

Port Village, LLC
Rezoning
P25-015



SUMMARY

Applicant's Request:	An application to rezone the subject properties from Single-Family Residential (RS-2) to Highway Commercial (CH) Zoning District.
Property Owners:	Port Village, LLC
Location:	South of SW Medlock Ave between SW Fondura Road and SW Edgarce Street.
Address:	2120 and 2130 SW Medlock Avenue
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The applicant, Bradley Currie, Haley Ward. Inc., on behalf of property owner, Port Village LLC, is requesting approval for the rezoning of two (2) parcels totaling 0.46-acre and legally described as Port St. Lucie Section 31, Block 1714, Lots 3 and 4 from Single-Family Residential (RS-2) to Highway Commercial (CH). The subject property is located south of SW Medlock Avenue between SW Fondura Road and SW Edgarce Steet and north of Gatlin Boulevard. The properties have assigned addresses of 2120 and 2130 SW Medlock Avenue.

The properties have a future land use designation of Highway Commercial (CH). The Highway Commercial (CH) zoning district is compatible with the CH future land use designation.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the subject property on February 20th, 2025 for the March 4, 2025, Planning & Zoning Board meeting.

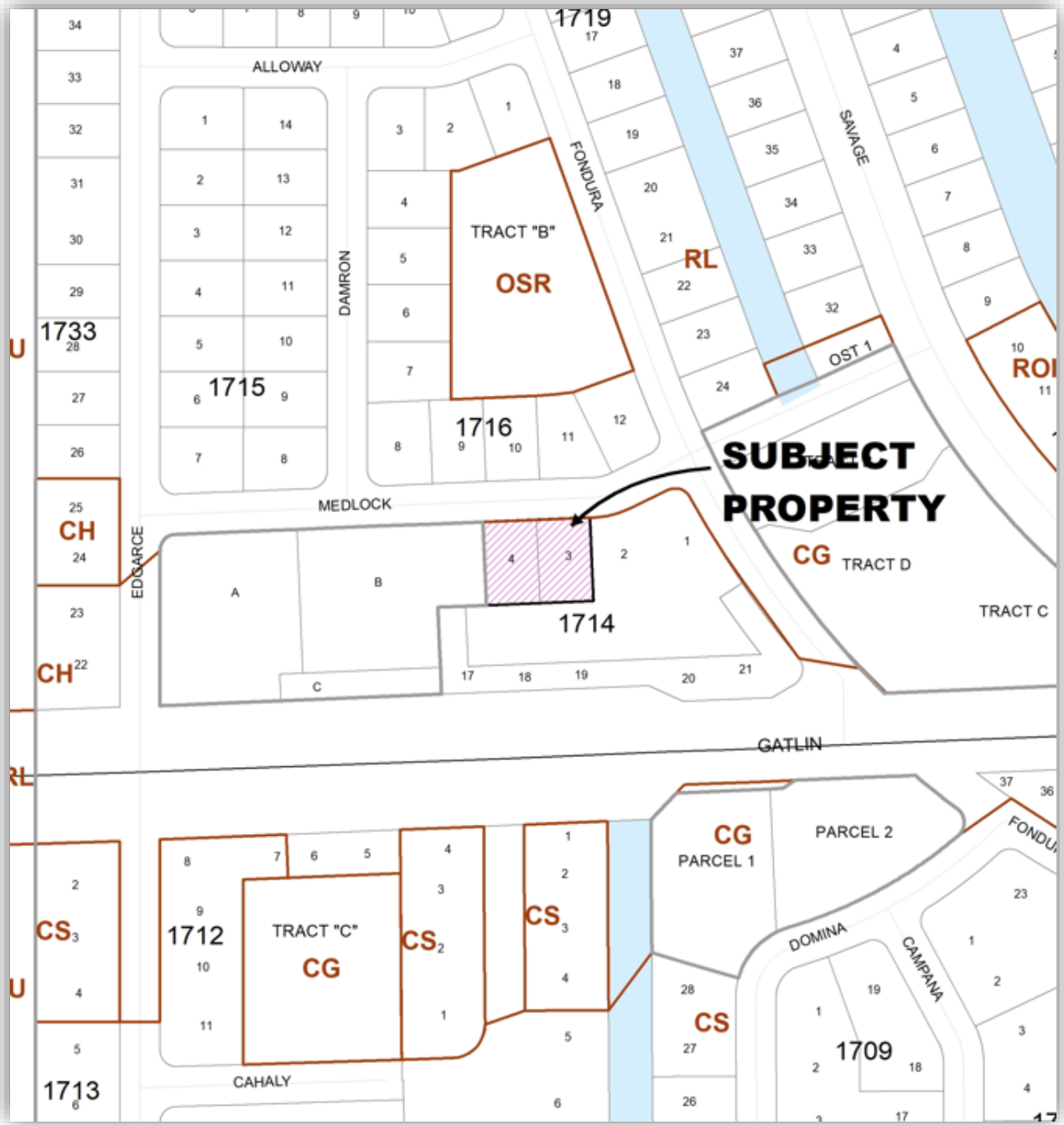
Location and Site Information

Parcel Number(s):	3420-650-1205-000-0 & 3420-650-1204-000-3
Property Size:	+/- 0.46 acres
Legal Description:	Port St. Lucie Section 31, Block 1714, Lots 3 and 4 (PB 14, PG 22)
Future Land Use:	Highway Commercial (CH)
Existing Zoning:	Single Family Residential (RS-2)
Existing Use:	Vacant lots
Requested Zoning:	Highway Commercial (CH)
Proposed Use:	Restaurant, cafe or sandwich shop with drive-through facilities

