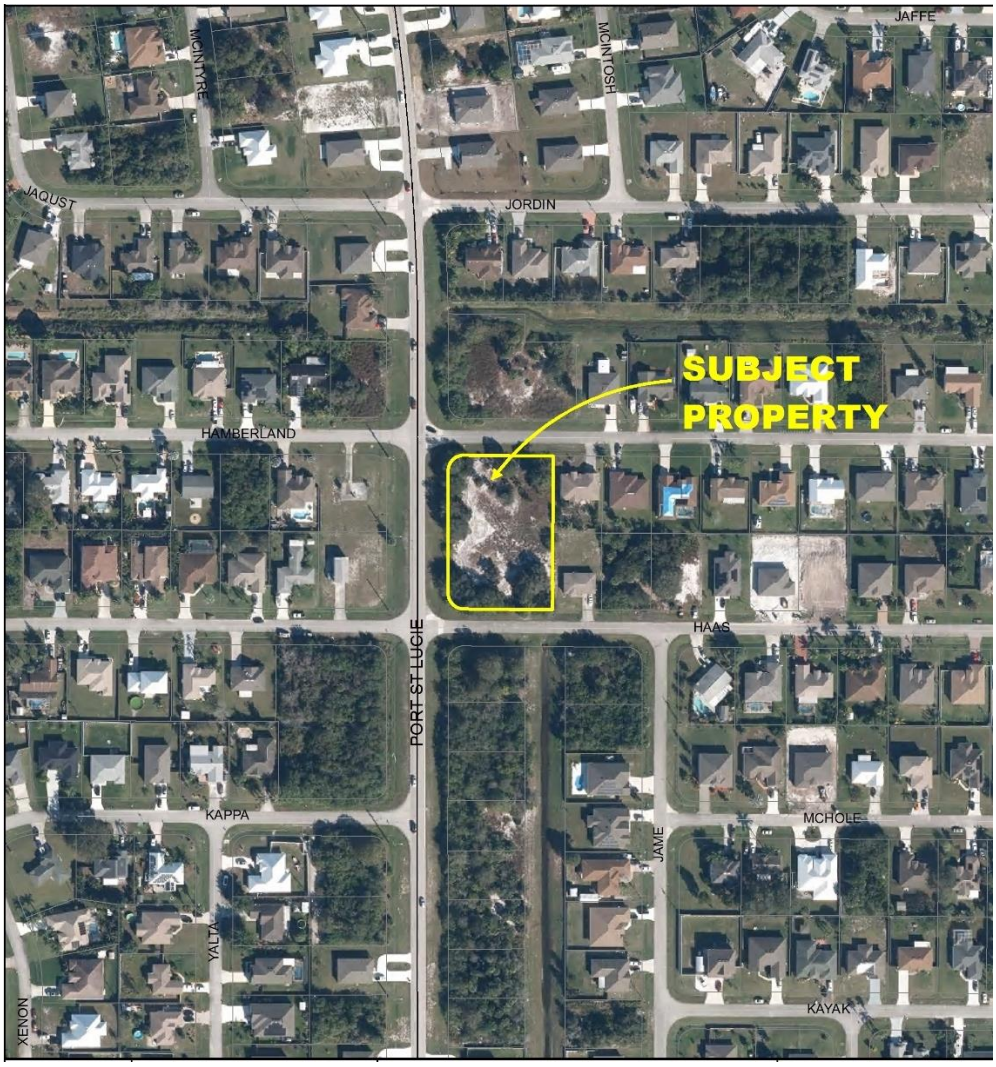
Mayas Retail Plaza
Rezoning
P23-193



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 0.97 acres of property from Professional (P) to Limited Mixed Use (LMD) zoning district
Applicant:	Joseph Capra, CAPTEC Engineering, Inc.
Property Owner:	Mayas Property Management, LLC

Location:	The subject property is located on the east side of SW Port St. Lucie Boulevard and north of SW Haas Avenue
Address:	4189 SW Port St. Lucie Boulevard
Project Planner:	Cody Sisk, Planner II

Project Description

This is an application to rezone a vacant, 0.97-acre property from the Professional (P) zoning district to the Limited Mixed Use (LMD) zoning district. The subject property is located on the on the east side of SW Port St. Lucie Boulevard and north of SW Haas Avenue.

The conceptual plan (see attached) indicates a total of 8,160 square feet in retail/office and restaurant uses. Per Section 158.155(C)(3) of the City's Zoning Code, retail or personal Service uses cannot exceed 50% of the buildings gross floor area and no one use shall exceed 5,000 square feet. Per Section 158.155(C)(4) – restaurants 5,000 square feet or less (not including drive-through facilities) are permitted. The concept plan indicates that the retail/office has a total of 3,533 square feet and restaurant use has a total of 4,627 square feet and therefore meets the requirements.

