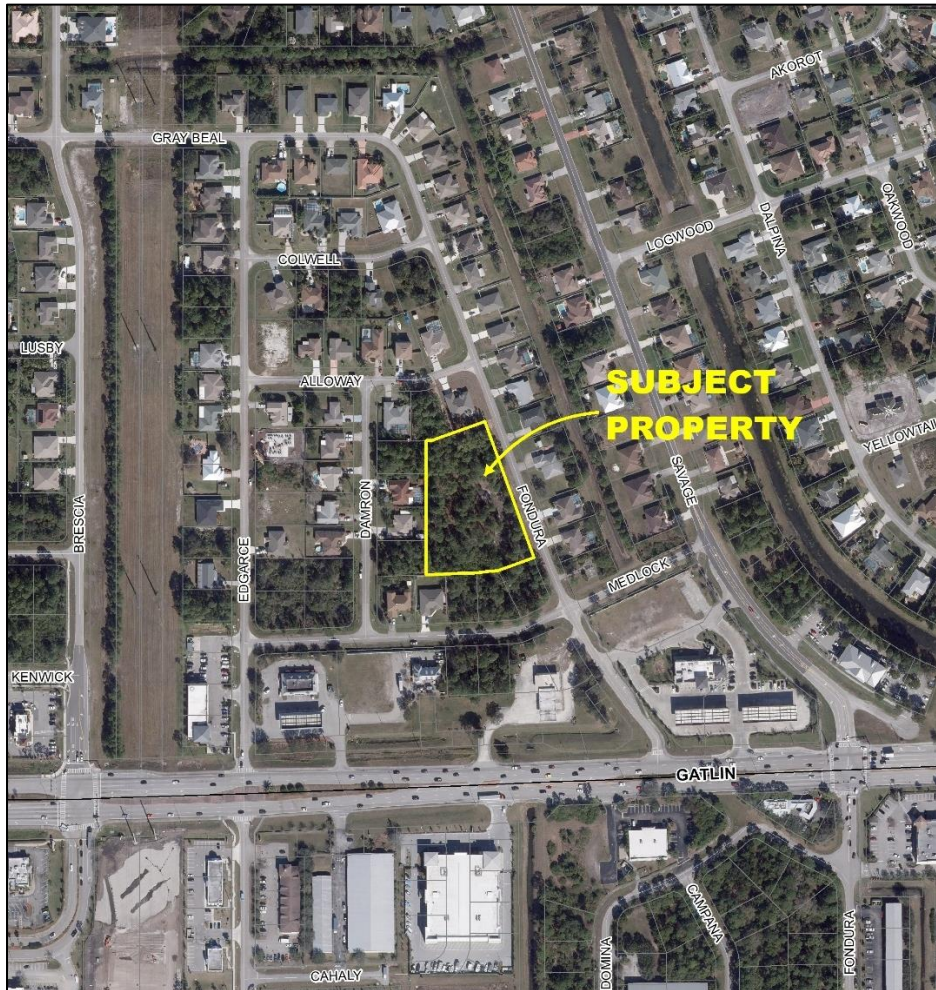




PLANNING AND ZONING BOARD STAFF REPORT
May 2, 2023 Planning and Zoning Board Meeting

G. Callas Holdings, LLC
Rezoning
P23-061



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 1.79 acres of property from OSR (Open Space Recreational) to RS-2 (Single Family Residential)
Applicant:	Michael McCarty, McCarty & Associates Land Planning and Design, LLC
Property Owner:	G. Callas Holdings, LLC
Location:	The subject property is located on the north of SW Gatlin Boulevard on the west side of SW Fondura Road
Address:	Not assigned
Project Planner:	Bethany L. Grubbs, Planner III

Project Description

This is an application to rezone a vacant, 1.79-acre property from the OSR (Open Space Recreational) zoning district to the RS-2 (Single Family Residential) zoning district. The subject property is located north of SW Gatlin Boulevard on the west side of SW Fondura Road. Adjacent existing zoning categories to the north, south, east, and west are all RS-2 (Single-Family Residential).

The property has submitted a concurrent future land use map amendment application to change the land use classification from OSR (Open Space Recreational) to RL (Low Density Residential). The land use map amendment will be heard concurrently with the rezoning.

Previous Actions and Prior Reviews

N/A

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.

