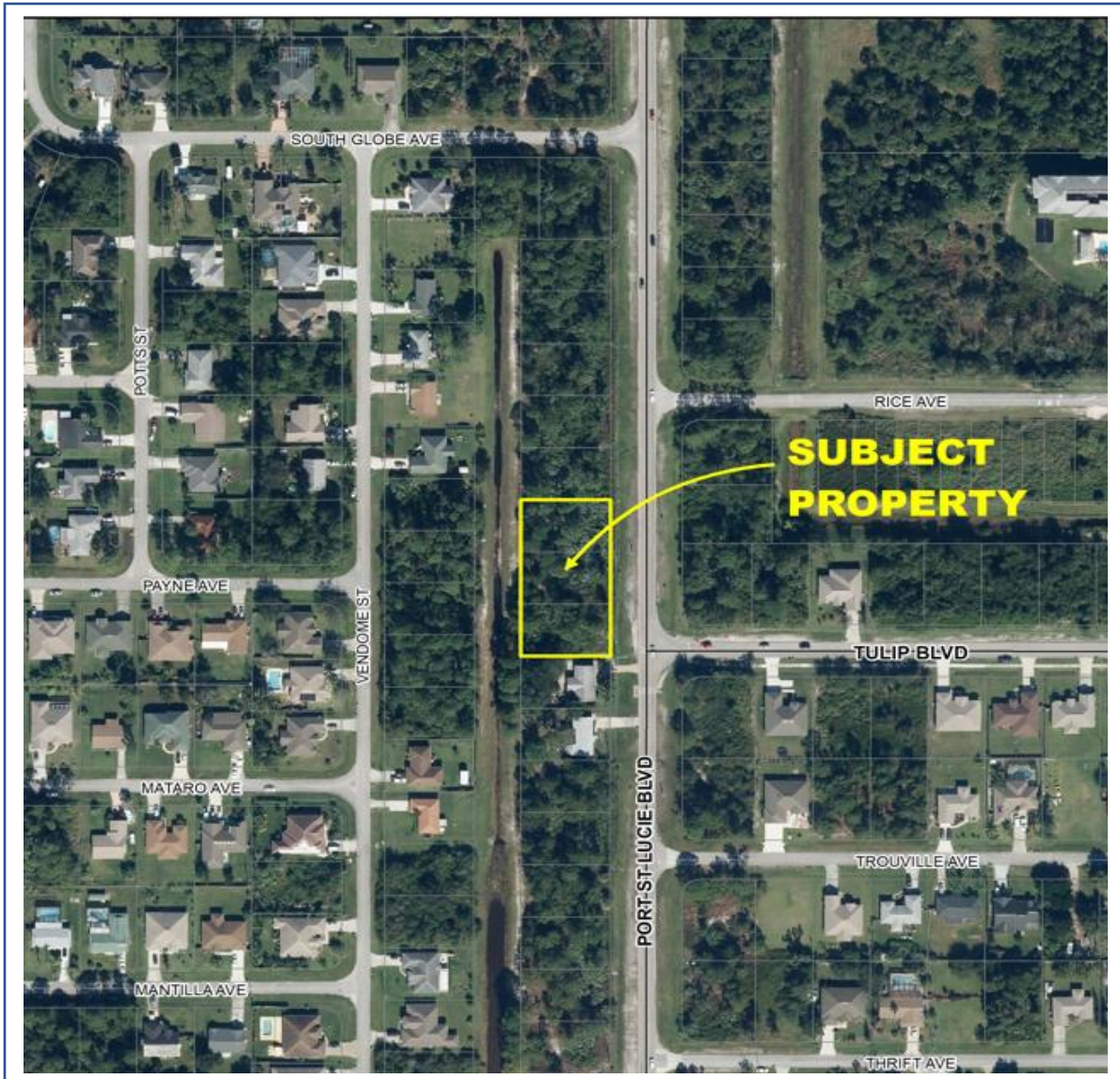




**City of Port St. Lucie
Rezoning
P21-269**



Project Location Map

SUMMARY

| | |
|----------------------|------------------------------------------------------------------------|
| Applicant's Request: | Rezoning from Institutional to Professional |
| Applicant: | City of Port St. Lucie |
| Property Owner: | Gurudwara Treasure Coast Florida Inc |
| Location: | West side of Port St. Lucie Boulevard and South of SW South Globe Ave. |
| Address: | 3426 SW Port St. Lucie Boulevard |
| Project Planner: | Bianca Lee, Planner I |

Project Description

The City of Port St. Lucie is initiating a rezoning, to reclassify the zoning of a .69-acre parcel from Institutional (I) to Professional (P) to be consistent with the City's Comprehensive Plan.

Background

The City Council approved P21-047, Comprehensive Plan Text Amendment to Policy 1.1.1.4.13 to delete the Institutional (I) Zoning District as a compatible zoning district for the Residential, Office & Institutional ROI future land use classification.

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 December 7, 2021 Planning & Zoning Board meeting.

