

City of Port St. Lucie REZONING P23-118

City Council

September 25, 2023 & October 9, 2023

Bianca Lee

Planner II



Request:

The City of Port St. Lucie is requesting approval of the rezoning of approximately 0.96 acres from Institutional (I) to Neighborhood Commercial (CN) to be consistent with the City's Comprehensive Plan.

Proposed Project: A use consistent with the Neighborhood Commercial Zoning District.

The City Council approved P02-221, Comprehensive Plan Text Amendment to Policy 1.1.4.13 to delete the Institutional (I) Zoning District as a compatible zoning district for the Limited Commercial (CL) future land use classification on March 24, 2003 by Ordinance 02-144. This is a follow up from that action.



General Information:

Owners – Anterprise LLC

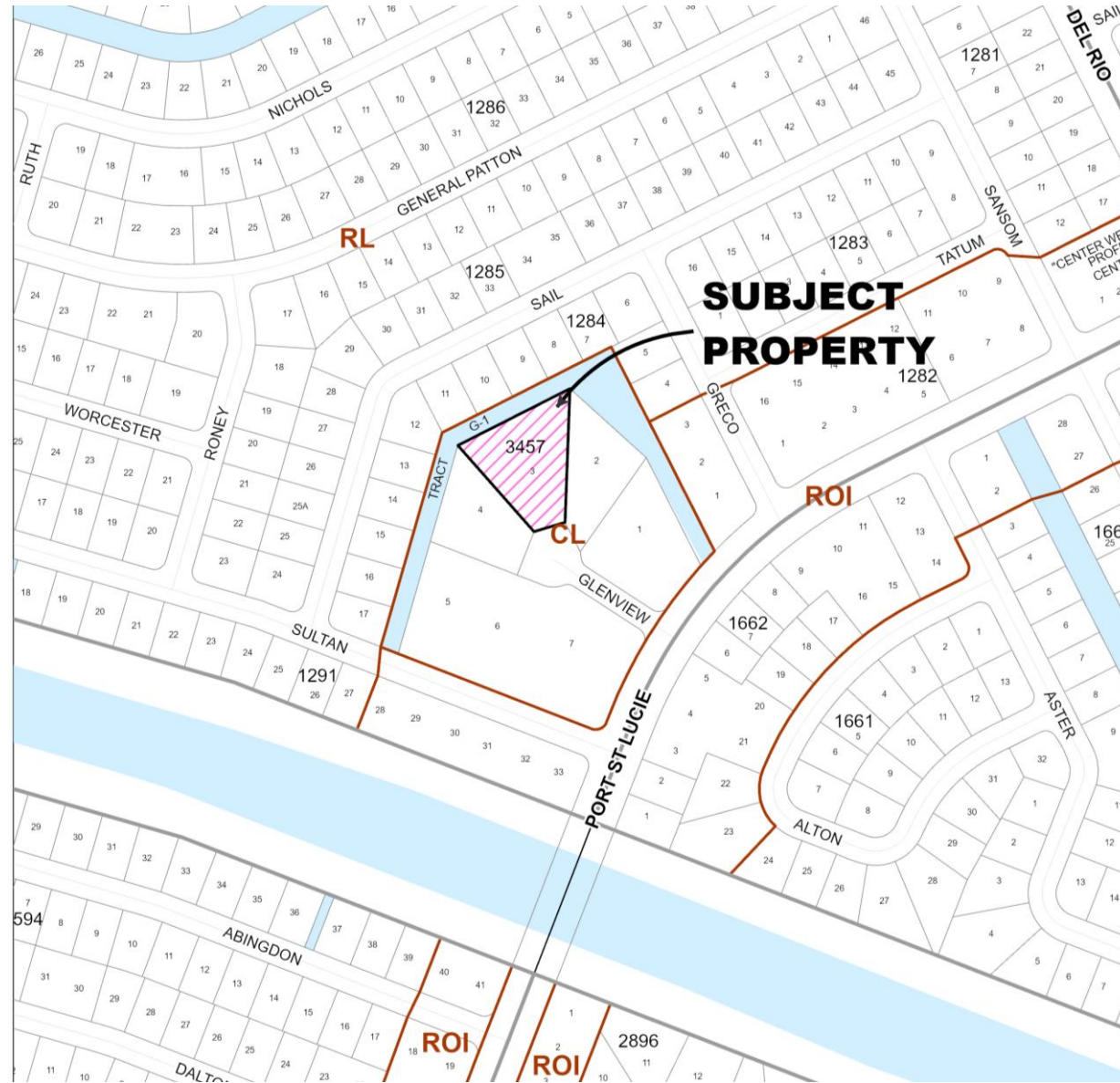
Applicant – The City of Port St. Lucie

Location – West of Port St. Lucie Boulevard, at the end of SW Glenview Ct.

