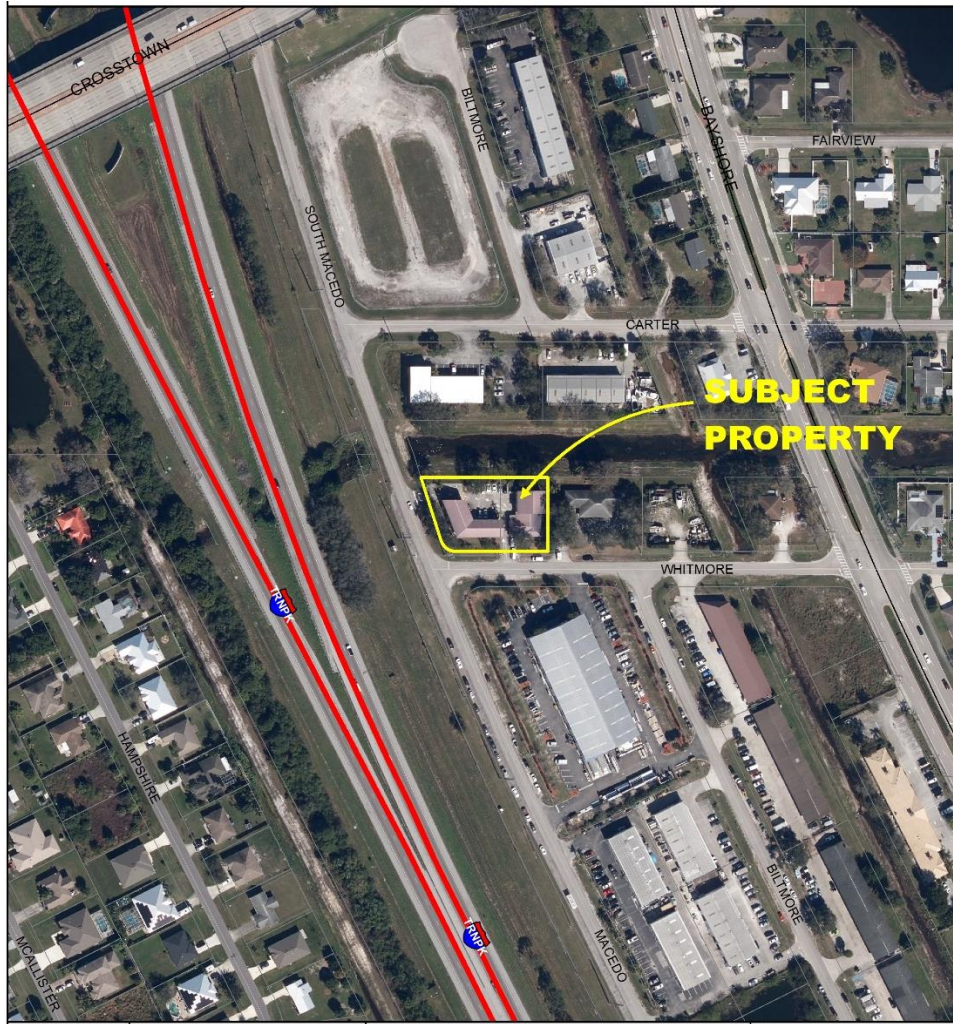




**673 & 691 SW Whitmore Drive
 Rezoning
 P24-050**



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Professional (P) to Service Commercial (CS)
Applicant:	Vlada Peterka
Property Owner:	1306 Havana LLC
Location:	The property is generally located on the northeast corner of SW Whitmore Drive and Southwest Macedo Boulevard.
Address:	671 & 693 SW Whitmore Drive

Project Planner:	Cody Sisk, Planner II
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Project Description

The applicant is requesting the rezoning of two 0.56-acre parcels, from Professional (P) to Service Commercial (CS) to be consistent with the City’s Comprehensive Plan. The property is legally described Port St Lucie, Section Thirteen, Block 621, Lots 5 and 6. The parcel’s address is 673 & 691 SW Whitmore Drive, located on the northeast corner of SW Whitmore Drive and Southwest Macedo Boulevard.

The property has a future land use classification of Service Commercial (CS) and Light Industrial (IL), and a zoning designation of Professional (P). The proposed rezoning to the Service Commercial (CS) Zoning District is compatible with the property’s existing Service Commercial (CS) and Light Industrial (IL) future land use.

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 **August 22, 2024**, Planning & Zoning Board meeting.

