

City of PSL – Northport Utility Site
Rezoning
P25-172



Project Location

SUMMARY

Applicant's Request:	A request to rezone four (4) parcels totaling 0.92 acres from the Limited Mixed Use (LMD) Zoning District to the Utility (U) Zoning District.
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Location:	The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive
Address:	225, 231, 237 and 243 NW St. James Drive
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City of Port St. Lucie, as the applicant and property owner, is requesting a rezoning of four parcels legally described as Port St. Lucie Section 25, Block 325, Lots 7 through 10. The subject property is currently designated Residential, Office, and Institutional (ROI) on the Future Land Use Map and zoned Limited Mixed Use (LMD). A concurrent small-scale Future Land Use Map amendment is under review to change the land use designation to Utility (U). The proposed rezoning to the Utility (U) Zoning District is consistent with the intended future land use and will support the expansion of the City's Northport Utility Site. The Utility (U) district permits publicly owned or operated buildings and uses, aligning with the City's plans for utility infrastructure development.

Previous Actions and Prior Reviews

N/A

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the December 2, 2025, Planning & Zoning Board meeting.

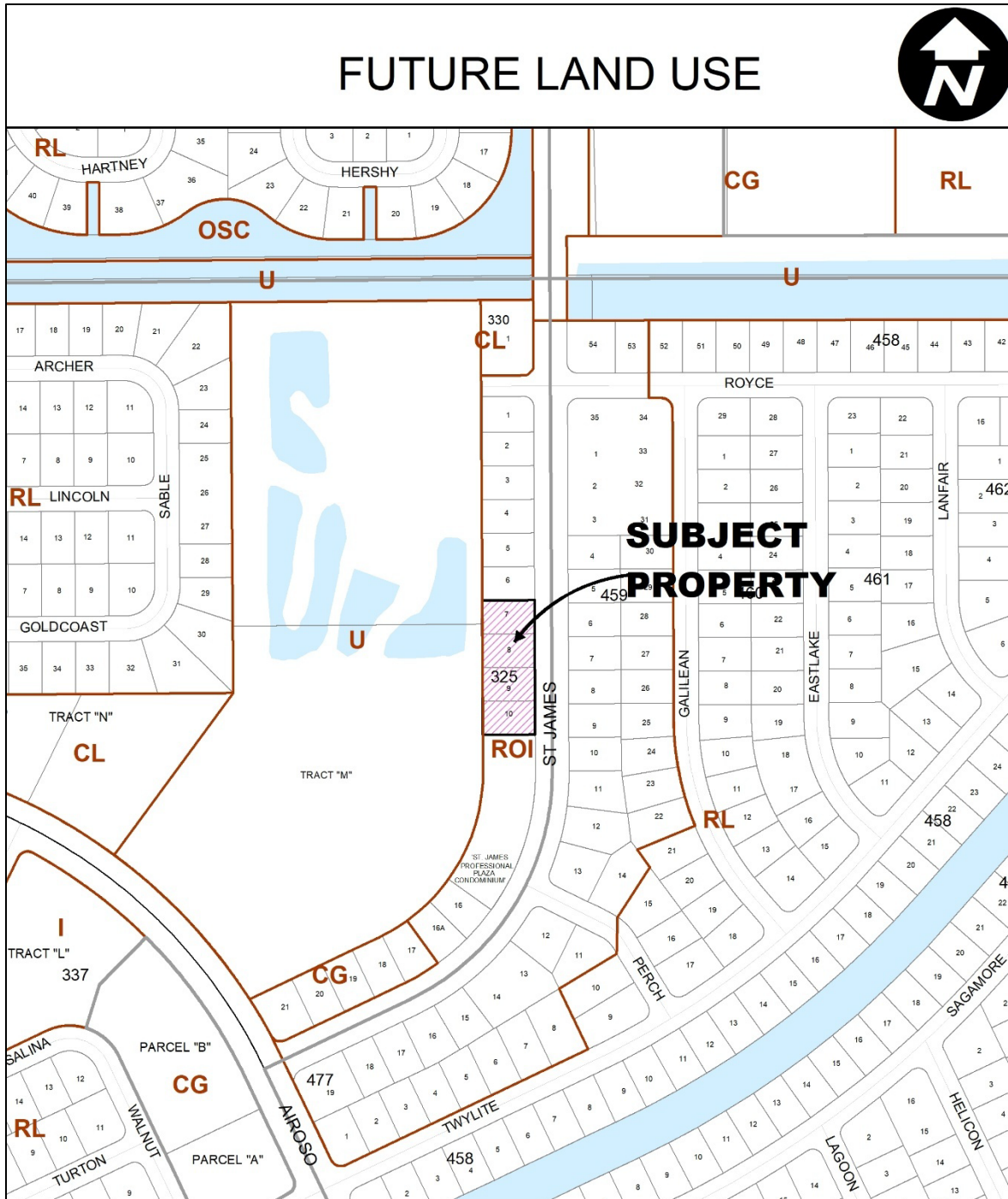
Location and Site Information

Parcel Number(s):	3420-620-1837-000-6; 3420-620-1836-000-9; 3420-620-1835-000-2; 3420-620-1834-000-5
Property Size:	0.92 acres
Legal Description:	Port St. Lucie Section 25, Block 325, Lots 7 through 10
Existing Future Land Use:	Residential, Office & Institutional (ROI)
Proposed Future Land Use/Concurrent:	Utility (U)
Existing Zoning:	Limited Mixed Use (LMD)
Existing Use:	Vacant
Requested Zoning:	Utility (U)
Proposed Use:	City Utility Site

