

**Conley Drive, LLC
Small-Scale Comprehensive Plan Amendment
P25-010**



Project Location

SUMMARY

Applicant's Request:	A small-scale future land use map amendment to change the future land use designation from Limited Commercial (CL) to Low Density Residential (RL) for 3.72 acres.
Applicant:	Oscar Izquierdo, Left Builders, LLC
Property Owner:	Conley Drive, LLC
Location:	Generally located at the southwest corner of NW Conley Drive and NW East Torino Parkway
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City of Port St. Lucie has received a request from Oscar Izquierdo, acting as the agent for the property owner, Conley Drive, LLC, to change the future land use designation for a 3.72-acre property. The property is located at the southwest corner of NW Conley Drive and NW East Torino Parkway. The future land use designation is Limited Commercial (CL) with a compatible Neighborhood Commercial (CN) zoning designation. The proposed Low Density Residential (RL) future land use allows a maximum density of 5.0 dwelling units per gross acre. The proposed application would allow for the development of up to 19 single-family residential lots on the property. The application materials state that the applicant is proposing to subdivide the property into 4 single-family lots.

If approved, the applicant must submit a rezoning application to comply with Comprehensive Plan Policy 1.1.4.13 by providing compatible zoning and land use designations.

Public Notice Requirements

Public notice was sent to owners within 750 feet; and the file was included in the advertisement for the March 20, 2025, Planning & Zoning Board meeting.

