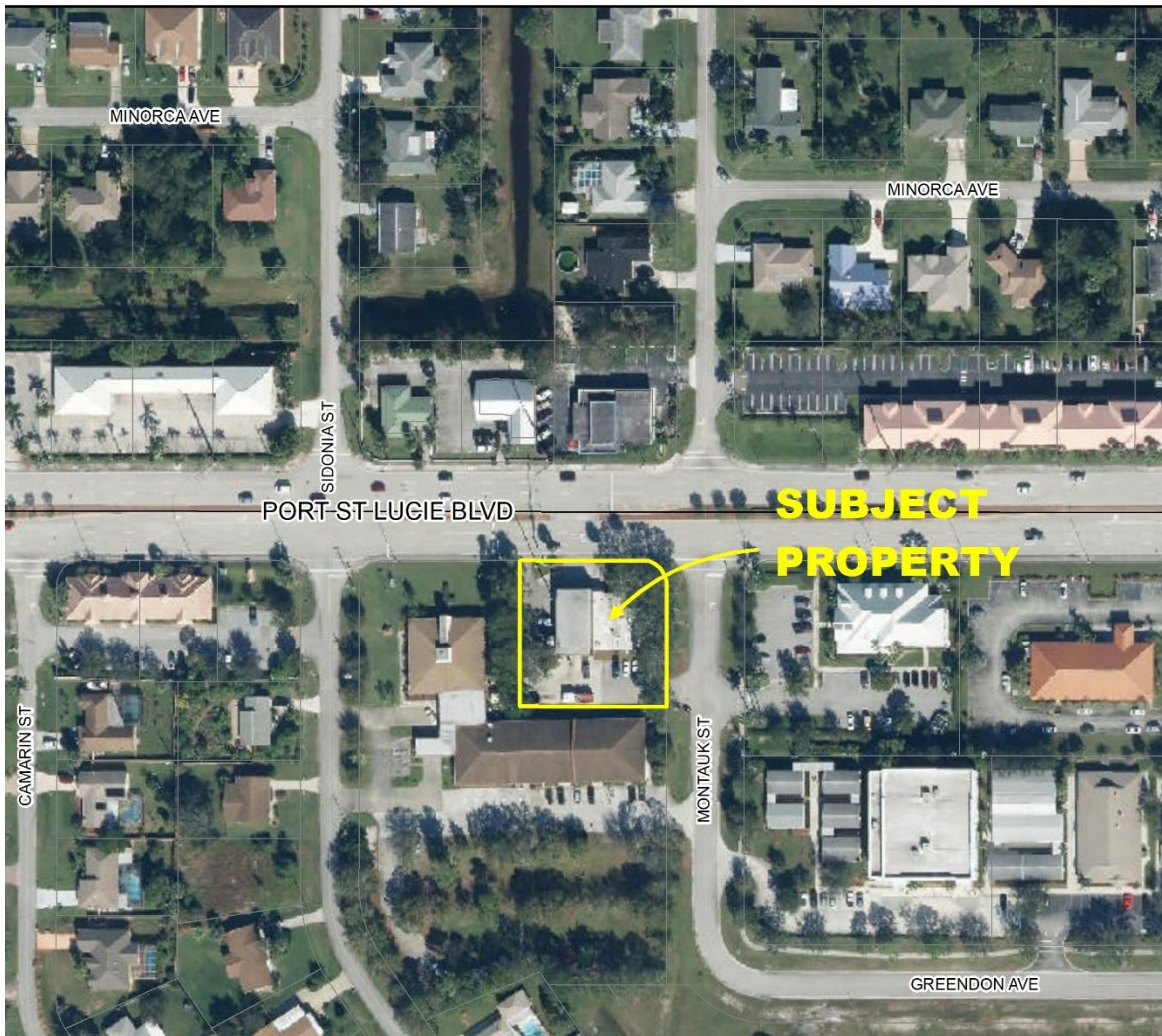




**St. Lucie County Fire District  
Rezoning Application  
Project Number: P20-191**

**AERIAL**



**SUMMARY**

Applicant's Request:	I (Institutional) to P (Professional)
Applicant:	Division Chief Paul Langel, SLCFD
Property Owner:	St. Lucie County Fire District (SLCFD)
Location:	South side of SE Port St. Lucie Boulevard between SE Sidonia St. and SE Montauk St.
Address	1616 SE Port St. Lucie Boulevard
Project Planner:	Patricia A. Tobin, AICP, Long Range Planning Administrator

**Project Description**

The applicant is requesting approval of a rezoning for .52 acres from Institutional (I) to Professional (P). The property is located on the south side of SE Port St. Lucie Boulevard between SE Sidonia Street and SE Montauk Street. Through this application and the related comprehensive plan amendment (P20-190), the applicant is requesting these changes primarily to allow for the conversion of the vacant fire station into office uses. The site is developed with a vacant 4,548 square foot fire station. The building has 2,270 square feet in area under air and a 2,278 square foot garage.

**Previous Actions and Prior Reviews**

N/A

**Public Notice Requirements**

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the November 3, 2020 Planning & Zoning Board meeting.

