



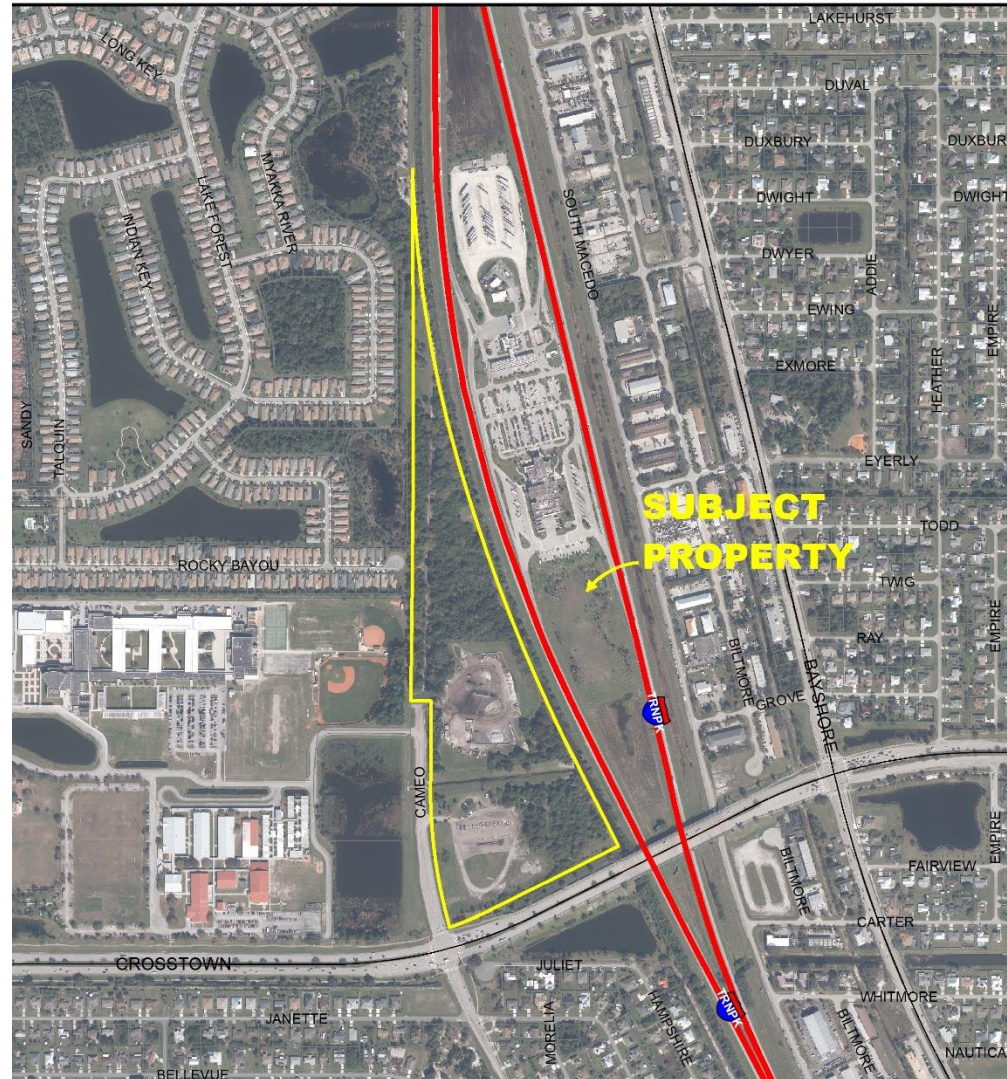
City of Port St Lucie Public Works
Small Scale Comprehensive Plan
Future Land Use Map Amendment

Planning & Zoning Board Meeting
November 4, 2024

Request Summary

Applicant's Request:	A city initiated small scale future land use map amendment to amend the Future Land Use for approximately 38.93 acres of City owned land from the future land use designation of Utility (U) to the future land use designation of Institutional(I).
Applicant/Property Owner:	City of Port St. Lucie
Location:	The property is generally located on the northeast corner of SW Crosstown Parkway and SW Cameo Boulevard, directly west of the Florida Turnpike.

