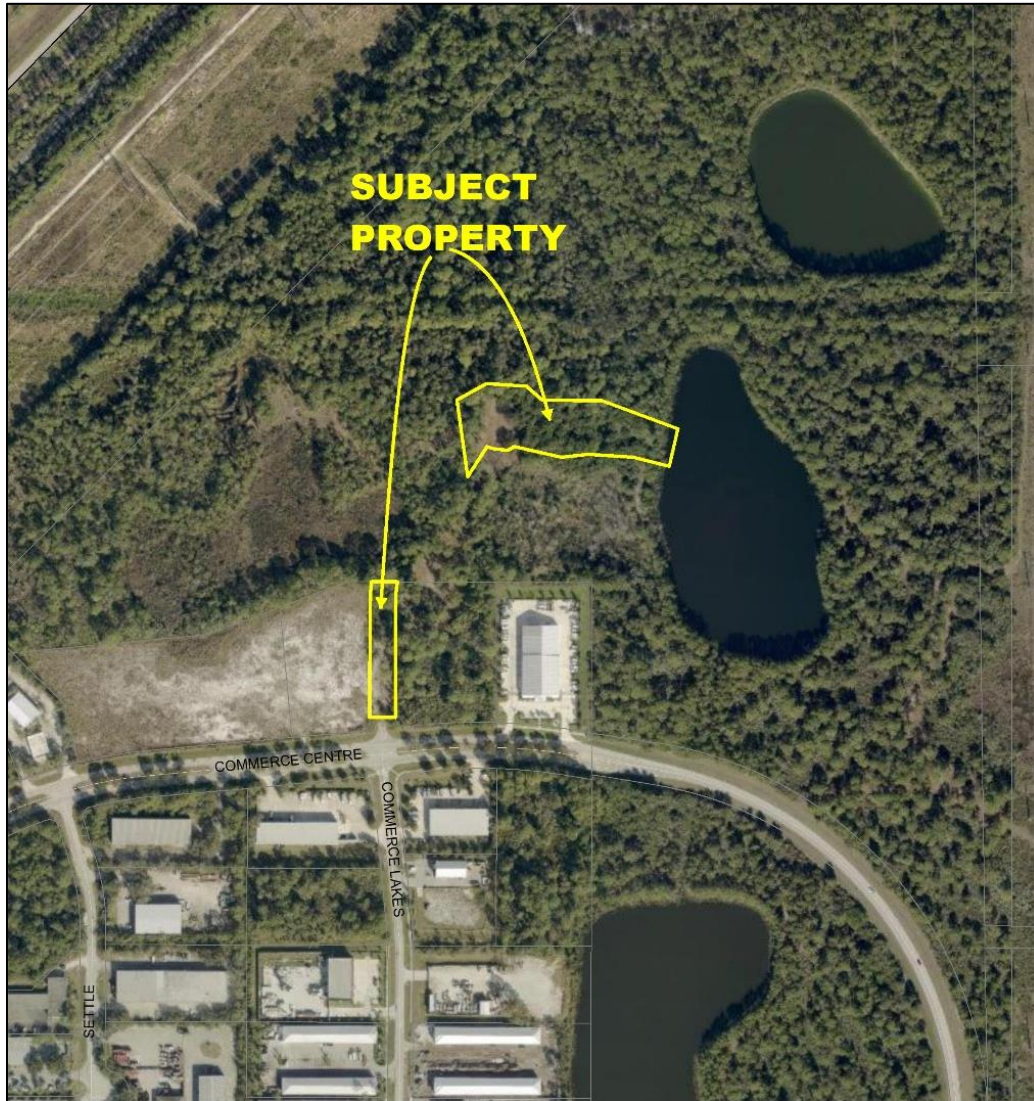


**City of PSL-Commerce Center Drive North
Rezoning
P26-097**



Project Location

SUMMARY

Applicant's Request:	A request to rezone two (2) parcels totaling 2.74 acres from the Open Space Recreation (OSR) Zoning District to Open Space Conservation (OSC).
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Location:	The property is location southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City of Port St. Lucie proposes to rezone two parcels totaling 2.74 acres, located southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive. The request would change the zoning from Industrial (IN) and Open Space Recreation (OSR) to Open Space Conservation (OSC) with the intent to permanently preserve the property as part of the City's Conservation Lands Program. This amendment will complete the establishment of the 97.23-acre Commerce Centre North conservation tract, envisioned for passive recreation activities such as hiking, biking, fishing, and nature observation.

The City acquired the surrounding 94.49-acre natural area in 2009 and has since secured the remaining two parcels that are the subject of this request, including a parcel that provided access to the overall Commerce Centre North site. This property is part of the native habitat preservation required by the Reserve Development of Regional Impact (DRI) and must remain in its natural state.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the August 4, 2026, Planning & Zoning Board meeting.

