

City of Port St. Lucie

Small-Scale Future Land Use Map Amendment (P20-209)

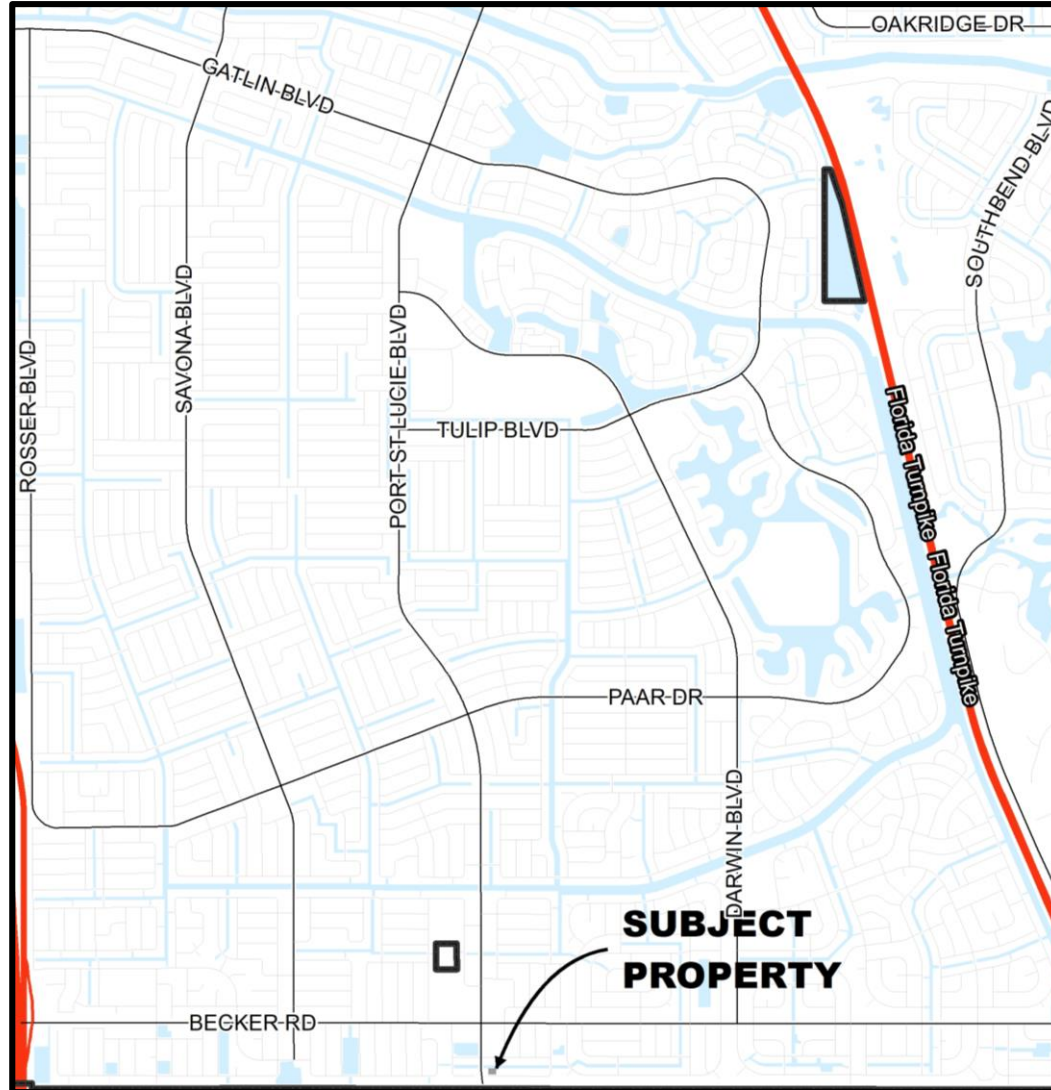
City Council Meetings of November 23, 2020 and December 14, 2020



