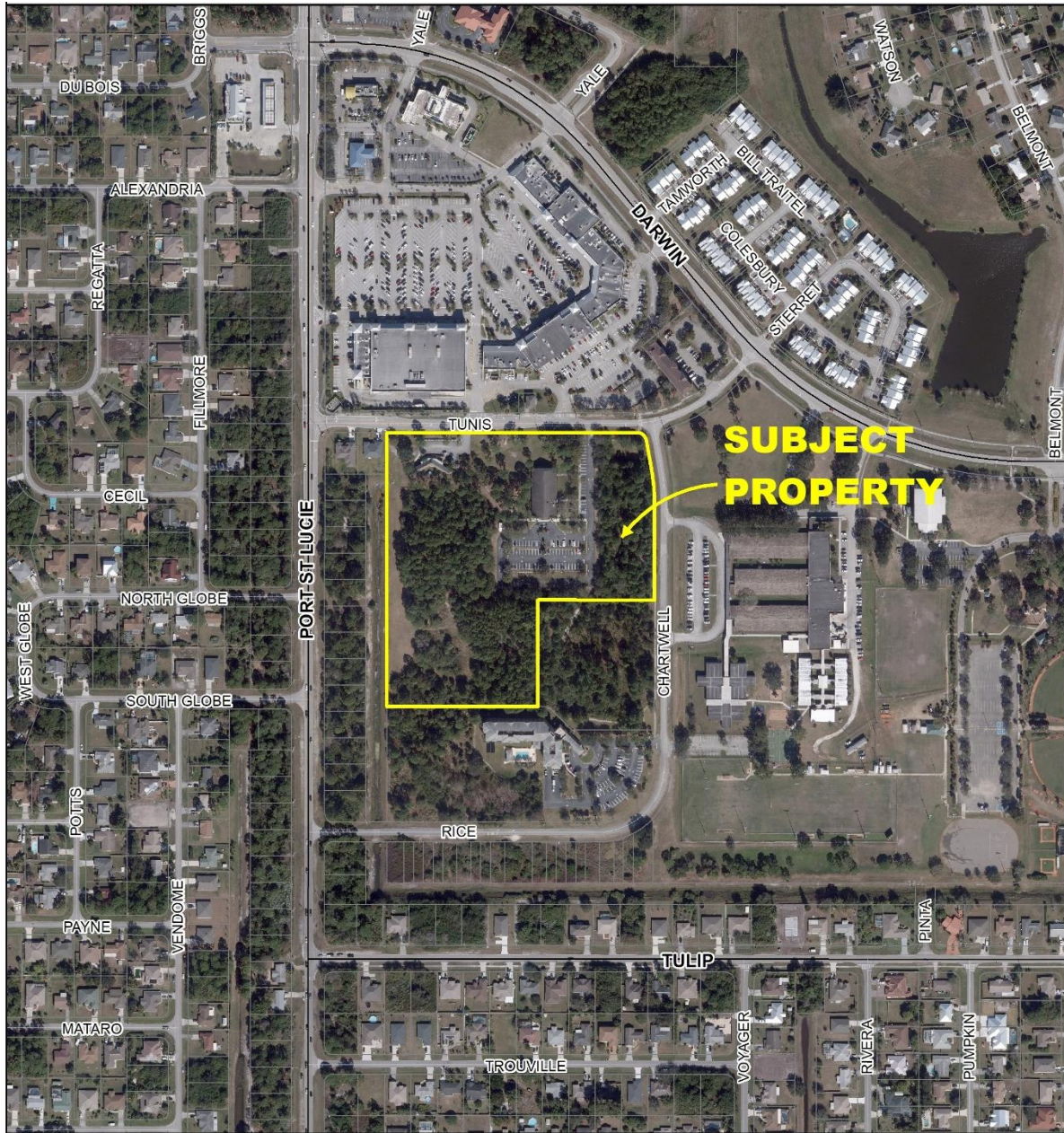




**ST. ELIZABETH ANN SETON  
REZONING  
P22-126**



**Project Location Map**

**SUMMARY**

Applicant's Request:	Rezoning from Multiple-Family Residential (RM-11) to Institutional (I)
Applicant:	Elizabeth Colome, Colome and Associates, Inc
Property Owner:	Diocese of Palm Beach
Location:	Parcel ID # 3420-711-0003-000-3
Project Planner:	Stephen Mayer, Planner III

**Project Description**

The applicant is requesting approval of a rezoning for 12.76 acres from Multiple-Family Residential – 11 Units per acre (RM-11) to Institutional (I). The subject property is the northern portion of the St. Elizabeth Ann Seton church property located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue. The applicant is proposing a concurrent application to change the future land use map of said portion to Institutional. This change would bring the existing church into greater conformity and will allow the constructing a new Parish Center on the church property. This application does not include the southern portion of the site, which will remain RM-11, in conformity with the existing Villa Seton residential component of the church site.

