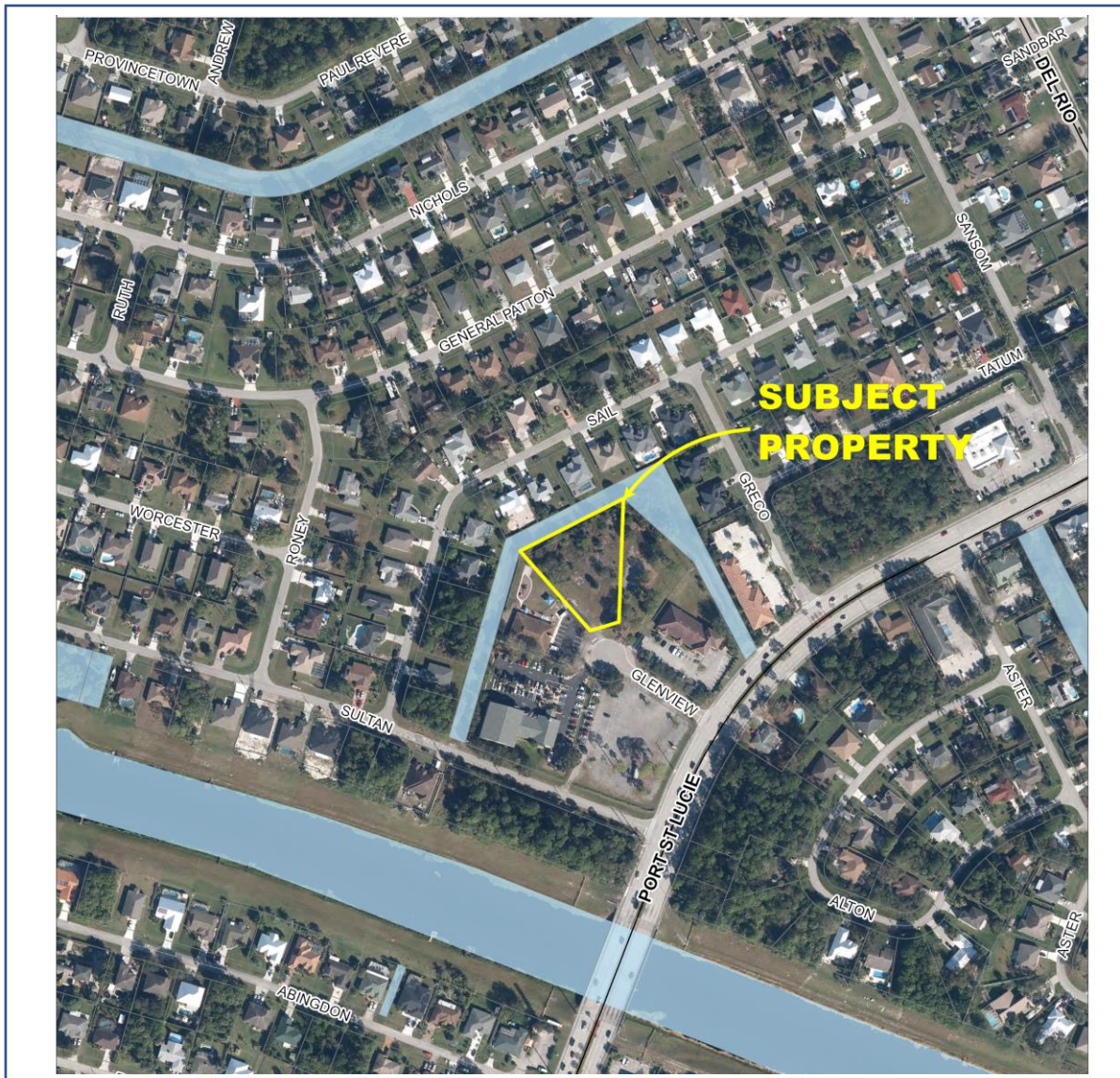




PLANNING AND ZONING STAFF REPORT
September 5, 2023 Planning and Zoning Board Meeting

City of Port St. Lucie
Rezoning
P23-118



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Institutional to Neighborhood Commercial
Applicant:	City of Port St. Lucie
Property Owner:	Anterprise LLC
Location:	West of Port St. Lucie Boulevard, at the end of SW Glenview Ct.
Address:	832 SW Glenview Ct.
Project Planner:	Bianca Lee, Planner II

Project Description

The City of Port St. Lucie is initiating a rezoning, to reclassify the zoning of a .96-acre parcel from Institutional (I) to Neighborhood Commercial (CN) to be consistent with the City's Comprehensive Plan.

Background

The City Council approved P02-221, Comprehensive Plan Text Amendment to Policy 1.1.4.13 to delete the Institutional (I) Zoning District as a compatible zoning district for the Limited Commercial (CL) future land use classification on March 24, 2003 by Ordinance 02-144.

