

Six Diamonds Comprehensive Plan Amendment (Large Scale) P19-053

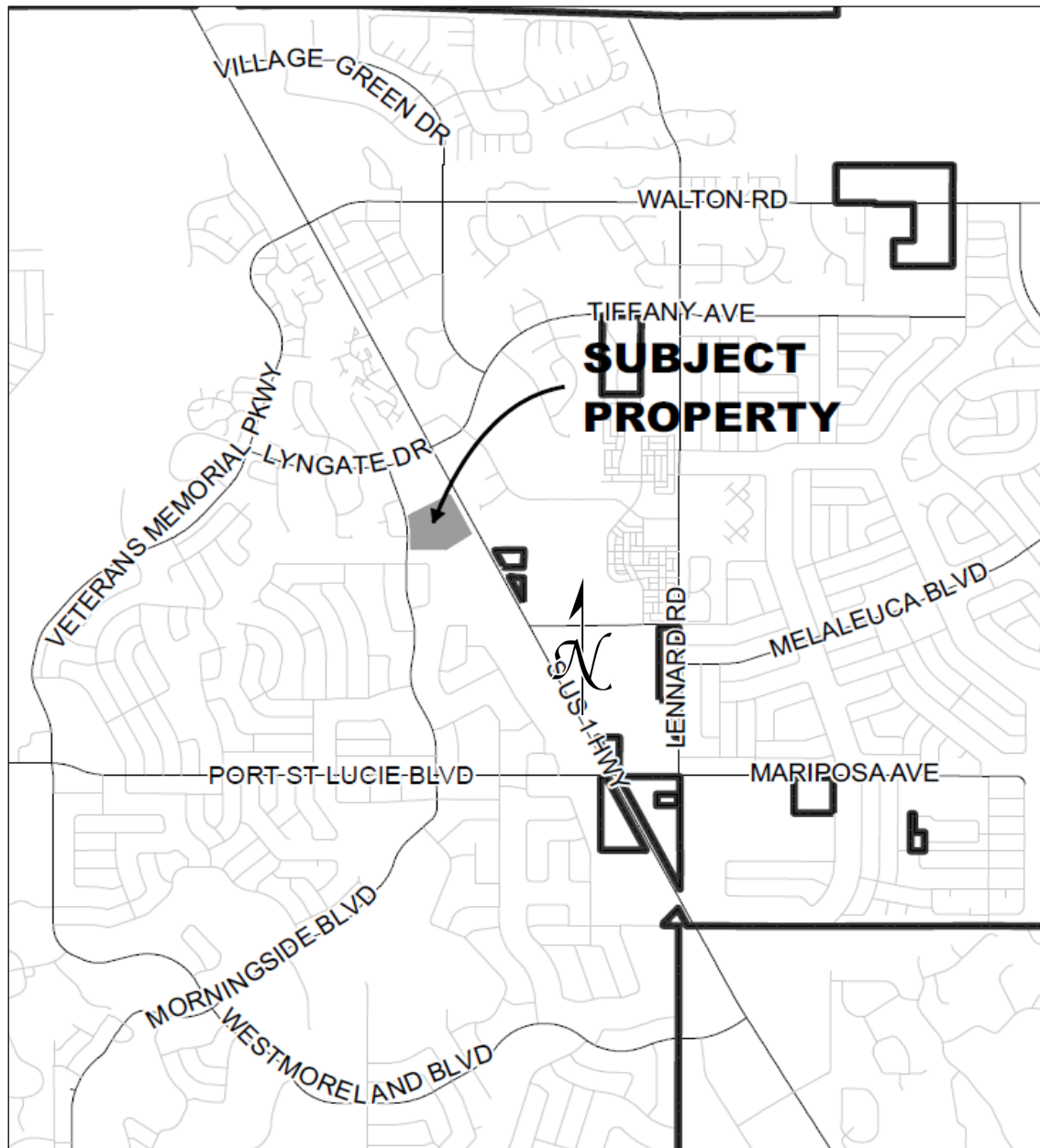
City Council meeting of July 22, 2019



Requested Application:

