

St. Lucie County Fire District

Small-Scale Future Land Use Map Amendment (P20-190)

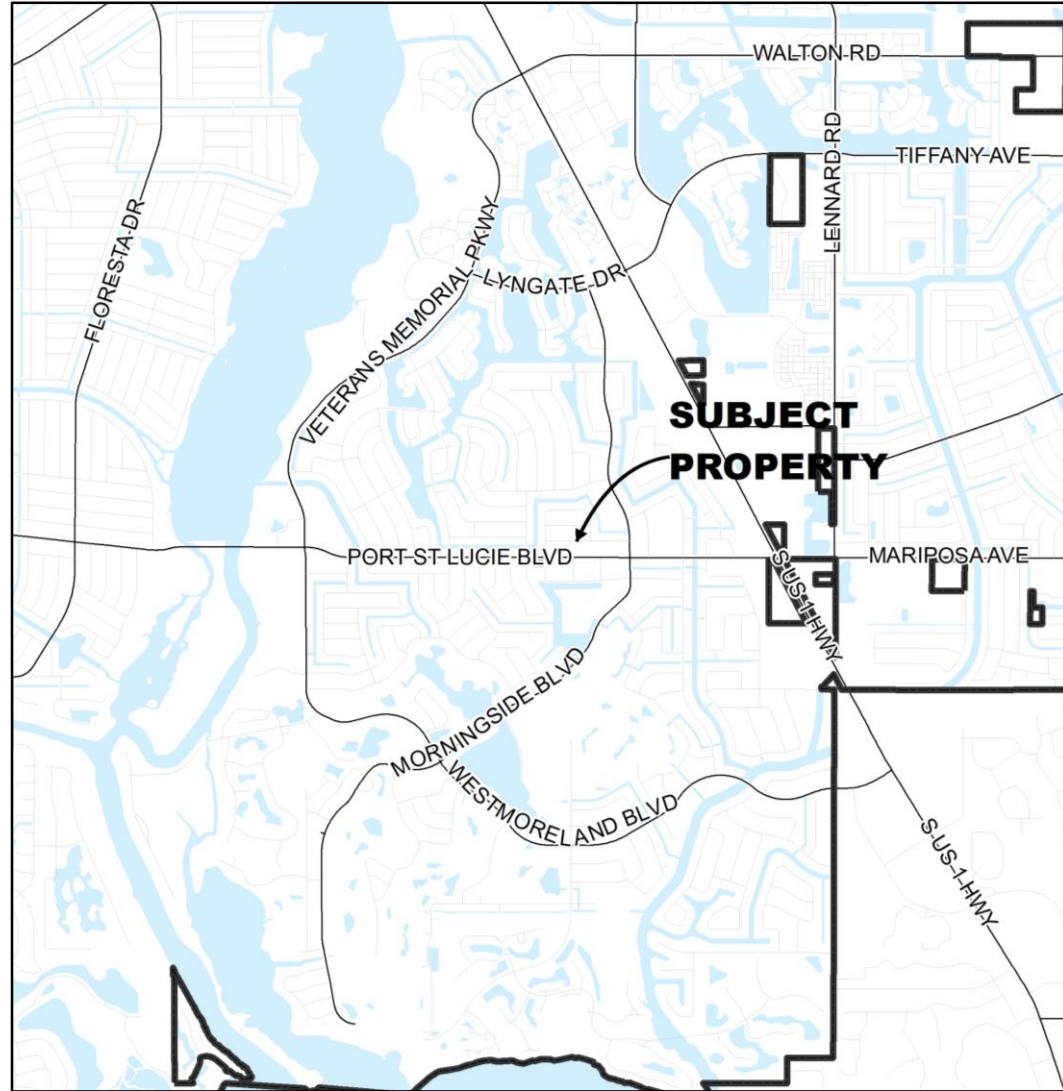
City Council Meetings of November 23, 2020 and December 14, 2020



