

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

Planning and Zoning Board

August 1, 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.

Aerial

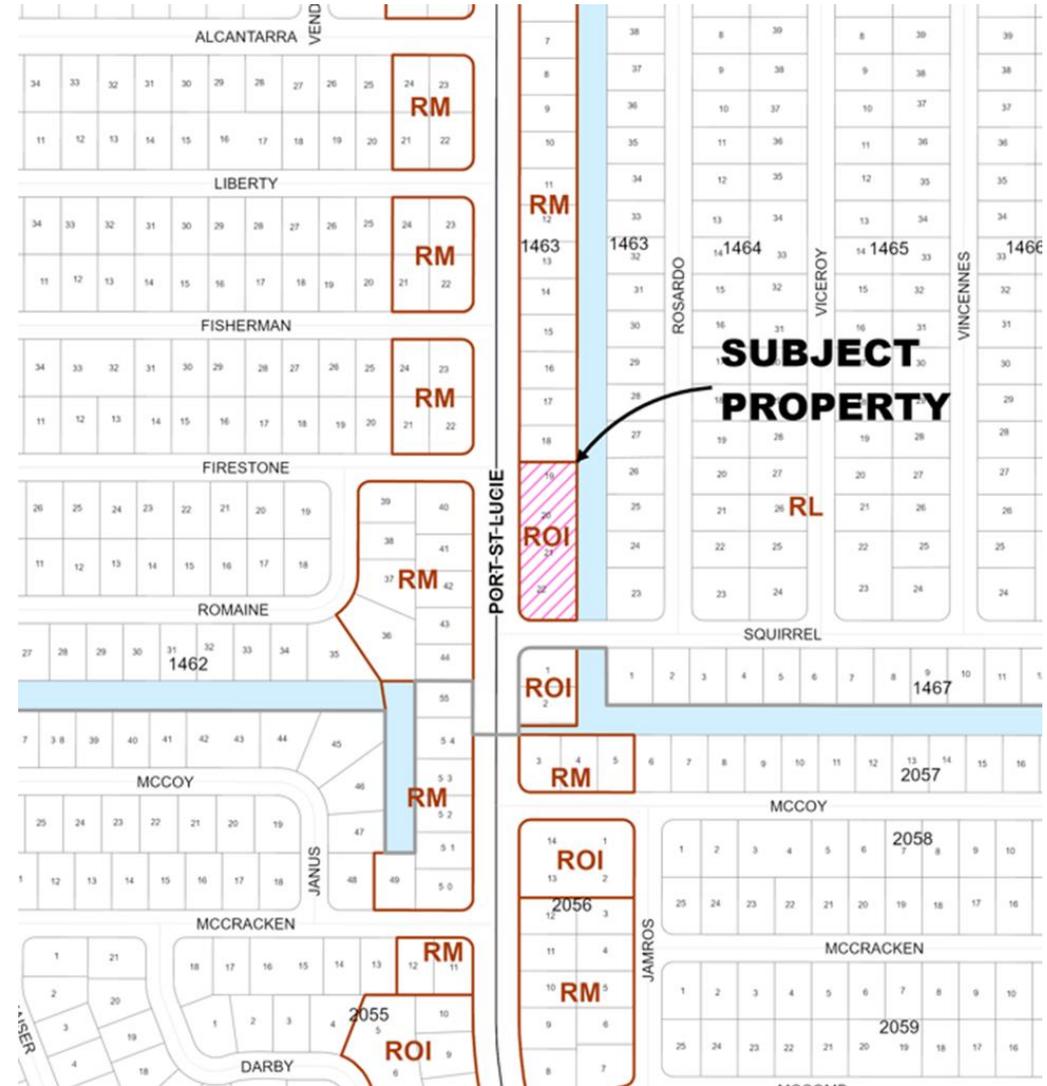
Direction	Existing Use
North	Single family residential
South	Single family residential (under construction)
East	Drainage canal; Single family residential
West	Single family residential



Land Use

ROI (Residential Office Institutional)

