



Conley Drive, LLC

Small Scale Comprehensive Plan Future Land Use Map Amendment

Planning and Zoning Board

April 1, 2025

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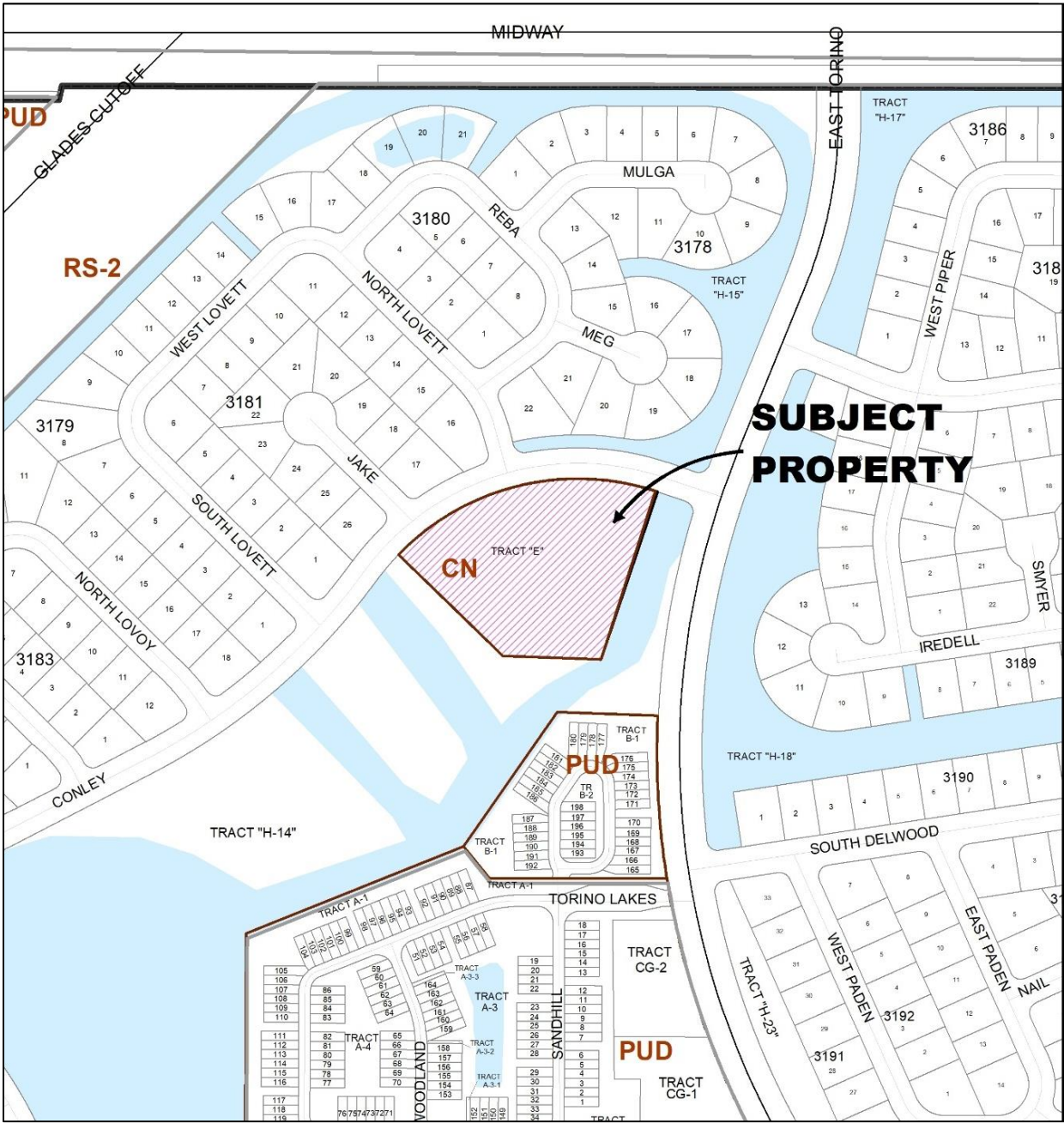
# Request Summary