Public Notice Requirements

Per Section 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

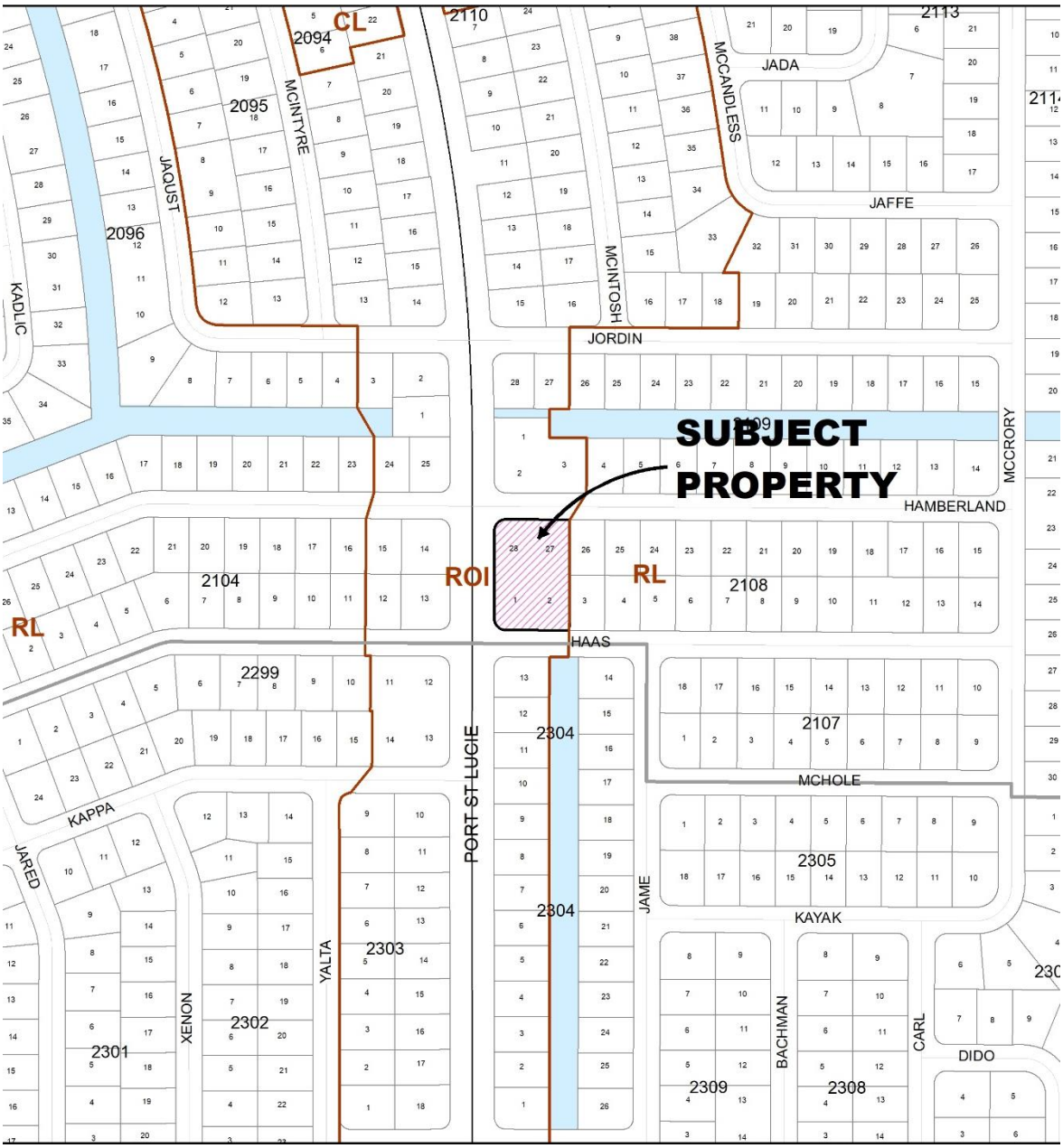
Location and Site Information

Parcel Number:	3420-600-1300-000-1
Property Size:	0.97-acres
Legal Description:	Port St Lucie Section 21, Block 2108, Lots 1,2,27 and 28
Existing Future Land Use:	Residential, Office, and Institutional (ROI)
Existing Zoning:	Professional (P)
Existing Use:	Vacant
Requested Zoning:	Limited Mixed Use (LMD)
Proposed Use:	Commercial Uses

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	P	Vacant
South	ROI	RS-2	Vacant Single-Family Lots
East	RL	RS-2	Single-Family residences
West	ROI	RS-2	Single-Family residences

