

# City of Port St. Lucie REZONING P23-115

City Council

September 25, 2023 & October 9, 2023

Bianca Lee

Planner II



## Request:

The applicant is requesting approval of the rezoning of approximately 5.8 acres from Planned Unit Development (PUD) to Professional (P) as permitted by the City's Zoning Code.

Proposed Project: A use consistent with the Professional Zoning District

# General Information:

Owners – A M Developments, LLC

Applicant – Flagler & MP Healthcare Development LLC. - Alberto Perez

Location – South of Becker Rd., between SW Lassiter Ter. & SW Junietta Ter.

Existing Use – Vacant land

# Background:

The Becker Road Overlay District was adopted by ordinance 18-26 on May 28, 2018 (P17-178).

Amendment 1 by ordinance 19-36 on July 8, 2019 (P18-143)

Amendment 2 to the Becker Road Overlay by ordinance 22-18 on March 14, 2022 (P21-202)

The parcels in this corridor were platted in 1977, ordinance 76-1 established comprehensive zoning regulations for the City of Port St. Lucie and designated the zoning as Neighborhood Commercial District (B-1)

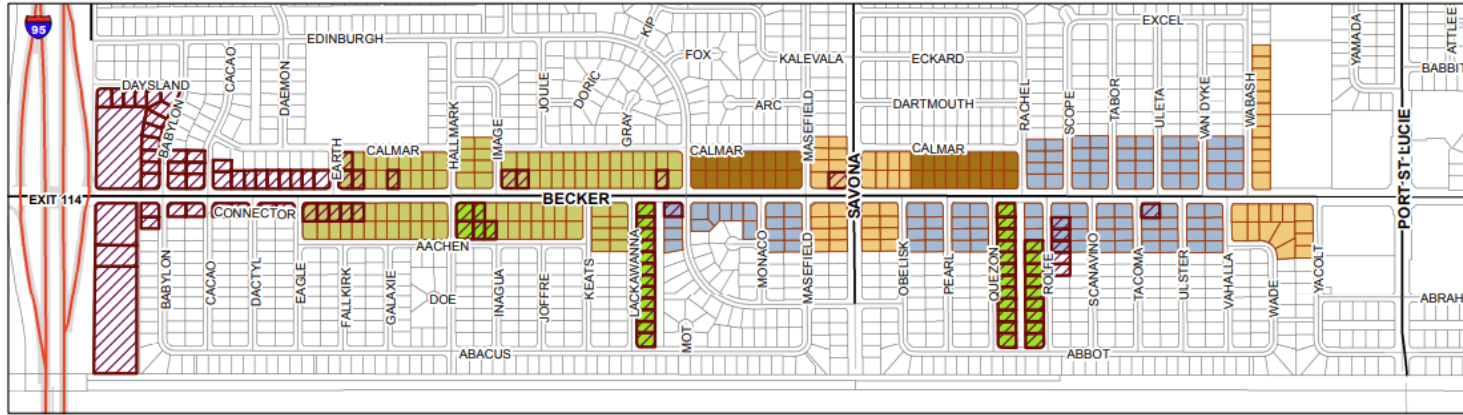


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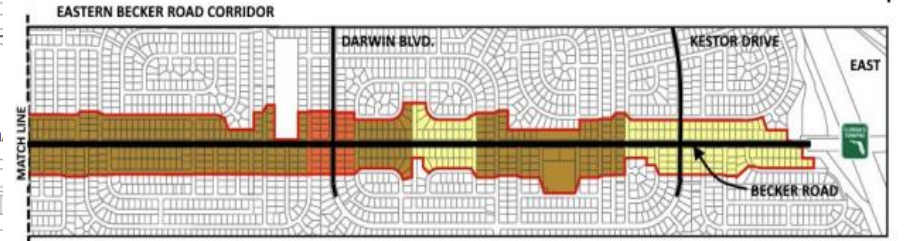


