The City of Port St. Lucie
Land Use Conversion Manual

PORT ST. LUCIE

HEART OF THE TREASURE COAST

TABLE OF CONTENTS

PAGE

I. INTRODUCTION 1

II. LAND CONVERSION AREAS AND APPLICABLE REGULATIONS 2

III. LAND ASSEMBLY REQUIREMENTS 2

Minimum Area Requirements/Frontage and Depth Requirements 2

Avoiding Isolated Lots ..... ~~2~~3

Unified Ownership or Control 3

IV. REZONING PROCESS 3

~~Rezoning Application and Filing Fees ..... 3~~

Review of the Rezoning Application ..... ~~3~~4

~~Criteria for Review and Timing of the Rezoning Process ..... 3~~

V. SITE PLAN AND DESIGN CONSIDERATIONS ..... ~~4~~

Off-Street Parking ..... ~~4~~

Curb Cuts ..... ~~4~~5

Joint Access Agreements 5

Special Height and Yard Requirements ..... ~~5~~6

Landscape, Screening, and Buffering ..... ~~5~~6

~~Unity of Title~~ Unified Ownership or Control ..... ~~5~~6

VI. VARIANCE PROCEDURES ..... ~~5~~6

* * * * *

TABLE 1 APPLICABLE ZONING DISTRICTS FOR LAND USE CONVERSION AREAS ..... ~~7~~8

~~FIGURE 1 REZONING APPLICATION ..... 8~~

~~FIGURE 2 FLOW CHART OF REZONING PROCESS ..... 9~~

FIGURE ~~3~~1 INDEX TO LAND USE CONVERSION AREAS ..... ~~10-24~~ 9-23

FIGURE ~~4~~2 TYPICAL LAND ASSEMBLY REQUIRED FOR CONVERSION ..... ~~25~~ 24

FIGURE ~~5~~3 TYPICAL EXCEPTIONS TO FRONTAGE AND DEPTH REQUIREMENTS ..... ~~26~~ 25

I. INTRODUCTION

This section briefly summarizes background factors underlying the land use conversion concept and identifies the purpose and intent of the land use conversion manual.

In 1982-83, the City of Port St. Lucie Comprehensive Plan Evaluation and Appraisal Report identified several land use issues requiring changes in the City's land use plan and related policies. Issues identified included:

- Platted small single-family lots along major roadways have deterred development;
- Need for more diverse housing structure types within the community;
- Shortage of land available for both commercial and institutional facilities; and
- Traffic flow has been inhibited along major thoroughfares by excessive curb-cuts serving single-family homes on 80-foot lots.

In response to these issues, the City prepared and adopted land use conversion policies to promote: 1) Assembly of small single-family lots along major thoroughfares; and 2) Development of multiple-family residential housing as well as additional commercial and institutional activities on these strategically located sites along major transportation corridors.

This manual is intended to explain the land use conversion process, available conversion options, and implementation policies. The manual addresses requirements for land assembly, rezoning requirements, and related site plan and design considerations. The manual is intended to facilitate administrative requirements for implementing the Comprehensive Plan land use conversion policies.

The land use conversion process is designed to accomplish the following objectives:

- Promote assembly of single-family residential lots along strategically located segments of major thoroughfares;
- Encourage well-designed non-residential development and multiple family housing with controlled access along major thoroughfares;
- Improve traffic circulation by restricting curb-cuts and providing effective systems for off-street parking and internal circulation;
- Alleviate potential adverse impacts on single-family development by mandating standards for building setbacks, landscaping, screening, and buffering; and
- Foster unified design in land use conversion projects by requiring unity of title and application of good principles of site design.

II. LAND USE CONVERSION AREAS AND APPLICABLE REGULATIONS

This section identifies the various types of land use conversion areas within the City of Port St. Lucie. Figure ~~3~~1 delineates the general location of the conversion areas presented in the City of Port St. Lucie Comprehensive Plan. Pages ~~11~~ 10 through ~~24~~ 23 identify the individual conversion areas on small area maps. These maps specify the frontage and depth requirements, minimum lot size, minimum curb-cut separation, maximum height, and rear yard requirements for each individual conversion area.

