

City of Port St. Lucie REZONING P23-149

Planning & Zoning Board

October 3, 2023

Bianca Lee

Planner II



Request:

Roberto Urbina of URB Design Group, LLC., acting as agent for the property owner, Omega Baptist Church of Pentecost Inc., is requesting approval of the rezoning of approximately 1.16 acres from Institutional (I) to Professional (P) to be consistent with the City's Comprehensive Plan.

General Information:

Owners – Omega Baptist Church of Pentecost Inc.

Applicant – Roberto Urbina of URB Design Group, LLC

Location – 726 SW Port St. Lucie Blvd.

Existing Use – Single-family home on one lot and the other four lots are vacant.

Background:

The subject property is five formerly residential parcels located on the east side of Port St. Lucie Boulevard between the C-24 Canal and SW Aster Road that are located in Conversion Area 4.

Conversion Area 4 has an ROI land use designation, the parcels were rezoned to the Professional Zoning District (P) in 2016 (OR 16-78).

In 2021, the City Council approved an amendment to the comprehensive plan that revised Policy 1.1.4.13 to remove the Institutional Zoning District as a compatible zoning designation with the ROI land use classification (P21-047).

As a result, the subject property's land use and zoning are not compatible. The applicant is applying to rezone the property to the Professional zoning designation for site development.

Associated Application

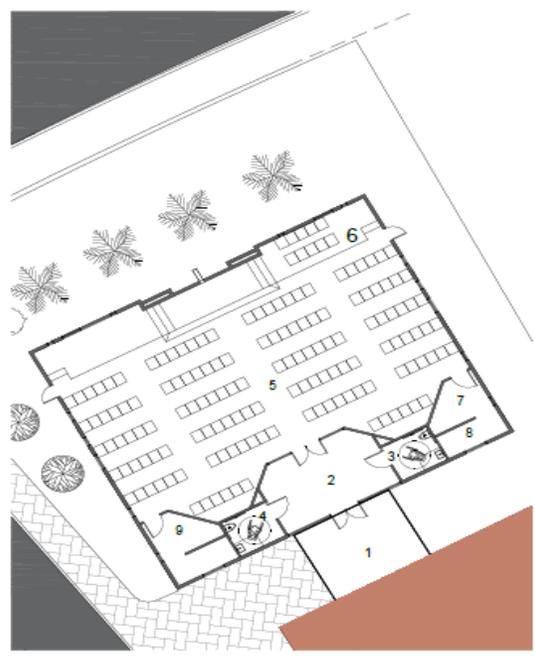
An application for site plan approval has been submitted for a proposed 6,950 square foot church consisting of an existing 2,950 sq. ft. building (existing house) and a proposed two story 4,000 sq. ft. attached building with a total of 52 parking spaces.

- There is an existing single-family residence located on lot 11.
- An application for a Special Exception Use (SEU) may be required if the assembly area is greater than 3,000 square feet.
- The applicant will be required to provide a tree survey as part of site plan review.



Lot Configuration & Surrounding Uses Existing Single-family home





1. ENTRANCE
2. FELLOWSHIP AREA
3. MEN'S RESTROOMS
4. WOMEN'S RESTROOMS
5. WORSHIP AREA
6. CHOIR
7. AUDIO/VIDEO ROOM
8. STORAGE
9. OFFICE

PHASE I PLAN

PHASE I

Convert the existing family house layout into the fellowship mall layout. 3000 sq ft aprox
 The existing shell will be retained
 New parking lot 24 spaces
 New side walk
 Construct monument tower

PHASE ii

New fellowship mall 3000 sq ft at first floor and 1000 sq ft at the second floor with offices, connecting with building of phase i.

Building phase i will be add kitchen, classrooms, conference room, bible study, offices, reception.



