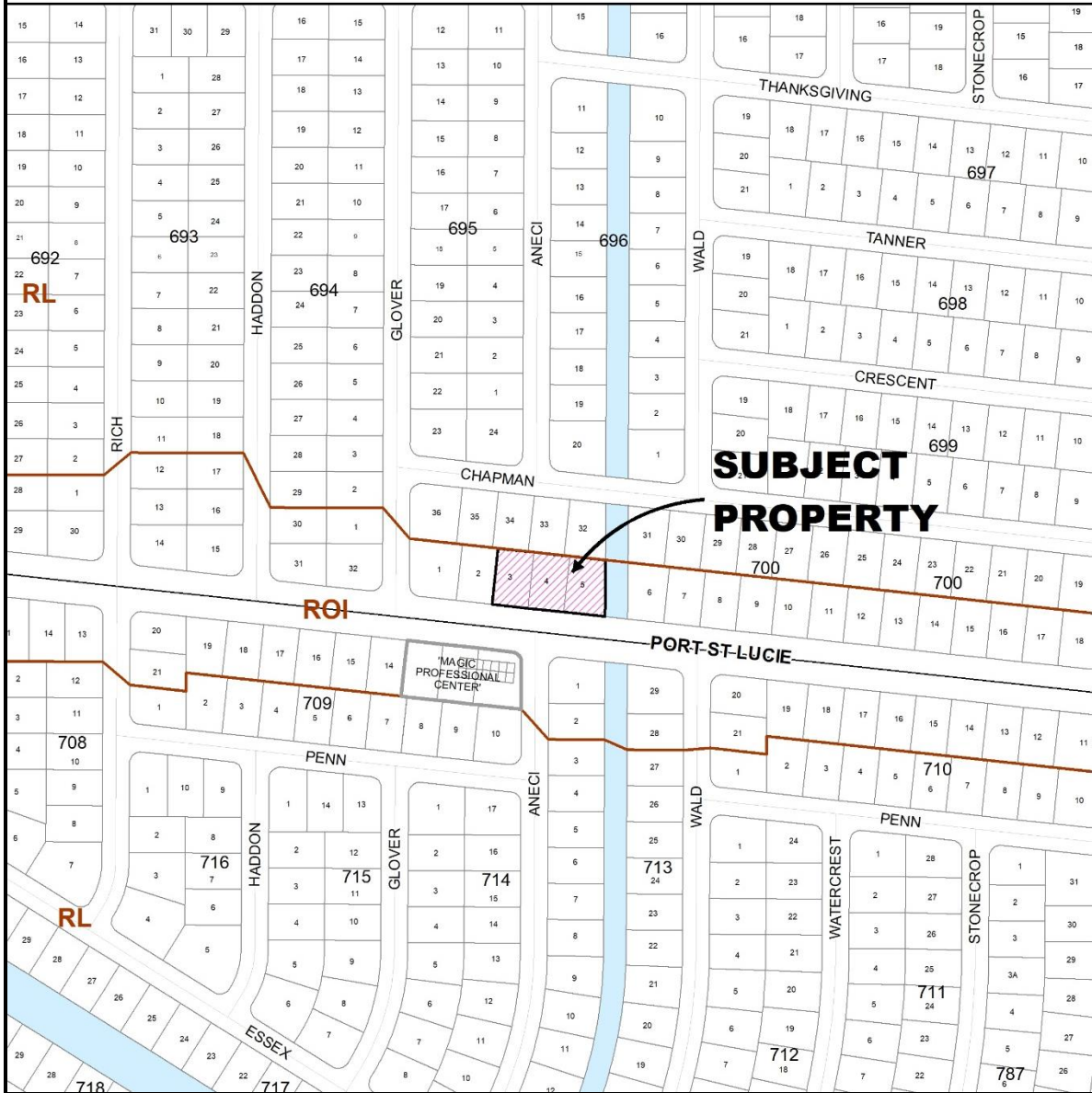
Parcel Number:	3420-585-1081-000-5, 3420-585-1082-000-2, and 3420-585-1080-000-8
Property Size:	.71 acres
Legal Description:	Lots 3-5, Block 700, Port St Lucie Section 18
Future Land Use:	ROI (Residential, Office, and Institutional)
Existing Zoning:	RS-2 (Single-Family Residential)
Proposed Zoning:	P (Professional)
Existing Use:	Three (3) single family houses
Proposed Use:	Office use and day care

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single family houses & vacant land
South	ROI	LMD & RS-2	Office building & single-family houses
East	ROI	P	Office building
West	ROI	RS-2	Single-family houses & vacant

