

Calvary Christian Academy
 Comprehensive Plan Amendment
 Statement of Use
 December 14, 2023

INTRODUCTION

On behalf of the applicant, Calvary Port St. Lucie Ministries inc, please accept this as a formal request for a Comprehensive Plan Amendment to change the Future Land Use on the property from Residential Office Institutional (ROI) to Institutional (I). The subject property is approximately 14.751 acres and located along St James Boulevard and NW St James Drive. The property has a Future Land Use designation of ROI and a zoning designation of PUD. Per the requirements of the Comprehensive Plan and Land Development codes for the City of Port. St. Lucie, a rezoning application, and PUD amendment is concurrently under review. The property is proposed to reflect a land use designation and zoning of Institutional.

Applicant/ Owner

Cavalry Port St. Lucie Ministries inc.
 Lee Holley
 5555 NW Saint James Drive
 Port St. Lucie, FL 34983

Agent

Cotleur & Hearing
 George Missimer
 1934 Commerce Lane, Suite 1
 Jupiter, FL 33458
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PROJECT LOCATION

The subject property is located along NW St James Drive to the east and St James Boulevard to the south. The total site area is 14.76 acres. The property has a future land use designation of ROI and a zoning designation of PUD.

SURROUNDING LAND USE AND ZONING

Adjacent Property	Future Land Use	Zoning District	Land Use
North	CONSERVATION	CONSERVATION	CONSERVATION
South	ROI	PUD	RESIDENTIAL
East	ST. JAMES BLVD	ST. JAMES BLVD	ST. JAMES BLVD
West	RM	PUD	RESIDENTIAL

REQUEST

This request comes in response to City Council approved P21-047, Comprehensive Plan Text Amendment to Policy 1.1.4.13 to delete the Institutional (I) Zoning District as a compatible zoning district for the Residential, Office & **Institutional** (ROI) future land use classification. The applicant has submitted a rezoning and PUD amendment application which is currently under review at the City. Approval of this request will allow the applicant to amend the zoning of the property to Institutional.

CONCLUSION

On behalf of the applicant, Calvary Port St. Lucie Ministries Inc, please accept this as our formal request for a Comprehensive Plan Amendment for a property located within the boundary of the City of Port St. Lucie. The subject property is approximately 14.751 acres and located along St. James Boulevard and NW St James Drive.