

ST. ELIZABETH ANN SETON REZONING P22-126

Planning & Zoning Board Hearing

May 3, 2022

Stephen Mayer

Planner III



Request:

The Applicant is requesting approval of the rezoning of approximately 12.76 acres from Residential Medium – 11 units per acre (RM-11) to Institutional (I).

Proposed Project: Existing church and new parish hall

General Information:

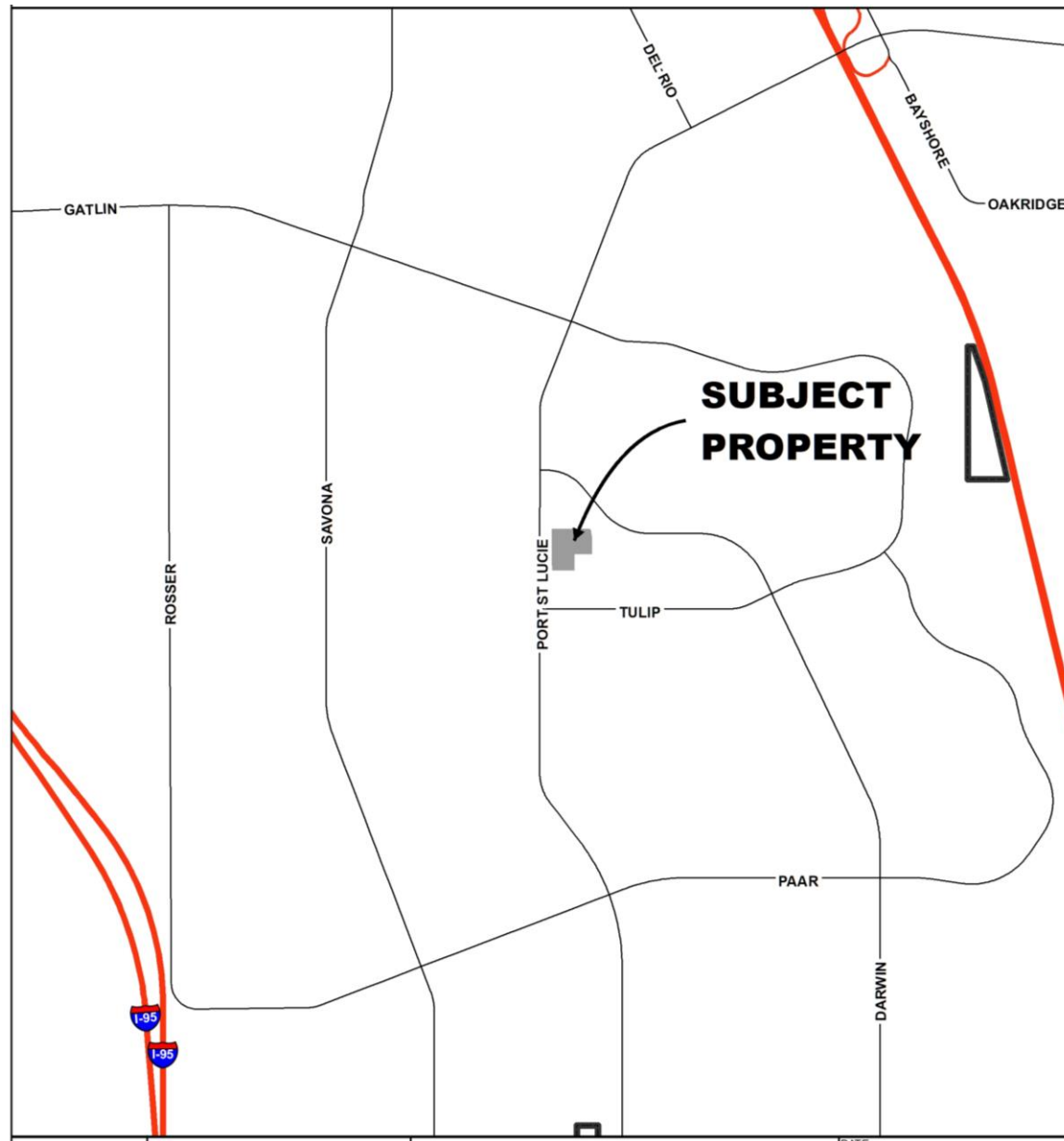
Owners – Diocese of Palm Beach

Applicant – Elizabeth Colome, Colome and Associates, Inc.

