

3771 SE Jennings Road Rezoning P22-335

City Council Meetings of
January 23, 2023 and February 13, 2023

Bethany Grubbs
Planner III



Request:

- The applicant is requesting approval for the rezoning of a 3.05-acre parcel from GU (General Use) to CS (Service Commercial).
- The property has a concurrent future land use map amendment application to change the designation from U (Utility) to CS (Service Commercial).

Purpose:

- The applicant is requesting a change in zoning to allow an enclosed assembly use.

General Information:

Property Owner/Applicant – Crb of Florida, Inc.

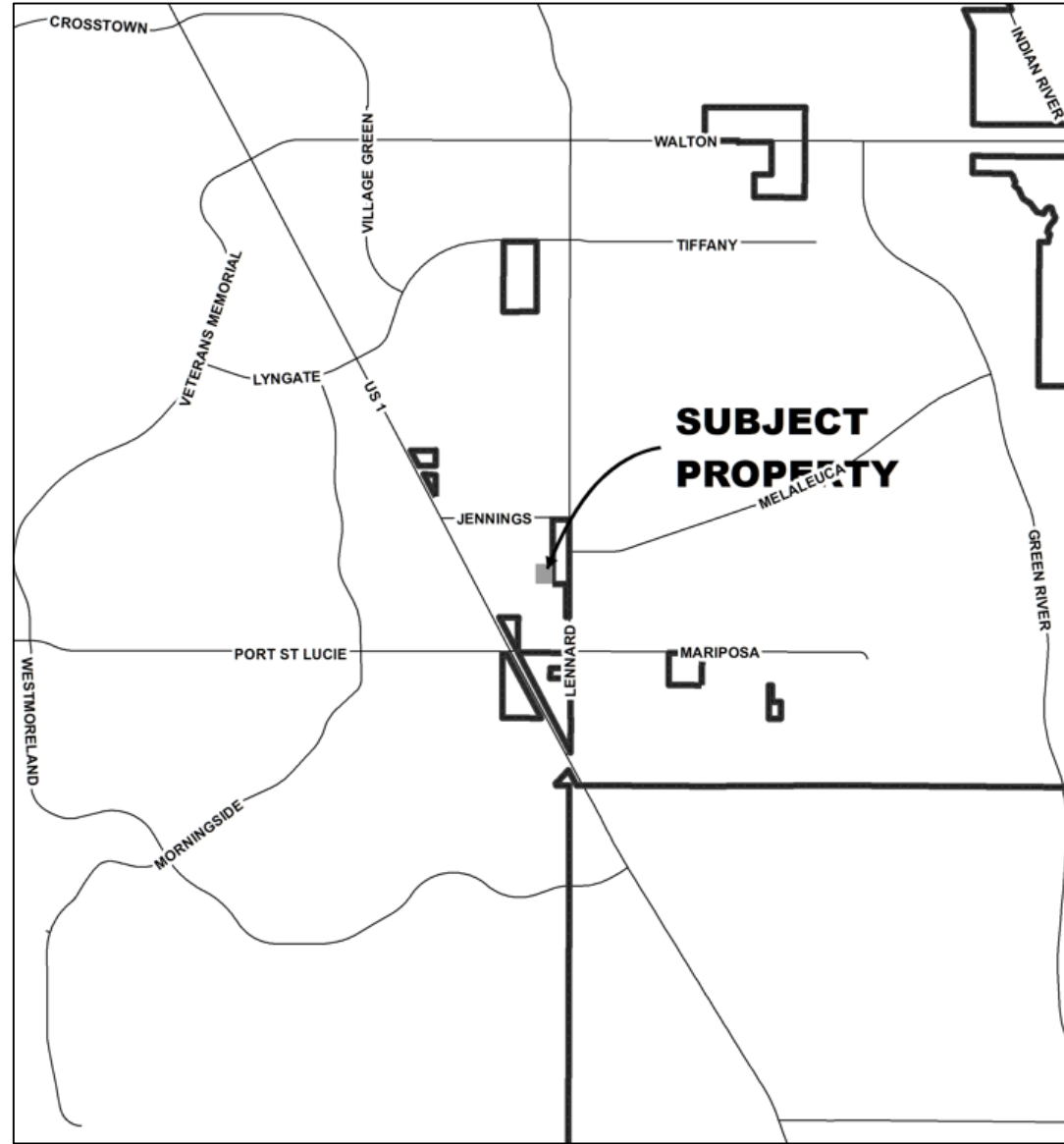
Agent – Vlada Peterka, redtail Design Group, Inc.