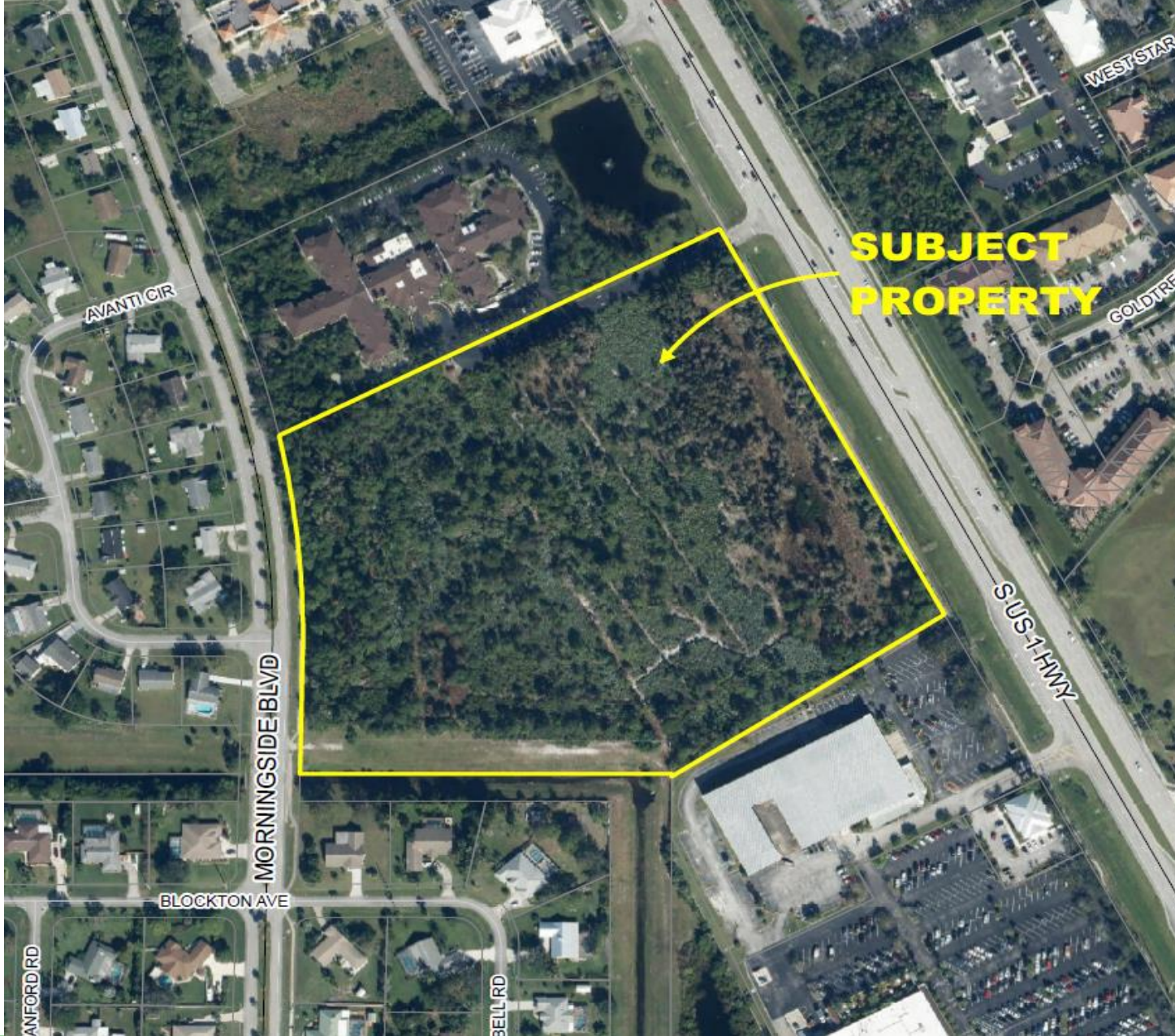
This is an application for a large-scale comprehensive plan amendment to change the future land use designations for 16.89 acres from Commercial General (CG) and OSC (Open Space Conservation) to High Density Residential (RH)/Commercial General (CG)/Open Space Conservation (OSC). The density of the proposed residential development would be based on the 16.89-acre parcel and allow up to 253 dwelling units.





