

City of Port St. Lucie

Small-Scale Future Land Use Map Amendment (P23-003)

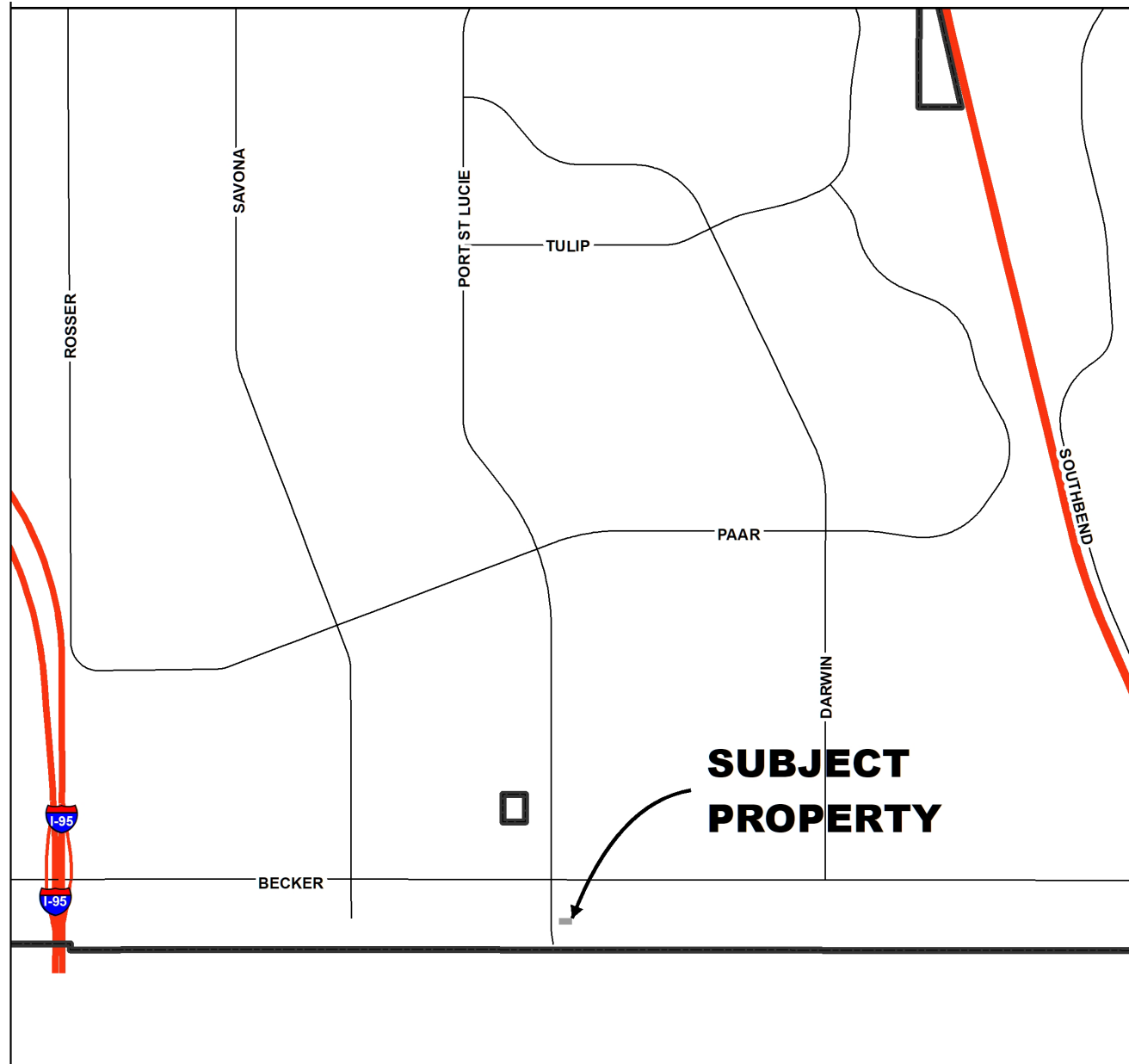


Request:

- To amend the Future Land Use designation for 0.69-acres from Residential, Office, Institutional (ROI) to Residential, Low Density (RL); and
- This proposal is concurrent to a rezoning request, which will be detailed under separate presentation; and
- Purpose of request is to allow for the property (3 platted lots) to be developed with 3 single-family residences.



Location Map



Aerial



Background:

The 0.69-acre property (3 lots) is located southeast of SW Abraham Avenue and SW Port St. Lucie Boulevard. The properties addresses are 736, 742 and 750 Abraham Avenue.

