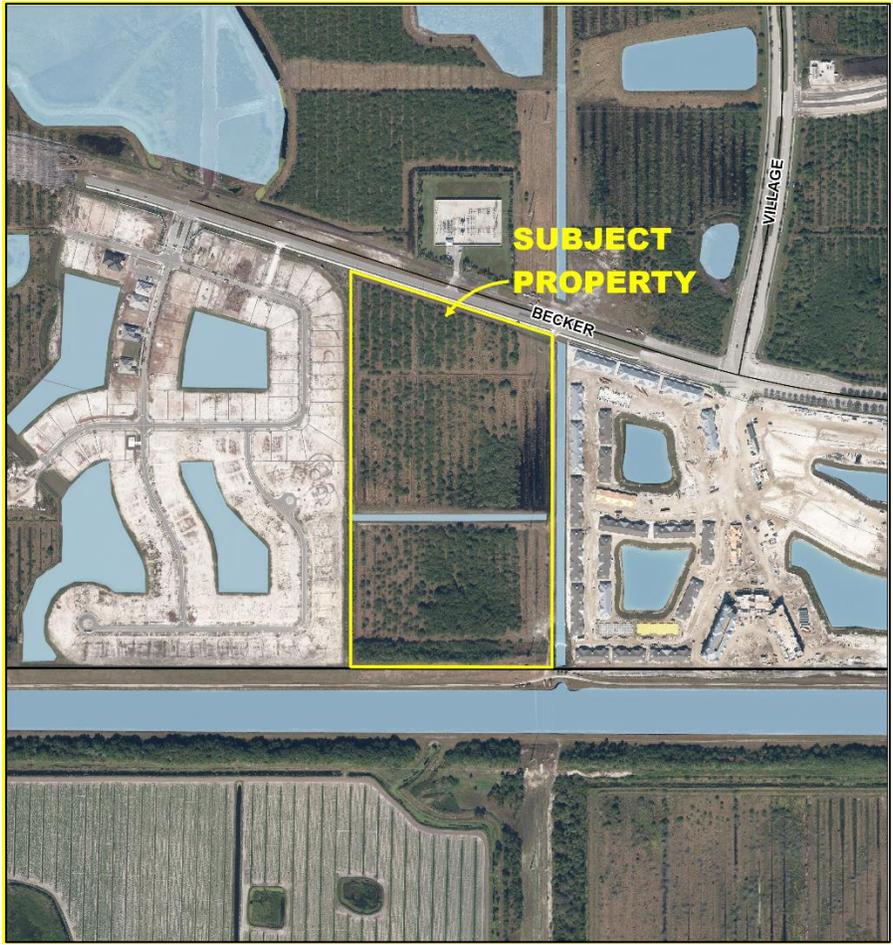




**Southern Grove-SOGRO Park
 Rezoning
 P23-104**



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 36.04 acres of property from SLC Agricultural 5 (SLC AG-5) to General Use (GU) zoning district.
Applicant:	Derrick Phillips, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The subject property is located on the south of Becker Road and west of SW Village Parkway.
Address:	Not assigned
Project Planner:	Cody Sisk, Planner II

Project Description

This is an application to rezone a vacant, 36.04-acre property from the SLC Agricultural 5 (SLC AG-5) zoning district to the General Use (GU) zoning district. The subject property is located south of Becker Road and west of SW Village Parkway. Adjacent zoning categories to the north are MPUD, GU, SLC AG-5 zoning districts; to the south is the county line; and to the east and west is zoned MPUD (Master Planned Unit Development).

Public Notice Requirements

Per Section 158.318 of the City’s Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

