

# City of Port St. Lucie Rezoning

Project No. P20-210

[CityofPSL.com](http://CityofPSL.com)



# Request Summary:

- Rezone 0.46-acres of land from Professional (P) to Single-Family Residential (RS-2); and
- Purpose of request: To allow for the property (2 lots) to be developed with 2 single-family residences.
- This proposal is concurrent to P20-209 – Small-Scale Future Land Use Map Amendment.



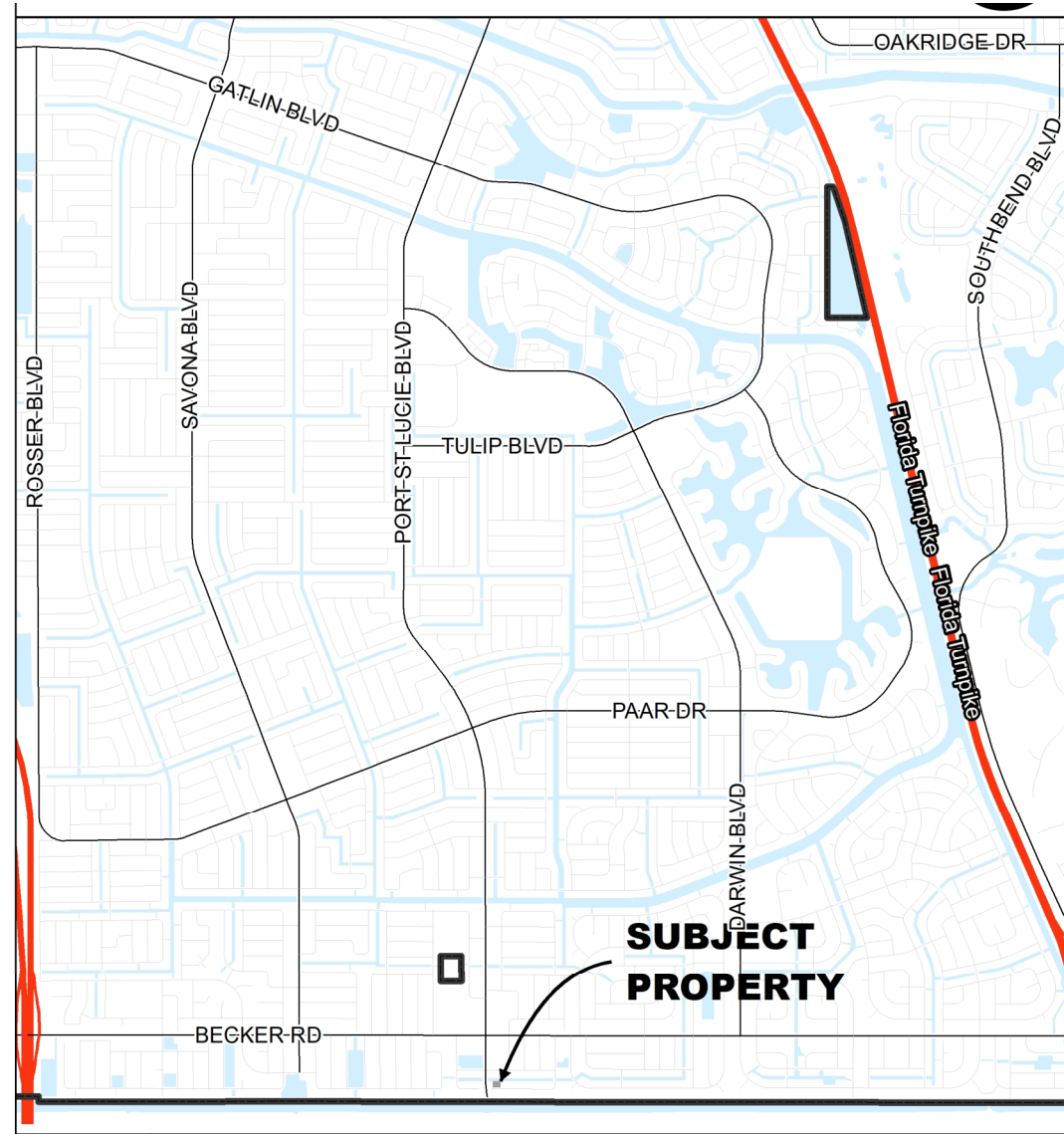
# Background:

- Two lots make up the 0.46-acres of land proposed for rezoning. The properties' addresses are 771 SW Abode Avenue and 785 Abode Avenue.
- Under P03-343, the lots were rezoned from Single-Family Residential (RS-2) to the current designation of Professional (P).
- On October 26, 2020, the City Council directed staff to initiate a rezoning of the two lots from Professional (P) back to Single-Family Residential (RS-2).

