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# City of PSL - Commerce Centre North

## Rezoning Application

### P26-097

Planning and Zoning Meeting of August 4, 2026  
Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

# Project Summary

|                                  |                                                                                                                                                                          |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant's Request:</b>      | This is request to rezone two (2) parcels totaling 2.74 acres from the Open Space Recreation (OSR) Zoning District to the Open Space Conservation (OSC) Zoning District. |
| <b>Applicant/Property Owner:</b> | City of Port St. Lucie                                                                                                                                                   |
| <b>Location:</b>                 | Generally located southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive.                                                           |

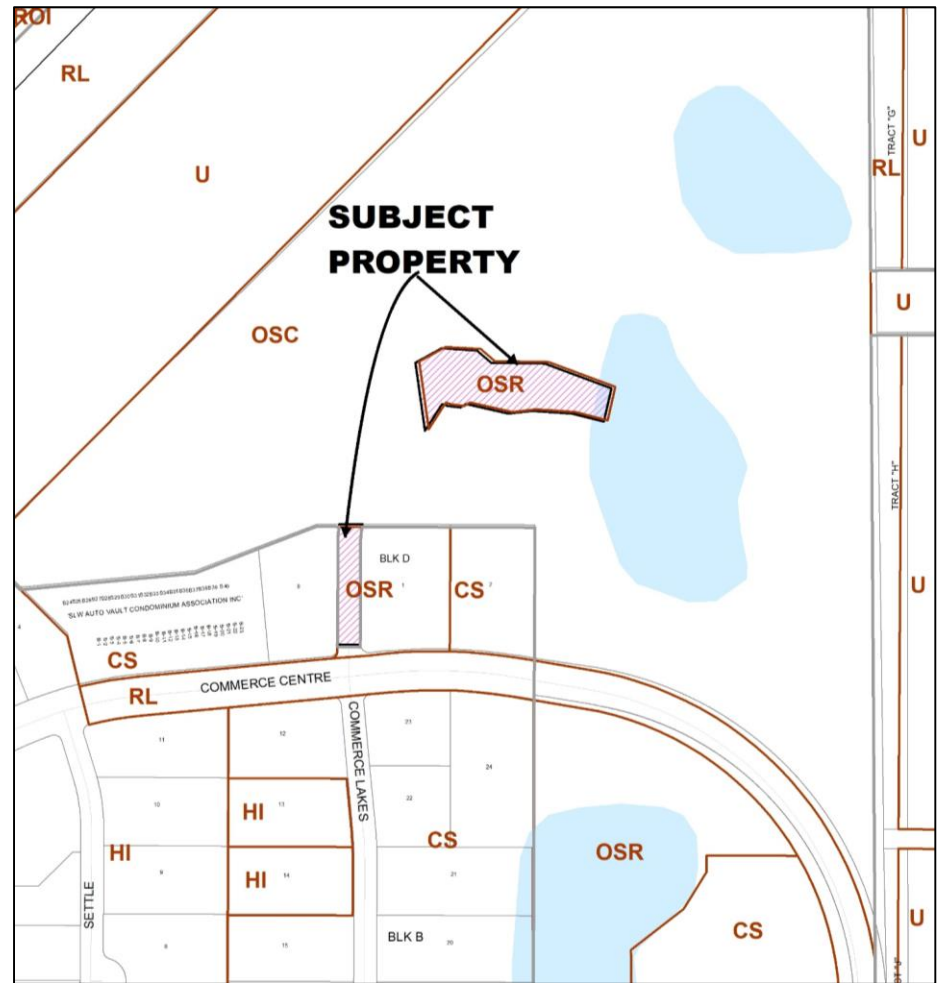
# Surrounding Uses

| Direction | Future Land Use | Zoning  | Existing Use                          |
|-----------|-----------------|---------|---------------------------------------|
| North     | OSC             | OSC     | Vacant (undeveloped land)             |
| South     | CS, OSC         | IN, CS  | Right-of-way and Industrial buildings |
| East      | OSR, OSC        | IN, OSC | Vacant (undeveloped land)             |
| West      | CS, OSC         | OSC, CS | Vacant (undeveloped land)             |



