

3771 SE Jennings Road Rezoning P22-335

Planning & Zoning Board Meeting
January 3, 2023
Bethany Grubbs
Planner III



Request:

- The applicant is requesting approval for the rezoning of a 3.05-acre parcel from GU (General Use) to CS (Service Commercial).
- The property has a concurrent future land use map amendment application to change the designation from U (Utility) to CS (Service Commercial).

Purpose:

- The applicant is requesting a change in zoning to allow an enclosed assembly use.



General Information:

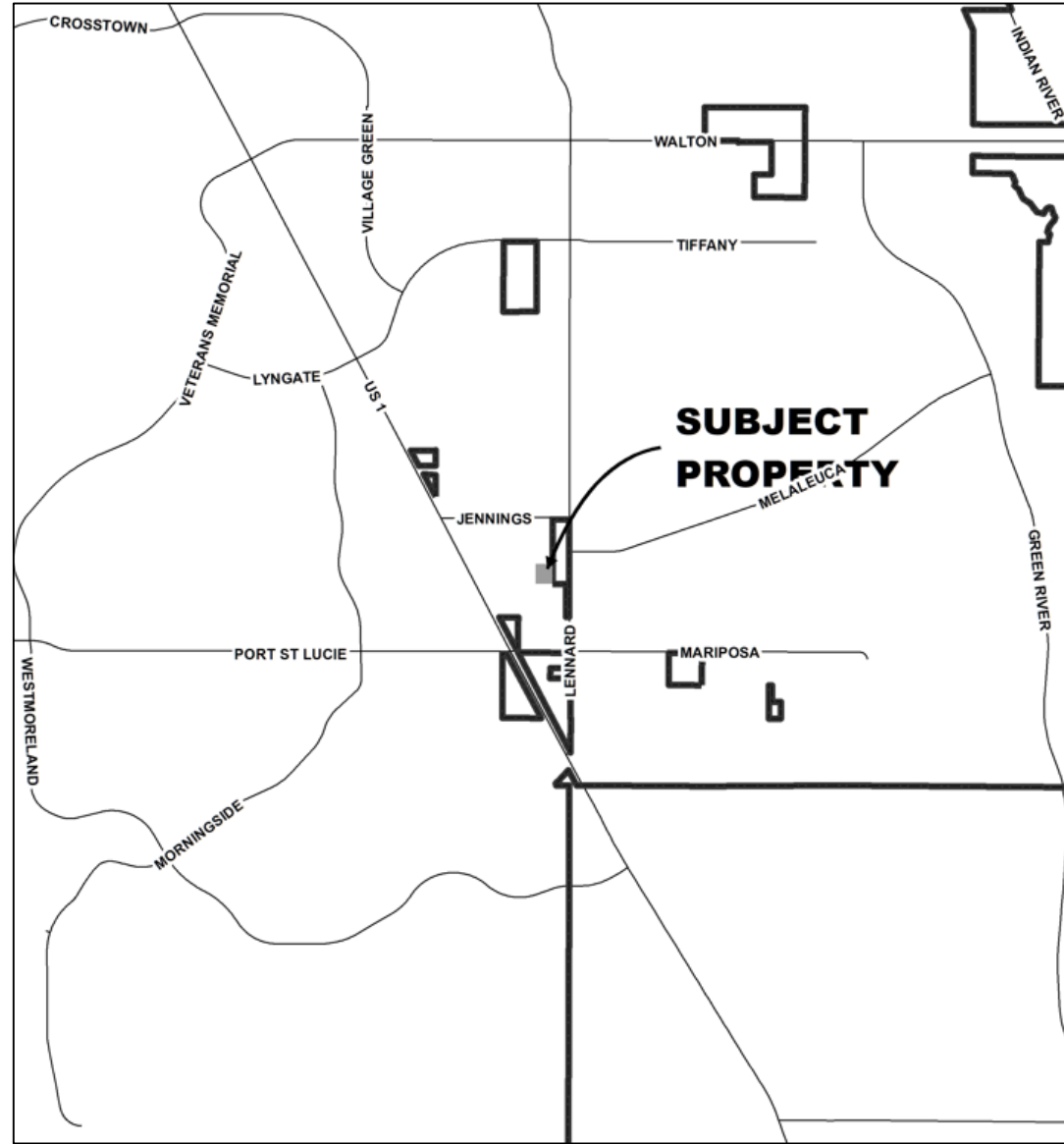
Property Owner/Applicant – Crb of Florida, Inc.

