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# **Mayas Retail Plaza Rezoning**

Project No. P23-193

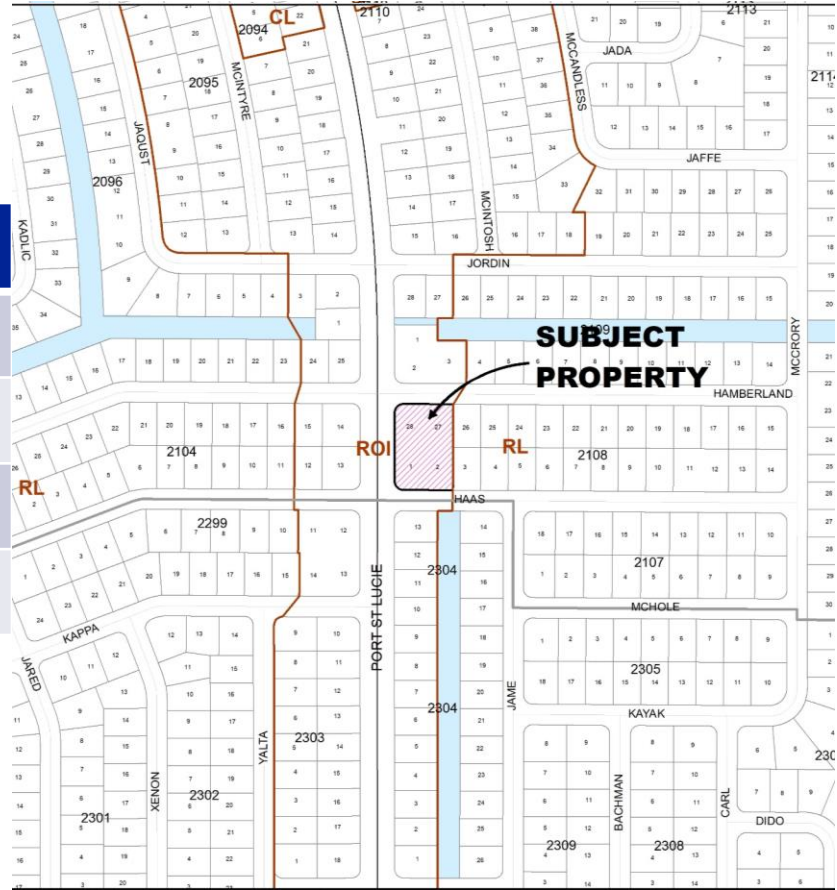
City Council Meeting  
Cody Sisk, Planner II  
March 25, 2024

# Request Summary

- Owner/Applicant: Mayas Property Management LLC
- Location: 4189 SW Port St. Lucie Blvd.
- Request: To rezone 0.97 acres of property from Professional (P) to Limited Mixed Use (LMD) zoning district.

# Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant	ROI	P
South	Vacant Single-Family Lots	ROI	RS-2
East	Single-Family residences	RL	RS-2
West	Single-Family residences	ROI	RS-2



# FUTURE LAND USE COMPATIBILITY

## **Policy 1.1.4.13 Future Land Use Element**

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

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# JUSTIFICATION

The existing zoning 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 proposed use of a Retail use less than 50% of the gross floor area of the building is permitted within the LMD zoning district, as stated in Section 158.155(C)(3).

The proposed use of a restaurant with less than 5,000 square feet is a permitted use within the LMD zoning district, as stated in Section 158.155(C)(4).

# Planning and Zoning Board Recommendation

- On March 5, 2024, the Planning and Zoning Board recommended approval of the rezoning and concept plan.