

City of Port St. Lucie Rezoning Application P22-214

City Council meeting
September 12, 2022 and September 26, 2022

Bridget Kean, AICP
Senior Planner



Request:

- A City initiated application to rezone approximately 29.90 acres of property from the zoning designations of SLC AG-5 and City of Port St. Lucie MPUD (Master Planned Unit Development) to City of Port St. Lucie General Use (GU)
- The subject property is a 47.52 acre city owned parcel that is located in the Southern Grove DRI.
- The parcel was deeded to the City of Port St. Lucie by the Tradition Land Company in 2018.
- The subject property is designated as a future school site and future park site on Map H, the master development plan for the Southern Grove DRI.

General Information:

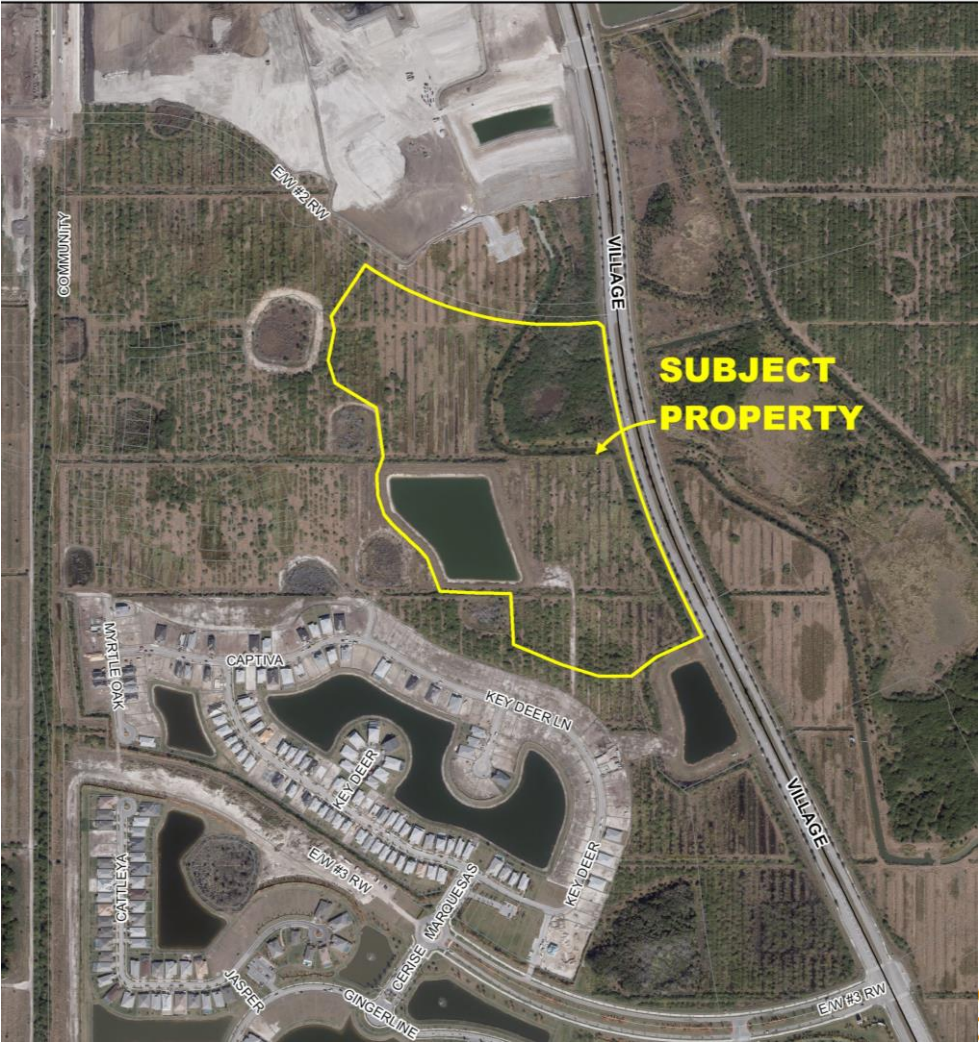
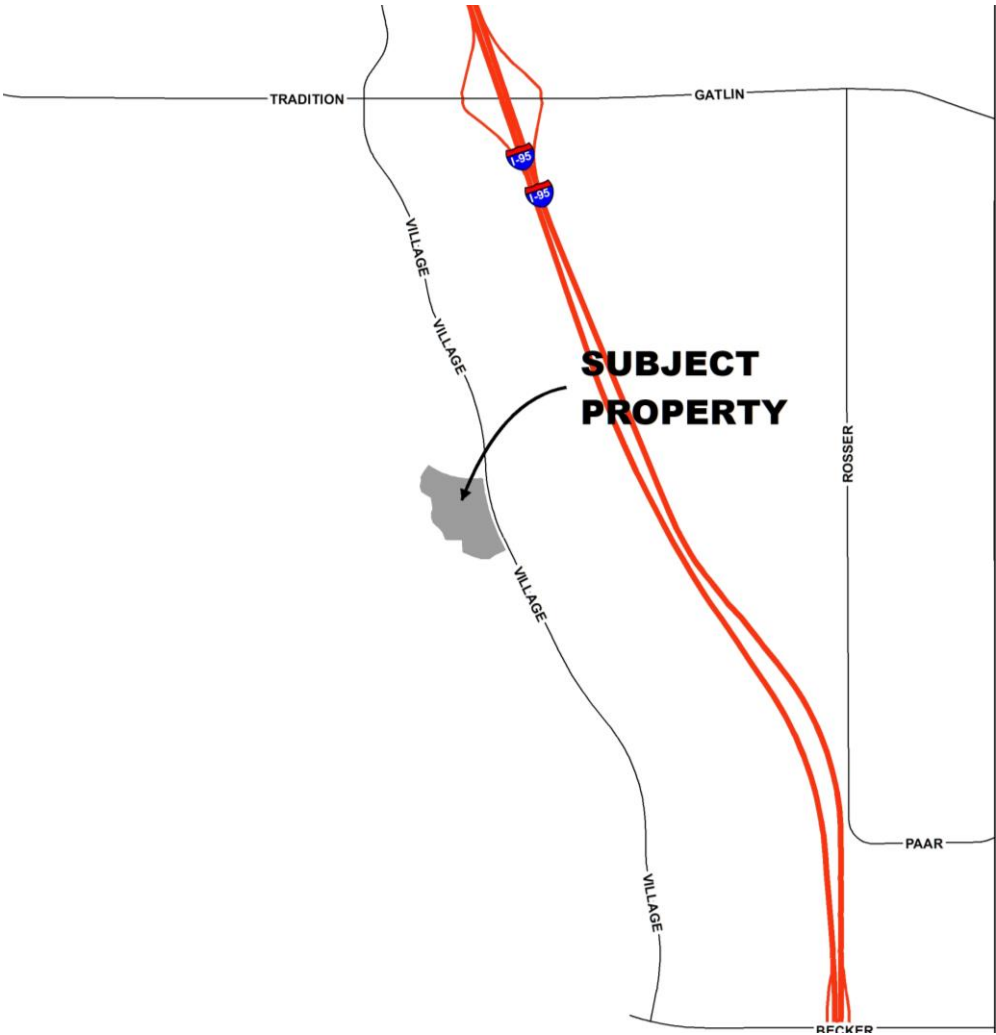
Owner and Applicant – City of Port St. Lucie

