



City of Port St. Lucie – Land Use Conversion Manual Update

Zoning Text Amendment

Project No. P25-174

City Council Meeting

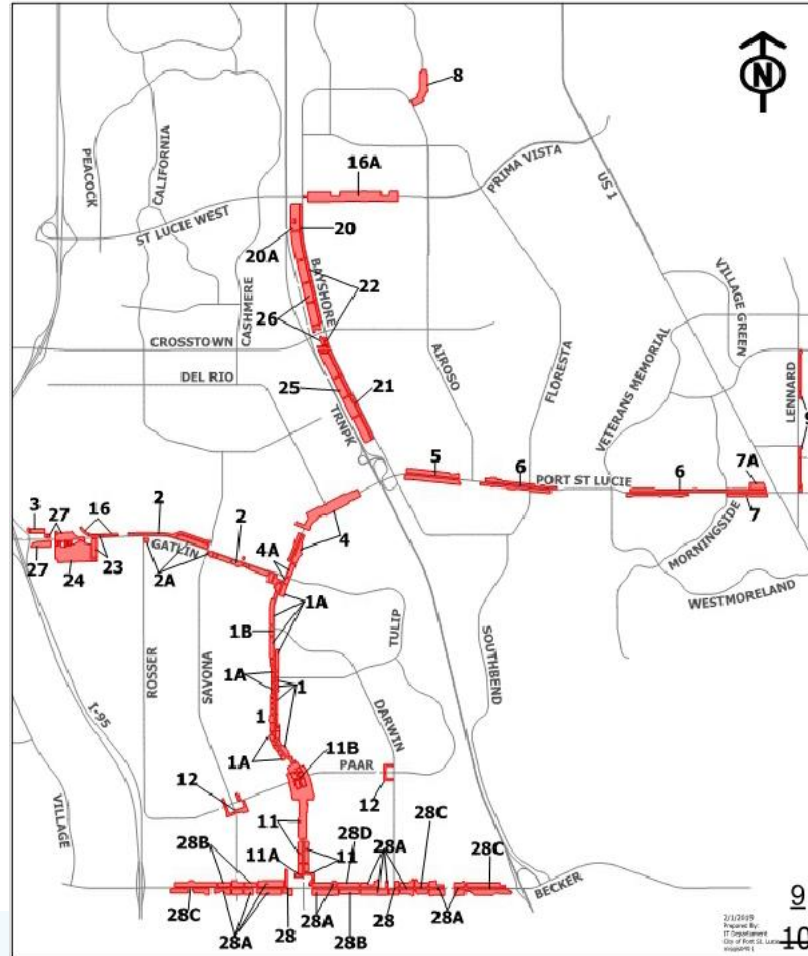
Sofia Trail, Planner I

January 26, 2026

Background

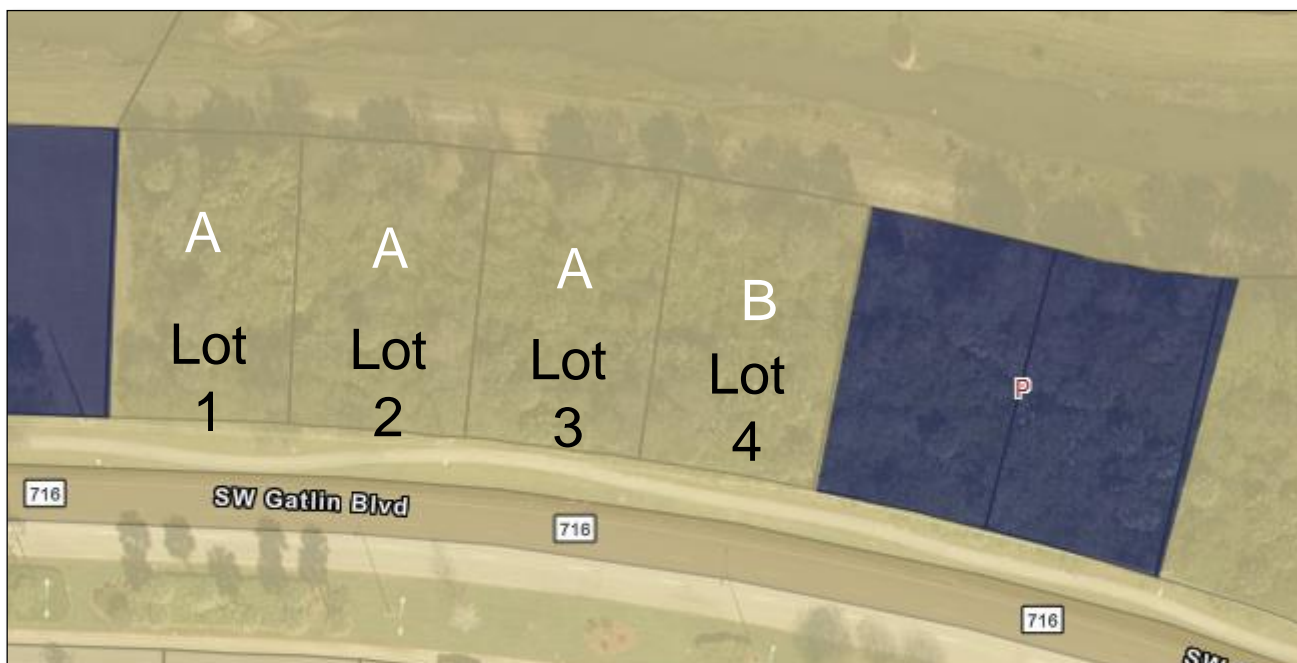
- The Conversion Manual was originally adopted in the mid-1980s to provide property owners and developers with a guide to rezoning properties in the City's conversion areas, which are located along major roadways within the City. The conversion process allows for single family platted lots to be rezoned to a zoning district consistent with the property's future land use designation and Policy 1.1.4.13 of the Future Land Use Element of the City's Comprehensive Plan. The conversion area of Becker Road was added to the Conversion Manual in 2018.
- The Conversion Manual addresses requirements for land assembly, rezoning requirements, and related site plan and design considerations. It explains the land use conversion process, available conversion options, and implementation policies.

