



**City of PSL-Northport Utility Site
Rezoning
P24-011**



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Institutional (I) to Utility (U)
Applicant:	Stefanie Beskovoyne
Property Owner:	The City of Port St. Lucie
Location:	West of the intersection of NE Airoso Blvd. & NE St. James Dr.
Address:	281 NW St. James Dr.
Project Planner:	Bianca Lee, Planner II

Project Description

The applicant is requesting the rezoning of two parcels totaling 23.04-acres, from Institutional (I) to Utility (U) to be consistent with the City's Comprehensive Plan. The property is legally described as Port St. Lucie Section 25, Tract M and a portion of Section 20, Township 36 South, Range 40 East, St. Lucie County, Florida. The subject property's address is 281 NW Saint James Dr.

The property has a future land use classification of Utility (U), and a zoning designation of Institutional (I). The proposed rezoning to the Utility (U) Zoning District is compatible with the property's existing Utility (U) future land use. The U Zoning District permits publicly owned or operated buildings or uses.

Background

The property contains a decommissioned wastewater treatment plant. The remaining uses of the property are a wastewater booster station, fuel tank and generator. There is also a wireless communication tower on the property.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the March 5, 2024, Planning & Zoning Board meeting.

Location and Site Information

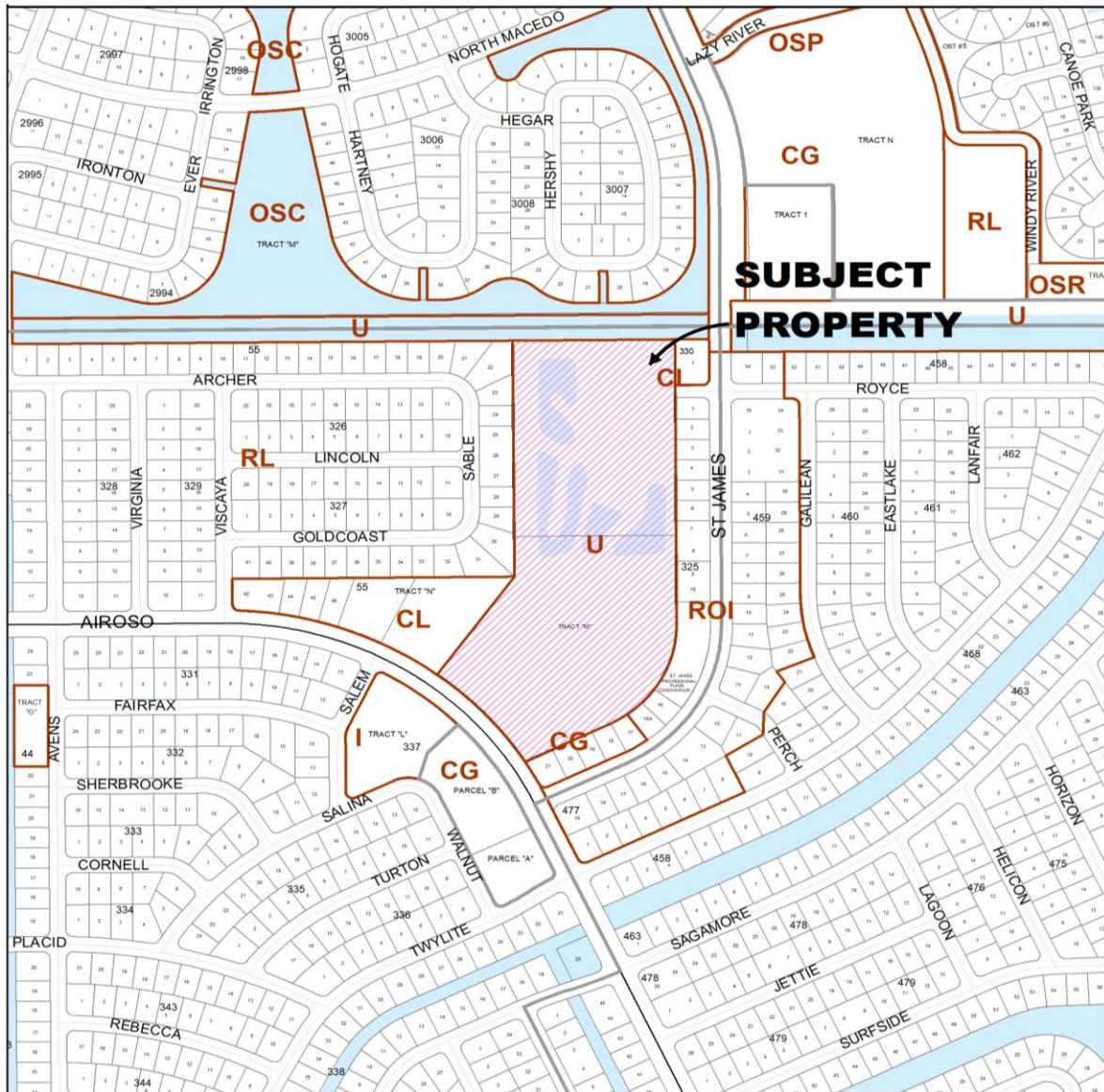
Parcel Numbers:	3420-620-0004-000-1 & 3420-111-0000-000-0
Property Size:	23.04 acres: 1,003,622.4 SF
Legal Description:	Port St. Lucie Section 25, Tract M and a portion of Section 20, Township 36 South, Range 40 East, St. Lucie County, Florida
Future Land Use:	U- Utility
Existing Zoning:	Institutional
Existing Use:	Decommissioned wastewater treatment facility
Requested Zoning:	Utility
Proposed Use:	A use consistent with the Utility Zoning District & Comprehensive Plan