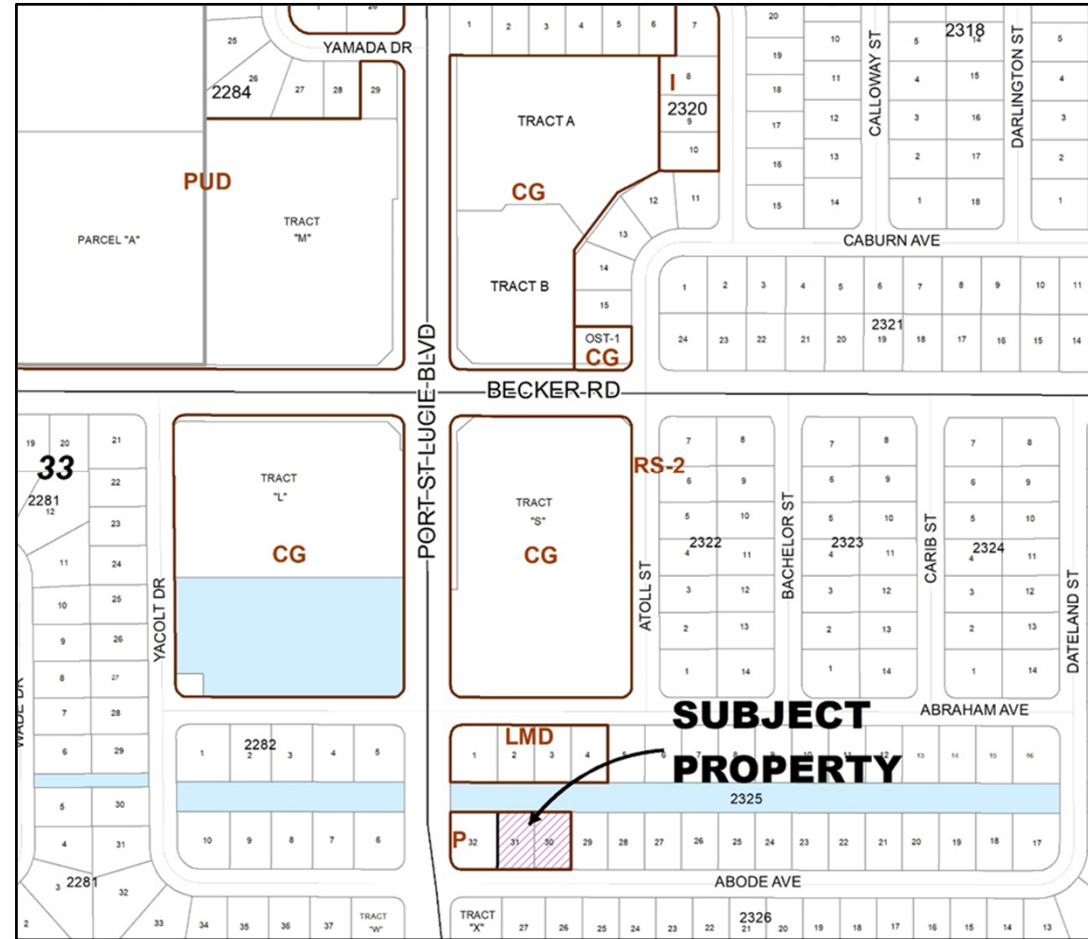


# Location Map

- The properties are located north of SW Abode Avenue and east of SW Port St. Lucie Boulevard.



