



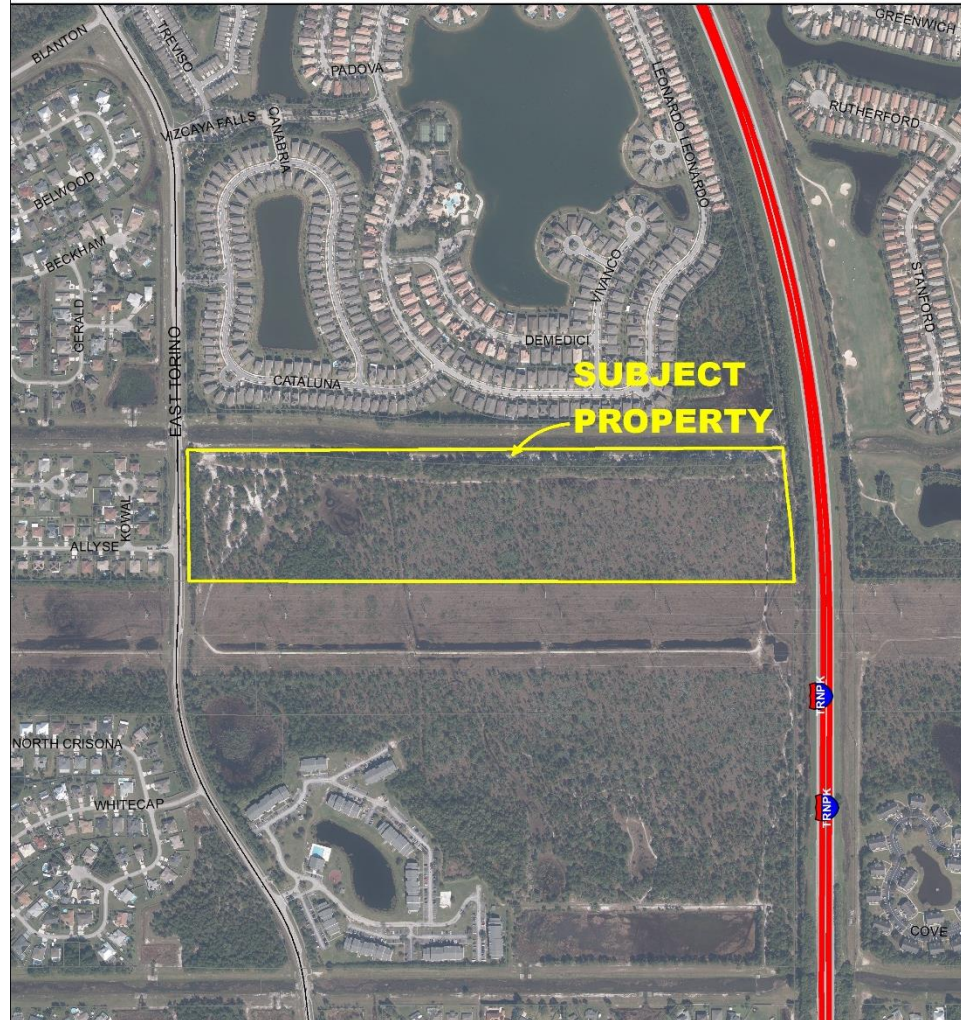
City of PSL-Luca Bay
Small Scale Comprehensive Plan
Future Land Use Map Amendment

