



City of PSL - Commerce Centre North Small-Scale Comprehensive Plan Amendment P26-096

Planning and Zoning Meeting of August 4, 2026
Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Summary

Applicant's Request:	This is request for small-scale future land use map amendment to change the future land use designation of approximately 2.74-acres from Recreation Open Space (OSR) to Conservation Open Space (OSC).
Applicant/Property Owner:	City of Port St. Lucie
Location:	Generally located southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive.

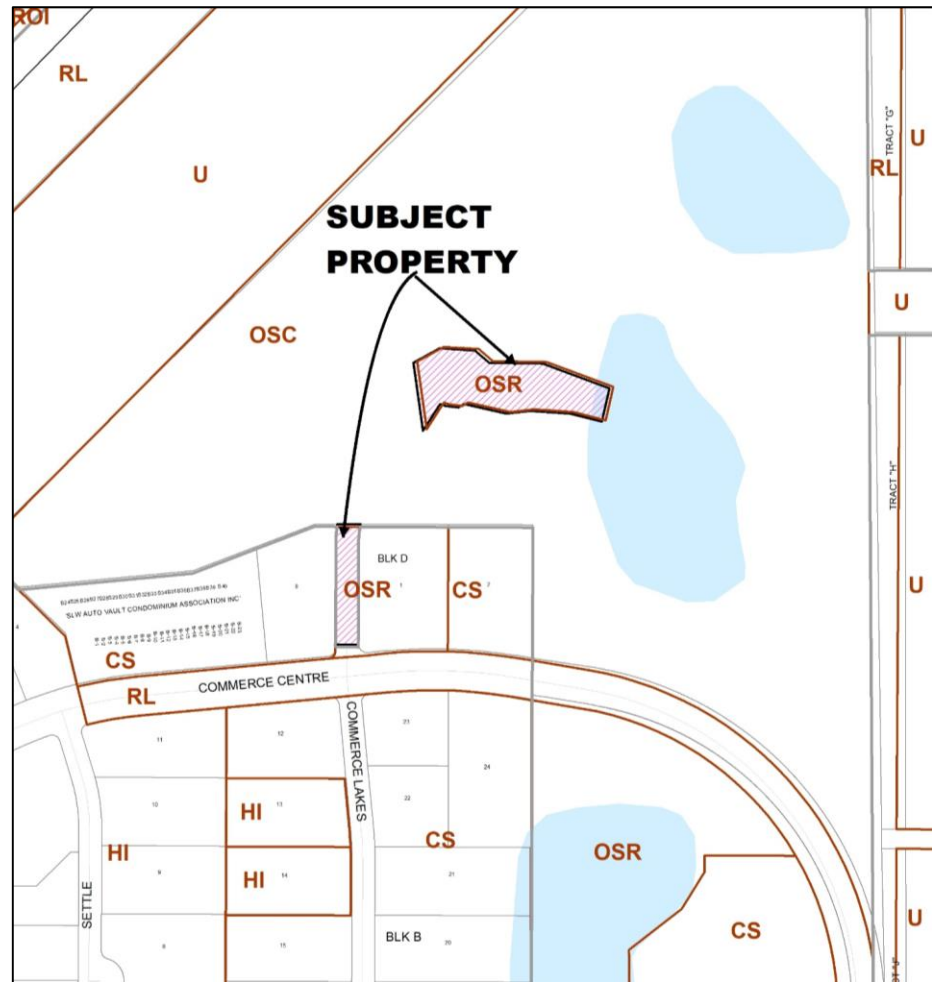
Surrounding Uses

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)