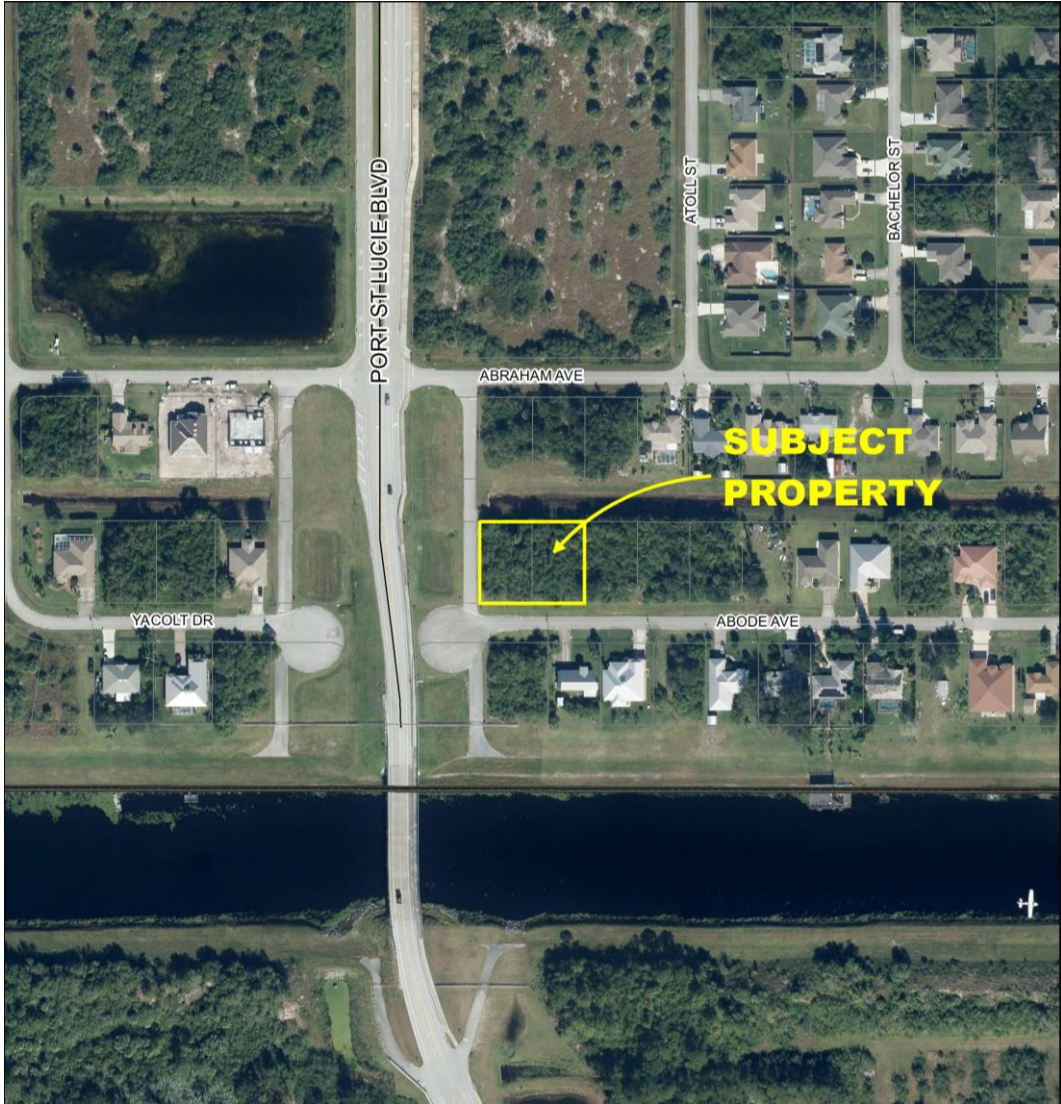
Request:

- To amend the Future Land Use designation for .46-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:
 - To allow for the property (2 lots) to be developed with 2 single-family residences.

Location Map



Aerial



Background:

The .46-acre property (2 lots) is cleared and located on the north side of SW Abode Avenue. The properties' addresses are 771 SW Abode Avenue and 785 SW Abode Avenue.

