



PLANNING & ZONING

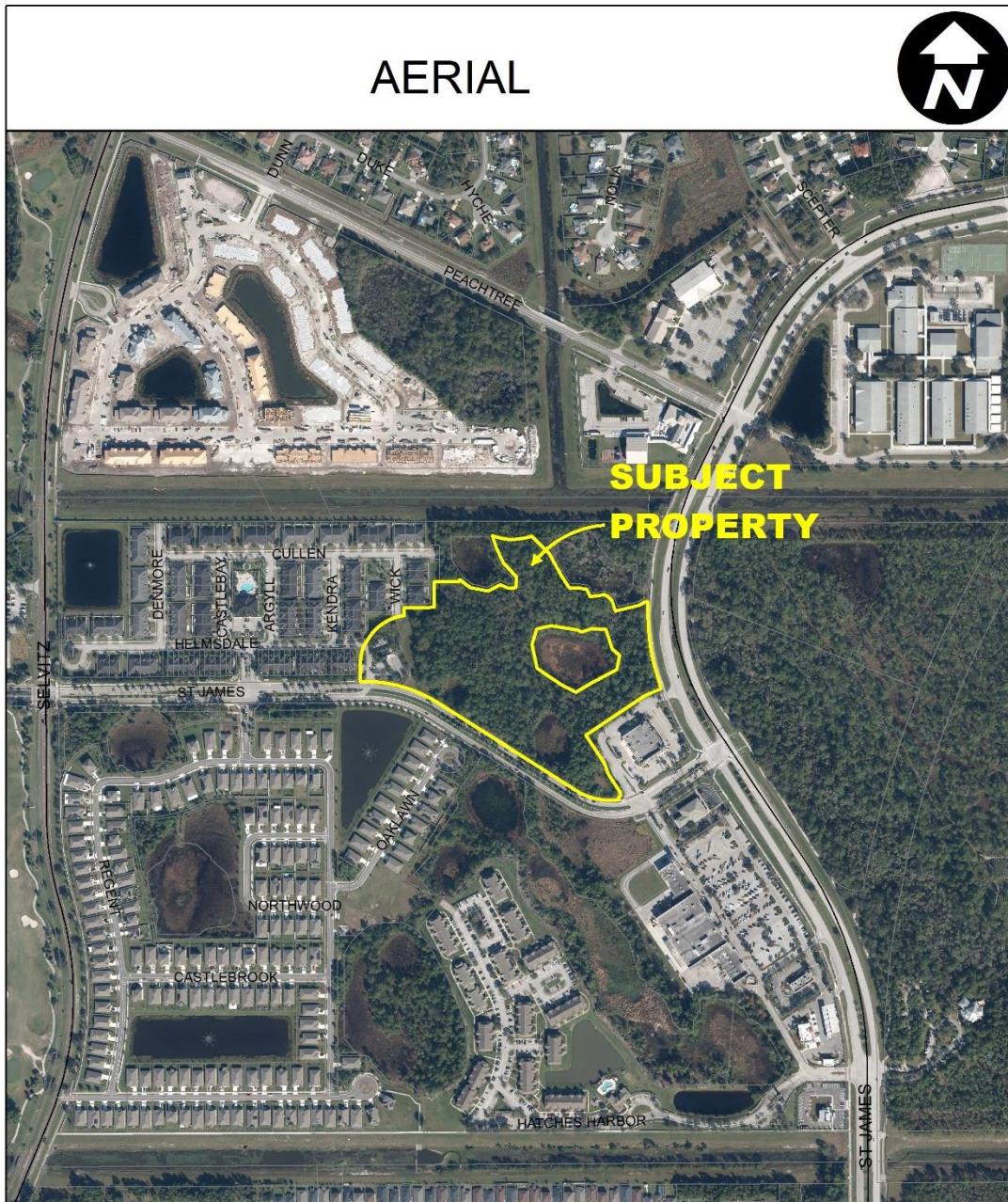
PLANNING AND ZONING BOARD STAFF REPORT

April 2, 2024, Meeting

Calvary Port St. Lucie Ministries, Inc.