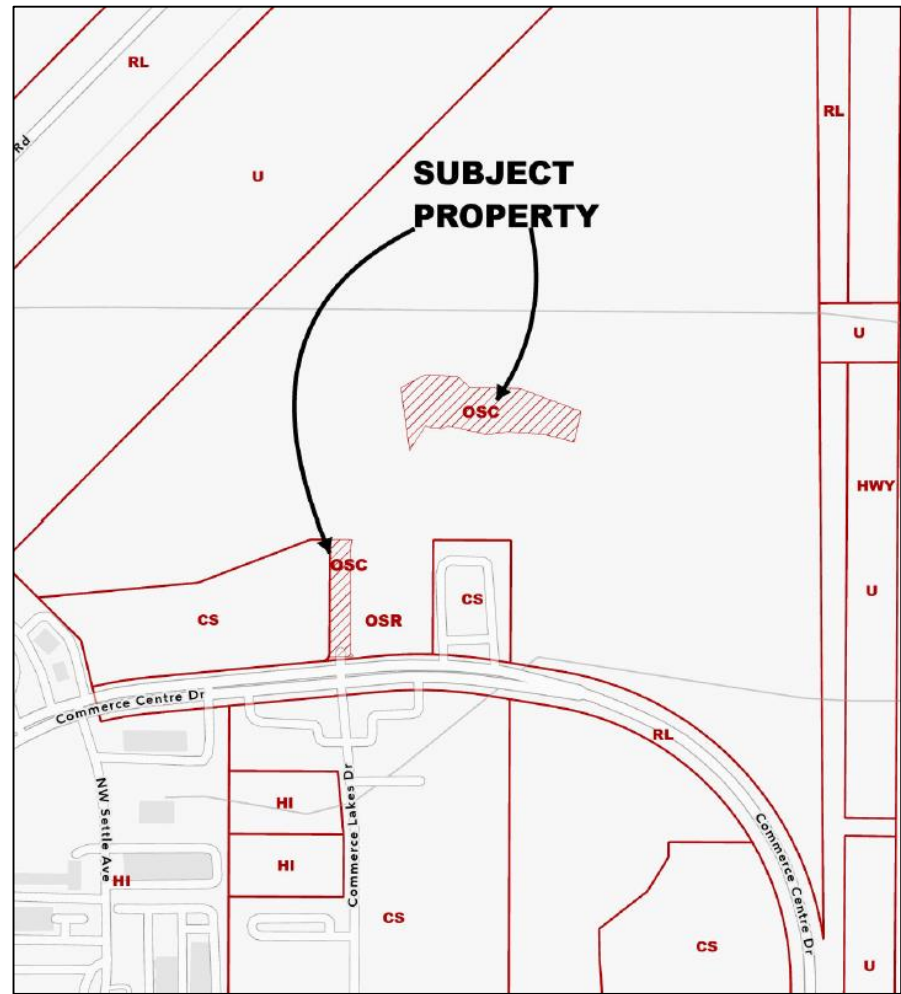
Existing Land Use

Recreation Open Space (OSR)



Proposed Land Use

Conservation Open Space (OSC)



Background

- City acquired +/-94 acres in 2009 as a preserved natural area.
- Two additional parcels (2.74 acres) were later obtained (subject of request).
- Conservation Lands & Acquisition Management Plan (2009 amended 2015) identified these properties for acquisition to add to the +/- 94-acre parcel as part of the overall area for the City's inventory of large natural areas.

Proposed Project

- Amend FLU designation for 2.74 acres from OSR to OSC
- Adds to the existing 94-acre OSC property
- Allow for passive recreation (hiking, biking, fishing, nature observation)

Justification

Policy 1.1.4.6 – Open Space Designations:

- **Open Space Conservation (OSC).** Conservation areas are comprised of lands that should, to the maximum reasonable extent, maintain the natural character of the land.
- **Open Space Recreation (OSR).** These areas are designated for existing or future parks.

Policy 5.2.5.2: 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.

Adequate Public Facilities

All public facilities, including water, wastewater, solid waste, parks, transportation, police, and fire services, have sufficient capacity to support the proposed Future Land Use Map amendment.

Environmental Analysis

- The site contains wetlands and two retention ponds originally excavated as borrow pits during I-95 construction
- Invasive vegetation has been removed and the area will be restored with native plant communities and maintained in its natural condition.
- Flood Zone X, area of minimal flood risk

Staff Recommendation

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction 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 approval to the City Council - with conditions
- 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.