



PLANNING AND ZONING STAFF REPORT
September 5, 2023 Planning and Zoning Meeting

A M Developments, LLC
Rezoning
P23-115



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Planned Unit Development (PUD) to Professional (P)
Applicant:	Flagler & MP Healthcare Development, LLC - Alberto Perez
Property Owner:	A M Developments LLC.
Location:	South of Becker Rd., between SW Lassiter Ter. & SW Junietta Ter.
Address:	190 SW Becker Rd. & SW Becker Rd.
Project Planner:	Bianca Lee, Planner II

Project Description

The applicant is requesting the rezoning of approximately 5.8 acres of land; 3 parcels, from Planned Unit Development (PUD) to Professional (P) as permitted by the City's Zoning Code. The property is legally described as Becker Commons (PB 62-1), Lots 1, 2, & 3. The parcel's address is SW Becker Rd. and 190 SW Becker Rd.

The property has a future land use classification of Limited Commercial (CL), and a zoning designation of Planned Unit Development (PUD). The Professional (P) Zoning District is compatible with the Limited Commercial (CL) future land use.

Background

The City Council approved a major site plan on June 22, 2009 (P09-032).

The City Council on May 26, 2009, approved the Becker Commons Subdivision Plat (P09-031).

The City Council on November 10, 2008, approved the rezoning from CG (General Commercial) to PUD (Planned Unit Development), thus creating the Becker Commons PUD (P08-125).

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the September 5, 2023, Planning & Zoning Board meeting.

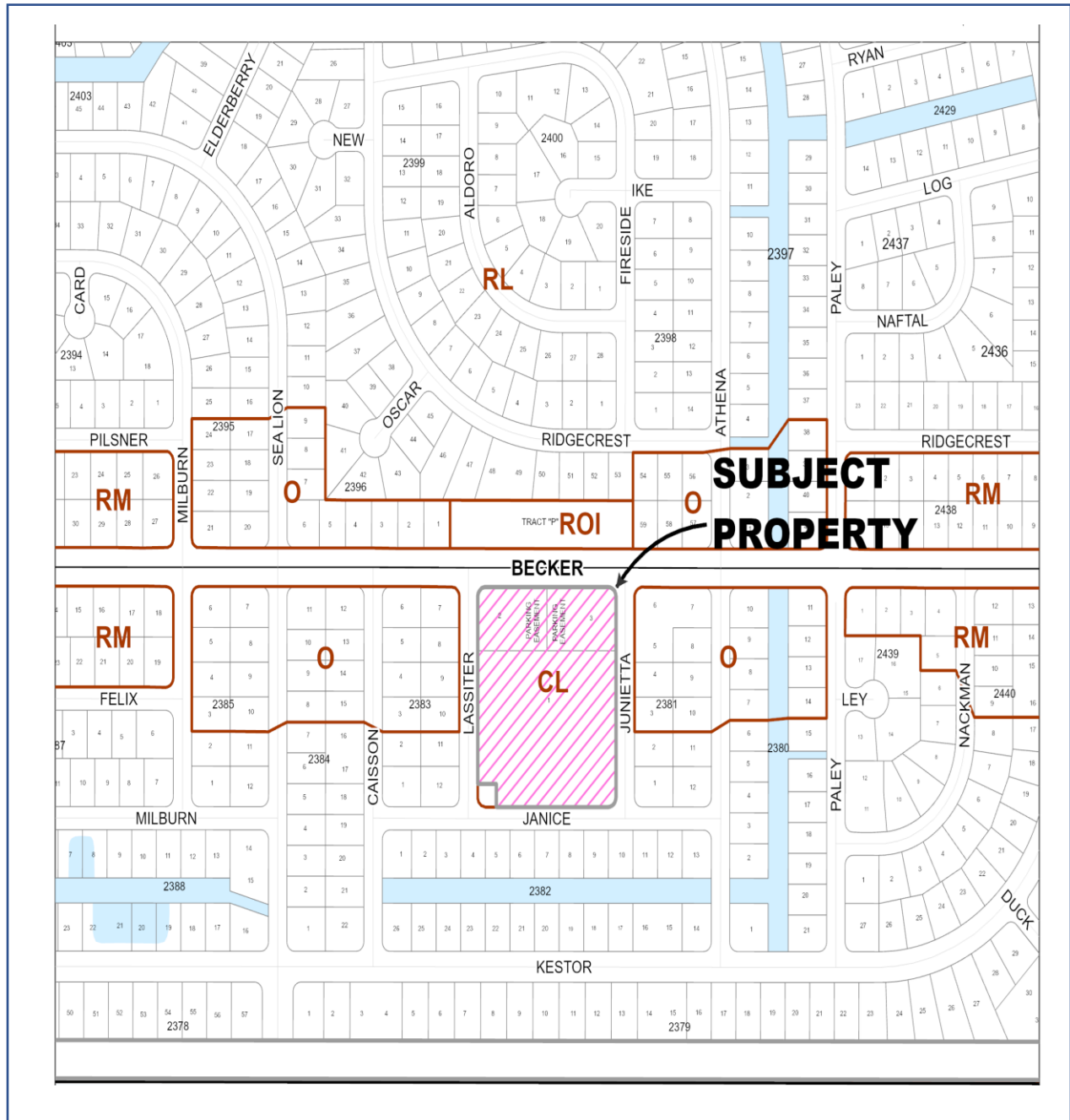
Location and Site Information

Parcel Numbers:	4430-700-0002-000-6, 4430-700-0003-000-3, & 4430-700-0001-000-9
Property Size:	5.80 acres: 252,648 SF
Legal Description:	Becker Commons (PB 62-1), Lots 1, 2, & 3
Future Land Use:	CL-Limited Commercial
Existing Zoning:	Planned Unit Development
Existing Use:	Vacant
Requested Zoning:	Professional
Proposed Use:	A use consistent with the Professional Zoning District & Comprehensive Plan