In addition, Table I (page ~~7~~8) summarizes the zoning districts which are compatible for each type of land use conversion. This table is consistent with Policy 1.1.4.13. of the Comprehensive Plan.

III. LAND ASSEMBLY REQUIREMENTS

Required land assembly is primarily determined by major thoroughfare frontage and depth requirements as noted in the individual conversion area maps and illustrated in ~~Figure 4 (page 25)~~ Figure 2 (page 22). The minimum required land area is 20,000 square feet. Exceptions to frontage and depth requirements are illustrated in ~~Figure 5 (page 26).~~ Figure 3 (page 23).

Minimum Area Requirements/Frontage and Depth Requirements

The minimum area for a land use conversion site is 20,000 square feet, although several land use conversion areas require an area upwards to 60,000 square feet. Frontage and depth requirements and typical exceptions to the rule are graphically presented on Figures 4 and 5, respectively.

A major variation of the 20,000 square feet minimum area requirement applies to several sites with a depth greater than 125 feet which are located on Port St. Lucie Boulevard between Airoso Boulevard and Morningside Boulevard. On these sites the area extending beyond the 125 feet depth limitation can only be utilized for landscaping, buffering, retention and other such uses. The minimum site size is intended to apply to the total land area which is actually buildable, i.e., the area within the 125 feet buildable depth. The only exception occurs when a drainage right-of-way, tract, or a prior conversion precludes combining additional property.

Blocks 87-91, 102, 103, 109, 117 and 125-127, which are located within the Prima Vista Boulevard Conversion Area (map on page 23), prohibit parking areas, driveways, or structures at a depth greater than 225 feet. On these blocks the area extending beyond the 225 feet depth limitation can only be utilized for landscaping, buffering, retention and other such uses. In Blocks 2219, 2220, 2271, 2378, 2281, 2389, and 2391 located within the Becker Road corridor (map on page 24), prohibit parking areas, driveways, or structures at a depth greater than 280 feet.

Avoiding Isolated Lots

Rezoning petitions for the conversion of residentially zoned lands should avoid the isolation of lots which are of insufficient size to meet the performance standards established for a particular conversion area. In cases where the petition results in the isolation of such lots, the City Council shall have the option of denying the petition or requiring the provision of joint driveways and parking lot easements in order to allow the isolated lots to be integrated with adjacent conversion areas which are consistent with the applicable performance standards.

Unified Ownership or Control

~~At the time a rezoning application for land use conversion is submitted, applicants are required to submit appropriate legal documentation demonstrating conformity with unified ownership of the properties involved. The Legal Department will prepare a unity of title and will record the unity of title after the rezoning is approved by the City Council.~~ Legal documentation of unified ownership or control of the property subject to a rezoning application for land use conversion must be submitted with the rezoning application. The legal documentation must be executed by the property owners(s) and approved by the City Attorney prior to the rezoning application being considered by the Planning and Zoning Board. The legal documentation in the form approved by the City Attorney must be recorded in the Public Records of St. Lucie County after the rezoning is approved by the City Council. The intent of this provision is to ensure the property at issue is developed as a single property for purposes of meeting building, zoning and land development requirements.

IV. REZONING PROCESS

When the land assembly requirements of the land use conversion process are met, the applicant must apply for a zoning map amendment. Sections 158.315 through 158.322 inclusive of the Zoning Code describe the zoning process, including detailed stipulations governing procedures and timing considerations. ~~Major factors included in the rezoning procedures are identified below.~~ All rezoning applications shall be made utilizing the City's online application portal.