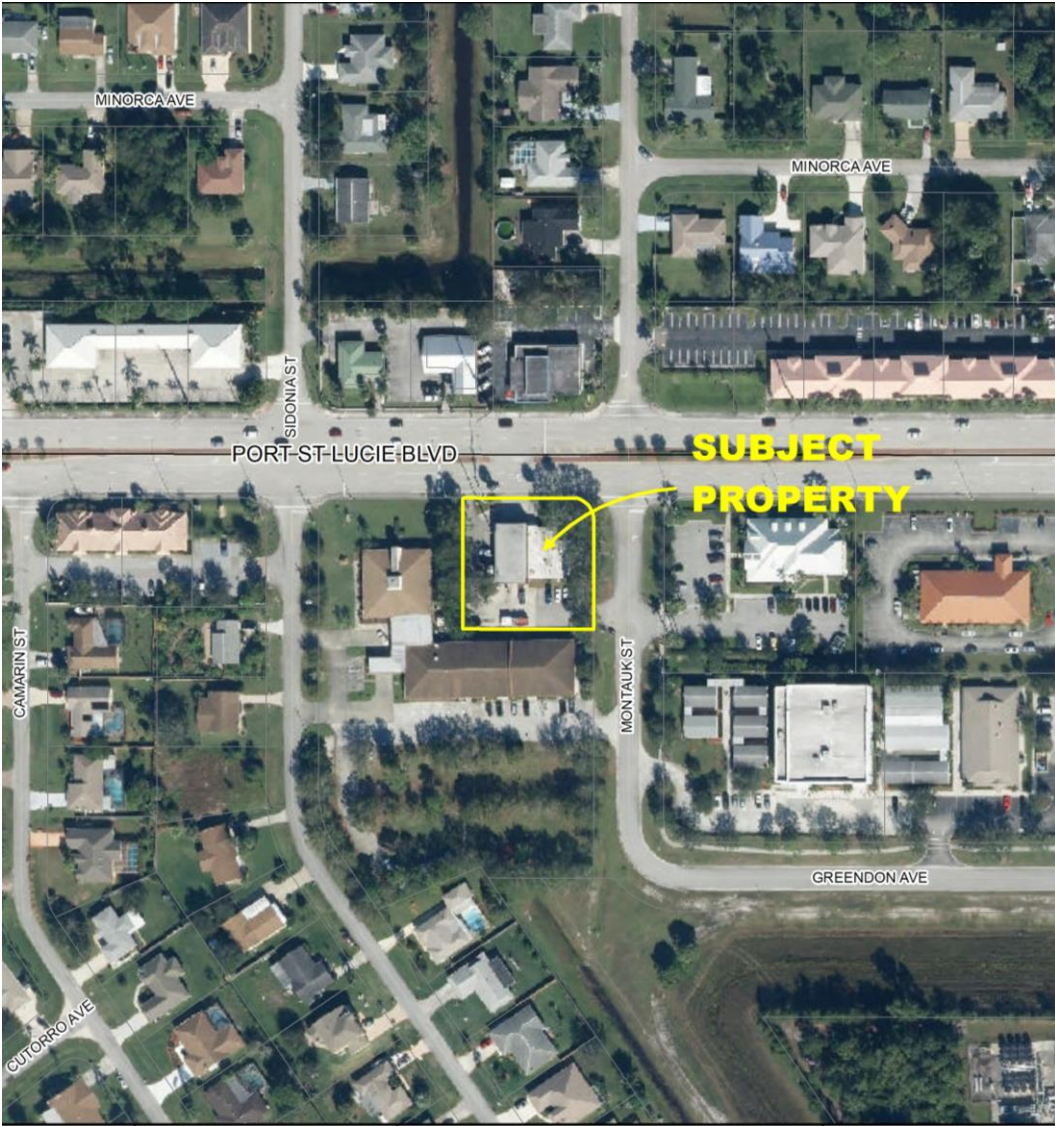
Request:

- To amend the Future Land Use designation for .52-acres from Institutional (I) to Residential, Office, Institutional (ROI); 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 to be used for office uses.

Location Map



Aerial



Background:

The .52-acre property is developed with a vacant fire station (former station #5) and located on the south side of SE Port St. Lucie Boulevard between SE Sidonia Street and SE Montauk Street.

