

LCS Communications - Copper Creek

Comprehensive Plan Amendment –Small Scale

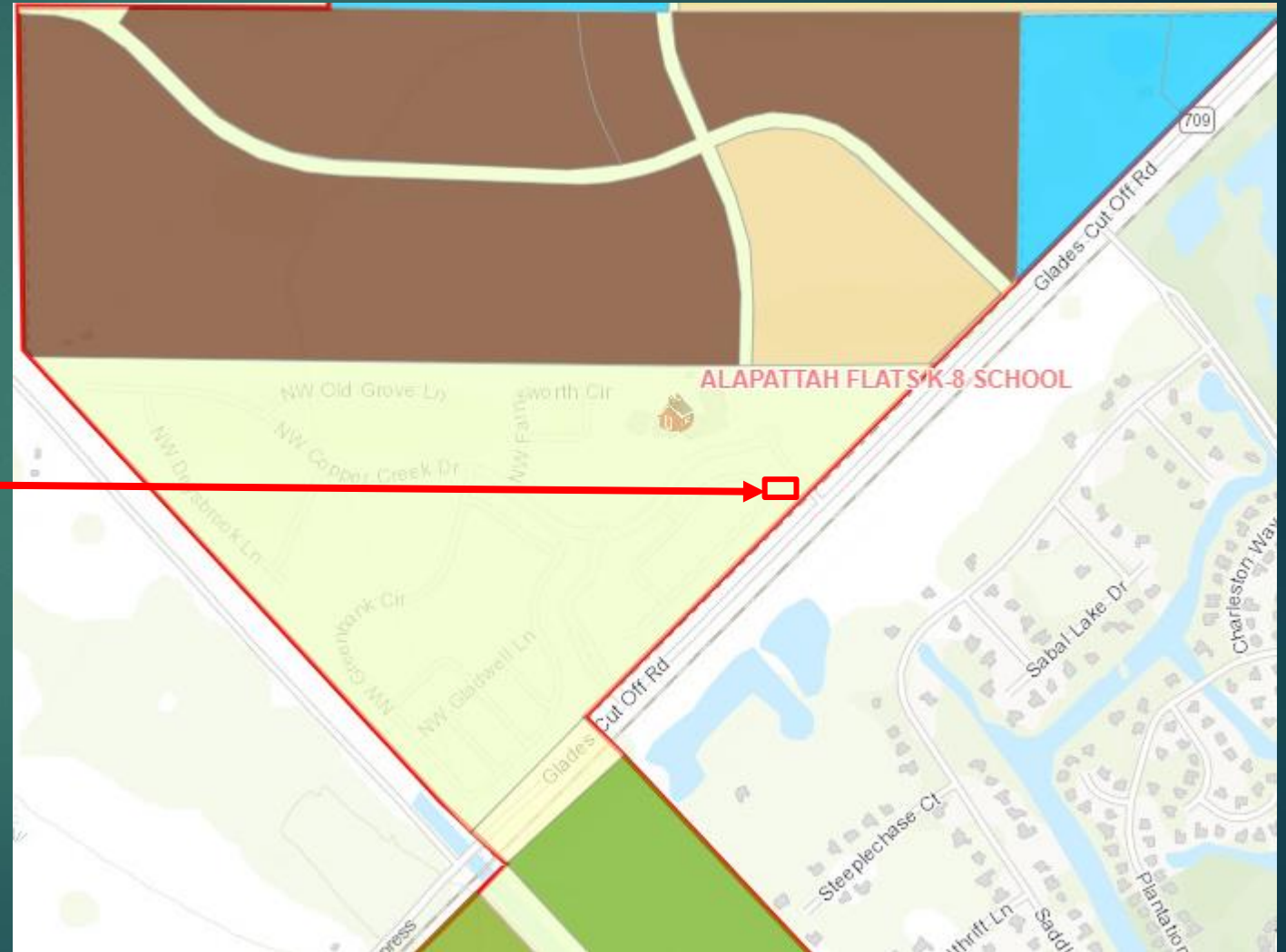
CITY OF PORT SAINT LUCIE
CITY COUNCIL MEETING
OCTOBER 28, 2019

Project Location



Requests

- ▶ A request to change the future land use designation of a .20-acre (8,710 square feet) parcel from Low-Density Residential to Institutional.



Compatibility Analysis & Justification

- ▶ No significant change to impacts or compatibility;
 - ▶ Intent of change to allow for cell tower related to companion Zoning Text Amendment Application;
- ▶ Proposed future land use amendment is supported by goals, objectives and policies of the Comprehensive Plan;
 - ▶ Goal 1.1: Provides 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 with concurrent with needed facilities and services.
 - ▶ Objective 1.1.3 states, “Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards ... are available concurrent with the impacts of development”
 - ▶ Policy 1.1.3.1 states, “The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required ..”



QUESTIONS?

Lennar Site Plan

Copper Creek *Homesites*

Preliminary Overall Community Site Plan

-  The Classic Collection
52' x 125' Homesites
-  The Signature Collection
65' x 150' Homesites

LENNAR