ROI – Residential, Office and Institutional, RL - Low Density Residential, RS-2 – Single Family Residential, P - Professional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DIDO
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JAME
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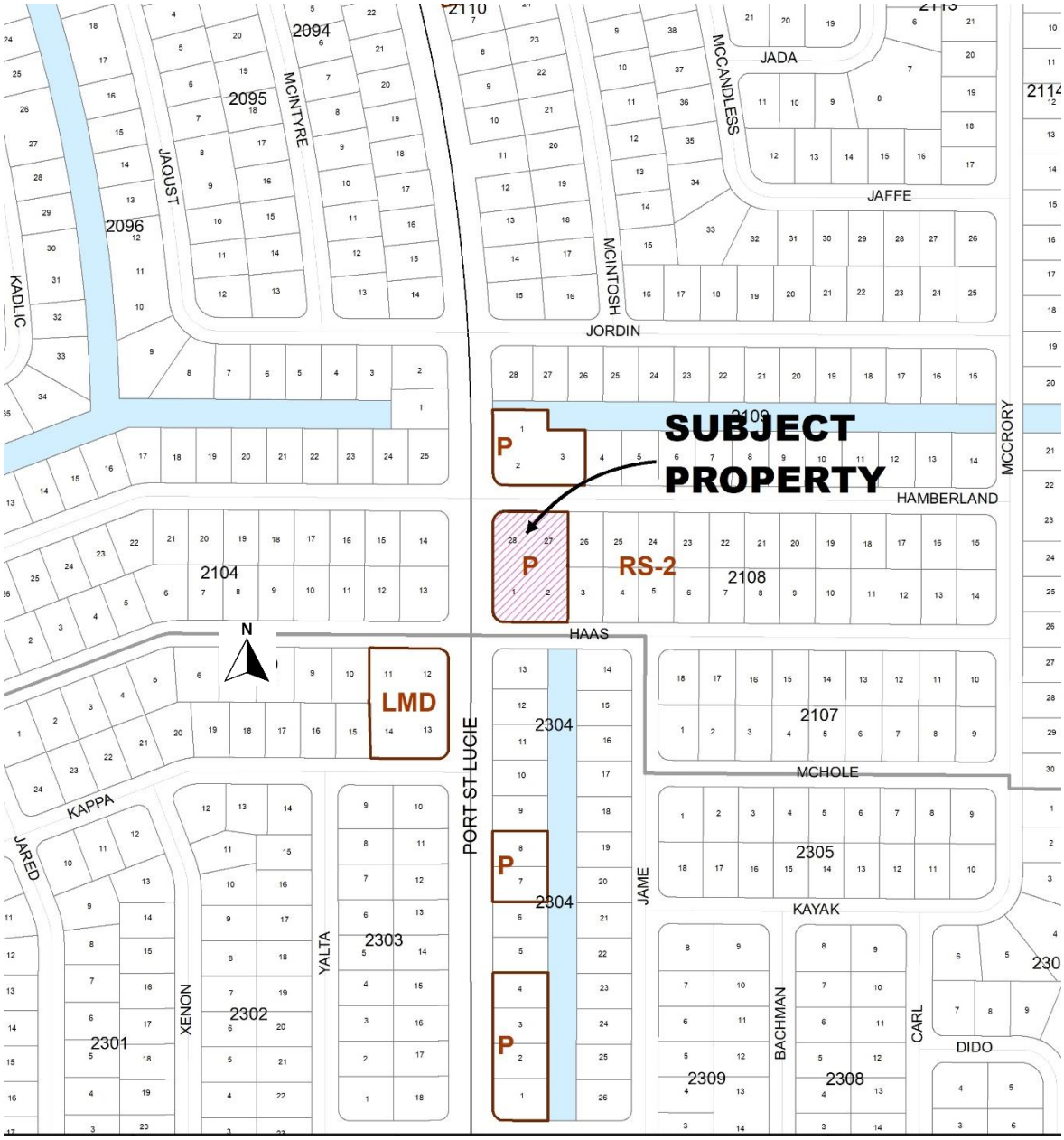
CARL

Land Use Map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Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element. Policy 1.1.4.13 establishes the compatible future land use and zoning categories. The LMD (Limited Mixed Use) zoning district is listed as a compatible with the Future Land Use under ROI as shown in the following table:

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

ZONING REVIEW

Applicant's Justification Statement: The requested rezoning of the subject property will allow all potential uses associated with commercial uses.

Staff Analysis: The rezoning complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The LMD (Limited Mixed Use) Zoning District is compatible with the ROI (Residential, Office & Institutional) future land use classification per Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan. The proposed concept plan meets the requirements Sections 158.155(C)(3) and 158.155(C)(4) of the LMD zoning district of the City's Code.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	Conversion Area #11	
Is all property within planning area?	Yes	
Type of Conversion Area	ROI	
Proposed rezoning	Limited Mixed Use (LMD)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160 ft.	160 ft.
Minimum Depth	Entire Conversion Area Perpendicular to the Street.	Entire Conversion Area Perpendicular to the Street.
Landscape Buffer Wall	A 6' high architectural buffer wall is required along the eastern property line adjacent to the residential area.	

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 approval to the City Council with conditions
- 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.