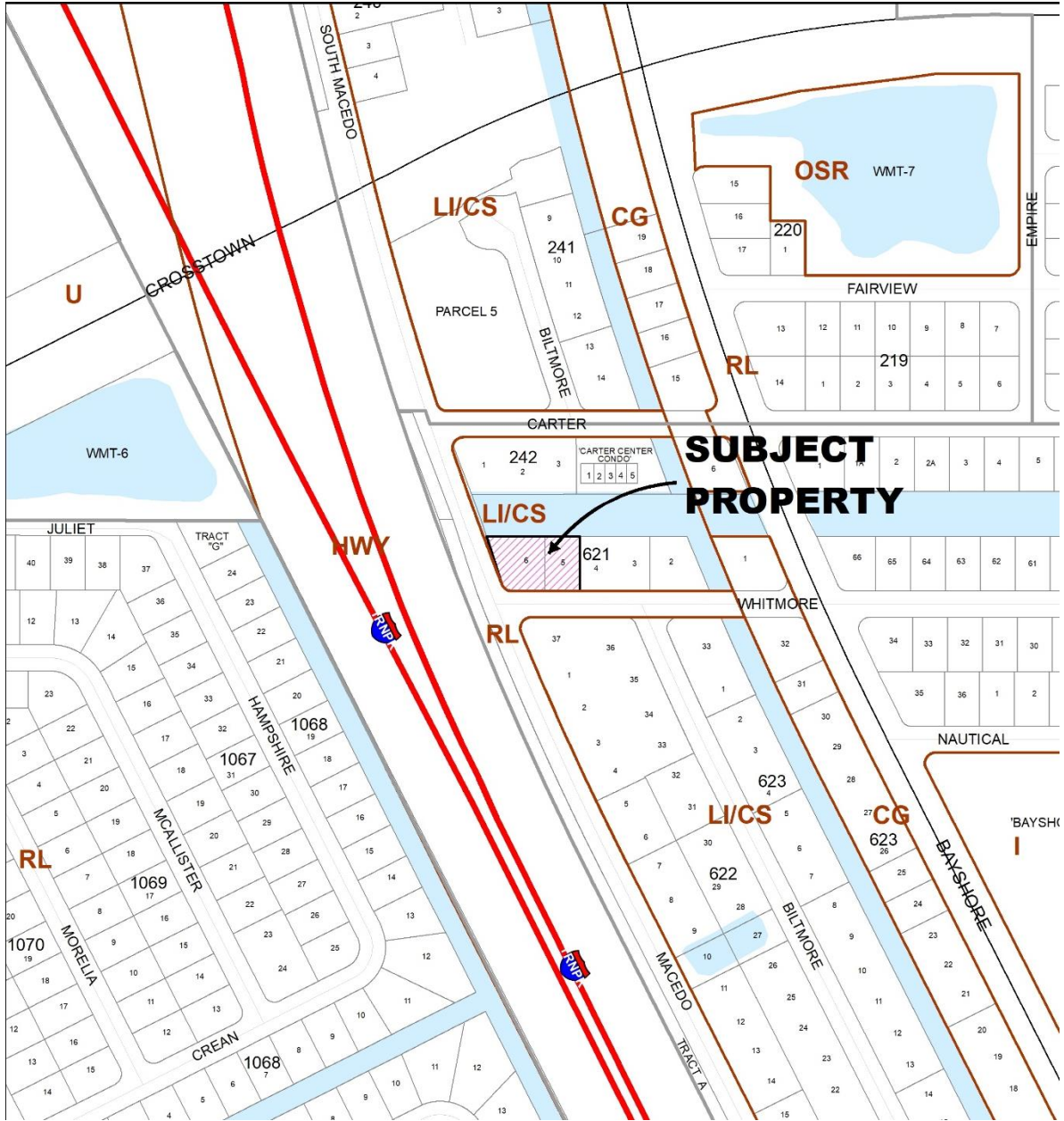
Location and Site Information

Parcel Number:	3420-560-2229-000-5; 3420-560-2228-000-8
Property Size:	0.56 acres
Legal Description:	Port St Lucie, Section Thirteen, Block 621, Lots 5 and 6.
Future Land Use:	Service Commercial (CS) and Light Industrial (IL)
Existing Zoning:	Professional (P)
Existing Use:	Karate Studio and Professional uses
Requested Zoning:	Service Commercial (CS)
Proposed Use:	A use consistent with the Service Commercial Zoning District & Comprehensive Plan