Location – 3771 SE Jennings Road

Existing Use – 5,022 square foot building and a 275' guyed tower



Location Map



Aerial



Surrounding Uses

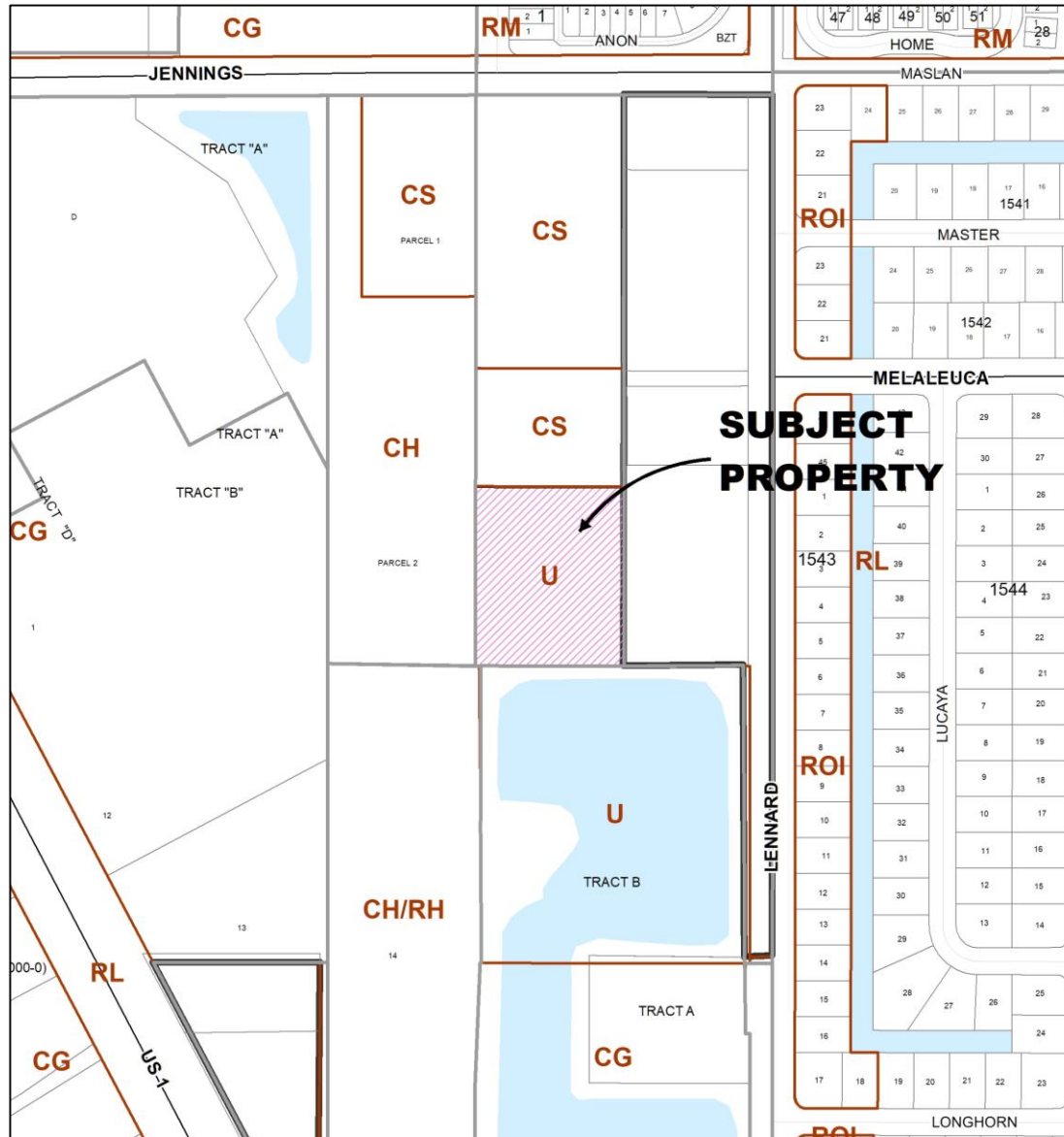
Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Telecommunications Tower
South	U	U	Vacant – City-owned
East	IND, St. Lucie County	IL, St. Lucie County	Industrial Park
West	CH	CH	Self-Storage and RV Resort