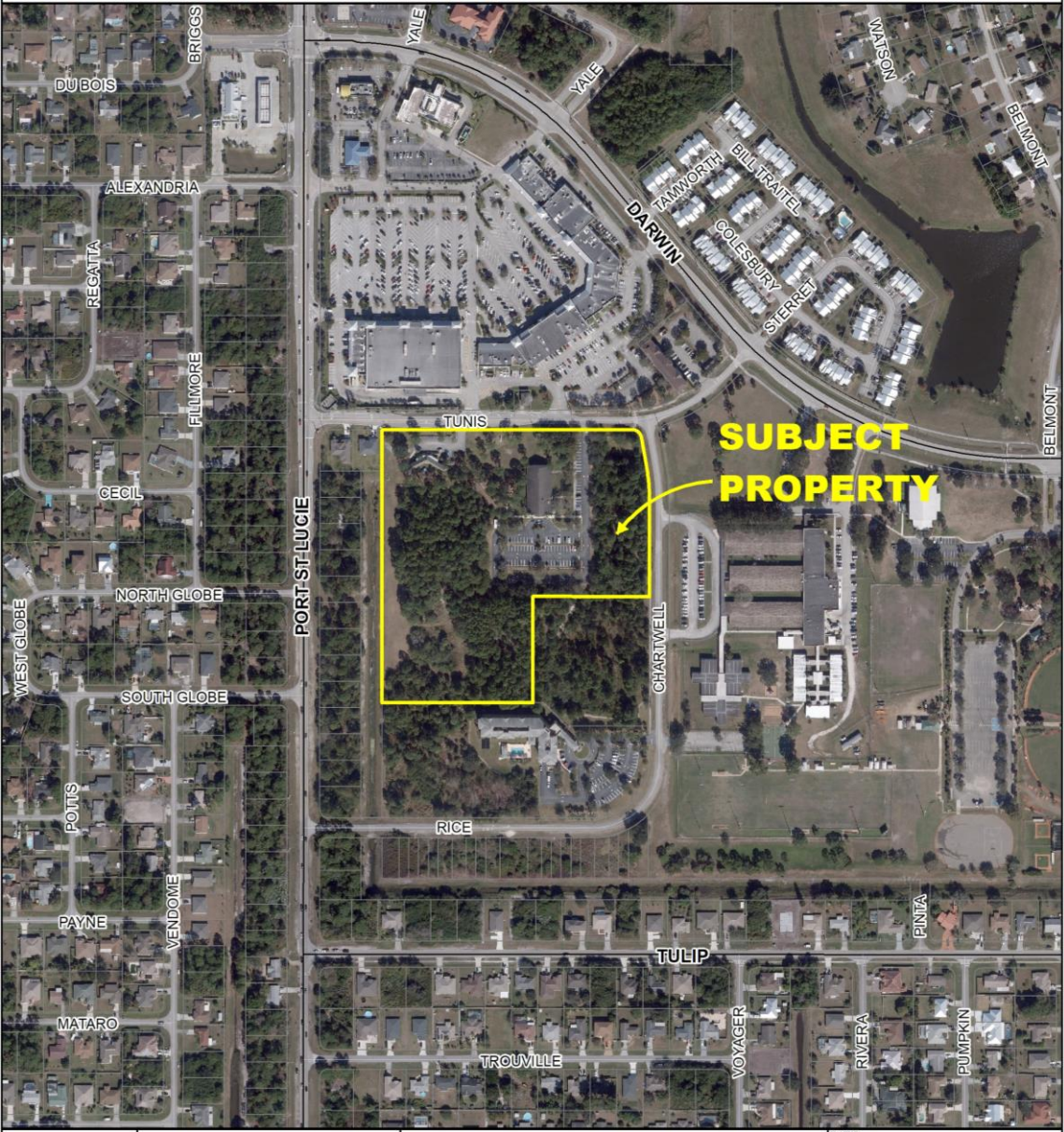
Location – The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and north of Rice Avenue (not including the existing Villa Seton along Rice Avenue)

