

# CITY OF PORT ST. LUCIE – PUBLIC WORKS FACILITY REZONING P22-346



# Request:

The Applicant is requesting approval of the rezoning of approximately 8.37 acres from General Commercial(CG) to Utility (U).

Proposed Project: Public Works facility

# General Information:

Owners – City of Port St. Lucie

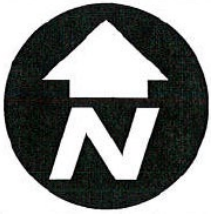
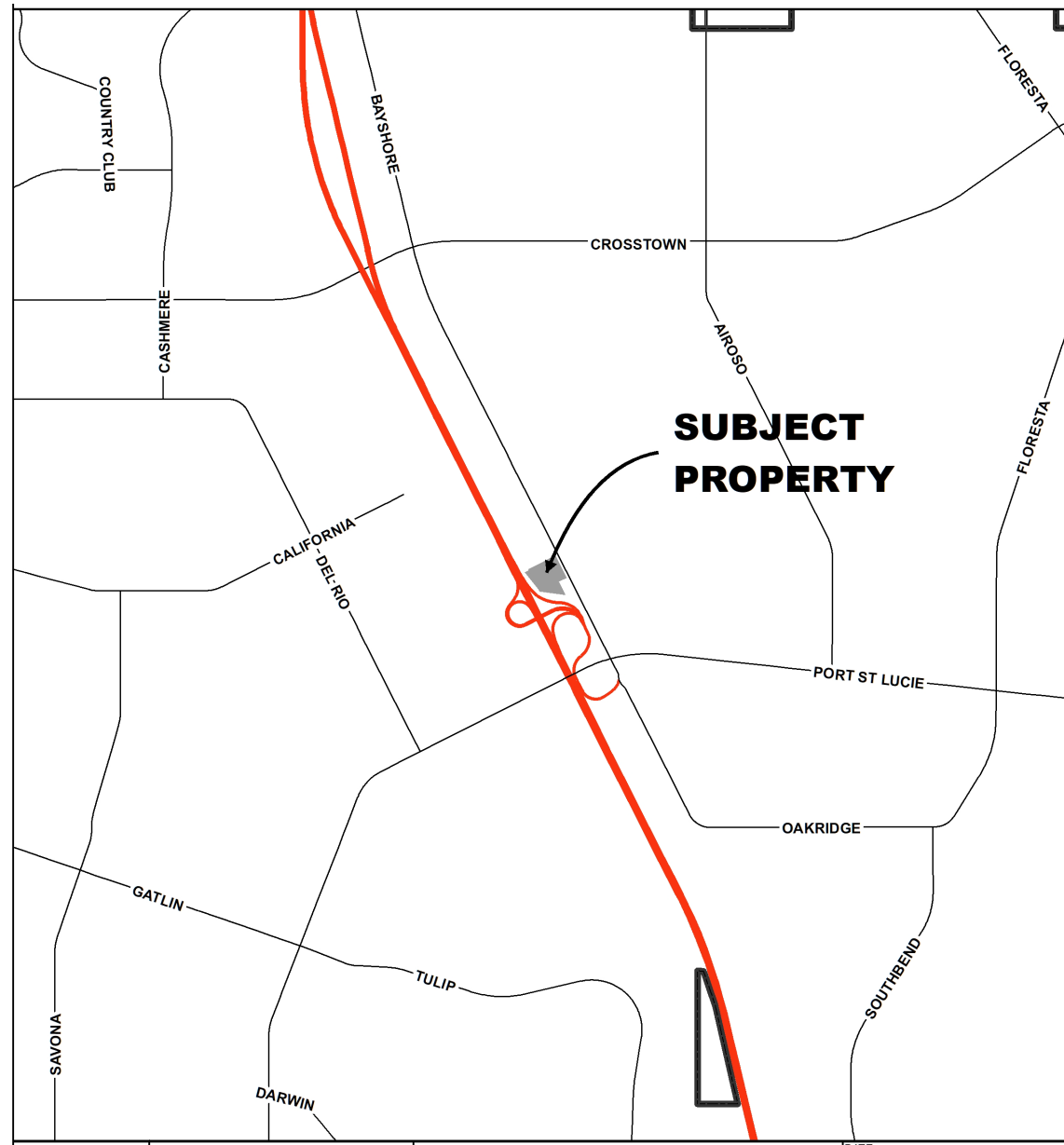
Applicant – Octavio Reis of Bowman Consulting

Location – The property is located on the southwest corner of Bayshore Boulevard and Thornhill Avenue.