~~Rezoning Application and Filing Fee~~

~~An application for amending the zoning map should~~ rezoning can be obtained from the ~~Zoning Administrator~~ Planning and Zoning Department or the Planning and Zoning ~~Department Website~~. ~~The application for amendment~~ rezoning must: ~~1) Be signed by the applicant, 2) include the applicant's name and address, and 3) be verified under oath by the applicant pursuant to Section 158.316 of the Zoning Code.~~

~~All~~ rezoning applications for amending the Zoning Code must be submitted to the ~~Zoning Administrator~~ Planning and Zoning Department ~~accompanied by a filing fee. The filing fee will be as established by the City Council to cover the expenses of handling the amendment application, providing public notice, taking an official record at public hearings, and for other purposes. No fee will be refunded except as expressly authorized by the City Council.~~

Review of the Rezoning Application

Rezoning applications are reviewed by the ~~City Planner~~ Planning and Zoning Department, who forwards comments and recommendations to the Planning and Zoning Board. The Planning and Zoning Board establishes a date for a public hearing and carries out notice requirements of Section 158.318 of the Zoning Code. The City Council considers the recommendations of the Planning and Zoning Board and convenes at least one public hearing prior to acting on the rezoning petition. Procedures for a City Council public hearing and notice requirements are established in Section 158.319 of the Zoning Code. Any interested person has the right to submit oral or written testimony at the subject public hearings. However, evidence which is immaterial, irrelevant, or unduly repetitious may be excluded from the official record on the application.

~~Criteria for Review and Timing of the Rezoning Process~~

~~The application for rezoning within land use conversion areas is evaluated based on its relationship to the Comprehensive Plan, or element or portion thereof. No application for land use conversion may be approved if it is found to be inconsistent with the adopted Comprehensive Plan.~~

~~The rezoning process generally requires 60 to 90 days. However, the process can extend over a much longer duration in cases where divisive development issues arise. A flow chart of the rezoning process, including timing considerations, is presented in Figure 2 (page 9 10).~~

V. SITE PLAN AND DESIGN CONSIDERATIONS

Several site plan and design considerations are mandated as prerequisites for a land conversion project. This section identifies such requirements, including off-street parking; curb-cut limitations and joint access agreements; building height restrictions and rear yard setback provisions; landscaping, screening, and buffering; and unified ownership. The Becker Road Overlay District was approved by City Council on May 28, 2018. These design standards incorporate new design requirements for development within the Becker Road corridor.

Off-Street Parking

Zoning for multiple-family residential development will not be approved within land use conversion areas unless compliance with off-street parking requirements and curb-cut restrictions are demonstrated. Such demonstration must include legal assurances for accommodating present and possible future needs for joint use of off-street parking access ways and curb-cuts in order to avoid undue proliferation of curb-cuts on major thoroughfares. Section 158.221 of the Zoning Code stipulates detailed off-street parking provisions. Controlled curb-cuts and joint access agreements are discussed below.

Curb-Cuts

The minimum distance between curb-cuts providing access to land use conversion areas along major thoroughfares must be 150 feet~~, 200 feet~~ and 250 feet for Becker Road, and the minimum distance from a street intersection must be 180 feet~~,~~ and 250 feet for Becker Road. Curb-cuts must be restricted to locations abutting a major thoroughfare, as opposed to local residential streets, excepting allowable side street access points approved as part of the site plan review process.

The City Code of Ordinances includes a variance procedure through which an applicant may request a variance to stipulate curb-cut restrictions. However, no such variance can be granted unless variance criteria established in the Zoning Code are met. In addition, the following assumptions must be satisfied:

1) All other performance standards are satisfied;

2) Plans for vehicular, bicycle and pedestrian circulation indicate that projected traffic generation will not adversely impact traffic flow on or off the site;

3) No other feasible traffic circulation plan is available to service the site;

4) The density and/or intensity of development proposed for the site is determined not to exceed a reasonable threshold considering site limitations, traffic impacts, and the need to maintain safe and convenient access along major thoroughfares; and,

5) The applicant has agreed to provide improvements or other equitable contributions which may be necessary to protect against adverse transportation Impacts.

Joint Access Agreements

Rezoning petitions for land use conversion which result in isolated lots incapable of meeting the off-street parking requirements and curb-cut restrictions shall be denied by the City Council or be required to acquire agreements from adjacent developments for joint driveways and parking lot easements. All joint access parking agreements must be submitted as part of the rezoning application and must be approved by the City Attorney prior to approval of the petition. Preparation of joint access agreements must reflect specifications consistent with Section 158.222: Access Standards, within the City Zoning Code.

