



SLW-TAV Port St. Lucie, LLC

Rezoning
Project No. P25-087

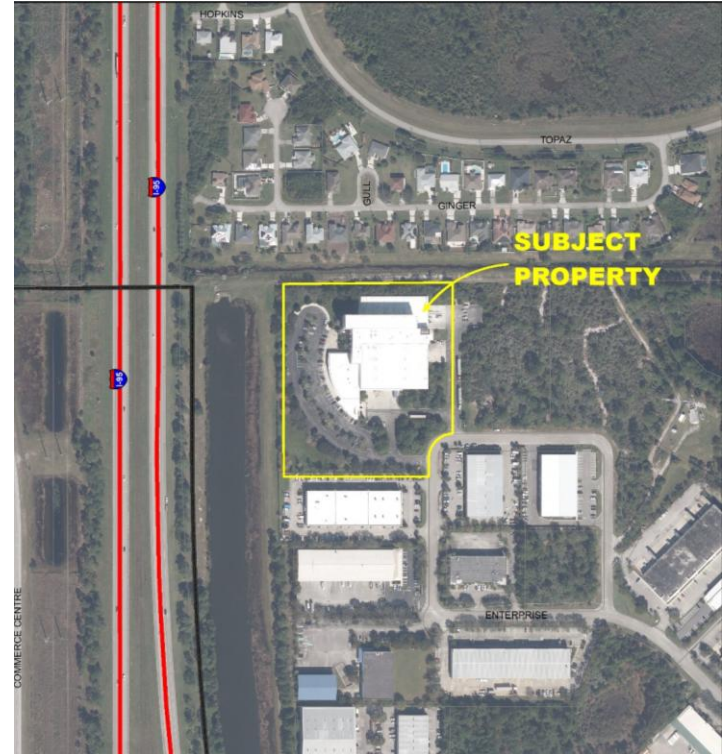
City Council
Cody Sisk, Planner III
July 28, 2025 and August 11, 2025

Request Summary

- Owner: TAV Port St Lucie LLC
- Applicant: Haley Ward, Inc.
- Location: 760 NW Enterprise Drive
- Request: The applicant is requesting the rezoning of approximately 8.31 acres from Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District.

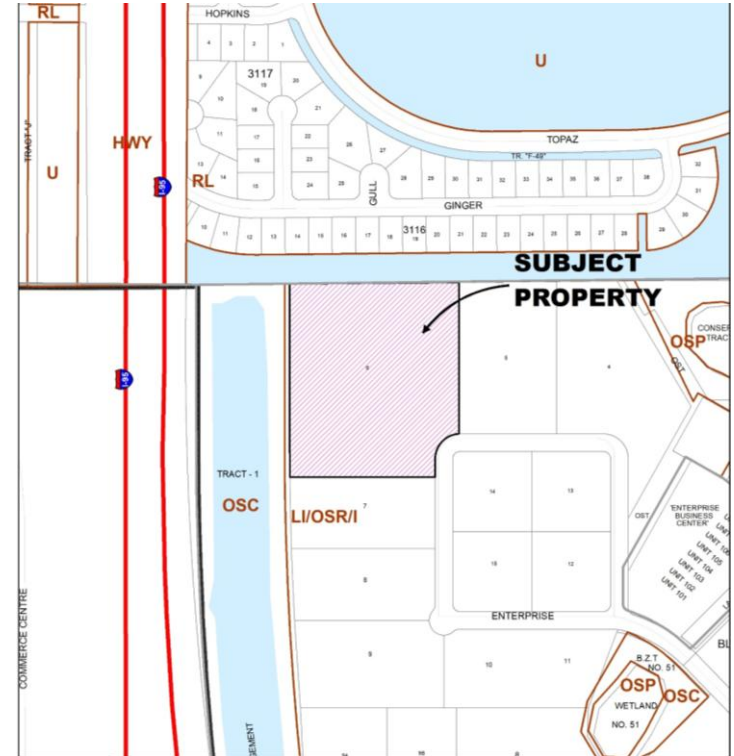
Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Single Family Residential	OSC	RS-2
South	Warehouse	IL/OSR/I	WI
East	Vacant	IL/OSR/I	IN
West	Vacant/I-95	OSC	GU



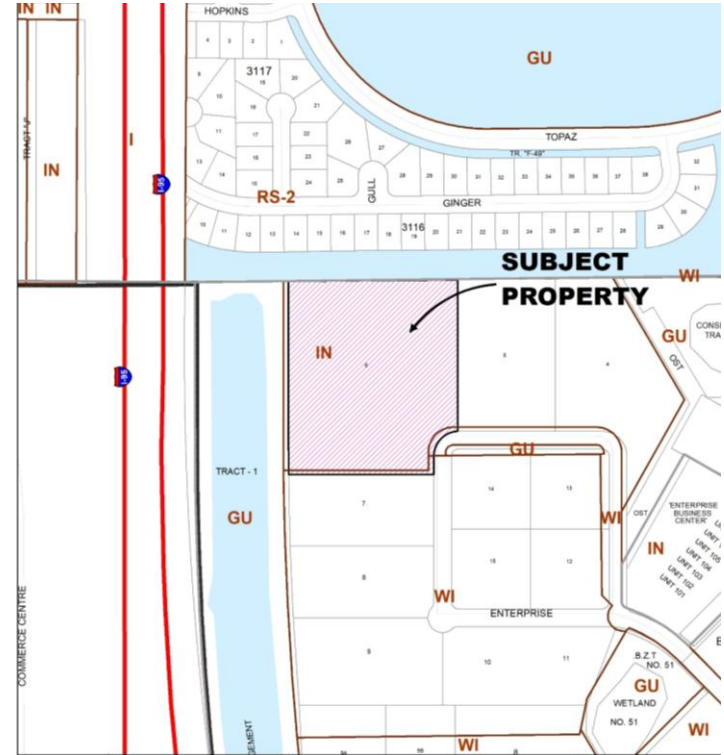
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Justification

- 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 Warehouse Industrial (WI) Zoning District is listed as a compatible zoning district under the Light Industrial (LI), future land use classification.

Policy 1.1.4.13 Future land Use

Future Land Use Classification	Compatible Zoning District
Light Industrial (LI), Open Space Recreational (OSR), Institutional (I)	WI , GU, IN

Recommendation

The Planning & Zoning Board recommended approval of the rezoning on July 1, 2025.