



**City of Port St. Lucie**  
**Planning and Zoning Department**  
**A City for All Ages**

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**TO: PLANNING AND ZONING BOARD - MEETING OF APRIL 6, 2021**

**FROM: PATRICIA A. TOBIN, AICP, LONG RANGE PLANNING  
ADMINISTRATOR**

**RE: P21-047. CITY OF PSL – COMPREHENSIVE PLAN TEXT  
AMENDMENT TO THE FUTURE LAND USE ELEMENT;  
SPECIFICALLY, POLICY 1.1.4.13**

**DATE: MARCH 24, 2021**

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**BACKGROUND:**

This is a City initiated text amendment to Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan. This revision is being proposed to address the Institutional (I) zoning district as a compatible zoning district with the Residential, Office, Institutional (ROI) future land use designation.

Currently, the Residential, Office, Institutional (ROI) future land use designation is the one of the City's transitional land use to serve development along major corridors identified in the City's comprehensive plan. Residential, Office, and Institutional (ROI) has been, and is an effective transitional land use, but it is not without its issues. Historically, these issues have to do with the permitted zoning districts permitted with the Residential, Office, Institutional (ROI) future land use; specifically the Institutional (I) zoning district.

**ANALYSIS:**

As outlined in Policy 1.1.4.13, the compatible zoning designations for the Residential, Office, Institutional (ROI) future land use include: Professional (P), Institutional (I), Medium Density Residential (RM-5) and residential PUD (Planned Unit Development) zoning districts. While all these zoning destinations have a place in the City, not all these zoning designations are appropriate in a transitional situation.

To address this concern, the proposed amendment would delete Institutional (I) zoning from the compatible zoning districts for the Residential, Office, Institutional (ROI) future land use designation. It is important to point out that many typical institutional uses are encompassed in the definition of "enclosed assembly area." Enclosed assembly area is defined as, "Any enclosed area, building, or structure where people assemble for a common purpose, such as social, civic, cultural, recreational and/or religious purposes, whether owned and/or maintained

by a for-profit or not-for-profit entity, and include, but is not limited to, public assembly buildings such as auditoriums, theaters, halls, private clubs and fraternal lodges, assembly halls, exhibition hall, convention center, and places of worship, or other areas, buildings or structure that are used for religious purposes por assembly by persons. Day care centers will be considered an enclosed assembly area”. Several uses are encompassed in the enclosed assembly area definition and accommodates several institutional type uses so those uses will still be allowed in the other compatible zoning districts.

Table 1 below identifies the uses allowed in each zoning district considered compatible with the Residential, Office, Institutional (ROI) future land use designation when the Institutional (I) zoning district is removed.

| TABLE 1  |  |                   |
|--|--|-------------------|
| Uses allowed in zoning districts compatible with the ROI future land use designation |  | Uses allowed in I |
| Zoning Districts   | Uses   |                   |
| Residential Medium Density – RM-5 (max density 5 DUs/acre)                           | Multiple-family dwelling units   |                   |
|  | Park or playground   | •                 |
|  | Single-family dwelling   |                   |
|  | Townhouse dwelling   |                   |
| RM-5 – special exception uses  | Community residential home   | •                 |
|  | Family day care  |                   |
|  | Golf course  |                   |
| Professional (P)   | Publicly owned or operated building or use   | •                 |
|  | Office for administrative, business, or professional use, barber or beauty shop  |                   |
|  | Studio for professional work   |                   |
|  | Enclosed assembly area 3,000 square feet or less   | •                 |
| P – special exception uses   | One dwelling unit  |                   |
|  | Any building exceeding 35 feet in height   |                   |
|  | Model home centers   |                   |
|  | Enclosed assembly area over 3,000 square feet  | •                 |
| Limited Mixed Use (LMD)  | Any use permitted that includes a drive-through  |                   |
|  | Any permitted use listed in the Professional (P) zoning district   |                   |
|  | <b><i>This provision will be removed, provided this amendment is approved.</i></b>   |                   |
|  | Any permitted use listed in the Institutional (I) zoning district  |                   |
|  | Any permitted use listed in the multiple-family (RM-11) zoning district  |                   |
|  | Any retail or personal service uses conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including |                   |

| <b>TABLE 1</b>   |  |                   |
|--|--|-------------------|
| Uses allowed in zoning districts compatible with the ROI future land use designation |  | Uses allowed in I |
|  | convenience /gas sales. These uses shall not exceed fifty percent (50%) of the building's gross floor areas and no one use shall exceed 5,000 square feet.   |                   |
|  | Restaurants 5,000 square feet or less (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption in accordance with Chapter 110.   |                   |
| LMD – special exception uses   | Any special exception use listed in the Professional (P) zoning district   |                   |
| <b><i>This provision will be removed, provided this amendment is approved.</i></b>   | Any special exception use listed in the Institutional (I) zoning district  |                   |
|  | Any special exception use listed in the multiple-family (RM-11) zoning district  |                   |
|  | Retail plant nursery   |                   |
|  | Retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience /gas sales. |                   |
|  | Any use exceeding five thousand (5,000) square feet.   |                   |

**PROPOSED TEXT AMENDMENT:**

Staff is proposing the following changes to the Land Use Element of the Comprehensive Plan: amending Policy 1.1.4.13 of the Future Land Use of the Comprehensive Plan to delete the Institutional (I) zoning district as a compatible zoning district for the Residential, Office, Institutional (ROI) add O (Office) as a new land use classification.

The deletion is shown by ~~strikethrough~~ and highlighted.

| <b><u>FUTURE LAND USE CLASSIFICATION</u></b> | <b><u>COMPATIBLE ZONING DISTRICT(S)</u></b>   |
|--|---|
| RGC (Residential Golf Course)                | PUD, GU, I  |
| RL (Low Density Residential)                 | GU, RE, RS-1 through RM-5, RMH  |
| RM (Medium Density Residential)              | RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre, I                     |
| RH (High Density Residential)                | RM-5 or Residential PUD (Planned Unit Development) between 5-15 units per acre, I                     |
| ROI (Residential, Office & Institutional)    | P, <del>I</del> , LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre |
| NCD (New Community Development)              | MPUD, GU  |
| O (Office)                                   | P   |
| CL (Limited Commercial)                      | GU, CN, P, LMD  |

| <b><u>FUTURE LAND USE CLASSIFICATION</u></b> | <b><u>COMPATIBLE ZONING DISTRICT(S)</u></b> |
|--|---|
| CG (General Commercial)                      | CN, CG, P, GU, LMD                          |
| CH (Highway Commercial)                      | CH, GU                                      |
| CS (Service Commercial)                      | CS, GU, WI                                  |
| I (Institutional, Private & Public)          | I, GU                                       |
| U (Utility)                                  | U, GU                                       |
| OSR (Open Space - Recreation)                | OSR, GU                                     |
| OSC (Open Space - Conservation)              | OSC, GU                                     |
| OSP (Open Space - Preservation)              | OSC, GU                                     |
| LI (Light Industrial)                        | WI, GU, IN                                  |
| HI (Heavy Industrial)                        | WI, GU, IN*                                 |
| MU (Mixed Use)                               | PUD   |
| PIP (Planned Industrial Park)                | PUD   |

NOTE: Planned Unit Developments (PUD's) can be compatible with all Future Land Use Classifications depending on the range of permitted uses submitted as part of the PUD Concept Plan.

\* Special Exception Uses have been designated for all heavy industrial land uses.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval of the proposed amendment based on the analysis and findings as noted in the staff report.