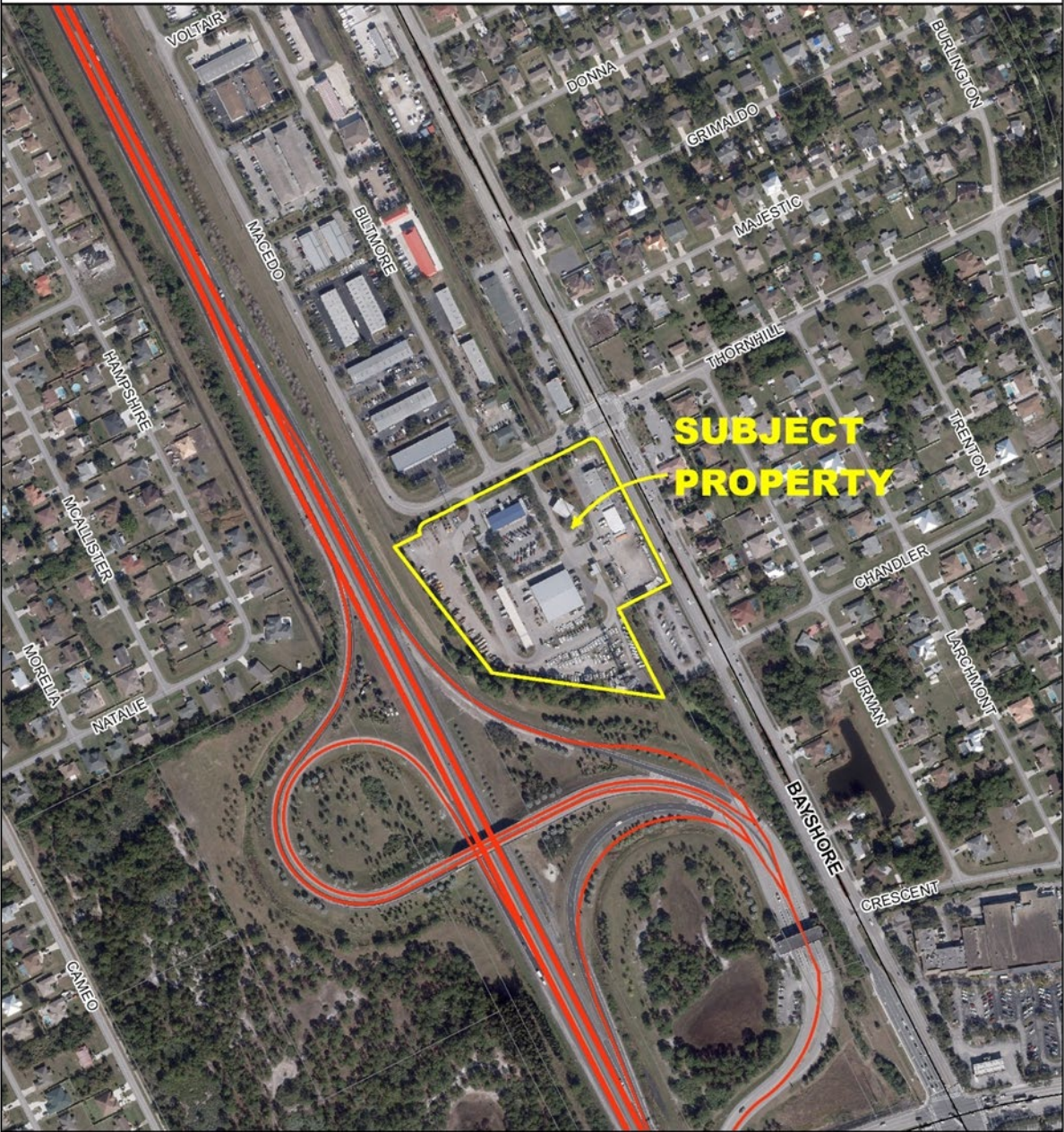
Existing Use – Public Works Facility



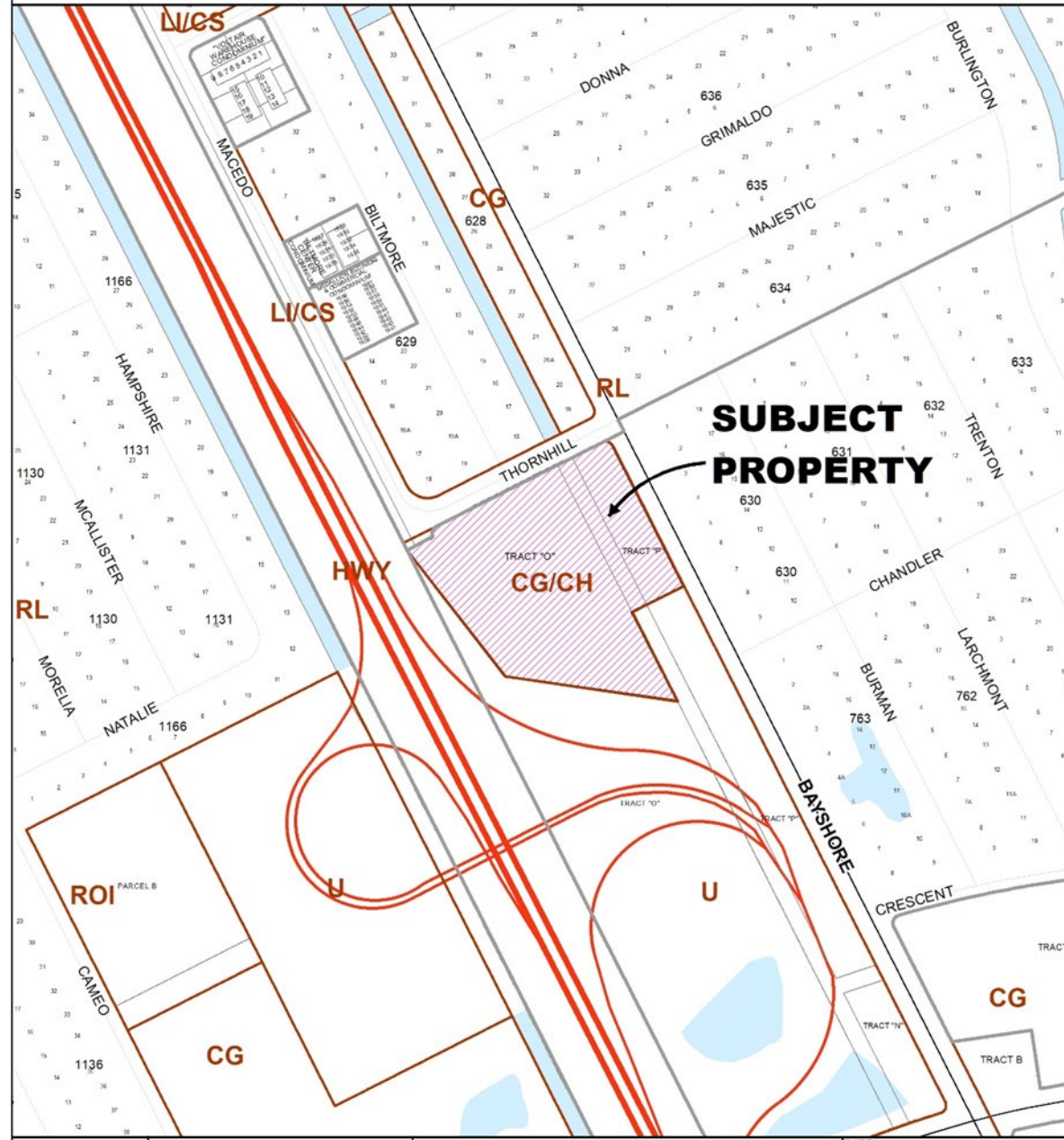
# Location Map



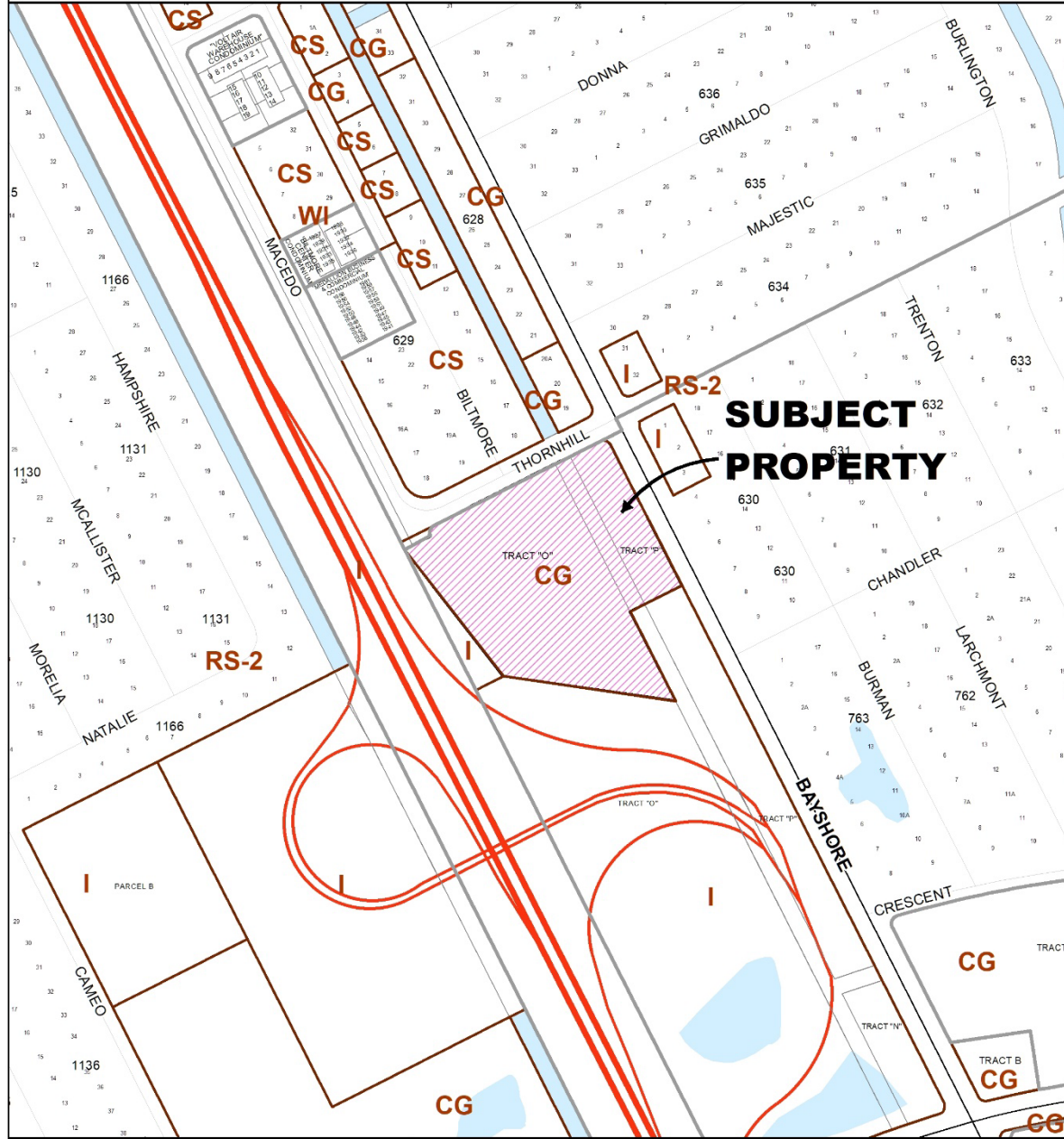
# Aerial



# Future Land Use



# Zoning



# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS and CG	CS/CG	Industrial
South	I (Institutional)	I (Institutional)	Florida Turnpike Interchange
East	RL (Residential Low)	RS-2 and I (Institutional)	Single Family Residential
West	I (Institutional)	I (Institutional)	Florida Turnpike Interchange





## Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
U (Utility)	U (Utility)

# 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 Utility (U) zoning district is listed as a compatible zoning district under the proposed Utility (U) future land use classification.



# Planning and Zoning Board Recommendation

- At the January 3, 2023 meeting, the Planning & Zoning Board recommends approval of the rezoning request.