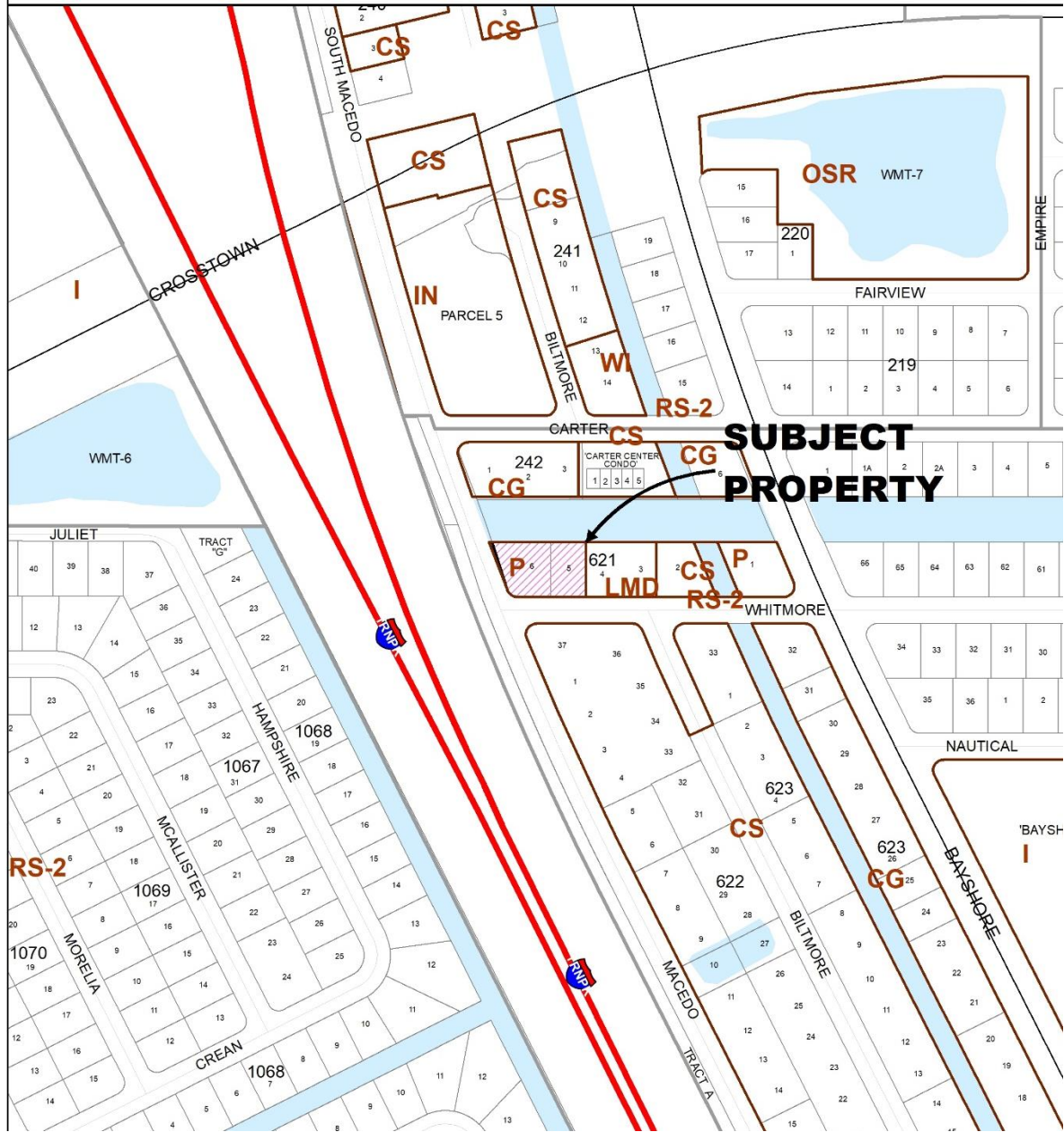
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI and CS	CS and CG	Self-Storage
South	LI and CS	CS	Vacant
East	LI and CS	LMD	Vacant
West	Florida’s Turnpike	Florida’s Turnpike	Florida’s Turnpike

CS-Service Commercial, CG- General Commercial, RS-2-Single Family Residential & 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 Limited Industrial (IL) Service Commercial (CS).

ZONING REVIEW

Justification Statement: The purpose of this request is to rezone the parcel for a parking lot 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	25	
Is all property within planning area?	Yes	
Type of Conversion Area	LI/CS	
Proposed rezoning	Service Commercial Zoning District	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?		
	Required	Proposed
Minimum Frontage	160'	80' (SW Hayworth Ave.) a variance was approved to reduce the minimum conversion area requirements (P22-76).
Minimum Depth	240'	125' (abutting a major drainage R/W) single lot depth.
Landscape Buffer Wall		

ENVIRONMENTAL REVIEW

N/A

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.