

**BLUEKEY
REZONE APPLICATIONS
November 1, 2021**

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting to rezone the subject properties from Professional and Single Family Residential to Limited Mixed-Use Development (LMD) for a project to be known as the Bluekey Rezoning. The applicant is requesting to rezone ten (10) properties that total 2.296 +/- acres. The property is generally located on the north side of SW Port St. Lucie Boulevard and west of SW Chestnut Lane in Port St. Lucie, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located on the north side of SW Port St. Lucie Boulevard, approximately 165 feet west of SW Chestnut Lane. The subject properties are comprised of approximately 2.296 acres and are currently undeveloped. The parcels associated with this request are noted below:

Parcel ID	Parcel Number	Future Land Use	Zoning
3420-540-1621-000-4	Lot 3	ROI	Professional
3420-540-1622-000-1	Lot 4	ROI	Professional
3420-540-1623-000-8	Lot 5	ROI	SF Residential
3420-540-1624-000-5	Lot 6	ROI	SF Residential
3420-540-1625-000-2	Lot 7	ROI	SF Residential
3420-540-1642-000-7	Lot 24	ROI	SF Residential
3420-540-1643-000-4	Lot 25	ROI	SF Residential
3420-540-1644-000-1	Lot 26	ROI	SF Residential
3420-540-1645-000-8	Lot 27	ROI	Professional
3420-540-1646-000-5	Lot 28	ROI	Professional

The subject parcels have an existing Future Land Use designation of Residential, Office, Institutional (ROI) and have two (2) zoning designations. Parcels 3, 4, 27 and 28 have an existing Zoning designation of Professional whereas Parcels 5, 6, 7, 24, 25 and 26 have a Zoning designation of Single Family Residential. The applicant is proposing to rezone the property to Limited Mixed Use Zoning District (LMD). According to Policy 1.1.4.13 of the City of Port St. Lucie Comprehensive Plan the LMD zoning district is compatible with the ROI Future Land Use Designation.

To the north of the subject properties lies the Right-of-Way of SW Seagull Terrace followed by residential parcels. These residential parcels have a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Single Family Residential.

To the west of the subject parcels lies an undeveloped parcel. This parcel has a Future Land Use designation of Residential, Office, Institutional (ROI) and underlying Zoning designation of Limited Mixed-Use District (LMD).

South of the subject parcels lies the Right-of-Way of SW Port St. Lucie Boulevard. Southwest of

the Right-of-Way are undeveloped residential parcels. These parcels have a Future Land Use designation of Residential, Office, Institutional (ROI) and an underlying Zoning designation of Single Family Residential. The parcels located southeast of the Right-of-Way have a Future Land Use designation of Residential, Office, Institutional (ROI) and are located in the Institutional (I) Zoning designation.

To the east of the subject properties are undeveloped parcels. These parcels have a Future Land Use designation of Residential, Office, Institutional (ROI) and have an underlying Zoning designation of Professional (P).

REZONE APPLICATION

As outlined in Section 158.155(M) of the St. Lucie County Land Development Code, application materials required for this request are as follows:

- a) A statement presenting firm evidence of unified control of the entire area within the proposed LMD.

RESPONSE: The subject parcels are owned by three (3) different LLC's. Though the ownership differs, the signor for all three (3) LLC's is the same. See below owners associated with this application:

***Florida Properties Group, Inc.
4953 SW 29th Place
Davie, FL 33330***

***Florida Properties West Coast, LLC
4593 SW 29th Place
Davie, FL 33330***

***Properties of Central Florida, LLC
4593 SW 29th Place
Davie, FL 33330***

The subject parcels are under contract and the contract purchaser intends to close on the property after rezone approval. The parcels will then be under one (1) owner and can be unified at the time of site plan review / approval. Included with this application, please find agent authorizations from all owners which allow EDC, Inc. to represent this application.

- b) An agreement to proceed with the proposed development according to the provisions of these zoning regulations and such conditions as may be attached to the rezoning and/or the conceptual plan of the land to LMD.

RESPONSE: Acknowledged.

- c) Conceptual plan drawn to scale containing: the title of the project and the names of the professional project planner and the developer; scale, date, north arrow and general location map; boundaries of the property involved, all existing streets, buildings, water courses, easements, section lines and other existing important physical features in and adjoining the project; locations of the different uses proposed, including off-street parking and off-street loading locations, lighting, dumpster locations; conceptual plan showing access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; tabulations of total gross acreage in the

development and the percentages thereof proposed to be devoted to the several dwelling types, other proposed uses, streets and other reservations; tabulations demonstrating the project densities and the proposed number and types of dwelling units; tabulations demonstrating the intensity in square feet of non-residential uses by type. This conceptual plan shall become a part of the application and shall form the basis for the approval of the rezoning.

RESPONSE: Please see conceptual plan that addresses the above noted requirements.

d) Preliminary building elevations drawn to scale depicting the overall design concept including a description of style and materials to be used.

RESPONSE: Please find the attached preliminary building elevations.

e) Landscape plan pursuant to [Chapter 154](#).

RESPONSE: Please see that attached landscape plans.

Based on the above justification and attached information, the Petitioner respectfully requests approval of the requested applications.

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