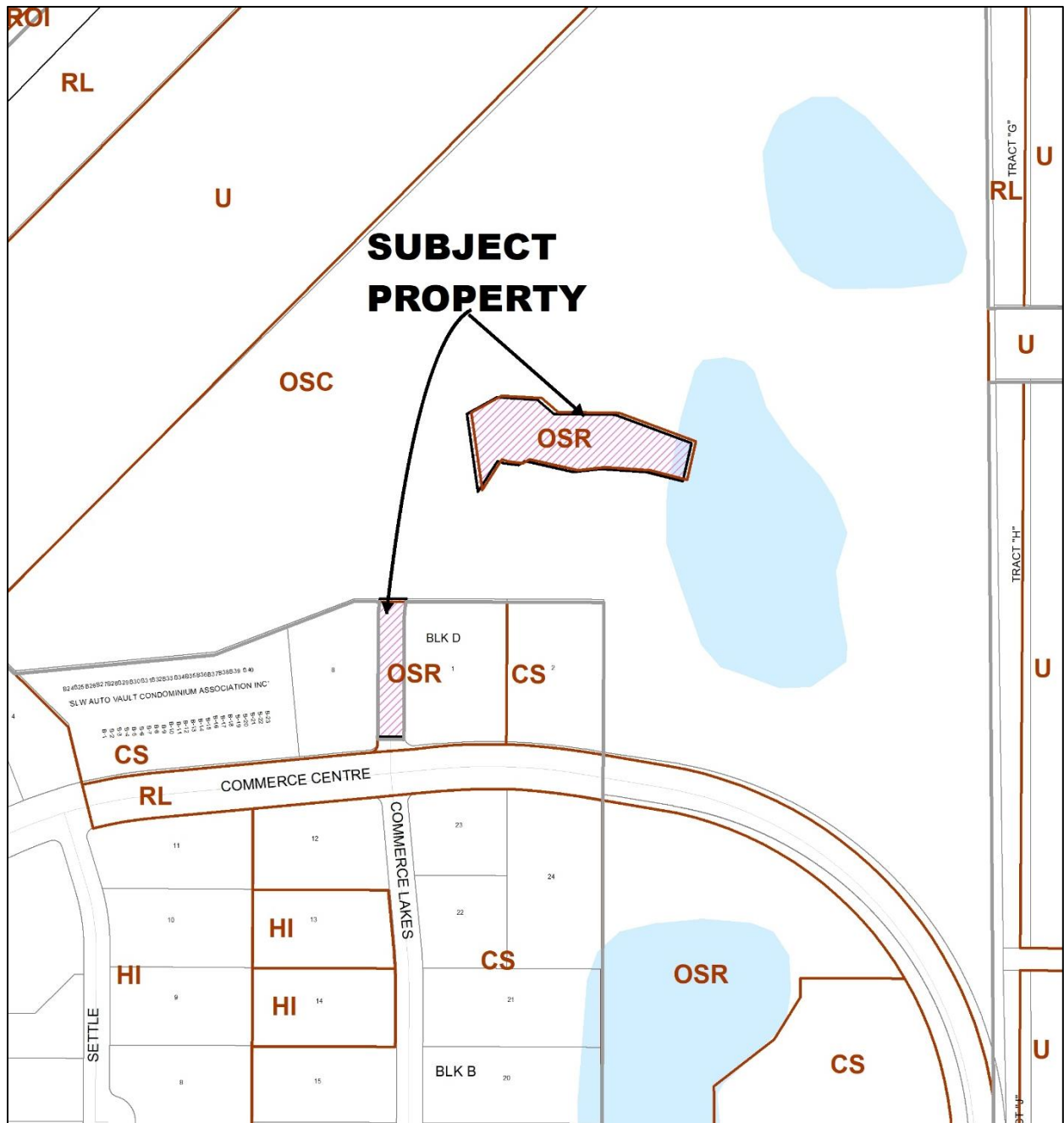
Location and Site Information

Parcel Number(s):	3315-424-0001-000-5, 3315-411-0001-000-5
Property Size:	2.74-acres (<i>overall</i>)
Legal Description:	See the attached deeds
Existing Future Land Use:	Recreation Open Space (OSR)
Proposed Future Land Use:	Conservation Open Space (OSC)
Existing Zoning:	from Industrial (IN) and Service Commercial (CS)
Existing Use:	Vacant (undeveloped land)
Requested Zoning:	Open Space Conservation (OSC)
Proposed Use:	Open Space