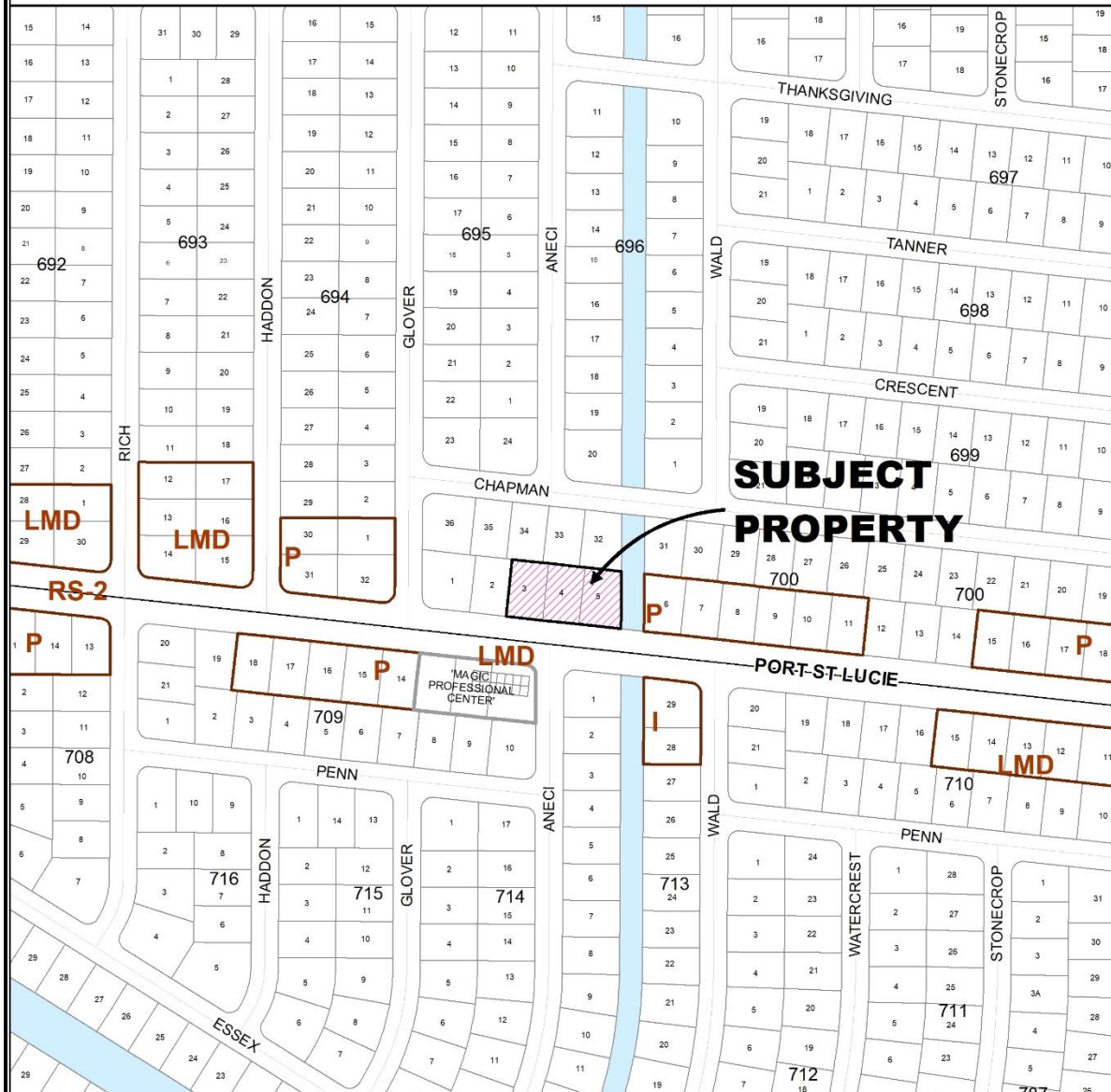
RL- Low-Density Residential; ROI – Residential, Office, Institutional; RS-2 – Single-Family Residential; LMD – Limited Mixed Use; P – Professional

FUTURE LAND USE



Future Land Use

EXISTING ZONING



Existing Zoning

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning to Professional (P) is consistent with Policy 1.1.4.13 of the Comprehensive Plan.

Staff Analysis: This proposed rezoning is consistent with the surrounding area and the ROI (Residential, Office, Institutional) conversion area along Port St. Lucie Boulevard.

Compliance with Conversion Area Requirements

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

Planning Area location per Conversion Manual	6	
Is all property within planning area?	Y	
Type of Conversion Area	Residential, Office, Institutional (ROI)	
Proposed rezoning	Professional (P)	
Will rezoning result in isolation of lots?	N	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	240 feet on Port St. Lucie Boulevard	253 feet on Port St. Lucie Boulevard
Minimum Depth	Lot Depth of 125 feet	Lot Depth of 125 feet
Landscape Buffer Wall	A wall will be required on the north property line.	

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.