



**City of Port St. Lucie Public Works Facility
REZONING
P22-346**



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Commercial General (CG) to Utility (U)
Applicant:	Octavio Reis of Bowman Consulting
Property Owner:	City of Port St. Lucie
Location:	430 and 450 SW Thornhill Avenue
Project Planner:	Stephen Mayer, Planner III

Project Description

The Applicant is requesting approval of the rezoning of 8.37-acres from Commercial General (CG) to Utility (U). The property is located at 430 and 450 SW Thornhill Avenue. The applicant is requesting this change primarily to allow the redevelopment/expansion of an existing Public Works facility on this property.

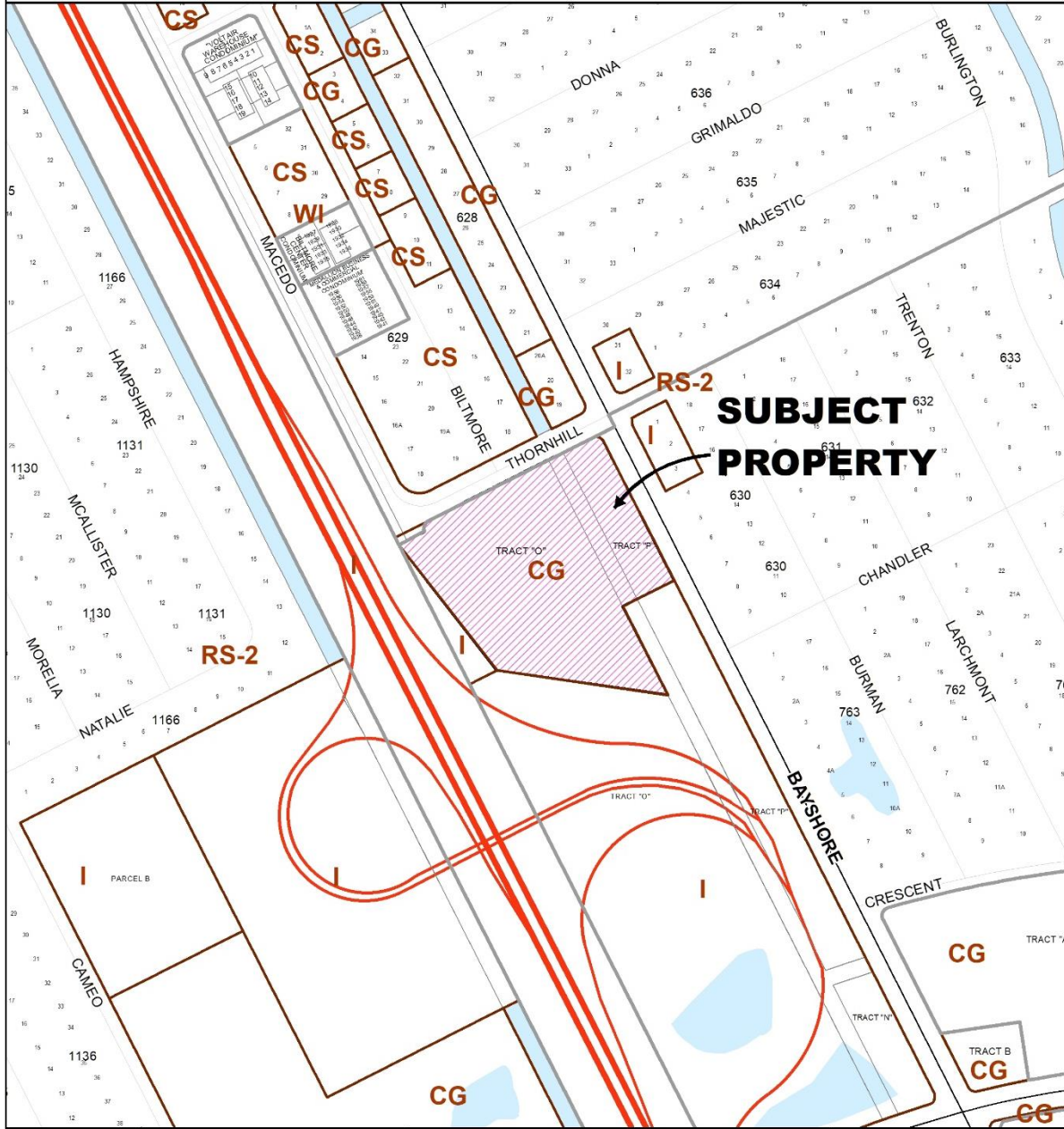
There is a concurrent future land use map amendment application for the property to change the classification from General Commercial/Commercial Highway (CG/CH) to Utility (U). The rezoning of the property will be necessary, so that the zoning designation is compatible with the proposed future land use classification. The proposed future land use classification and zoning designation will accommodate the existing and proposed use of the site.