In addition, per the *City of Port St. Lucie Citywide Design Standards~~,~~ and the Becker Road Overlay District Designs Standards,* pedestrian and vehicular connections shall be provided between adjacent parcels and buildings at the time of site plan approval. Cross-access agreements shall be obtained by adjacent property owners.

Special Height and Yard Requirements

The maximum height of any structure developed with a "Medium Density Residential" (RM) or "Residential/Office/Institutional" (ROI) land use conversion area shall be two stories, including under building parking. The ROI conversion areas on Port St. Lucie Boulevard from Airoso east to Morningside shall be subject to a maximum height limitation of one story, in cases where a two-story building is developed within a designated RM or ROI land use conversion area a required rear yard setback must be 50 feet from any adjacent single-family residential district or use. Within the Becker Road conversion area, where a two-story building is developed in the CL or O land use designations, a 50 feet setback will be required from any adjacent single-family residential district or use.

Landscape, Screening, and Buffering

Proposals for development within land use conversion areas shall demonstrate compliance with Chapter 154, Landscaping and Land Clearing Code, for ~~landscape~~ landscaping and screening requirements of the City Code of Ordinances. ~~In addition, a solid masonry wall six feet in height above the finished floor elevation of the primary building shall buffer the multiple-family residential development from all directly abutting single-family residential district zoning~~. For properties on Becker Road please also reference the Becker Road Overlay District Design Standards.

~~Unity of Title~~ Unified Ownership or Control

~~A recorded unity of title~~ Unified ownership or control is required for all land included within site plans for development of multiple-family or non-residential uses within land use conversion areas. ~~The unity of title is prepared and recorded by the City's Legal Department upon the submittal by the applicant of appropriate legal documentation demonstrating conformity with unified ownership of the properties involved.~~ Legal documentation demonstrating unified ownership or control must be executed by the property owner(s), approved by the City Attorney, and recorded in the Public Records of St. Lucie County prior to the site plan being considered for final approval.

VI. VARIANCE PROCEDURES

Policy 1.1.4.12~~:~~ of the Future Land Use Element states "A manual shall be established to implement conversion areas of the Future Land Use Map. It shall include development of performance standards to allow conversions and include variance procedures for exceptions to such standards only in appropriate locations. The Planning and Zoning Board shall review these variance requests and forward a recommendation to the City Council for final approval or denial authority regarding such requests."

The policy recognizes that there are certain properties which cannot comply with the development standards as outlined in this manual. For instance, those properties which have drainage rights-of-way which prohibit the ability to have enough road frontage. For those properties, and others which exhibit undue hardship, a variance ~~process~~ application can be ~~applied for~~ submitted to the Planning and Zoning Department to waive such requirements and allow for rezoning. In situations where a variance

application is required, the variance application must be submitted and approved prior to the submittal of any other application, for example a rezoning application.

Before making a recommendation on the variance request, the Planning and Zoning Board shall hold a public hearing per Section 158.298 of the City's Zoning Code. The recommendation of the Planning and Zoning Board is forwarded to the City Council for final action ~~by motion.~~to consider the request for variances in accordance with the procedures of Chapter 158, Article XV, of the Code Ordinances.

In order to meet the intent of the approved policy, the following performance standards are to be applied.

1) Any application which would result in adjacent lots becoming non-conforming to the conversion standards may be required to submit a conceptual site plan as a part of the variance application.

2) The plan shall designate adequate buffers surrounding the site and remaining properties.

3) Where appropriate, the plan shall be designed as one project and must provide for shared access and parking of any remaining, or adjacent lots or parcels which would not conform to the conversion standards as a result of the variance. It shall not result in isolation or landlocked lots without providing access.

4) The plan shall not allow for access onto residential streets or non-conversion area streets.

