



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

Planning & Zoning Board Meeting
December 2, 2025

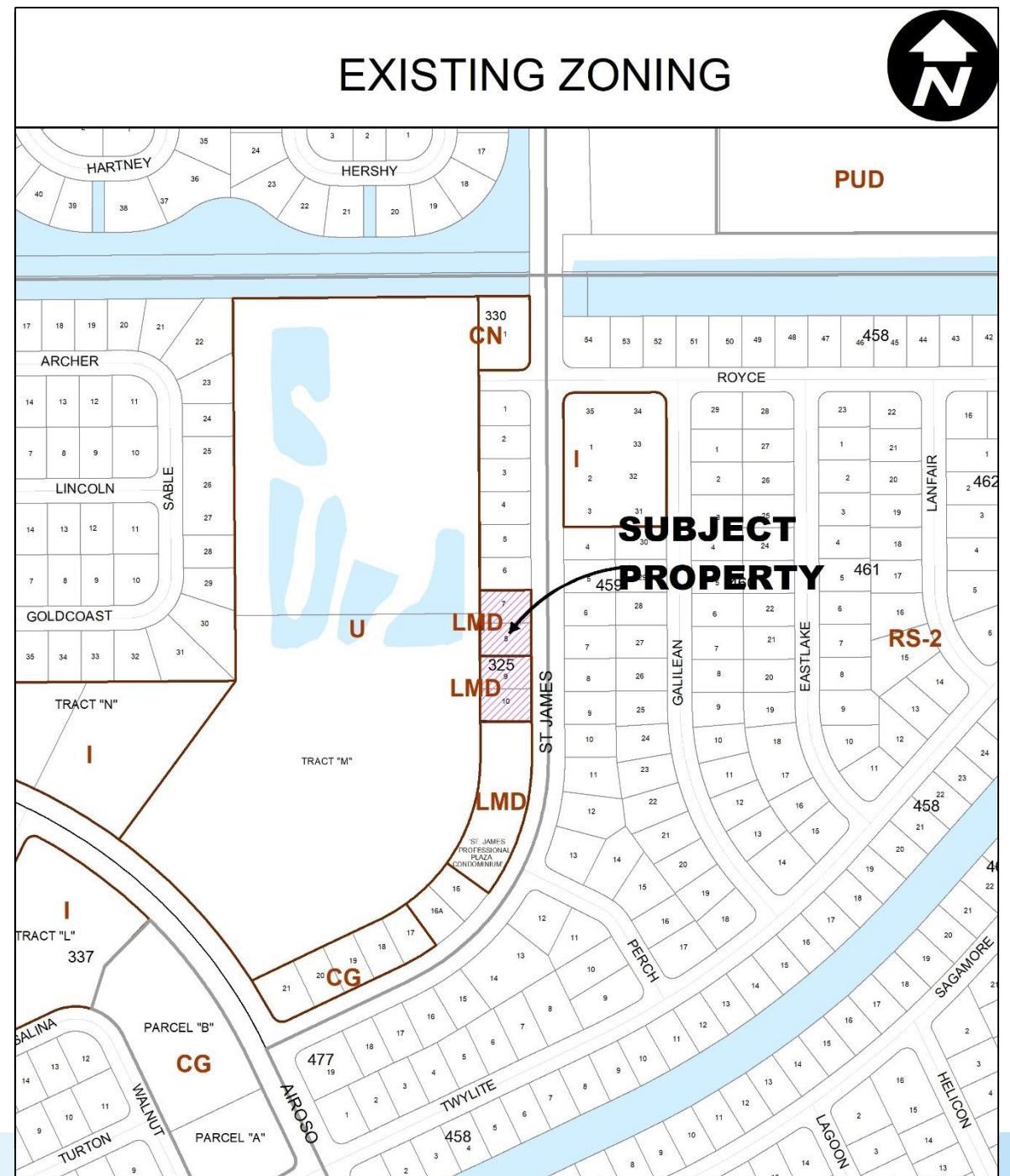
Bethany Grubbs, AICP, Senior Planner/Public Art Program

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 west of the intersection of NE Airoso Boulevard and NE St. James Drive

Surrounding Uses

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 infrastructure. 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.

Staff 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.

Planning and Zoning Board - Action Options

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council
- Motion to table the item

Please note: If the Board requires additional clarification or information from the applicant or staff, it may choose to **table** or **continue** the hearing or review to a future meeting.