Location and Site Information

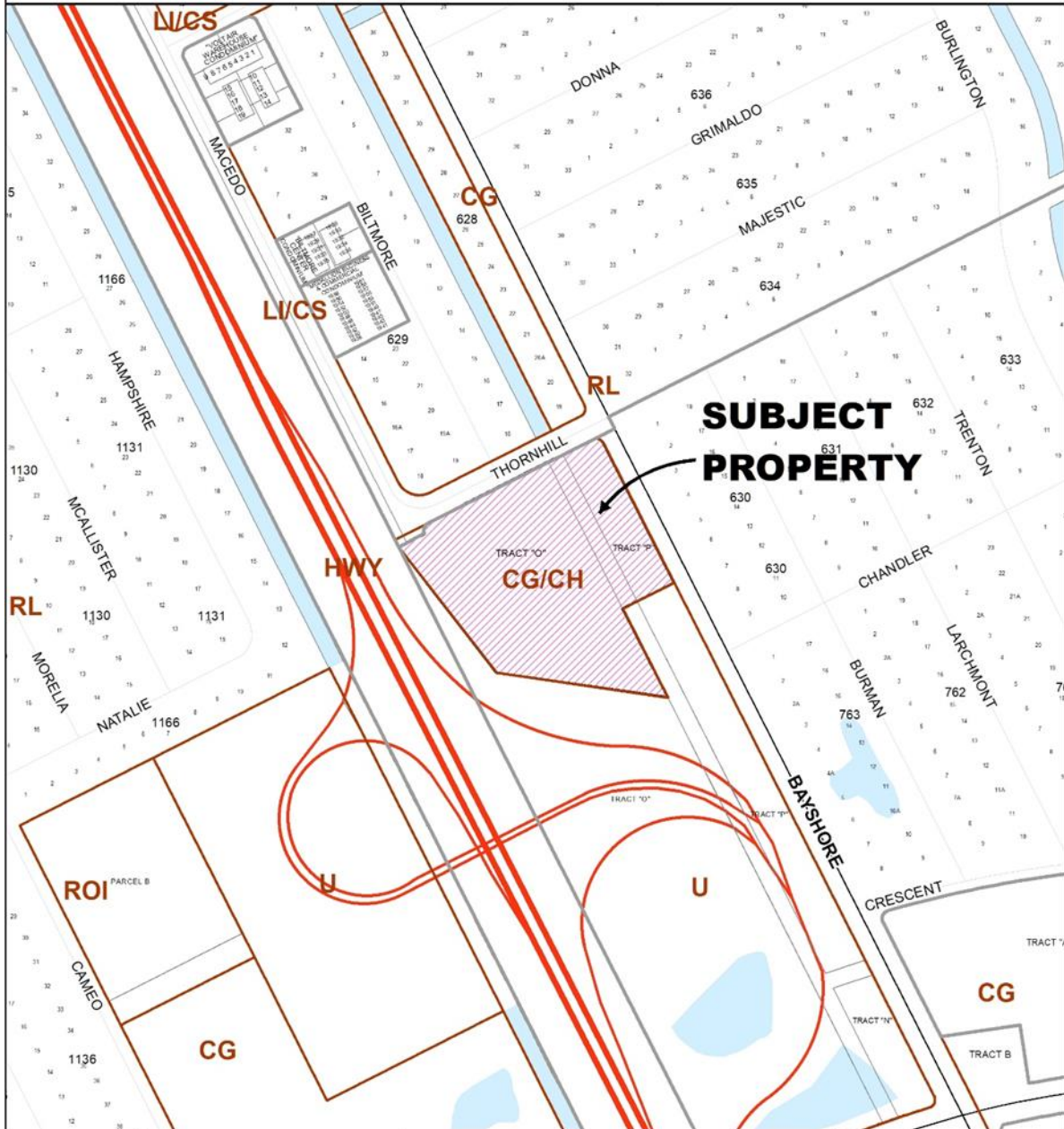
Parcel Number:	3420-585-0013-000-1; 3420-585-0014-000-8; and 3420-585-3297-000-6
Property Size:	8.37 acres
Legal Description:	A portion of Tract "O", Tract "P" and a drainage R-O-W tract of Port St. Lucie Section 18
Future Land Use:	CG/CH
Existing Zoning:	CG
Existing Use:	Public Use Facility
Requested Zoning:	Utility (U)
Proposed Use:	Public Use Facility

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS and CG	CS/CG	Industrial
South	I	I	Florida's Turnpike
East	RL	RS-2 and I	Industrial and Single Family Residential
West	I	I	Florida's Turnpike



Existing Zoning Map



Future Land Use 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 which establishes the compatible future land use and zoning categories. The Service Utility (U) zoning district is listed as a compatible zoning district under the proposed Utility (U) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
U (Utility)	U

ZONING REVIEW

Applicant's Justification Statement: Requesting the site be rezoned to make the site compatible with the proposed future land use of U (Utility) in order to expand the existing public works facility.

Staff Analysis: The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. Please note that the applicant will be required to provide a tree survey prior to site plan approval.

RELATED PROJECTS

P22-345 – Landscape Modification Request

P22-347 – Comprehensive Plan Amendment/ Small Scale

STAFF RECOMMENDATION

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and zoning regulations and thereby 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.