



Midway Specialty Care Center, Inc.-Rezoning

Project No. P26-029

Planning and Zoning Board Meeting

April 7, 2026

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Request Summary

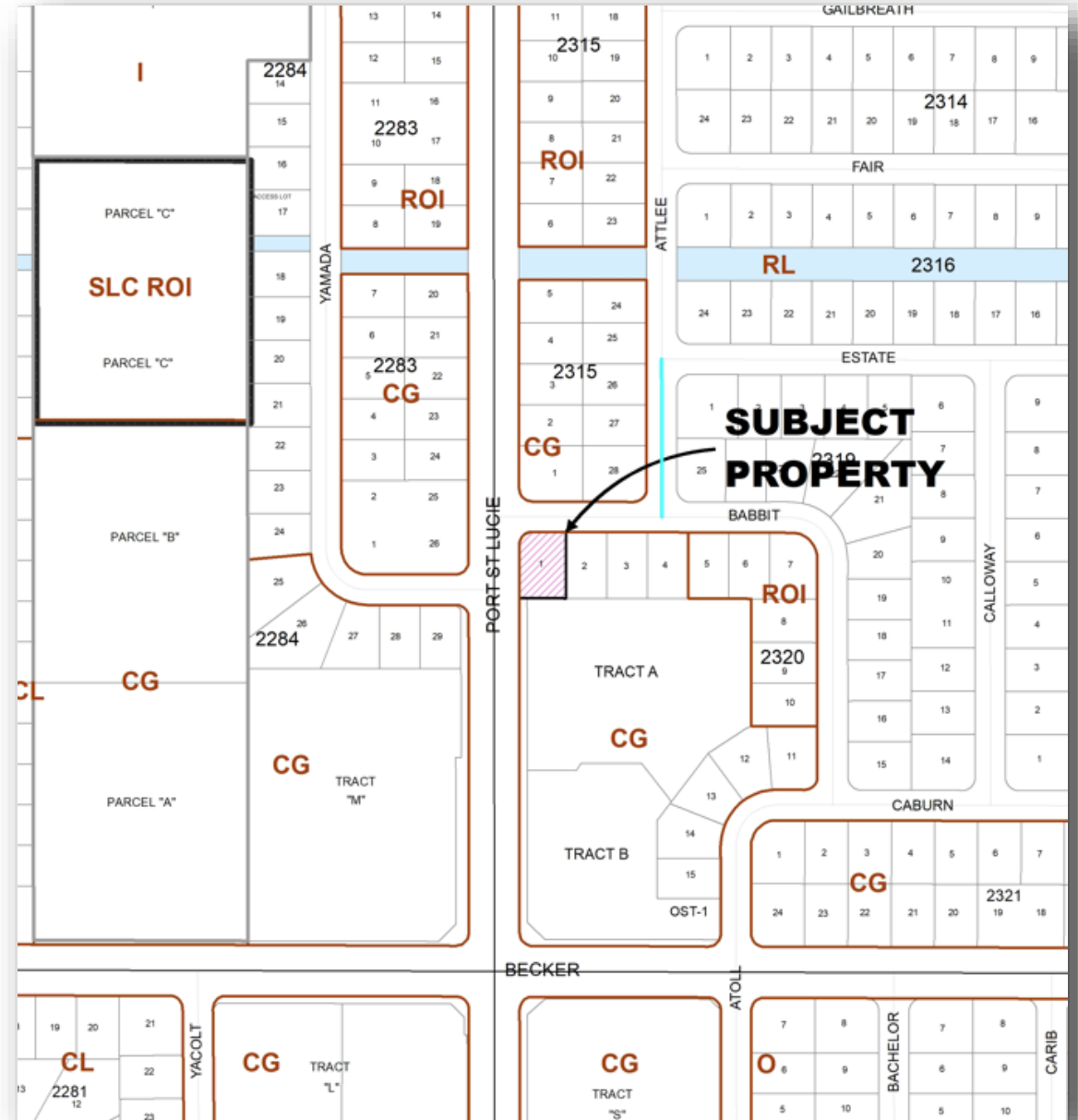
Applicant's Request:	The applicant requests to rezone the subject property from Single-Family Residential (RS-2) to General Commercial (CG) Zoning District to be consistent with the City's Comprehensive Plan and Future Land Use map and the adjoining property, under the same ownership.
Applicant:	Del Toro Law
Property Owner:	Midway Specialty Care Center, Inc.
Location:	The parcel is located at the southeast corner of SW Port St. Lucie Boulevard and SW Babbit Drive.

Aerial Photograph



Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant land, Single-family Residential	CG	RS-2
South	Vacant Land	CG	CG
East	Single-family Residential	CG	RS-2
West	Multi-family development, vacant land, Single-family Residential	CG	RS-2, LMD



Impacts and Findings

- The proposed rezoning 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.

Policy 1.1.4.13 Future Land Use

Future Land Use Classification	Compatible Zoning District
General Commercial (CG)	CN, CG , P, GU, LMD

- The proposed rezoning to General Commercial (CG) zoning district is compatible with the General Commercial (CG) future land use classification.
- The parcel does not meet the minimum lot size of 20,000 SF per Sec. 158.124 (E) General Commercial (CG) Minimum Lot Requirements but does when combined with the adjacent lot under the same ownership. The parcel will require a Unity of Title with the adjoining lot prior to this application being reviewed by the City Council.

Staff Recommendation

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.
- Make a motion to recommend denial to the City Council.
- Make a motion to table.