

# City of Port St. Lucie REZONING P21-269

City Council Meetings of  
January 24, 2022 & February 14, 2022

Bianca Lee  
Planner I



# Request:

The City of Port St. Lucie is requesting approval of the rezoning of approximately 0.69 acres (three parcels) from Institutional (I) to Professional (P) to be consistent with the City's Comprehensive Plan.

Proposed Project: A use consistent with the Professional Zoning District

# Background:

The City Council adopted a City Initiated Comprehensive Plan Text Amendment to Policy 1.1.4.13 to delete reference to the Institutional (I) Zoning District as a compatible zoning district for the Residential, Office, Institutional (ROI) future land use designation (P21-047).

- The amendment was adopted by Ordinance 21-36 on July 27, 2021

# General Information:

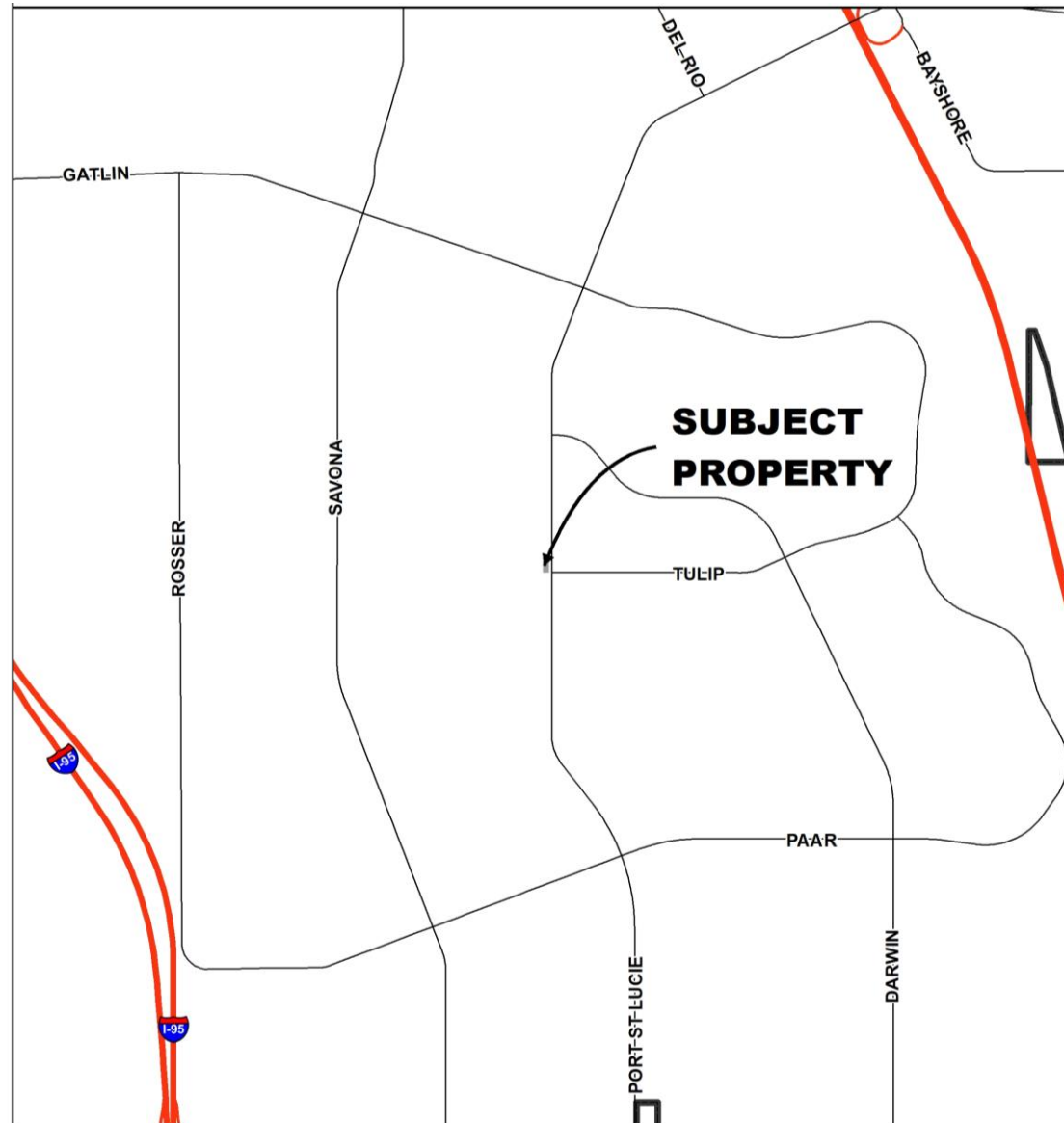
Owners – Gurudwara Treasure Coast Florida Inc.