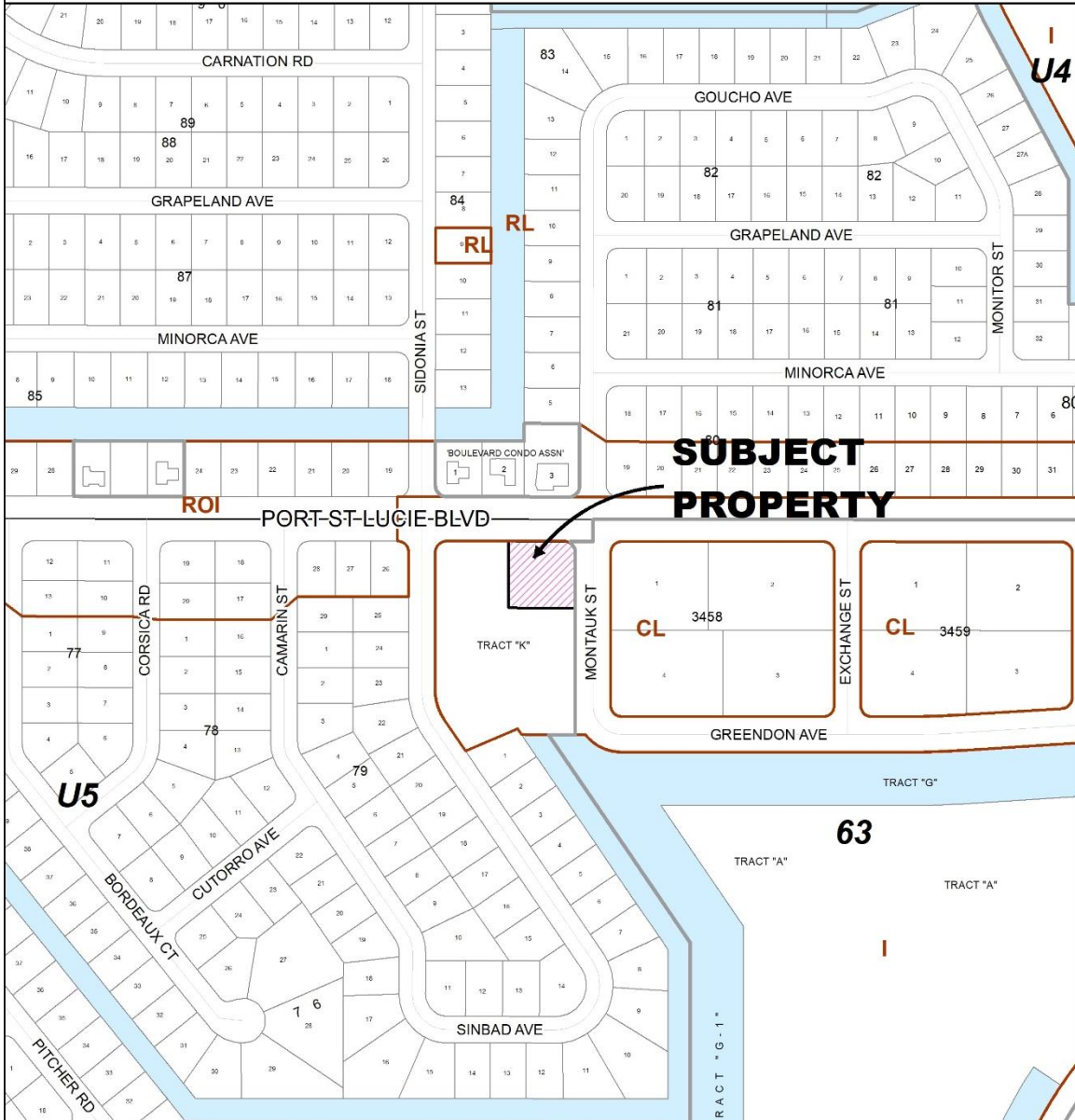
**Location and Site Information**

Parcel Number:	3422-525-0100-010-3
Property Size:	.52-acres (22,651 square feet)
Legal Description:	Port of Tract K, South Port St. Lucie Unit 5
Future Land Use:	I (Institutional)
Existing Zoning:	I (Institutional)
Existing Use:	Unoccupied former fire station
Requested Future Land Use:	ROI (Residential, Office, Institutional)
Requested Zoning:	P (Professional)
Proposed Use:	Office

