

City of Port St. Lucie
Small-Scale Future Land Use Map Amendment
(P21-010)

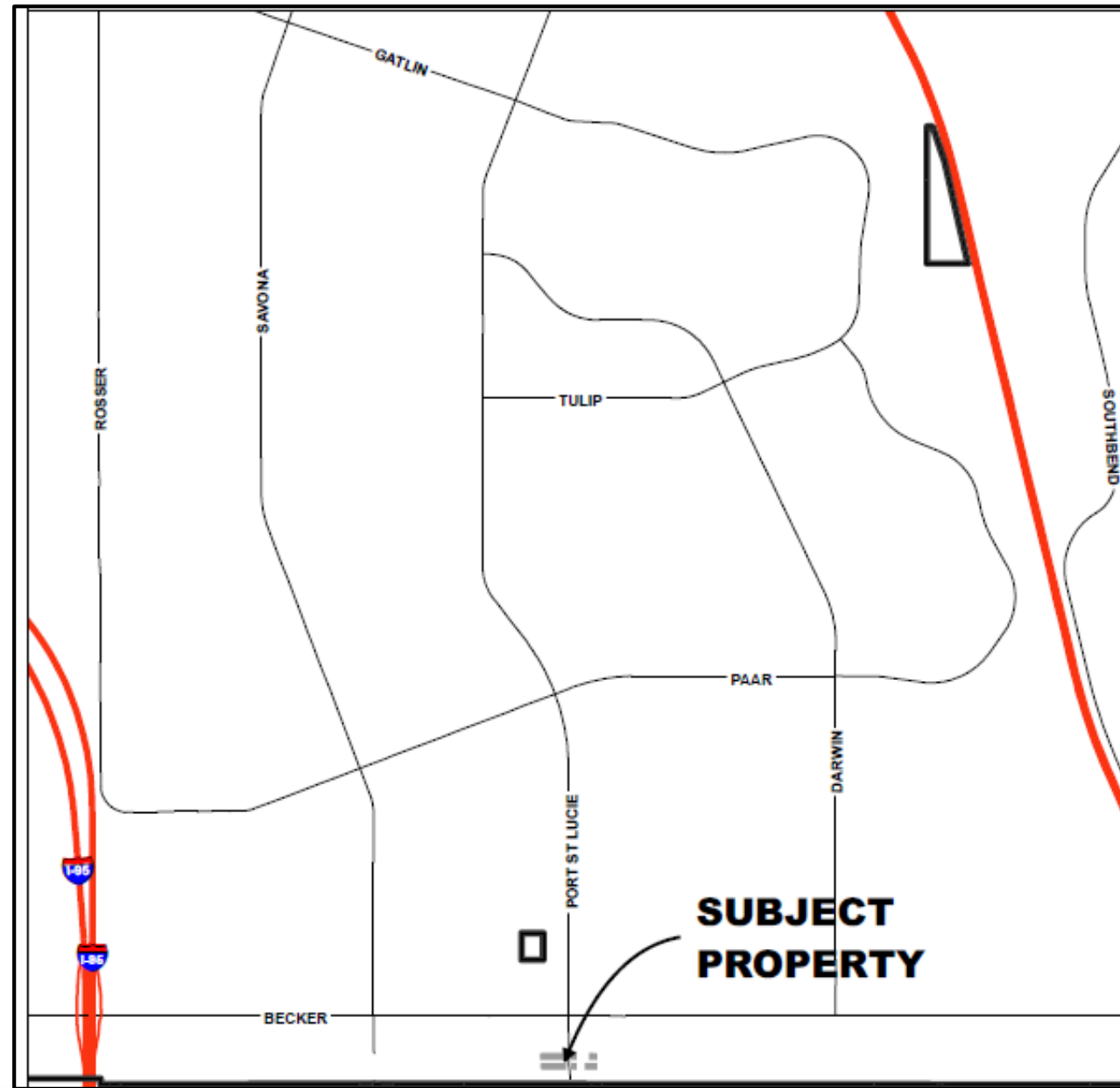
City Council Meetings of April 26 and May 10, 2021