Rezoning

P23-230



SUMMARY

| | |
|-----------------------------|--|
| Applicant's Request: | Rezone 13.244 acres from PUD to Institutional and rezone 1.51 acres from PUD to Open Space Conservation (OSC). |
| Applicant: | Cotleur & Hearing, LLC |
| Property Owners: | Calvary Port St. Lucie Ministries, Inc. / St. Andrews Park Commercial, LLC |
| Location: | On the north side of NW St. James Blvd and west of NW St. James Drive |
| Address: | NW Helmsdale Way |
| Project Planner: | Noël P. Comeaux, Senior Planner |

Project Description

The Applicant, Cotleur & Hearing, LLC, is requesting to rezone 13.244 acres from Planned Unit Development (PUD) to Institutional (I) and 1.507 acres of designated wetland from PUD to Open Space Conservation (OSC) based on the FLU-zoning compatibility in the Comprehensive Plan. The property address for the two parcels is noted as NW Helmsdale Way and generally located on the north side of NW St. James Blvd and west of NW St. James Drive. The existing future land use of the 13.244 acres is Residential-Office-Institutional (ROI) and the proposed future land use is I. The existing future land use of the 1.51-acre wetland is Open Space Preservation (OSP).

Public Notice Requirements

Public notices were mailed to landowners within 750 feet of the parcel, and the item was included in the advertisement for the April 2, 2024, Planning and Zoning Board Meeting.