Future Land Use

U (Utility – *Existing*)

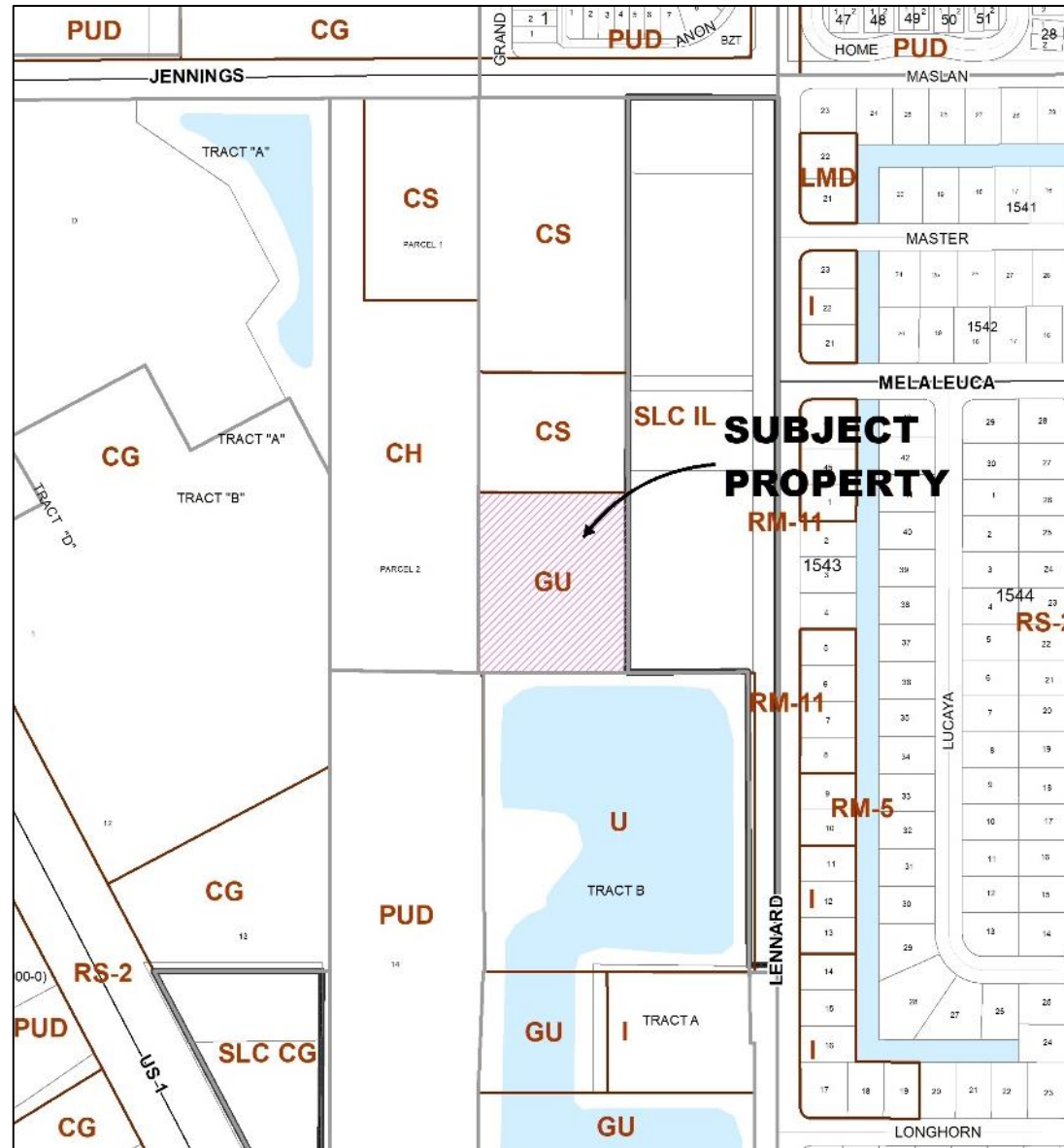
CS (Service Commercial) –
Proposed



Existing Zoning

GU (General Use)

CS (Service Commercial) –
Proposed



Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

Compatible Zoning District

*CS (Service Commercial)

CS, GU, WI

*Upon approval of a concurrent land use amendment



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 CS (Service Commercial) zoning district is listed as a compatible zoning district under the CS (Service Commercial) future land use classification.



Recommendation

- On January 3, 2023, the Planning and Zoning Board recommended approval of the rezoning.