Applicant – The City of Port St. Lucie

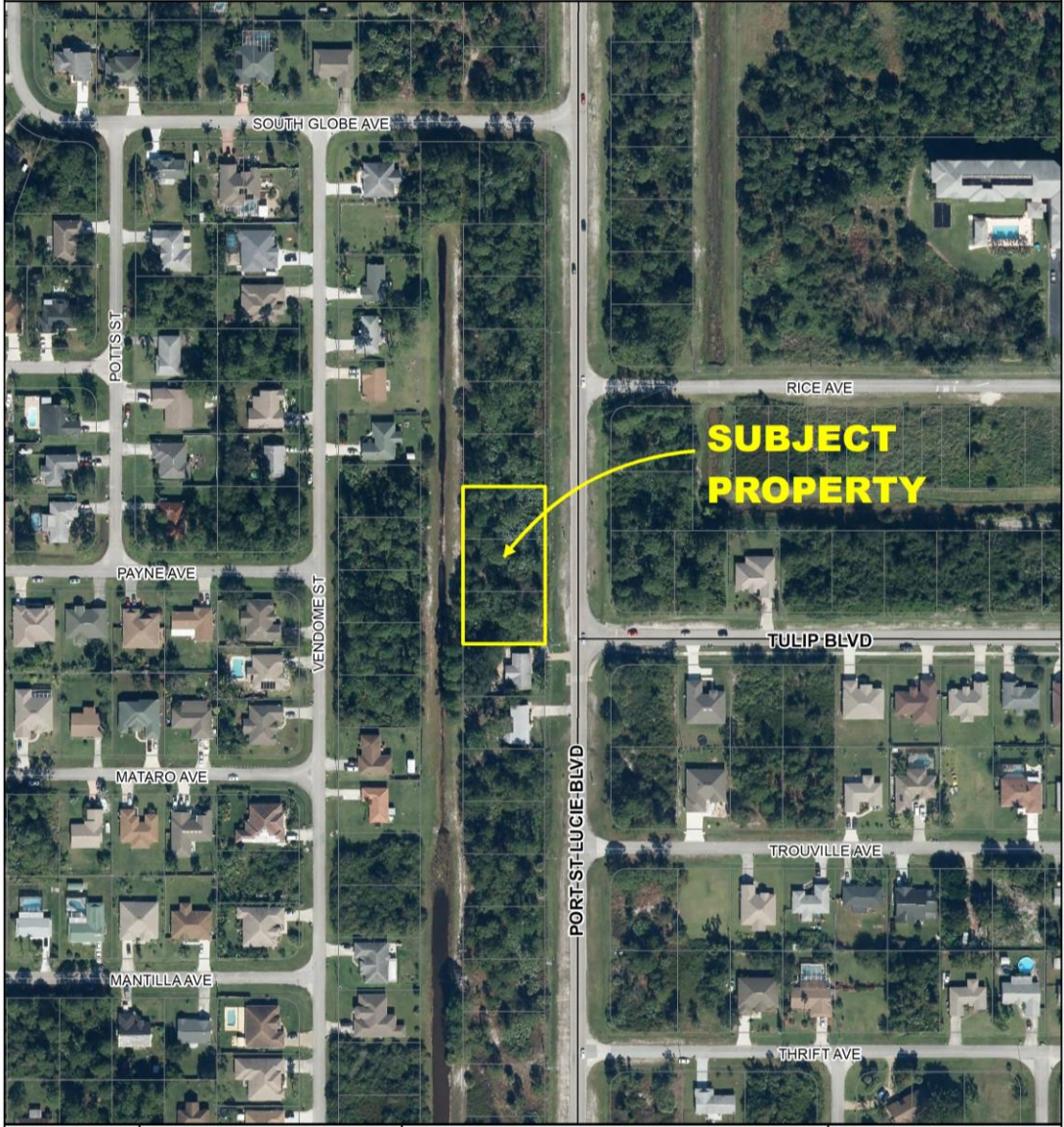
Location – West side of Port St. Lucie Boulevard and South of SW South Globe Ave.