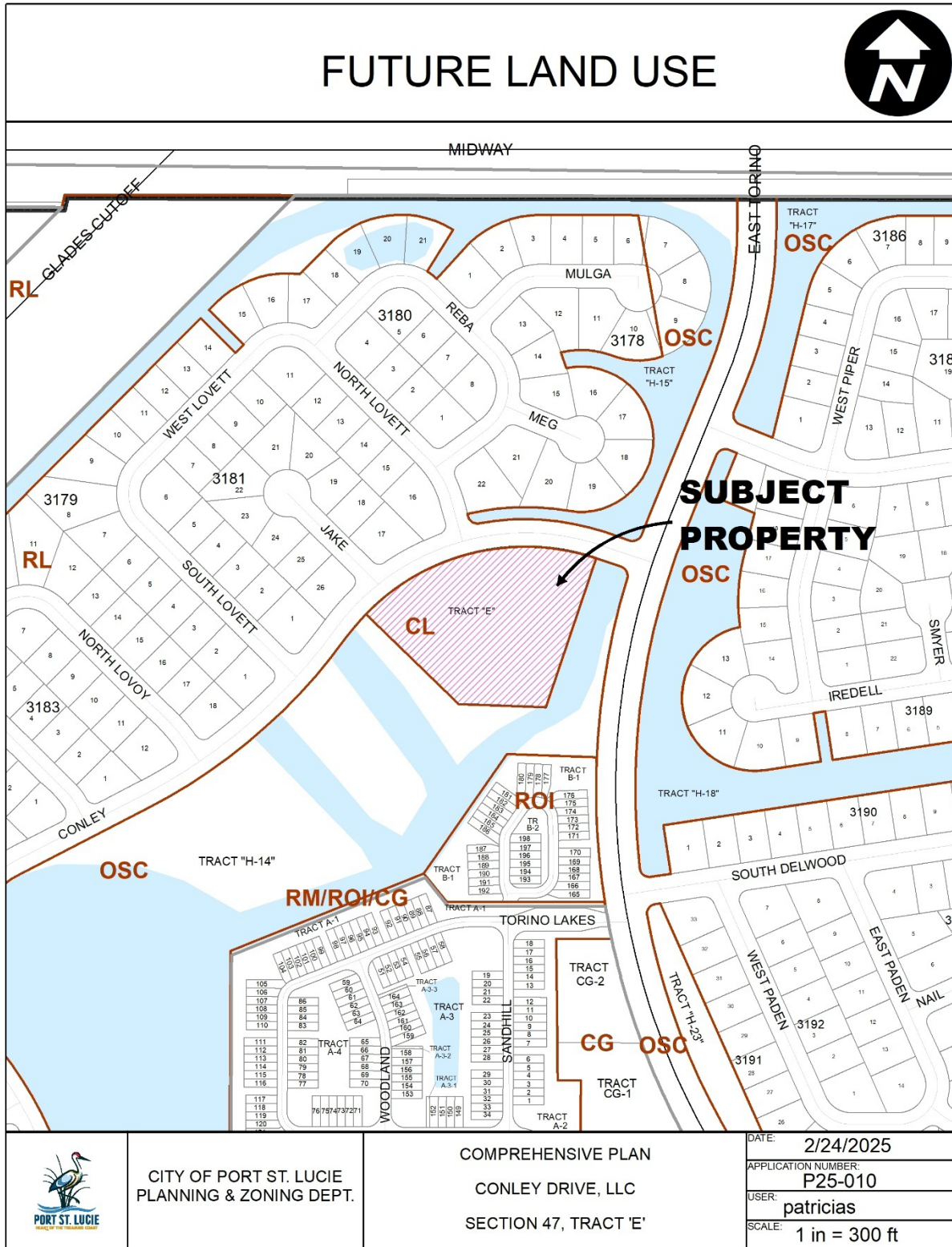
Location and Site Information

Parcel Number:	3420-735-0005-000-1
Property Size:	3.72-acres
Legal Description:	Port St. Lucie Section 47- Tract E
Current Future Land Use:	Limited Commercial (CL)
Existing Zoning:	Neighborhood Commercial (CN)
Existing Use:	Undeveloped
Requested Future Land Use:	Low Density Residential (RL)
Proposed Use:	4 single-family residential parcels