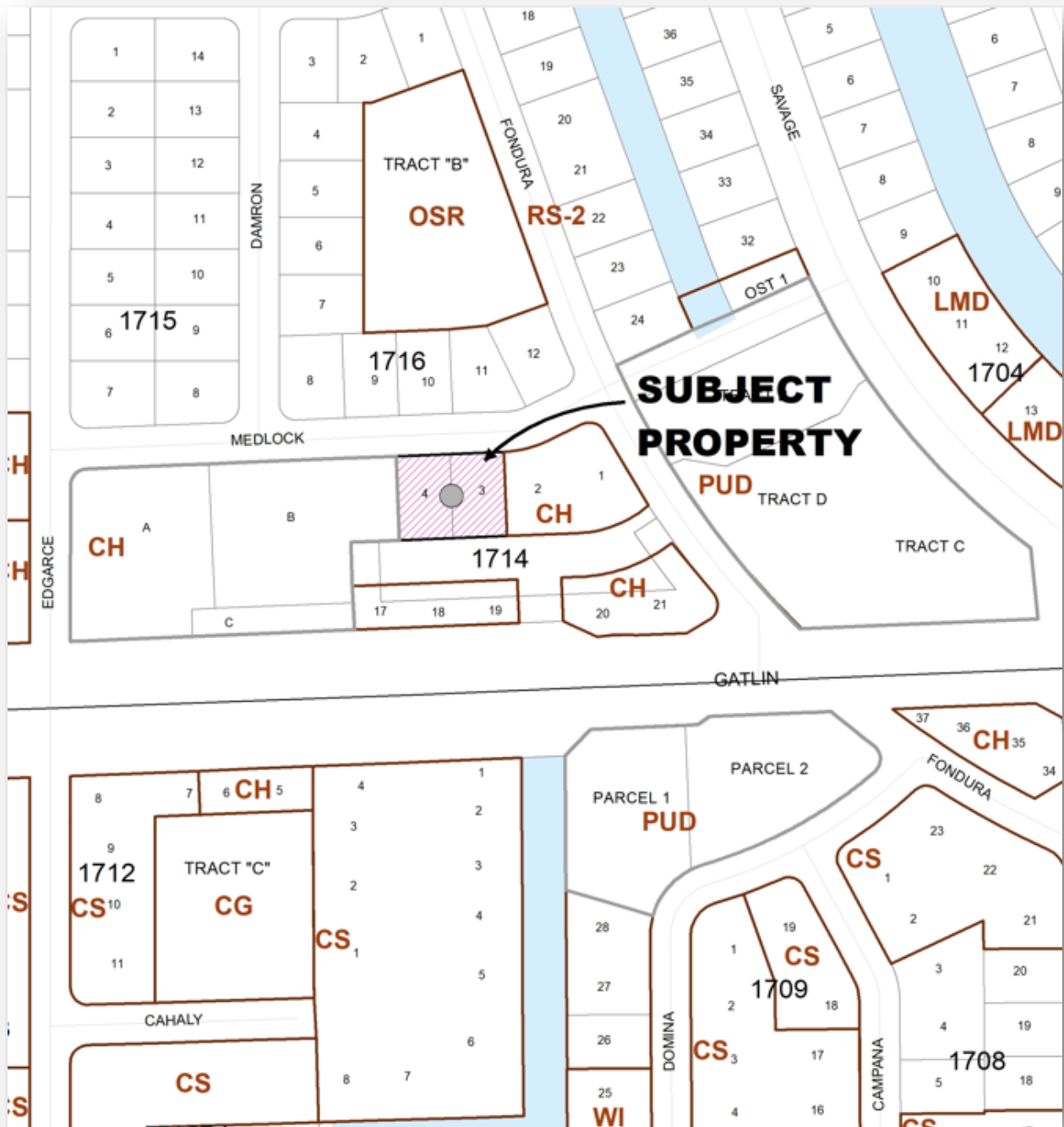
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-family Residential
South	CH	CH	Parking
East	CH	CH	Commercial
West	CH	CH	Commercial

CH - Highway Commercial, RS-2 - Single-Family Residential



FUTURE LAND USE MAP



EXISTING ZONING MAP

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policies 1.1.4.2 and 1.1.4.13): Policy 1.1.4.2 of the Future Land Use Element states the City shall provide the CH Future Land Use Designation for highway oriented commercial uses designed to service the traveling public and located adjacent to major arterials. In addition, the proposed rezoning is consistent with Policy 1.1.4.13 in which the Highway Commercial (CH) zoning district is listed as a compatible zoning district under the Highway Commercial (CH) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
Highway Commercial (CH)	CH (Highway Commercial) and GU (General Use)

ZONING REVIEW

Applicant’s Justification Statement: The applicant requests to rezone the parcels from RS-2 to CH to support development of a restaurant, café or sandwich shop with drive-through access. The current RS-2 does not support commercial development.

Staff Analysis: The existing RS-2 zoning is incompatible with the underlying CH Future Land Use. The proposed rezoning to CH is consistent with the future land use, CH, and surrounding zoning designations to the east, south and west. Existing commercial uses are located to the east and west of the subject properties.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	Area 27	
Is all property within planning area?	Yes	
Type of Conversion Area	CH	
Proposed rezoning	Highway Commercial (CH)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160’	160’
Minimum Depth	240’ (Single lot depth, 125’ may be used if the entire rear lot line is bounded by a major drainage right-of way or non-residential use and sufficient frontage exists for development)	125’ (abutting a non-residential use) single lot depth
Landscape Buffer Wall	Yes	

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed rezoning.

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.