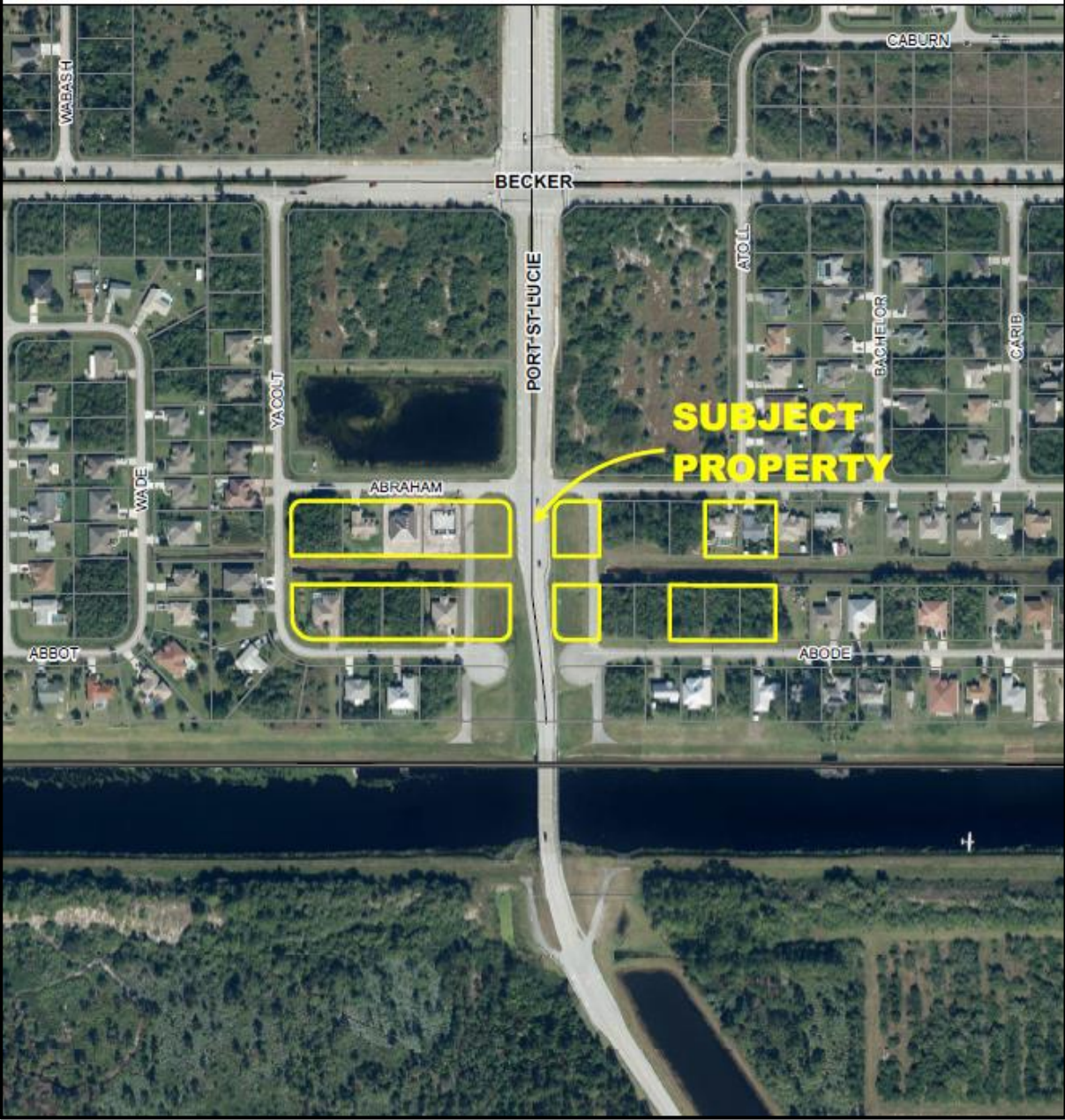
Request:

- To amend the Future Land Use designation for 4.6-acres from Residential, Office, Institutional (ROI) to Residential, Low Density (RL); and
- Purpose of request: To allow for the property (17 lots) to be consistent with the zoning of RS-2 and allow for the existing structures to be considered conforming and to allow the future development as single-family residences on the vacant lots, not owned by the City. One lot owned by the City has a Professional (P) zoning district that will be changed at a later date.

