



Joho Properties, LLC

Variance
(P24-108)

Planning and Zoning Board – September 5, 2024
Marissa Da Breo-Latchman, Environmental Planner II

Variance Request

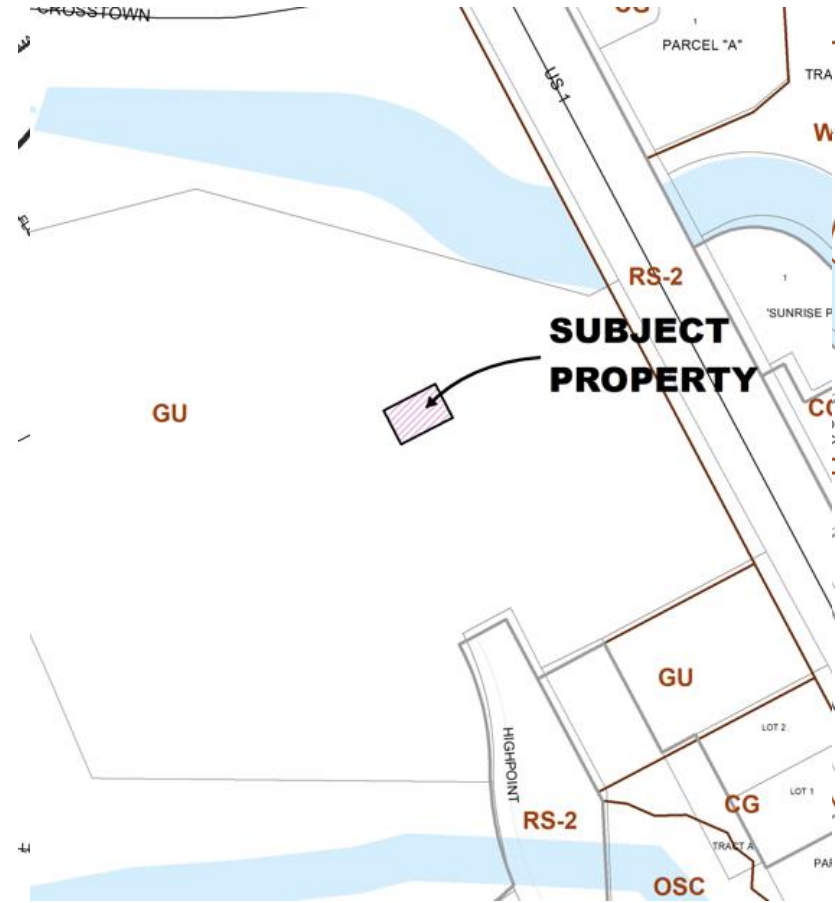
- A variance request from Section 158.060(E)(2) of the Zoning Code to allow for the development of a property for a permitted or special exception use, excluding a single-family residential use, with a lot size of 10,018.8 square feet in a General Use Zoning District (GU).
- Section 158.060(E)(2) of the Zoning Code requires a minimum lot size of 20,000 SF and a minimum lot width of 100 feet for all permitted and special exception uses in a General Use Zoning District
- A minimum lot size of 10 acres and a minimum lot width of 330 linear feet for a single-family dwelling in a General Use Zoning District.
- The subject property's lot size is approximately 80 feet by 126 feet.

Applicant and Property Owner

Applicant:	Jeff Laughren
Property Owner:	Joho Properties, LLC
Proposed Use:	Camping
Location:	West side of S US Highway 1 in Savannas Preserve State Park.

Location Map

Direction	Future Land Use	Zoning	Existing Use
North	OSC	GU	Savannas Preserve State Park, Crosstown Parkway
South	OSC	GU	Savannas Preserve State Park
East	OSC	GU	Savannas Preserve State Park, US Hwy 1
West	OSC	GU	Savannas Preserve State Park. FPL substation



Project Description

- The subject property is an existing privately owned lot that is located adjacent to and surrounded by the portion of Savannas Preserve State Park that is located on the west side of U.S. 1 along the North Fork of the St. Lucie River and south of Crosstown Parkway. Park amenities include a kayak launch and parking area.
- The request is to allow for the subject property to be developed for a permitted or special exception use with a lot size of $\pm 10,018$ square feet in a GU zoning district.
- The request would result in a variance of approx. $\pm 9,981$ sq ft to the minimum lot size requirement.



Project Background

- The subject property was formerly used and owned by American Telephone and Telegraph Company (AT&T). The building onsite housed their equipment. An AT&T easement occupies the western portion of the property.
- Per information available on the Property Appraiser's website, in 1990, the ownership of the property was transferred to Mr. Luke Ayoub.
- In 2013, ownership was transferred to Leo Cueto in a Tax Deed sale.
- The current property owner, Joho Properties, Inc., acquired the property in 2019.
- The current owner has indicated interest in developing the site for camping.
- Water and sewer infrastructure will be required to be extended to serve this property if it is activated for use.

Project Background

- A zoning map from 1977 shows the property, along with the surrounding area, being zoned Planned Unit Development (PUD), however, a PUD could not be located in the City records.
- For reasons unknown by City staff, the property was not acquired when the Savannas Preserve State Park was created in 1977.
- The City of Port St. Lucie changed its zoning classifications in 1984 and the park, including the lot that is the subject of this variance, was reclassified as GU (General Use).

General Use Zoning District

- The General Use zoning district (GU) is intended to apply to those areas of the City which are presently undeveloped and where the future use is either uncertain, or which the arrangement or boundaries of future uses cannot be clearly defined, and for which any other zoning would be premature or unreasonable.
- Permitted uses: agriculture; park or playground, or other public recreation; publicly owned or operated building or use; a Single-family dwelling (with a minimum lot size of 10 acres); camping area (public or non-profit); and stable and horse-riding academy.
- Requires a minimum lot size of 20,000 SF and a minimum lot width of 100 feet for all permitted and special exception uses and a minimum lot size of 10 acres and a minimum lot width of 330 linear feet for single-family dwelling

Staff Findings

- All properties zoned General Use (GU) are required to meet the minimum size requirements as stated in Section 158.060(E)(2).
- Typical uses of existing GU parcels in the City include water retention ponds, parks, public schools and open space.
- Any development on the property would require connection to water and sewer per Policy 1.1.3.5 of the Future Land Use Element of the City's Comprehensive Plan.

Planning & Zoning Board Action Options

- Make a motion to approve the variance to allow a minimum lot size of 10,018.8 square feet where a minimum lot size of 20,000 square feet and a minimum lot width of 100 feet is required in a General Use Zoning District, with the exclusion of a single-family residential use.
- Make a motion to approve with conditions.
- Make a motion to deny.
- Make a motion to table.