Conversion Area Map



Proposed Amendment

- This application is a city-initiated text amendment to Chapter 158 – Zoning Code, Appendix B – The City of Port St. Lucie Land Use Conversion Manual.
- At present, the Conversion Manual requires a recorded unity of title, for all land included within site plans, for development of multi-family or non-residential uses within the land use conversion areas.
- Unity of Title: Requires properties to be owned by the same person or entity through unified ownership
- This application will allow unified control as adequate legal documentation.
- Unified Control: Legal agreement between different property owners that allows separate parcels to be treated as one for building, zoning, and development regulations. Owners agree to develop the properties together as a single, unified project, even though they're owned and often financed separately.



| CONVERSION AREA NUMBER | TYPE OF CONVERSION AREA | MINIMUM FRONTAGE (FT) | DEPTH (FT) | EXCEPTIONS TO ¹ | | CURB CUT SEPARATION (FT.) ² | | HT. LIMITS | ADD'L REAR YARD ROMT. FOR TWO STY BLDG. (FT) |
|------------------------------|-------------------------------|-----------------------------|--|---|--|---|--------------------------------|---|---|
| | | | | FRONTAGE REQUIREMENTS | DEPTH REQUIREMENTS | FROM ADJ. CURB CUT | FROM ADJ. STR. INTERSECTION | | |
| 2 | ROI | 160 | ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET. | PROPERTIES HAVING CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET. | SINGLE LOT DEPTH MAY BE USED IF THE ENTIRE REAR LOT LINE IS BOUNDED BY A MAJOR DRAINAGE R/W OR CANAL OR NON-RESIDENTIAL USE AND SUFFICIENT FRONTAGE EXISTS FOR DEVELOPMENT. | 150 | 180 | TWO STORY INCL. UNDER BLDG. PRKG. | 50 |
| 2A | CG | 250 | SAME AS ABOVE | SAME AS ABOVE | SAME AS ABOVE | 150 | 180 | SAME AS ABOVE | 30 |

Proposed Amendment

- Updates to the cover page, various sections, and maps of the manual.
- Table I – Applicable Zoning Districts for Land Use Conversion Areas:
 - Removing the Institutional (I) Zoning District from the list of compatible zoning districts, to provide consistency with the Comp Plan amendment in 2021.

Analysis

- Ordinance 21-36, a comprehensive plan amendment, was passed in July 2021, by the City Council, which amended Policy 1.1.4.13 of the Future Land Use Element. The amendment removed the Institutional (I) Zoning District as a compatible zoning district for the Medium Density Residential (RM) and Residential, Office and Institutional (ROI) future land use classifications.
- The proposed text amendment is consistent with Goal 1.1. of the City's Comprehensive Plan – to provide an appropriate mix of land uses which meet the needs of current and future residents.
- The proposed text amendment aligns with the following goals of the City's Strategic Plan:
 - Goal 2 – Strategic Growth for a Resilient Future
 - Goal 4 – Diverse Economy and Employment Opportunities

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.

Planning and Zoning Board Recommendation

- The Planning and Zoning Board recommended approval of the zoning text amendment at their January 6, 2026, meeting.