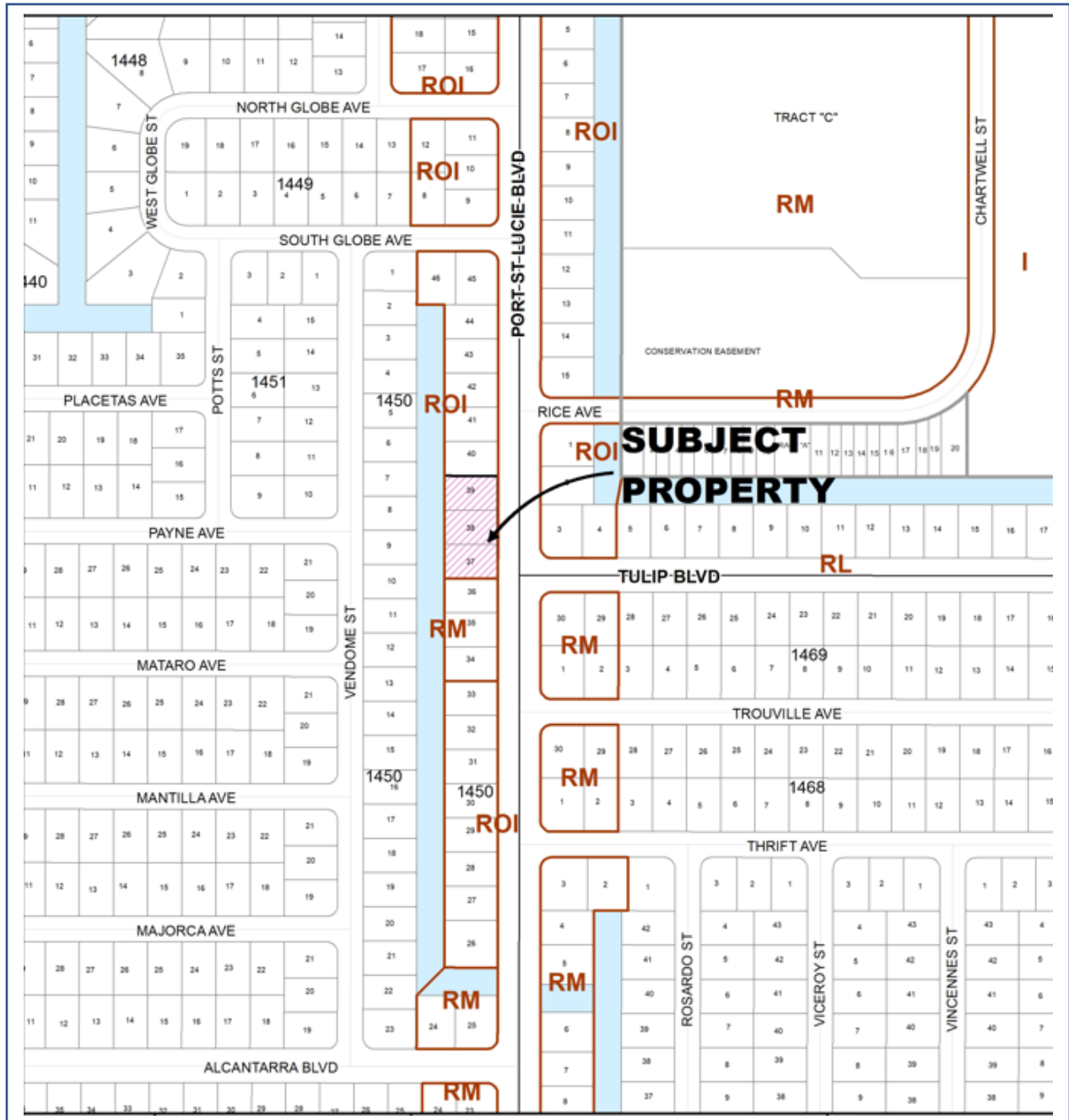
Location and Site Information

| | |
|--------------------|-----------------------------------------------------------------------------|
| Parcel Number: | 342057003240008 |
| Property Size: | .69 acres: 30,000 SF |
| Legal Description: | PORT ST LUCIE-SECTION 15- BLK 1450 LOTS 37, 38 AND 39 |
| Future Land Use: | ROI (Residential, Office & Institutional) |
| Existing Zoning: | Institutional |
| Existing Use: | Vacant |
| Requested Zoning: | Professional |
| Proposed Use: | A use consistent with the Professional Zoning District & Comprehensive Plan |

