



**2300 Veterans Highway, LLC  
Rezoning  
P23-177**



**Project Location Map**

**SUMMARY**

Applicant's Request:	Rezoning from Planned Unit Development (PUD) to General Commercial (CG)
Applicant:	HJA Design Studio - Michael Houston
Property Owner:	2300 Veterans Highway LLC.
Location:	On the northwest corner of Rivergate Parkway and west of SE Veterans Memorial Pkwy.
Address:	2300 SE Veterans Memorial Pkwy.
Project Planner:	Bianca Lee, Planner II

**Project Description**

The applicant is requesting the rezoning of a 1.46-acre parcel, from Planned Unit Development (PUD) to General Commercial (CG) as permitted by the City's Zoning Code. The property is legally described as Rivergate Office Plaza- First Replat- Lot 1. The parcel's address is 2300 SE Veterans Memorial Pkwy.

The property has a future land use classification of General Commercial (CG), and a zoning designation of Planned Unit Development (PUD). The proposed rezoning to the General Commercial (CG) Zoning District is compatible with the property's existing General Commercial (CG) future land use.

**Background**

The City Council approved the site plan for the parking lot expansion on November 24, 1987 (P87-164). The City Council on September 27, 1983, approved the Barnett Bank site plan with conditions (P83-043).

**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 November 7, 2023, Planning & Zoning Board meeting.

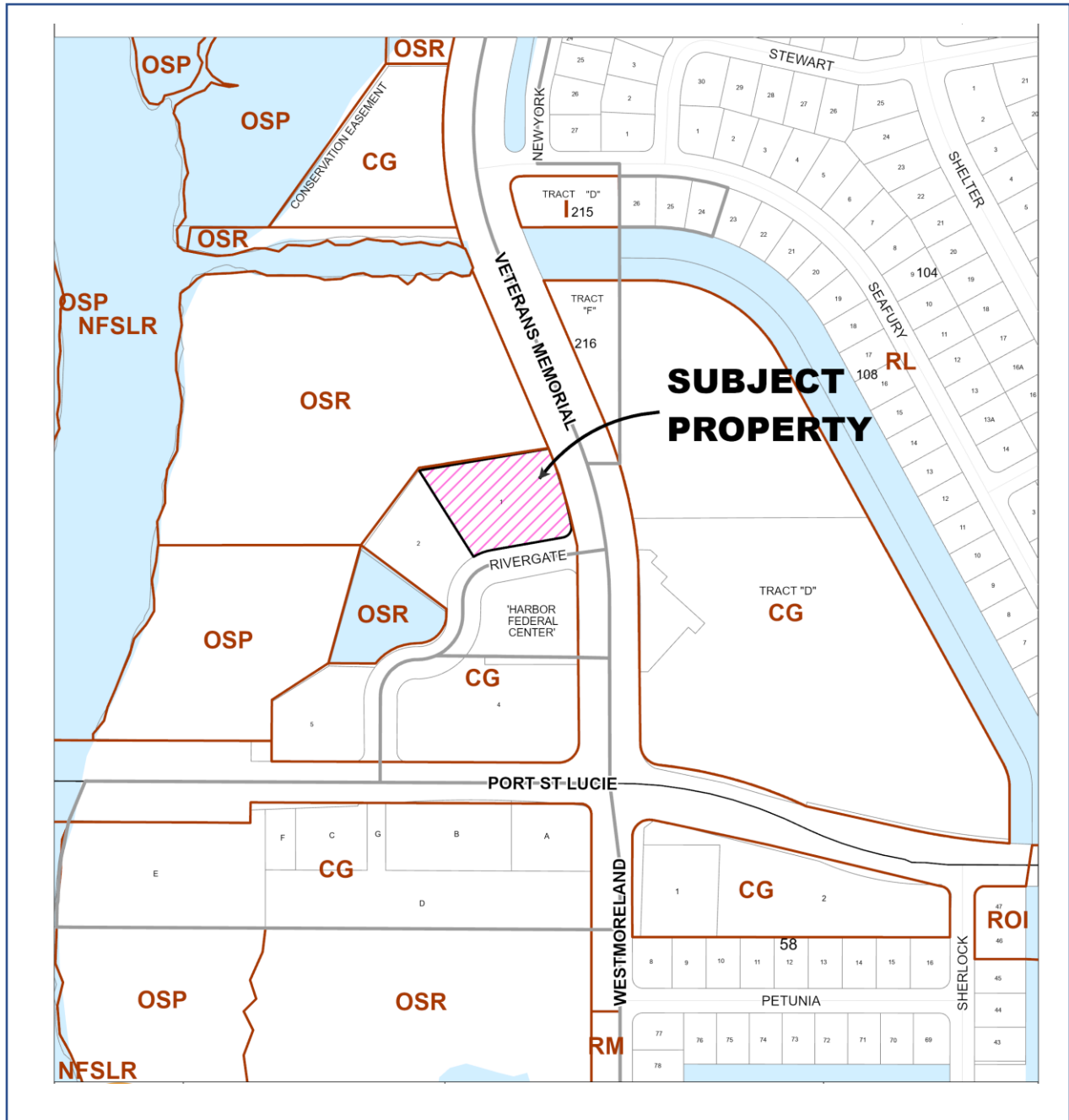
**Location and Site Information**

Parcel Number:	4410-501-0001-000-6
Property Size:	1.46 acres: 63,576 SF
Legal Description:	Rivergate Office Plaza- First Replat- Lot 1
Future Land Use:	CG- General Commercial
Existing Zoning:	Planned Unit Development
Existing Use:	Bank
Requested Zoning:	General Commercial
Proposed Use:	A use consistent with the General Commercial Zoning District & Comprehensive Plan