PHASE I SOUTH ELEVATION



PLANS PREPARED BY:

 URB DESIGN GROUP LLC

PROJECT: OMEGA BAPTIST CHURCH OF PENTECOST INC
 726 SW PORT SAINT LUCIE BLVD
 PORT ST LUCIE FL 34953

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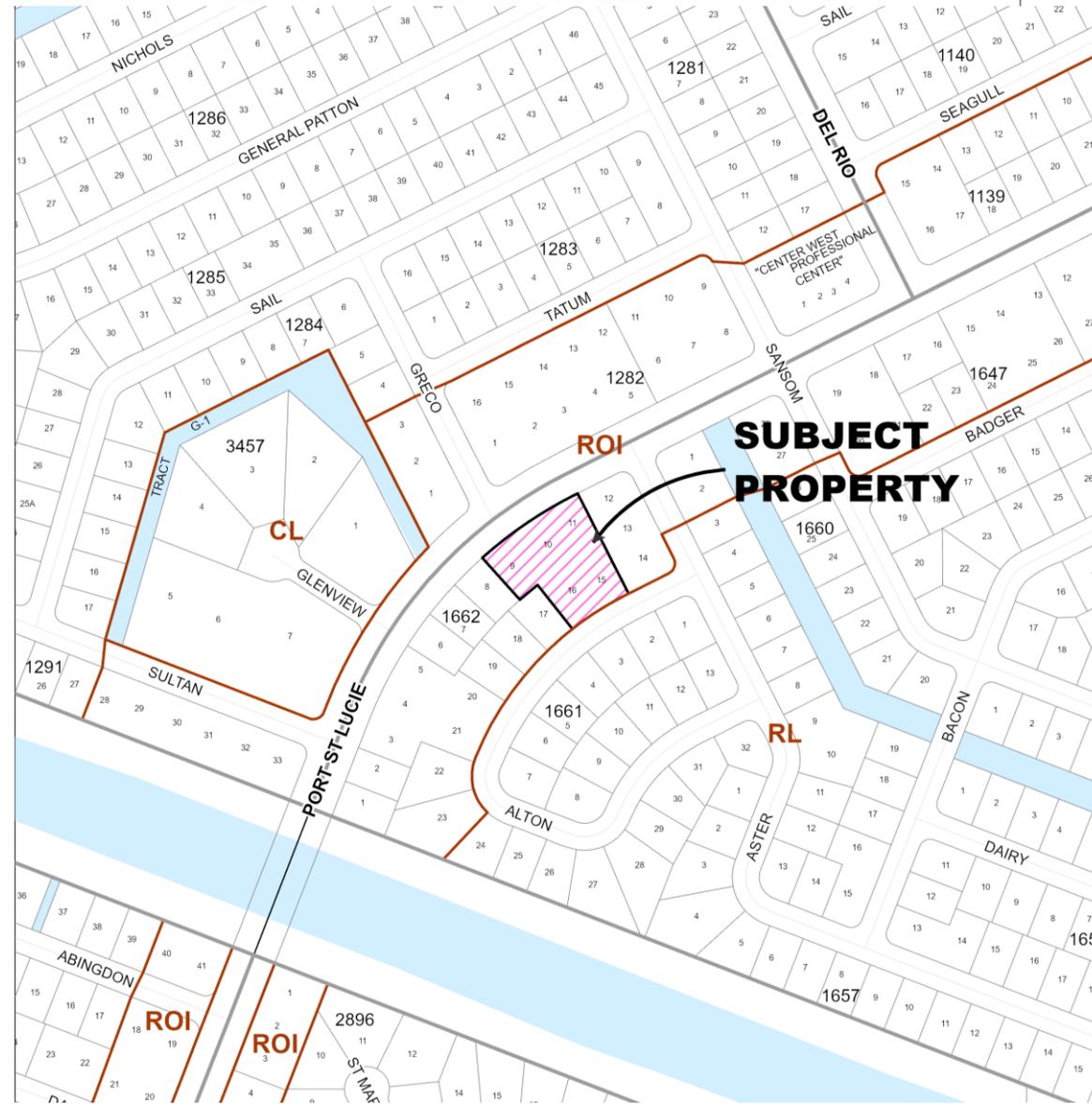
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Site Rendering