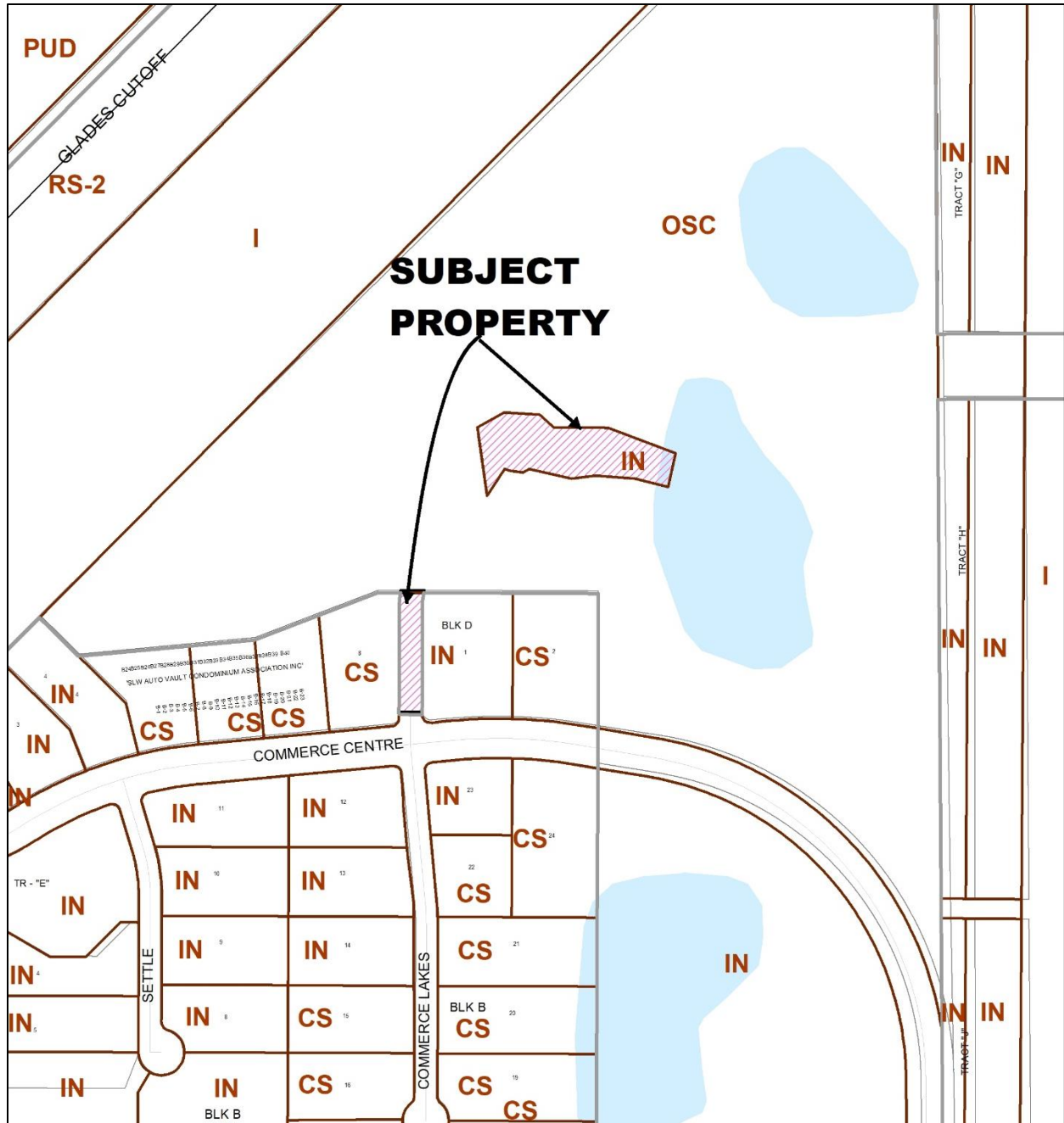
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	OSC	Vacant (undeveloped land)
South	CS, OSC	IN, CS	Right-of-way and Industrial buildings
East	OSR, OSC	IN, OSC	Vacant (undeveloped land)
West	CS, OSC	OSC, CS	Vacant (undeveloped land)

Land Use Designation: OSC – Conservation Open Space, CS – Commercial Service, OSR – Recreation Open Space
Zoning District: Open Space Conservation (OSC), IN – Industrial, CS – Service Commercial



Existing Land Use Map



Existing Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

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

It is also consistent with Policy 5.2.5.2, which states that the City should implement guidelines and recommendations in the adopted City of Port St. Lucie Conservation Lands Management and Acquisition Plan to allow for the purchase and management of preservation areas in the City.

ZONING REVIEW

Staff Analysis: This request supports the Conservation Lands and Acquisition Management Plan, which was adopted in 2009 and amended in 2015 through Ordinance 15-02, which identified the site as part of the City's inventory of large natural areas. The plan states that a future land use map amendment (FLUM) to change the future land use on the Reserve parcel from the current future land use designation of OSR to OSC. Following approval of the FLUM, the property will be rezoned to the Open Space Conservation (OSC) zoning classification. A concurrent future land use amendment application (P26-096) is under review.

ENVIRONMENTAL REVIEW

The site contains wetlands and two retention ponds that were excavated as borrow pits during the construction of Interstate-95. Invasive vegetation has been removed, and the area will be restored with native plant communities and maintained to ensure the property remains in its natural condition.

RELATED PROJECTS

P26-096 Commerce Centre Drive North – Small-Scale Comprehensive Plan Amendment

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.