# Becker Overlay District:

Map 2-1: Becker Road Overlay District Subdistrict Map

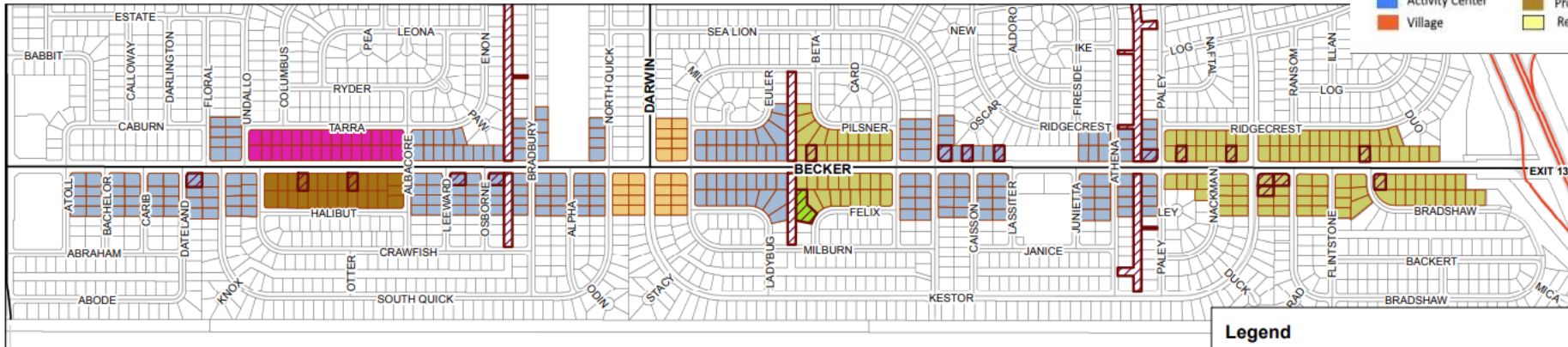
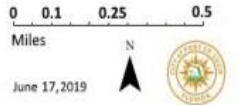


Western Extent of Becker Road Study Area



BECKER ROAD CORRIDOR SUBDISTRICTS

- Activity Center
- Village
- Professional
- Residential
- Becker Road Overlay District
- Park



Eastern Extent of Becker Road Study Area

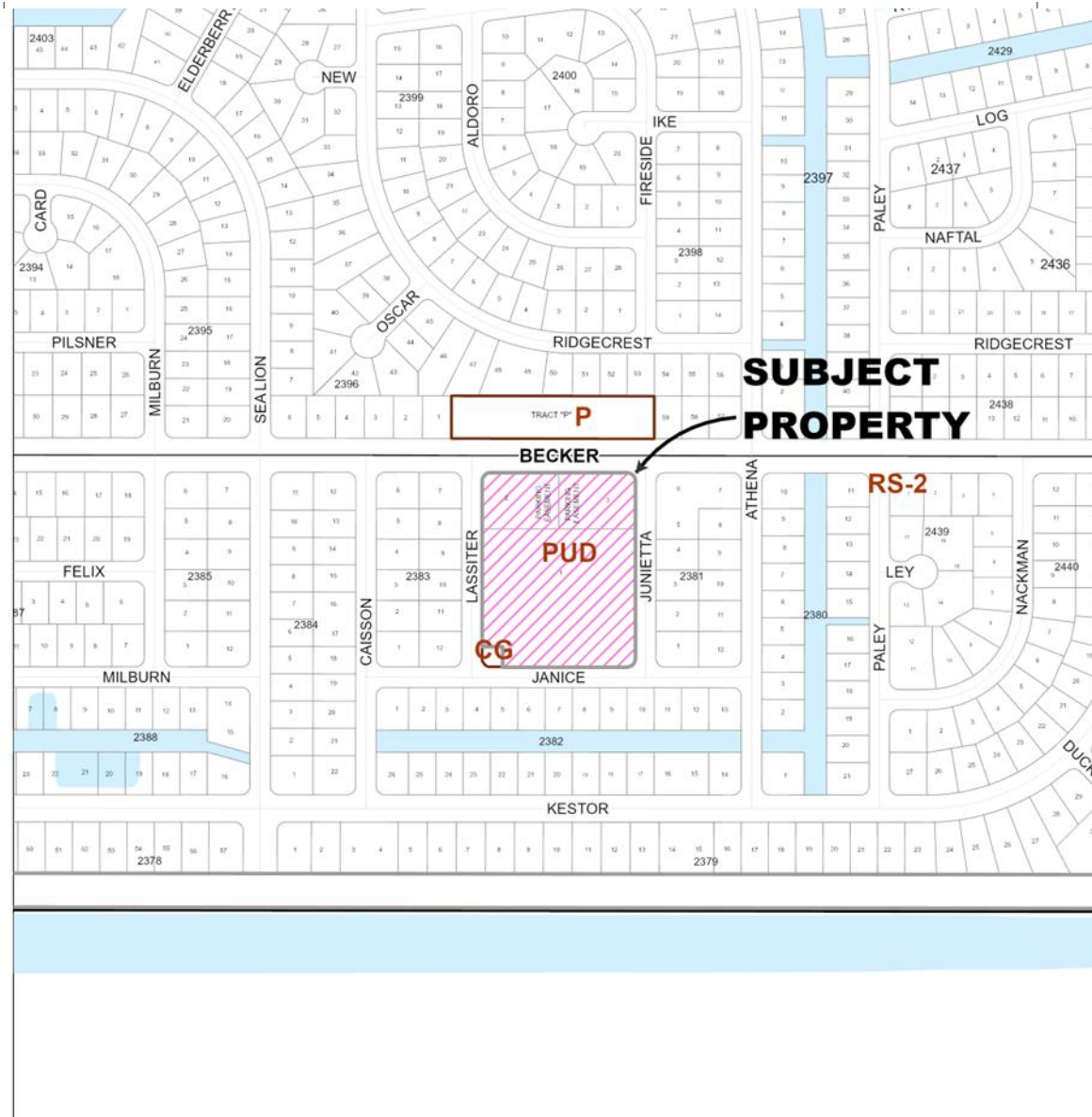
Updated by the P&Z Department  
June 11, 2018



