



City of Port St Lucie – Northport Utility Site
Small-Scale Comprehensive Plan Future Land Use Map
Amendment

Planning & Zoning Board Meeting

December 2, 2025

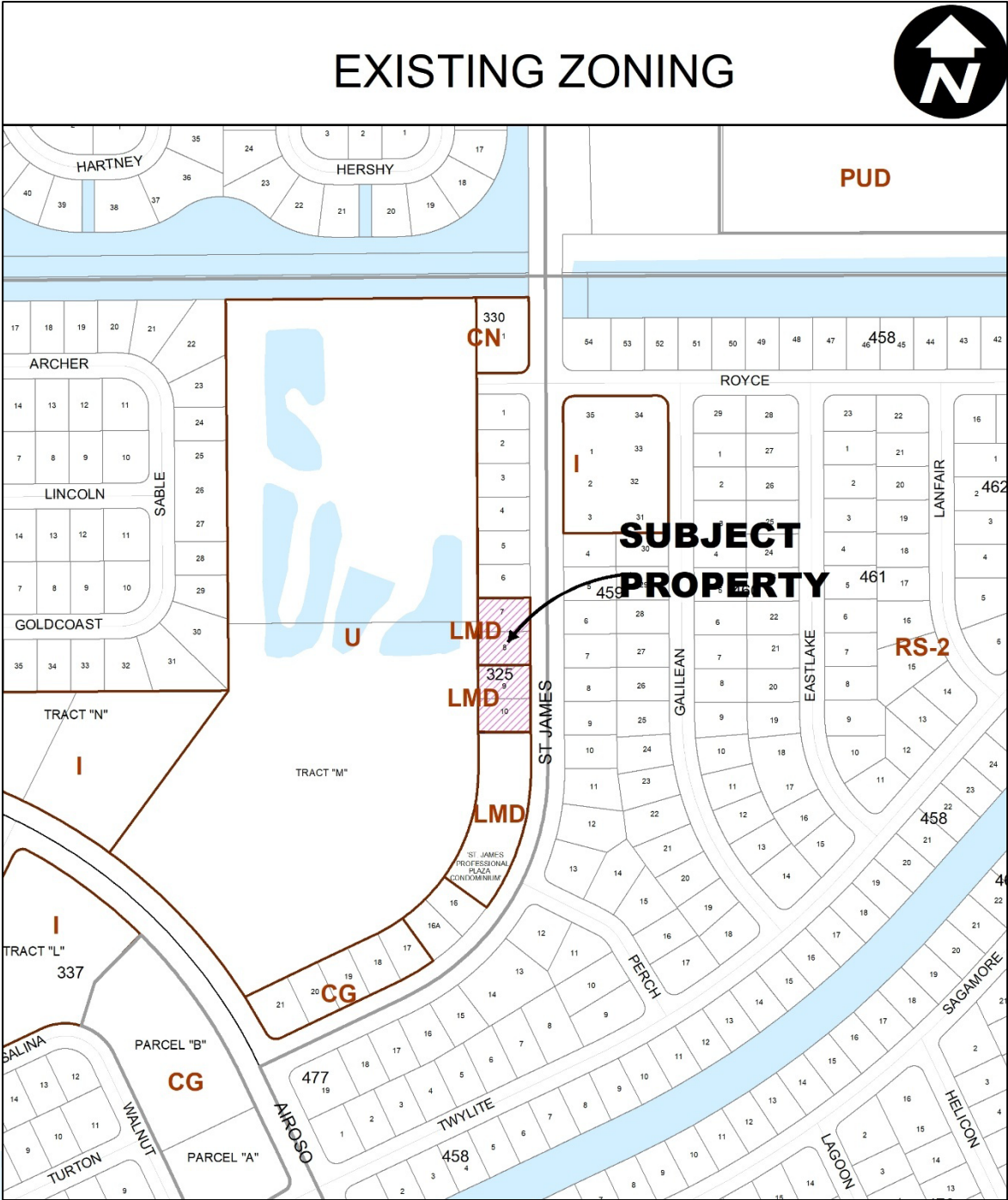
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Request Summary

Applicant's Request:	A small-scale future land use map amendment to change the future land use designation of approximately 0.92 acres from Residential, Office and Institutional (ROI) to Utility (U).
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Address:	225, 231, 237 and 243 NW St. James Drive
Location:	The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Vacant
South	ROI	LMD	Office Building
East	ROI	RS-2	Single-Family Residential; Vacant
West	U	U	City Utility Site



Background & Justification

- The subject property consists of four (4) parcels, generally located west of the intersection of NE Airoso Boulevard and NW St. James Drive, totaling approximately 0.92 acres.
- The parcels are currently zoned Limited Mixed Use (LMD).
- The purpose of this request is to amend the Future Land Use Map designation to Utility (U) and rezone the property to Utility (U) to support the development of a City utility facility.

Findings

- **Land Use Consistency (Policy 1.1.7.1):** Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.
- The proposed future land use designation will allow for the property to be used for utility related publicly owned building uses or for uses permitted under the City's Utility (U) zoning district

Adequate Public Facilities Analysis

- The proposed Future Land Use Map amendment is not expected to increase demand for potable water or wastewater services, based on the maximum development potential allowed under the Comprehensive Plan.
- Adequate utility capacity is available to support the proposed Utility (U) designation.
- The amendment is projected to result in a decrease in average daily and p.m. peak-hour trips, based on ITE trip generation rates for the existing ROI designation compared to the proposed Utility use.
- There are no anticipated impacts to parks or public schools, as the amendment does not involve residential development.
- The subject property is located in FEMA Flood Zone X, indicating an area of minimal flood risk.

Traffic Impact Analysis

- Change in Future Land Use designation results in a DECREASE in trips.

Existing Future Land Use	1,000 SF GFA	Proposed Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
ROI	16,030 SF	Strip Retail Plaza (<40k)	822	873	212
Proposed Future Land Use	1,000 SF GFA	Proposed Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
U	12,023 SF	Utility	170	148	28
Total Trips (Net Decrease)				-725	-184

Staff Recommendation

The Planning & Zoning (P&Z) Department staff finds the petition to be consistent with the intent and direction 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
- Motion to table the item

Please note: If the Board requires additional clarification or information from the applicant or staff, it may choose to **table** or **continue** the hearing or review to a future meeting.