Location Map



Aerial



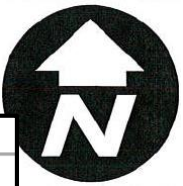
Background:

The 4.6-acre property (17 lots) are located south of SW Abraham Avenue, north of SW Abode Avenue and SW Yacolt Drive and east and west of SW Port St. Lucie Boulevard. Ten (10) of the lots are development with single-family residences, three (3) lots are vacant and four (4) are owned by the City. The four (4) lots owned by the City are used as additional access to the areas and landscaping along Port St. Lucie Boulevard.

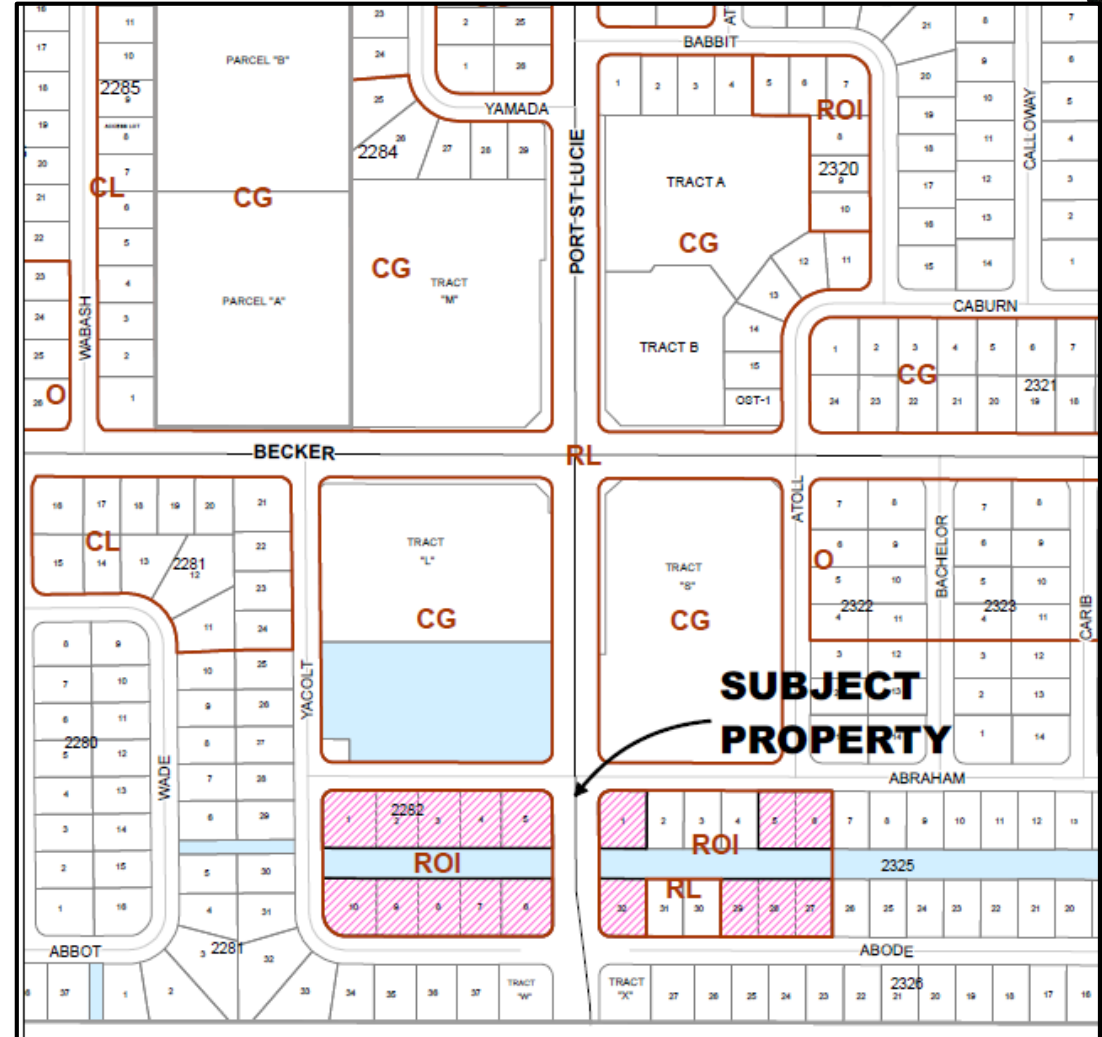
The properties have an existing zoning district of Single-Family Residential (RS-2) and a future land use designation of Residential, Office, Institutional (ROI). In order to accommodate the existing residential uses and allow for the proposed single-family development on the vacant lots, the City is requesting to amend the future land use designation to Residential, Low Density (RL).

