



PLANNING AND ZONING BOARD STAFF REPORT
September 5, 2023, Planning and Zoning Board Meeting

Bayshore Commons, LLC
Rezoning
P23-123



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 1.01 acres of property from Single-Family Residential (RS-2) to General Commercial (CG) zoning district.
Applicant:	Brad Currie, Engineering Design & Construction, Inc.
Property Owner:	Bayshore Commons, LLC
Location:	The subject property is located on the south of SW Dwyer Avenue and west of SW Bayshore Boulevard.
Address:	1202, 1210, 1218, 1226 SW Bayshore Blvd
Project Planner:	Cody Sisk, Planner II

Project Description

This is an application to rezone a vacant, 1.01-acre property from the Single-Family Residential (RS-2) zoning district to the General Commercial (CG) zoning district. The subject property is located south of SW Dwyer Avenue and west of SW Bayshore Boulevard.

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.

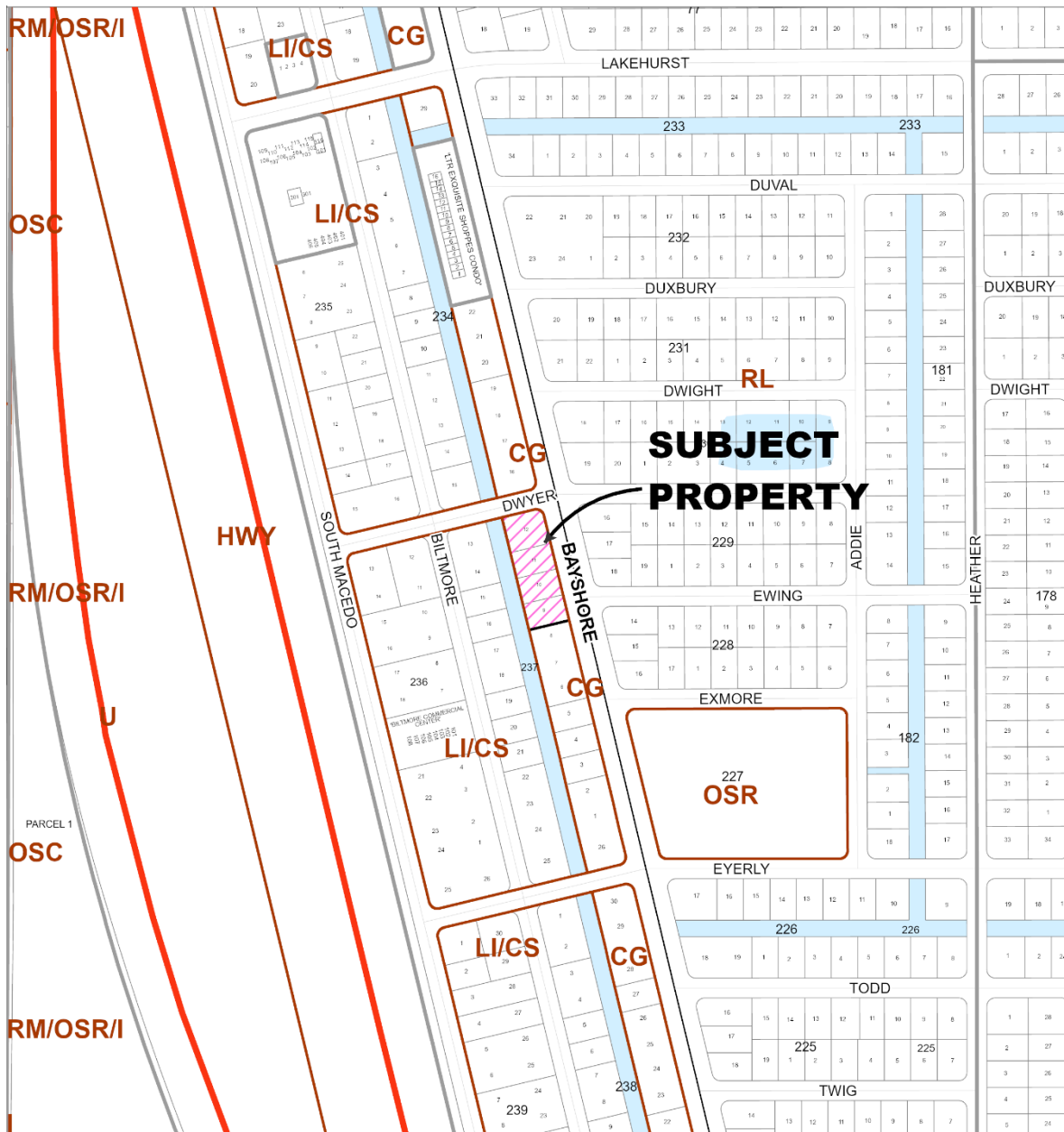
Location and Site Information

Parcel Numbers:	3420-635-0555-000-4; 3420-635-0554-000-7; 3420-635-0553-000-0; 3420-635-0552-000-3
Property Size:	1.01 acres
Legal Description:	Lots 9 Through 12, Block 237, Port St. Lucie Section Twenty-Eight, According to The Map or Plat Thereof, As Recorded In Plat Book 14, Page 7, of The Public Records of St. Lucie County, Florida.
Existing Future Land Use:	General Commercial (CG)
Existing Zoning:	Single-Family Residential (RS-2)
Existing Use:	Vacant
Requested Zoning:	General Commercial (CG)
Proposed Use:	Commercial Uses