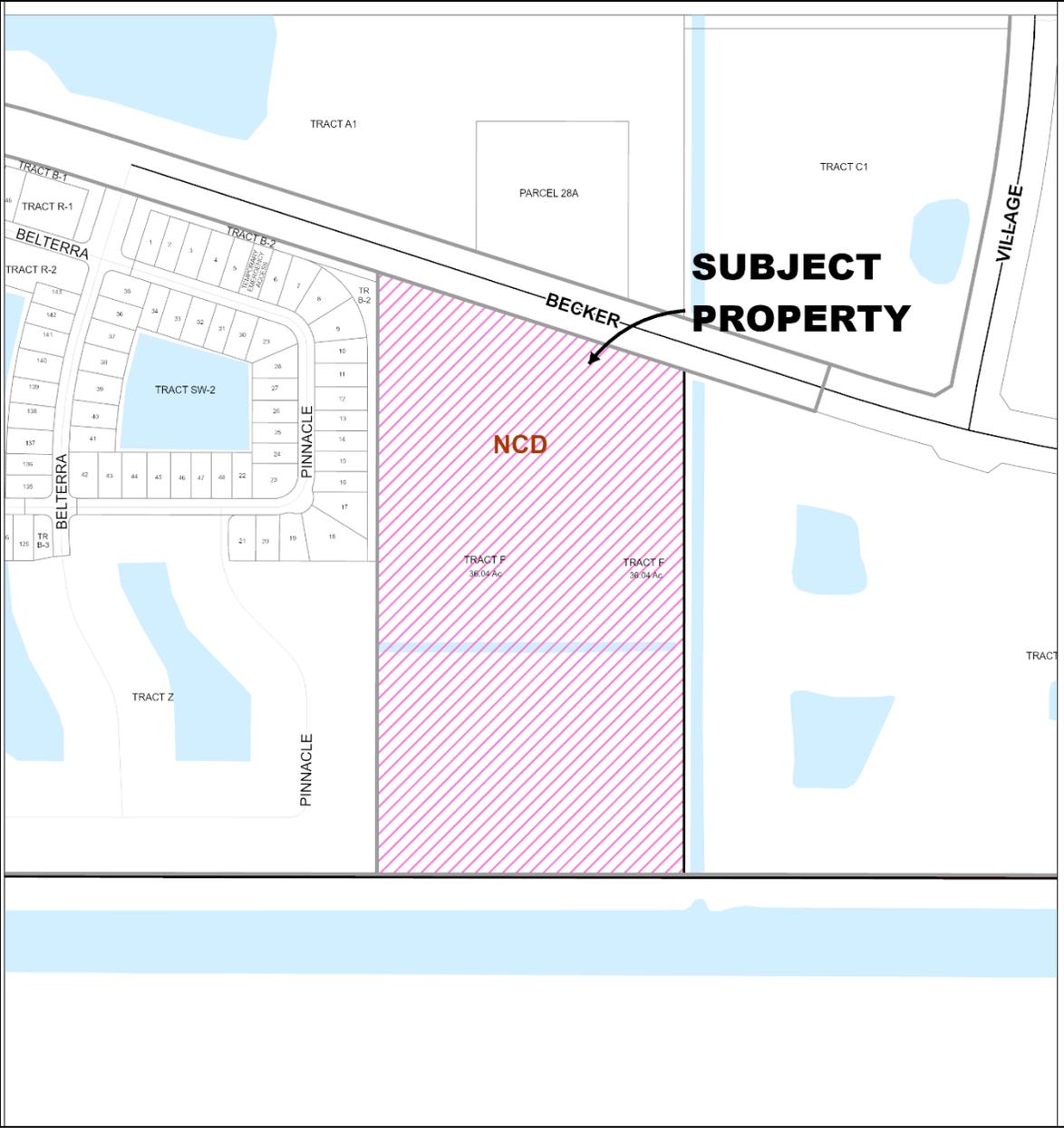
Location and Site Information

Parcel Number:	3443-700-0004-000-5
Property Size:	36.04 acres
Legal Description:	Southern Grove Replat No. 40 (PB 87-17) Tract F
Existing Future Land Use:	New Community Development (NCD)
Existing Zoning:	SLC Agricultural 5 (SLC AG-5)
Existing Use:	Vacant
Requested Zoning:	General Use (GU)
Proposed Use:	Planned Amphitheaters, Test Kitchens and Park Related Activities

