



**Brizon Investments, LLC**  
**Rezoning**  
**P22-365**



Project Location Map

**SUMMARY**

Applicant's Request:	Rezoning a 1.06-acre property from Professional Office (P) to Commercial General (CG).
Applicant:	Estacado Interests
Property Owner:	Brizon Investments, LLC
Location:	Northeast corner of Port St Lucie Boulevard and Aviation Avenue
Address:	2773 Port St. Lucie Boulevard
Project Planner:	Stephen Mayer, Planner III

**Project Description**

The Applicant, Estacado Interests, is requesting rezoning of a 1.06-acre property owned by Brizon Investments, LLC., from Professional Office (P) to Commercial General (CG). The property address is 2773 Port St. Lucie Boulevard. The property is currently vacant. The property has a future land use designation of Residential, Office, Institutional (ROI). The applicant is requesting under a separate application to change the land use to Commercial General (CG), which, if granted, will be compatible with the requested zoning of Commercial General (CG).

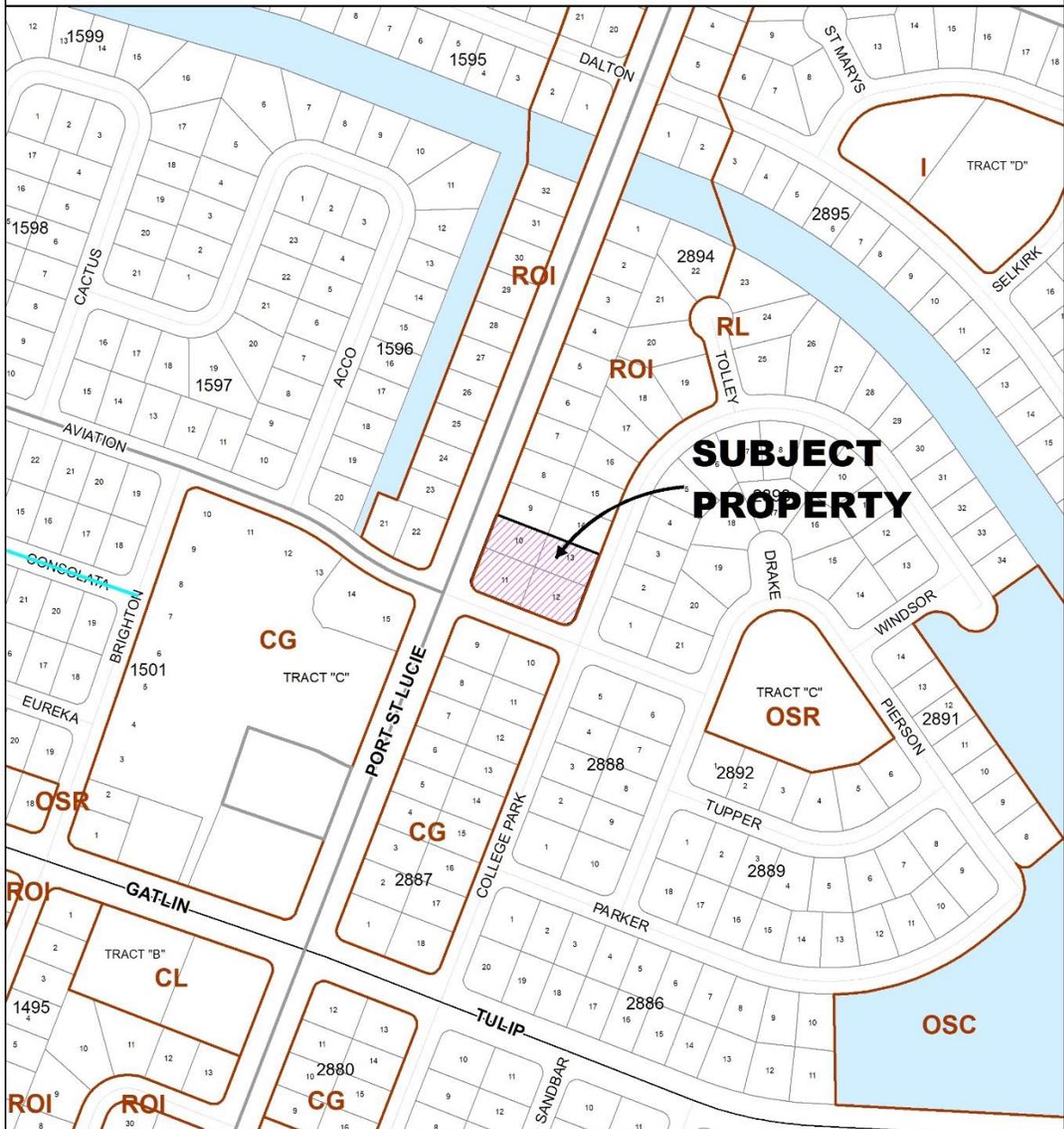
The applicant is requesting the rezoning application to allow the application for a special exception use for a drive-thru coffee shop at this location, which would currently not be permitted under the Professional Office zoning district.