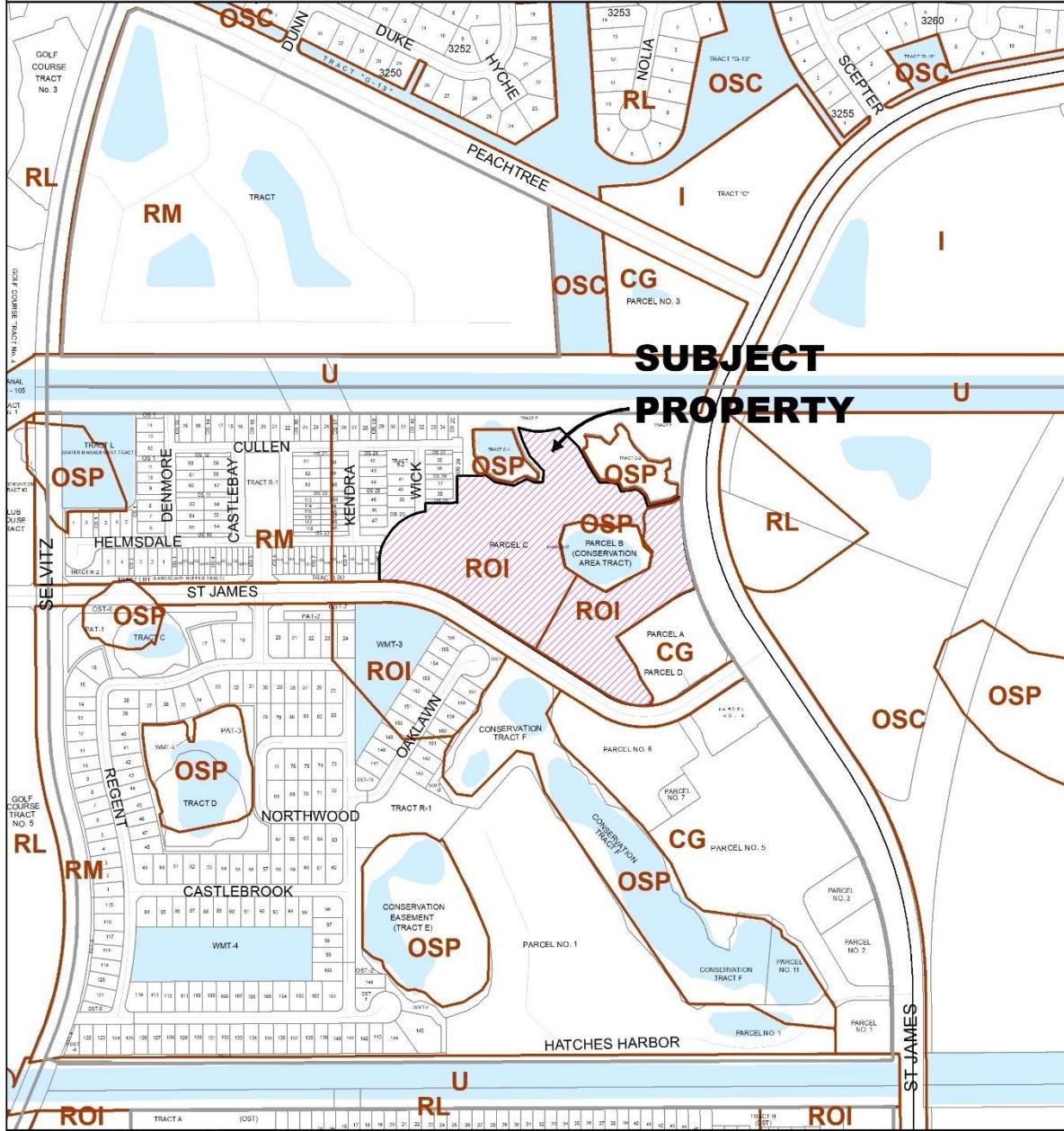
Location and Site Information

| | |
|---------------------------|--|
| Parcel Number(s): | 340870300030000, 34087030002003 |
| Property Size: | 14.751 acres (642,534 square feet) |
| Legal Description: | St. Andrews Park Commercial (PB 59-9) - Parcel C (13.244 acres) St. Andrews Park Commercial (PB 59-9) - Parcel B (1.507 acres) (OR 3470-2836) |
| Future Land Use: | Institutional (I) / Open Space Preservation (OSP) |
| Existing Zoning: | Planned Unit Development (PUD) |
| Existing Use: | Vacant |
| Requested Zoning: | Institutional (I) / Open Space Conservation (OSC) |
| Proposed Use: | School |

Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|---|---|---|
| North | Commercial General (CG) | Commercial General (CG) | Calvary Christian Academy |
| South | Residential-Office-Institutional | Planned Unit Development (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 |

