



Conley Drive, LLC

Small Scale Comprehensive Plan Future Land Use Map Amendment

City Council Meetings

June 9, 2025, and June 23, 2025

Bethany Grubbs, AICP, Senior Planner/Public Art Program

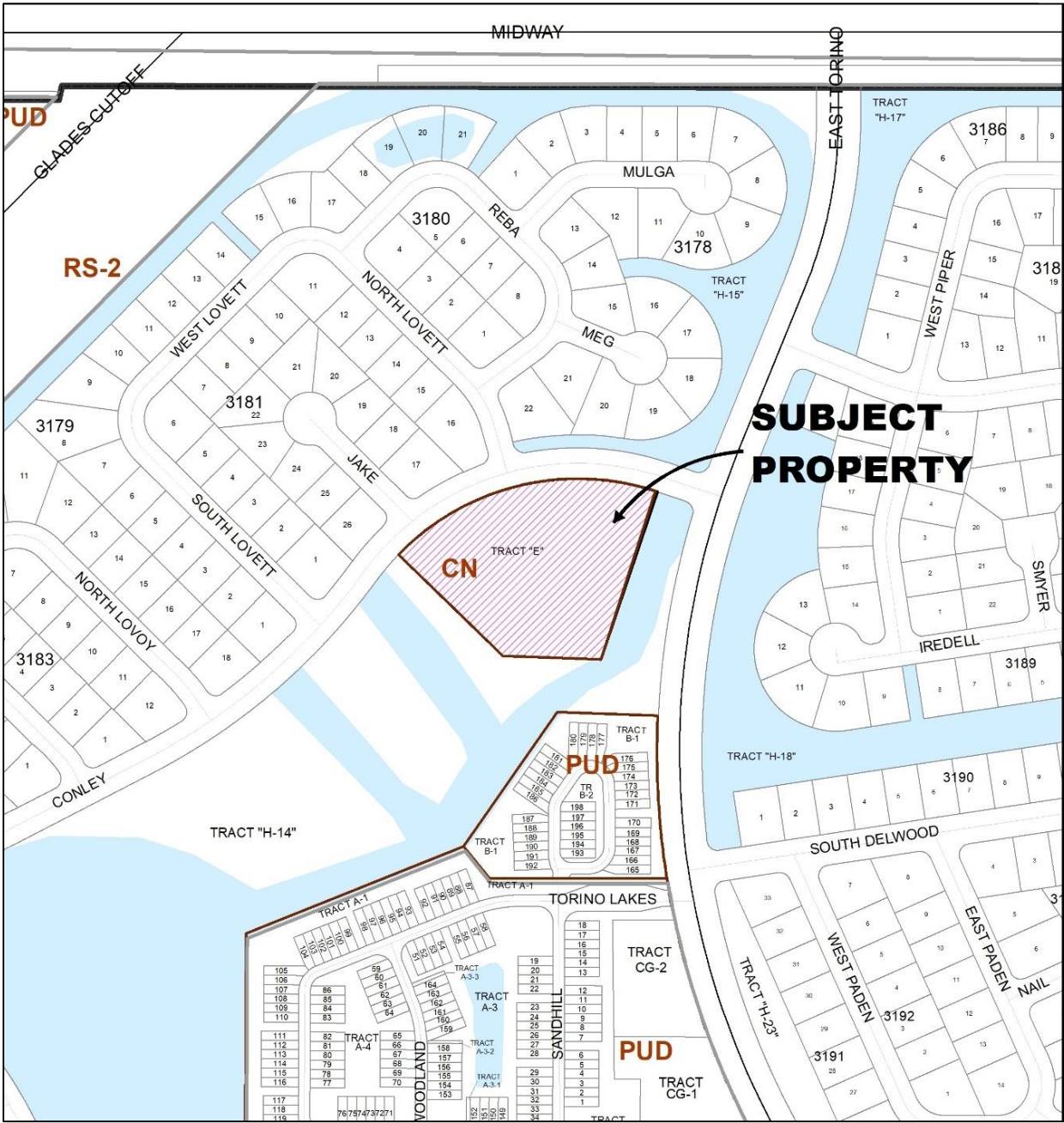
Request Summary

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Limited Commercial (CL) to Low Density Residential (RL) to develop 4 single-family residential lots.
Applicant/Property Owner:	Conley Drive, LLC
Agent:	Oscar Izquierdo, Left Builders, LLC
Location:	The approximately 3.72-acre property is generally located at the southwest corner of NW Conley Drive and NW East Torino Parkway

** This is request is a legislative action.*

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residences
South	OSC, ROI	RS-2, PUD	Drainage Canal, Multi-Family Residences
East	OSC, RL	RS-2	Single-Family Residences
West	RL	RS-2	Single-Family Residences



RL Land Use - Density Information

- The predominant future land use in the city is Low Density Residential with the primary use of single-family homes.
- While the applicant's narrative states the intent to create only 4 lots, based on land size, if this land use change is approved the property could be subdivided into 19 lots.
- Per Comprehensive Plan Policy 1.1.4.1: The following residential future land use designations and associated maximum densities shall apply to the City:
 - a. Low Density Residential (RL) - a maximum density of 5.0 DUs per gross acre.

Comprehensive Plan Consistency

Below is a list of the comprehensive plan goals, objectives, and policies that support the preservation of commercial land that are relevant to this application:

- **Goal 1.1:** Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.
 - **Policy 1.1.7.1:** Future Land Use Map amendments will be reviewed based upon:
 - C. City's needs such as:
 1. Satisfy a deficiency or mix of uses in the Future Land Use Map
 2. Diversify the housing choices in the City
 3. Compatibility with abutting and nearby uses
 4. Enhance or degrade environmental resources
 5. Job creation within the targeted industry list.

Staff Analysis – Commercial vs. Residential Balance

- The City's Future Land Use Element aims to balance residential and commercial land uses
- Only 0.24% of city land is set designated for limited commercial uses
- Over 39% is set aside for low-density housing
- Conversion reduces access to neighborhood services
- CN zones are strategically placed near homes for convenience
- Changing to RL undermines smart growth and neighborhood-serving commercial areas

Adequate Public Facilities

- Public infrastructure can support either use
- Transportation impact is lower** with residential, but:
 - Pass-by trips** lessen net traffic impact from commercial
 - Land use decision should be based on **long-term vision**, not just traffic

Existing Future Land Use	Acreage	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CL	3.72	Strip Retail Plaza (<40k) 162,043 SF 64,817 SF (40%)	821	1,751	140
Proposed Future Land Use	Acreage	Maximum Coverage	Trip Generation Fitted Curve Rate (ITE Code)	Average Daily Trips	PM Peak Hour
RL	3.72	Single-Family Residences (19 DUs)	210	219	22
Total Trips (Decrease)				(-) 1,532	(-) 118

Balanced Growth Strategy

- City's population is growing rapidly
- Commercial development is critical to:
 - Serve local residents
 - Reduce travel distances
 - Support mixed-use, walkable neighborhoods
- Aligns with Comprehensive Plan goals for smart, balanced growth

Recommendation

The Planning & Zoning (P&Z) Department staff finds the petition to be inconsistent with the intent and direction of the City's Comprehensive Plan and recommends denial.

The Planning and Zoning Board recommended denial of the comprehensive plan amendment at their April 1, 2025, meeting.