**Background**

The church was previously approved as a Special Exception Use in the RM-11 zoning district and the code was subsequently amended. A church is considered an enclosed assembly use, which is now not a permitted use in the RM-11 zoning district. Therefore, the existing church is considered a non-conforming use and the use would not be allowed to be expanded. The Future Land Use map amendment and the concurrent rezoning would allow the construction of the new building.

**Location and Site Information**

Parcel Numbers:	3420-711-0003-000-3
Property Size:	+/- 12.76 acres
Legal Description:	A portion of Tract C, First Replat in Port St. Lucie, Section 42
Future Land Use:	RM
Proposed Land Use:	Institutional
Existing Zoning:	RM-11
Existing Use:	Church
Requested Zoning:	Institutional
Proposed Use:	Church

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Darwin Plaza (retail shopping center)
South	RM	RM-11	Villa Seton
East	I	I	Windmill Point Elementary School
West	ROI	P/RM-11	Vacant

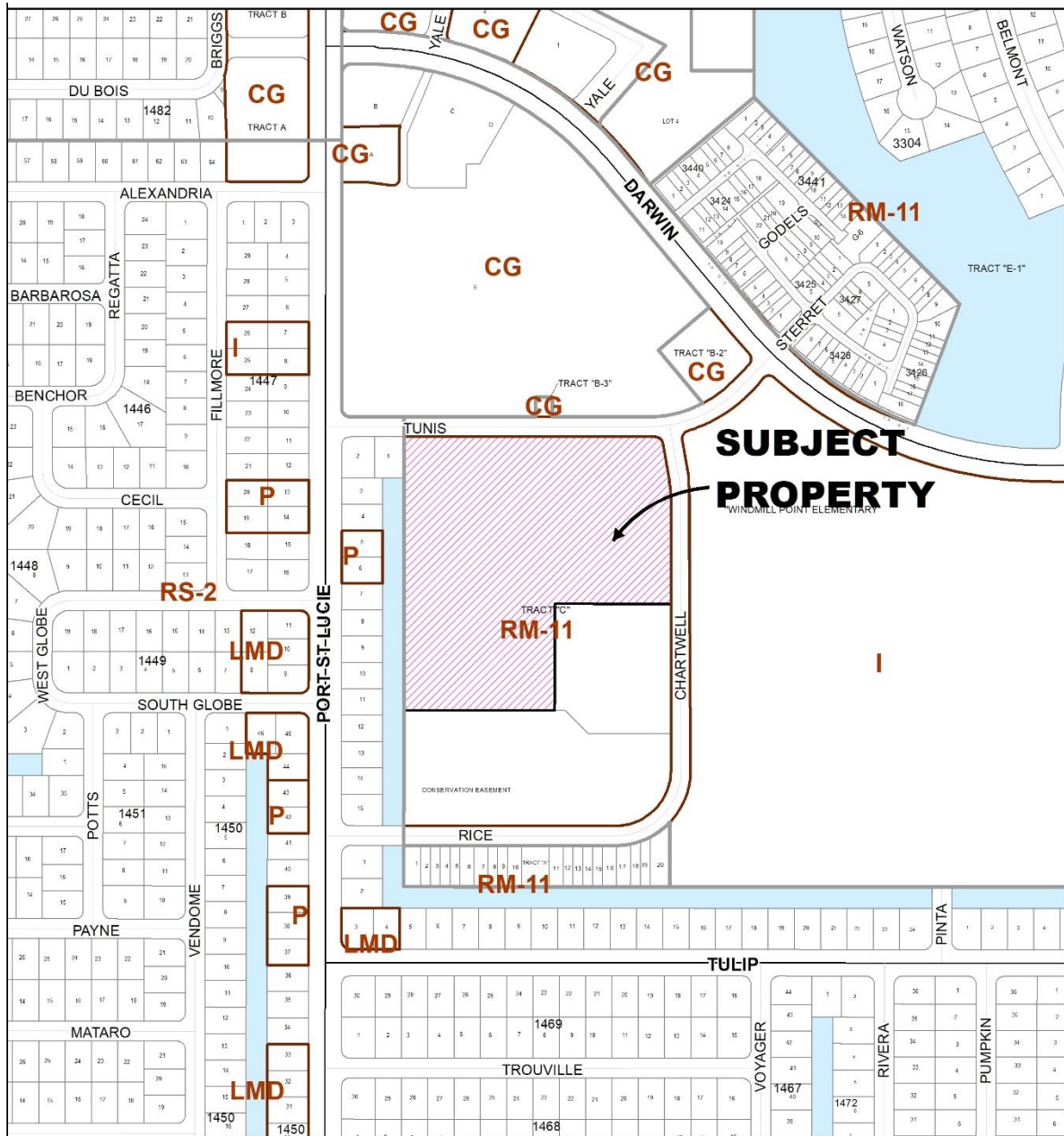
CG – General Commercial

RM-11 – Multiple Family Residential

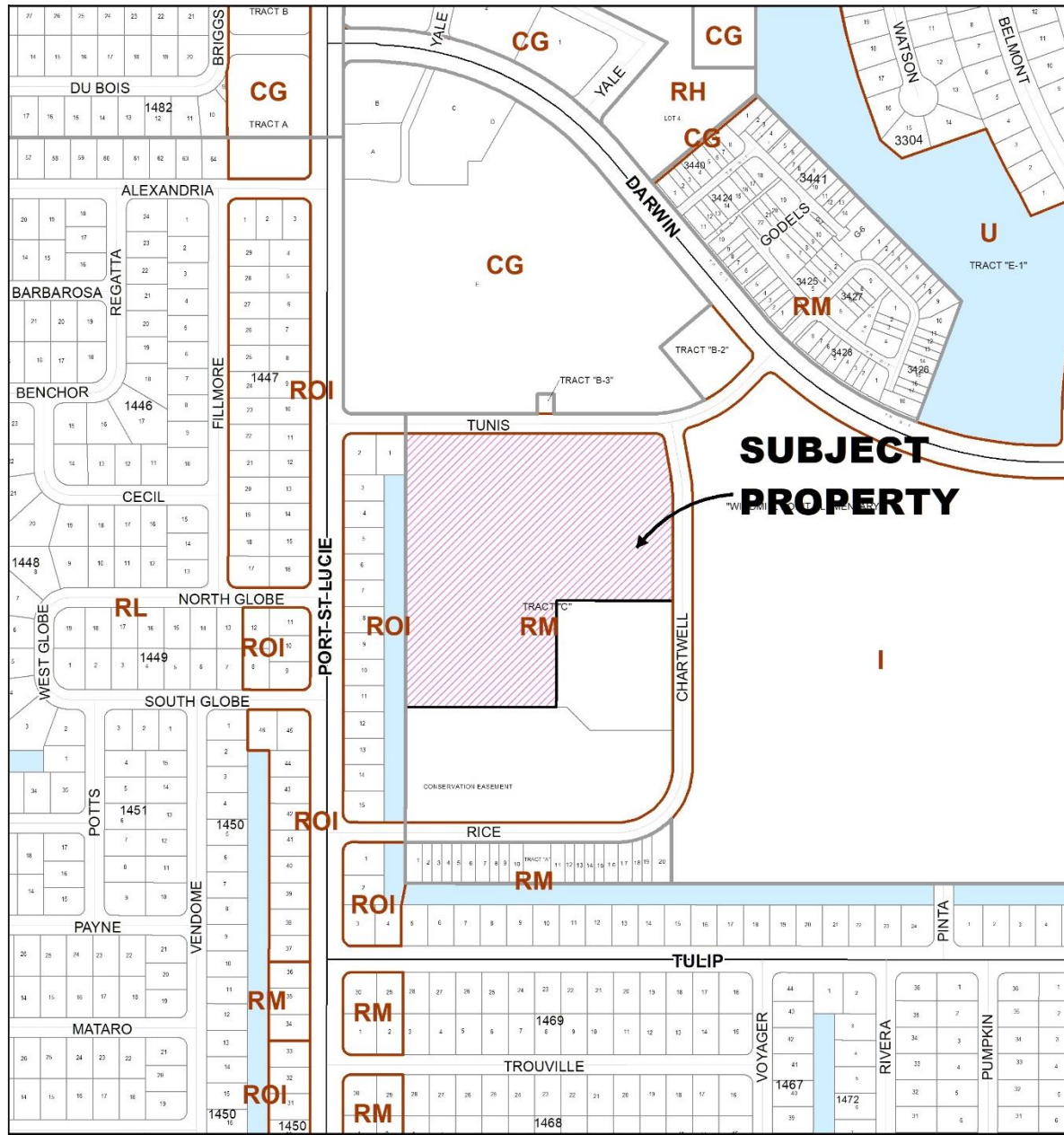
I – Institutional



ROI – Residential, Office, Institutional



Existing Zoning Map



Future Land Use 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 which establishes the compatible future land use and zoning categories. The Institutional (I) zoning district is listed as a compatible zoning district under the proposed Institutional (I) future land use classification.

<b>FUTURE LAND USE CLASSIFICATION</b>	<b>COMPATIBLE ZONING DISTRICT(S)</b>
I (Institutional)	I, GU

**ZONING REVIEW**

**Applicant’s Justification Statement:** Requesting the site be rezoned to make the site compatible with a concurrent proposed future land use of Institutional.

**Staff Analysis:** The applicant’s proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. Please note that the applicant will be required to provide an upland mitigation plan, tree survey or an environmental assessment report prior to site plan approval.

**RELATED PROJECTS**

P22-125 – St. Elizabeth Ann Seton Comprehensive Plan Amendment

**STAFF RECOMMENDATION**

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City’s Comprehensive Plan and zoning regulations and thereby 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.