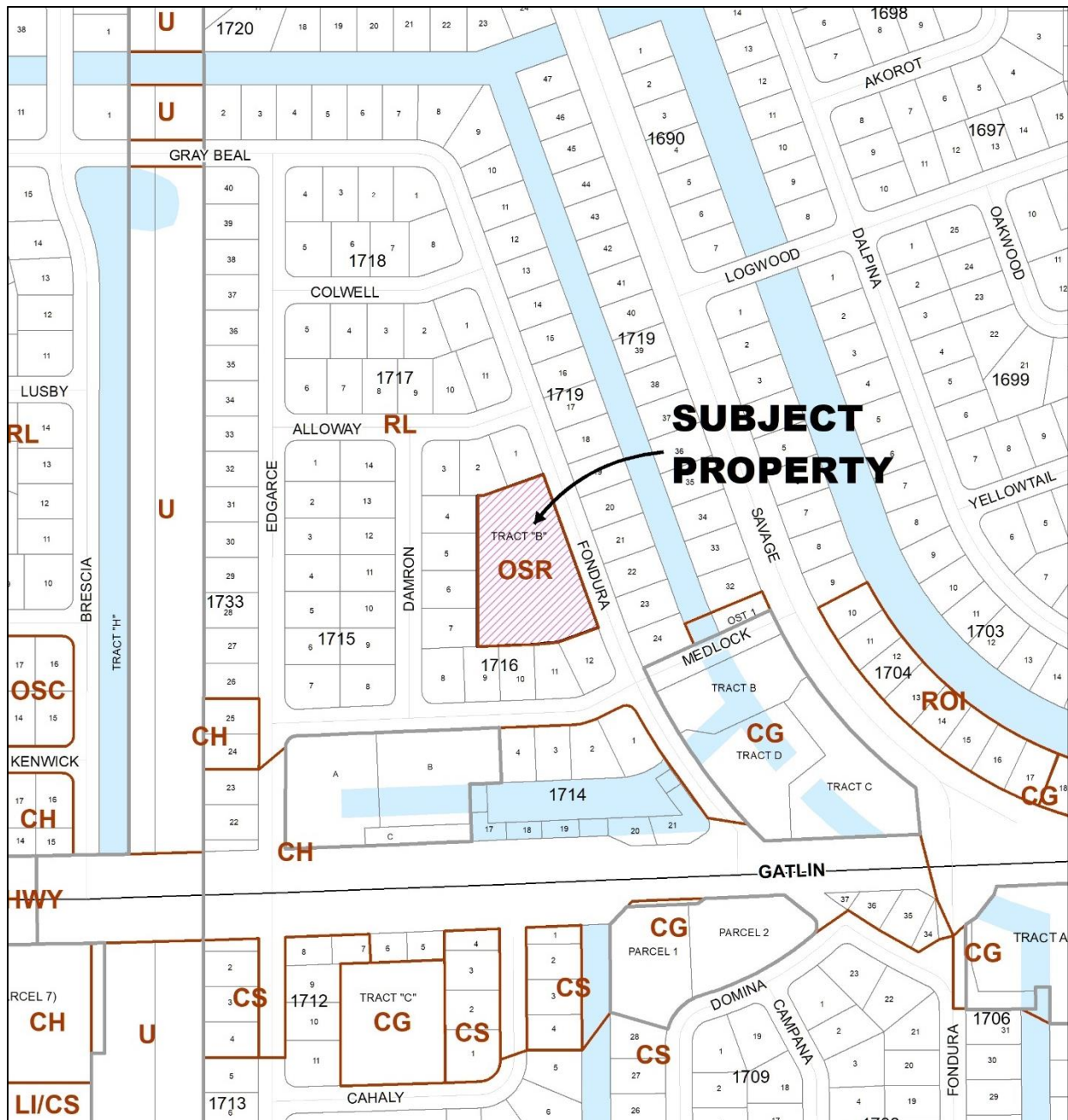
Location and Site Information

Parcel Number:	3420-650-0002-000-0
Property Size:	1.79 acres
Legal Description:	Port St. Lucie – Section 31, Tract B
Existing Future Land Use:	OSR (Open Space Recreational)
Existing Zoning:	OSR (Open Space Recreational)
Existing Use:	Vacant
Requested Zoning:	RS-2 (Single Family Residential)
Proposed Use:	Single-family residential

