



City of PSL-Northport Utility Rezoning P24-011

Planning & Zoning Board
March 5, 2024
Bianca Lee, Planner II

Request:

The applicant is requesting the rezoning of two parcels totaling 23.04-acres, from Institutional (I) to Utility (U) to be consistent with the City's Comprehensive Plan.

Proposed Project: A use consistent with the Utility Zoning District

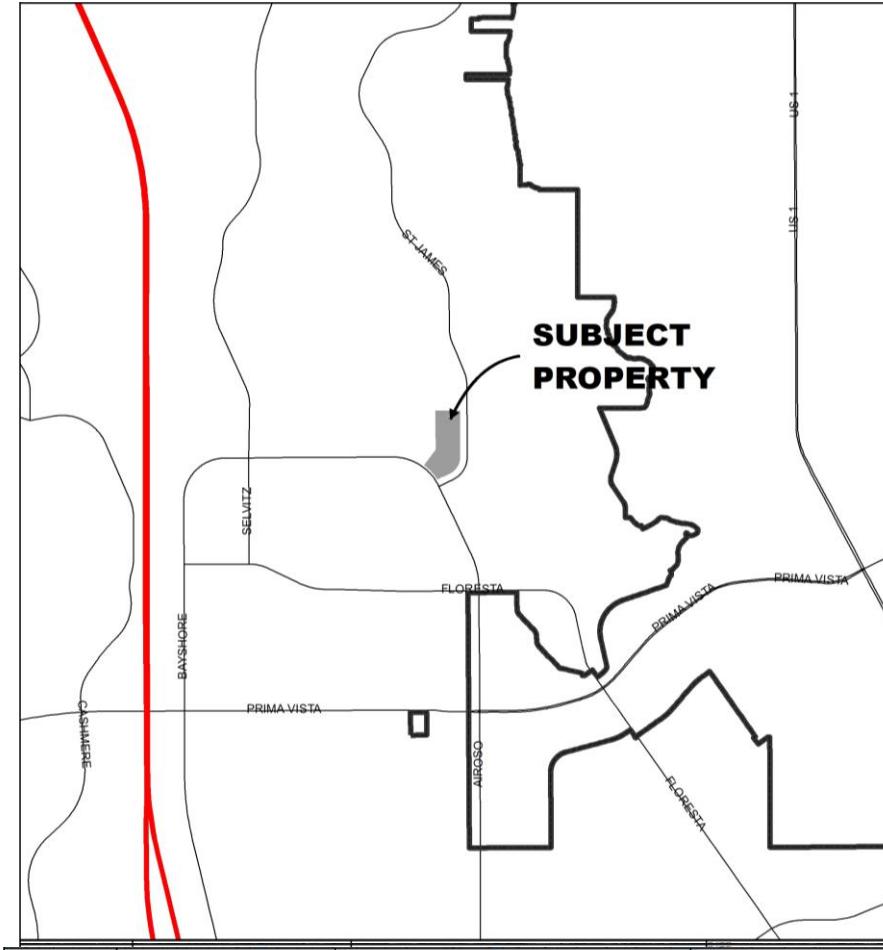
General Information:

Owners – The City of Port St. Lucie

Applicant – Stefanie Beskovoyn

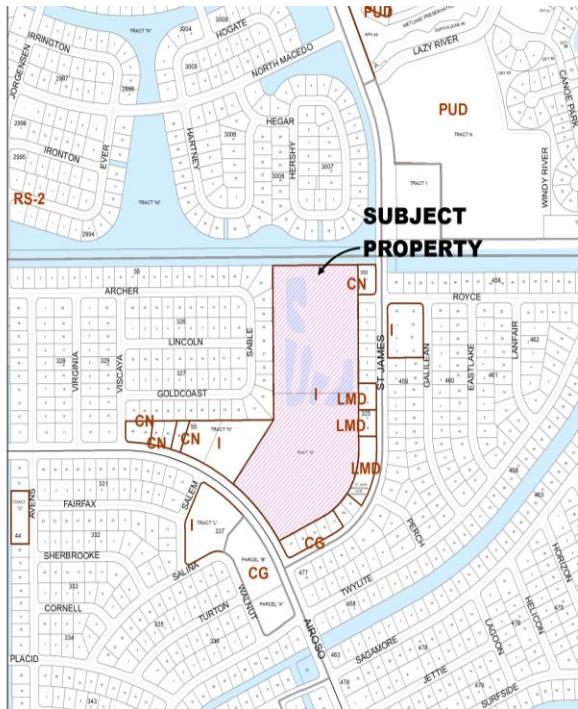
Location – 281 NW Saint James Dr.

Existing Use – Wastewater treatment
facility



Direction	Future Land Use	Zoning	Existing Use
North	Utility (U)	Utility (U)	Utility
South	General Commercial (CG) & Institutional (I)	General Commercial (CG) & Institutional (I)	Self-storage & Church
East	General Commercial (CG), ROI, LMD, & CL	General Commercial (CG), LMD, RS-2, & CN	Retail strip, vacant, Single-family homes, & Gas station
West	Low Density Residential (RL) & Limited Commercial (CL)	RS-2 & Institutional (I)	ALF & Single-family homes

Surrounding Uses



Justification

- 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 Utility (U) Zoning District is listed as a compatible zoning district under the Utility (U) future land use classification.

Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
Utility (U)	SEU in various zoning districts

Planning & Zoning Staff Recommendation:

The Planning & Zoning Department staff recommends approval of the rezoning request.