**Location and Site Information**

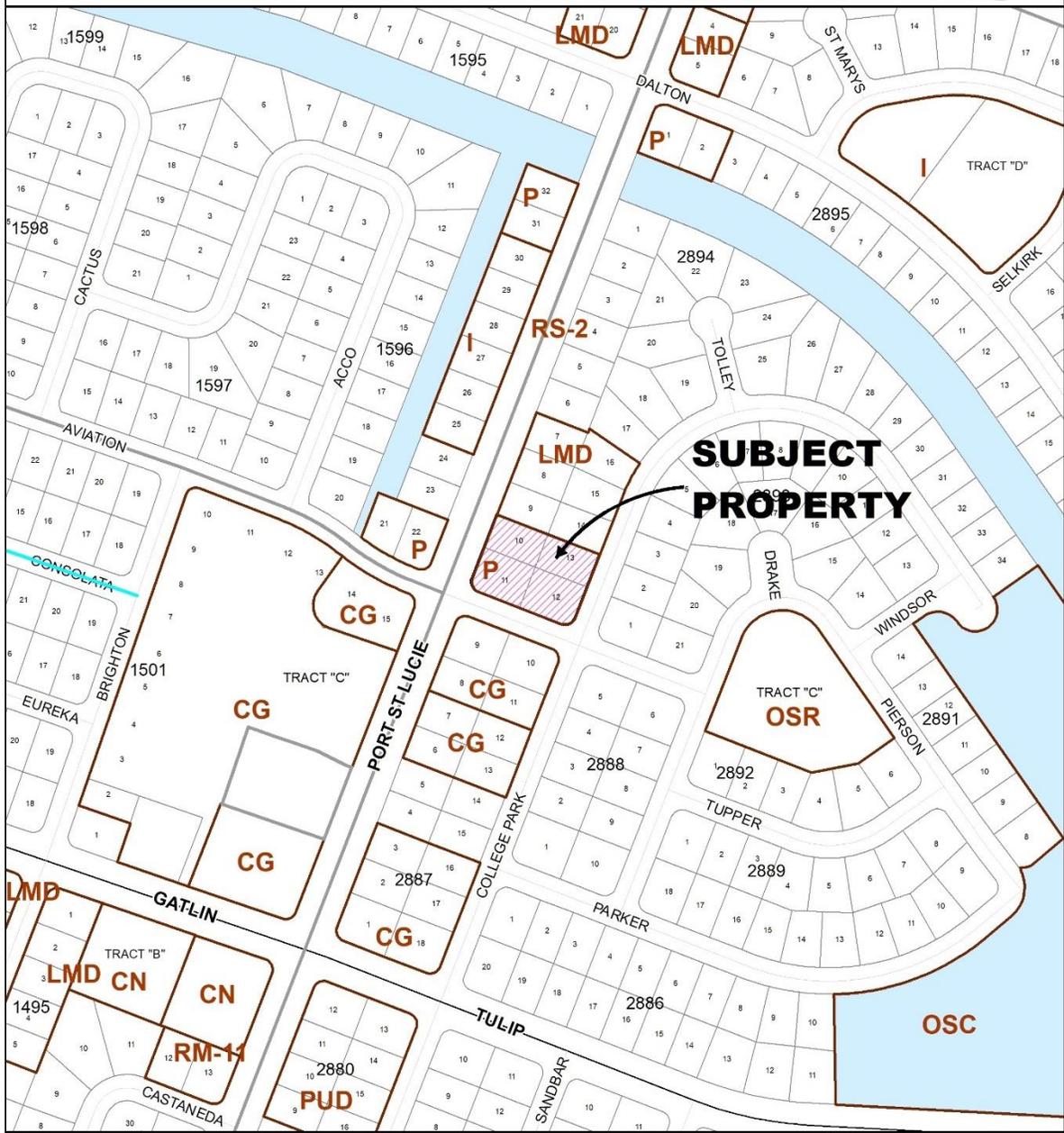
Parcel Number:	3420-705-029-9000-5
Property Size:	1.06
Legal Description:	Port St. Lucie Section 41, Block 2894, Lots 10, 11, 12 and 13
Future Land Use:	Residential, Office, Institutional (ROI)
Existing Zoning:	P (Professional Office)
Existing Use:	Vacant
Requested Zoning:	Commercial General (CG)
Proposed Use:	Coffee Shop with Drive Thru

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office, Institutional (ROI)	Limited Mixed Use (LMD)	Institutional Use
South	Commercial General (CG)	CG	Car Wash
East	Residential Low (RL)	Residential Single Family (RS-2)	Single Family Residential
West	ROI	Professional Office (P)	Vacant



Future Land Use Map



Existing 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 which establishes the compatible future land use and zoning categories. The Commercial General (CG) zoning district is listed as a compatible zoning district under the proposed General Commercial (CG) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CG (General Commercial)	CN, <b>CG</b> , P, GU, LMD

### ZONING REVIEW

**Applicant's Justification Statement:** Requesting the site be rezoned to make the site compatible with the proposed future land use of General Commercial.

**Staff Analysis:** The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. Please note that the applicant will be required to provide a gopher tortoise survey prior to site plan approval.

### RELATED PROJECTS

**P22-364** - Brizon Investments, LLC Comprehensive Plan Amendment

## 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.