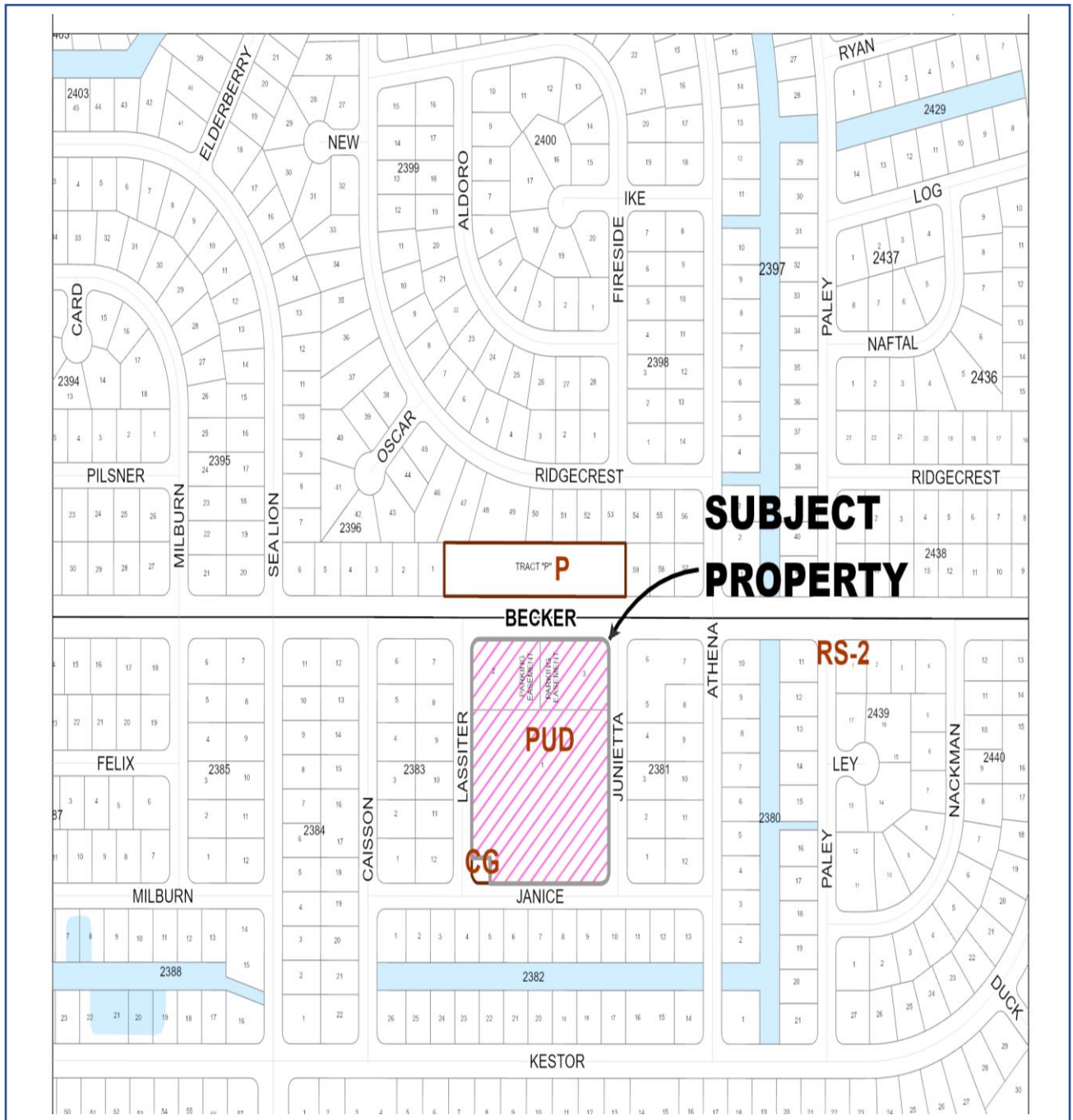
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	P	Vacant
South	RL	RS-2	SFH
East	O	RS-2	SFH
West	O	RS-2	Vacant

ROI-Residential, Office, & Institutional, RL- Low Density Residential, O-Office, P-Professional, RS-2-Single-Family Residential



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Professional is compatible with Policy 1.1.4.13 and future land use classification of Limited Commercial (CL).

ZONING REVIEW

Justification Statement: The purpose of this request is to rezone the parcels for development and align with the direction and intent of the Professional Zoning District and the City of Port St. Lucie's Comprehensive Plan.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Professional Zoning District (P) is compatible with the Limited Commercial (CL) future land use classification, Policy 1.1.4.13 of the Future Land Use Element. The site plan must meet the requirements of the Becker Road Overlay District.

ENVIRONMENTAL REVIEW

The applicant will be required to provide an environmental assessment report and address upland habitat preservation/mitigation and listed species in conjunction with site plan approval.

RELATED PROJECTS

Becker Commons PUD; approved by the City Council on November 10, 2008 (P08-125).

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies 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

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.