5) The plan shall require the recording of ~~Unity of Title for the project to prohibit further division and sale of separate lots which were a part of the overall approved site plan~~ legal documentation of unified ownership or control of the property. The legal documentation must be executed by the property owner(s) and approved by the City Attorney prior to the variance application being considered by the Planning and Zoning Board. The legal documentation in the form approved by the City Attorney must be recorded in the Public Records of St. Lucie County after the rezoning is approved by the City Council. The intent of this provision is to ensure the property at issue is developed as a single property for purposes of meeting building, zoning and land development requirements. Also, recording of access easements for future use of the remaining adjacent lots is required. Verification of this is required prior to the issuance of building permits for the project.

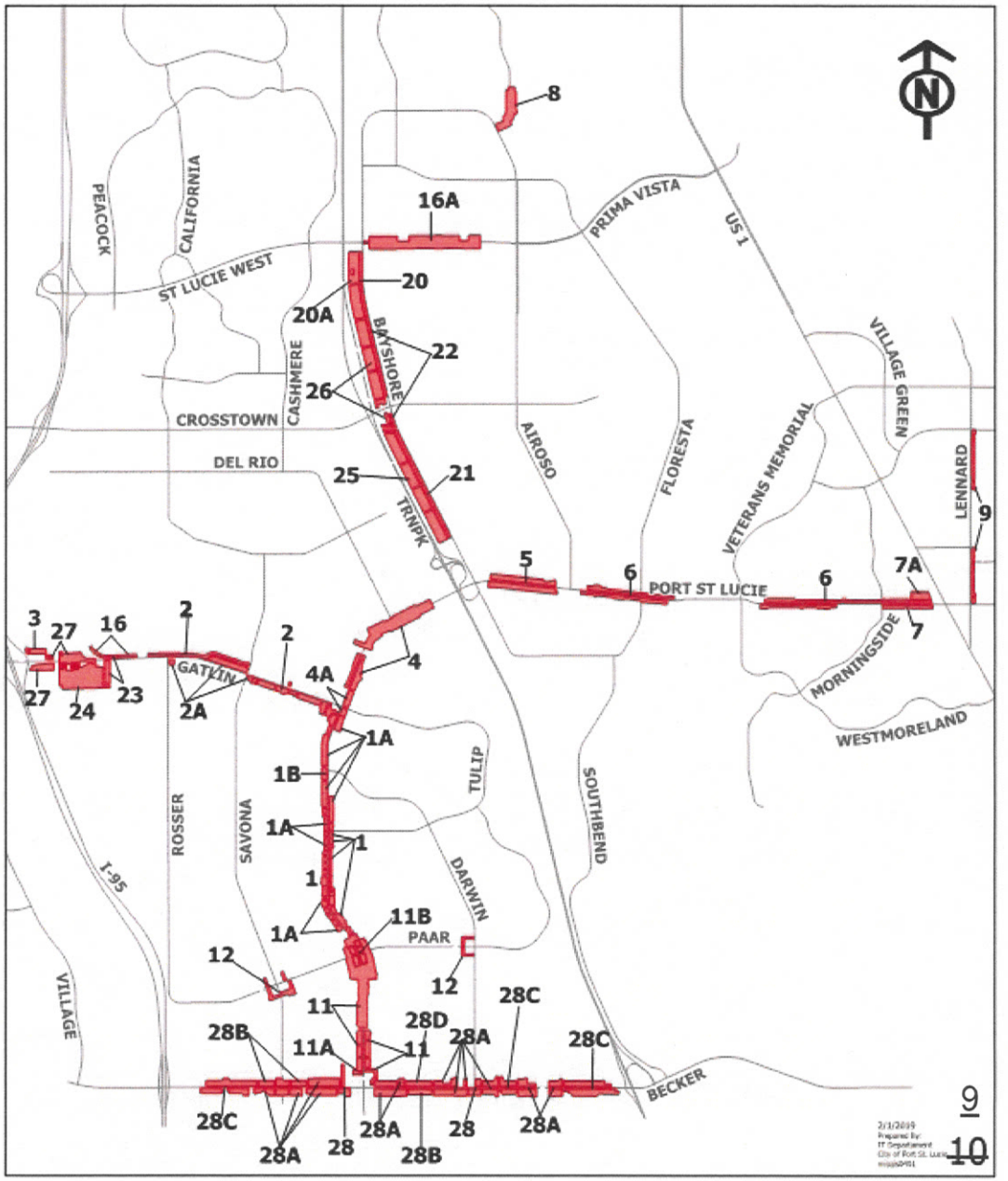
TABLE 1

APPLICABLE ZONING DISTRICTS FOR LAND USE CONVERSION AREAS

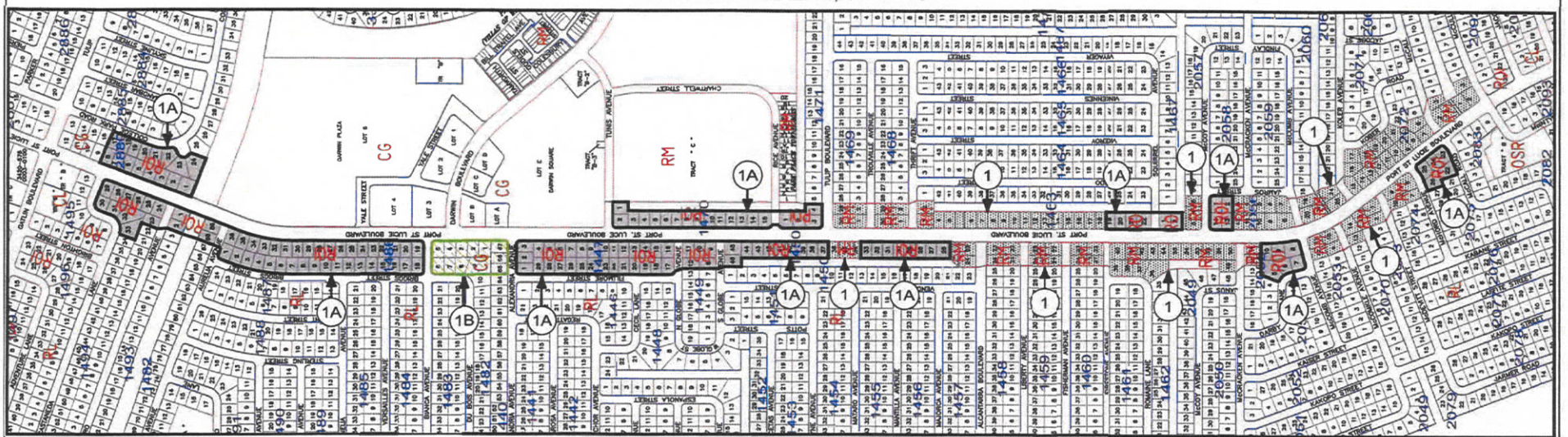
TVPE OF CONVERSION AREA (Future Land Use Designation)	COMPATIBLE ZONINGDISTRICTS											
	RM-5	PUD	~~I~~	P	LMD	CN	CS	CG	CH	GU	WI	IN
MEDIUM DENSITY RESIDENTAL (RM)	X	X	~~X~~									
RESIDENTIAL/OFF/INSTITUTIONAL (ROI)	X	X	~~X~~	X	X							
LIMITED COMMERCIAL (CL)				X	X	X				X		
GENERAL COMMERCIAL (CG)				X	X	X		X		X		
COMMERCIAL SERVICES (CS)							X			X	X	
HIGHWAY COMMERCIAL (CH)									X	X		
LIGHT INDUSTRIAL (LI)/SERVICE COMMERCIAL (CS)							X			X	X	X
OFFICE (0)			~~X~~	X								
MIXED USE (MU)		X										