Agent – Vlada Peterka, redtail Design Group, Inc.

Location – 3771 SE Jennings Road

Existing Use – 5,022 square foot building and a 275' guyed tower

Location Map

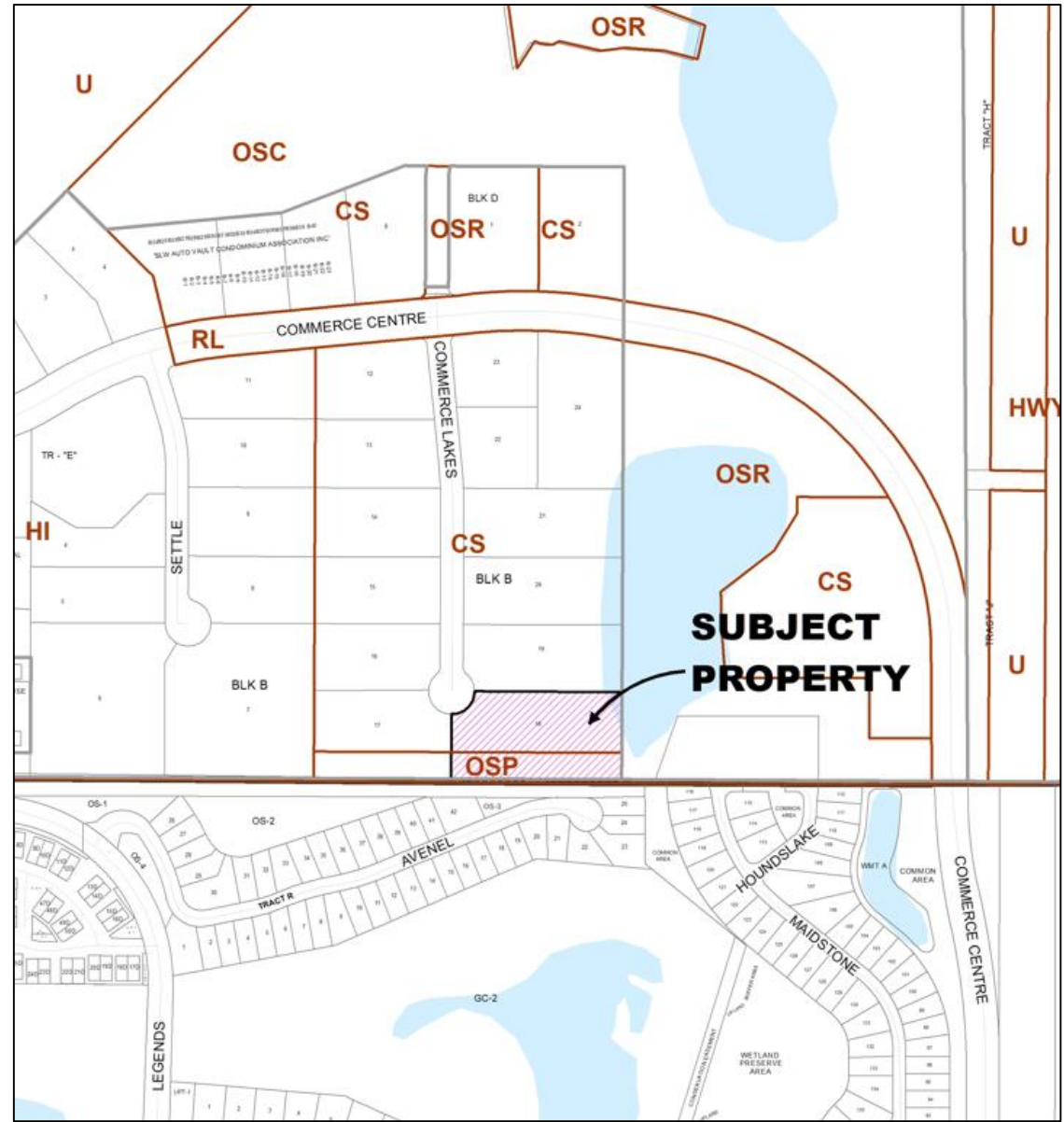


Aerial



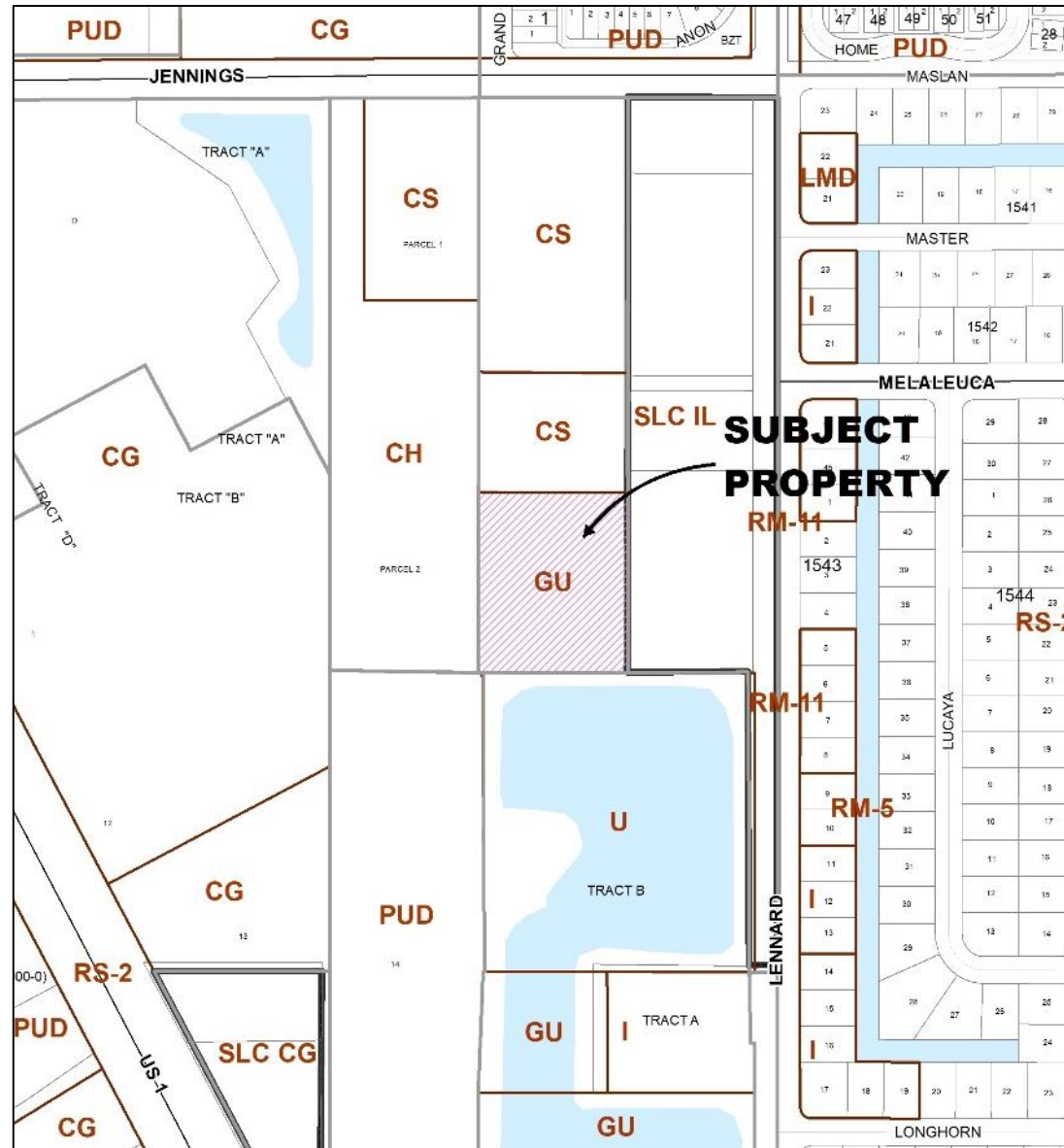
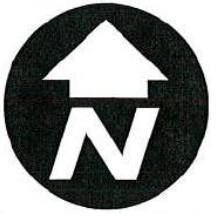
Future Land Use CS (Service Commercial – *Proposed*)

U (Utility – *Existing*)



Existing Zoning

GU (General Use)



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Telecommunications Tower
South	U	U	Vacant – City-owned
East	IND, St. Lucie County	IL, St. Lucie County	Industrial Park
West	CH	CH	Self-Storage and RV Resort



Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

Compatible Zoning District

*CS (Service Commercial)

CS, GU, WI

*Upon approval of a concurrent land use amendment



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The proposed CS (Service Commercial) zoning district is listed as a compatible zoning district under the CS (Service Commercial) future land use classification.



Planning & Zoning Staff Recommendation

- The Planning & Zoning Department staff recommends approval of the rezoning request.