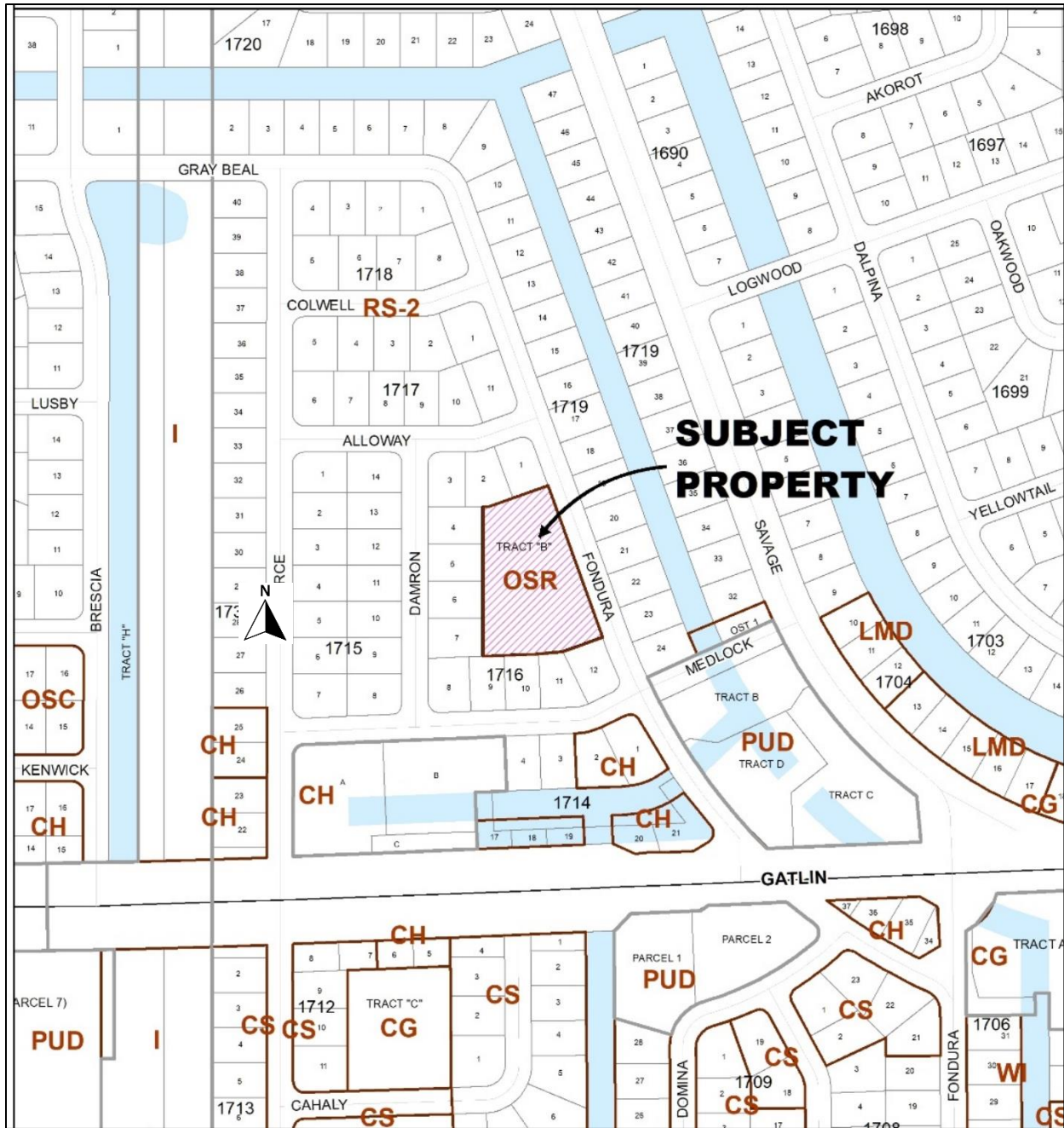
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
South	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
East	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences
West	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences

RL - Low Density Residential, RS-2 – Single-Family Residential



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 RS-2 (Single Family Residential) zoning district is listed as a compatible zoning district under the RL (Low Density Residential) as shown in the following table:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RL (Low Density Residential)	GU, RE, RS-1 through RM-5 , RMH

ZONING REVIEW

Applicant's Justification Statement: The requested rezoning of the subject property will allow for up to five single-family residences.

Staff Analysis: The rezoning complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The RS-2 (Single Family Residential) Zoning District is compatible with the RL (Low Density Residential) future land use classification per Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan.

RELATED PROJECTS

P23-061 Small-Scale Comprehensive Plan Map Amendment acres from OSR (Open Space Recreational) to RL (Low Density Residential).

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.