FIGURE ~~3~~ 1
INDEX TO LAND USE CONVERSION AREAS

CONVERSION AREA	LAND USE	PAGE
	MEDIUM DENSITY RESIDENTIAL (RM)	
1	PSL BLVD and TULIP BLVD	11
3	GATLIN BLVD	13
28C	BECKER RD	24
	RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)	
1A	PSL BLVD and TULIP BLVD	11
2	GATLIN BLVD	12
4	PORT ST LUCIE BLVD	14
6	PORT ST LUCIE BLVD	15
7	PORT ST LUCIE BLVD	15
7A	PORT ST LUCIE BLVD	15
8	ST. JAMES DR	16
9	LENNARD RD	17
11	PORT ST LUCIE BLVD	19
12	PAAR DR and SAVONA BLVD	20
13	PAAR DR and DARWIN BLVD	20
16	GATLIN BLVD	13
16A	PRIMA VISTA BLVD	23
28B	BECKER RD	24
	LIMITED COMERCIAL (CL)	
11B	PORT ST LUCIE BLVD	19
28	BECKER RD	24
	GENERAL COMMERCIAL (CG)	
1B	PORT ST LUCIE BLVD and GATLIN BLVD	11
2A	GATLIN BLVD and SAVONA BLVD	12
4A	PORT ST LUCIE BLVD and GATLIN BLVD	14
5	PORT ST LUCIE BLVD and GATLIN BLVD	15
11A	PORT ST LUCIE BLVD and GATLIN BLVD	19
20	BAYSHORE BLVD	21
21	BAYSHORE BLVD	18
22	BAYSHORE BLVD	22
23	GATLIN BLVD	13
	COMMERCIAL SERVICES (CS)	
20A	BAYSHORE BLVD	21
24	GATLIN BLVD	13
25	BAYSHORE BLVD	18
26	BAYSHORE BLVD	22
	HIGHWAY COMMERCIAL (CH)	
27	GATLIN BLVD	13
	LIGHT INDUSTRIAL (LI)	
20A	BAYSHORE BLVD	21
25	BAYSHORE BLVD	18
26	BAYSHORE BLVD	22
	OFFICE (O)	
28A	BECKER RD	24
	MIXED USE (MU)	
28D	BECKER RD	24



LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 1, 1A AND 1B



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 RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
1	RM	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.	N/A	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50
1A	ROI	160	SAME AS ABOVE	SAME AS ABOVE	N/A	150	180	SAME AS ABOVE	50
1B	CG	160	SAME AS ABOVE	SAME AS ABOVE	N/A	150	180	SAME AS ABOVE	50

NOTES:

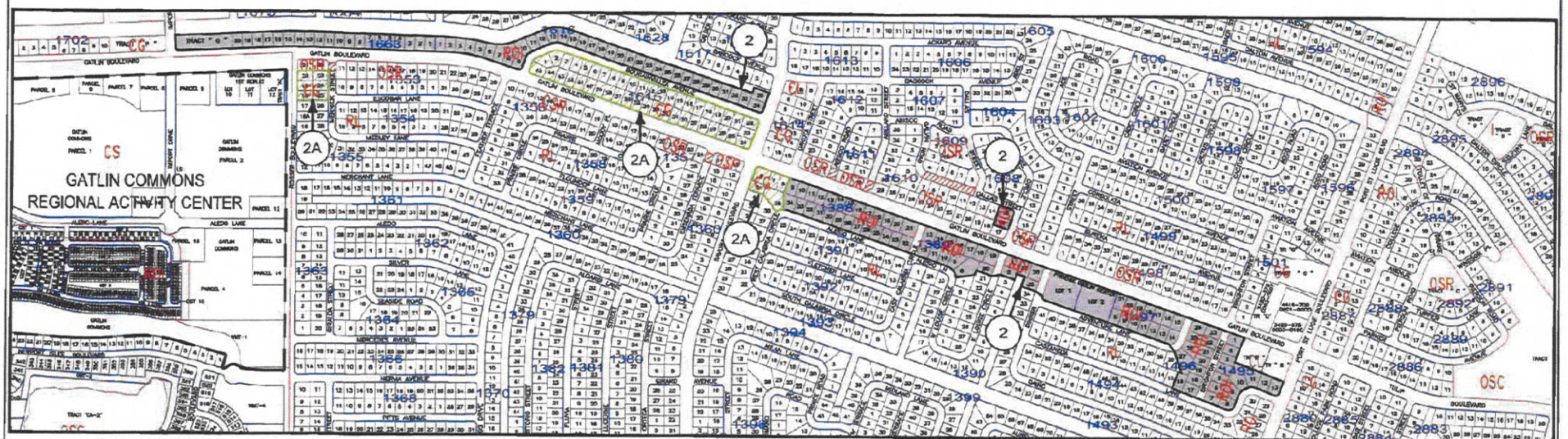
1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. SITES IN CONVERSION AREA NUMBER 1 (RM) AND CAN ONLY BE REZONED TO RM-5 OR PUD. A PUD MUST BE A MINIMUM OF 2 ACRES IN SIZE AND THE MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE.
4. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
5. A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG THE PROPERTIES' PORT ST. LUCIE BOULEVARD FRONTAGE.
6. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