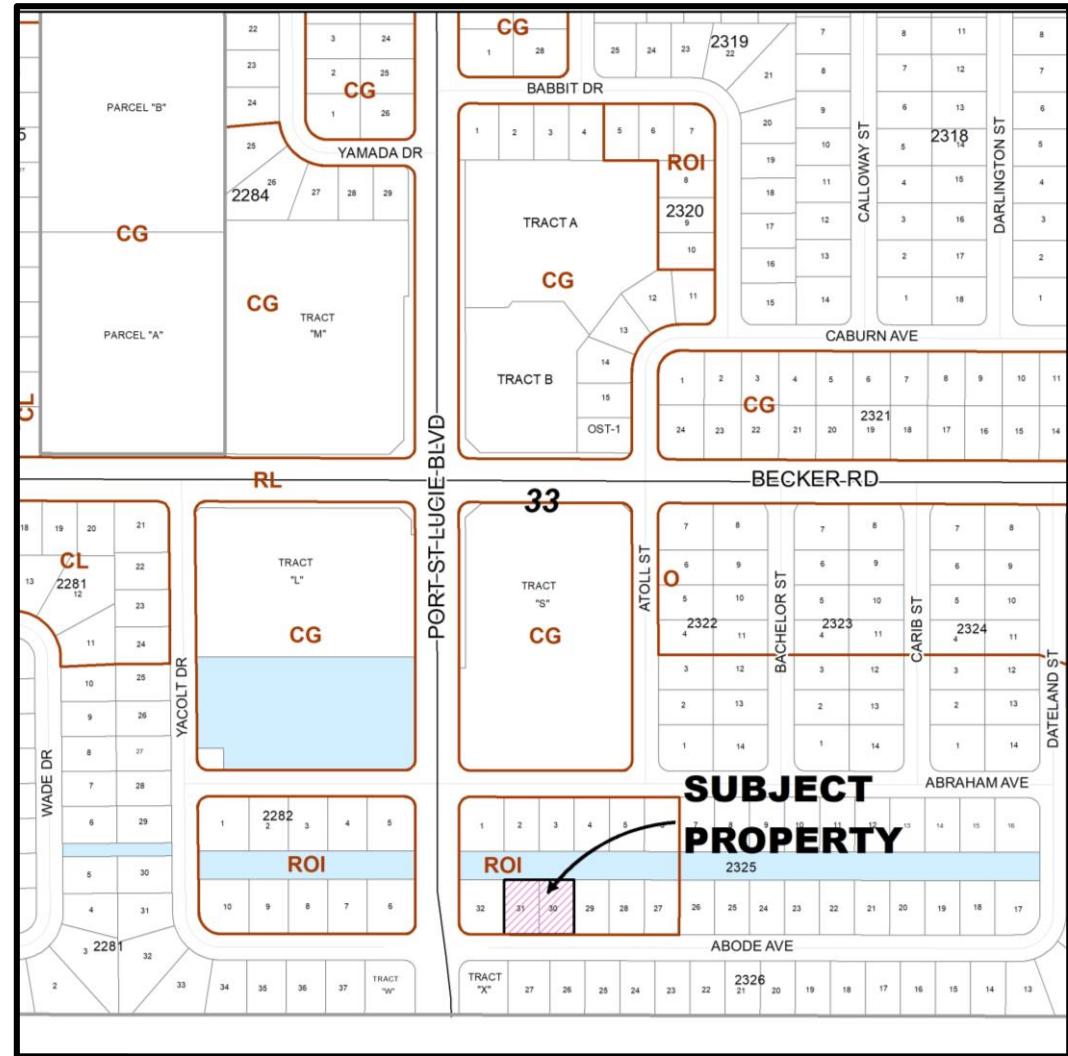
The property has an existing zoning district of Professional (P) and a future land use designation of Residential, Office, Institutional (ROI). In order to accommodate the residential use proposed, the applicant is requesting to amend the future land use designation to Residential, Low Density (RL) and zoning district to Single Family Residential (RS-2).

Existing Future Land Use

Institutional (I)

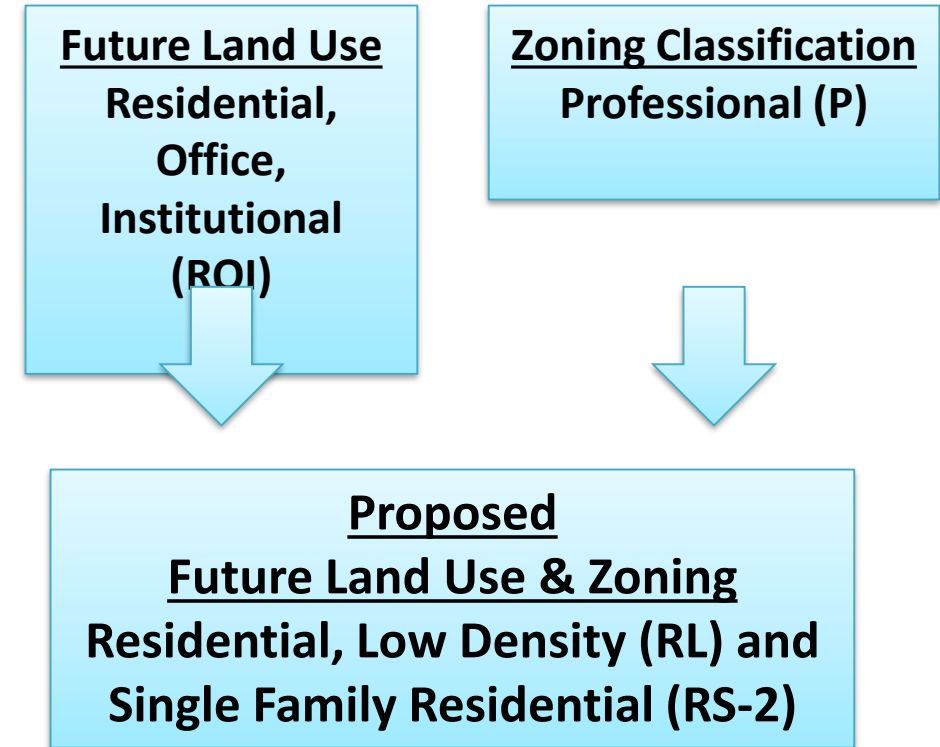


Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office, Institutional (ROI)	Limited Mixed Use (LMD)	Drainage canal, single-family houses & vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family houses & vacant
East	Residential, Office, Institutional (ROI)	Single Family Residential (RS-2)	Single family houses & vacant
West	Residential, Office, Institutional (ROI)	Single Family Residential (RS-2)	Port St. Lucie Boulevard, single family houses & vacant



Finding of Fact:

- ❑ This request is for a small-scale future land use map amendment to change .46-acres from Institutional (I) to Residential, Low Density (RL).
- ❑ A concurrent rezoning request has been made upon the subject property and will be discussed as a separate presentation.



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 Board Recommendation:

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

