



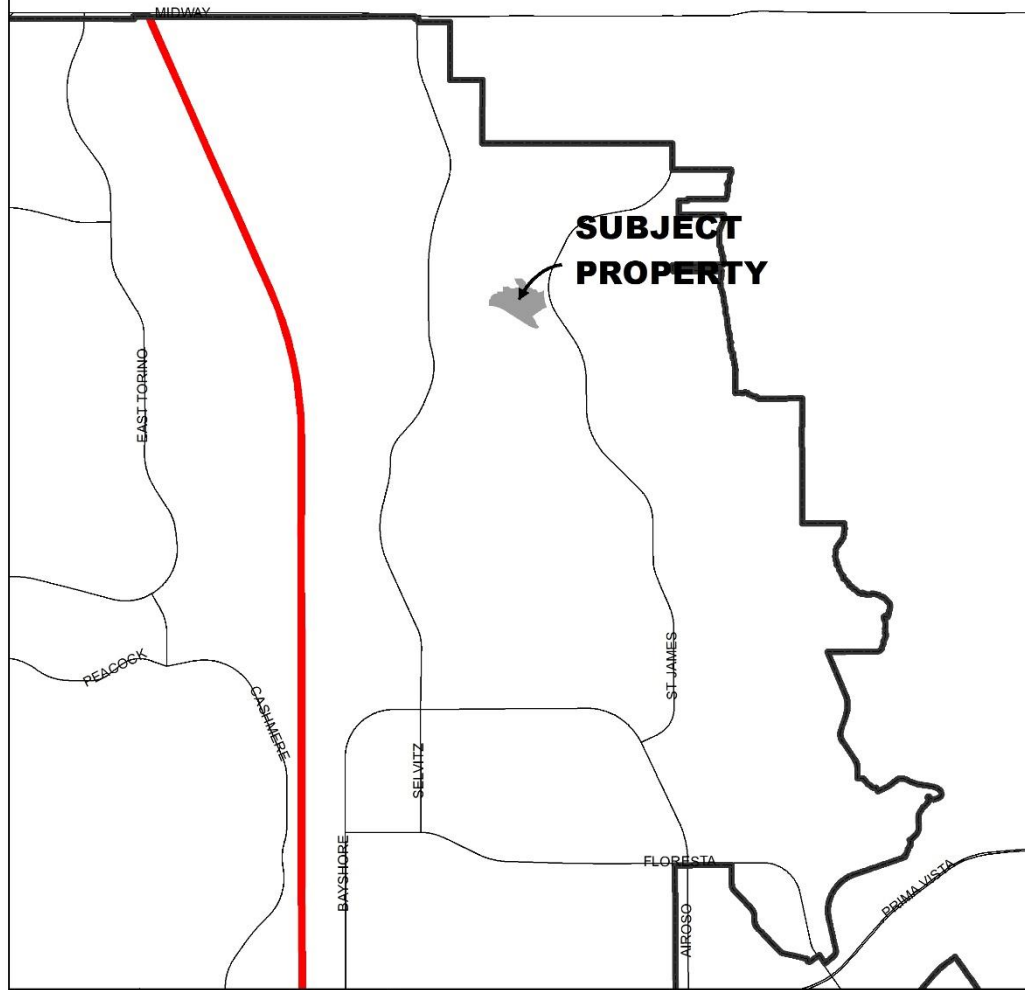
Calvary Port St. Lucie Ministries, Inc. Property
Future Land Use Amendment

