

Brizon Investments, LLC

Rezoning Request

(P22-365)

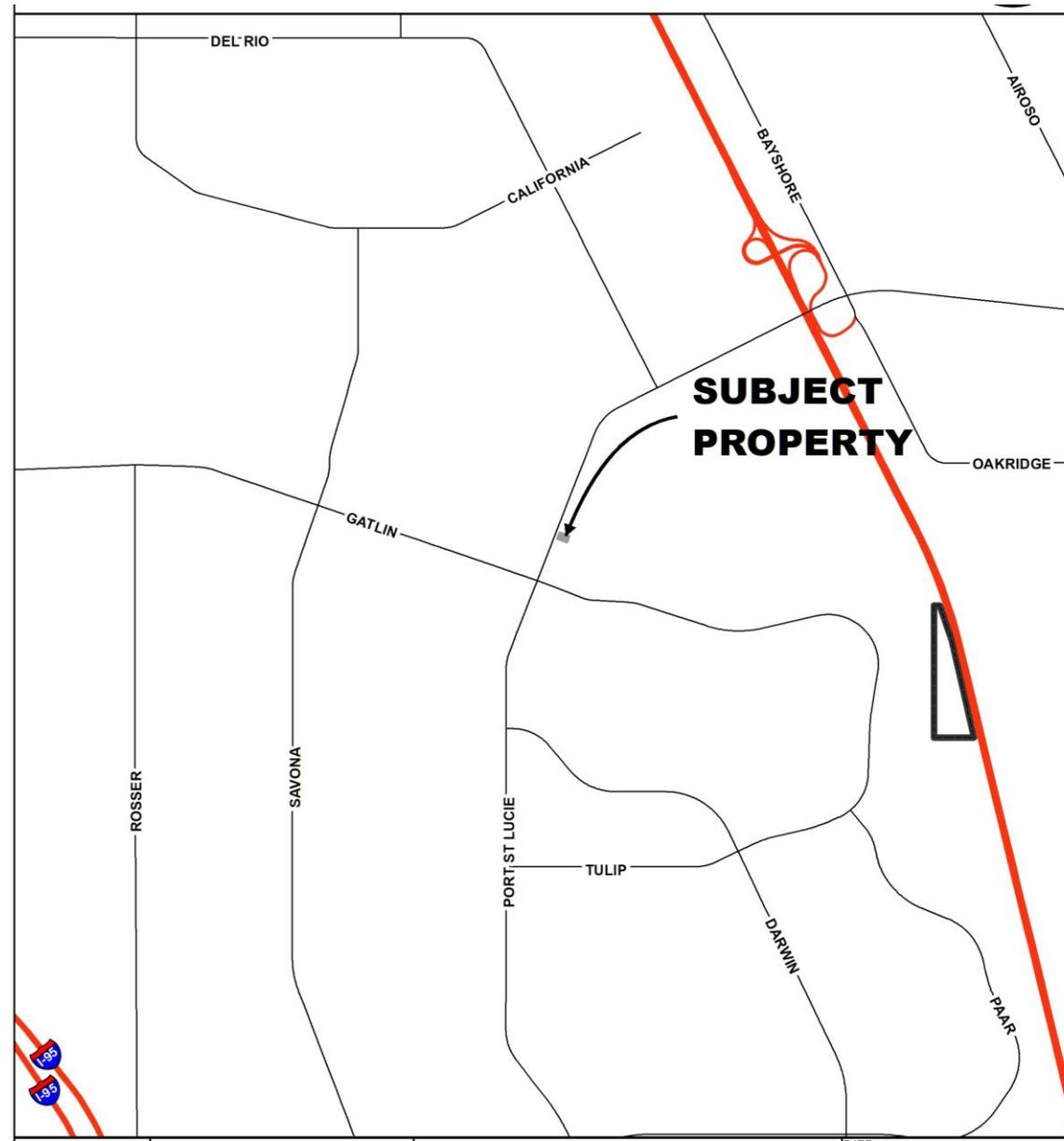


Request:

- To request approval of the rezoning of 1.06 acres, owned by Brizon Investments, LLC, from Professional Office to Commercial General; and
- The property is located on the northeast corner of Port St. Lucie Boulevard and Aviation Avenue; and
- This proposal is concurrent to a Comprehensive Plan Map Amendment for the property, which will be detailed under separate presentation; and
- Purpose of request is to allow the application for a special exception use for a drive-thru coffee shop, which would not be permitted under the Professional Office zoning district.