- Legend**
- City Owned Lots
  - Residential Office Institutional Land Use Proposed
  - Office Land Use
  - Medium Density Residential Land Use Proposed
  - Limited Commercial Land Use Proposed Mixed
  - Use Land Use
  - Open Space Recreational Land Use

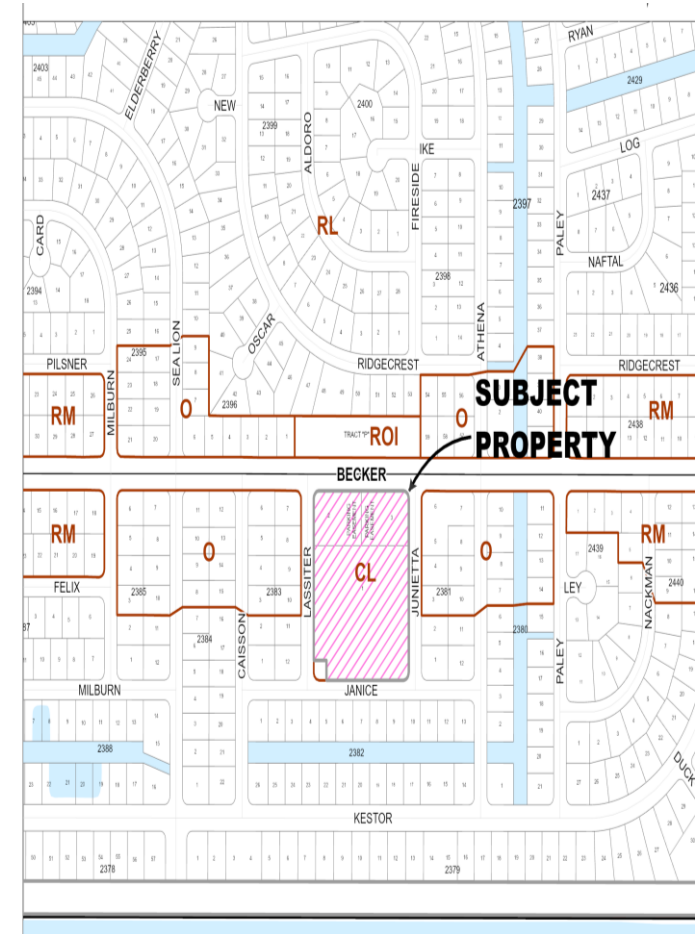


# Aerial & Zoning



# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office, & Institutional (ROI)	Professional (P)	Vacant
South	Low Density Residential (RL)	Single –Family Residential (RS-2)	SFH
East	Office (O)	Single –Family Residential (RS-2)	SFH
West	Office (O)	Single –Family Residential (RS-2)	Vacant



# 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 Professional (P) 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**

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
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.