Existing Use – Vacant land

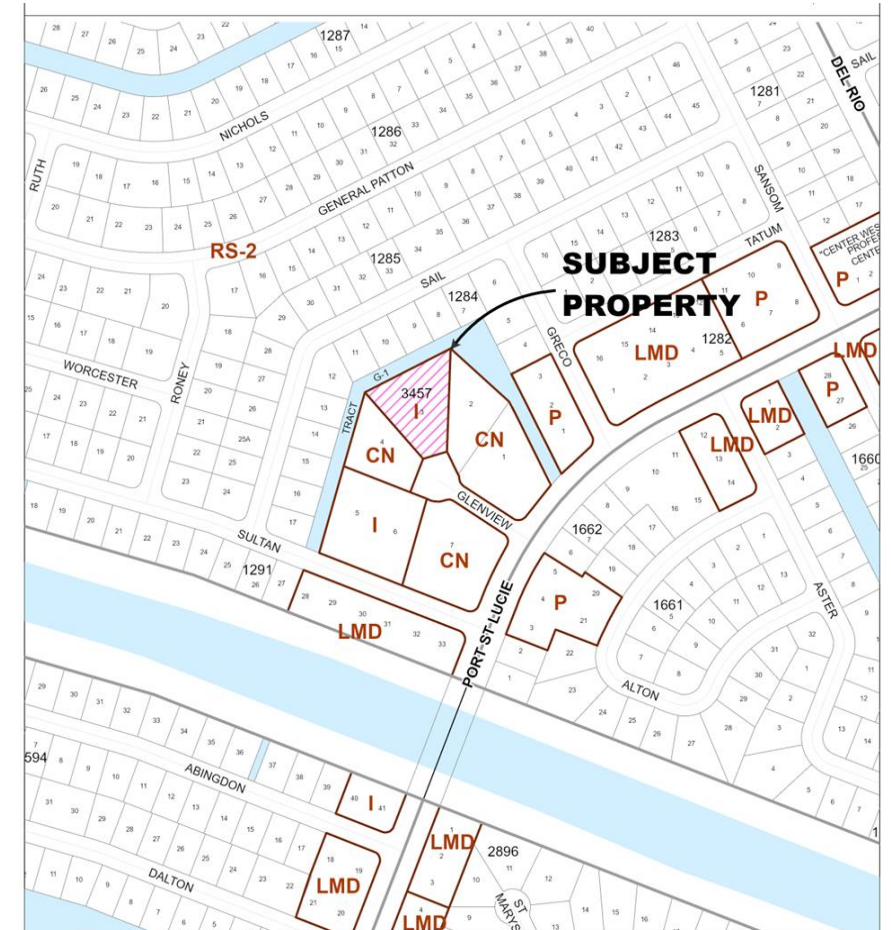


Future Land Use



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Low Density Residential (RL)	Single –Family Residential (RS-2)	Single Family Home
South	Limited Commercial (CL)	Neighborhood Convenience Commercial (CN)	Vacant
East	Limited Commercial (CL)	Neighborhood Convenience Commercial (CN)	Vacant
West	Limited Commercial (CL)	Neighborhood Convenience Commercial (CN)	Daycare



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 Neighborhood Commercial (CN) Zoning District is listed as a compatible zoning district under the Limited Commercial (CL) future land use classification.

Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

Compatible Zoning District

Limited Commercial (CL)

GU (General Use), CN (Neighborhood Commercial), P (Professional), & LMD (Limited Mixed Use)



Recommendation

The Planning & Zoning Board at their September 5, 2023, meeting recommended approval of the rezoning.

