



**3771 SE Jennings Road
 Rezoning
 P22-341**



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 3.05 acres of land currently zoned General Use (GU) to the Service Commercial (CS) zoning district.
Applicant:	Vlada Peterka, Redtail Design Group, Inc.
Property Owner:	Crb of Florida, Inc.
Location:	The subject property is located on the south side of SE Jennings Road and west of SE Lennard Road.
Address:	3771 SE Jennings Road
Project Planner:	Bethany L. Grubbs, Planner III

Project Description

The applicant is requesting approval for the rezoning of a 3.05-acre parcel from GU (General Use) to CS (Service Commercial). The subject property is located at 3771 SE Jennings Road, on the south side of SE Jennings Road, west of SE Lennard Road, and east of S US Highway 1. The applicant is requesting a change in zoning to allow an enclosed assembly use within the existing 5,022 -square foot building, which was constructed in 1988 for a radio station. No additional development is proposed.

The property owner has an existing land lease with a leaseholder for the 275’ wireless communications tower, which will remain on the property. The proposed CS (Service Commercial) zoning district allows for tower heights up to 300 feet; therefore, the 275’ guyed tower complies with the height limits of the CS (Service Commercial) zoning district.

The property has a concurrent future land use map amendment application to change the designation from U (Utility) to CS (Service Commercial).

Previous Actions and Prior Reviews

The site is developed with an existing 275’ guyed tower and associated equipment. With the special exception use application, City Council approved a distance separation waiver allowing the tower to be constructed 401 feet from an existing tower, which is under the 2,000-foot requirement.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property on December 21, 2022.

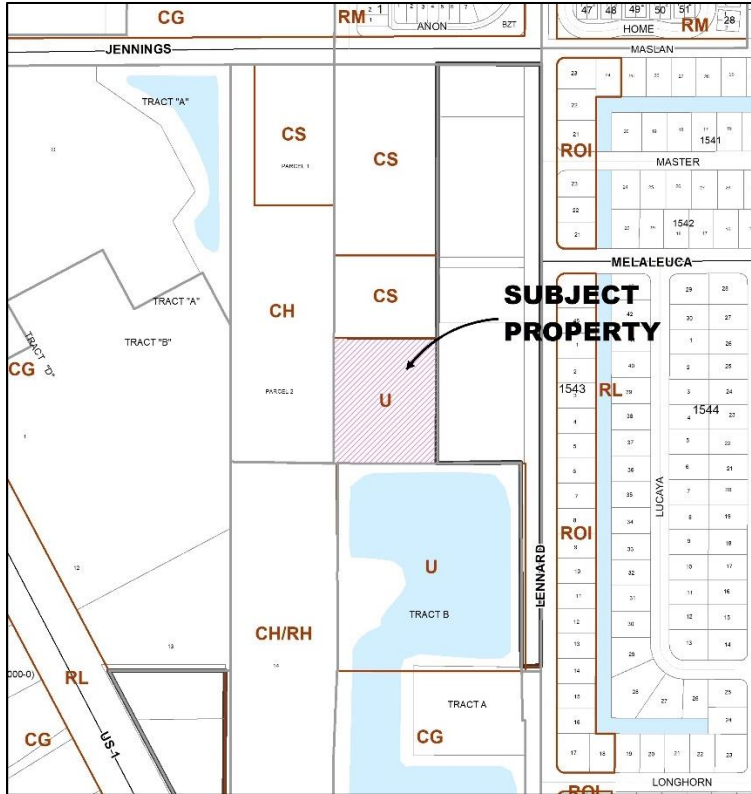
Location and Site Information

Parcel Number:	3414-501-4701-400-4
Property Size:	3.05 acres
Legal Description:	A portion of Lot 2, Block 1, of St. Lucie Gardens Plat 1
Existing Future Land Use:	U (Utility)
Proposed Future Land Use:	CS (Service Commercial)
Existing Zoning:	GU (General Use)
Existing Use:	Developed with an existing 5,022-square-foot office building and a telecommunications tower
Requested Zoning:	CS (Service Commercial)
Proposed Use:	Enclosed assembly area. The existing 275’ guyed wireless communication tower will remain.

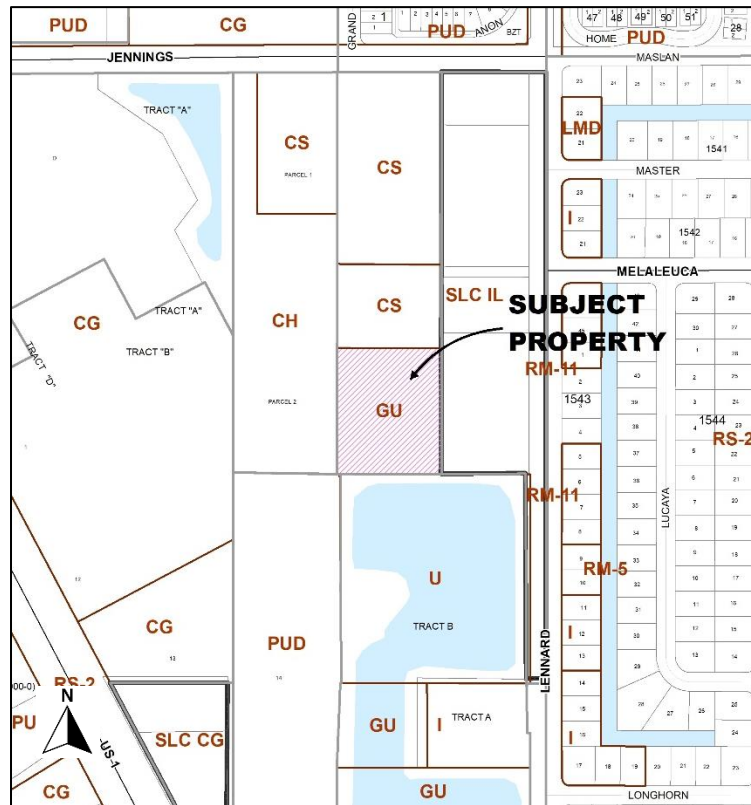
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Telecommunications Tower
South	U	U	Vacant – City-owned
East	IND, St. Lucie County	IL, St. Lucie County	Industrial Park
West	CH	CH	Self-Storage and RV Resort

CS – Service Commercial, U – Utility, IND – Industrial (SLC), IL – Industrial Light (SLC), CH – Highway Commercial)



Land Use Map



Zoning 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. Policy 1.1.4.13 establishes the compatible future land use and zoning categories. The Service Commercial (CS) zoning district is listed as a compatible zoning district under the CS (Service Commercial) future land use classification as shown in the following table:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CS (Service Commercial)	CS, GU, WI

Applicant's Justification Statement: The requested rezoning of the subject property has requested the change in zoning to allow a Caribbean American Cultural Club, a local non-profit social club, to utilize the existing 5,022-square-foot building for club meetings and activities.

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

RELATED PROJECTS

- P22-335 The applicant has submitted a concurrent future land use amendment from U (Utility to CS (Service Commercial)).
- P00-44 On March 8, 2000, a site plan amendment was approved to add a 200 (10' x 20') square foot equipment structure and collocate antennas on an existing 275' guyed tower.
- P97-259 On July 22, 1998, a site plan was approved for a 275' guyed tower.
- P97-258 On March 23, 1998, City Council approved a special exception use for a 275' wireless communication tower and antenna in the GU zoning district.

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.