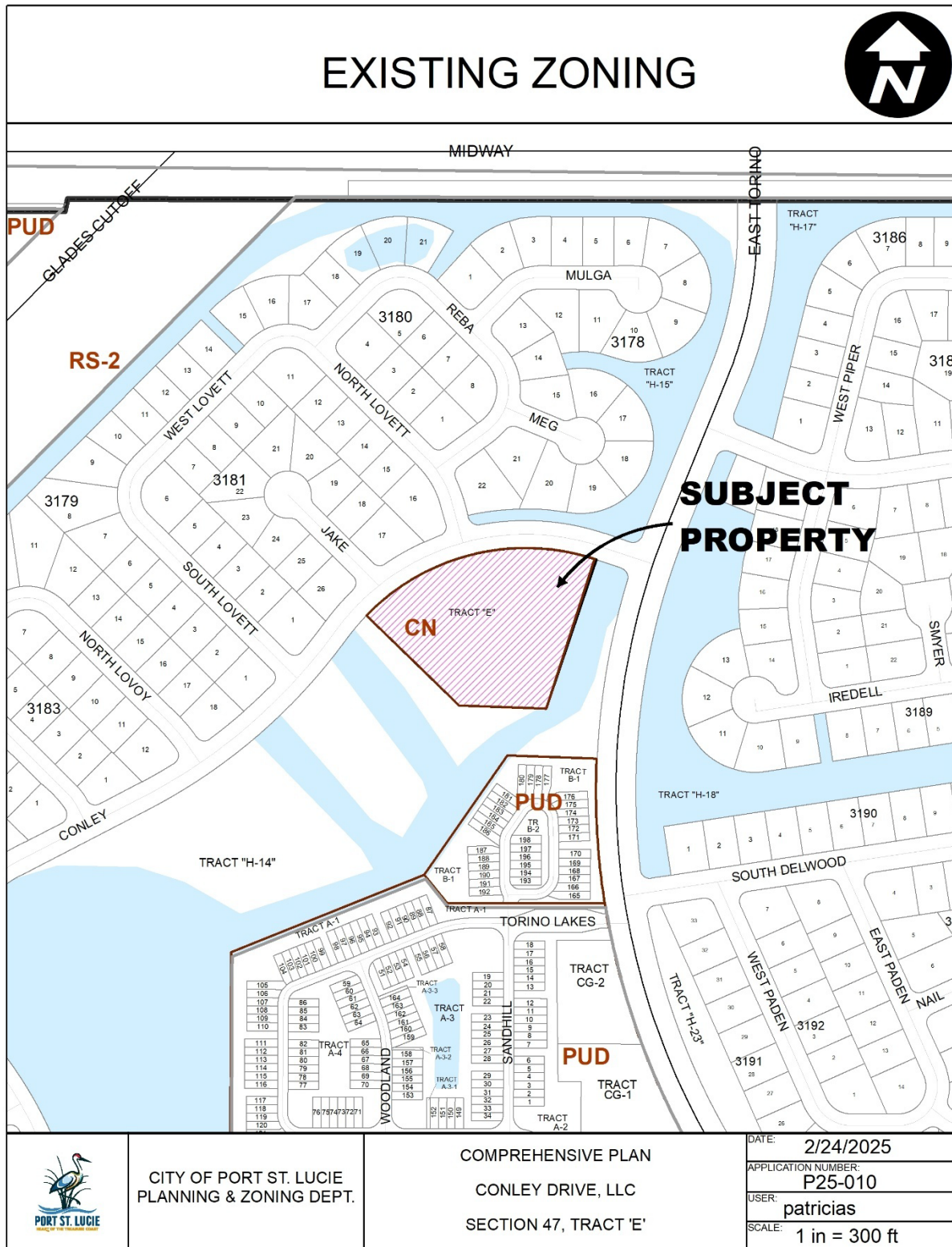
Surrounding Uses

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- Low Density Residential, RS-2- Single-Family Residential, OSC- Open Space Conservation, ROI- Residential, Office, Institutional



Existing Land Use Map



Existing Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The applicant is proposing a small-scale Future Land Use Map to develop 4 single-family residential by changing the future land use designation from Limited Commercial (CL) to Low Density Residential (RL) for 3.72 acres.

Staff Analysis: The proposed amendment to change the future land use designation is inconsistent with the City's land use policies. Given the limited availability of commercial land in the area, this change would further restrict opportunities for local commercial services, which are essential to support the surrounding residential community.

City's Future Land Use Element outlines the importance of maintaining a balance of land uses to meet both residential and economic needs. According to the adopted Comprehensive Plan (2020-2040), only 0.24% of the City's land area is designated for Limited Commercial (CL) use compared to 39.46% allocated to Low Density Residential (RL). This disproportion demonstrates the need to preserve existing commercial land to ensure residents have access to goods and services.

The City's Future Land Use Element prioritizes maintaining a balance of land uses to ensure residents have access to commercial services without excessive travel. Converting this property to residential would further reduce the already limited amount of commercial land in the area, approving this change would further restrict opportunities for local commercial services, which are essential to support the surrounding residential community.

The Neighborhood Commercial (CN) zoning district, which applies to this site, was specifically designed to accommodate small-scale, service-oriented businesses that support the local community. Removing this designation contradicts established planning principles aimed at ensuring commercial accessibility within residential neighborhoods.

While the shift to residential would reduce infrastructure demand, it would also eliminate a significant commercial development opportunity, reducing access to neighborhood services.

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.
- **Objective 1.1.4:** Future growth and development should be directed to appropriate areas as depicted on the Future Land Use Map, ensuring availability of land for future demand and utility facilities while preventing sprawl.
- **Policy 1.1.4.2:** The City shall provide the following commercial land use designation for commercial development (a detailed description of each is provided for in the land use element text):
 - Commercial Limited (CL). Commercial sites accessible to major thoroughfares near residential neighborhoods. Intended to provide essential household services with certain restrictions on more intensive uses such as gasoline stations, fast foods, automotive services, department stores, etc. as stipulated by the zoning code.

- **Policy 1.1.7.3:** Encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.
- **Objective 1.1.7:** The City shall initiate and utilize planning and development controls to discourage the proliferation of urban sprawl, encourage innovative development, greater diversity of land uses, and to improve community appearance.
- **Policy 1.1.7.1:** Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	N
Accommodate projected population or economic growth	N
Diversify the housing choices	N
Enhance or impede provision of services at adopted LOS Standards	N
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N
Job creation within the targeted industry list	N

- **Policy 1.1.7.1 (cont.):** 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 – Adding single-family residential does not satisfy a deficiency or add a mix of uses to the area. The area is already predominantly single-family residential.
 - 2. Diversify the housing choices in the City – The City is predominately single-family residential; therefore, does not diversify housing choices in the area.