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 September 5, 2023, Planning & Zoning Board meeting.

Location and Site Information

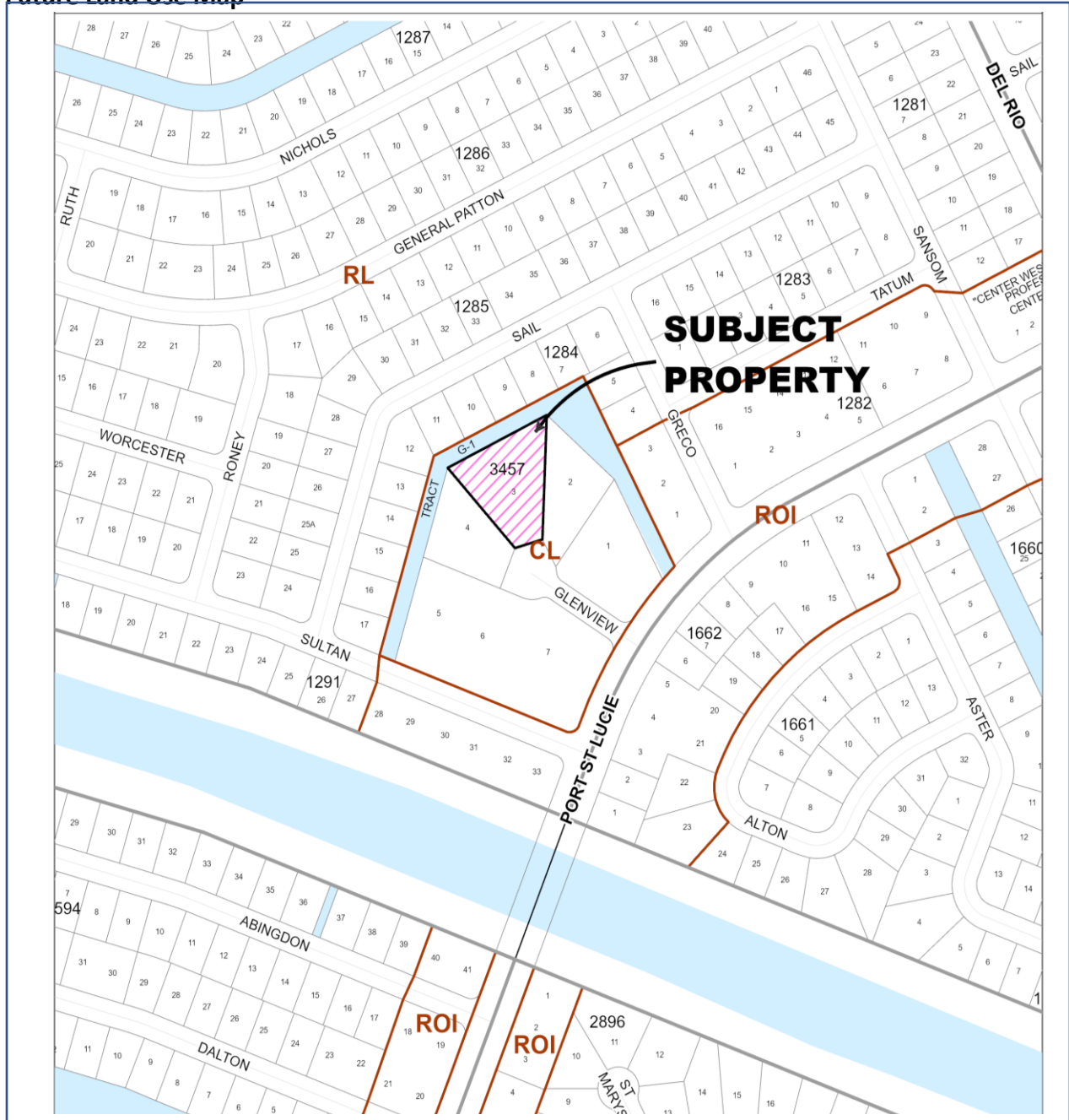
Parcel Number:	3420-556-0004-000-5
Property Size:	.96 acres: 41,818 SF
Legal Description:	Port St. Lucie - Section 12- Blk. 3457, Lot 3
Future Land Use:	Limited Commercial (CL)
Existing Zoning:	Institutional
Existing Use:	Vacant
Requested Zoning:	Neighborhood Convenience Commercial (CN)
Proposed Use:	A use consistent with the Neighborhood Commercial District (CN) & Comprehensive Plan