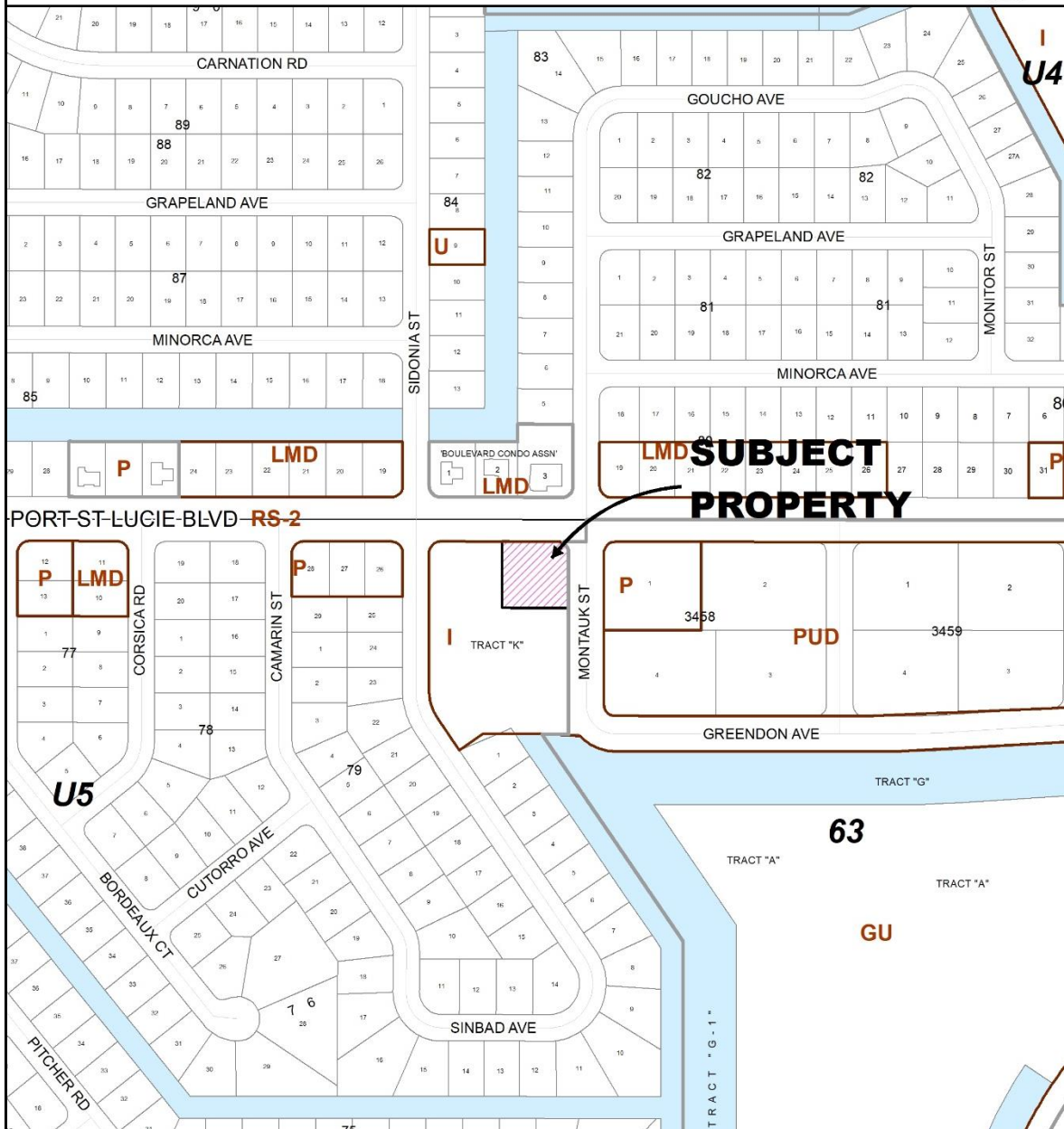
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office, Institutional (ROI)	Limited Mixed Use (LMD)	Office buildings
South	Institutional (I)	Institutional (I)	Church
East	Commercial Limited (CL)	Professional (P)	Office building
West	Institutional (I)	Institutional (I)	Church

# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

**Land Use Consistency:** The rezoning of the property to Professional is consistent with the direction and policies of the City’s Comprehensive Plan; specifically, Policy 1.1.4.13 which identifies Professional as a compatible zoning district with the Residential, Office, Institutional future land use designation. The

rezoning application is supported by and furthers the following policies of the comprehensive plan; specifically, Objective 1.1.4 and related Policy 1.1.4.1.

**Applicant's Justification Statement:** To allow for the conversion of the vacant fire district into office space consistent with the future land use designation of Residential, Office, Institutional.

**Staff Analysis:** The proposed rezoning is required for the property, if the comprehensive plan amendment from Institutional (I) to Residential, Office, Institutional (ROI) is approved, the current zoning district would not be compatible with the property's future land use designation.

**Community Redevelopment:** The City of Port St. Lucie Community Redevelopment Agency (CRA) staff is in support of the St. Lucie County Fire District Rezoning Application since it is consistent with the CRA Expansion Master Plan's Goals and Objectives. Specifically cited in the Master Plan it states that if Fire Station #5 is relocated, the City should work closely with a developer to transform this intersection into a vibrant mix of residential, office, commercial or institutional uses. Support of this rezoning request and its related small-scale comprehensive plan amendment will encourage redevelopment and enhance the corridor. See attached memo from Jennifer Davis, Project Manager for the CRA.

#### **RELATED PROJECTS**

P20-190. St. Lucie County Fire District - Comprehensive Plan Amendment

### **STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and 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.