City Council Meeting
April 22, 2024

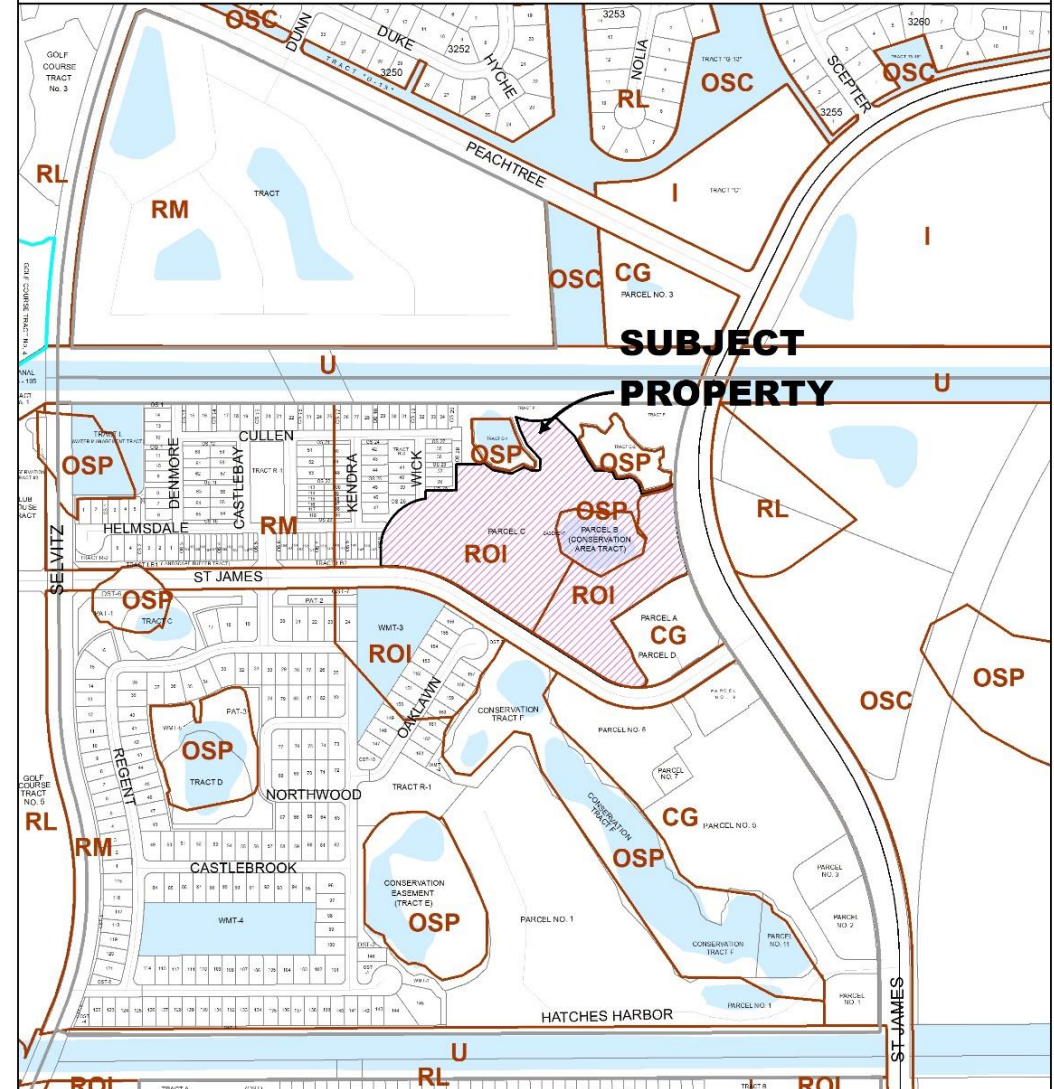
Request Summary

Applicant's Request:	The applicant requests to amend the Future Land Use (FLU) of 13.244 acres from Residential-Office-Residential (ROI) to Institutional (I).
Agent:	George Missimer, Cotleur & Hearing
Applicant/Property Owner:	Calvary Port St. Lucie Ministries, Inc.
Location:	The property is generally located north of NW St. James Blvd. and west of St. James Drive.

GENERAL LOCATION



FUTURE LAND USE





Source: Google Earth

Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	Commercial General (CG)	(CG)	Calvary Christian Academy
South	Residential-Office-Institutional	PUD	Residential Townhouses
East	Low Density Residential & Open Space Conservation	General Use (GU)	Oxbow Eco-Center & Conservation Lane (SFWMD)
West	Medium Density Residential	General Use (GU) & Planned Unit Development (PUD)	Calvary PSL Admin Offices & St. Andrew Villas

Background & Justification

- The request is to amend the FLU for 13.24 acres from Residential-Office-Institution (ROI) to Institutional (I).
- The updated FLU and subsequent rezoning will allow Calvary Port St. Lucie Ministries, Inc. to develop a private school based on the demand for educational facilities.

Findings

- The proposed FLU amendment is consistent with the direction and policies of the Comprehensive Plan, given the applicant's intent to develop a site as a school.
 - **FLU Element Objective 1.1.4.4** – the City shall provide the following designation for institutional land uses:
 - a. Institutional (I). This category combines both public and private institutional land uses from previous plans into one category. It is designed to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code.
 - The applicant's intent to develop a school is consistent with **Public School Facilities Element Policy 1.2.1**, which states that the City will consider providing incentives to the private sector to identify and implement creative solutions to development adequate school facilities in residential developments.
 - Per **Capital Improvement Element Policy 9.1.3.9**, the proposed plan amendment has been reviewed to ensure that the change will not adversely impact the Levels of Service of the adjacent roadways, solid waste, water/sewer or drainage facilities.

Staff Recommendation

- The Planning & Zoning (P&Z) Department staff found the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval of the proposed FLU amendment for 13.24 acres from ROI to I.

Planning & Zoning Board

- The Planning & Zoning Board recommended approval on April 2, 2024.