Planning & Zoning Board Meeting
December 2, 2025

Request Summary

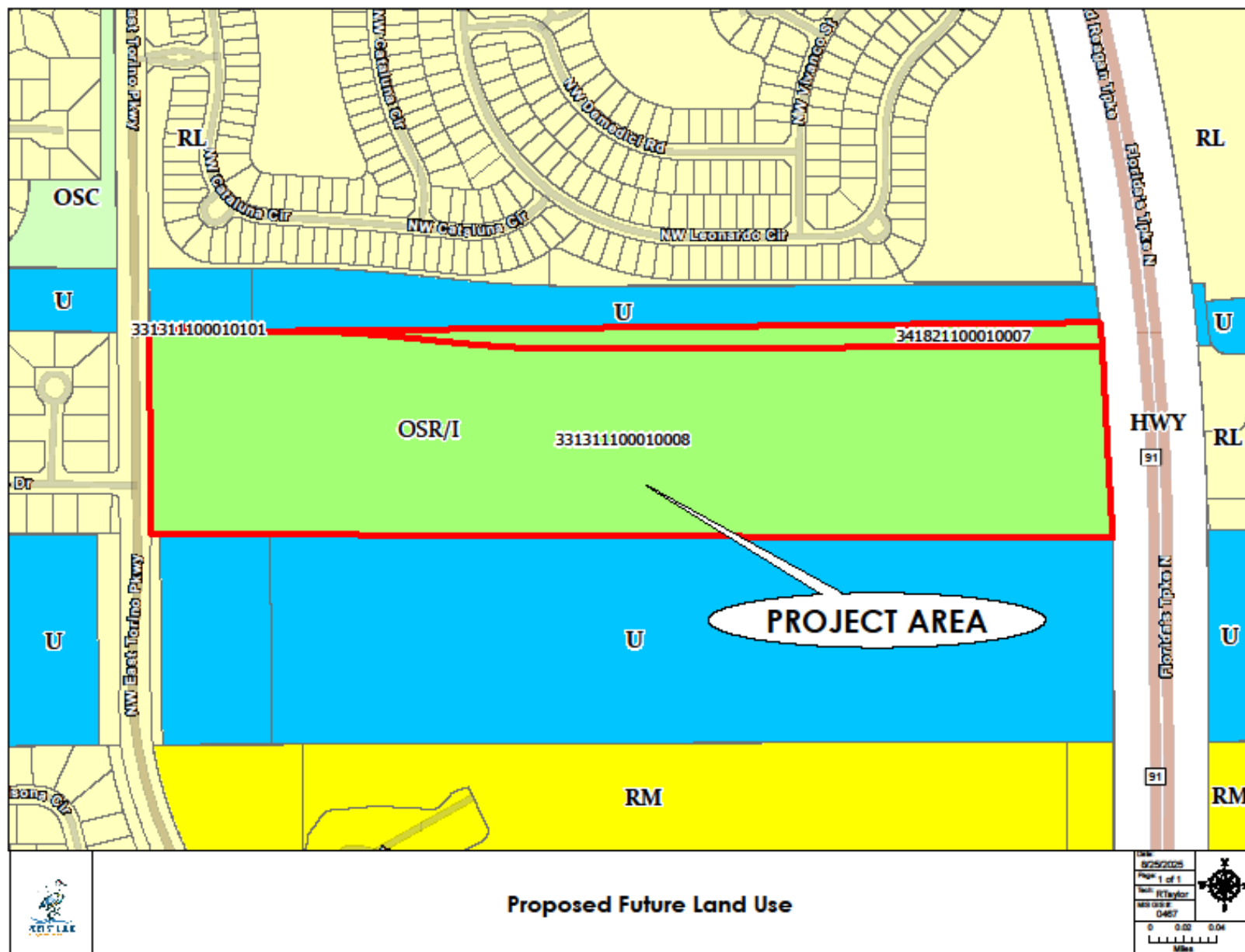
Applicant's Request:	A city initiated small scale future land use map amendment to amend the Future Land Use for approximately 46.02 acres, more or less, of city owned land from the future land use designation of Low Density Residential (RL) and Utility (U) future land use classification to the Open Space Recreation/ Institutional (OSR/I) future land use designation.
Applicant/Property Owner:	City of Port St. Lucie
Location:	The subject property is generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike.

AERIAL



Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	Low Density Residential (RL) Utility (U)	General Use (GU) Planned Unit Development (PUD)	Single Family Residential
South	Utility (U)	Institutional (I)	FPL Powerlines
East	Florida Turnpike	Florida Turnpike	Florida Turnpike
West	Low Density Residential (RL)	Single-Family Residential (RS-2)	Single Family Residential



Background & Justification

- The subject property consists of three parcels generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike.
- The parcels are currently zoned General Use (GU) for approximately 46.02 acres.
- The purpose of this application is to change the future land use for the property from Low Density Residential (RL) and Utility (U) future land use classification to the Open Space Recreation (OSR)/Institutional. This would allow the zoning district to be brought into compliance for the purposes of park uses.

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 a decrease in average daily trips and p.m. peak hour trips based on the ITE Codes for Utility and Institutional.
- 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, the subject property contains approximately 40 acres of upland habitat and an estimated 1.23-acre wetland.

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.

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.