|                                  |                                                                                                                                                     |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant's Request:</b>      | Small-Scale Future Land Use Map Amendment from Limited Commercial (CL) to Low Density Residential (RL) to develop 4 single-family residential lots. |
| <b>Applicant/Property Owner:</b> | Conley Drive, LLC                                                                                                                                   |
| <b>Agent:</b>                    | Oscar Izquierdo, Left Builders, LLC                                                                                                                 |
| <b>Location:</b>                 | The 3.72-acre property is generally located at the southwest corner of NW Conley Drive and NW East Torino Parkway                                   |

*\* This is request is a legislative action.*

# Surrounding Uses

| Direction | Future Land Use | Zoning    | Existing Use                            |
|-----------|-----------------|-----------|-----------------------------------------|
| North     | RL              | RS-2      | Single-Family Residences                |
| South     | OSC, ROI        | RS-2, PUD | Drainage Canal, Multi-Family Residences |
| East      | OSC, RL         | RS-2      | Single-Family Residences                |
| West      | RL              | RS-2      | Single-Family Residences                |



# RL Land Use - Density Information

- Residential uses are a primary feature of Port St. Lucie development.
- The predominant future land use in the city is Low Density Residential with the primary use of single-family homes.
- While the applicant's narrative states the intent to create only 4 lots, based on land size, if this land use change is approved the property could be subdivided into 19 lots.
- Per Comprehensive Plan Policy 1.1.4.1: The following residential future land use designations and associated maximum densities shall apply to the City:
  - a. Low Density Residential (RL) - a maximum density of 5.0 DUs per gross acre.

# Comprehensive Plan Consistency

Below is a list of the comprehensive plan goals, objectives, and policies that support the preservation of commercial land that are relevant to this application:

- **Goal 1.1:** Provide an 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 concurrent with needed facilities and services.
  - **Policy 1.1.7.1:** Future Land Use Map amendments will be reviewed based upon:
    - C. City's needs such as:
      1. Satisfy a deficiency or mix of uses in the Future Land Use Map
      2. Diversify the housing choices in the City
      3. Compatibility with abutting and nearby uses
      4. Enhance or degrade environmental resources
      5. Job creation within the targeted industry list.

# Comprehensive Plan Compatibility: Staff Analysis

- The City's Future Land Use Element aims to balance residential and commercial land uses.
- Only 0.24% of city land is set aside for limited commercial uses.
- 39.46% of city land is set aside for low density housing.
- Approving this change would further restrict opportunities for local commercial services, forcing residents to travel farther for their needs.
- CN sites are intended to be accessible to major thoroughfares near residential neighborhoods to provide essential household services.
- Changing the land use to residential contradicts good planning practices that ensure nearby businesses are available for local neighborhoods.

# Adequate Public Facilities Analysis

- The proposed future land use amendment is expected to decrease the demand for potable water by 2,421 gallons per day and wastewater demand by 2,058 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 by daily trips by 3,350 and p.m. peak hour trips by 839 based on the ITE Code for Low Density Residential (RL).
- The proposed residential development would require 0.24 acres of developed park and recreation land. There is adequate capacity.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- Per the FLUCCS Map, the site does not contain any wetlands.

# Balancing Growth

- Public facilities and services can support residential or commercial growth on this parcel.
- Businesses generate more traffic than low density residential uses.
- With our rapid population increase, Commercial development is needed to serve and support residents.
- City Planning Supports Commercial Land
  - Ensures a balanced mix of land uses.
  - Helps meet community needs and reduce long travel times.
  - Aligns with comprehensive plan goals for smart development.
- The adjacent roadways are evaluated at the time of site plan review to determine if off-site improvements are required.

# Staff Recommendation

The Planning & Zoning (P&Z) Department staff finds the petition to be inconsistent with the intent and direction of the City's Comprehensive Plan and recommends denial.

## Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council