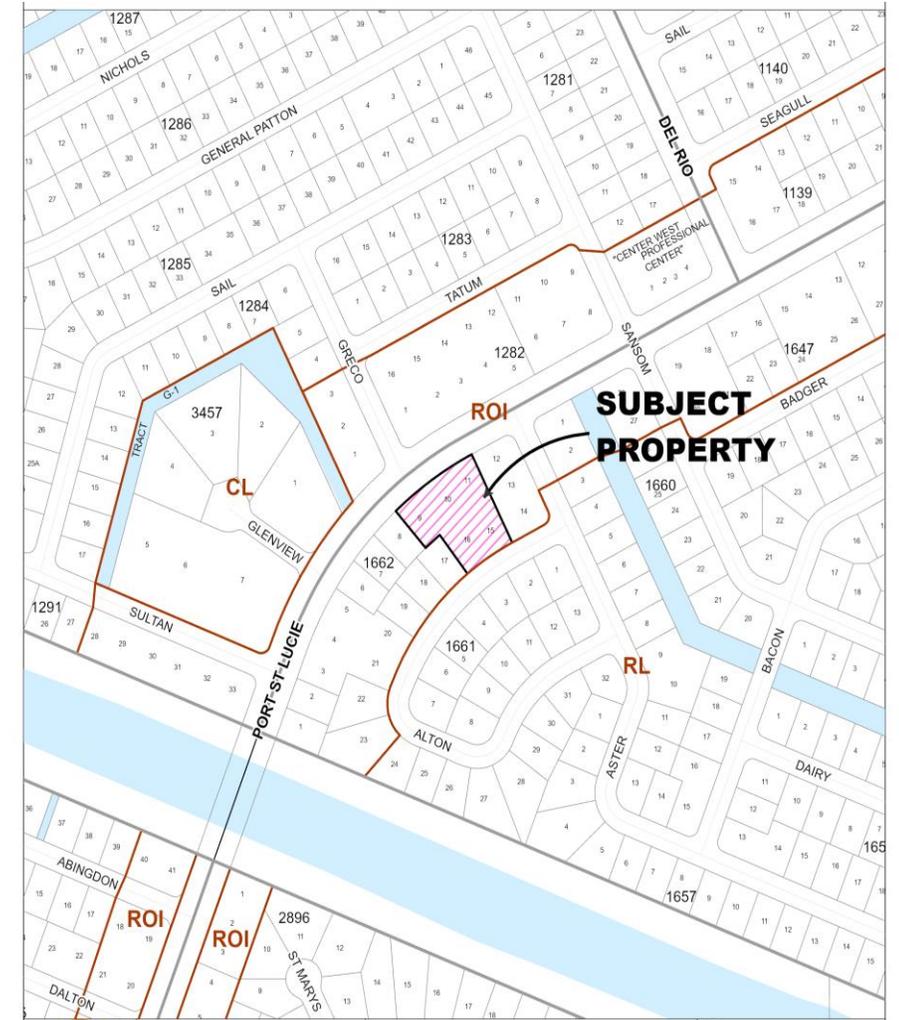


Future Land Use



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office & Institutional (ROI)	Limited Mixed-Use (LMD)	Vacant
South	Low Density Residential (RL)	Single –Family Residential (RS-2)	Single Family Home
East	Residential, Office & Institutional (ROI)	Limited Mixed-Use (LMD)	Retail
West	Residential, Office & Institutional (ROI)	Single –Family Residential (RS-2)	Single Family Home



Compliance with Conversion Area Requirements

CONVERSION AREA REVIEW STANDARDS		
Planning Area location per Conversion Manual	Area 4	
Is all property within planning area?	Yes	
Type of Conversion Area	Residential, Office & Institutional (ROI)	
Proposed rezoning	Professional Zoning District	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Provided with previous rezoning (P16-149)	
	Required	Proposed
Minimum Frontage	160'	257.01 (Port St. Lucie Blvd.)
Minimum Depth	125	250
Landscape Buffer Wall	Yes, to screen from neighboring residential properties	Masonry wall and fencing will be required to screen the development from residential land uses. All proposed development will have to comply with Section 154.03 (C)(5)(b).

Justification

- 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.
- The Professional (P) Zoning District is listed as a compatible zoning district under the Residential, Office & Institutional (ROI) future land use classification.

Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
Residential, Office, & Institutional (ROI)	P (Professional), I (Institutional), LMD (Limited Mixed Use), RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre



Planning & Zoning Staff Recommendation

The Planning & Zoning Department staff recommends approval of the rezoning request.