Location Map





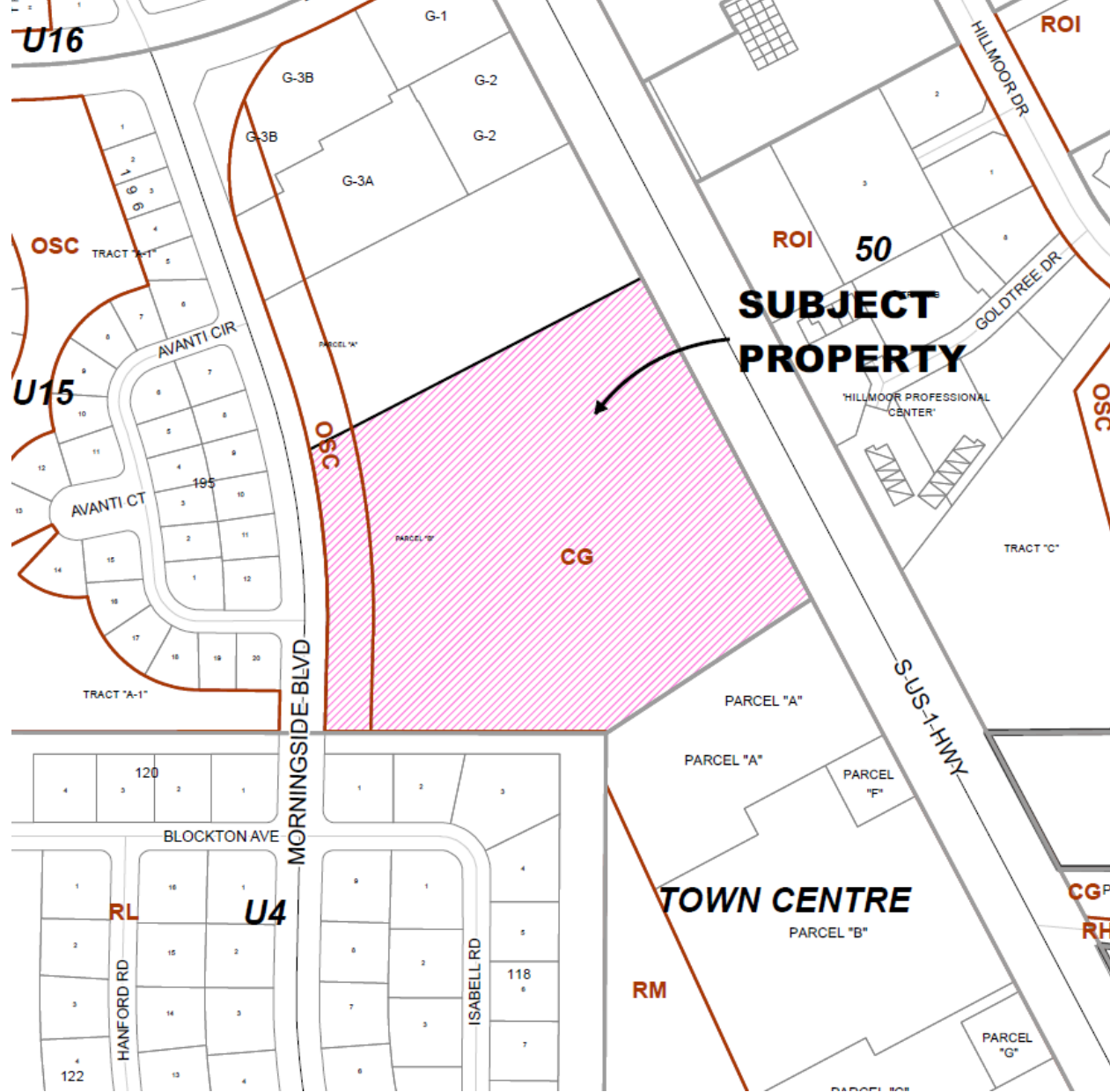
**SUBJECT
PROPERTY**



Aerial

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Future Land Use

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JUSTIFICATION:

The proposed future land use amendment is supported by goals, objectives and policies of the Comprehensive Plan.

- Specifically Goal 1.1 states “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.”
- Objective 1.1.3 states, “Development Orders and permits for development and redevelopment activities shall be issue only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development”.
- In addition, the Housing Element’s Goal 3.1 states, “The provision of an adequate mix of safe and sanitary housing which meets the needs of existing and future Port St. Lucie residents.”



Recommendation:

The Planning and Zoning Department recommends transmittal of the proposed comprehensive plan amendment to the Florida Department of Economic Opportunity and the reviewing agencies for review and comment. Staff also recommends the following conditions:

- ❑ The .72 acre (50-foot-wide strip along Morningside) will remain in its natural state and credit will apply towards the upland preservation requirements of Chapter 157. This part of the site will also be cleared of all exotics. A pedestrian access will traverse the 50 foot for access to the sidewalk along Morningside Boulevard.

PLANNING AND ZONING BOARD'S RECOMMENDATION

The Planning and Zoning Board at their July 2, 2019 meeting recommended approval of the large-scale comprehensive plan amendment with the following condition recommended by staff with a 6-1 vote.

1. The .72 acre (50-foot-wide strip along Morningside) will remain in its natural state and credit will apply towards the upland preservation requirements of Chapter 157. This part of the site will also be cleared of all exotics. A pedestrian access will traverse the 50 foot for access to the sidewalk along Morningside Boulevard.)