

EQUITY ONE FLORIDA PORTFOLIO, INC.  
BECKER PSL COMMERCIAL NW  
REZONING  
P22-217

Planning & Zoning Board  
August 2, 2022  
Holly F. Price, Senior Planner



# REQUEST

- The Applicant is requesting approval to rezone 15.446 acres from Planned Unit Development (PUD) to General Commercial (CG).
- The previously approved PUD zoning for this property expired and is no longer valid. The property needs to be rezoned so it may be developed. Prior to being zoned PUD, it was earlier zoned as CG.
- Proposed Project: Commercial Development



# GENERAL INFORMATION

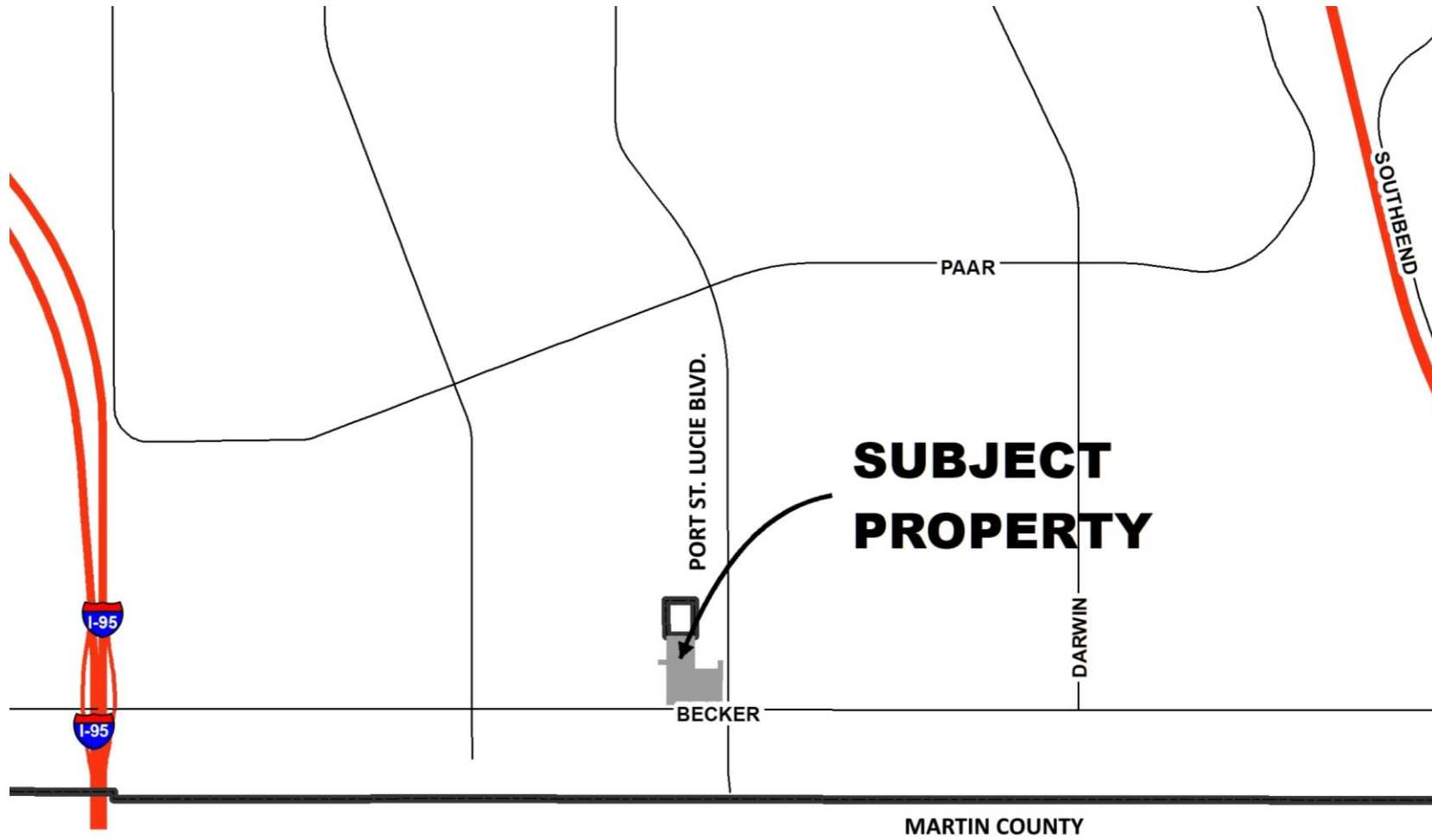
**Owners** – Equity One Florida Portfolio, Inc.