# Existing Zoning District Professional (P)

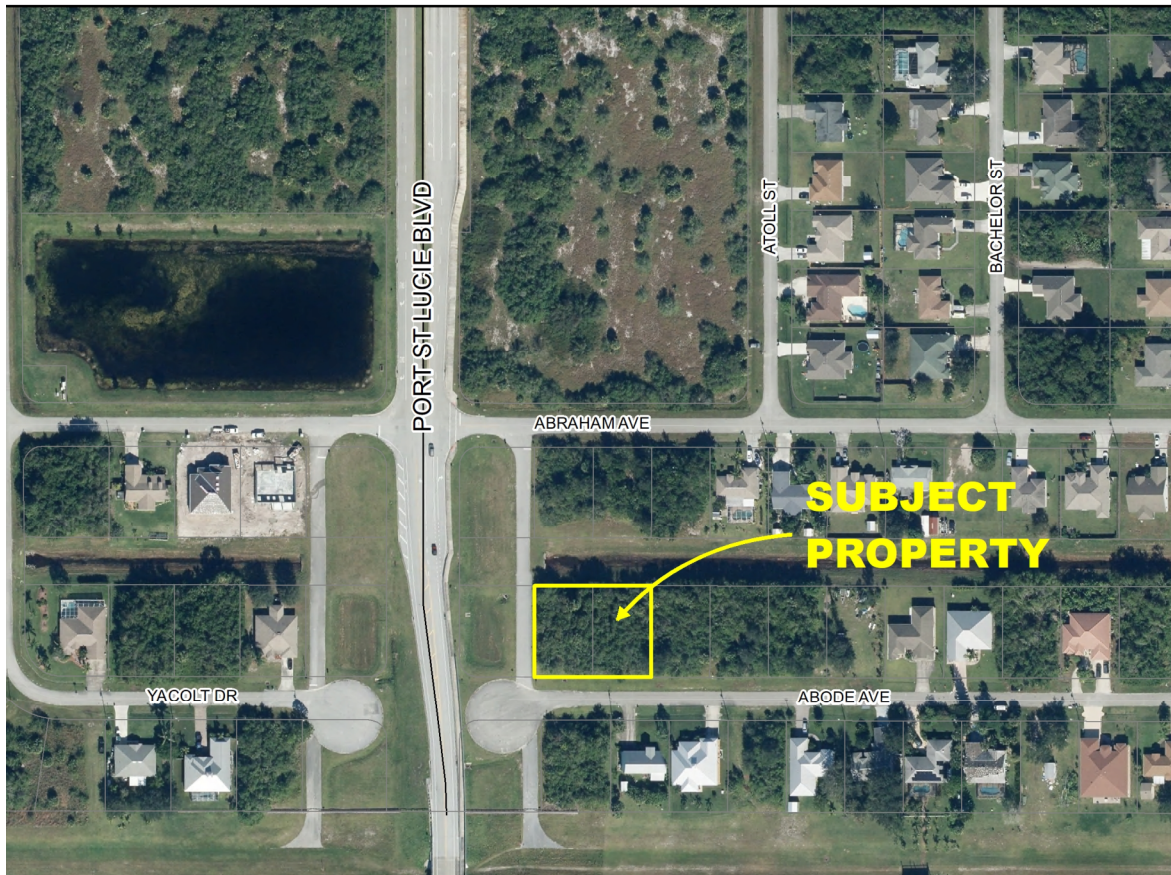


# Proposed Zoning District **Single-Family Residential (RS-2)**

Sec. 158.073(B). Permitted Principle Uses and Structures:  
(2). Single-family dwelling



# Aerial:



Direction	Future Land Use	Zoning	Existing Use
North	ROI	LMD	Drainage canal, single-family residences & vacant
South	RL	RS-2	Single-family residences & vacant
East	ROI	RS-2	Single-family residences & vacant
West	ROI	P, RS-2	Port St. Lucie Boulevard, single-family residences & vacant

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

# Justification:

Land Use & Zoning Consistency: The proposed rezoning is related to project P20-209- Small-Scale Comprehensive Plan Amendment which requests a future land use classification change from ROI (Residential, Office, and Institutional) to RL (Low Density Residential). RS-2 is a compatible zoning district with the RL future land use classification as set forth in Policy 1.1.4.13 of the Comprehensive Plan.





# Planning and Zoning Board Recommendation:

The Planning and Zoning Board recommend approval of the rezoning during their meeting on November 17, 2020.

