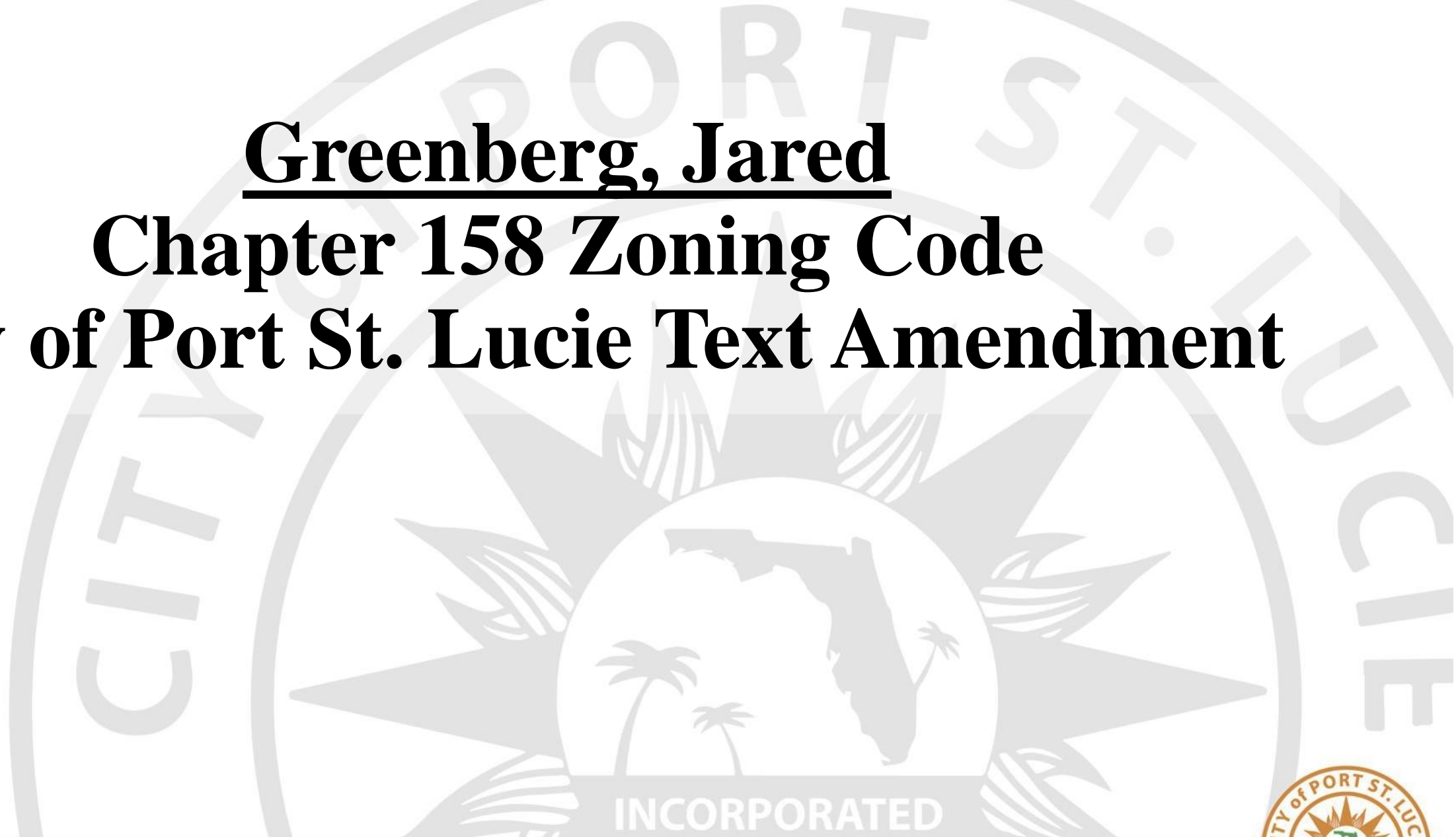


**Greenberg, Jared**  
**Chapter 158 Zoning Code**  
**City of Port St. Lucie Text Amendment**



# Summary:

This is a resident-initiated text amendment to Chapter 158 Zoning Code. Specifically, Section 158.073 Single-Family Residential Zoning District (RS-2) to include a new subsection named Empty lots uses. The subsection will provide permitted accessory uses as primary uses on single-family lots that do not have a principal structure. The request is intended to allow the applicant to continue the non-compliant use of his undeveloped RS-2 property within the City of Port St. Lucie.



# Summary:

The applicant's justification for this proposed zoning text amendment is a list of other properties with violations or possible violations and different circumstances.

**801 SW Haas Avenue** was an issue of the structure properly being permitted and built on an adjacent lot and then the owner selling the lots separately, creating a non-compliant use on this lot. The City has addressed this issue. No use outside the non-compliant structure is permitted. We now require unity of title more frequently to prevent these situation.

# Summary:

**3211 SW Crumpacker Street** is owned by the same owner as 3201 SW Crumpacker Street which is an adjacent lot with a primary structure.

**547 SW Ryder Road and 444 SW Narco Court** may be in violation and if Mr. Greenburg would like to file a complaint with Code Compliance, they will follow their standard investigative process. Ultimately any possible enforcement actions on this property have no connection to the code case pending for Mr. Greenburg.

**369 SW Kestor Drive** has a single-family home built on the property.

# Summary:

The applicant is asking for the zoning text amendment in order to be able to have open outside storage on a vacant residentially zoned lot they own that is not adjacent to their home so that they can store trailers, boats, wave runners, boat trailers, wave runner trailers, and any other item not wanted on their property. The applicant has an open code compliance case regarding the accumulation of items on their vacant lot.







# Proposed Amendment

## (K) Empty lots uses:

1. To park multiple utility trailers(s) greater than 20 ft in length.
2. To park multiple enclosed trailer(s) and greater than 20 ft in length.
3. To park multiple boat trailer(s), empty and with boats on them.
4. To park multiple wave runner trailer(s), empty and with wave runners on them.
5. Be allowed to have “open storage”.
6. A shed/workshop, up to 1000 SQFT.
7. Allowed to fence along the property boundaries.
8. To park multiple Recreational vehicle(s).

# Proposed Amendment

- Open storage or outside storage as a main or primary use of a lot is a use that is typically found in an industrial district where the accumulation of vehicles, and assorted items are more common and in keeping with the overall uses in the district. Permitting vacant RS-2 residential lots to be used for outside storage only would have a net negative impact on residential neighborhoods and the overall character of the City.
- The applicant has an active ongoing code case which could be resolved in other ways.
- Changing the zoning code to the detriment of the City to legalize a code compliance violation is not in the best interests of the public health, safety and welfare and is not good planning. As such, Staff does not support this proposed zoning text amendment.



# Proposed Amendment

The proposed amendment will allow this use on every vacant RS-2 Zoned property in the City. The zoning code does not permit such use of property with the intent of discouraging blight and unattractive use of properties in the City. The City of Port St Lucie's Keep Port St. Lucie Beautiful's mission is "to improve our quality of life through education, beautification, and litter control by empowering individuals to take greater responsibility for their community."

The Planning and Zoning Department finds the proposed text amendment not to be consistent with the intent and direction of the City's comprehensive plan, and not in the interest of the public health, safety and general welfare.

Staff is not in support of the text amendment proposed and recommends denial.