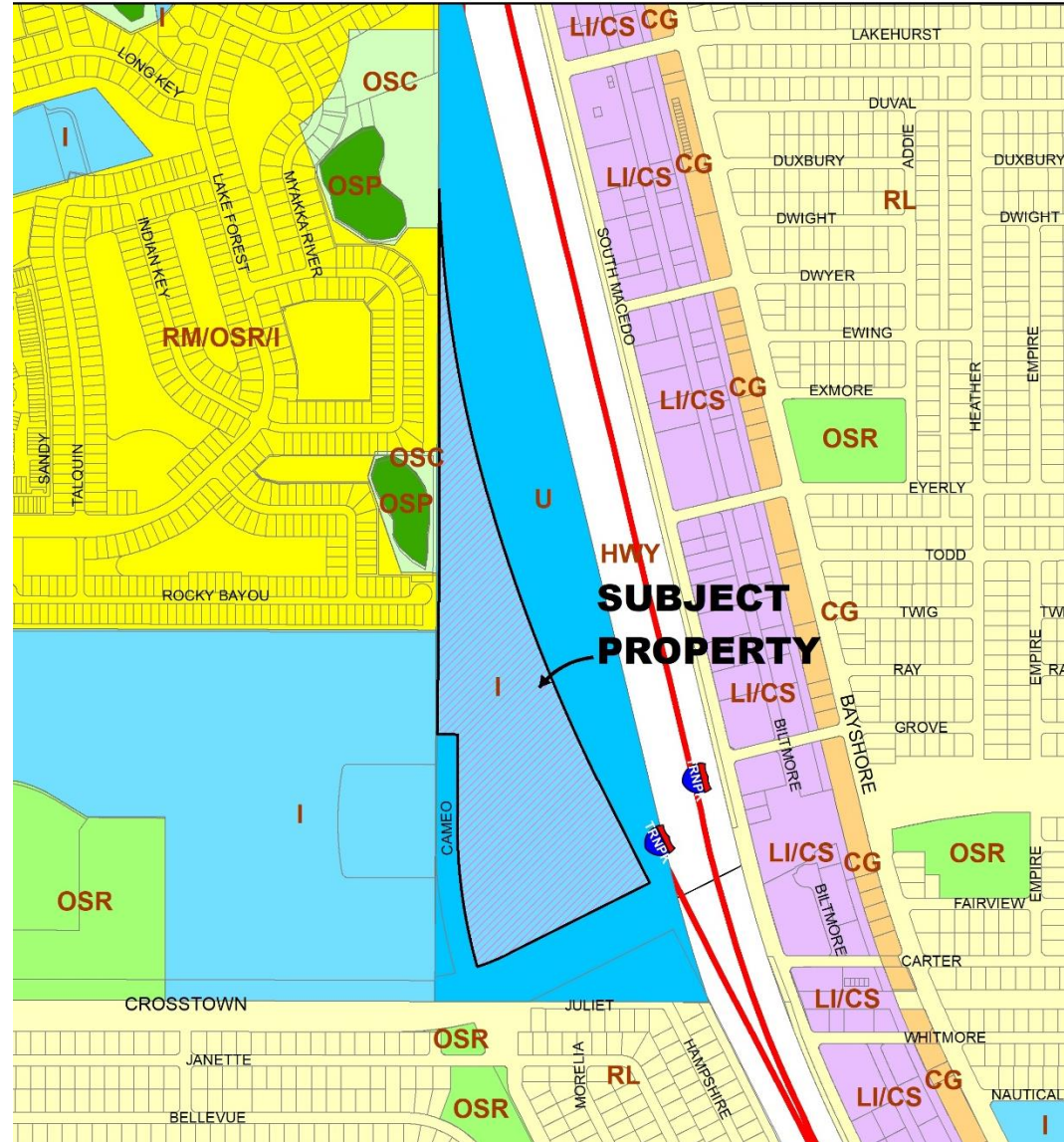
AERIAL



Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	Medium Density Residential/Open Space Recreational/Institutional (RM/OSR/I) Utility (U)	Institutional (I) Planned Unit Development (PUD)	Single-Family Residential & Florida Turnpike
South	Utility (U) Low Density Residential (RL) Open Space Recreational (OSR)	Single-Family Residential (RS-2)	Single-Family Residential
East	Utility (U) Highway (HWY)	Institutional (I)	Florida Turnpike
West	Institutional (I)	Institutional (I)	St. Lucie West K-8 & St. Lucie West Centennial High School

PROPOSED FUTURE LAND USE



Background & Justification

- The subject property consists of one parcel immediately west of the Florida Turnpike, on the northeast corner of SW Crosstown Parkway and SW Cameo Boulevard.
- The parcels are currently zone Utility (U) for approximately 38.93 acres.
- The purpose of this application is to change the future land use for the property to Institutional (I) so the subject property's Institutional (I) zoning district can be brought into compliance for the purposes of constructing a future city facility.

Adequate Public Facilities Analysis

- The proposed future land use amendment is not expected to increase the demand for potable water or wastewater demand gallons per day based on the maximum amount of development allowed per the comprehensive plan. There is adequate capacity to accommodate the proposed land use amendment.
- The proposed future land use amendment is expected to result in an increase in average daily trips and p.m. peak hour trips based on the ITE Codes for Utility and Institutional.
- No impacts to parks or public schools from the proposed amendment.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- An Environmental Assessment Report was provided, and the site does not contain any wetlands or listed species.

Findings

- **Land Use Consistency (Policy 1.1.7.1):** Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.
- The subject property is already designated for Utility purposes and located within the St. Lucie West Utility Services area.
- The Institutional future land use designation will allow for the property to be used for publicly owned building uses or for uses permitted under the City's Institutional (I) zoning district

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.