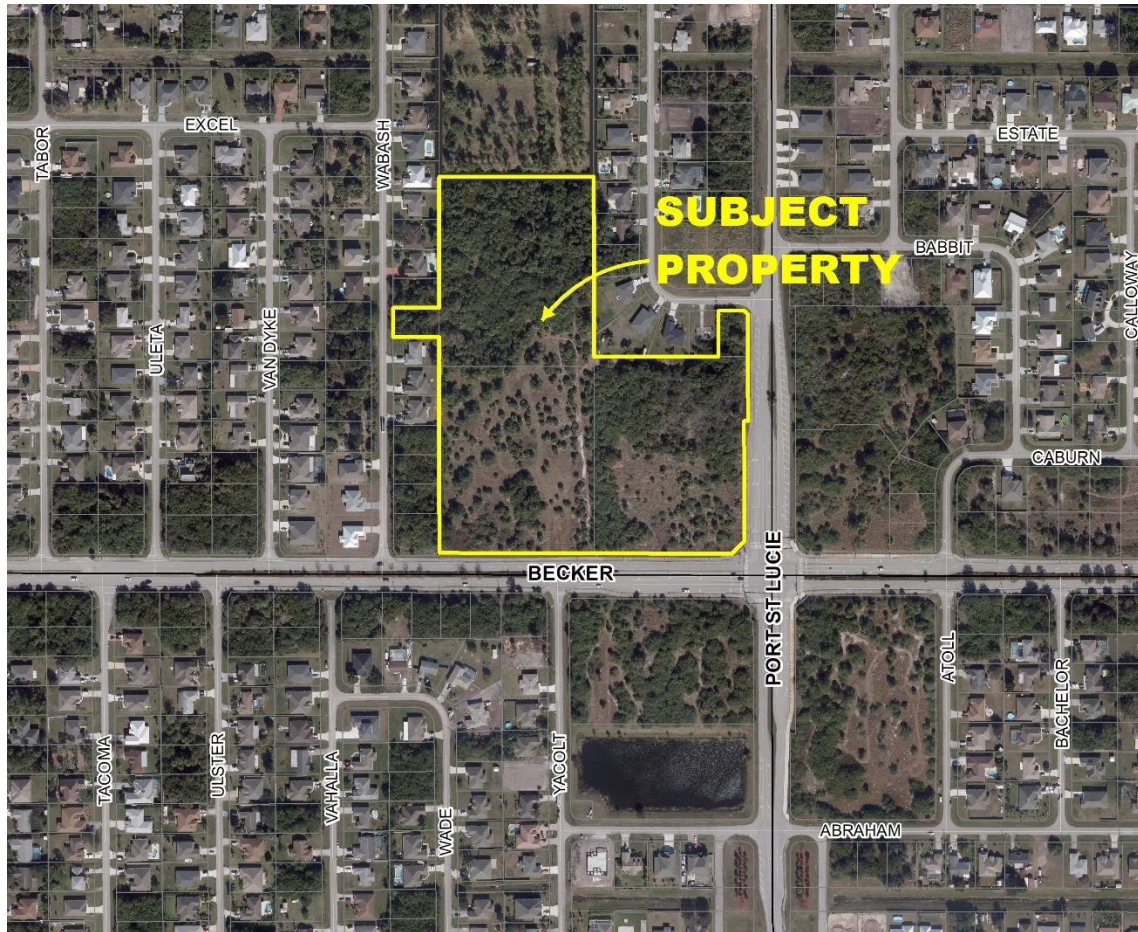




**Equity One (Florida Portfolio), LLC
 REZONING
 P22-217**



Project Location Map

SUMMARY

Applicant's Request:	Rezoning of a 15.446-acre property from Planned Unit Development (PUD) to General Commercial (CG).
Agent:	Daniel T. Sorrow, PLA, AICP
Applicant/Property Owner:	Equity One (Florida Portfolio), Inc.
Location:	The property is located at the NW corner intersection of Becker Road and Port St. Lucie Boulevard.
Project Planner:	Holly Price, AICP, Senior Planner

Project Description

The Applicant is requesting approval to rezone a 15.446-acre property from Planned Unit Development (PUD) to General Commercial (CG). The existing PUD document and conceptual plan expired and is no longer valid. The property must be rezoned to be developed. The applicant is requesting this rezoning to allow for commercial development on this property.

The property has a future land use classification of General Commercial (CG), which is compatible with the proposed zoning.

Previous Actions

P09-106 – Becker Road Commercial PUD – The zoning for this property was changed from CG to PUD in 2010.

Location and Site Information

Parcel Numbers:	3420-660-2640-000-9 4431-500-0002-000-5 4431-500-0001-000-8 3420-660-0013-000-1
Property Size:	+/- 15.446 acres
Legal Description:	Parcels A and B of Nau Ranch; Lot 8, Block 2285, Port St. Lucie Section 33; Lot 29, Block 2284, Port St. Lucie Section 33; and a portion of Tract M of Port St. Lucie Section 33.
Future Land Use:	General Commercial (CG)
Existing Zoning:	Planned Unit Development (PUD))
Existing Use:	Vacant land
Requested Zoning:	General Commercial (CG)
Proposed Use:	Commercial

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC – ROI / CG	RS-2	Farm / Houses
South	CG	CG	Vacant
East	CG	CG	Vacant
West	CL	RS-2	Vacant or Houses

SLC – ROI, St. Lucie County, Residential Office Institutional – CG, General Commercial – RS-2, Single-Family Residential – PUD, Planned Unit Development – CL, Limited Commercial

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 General Commercial (CG) zoning district is listed as a compatible zoning district under the General Commercial (CG) future land use classification.

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

ZONING REVIEW

Applicant's Justification Statement: The existing Planned Unit Development (PUD) expired. Property needs to be rezoned so it may be developed. Prior to being zoned PUD, the property was zoned CG.

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 an upland mitigation plan with tree survey or an environmental assessment report prior to site plan approval.

RELATED PROJECTS

P22-142 7-Eleven Becker SEU

STAFF RECOMMENDATION

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and zoning regulations and thereby 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.