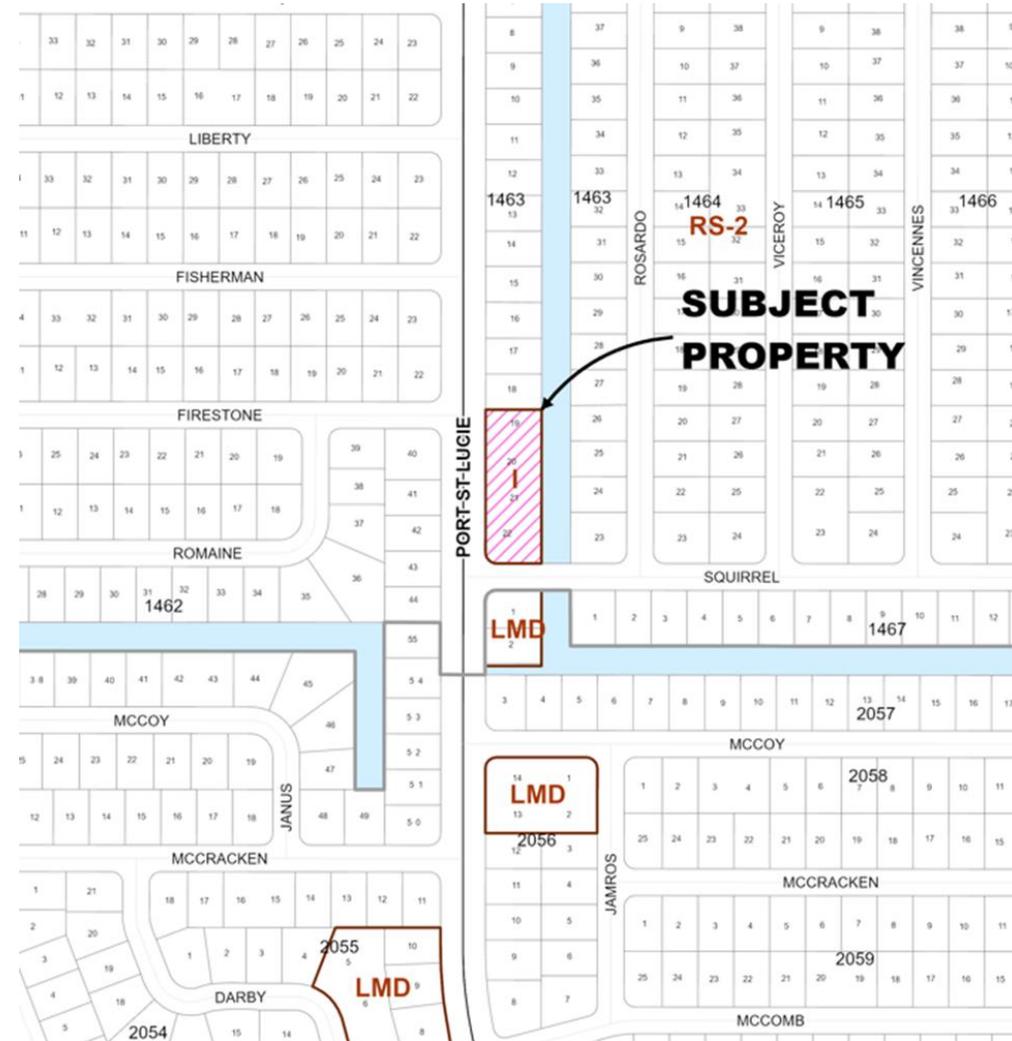
Direction	Future Land Use
North	RM (Medium Density Residential)
South	ROI (Residential Office Institutional)
East	RL (Low Density Residential)
West	RM (Medium Density Residential)



Zoning

I (Institutional)

Direction	Zoning
North	RS-2 (Single-family Residential)
South	LMD (Limited Mixed Use)
East	RS-2 (Single Family Residential)
West	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.



Planning and Zoning Staff Recommendation

- Planning and Zoning Department staff recommends approval of the rezoning request.