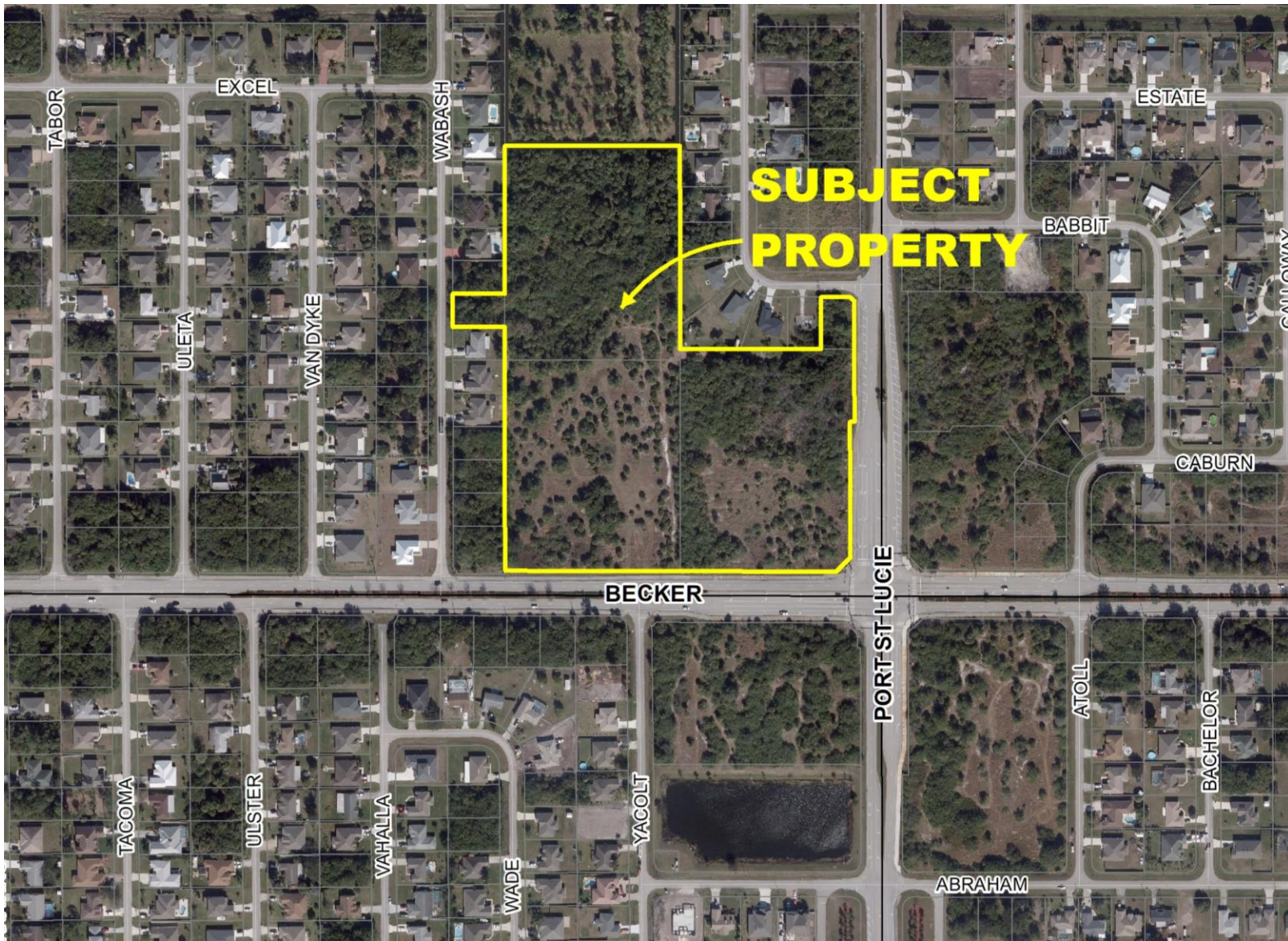
**Applicant** – Cotleur Hearing, Daniel T. Sorrow, PLA, AICP