Location – The west side of SW Village Parkway, immediately south of the E/W 2 road right-of-way and north of Marshall Parkway

Existing Use – Vacant land



Location Maps



Future Land Use

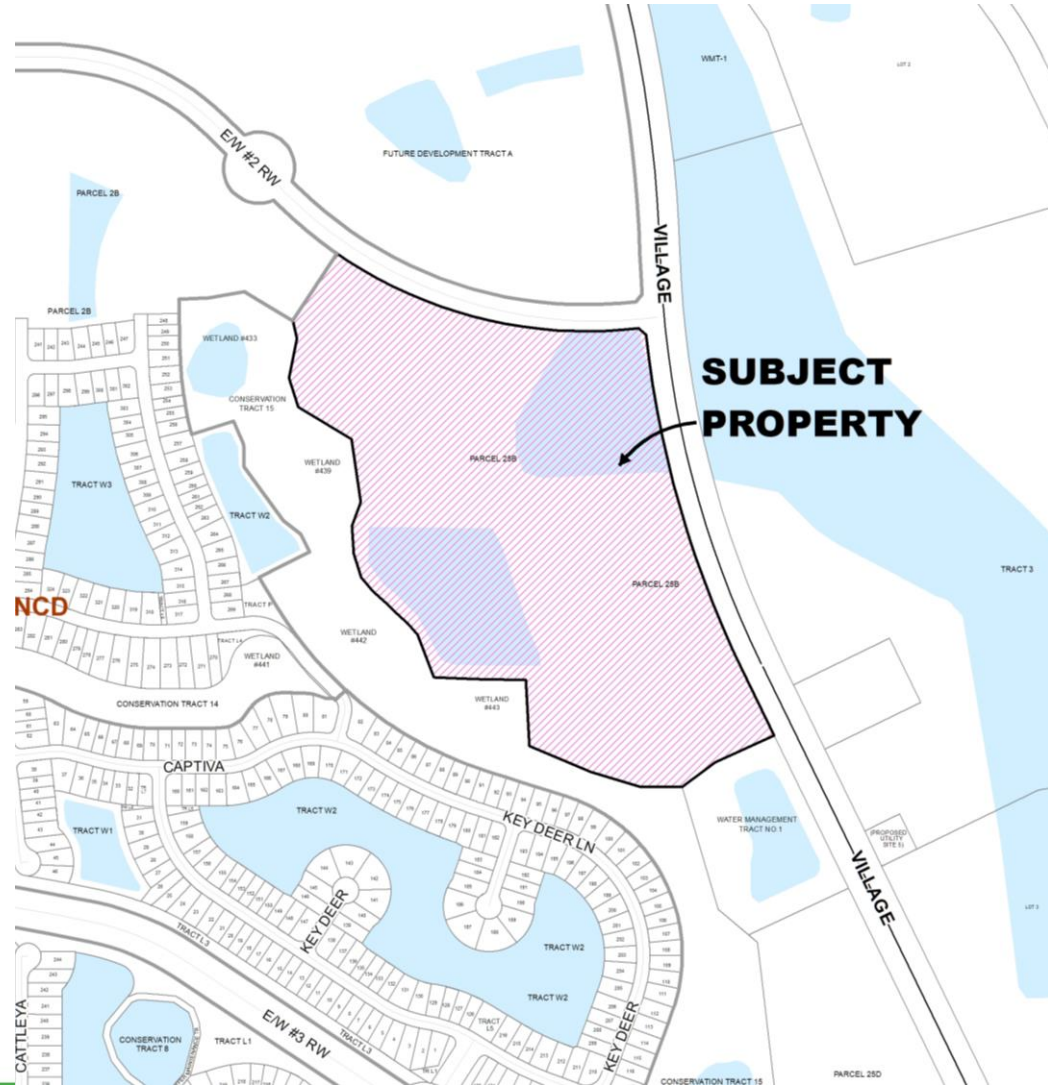
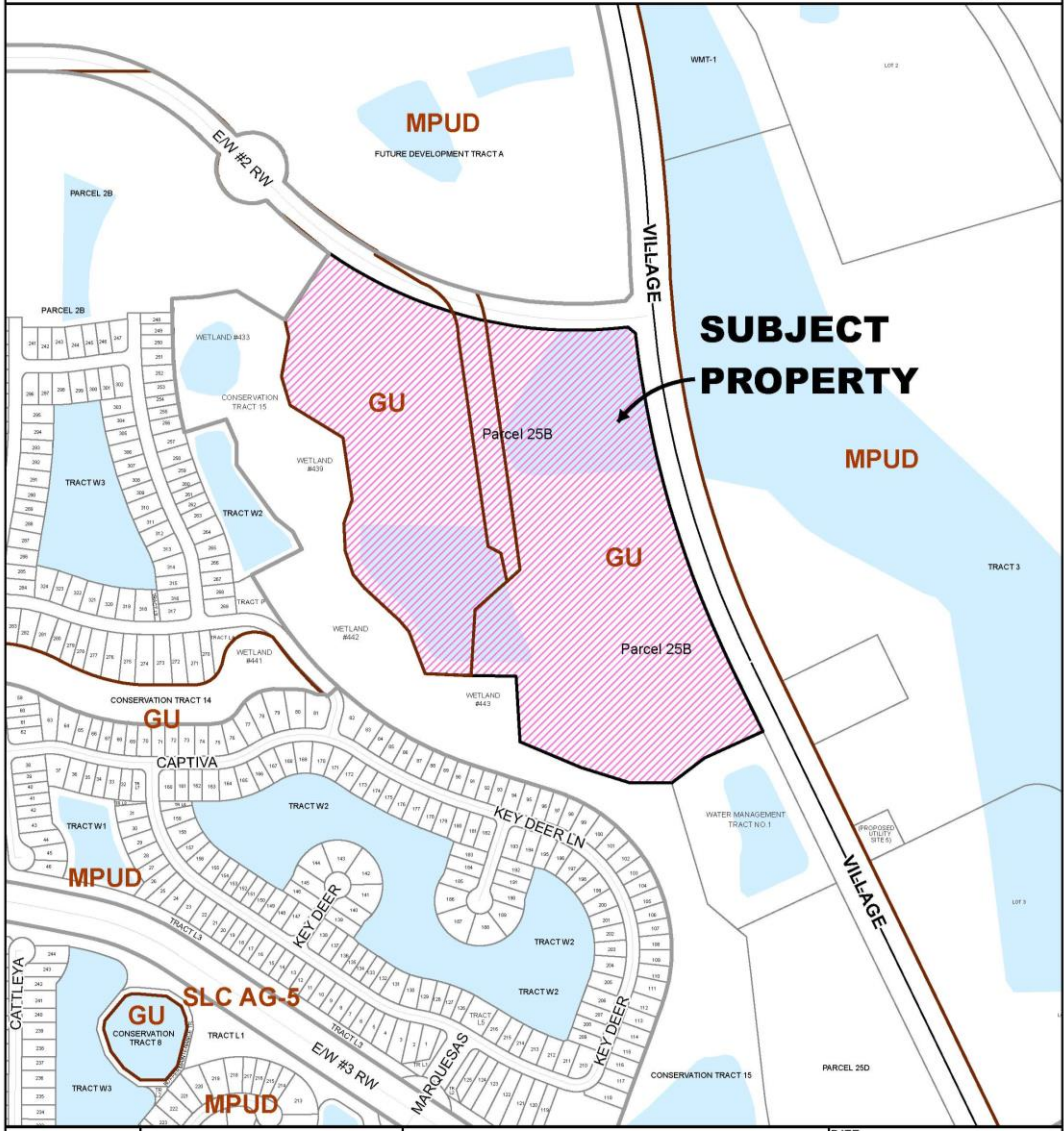
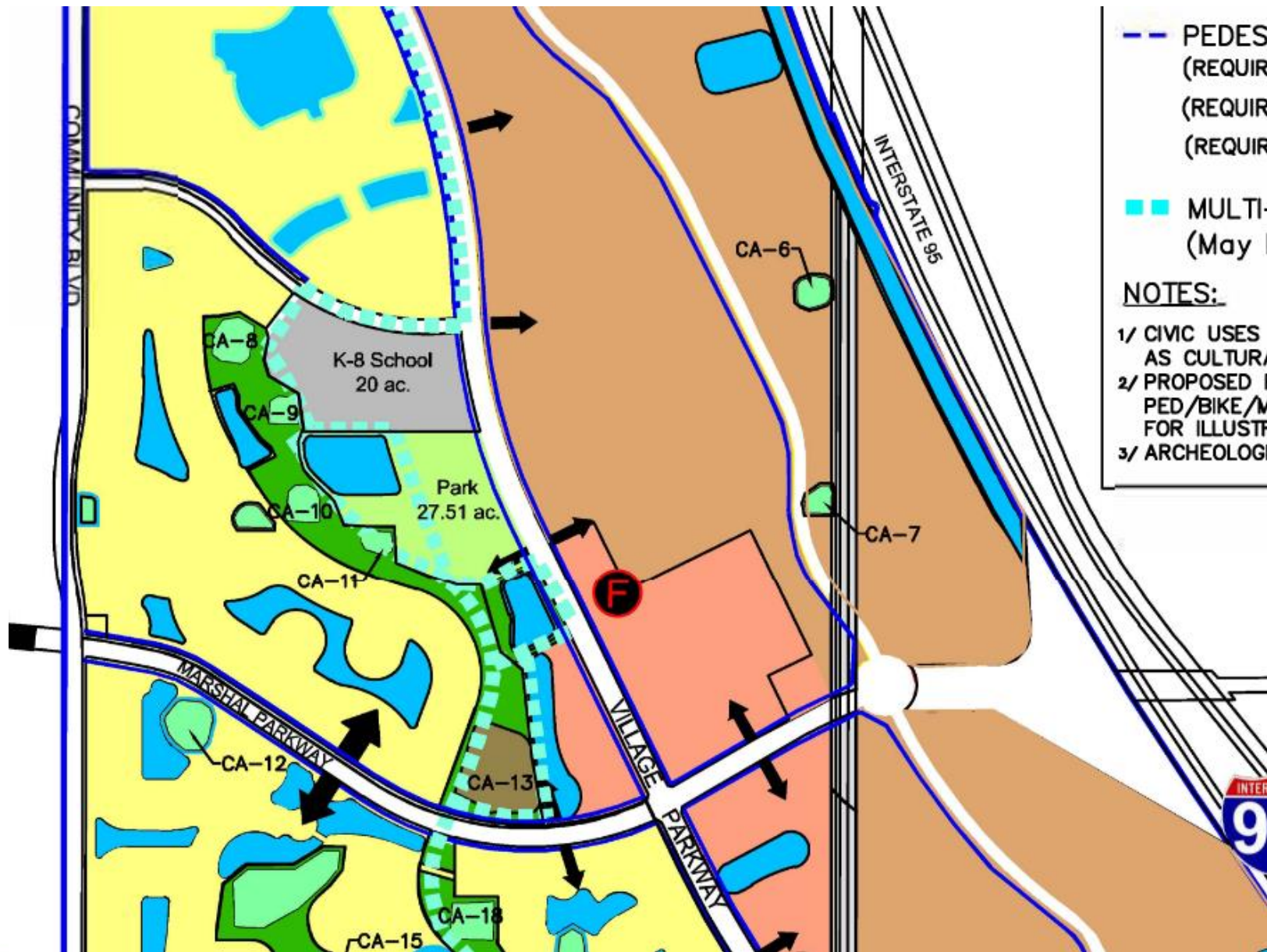


Exhibit "2"
PROPOSED ZONING





- - PEDES
 (REQUIR
 (REQUIR
 (REQUIR

■ MULTI-
 (May 1

NOTES:
 1/ CIVIC USES
 AS CULTUR/
 2/ PROPOSED I
 PED/BIKE/W
 FOR ILLUSTR
 3/ ARCHEOLOGI



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Telaro Subdivision
South	NCD	SLC AG-5	Water Management Tract
East	NCD	MPUD	Vacant
West	NCD	SLC AG-5 and MPUD	Conservation Land and west of the conservation land is the Heron Preserve residential subdivision



Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

NCD (New Community Development) District

Compatible Zoning District

MPUD (Master Planned Unit Development), GU (General Use), OSC (Open Space Conservation)



Justification

- The proposed rezoning is consistent with the City's comprehensive plan and required in order for the property to be developed as school and park site.
- Publicly owned or operated building or use and park or playground, or other public recreation are permitted uses in a GU zoning district.



Planning & Zoning Staff Recommendation

- The Planning & Zoning Board recommended approval at the August 2, 2022 Planning and Zoning Board meeting.