Existing Future Land Use

Residential, Office, Institutional (ROI)

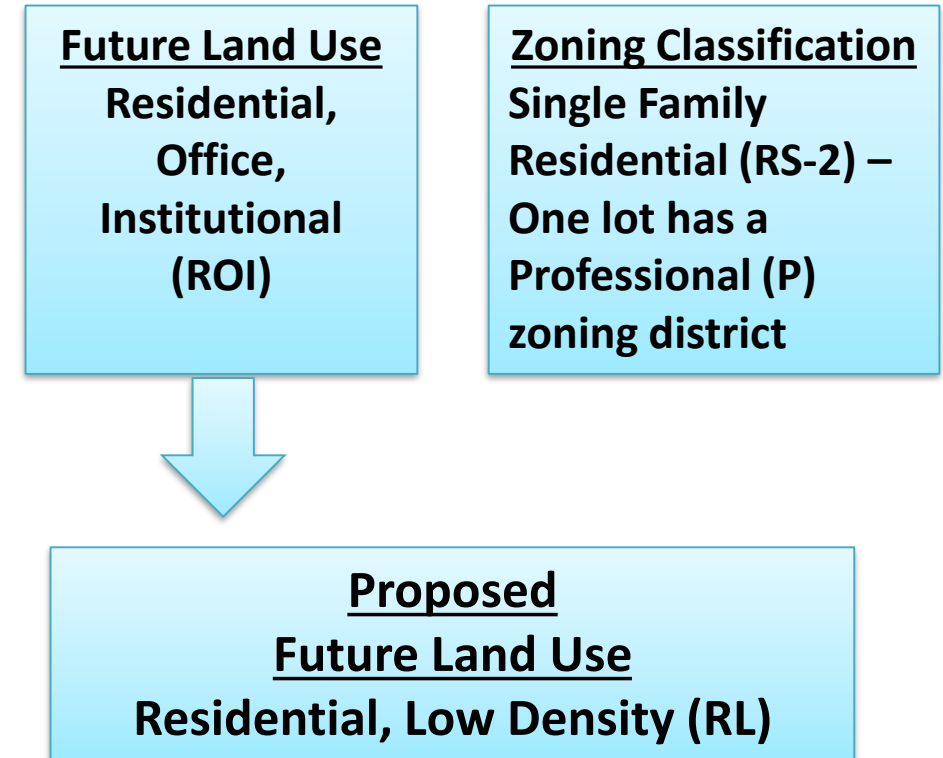


Direction	Future Land Use	Zoning	Existing Use
North	Commercial General (CG) & Residential, Office, Institutional (ROI)	Commercial General (CG) and Limited Mixed Use (LMD)	Drainage canal, single-family houses & vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family houses & 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)	Single family houses & vacant



Finding of Fact:

- ❑ This request is for a small-scale future land use map amendment to change 4.6-acres from Residential, Office, Institutional (ROI) to Residential, Low Density (RL).



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 at their April 6, 2021 meeting unanimously recommended approval of the small-scale future land use map amendment from Residential, Office, Institutional (ROI) to Residential, Low Density (RL).