Existing Use – Vacant land

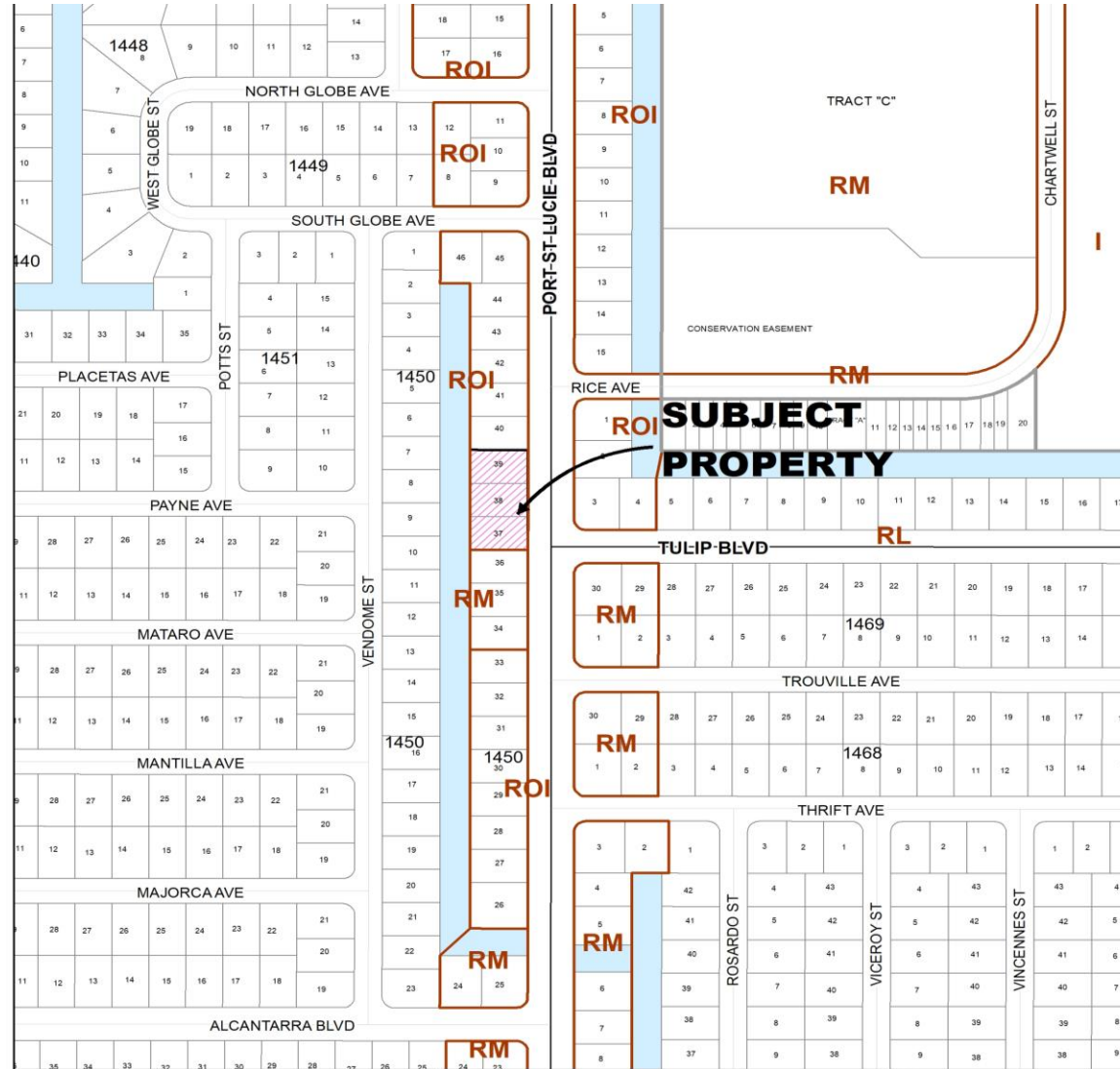
# Location Map



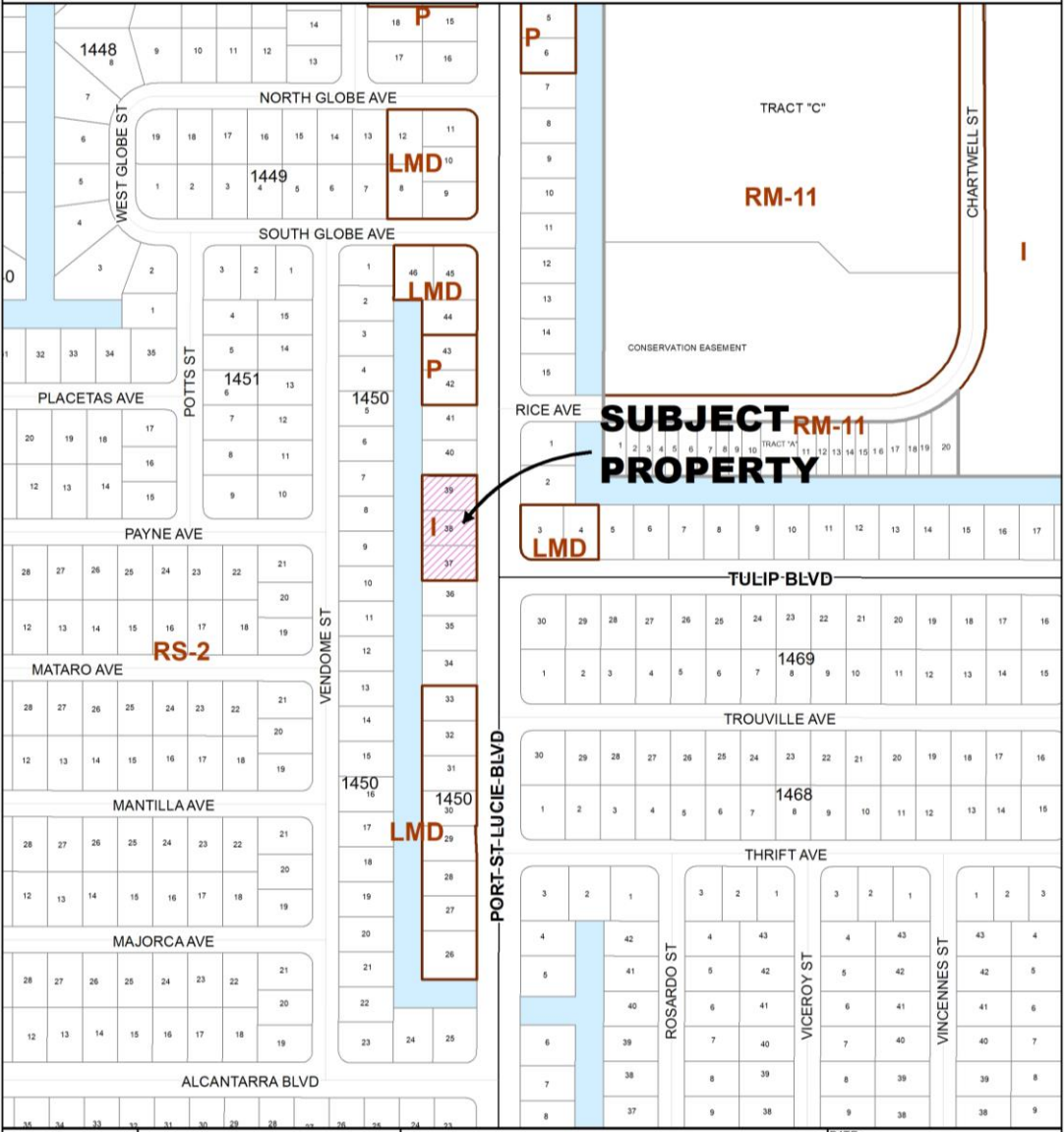
# Aerial



# Future Land Use



# Zoning





# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Low Density Residential (RL)	Single –Family Residential (RS-2)	Single Family Home
South	Low Density Residential (RL)	Single –Family Residential (RS-2)	Single Family Home
East	Residential, Office, & Institutional (ROI)	Limited Mixed Use (LMD)	Vacant
West	Low Density Residential (RL)	Single–Family Residential (RS-2)	Single Family Home



## Policy 1.1.4.13 Future Land Use Element

### Future Land Use Classification

Residential, Office, & Institutional (ROI)

### Compatible Zoning District

P (Professional), I (Institutional), LMD (Limited Mixed Use), RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre



# Compliance with Conversion Area Requirements

CONVERSION AREA REVIEW STANDARDS		
Planning Area location per Conversion Manual	Area 1A	
Is all property within planning area?	Yes	
Type of Conversion Area	Residential, Office & Institutional (ROI)	
Proposed rezoning	Professional Zoning District	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160'	240" (Port St. Lucie Blvd.)
Minimum Depth	125	125
Landscape Buffer Wall	Yes, to screen from neighboring residential properties	N/A

# 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 Professional (P) Zoning District is listed as a compatible zoning district under the Residential, Office & Institutional (ROI) future land use classification.



# Recommendation

- The Planning and Zoning Board at their December 7, 2021, meeting recommended approval of the rezoning.

