

# City of Port St. Lucie REZONING P23-115

Planning & Zoning Board  
September 5, 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:

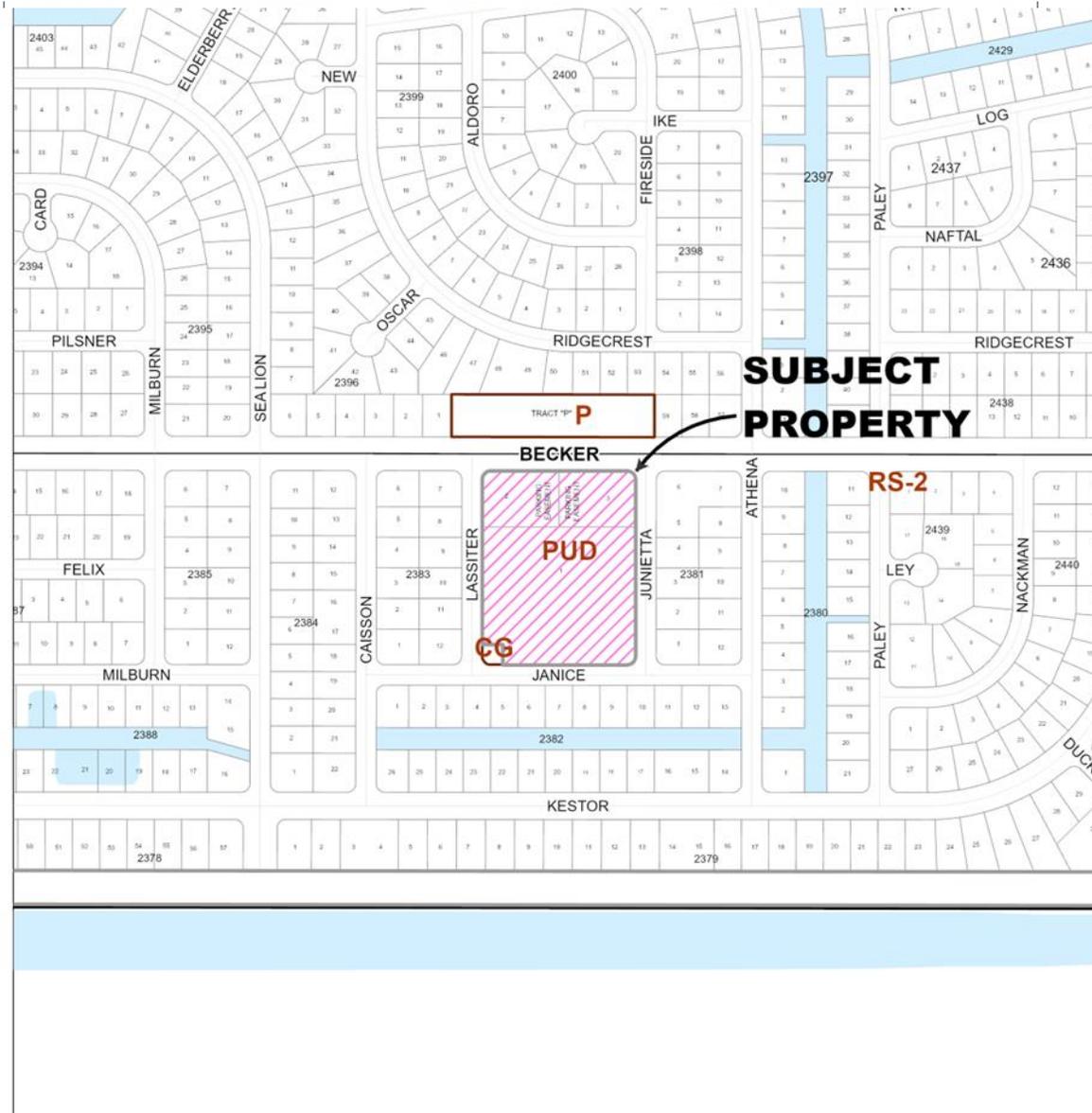
Owners – A M Developments, LLC

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

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

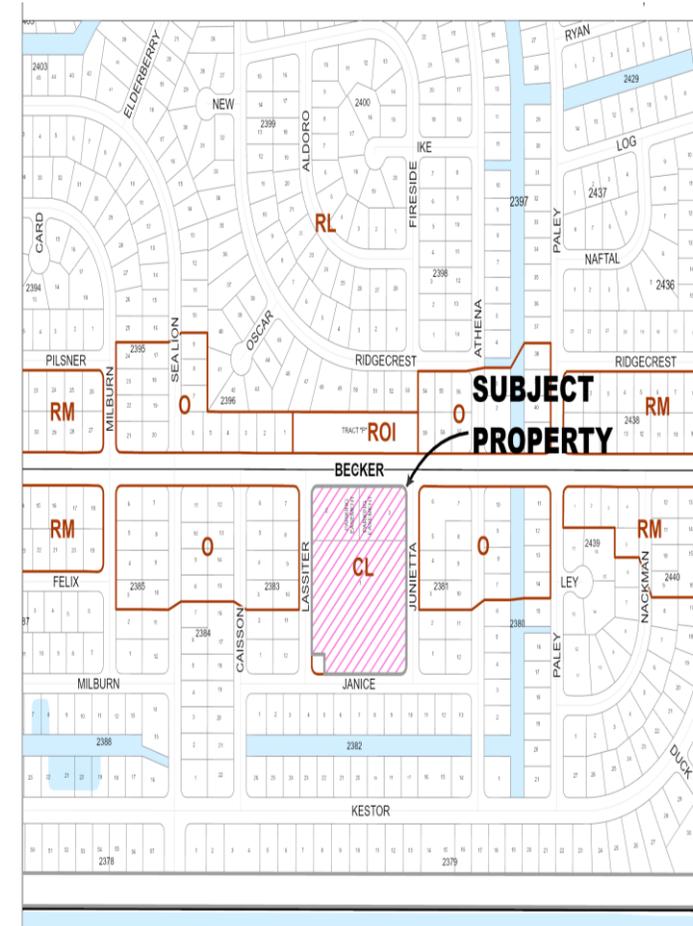
Existing Use – Vacant land

# 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)



# Planning & Zoning Staff Recommendation

The Planning & Zoning Department staff recommends approval of the rezoning request.