Location Map



Aerial



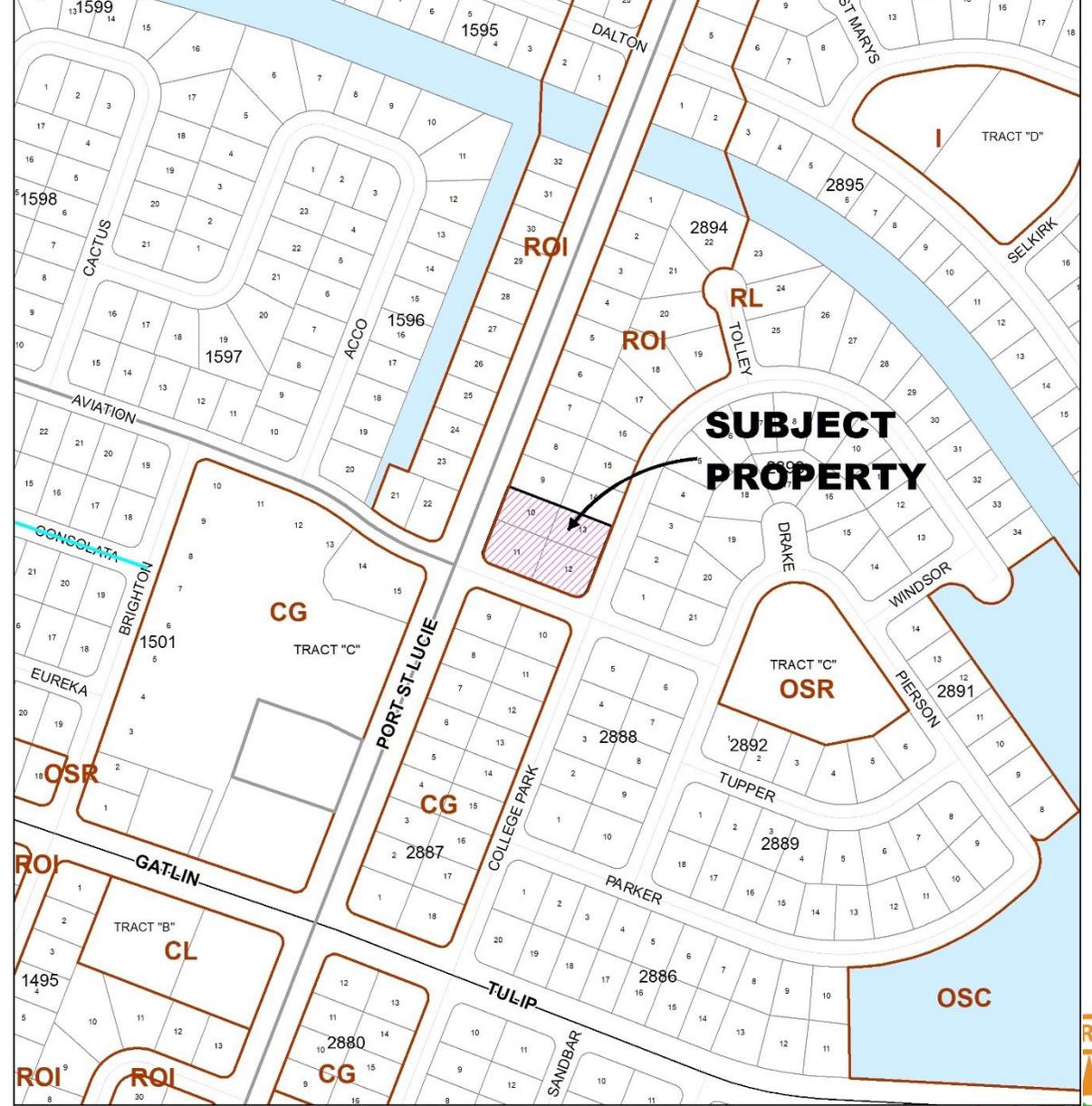
Background:

The property has an existing zoning district of Professional Office (P) and a future land use designation of Residential, Office, Institutional (ROI). In order to accommodate the proposed coffee shop with drive-thru use, the applicant is requesting to change the zoning designation to Commercial General (CG), which would allow the use as a special exception.

The four corners of this intersection are non-residential in nature, with an institutional use adjacent to the north, car wash to the south, and commercial retail to the southwest. A vacant professional office property is directly west, whereas residential single family is directly east of the site.