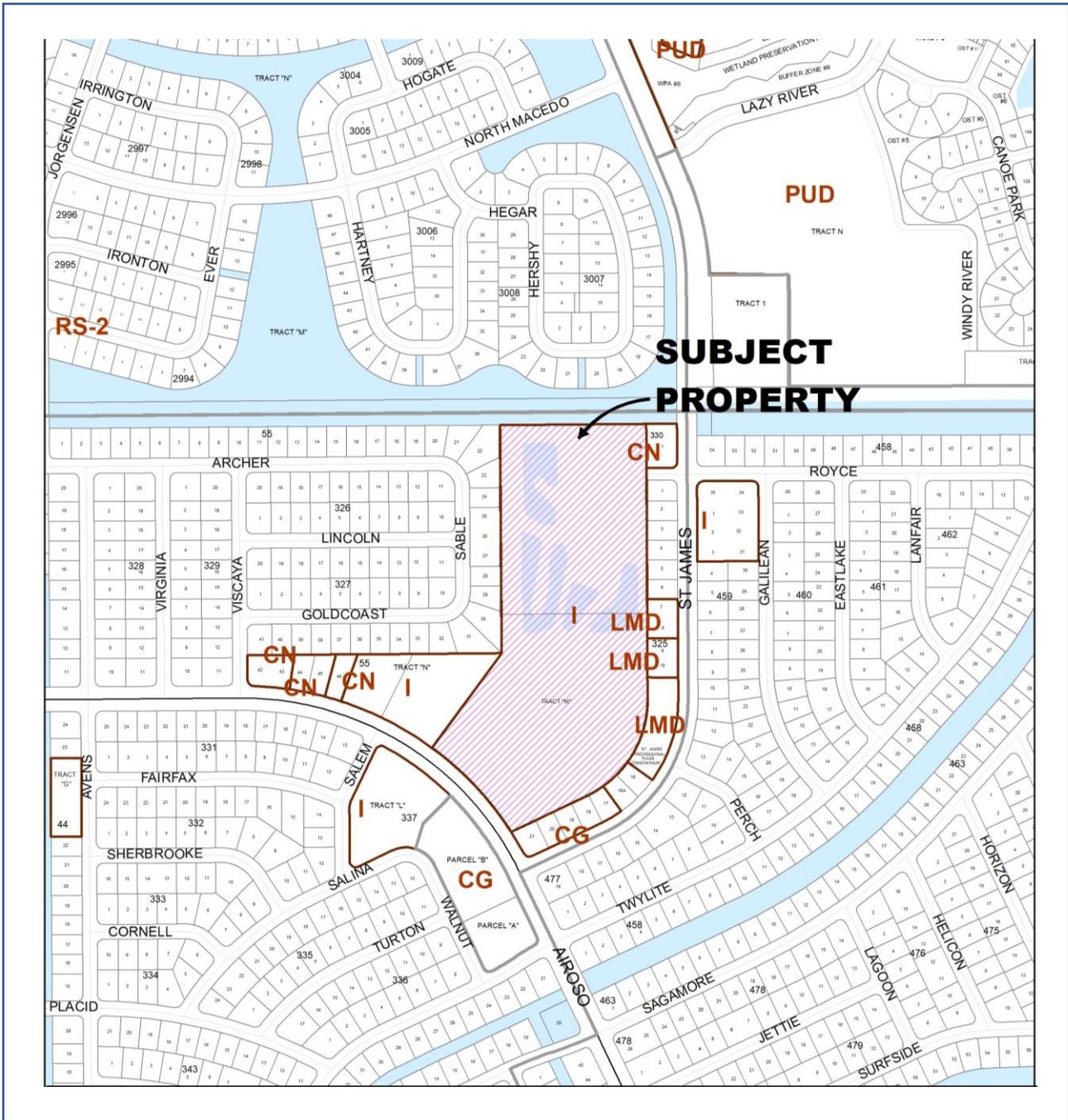
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	U	U	Utility
South	CG & I	CG & I	Self-storage & Church
East	CG, ROI, LMD, & CL	CG, LMD, RS-2, & CN	Retail strip, vacant, Single-family homes, & Gas station
West	RL & CL	RS-2 & I	ALF & Single-family homes

U-Utility, CG- General Commercial, I-Institutional, ROI-Residential, Office & Institutional, LMD-Limited Mixed-Use, CL- Limited Commercial, RL-Low Density Residential, & CN-Neighborhood Convenience Commercial

Future Land Use Map





Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Utility is compatible with Policy 1.1.4.13 and future land use classification of Utility (U).

ZONING REVIEW

Justification Statement: The purpose of this request is to rezone the parcel for its existing use and future development which aligns with any proposed uses and the direction and intent of the Utility Zoning District within the City of Port St. Lucie's Comprehensive Plan.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Utility Zoning District (U) is compatible with the Utility (U) future land use classification, Policy 1.1.4.13 of the Future Land Use Element.

ENVIRONMENTAL REVIEW

N/A

RELATED PROJECTS

City of PSL-Northport Expansion site plan; approved by the City Council on April 12, 2004 (P04-081).

Sprint/Northport Wastewater Treatment Plant Special Exception Use; approved by the City Council on January 14, 2002, by resolution 02-R2 (P01-241).

Sprint/Northport Wastewater Treatment Plant Site Plan; approved by the Planning & Zoning Board on December 3, 2001 & by the City Council on January 14, 2002, with conditions (P01-240).

Sprint Backup Power Site Plan; administrative approval September 16, 2005 (P05-306).

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.