



PLANNING AND ZONING BOARD STAFF REPORT
August 1, 2023 Planning and Zoning Board Meeting

3625 SW PORT ST LUCIE BLVD
Rezoning
P23-109



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 0.99 acres of land currently zoned Institutional (I) to Professional (P) zoning district.
Applicant:	2GHO, Inc., George Gentile, Patricia Lentini & Dan Siemsen
Property Owner:	Soma Investors, LLC
Location:	Northeast Corner of SW Port St. Lucie Blvd & SW Squirrel Ave
Address:	3625 SW Port St. Lucie Blvd
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The applicant is requesting approval for the rezoning of a 0.99-acre parcel from Institutional (I) to Professional (P). The subject property is located at the northeast corner of SW Port St. Lucie Blvd and SW Squirrel Ave, between SW Darwin and SW Paar Dr. The parcel has an assigned address of 3625 SW Port St. Lucie Blvd. The applicant is requesting a rezoning to allow for a medical office building.

Previous Actions and Prior Reviews

In 2005, applications were made to change both the Future Land Use and Zoning of the parcel. The Future Land Use was changed from Multi-family Residential (RM) to Residential Office Institutional (ROI) via Ordinance 05-110. The zoning was changed from Residential Single Family (RS-2) to Professional (P) via Ordinance 05-156. Subsequently in 2010, the parcels were rezoned from Professional (P) to Institutional (I) via Ordinance 10-21. The property was never developed.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property on July 20, 2023.

Location and Site Information

Parcel Number:	3420-570-0801-000-6
Property Size:	0.99 acres
Legal Description:	Port St. Lucie Section 15, Block 1463, Lots 19, 20, 21 and 22
Existing Future Land Use:	ROI (Residential Office institutional)
Existing Zoning:	Institutional (I)
Existing Use:	Vacant Land
Requested Zoning:	Professional (P)
Proposed Use:	Medical office building.

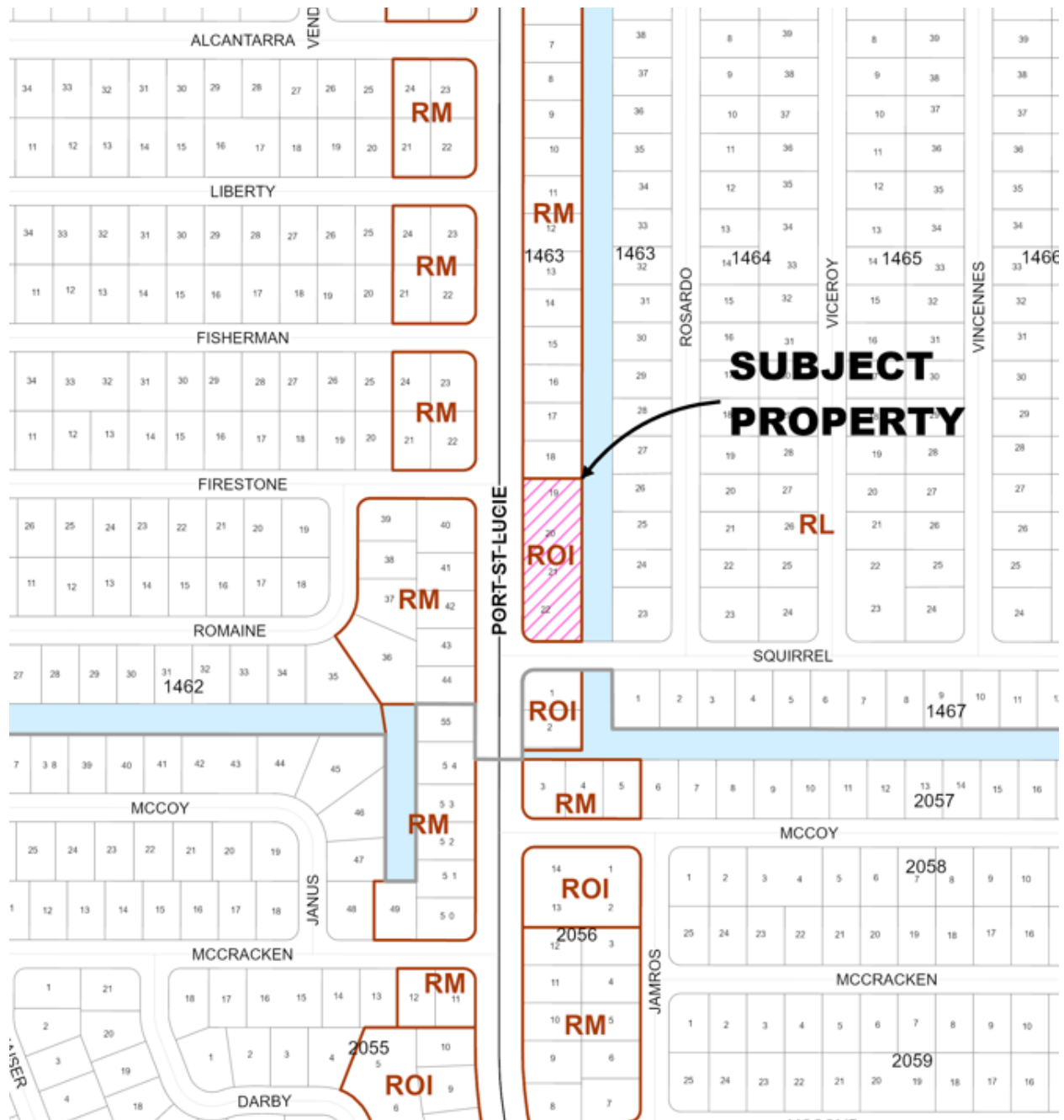
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RM	RS-2	Single family residential
South	ROI	LMD	Single family residential (under construction)
East	RL	RS-2	Drainage canal; Single family residential
West	RM	RS-2	Single family residential

RM – Medium Density Residential, RL-Low Density Residential, LMD – Limited Mixed Use, RS-2-Signle Family Residential



Location Map



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 Professional (P) zoning district is listed as a compatible zoning district under the Residential Office Institutional (ROI) future land use classification as shown in the following table:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
ROI (Residential, Office & Institutional)	P, LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre

Applicant's Justification Statement: The requested change of zone would allow for the construction of a 6,526 SF medical office building.

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

Additionally, the property is in Conversion Area 1A. The proposed rezoning is consistent with the applicable regulations for the conversion area and advances the objective of the Comprehensive Plan to provide more intensive commercial uses along major throughfares and allow for a transition to less intensive residential uses.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	Area 1A	
Is all property within planning area?	Yes	
Type of Conversion Area	ROI (Residential/Office/Institutional)	
Proposed rezoning	Professional (P)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	A Unity of Title was recorded with the previous rezoning.	
	Required	Proposed
Minimum Frontage	160'	+/- 345'
Minimum Depth	Entire conversion area perpendicular to the street.	Entire conversion area perpendicular to the street.
Landscape Buffer Wall	A 6 ft high architectural wall is required along the eastern property line and a 6 ft. fence is required to screen development from residential property to the north.	

RELATED PROJECTS

- P05-209 Comprehensive Plan Amendment to change Future Land Use from Medium Density Residential (RM) to Residential Office Institutional (ROI) approved via Ordinance 05-110 on August 8, 2005.
- P05-365 Rezoning from Single Family Residential (RS-2) to Professional (P) approved via Ordinance 05-156 on November 28, 2005.
- P10-019 Rezoning from Professional (P) to Institutional (I) approved via Ordinance 10-21 on May 10, 2010.

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.