Existing Use – Church complex

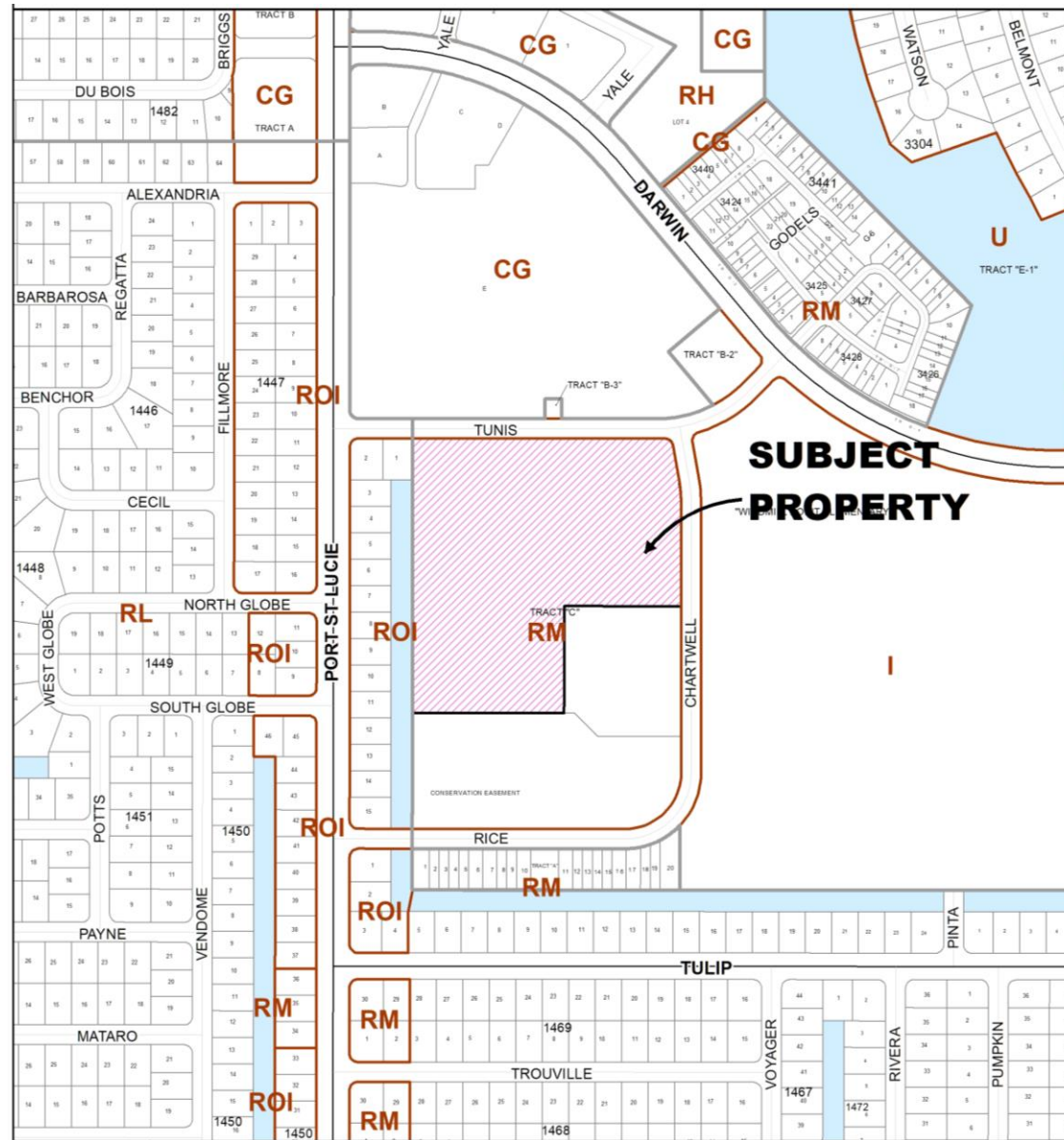
Location Map



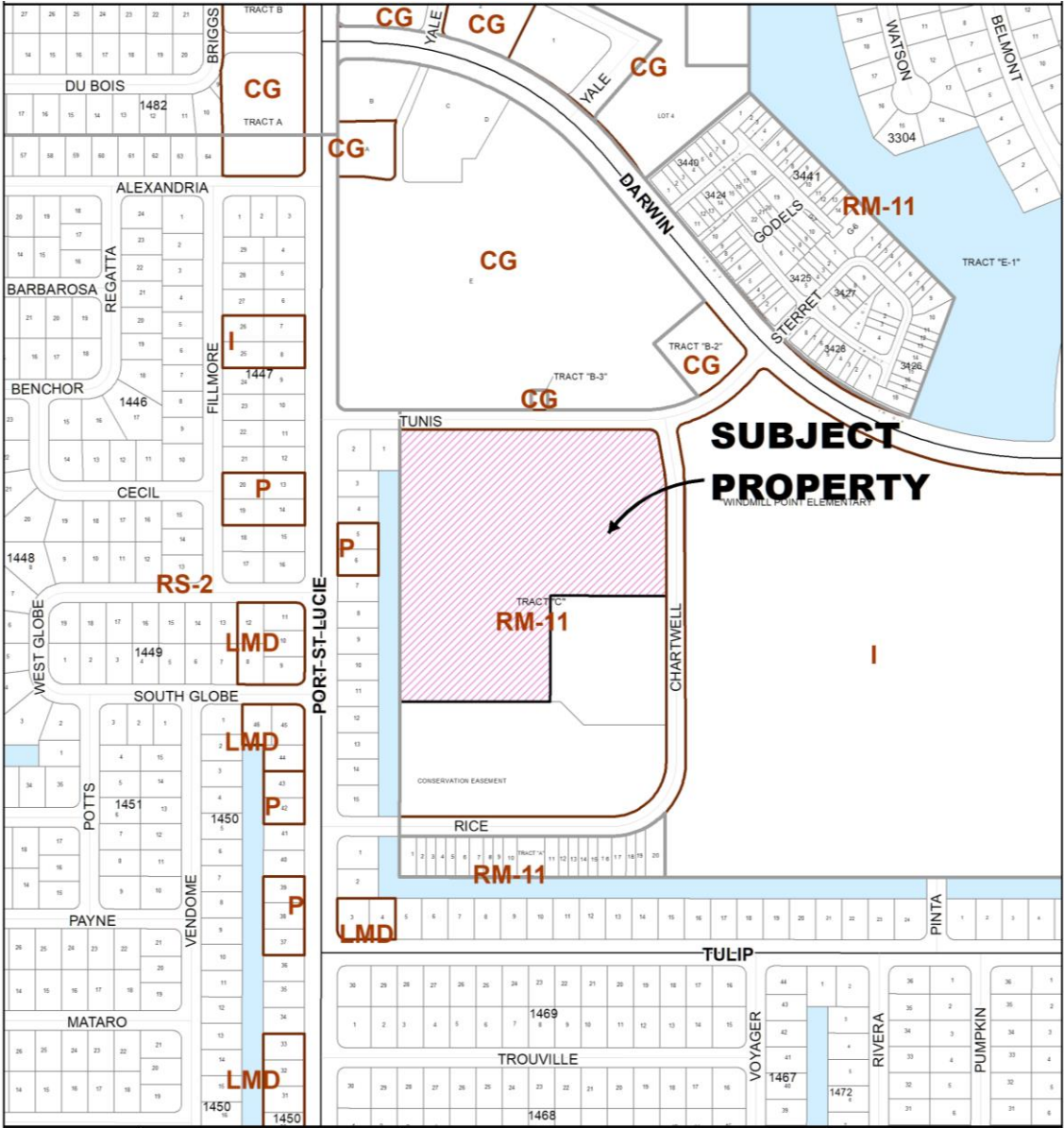
Aerial



Future Land Use



Zoning



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	General Commercial (CG)	General Commercial (CG)	Darwin Plaza (retail shopping center)
South	Residential Medium (RM)	Residential Medium (RM-11)	Villa Seton
East	Institutional (I)	Institutional (I)	Windmill Point Elementary School
West	Residential, Office, Institutional (ROI)	P (Professional Office) and RM-11	Vacant



Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

Compatible Zoning District

I (Institutional, Private and Public)

I (Institutional), GU



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 proposed Institutional (I) zoning district is listed as a compatible zoning district under the proposed Institutional, Private and Public (I) future land use classification.



Staff Recommendation:

Staff recommends approval of the proposed rezoning to Institutional (I).