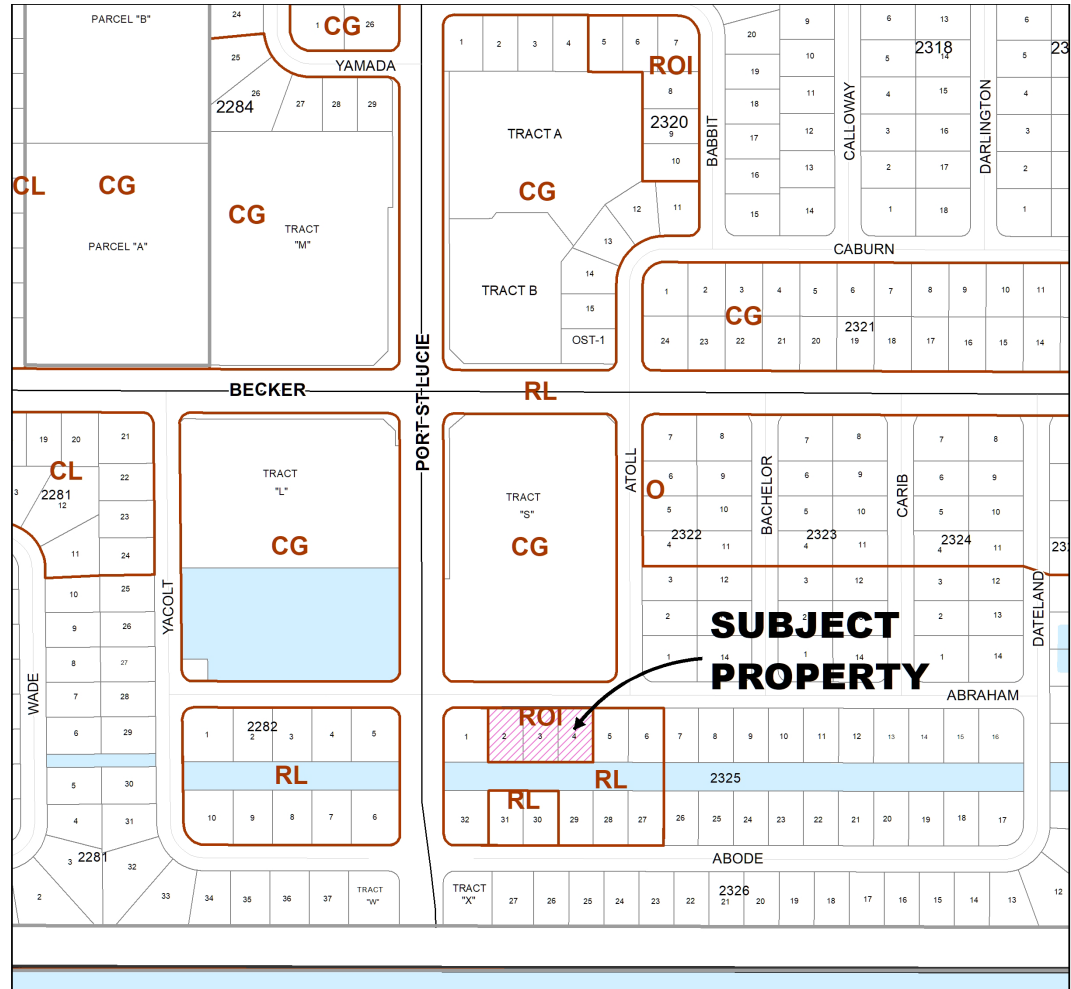
The property has an existing future land use designation of Residential, Office, Institutional (ROI). In order to accommodate the residential use proposed, the application is to amend the future land use designation to Low Density Residential (RL).

Existing Future Land Use

Residential, Office, Institutional (ROI)



Direction	Future Land Use	Zoning	Existing Use
North	North	Commercial General (CG)	Commercial General (CG)
South	South	Low Density Residential (RL)	Single Family Residential (RS-2)
East	East	Low Density Residential (RL)	Single Family Residential (RS-2)
West	West	Low Density Residential (RL)	Limited Mixed-Use District (LMD)



Justification:

Land Use Consistency: The future land use map amendment application is supported by and furthers the following objective and policies of the comprehensive plan:

- ❑ Objective 1.1.4 delineates the necessity of the future land use map to convey sound planning principals including the prevention of sprawl, energy efficiency, and natural limitations.
- ❑ Policy 1.1.4.1 (a) as it defines the intention of the RL future land use designation is principally to allow residential uses with a maximum density of five (5) dwelling units per acre.



Planning and Zoning Staff Recommendation:

The Planning and Zoning Staff recommends approval of the small-scale future land use map amendment from Residential, Office, Institutional (ROI) to Low Density Residential (RL).