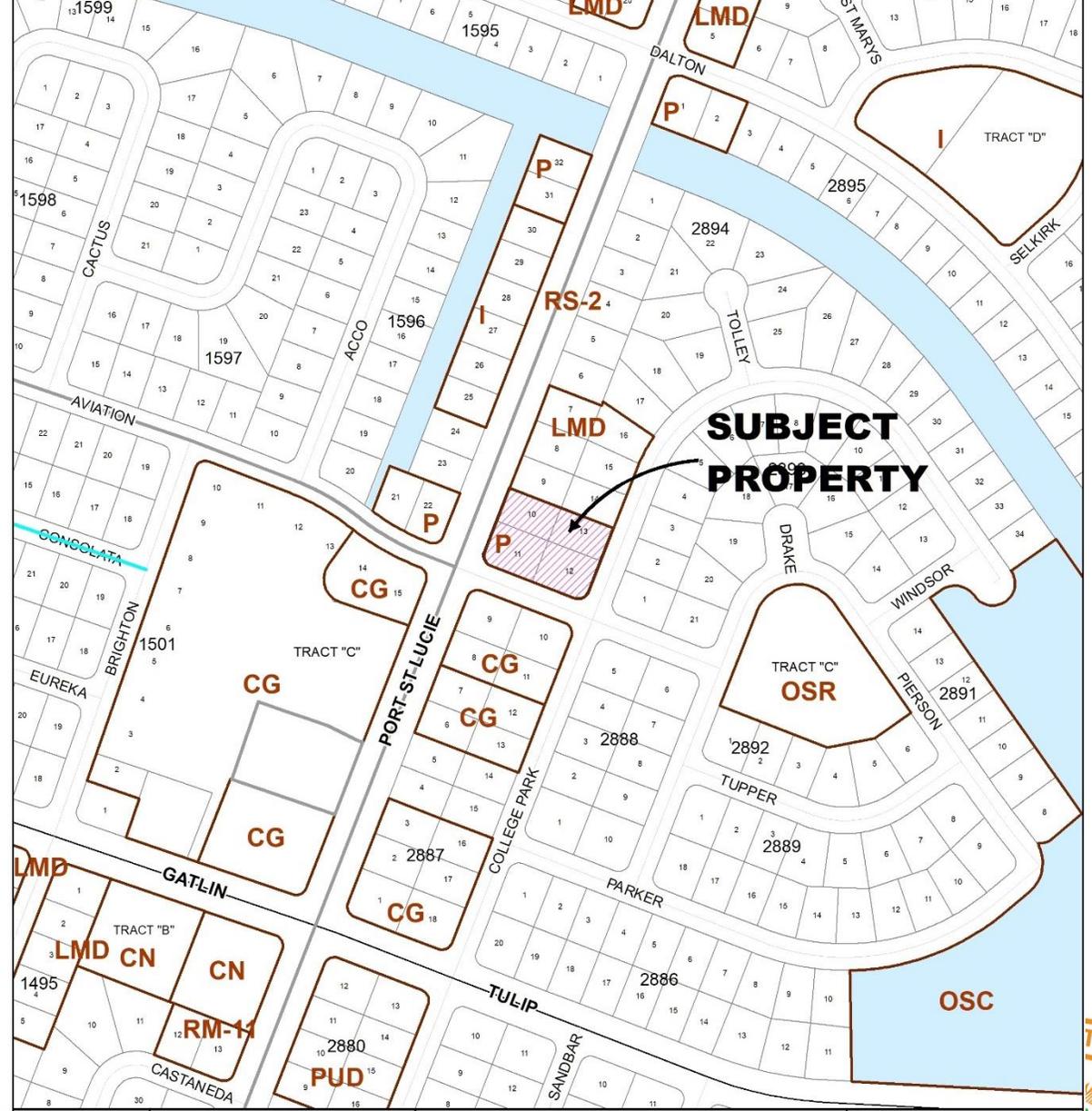
Existing
Future Land Use
Residential, Office, Institutional (ROI)



Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office, Institutional (ROI)	Limited Mixed Use (LMD)	Institutional Use
South	Commercial General (CG)	CG	Car Wash
East	Residential Low (RL)	Residential Single Family (RS-2)	Single Family Residential
West	ROI	Professional Office (P)	Vacant



Existing Zoning
Professional Office (P)



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Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

Compatible Zoning District

CG (General Commercial)

CN, CG, P, GU, LMD



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



Planning and Zoning Staff Recommendation:

The Planning and Zoning Staff recommends approval of the rezoning request from Professional Office (P) to Commercial General (CG).