The applicant has provided a letter of justification that identifies there are adequate public facilities to serve the development of the site. Below is the staff's analysis of impact:

Adequate Public Facilities Review (Objective 1.1.3):

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: With the change in the future land use designation from Limited Commercial (CL) to Low Density Residential (RL), potable water/wastewater demand is expected to decrease in gallons per day (gpd), there would not be an adverse impact on capacity demand.

This comparison considers the existing and proposed land uses and the most intense total building coverage permitted per land use as shown below:

Projected Water and Wastewater Demand

Existing Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
CL	3.72	162,043 SF 64,817 SF (40%)	125 gallons per day per 1000 square feet	8,102	6,887
Proposed Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
RL	3.72	19 DU	115 gpd x 2.6 (pph)	5,681	4,829
GPD (Decrease)				(-) 2,421	(-) 2,058

Transportation: The proposed amendment is not expected to have an adverse impact on traffic impact, since the proposed land use will generate less Average Annual Daily Traffic (AADT) and PM Peak Hour (PM) Traffic.

Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

Projected Transportation Demand

Existing Future Land Use	Acreage	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CL	3.72	Strip Retail Plaza (<40k) 162,043 SF 64,817 SF (40%)	821	4,377	350
Proposed Future Land Use	Acreage	Maximum Coverage	Trip Generation Fitted Curve Rate (ITE Code)	Average Daily Trips	PM Peak Hour
RL	3.72	Single-Family Residences (19 DUs)	210	219	22
Total Trips (Decrease)				(-) 4,158	(-) 328

Pass-by trips are a subset of vehicle trips in which drivers already traveling on a roadway make a stop at a nearby commercial or retail development without significantly deviating from their original route. Because these trips do not represent entirely new traffic added to the road network, they are deducted from the total trip generation estimates for new developments. Pass-by trip reductions apply exclusively to commercial or retail developments, reflecting the behavior of customers who would have passed the site regardless.

Pass-by-Trips Transportation Demand

Existing Future Land Use	Acreage	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CL	3.72	Strip Retail Plaza (<40k) 162,043 SF 64,817 SF (40%)	821	1,751	140
Proposed Future Land Use	Acreage	Maximum Coverage	Trip Generation Fitted Curve Rate (ITE Code)	Average Daily Trips	PM Peak Hour
RL	3.72	Single-Family Residences (19 DUs)	210	219	22
Total Trips (Decrease)				(-) 1,532	(-) 118

Parks/Open Space: Residential development at 19 dwelling units (5 DUPA x 3.72 acres) would require 0.24 acres of parkland. The proposed 19-unit residential development is de minimis and does not necessitate additional parkland. Given the existing park and recreation facilities in the area, sufficient capacity exists to accommodate the projected population increase without adversely impacting the level of service outlined in Policy 7.1.1.3 of the Comprehensive Plan, which required 5 acres per 1,000 population.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: The project can generate no more than 19 single-family residential lots. The increase is de minimus. The amendment will not have a significant impact on school capacity.

Environmental: At the time of site plan review, the applicant shall mitigate for 25% of upland preservation in accordance with applicable regulations. Additionally, a tree survey and a gopher tortoise survey will be required as part of the building approval process.

Flood Zone: The flood map for the selected area is number 12111C0260J and is located in Zone X and Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that Station 14 at 300 NW California Boulevard will be the responding fire station. The fire district does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

STAFF RECOMMENDATION

The project has been reviewed for consistency with the intent and direction of the City's comprehensive plan and the Planning and Zoning Department recommends denial of the comprehensive plan amendment.

Recommendation:

Move that the Council deny the comprehensive plan amendment as recommended by the Planning and Zoning Board.

Alternate Recommendations:

1. Move that the Council approve the comprehensive plan amendment.
2. Move that the Council amend the recommendation and approve the comprehensive plan amendment.

Please note: Should the Council need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.