**Location** – NW Corner of Becker Road and Port St. Lucie Boulevard

**Existing Use** – Vacant land

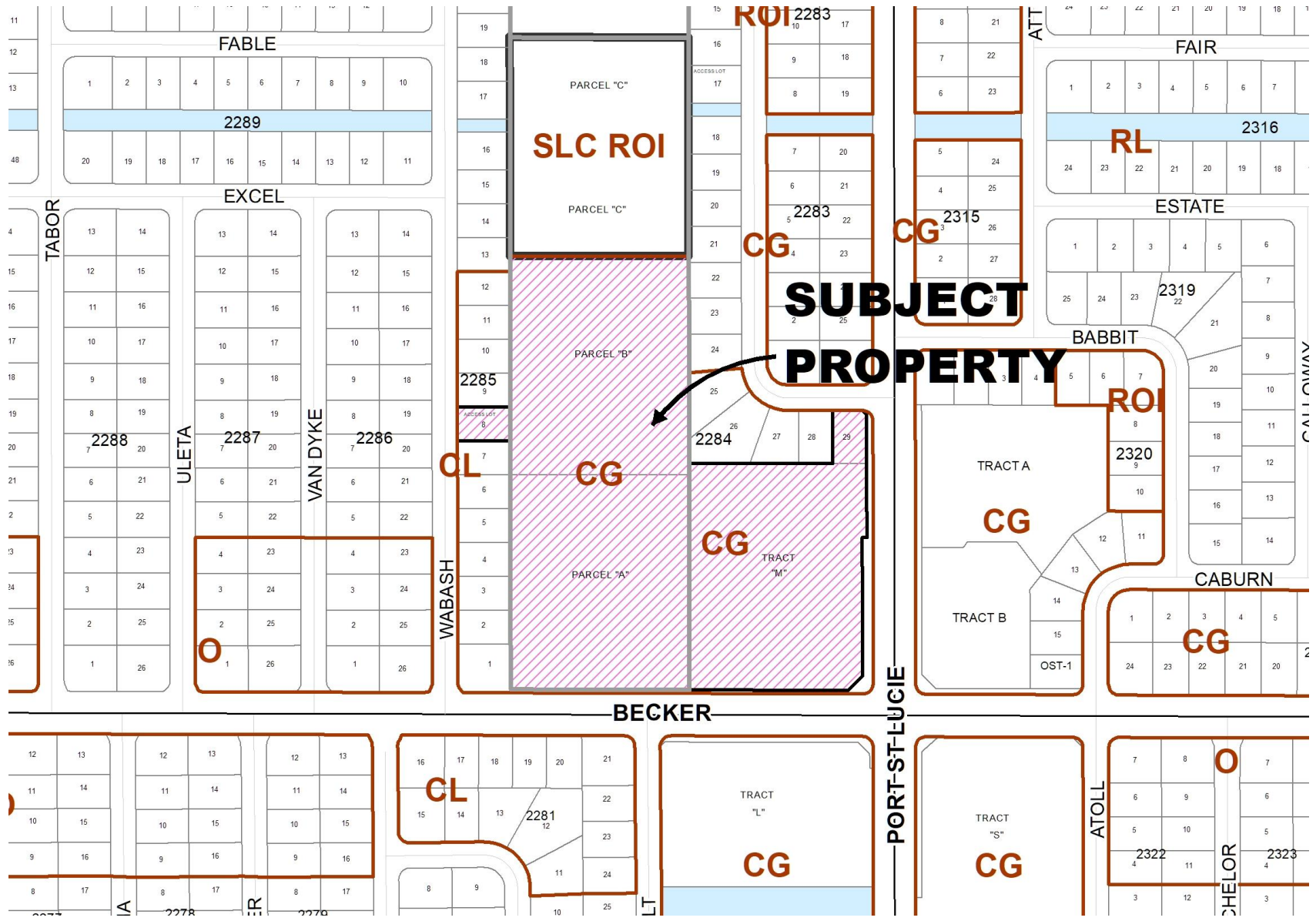
# LOCATION MAP





AERIAL

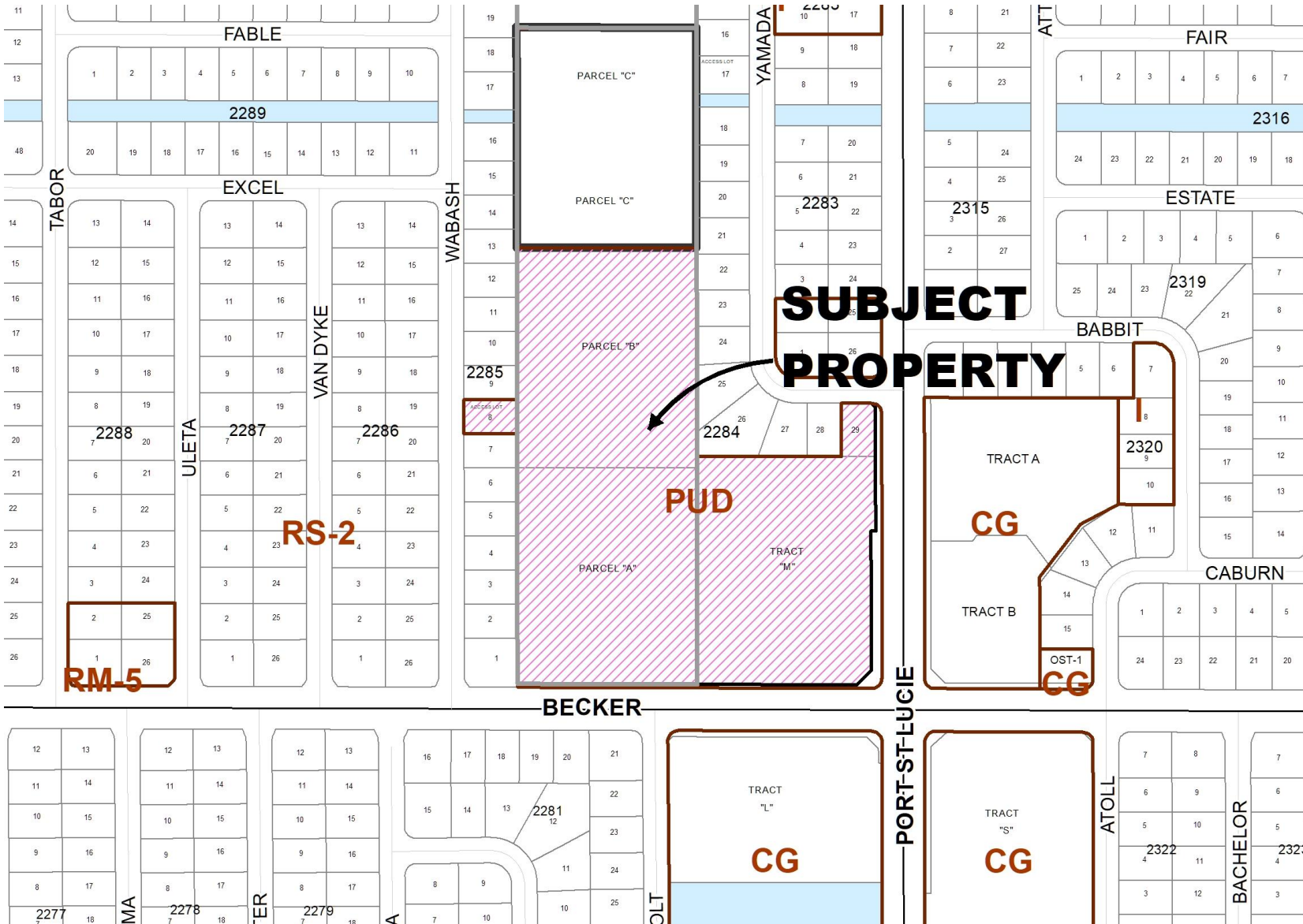




# FUTURE LAND USE



# ZONING



# SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	SLC – ROI / CG	Single Family Residential (RS-2)	Farm / Houses
South	General Commercial (CG)	General Commercial (CG)	Vacant Land
East	General Commercial (CG)	Service Commercial (CS)	Vacant Land
West	Limited commercial (CL)	Single Family Residential (RS-2)	Vacant Land or Houses

# FUTURE LAND USE COMPATIBILITY

## Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
<b>CG (General Commercial)</b>	<b>CG (General Commercial), CN (Neighborhood Commercial, P (Office), LMD (Limited Mixed Use), GU (General Use).</b>



# JUSTIFICATION / RECOMMENDATION

- 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.
- The General Commercial (CG) zoning district is listed as a compatible zoning district under the General Commercial (CG) future land use classification.
- **Staff recommends that the Planning and Zoning Board recommend approval to the City Council.**