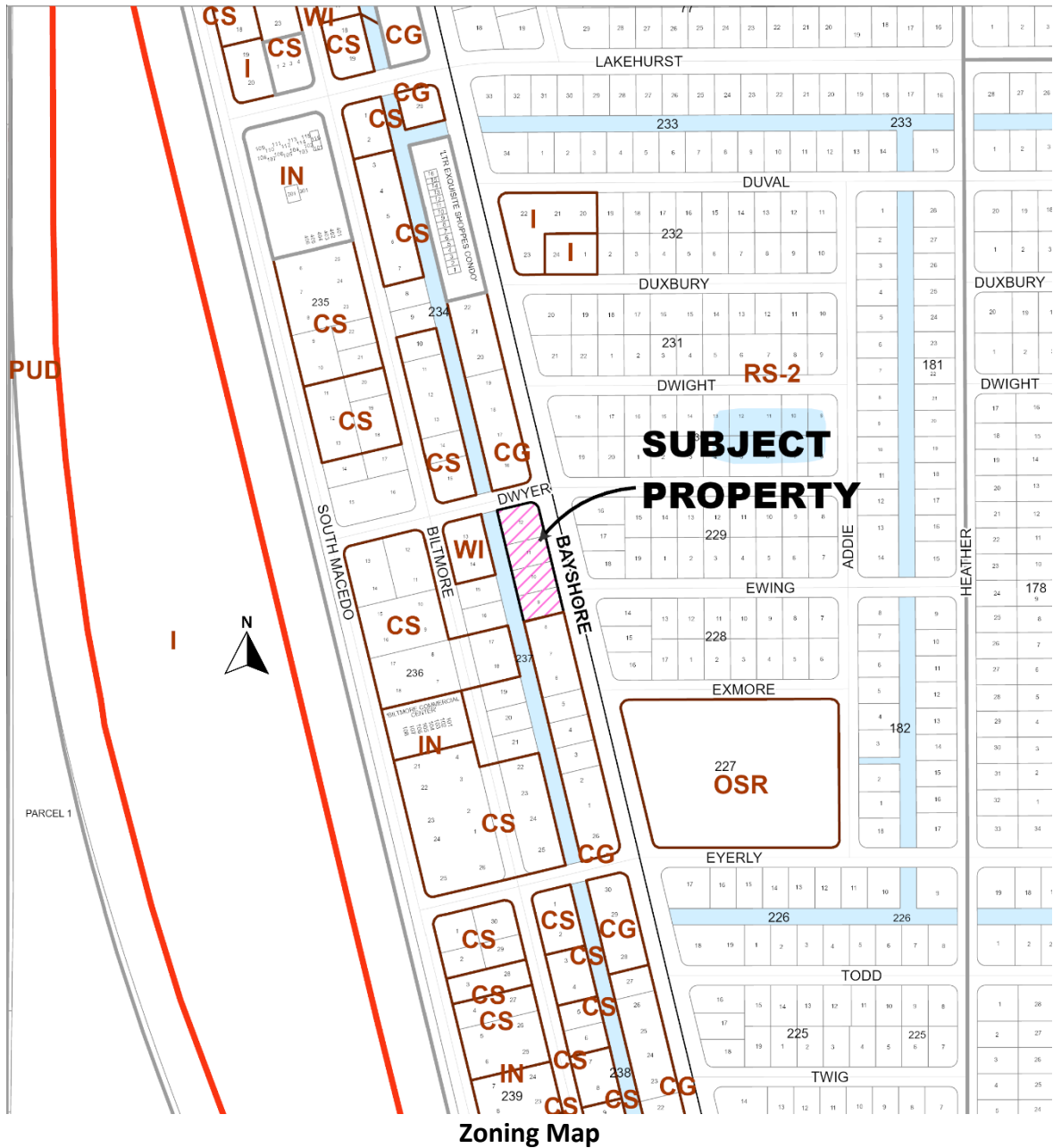
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial Use
South	CG	CG	Vacant Commercial Lots
East	RL	RS-2	Single-family residences
West	LI and CS	WI and RS-2	Warehouse Use and single family residence

CG – General Commercial, RL - Low Density Residential, RS-2 – Single Family Residential, GU – General Use, LI - Light Industrial, CS – Service Commercial, WI - Warehouse Industrial



Land Use Map



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 CG (General Commercial) zoning district is listed as a compatible with the Future Land Use under CG as shown in the following table:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CG (General Commercial)	CN, CG , P, GU, LMD

ZONING REVIEW

Applicant's Justification Statement: The requested rezoning of the subject property will allow for future commercial development.

Staff Analysis: The rezoning complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The CG (General Commercial) Zoning District is compatible with the CG (General Commercial) future land use classification per Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	Conversion Area #22	
Is all property within planning area?	Yes	
Type of Conversion Area	CG	
Proposed rezoning	General Commercial (CG)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	240 ft.	350 ft.
Minimum Depth	Entire Conversion Area Perpendicular to the Street.	Entire Conversion Area Perpendicular to the Street.
Landscape Buffer Wall	6' height opaque fence when abutting a Residential Zoning district with a house.	

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.