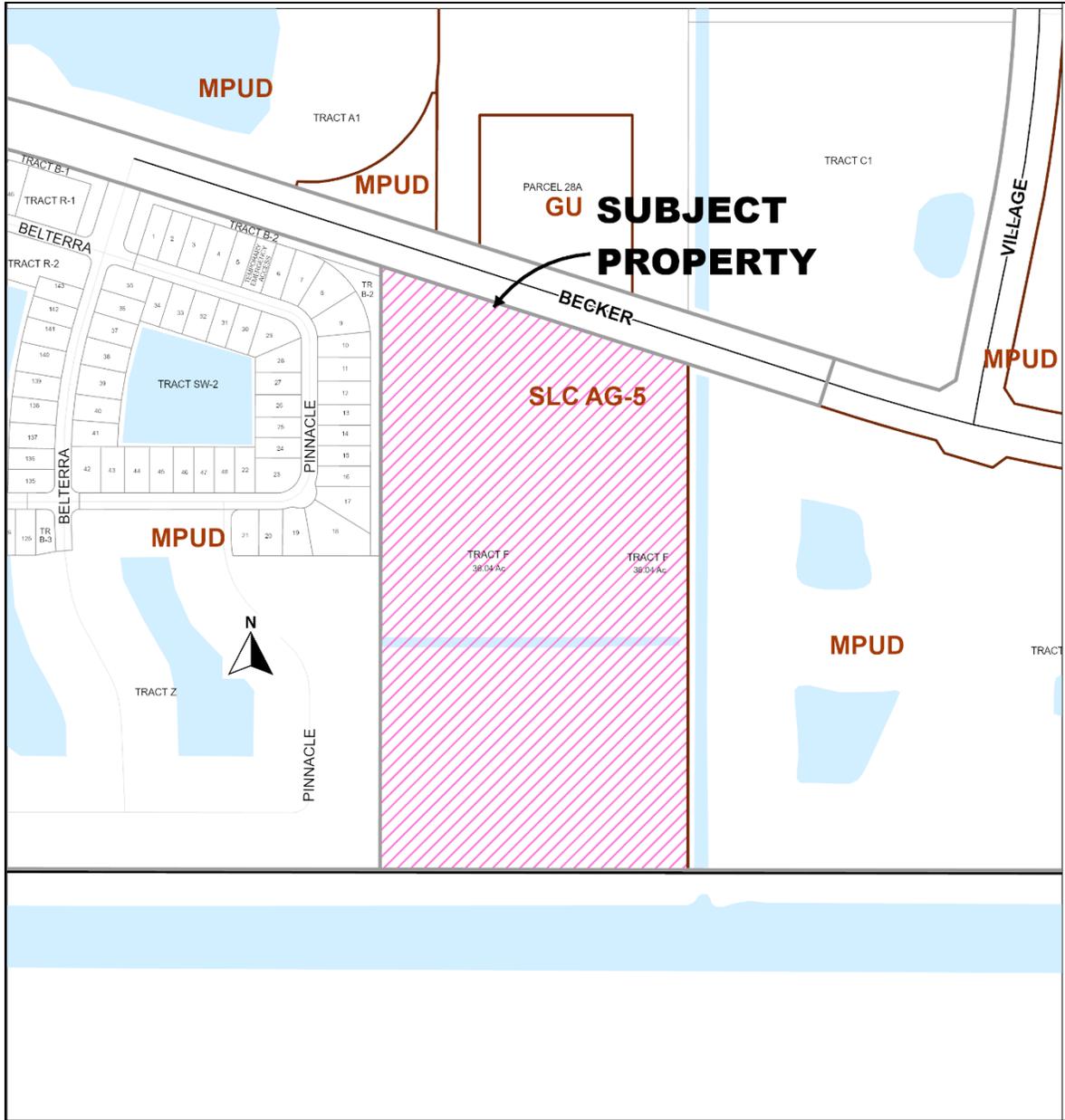
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD, GU, SLC AG-5	Vacant Agricultural Lots
South	Martin County Line Canal - C23	Martin County Line Canal - C23	Martin County Line Canal - C23
East	NCD	MPUD	Single-family residences
West	NCD	MPUD	Single-family residences

NCD - New Community Development, MPUD – Master Planned Unit Development, GU – General Use, SLC AG-5 - SLC Agricultural 5



Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element. Policy 1.1.4.13 establishes the compatible future land use and zoning categories. The GU (General Use) zoning district is listed as a compatible zoning district under the NCD (New Community Development) as shown in the following table:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
NCD (New Community Development)	MPUD, GU, OSC

ZONING REVIEW

Applicant's Justification Statement: The requested rezoning of the subject property will allow all potential uses associated with planned amphitheatres, test kitchens, and park related activities.

Staff Analysis: The rezoning complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The GU (General Use) Zoning District is compatible with the NCD (New Community Development) future land use classification per Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies 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

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.