



Midway Specialty Care Center, Inc.-Rezoning
Project No. P26-029
City Council Meeting
May 11, 2026
Marissa Da Breo-Latchman, Environmental Planner II

Request Summary

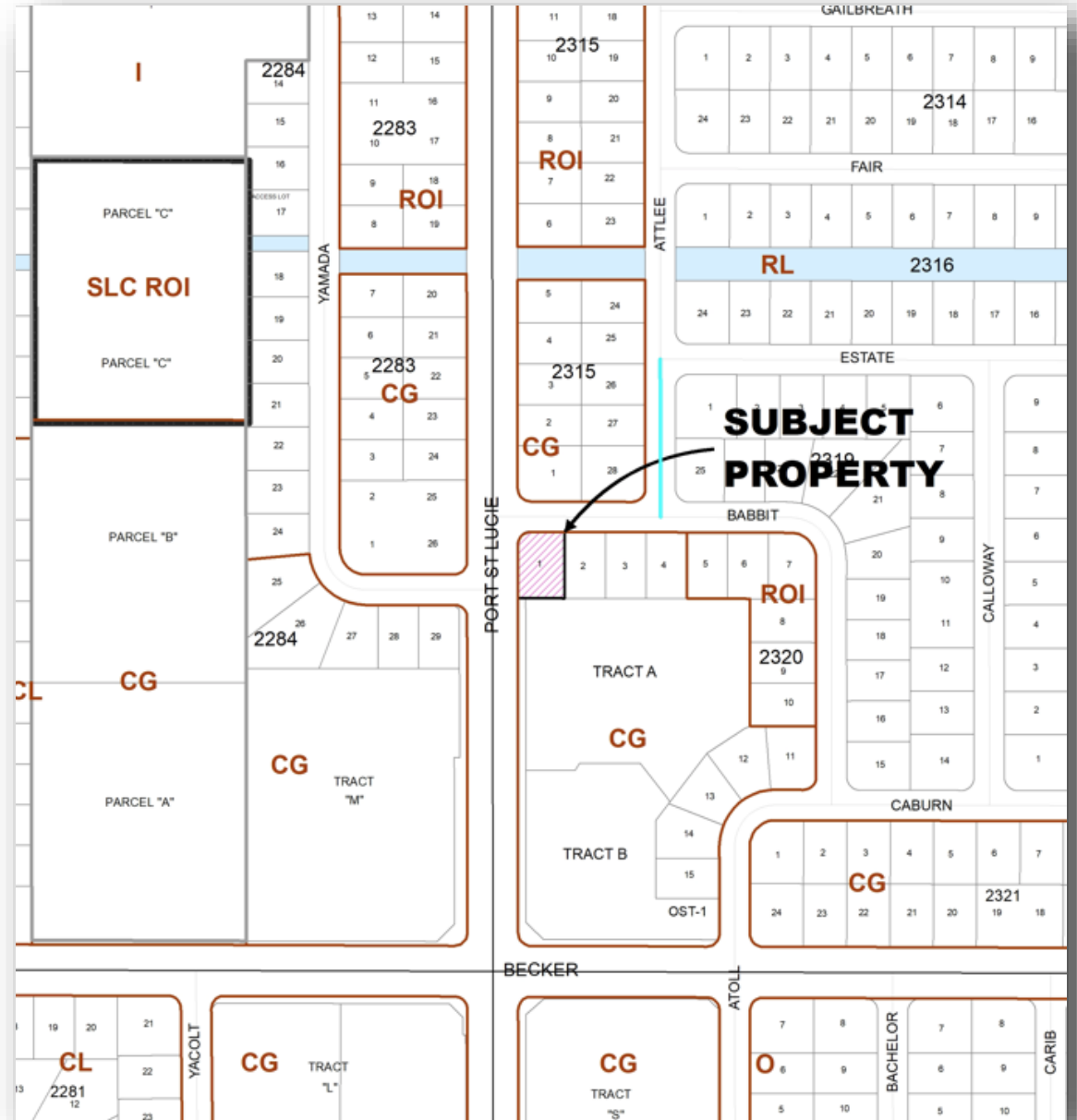
Applicant's Request:	The applicant requests to rezone the subject property from Single-Family Residential (RS-2) to General Commercial (CG) Zoning District to be consistent with the City's Comprehensive Plan and Future Land Use map and the adjoining property, under the same ownership.
Applicant:	Del Toro Law
Property Owner:	Midway Specialty Care Center, Inc.
Location:	The parcel is located at the southeast corner of SW Port St. Lucie Boulevard and SW Babbit Drive.

Aerial Photograph



Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant land, Single-family Residential	CG	RS-2
South	Vacant Land	CG	CG
East	Single-family Residential	CG	RS-2
West	Multi-family development, vacant land, Single-family Residential	CG	RS-2, LMD



Impacts and Findings

- 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.

Policy 1.1.4.13 Future Land Use

Future Land Use Classification	Compatible Zoning District
General Commercial (CG)	CN, CG , P, GU, LMD

- The proposed rezoning to General Commercial (CG) zoning district is compatible with the General Commercial (CG) future land use classification.
- The parcel does not meet the minimum lot size of 20,000 SF per Sec. 158.124 (E) General Commercial (CG) Minimum Lot Requirements but does when combined with the adjacent parcel under the same ownership. A Unity of Title for the two parcels has been submitted.

Recommendation

The Planning and Zoning Board recommended approval of the rezoning at their April 7th meeting.