# Existing Land Use

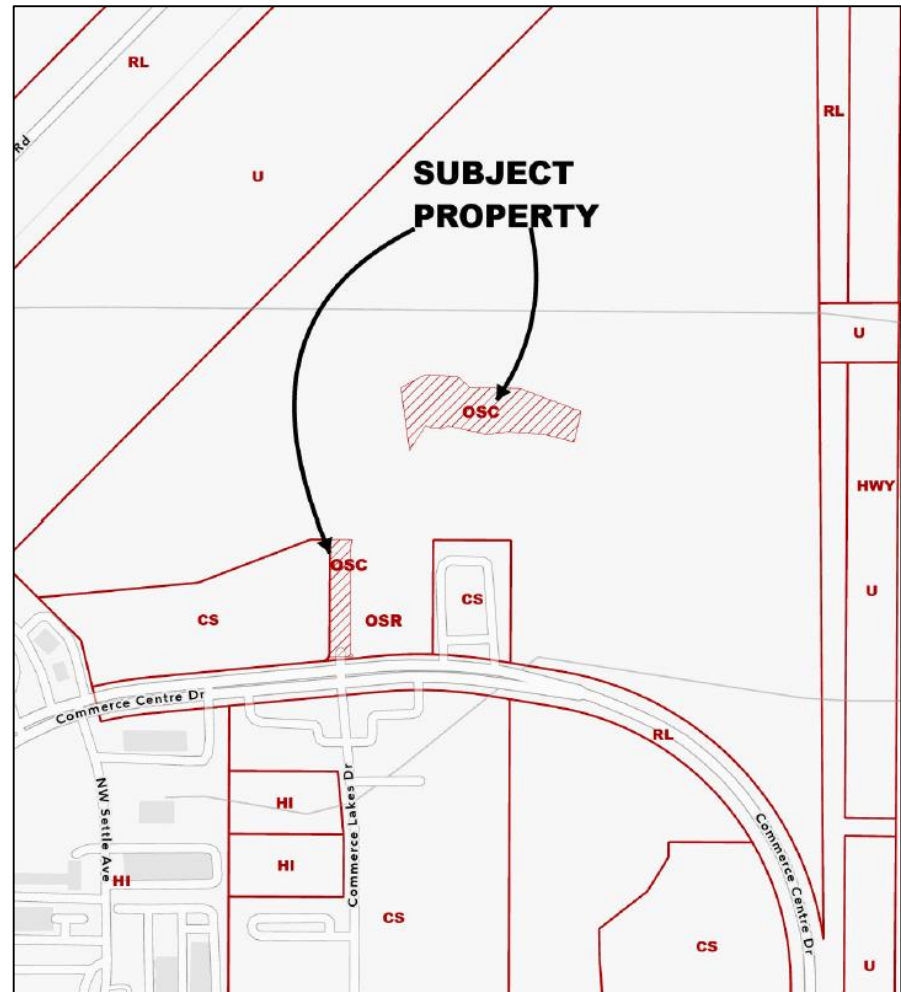
## *Recreation Open Space (OSR)*



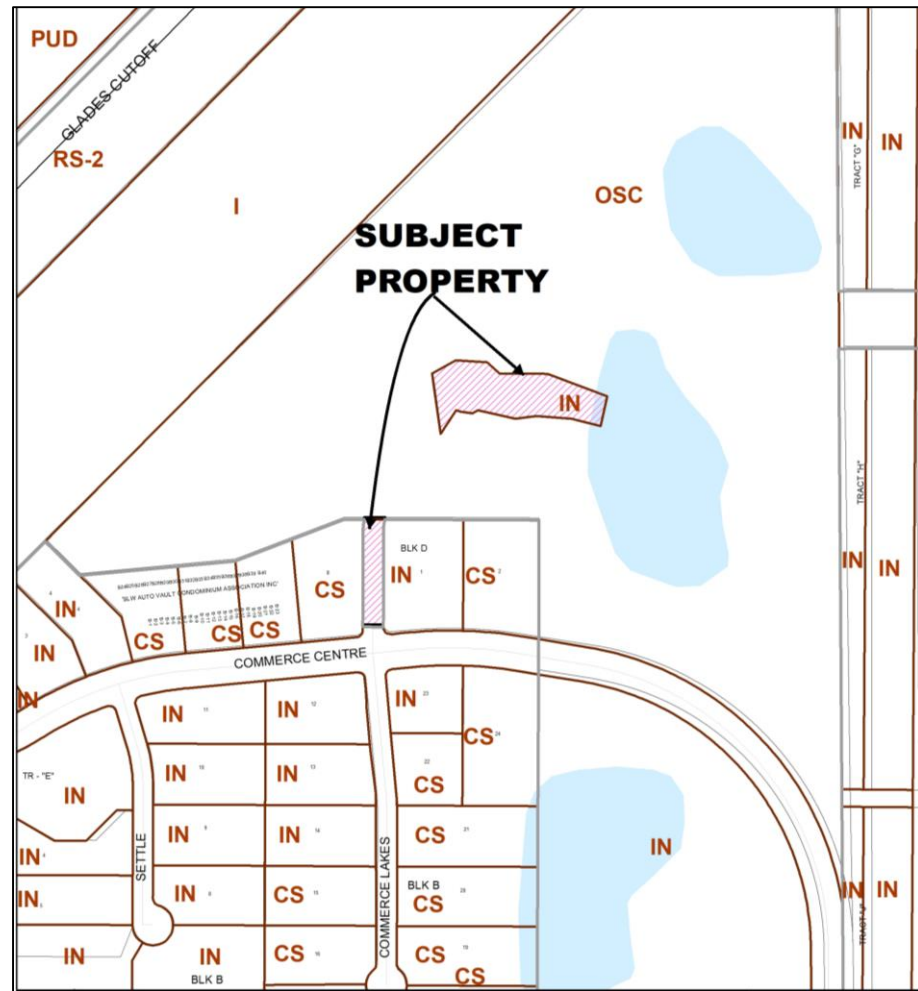
# Proposed Land Use

Conservation Open Space (OSC)

*\*Concurrent application*



# Existing Zoning



# Background

- City acquired 94.49 acres in 2009 as a preserved natural area.
- Two additional parcels (2.74 acres) were later obtained (subject of request).
- Conservation Lands & Acquisition Management Plan (2009 amended 2015) identified these properties for acquisition to add to the 94.49-acre parcel as part of the overall area for the City's inventory of large natural areas.

# Proposed Project

- Amend zoning designation for 2.74 acres from IN and OSR to OSC
- Adds to the existing 94-acre OSC property
- Allow for passive recreation (hiking, biking, fishing, nature observation)

# Justification

The proposed rezoning to the Open Space Conservation (OSC) Zoning District is consistent with the Open Space Conservation Future Land Use designation and supports the goals and policies of the Comprehensive Plan, including Policy 5.2.5.2, which states that the City should implement guidelines and recommendations in the adopted City of Port St. Lucie Conservation Lands Management and Acquisition Plan to allow for the purchase and management of preservation areas in the City.

# Staff Recommendation

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction 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 approval to the City Council - with conditions
- 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.