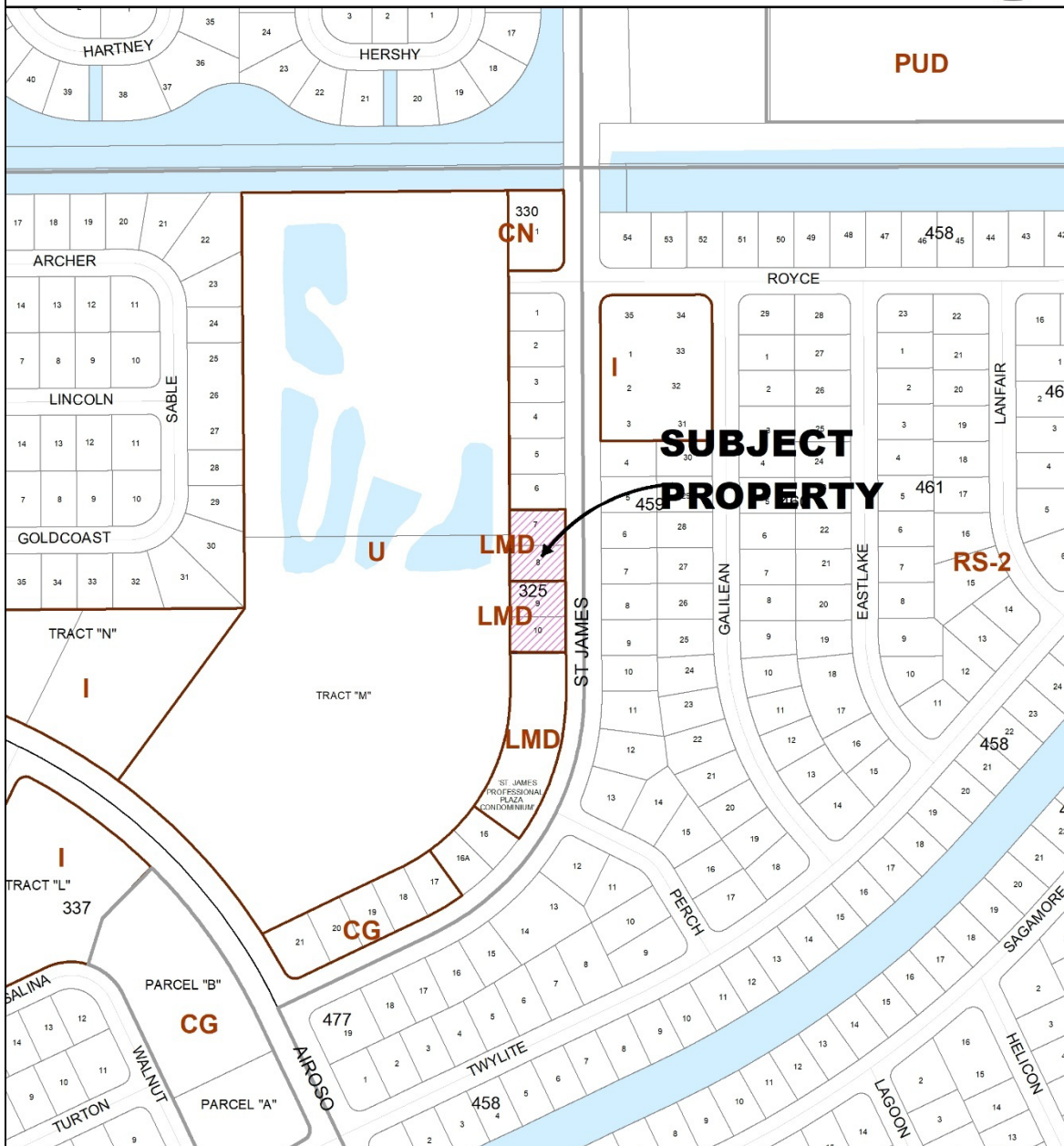
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Vacant
South	ROI	LMD	Office Building
East	ROI	RS-2	Single-Family Residential; Vacant
West	U	U	City Utility Site

ROI-Residential, Office and Institutional, RS-2- Single-Family Residential (2du/ac), LMD, Limited Mixed Use, U-Utility



Existing Land Use Map



Existing Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning to Utility (U) is consistent with Policy 1.1.4.13 of the Future Land Use Element and aligns with the proposed (and concurrently under review) Utility (U) future land use designation.

ZONING REVIEW

Justification Statement: The Utilities Systems Department intends to include the parcels as part of the redevelopment of the Northport site. The proposed zoning is consistent with the intent and permitted uses of the Utility (U) Zoning District, as outlined in the City of Port St. Lucie Comprehensive Plan.

Staff Analysis: The proposed zoning classification is compatible with the Utility (U) future land use designation and complies with the goals and policies of the Comprehensive Plan. Specifically, the Utility (U) Zoning District supports the development of public utility facilities and is consistent with Policy 1.1.4.13 of the Future Land Use Element.

ENVIRONMENTAL REVIEW

No Environmental Assessment Report is required; however, the site will require clearing prior to development. A gopher tortoise inspection must be conducted prior to clearing, and any identified burrows must be addressed in compliance with state and local regulations.

RELATED PROJECTS

Northport Utility Site Expansion – Site Plan approved by City Council on April 12, 2004 (P04-081).

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.