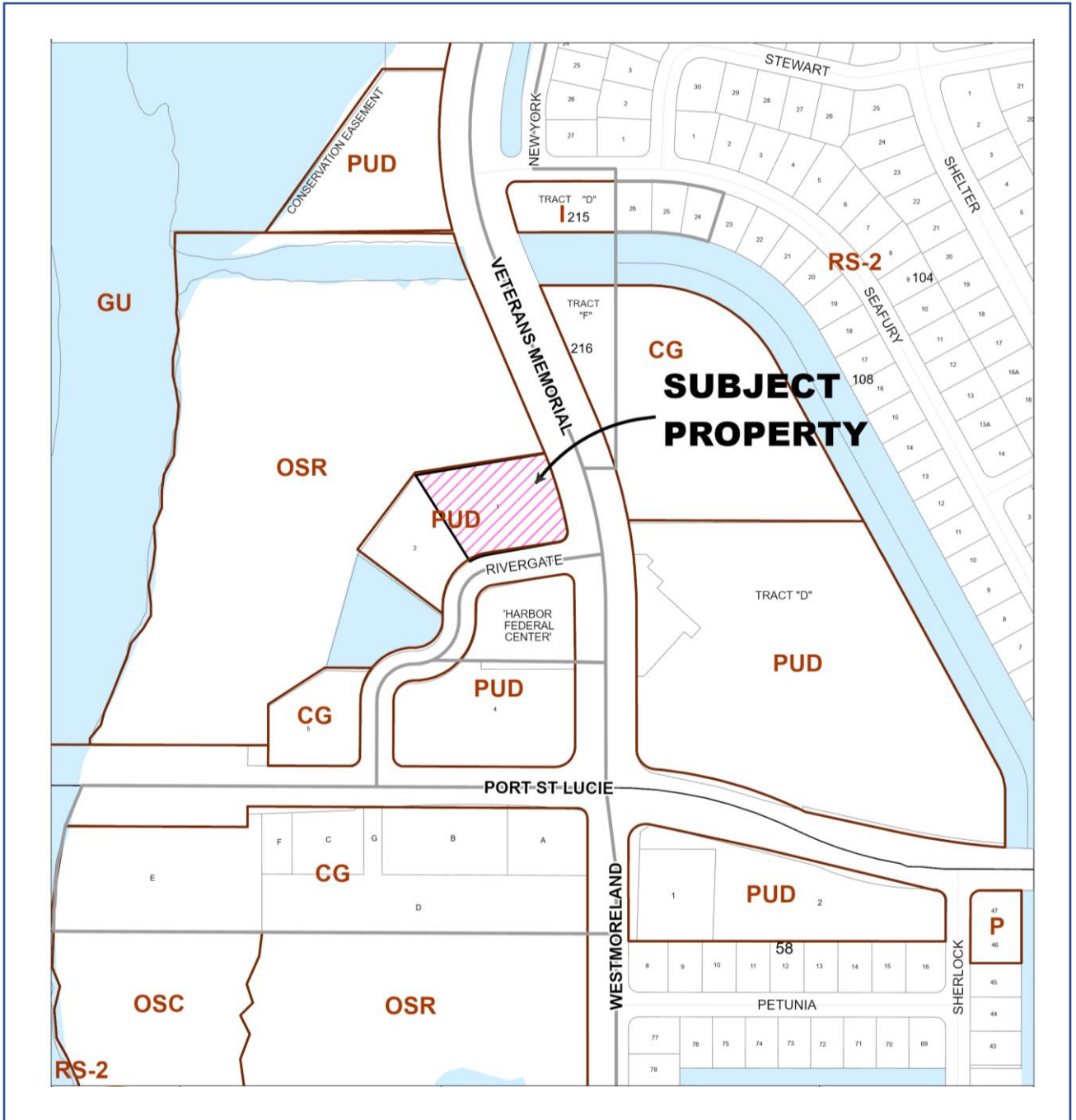
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	OSR	OSR	Park
South	CG	PUD	Bank
East	CG	CG	Retail
West	OSR	OSR	Park

OSR-Open Space-Recreation, CG- General Commercial, & PUD-Planned Unit Development



**Future Land Use Map**



Zoning Map

## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

**Land Use Consistency:** Proposed zoning of General Commercial is compatible with Policy 1.1.4.13 and future land use classification of General Commercial (CG).

### ZONING REVIEW

**Justification Statement:** The purpose of this request is to rezone the parcel for development which aligns with the proposed use and direction and intent of the General Commercial Zoning District within 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 General Commercial Zoning District (CG) is compatible with the General Commercial (CG) future land use classification, Policy 1.1.4.13 of the Future Land Use Element.

### ENVIRONMENTAL REVIEW

N/A

### RELATED PROJECTS

Barnett Bank site plan; approved by the City Council with conditions on September 27, 1983 (P83-043).

## 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.