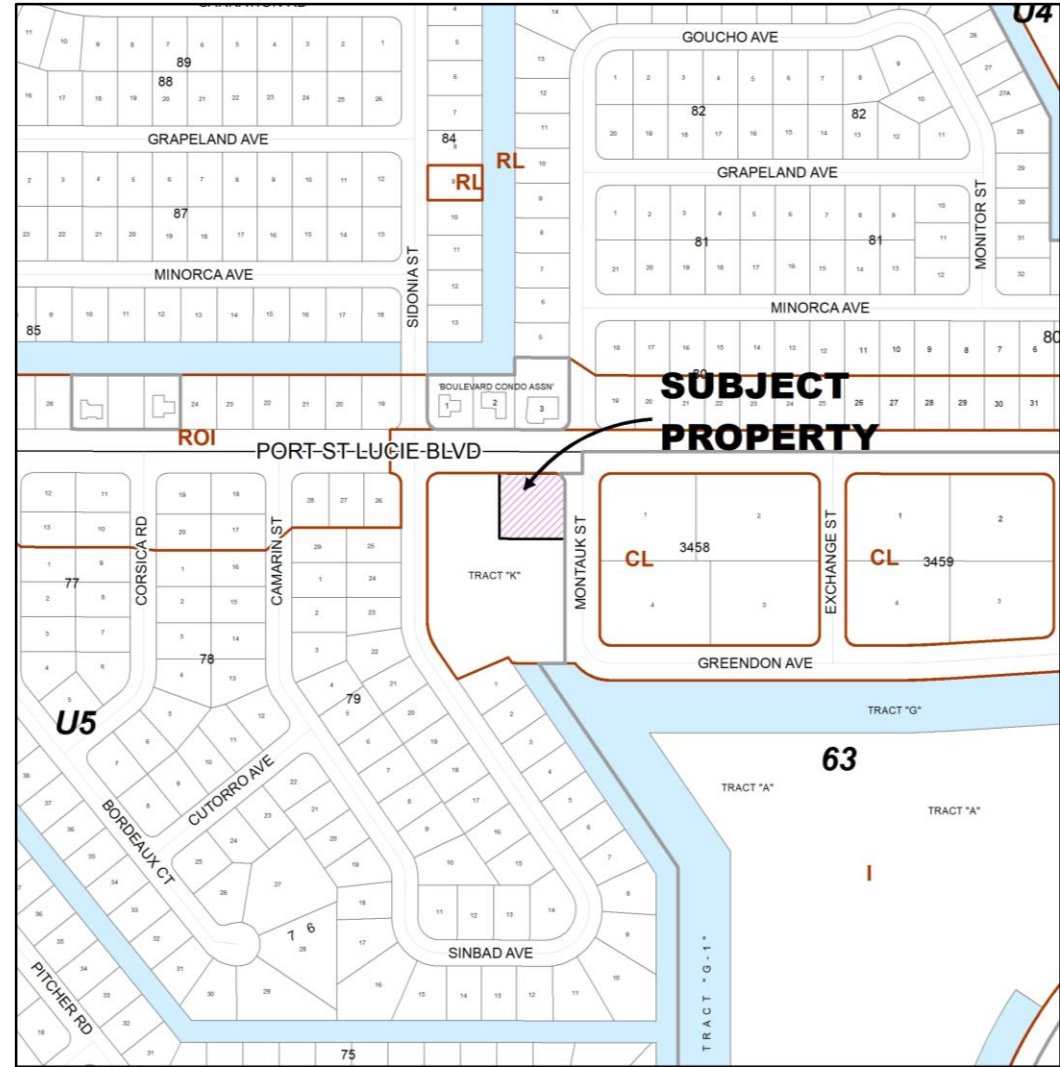
The property has an existing zoning district of Institutional (I) and a future land use designation of Institutional (I). In order to accommodate the office uses proposed, the applicant is requesting to amend the future land use designation to Residential, Office, Institutional (ROI) and zoning district to Professional (P).

Existing Future Land Use

Institutional (I)

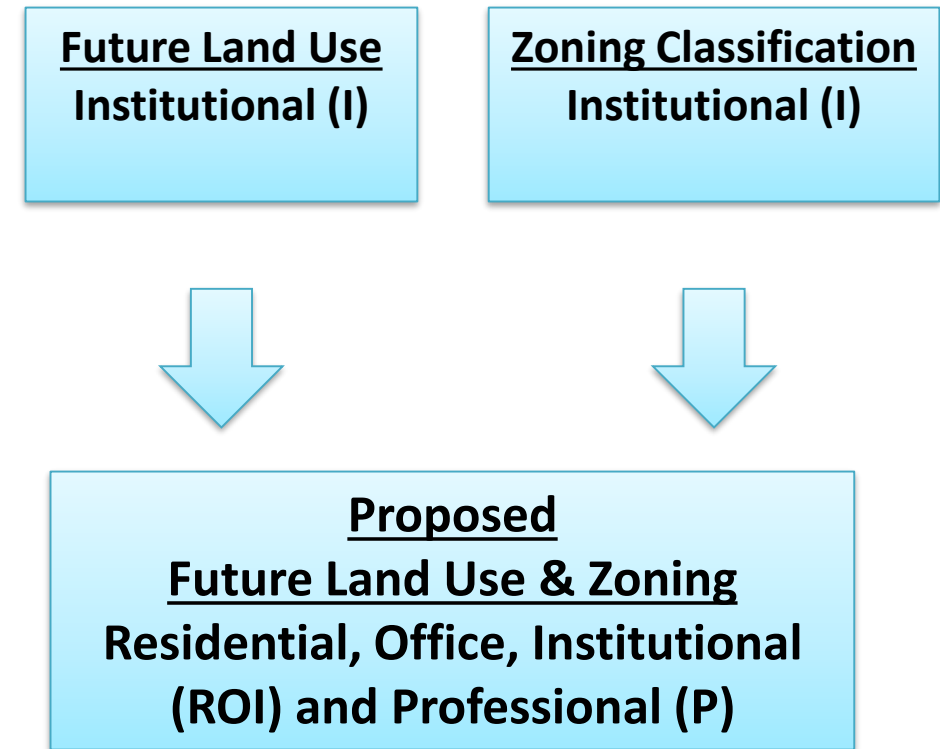


Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office, Institutional (ROI)	Limited Mixed Use (LMD)	Office buildings
South	Institutional (I)	Institutional (I)	Church
East	Commercial Limited (CL)	Professional (P)	Office building
West	Institutional (I)	Institutional (I)	Church



Finding of Fact:

- ❑ This request is for a small-scale future land use map amendment to change .52-acres from Institutional (I) to Residential, Office, Institutional (ROI).
- ❑ 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 1.1.4.2 (a) as it defines the intention of the ROI future land use designation is principally to allow mixed uses along major corridors as transitional uses.



Planning and Zoning Board Recommendation:

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

