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# **SLW-TAV Port St. Lucie, LLC**

Rezoning  
Project No. P25-087

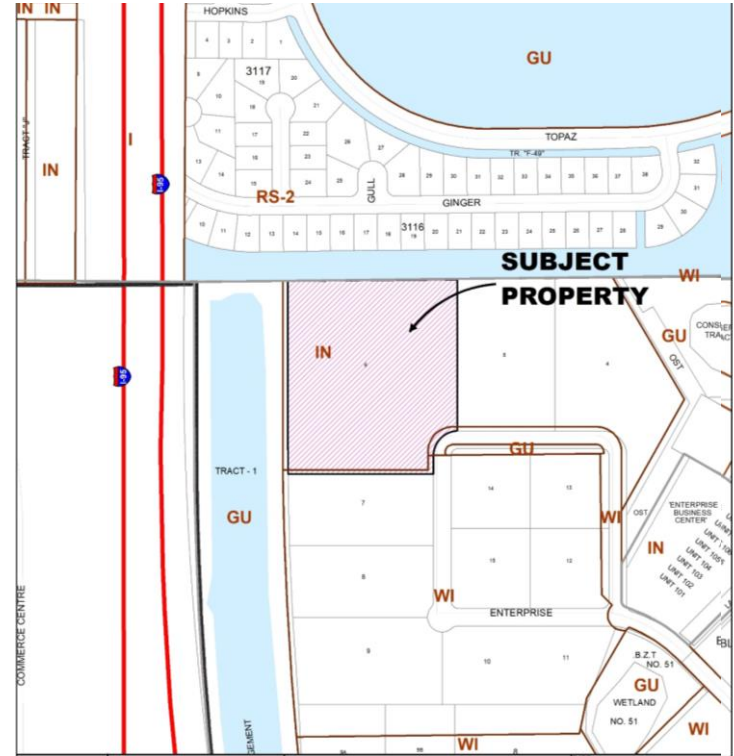
Planning and Zoning Board Meeting  
Cody Sisk, Planner III  
July 1, 2025

# Request Summary

- Owner: TAV Port St Lucie LLC
- Applicant: Haley Ward, Inc.
- Location: 760 NW Enterprise Drive
- Request: The applicant is requesting the rezoning of approximately 8.31 acres from Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District.

## Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Single Family Residential	CS	RS-2
South	Warehouse	IL/OSR/I	WI
East	Vacant	IL/OSR/I	IN
West	Vacant/I-95	OSC	GU



## 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 Warehouse Industrial (WI) Zoning District is listed as a compatible zoning district under the Light Industrial (LI), future land use classification.

### Policy 1.1.4.13 Future land Use

Future Land Use Classification	Compatible Zoning District
Light Industrial (LI), Open Space Recreational (OSR), Institutional (I)	<b>WI</b> , GU, IN

## Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council.
- Make a motion to recommend denial
- Make a motion to table