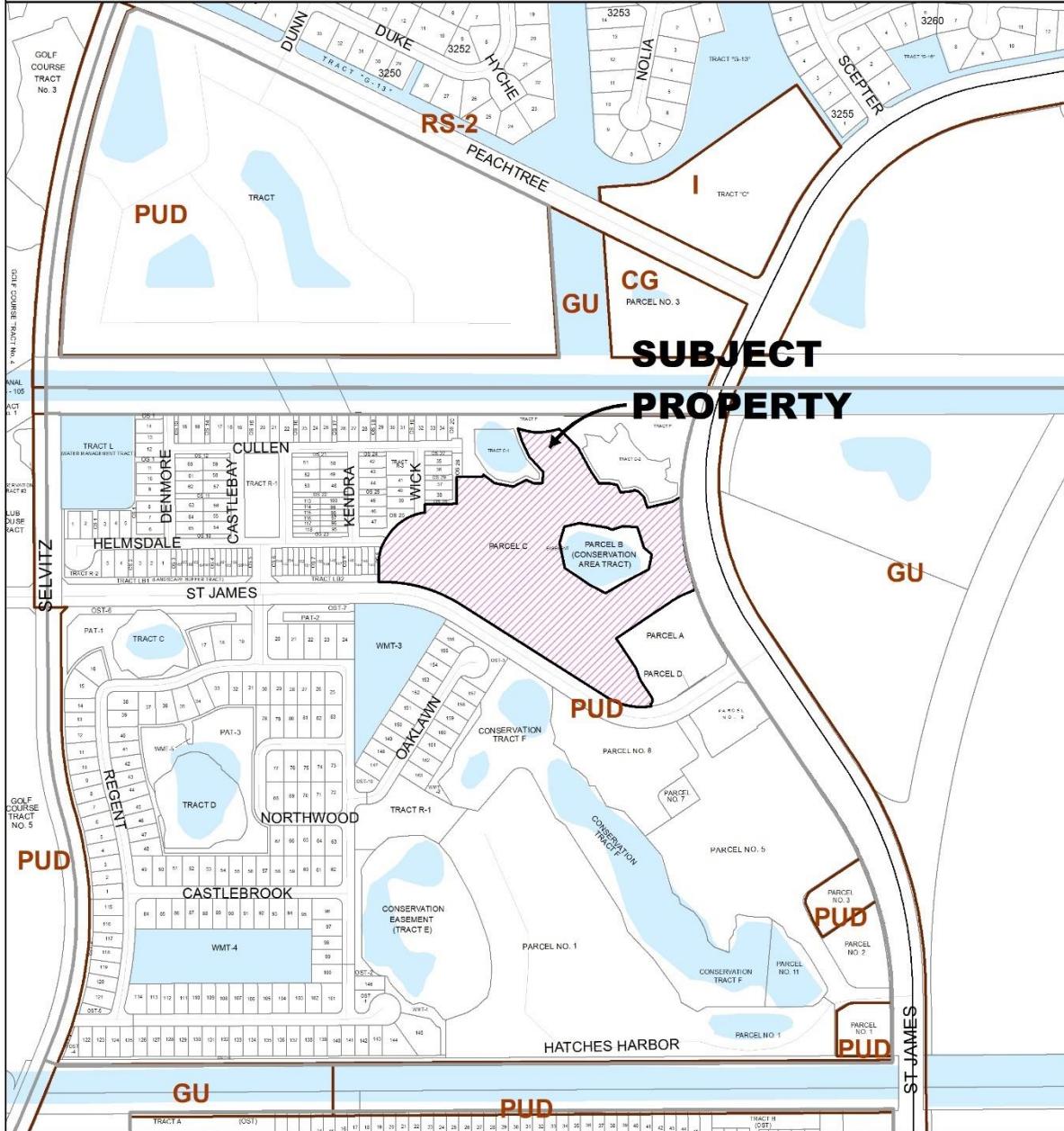
FUTURE LAND USE



EXISTING ZONING



SUBJECT PROPERTY



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.4 of the FLU Element which establishes the compatible future land use and zoning categories. The Institutional (I) zoning district is listed as a compatible zoning district under the Institutional (I) FLU classification. In addition, the OSC zoning district is listed as a compatible zoning district under the OSP future land use classification.

ZONING REVIEW

Applicant's Justification Statement: The applicant requests to rezoning the parcels due to the City Council deleting the ROI future land use (P21-047) and comparable zoning classification for an Institutional FLU and zoning classification instead. In addition, the current PUD zoning for the 1.507-acre parcel is not compatible with the OSP FLU; therefore, the applicant requests to rezone this parcel to OSC.

Staff Analysis:

Institutional

The applicant's proposal to rezone the 13.244-acre parcel to Institutional is consistent with Policies 1.1.4.4, 1.1.11.6 and 1.2.2.2 of the City's Comprehensive Plan and compatible with the surrounding PUD, GU, and CG zoning:

- Objective 1.1.4.4 states the City shall provide the Institutional FLU for the appropriate land use. Further, this category is designed to accommodate public and private institutional sites including schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code."
- Policy 1.1.11.6 states the City encourages the location of schools near urban residential areas.
- Policy 1.2.2.2 states residential areas shall link and co-locate schools and school sites with residential uses which are adjacent on St. James Boulevard.

Open Space Conservation

The applicant's proposal to rezone the 1.51-acre parcel to OSC is consistent with Policy 1.1.6.1 of the City's Comprehensive Plan and compatible with the anticipated surrounding Institution zoning.

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

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.