



**City of Port St Lucie – Northport Utility Site
Rezoning Application
Project No. P25-172**

**City Council Meetings of
January 12, 2026 and January 26, 2026
Bethany Grubbs, AICP, Senior Planner/Public Art Program**

Request Summary

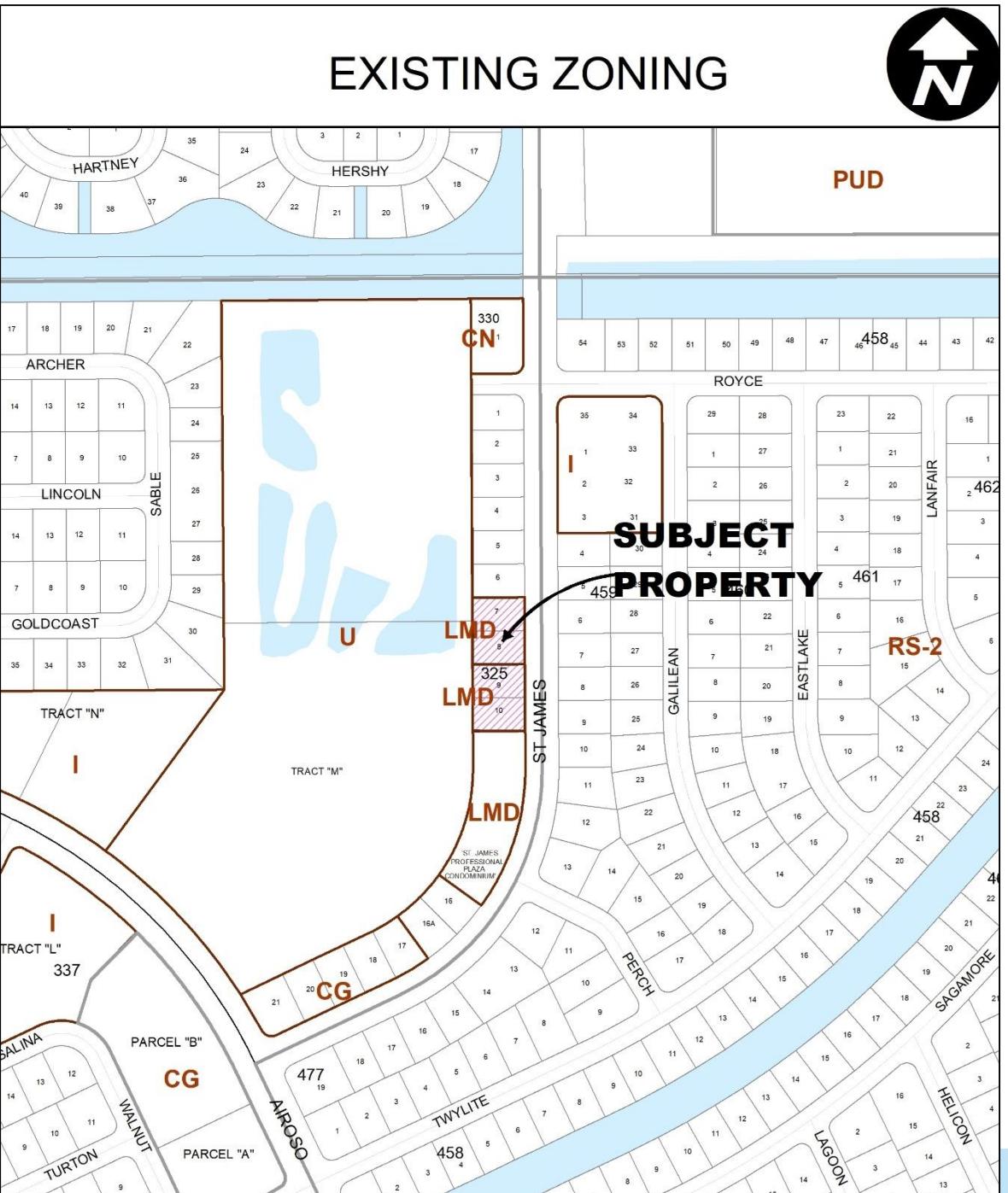
Applicant's Request:	A request to rezone four (4) parcels totaling 0.92 acres from the Limited Mixed Use (LMD) Zoning District to the Utility (U) Zoning District
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Address:	225, 231, 237 and 243 NW St. James Drive
Location:	The properties are generally located northeast of the intersection of Northeast Airoso Boulevard and Northeast St. James Drive on the west side of Northeast St. James Drive

Surrounding Uses



EXISTING ZONING

Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Vacant
South	ROI	LMD	Office Building
East	ROI	RS-2	Single-Family Residential; Vacant
West	U	U	City Utility Site



Justification

The proposed rezoning to Utility (U) reflects the City's intended use of the site for public utility needs. It is consistent with the Utility (U) Future Land Use designation and supports the goals of the Comprehensive Plan, including Policy 1.1.4.13, which encourages the development of public utility facilities.

Recommendation

The Planning & Zoning (P&Z) Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.

On December 2, 2025, the Planning and Zoning Board unanimously voted to recommend approval of the request to rezone four (4) parcels totaling 0.92 acres from the Limited Mixed Use (LMD) Zoning District to the Utility (U) Zoning District to the City Council.