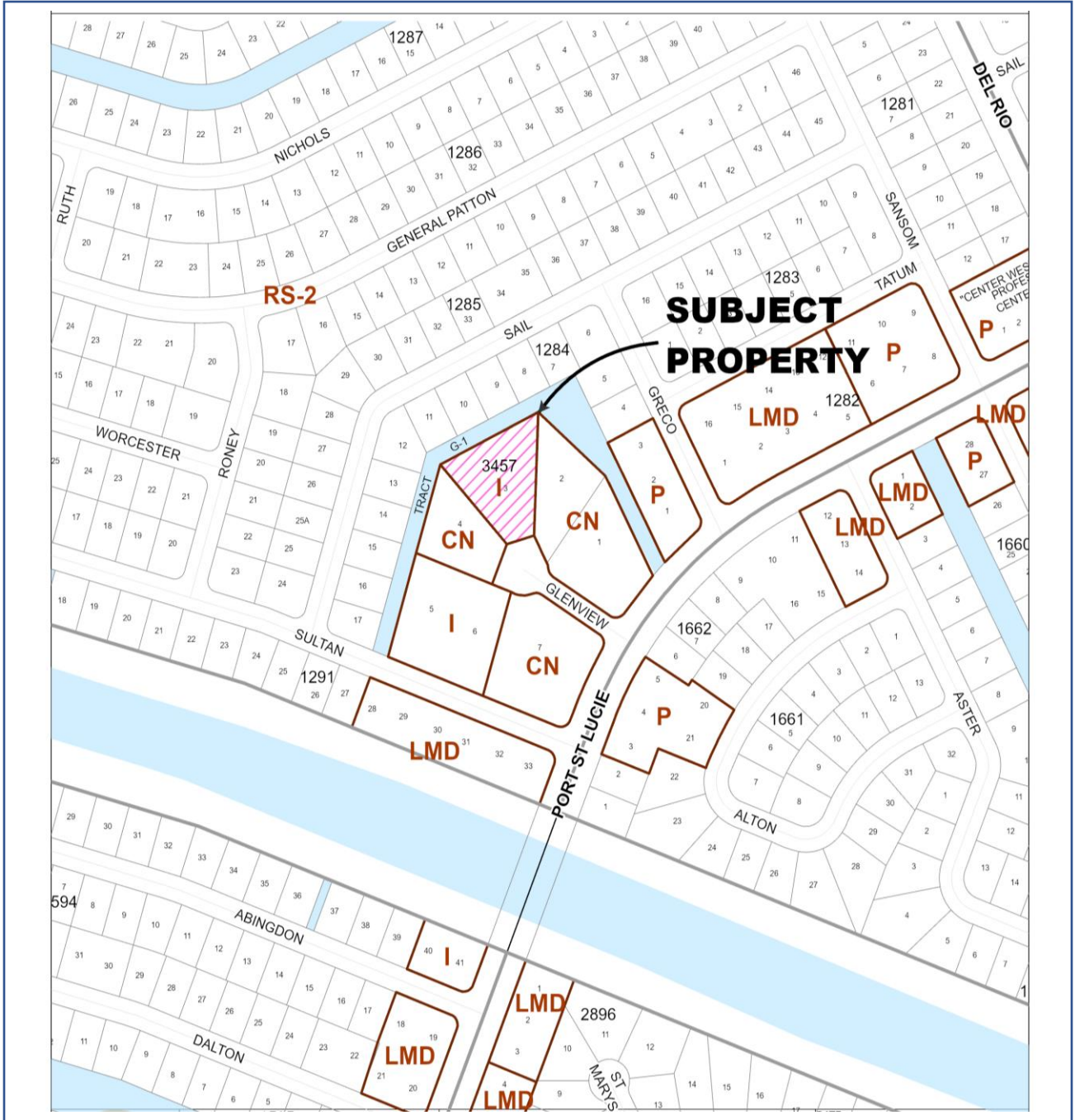
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	SFH
South	CL	CN	Vacant
East	CL	CN	Vacant
West	CL	CN	Daycare

RL-Low Density Residential, CL-Limited Commercial, RS-2-Single-Family Residential Zoning District, CN-Neighborhood Convenience Commercial Zoning District

Future Land Use Map





Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Neighborhood Commercial is compatible with Policy 1.1.4.13 and future land use CL. The Neighborhood Commercial Zoning District is listed as a compatible zoning district under the Limited Commercial (CL) future land use classification.

ZONING REVIEW

Justification Statement: The purpose of this request is to align with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Neighborhood Commercial Zoning District is compatible with the CL future land use classification.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Neighborhood Commercial Zoning District is compatible with the CL future land use classification, Policy 1.1.4.13 of the Future Land Use Element. A 6 ft. architectural wall will be required along the rear property line to screen the future development from the residential lots to the north.

ENVIRONMENTAL REVIEW

A tree survey and a site survey for gopher tortoises shall be conducted before development.

RELATED PROJECTS

Rezoning from Neighborhood Commercial to Institutional; approved by the City Council on August 12, 1996 (P96-117).

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.