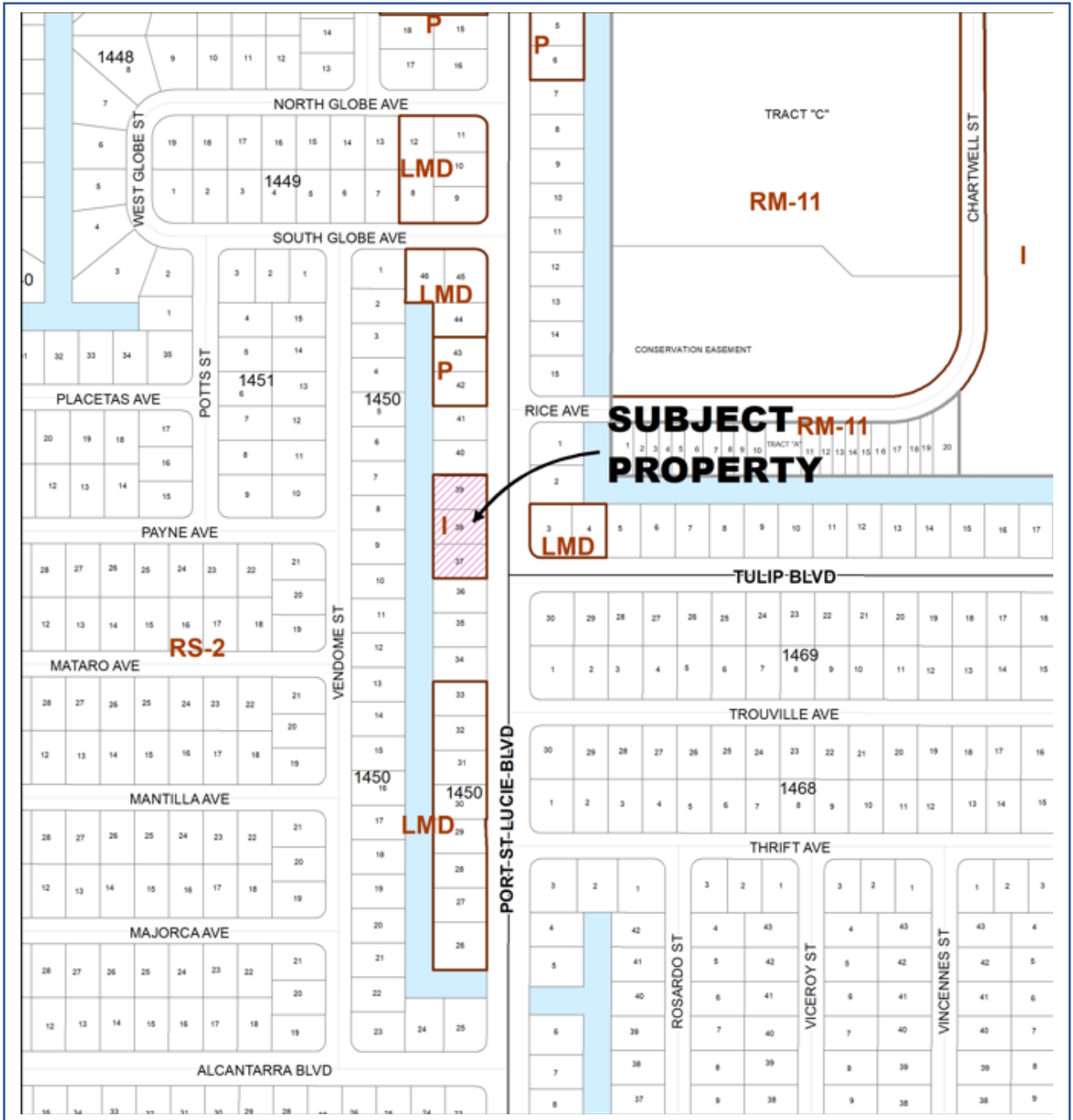
Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|--------|--------------|
| North | RL | RS-2 | SFH |
| South | RL | RS-2 | SFH |
| East | ROI | LMD | Vacant |
| West | RL | RS-2 | SFH |

RL-Low Density Residential, ROI-Residential, Office & Institutional, RS-2-Single-Family Residential Zoning District, LMD-Limited Mixed Use Zoning District



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Professional is compatible with Policy 1.1.4.13 and future land use ROI. The Professional Zoning District is listed as a compatible zoning district under the Residential, Office & Institutional (ROI) future land use classification.

ZONING REVIEW

Justification Statement: The purpose of this request is to align with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Professional Zoning District is compatible with the ROI future land use classification.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Professional Zoning District is compatible with the ROI 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 | 1A | |
| Is all property within planning area? | Yes | |
| Type of Conversion Area | ROI | |
| Proposed rezoning | Professional Zoning District | |
| Will rezoning result in isolation of lots? | No | |
| Has Unity of Title been submitted? | Yes, from previous rezoning request | |
| | Required | Proposed |
| Minimum Frontage | 160 | 240 |
| Minimum Depth | 125 | 125 |
| Landscape Buffer Wall | Architectural 6 ft. wall required along the Western property line; 6 ft. fence required to screen development from residential lots to the South | |

ENVIRONMENTAL REVIEW

A tree survey and a site survey for gopher tortoises shall be conducted before development.

RELATED PROJECTS

Rezoning from RS-2 to Institutional; approved by the City Council on July 10, 2006 (P06-133).

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.