- RESIDENTIAL/OFFICE/INST'L (ROI)
- MEDIUM DENSITY RESIDENTIAL (RM)
- GENERAL COMMERCIAL (CG)
- CONVERSION AREA NUMBER

MAY 1, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER1_1.DWG

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS 2 AND 2A



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 RQMT. 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

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

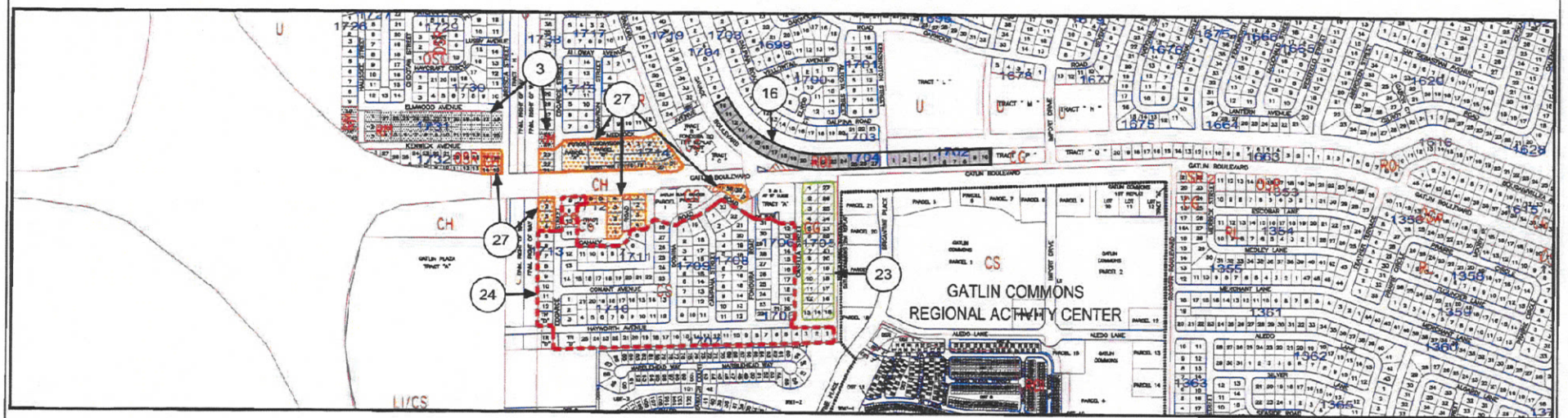
LEGEND:

- RESIDENTIAL/OFFICE/INST'L (ROI)
- GENERAL COMMERCIAL (CG)
- CONVERSION AREA NUMBER

N

MAY 1, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER12.DWG

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS 3, 16, 23, 24 AND 27



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 RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
3	RM	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.	N/A	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50
16	ROI[3]	160	SAME AS ABOVE	SAME AS ABOVE	N/A	150	180	SAME AS ABOVE	50
23	CG	160	125	N/A	N/A	150	180	35	N/A
24	CS	160	240	N/A	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	35	N/A
27	CH	160	240	PROPERTIES WITHOUT FRONTAGE ON GATLIN BLVD INTERCHANGE	SAME AS CONVERSION AREA 24	150	180	35	N/A

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

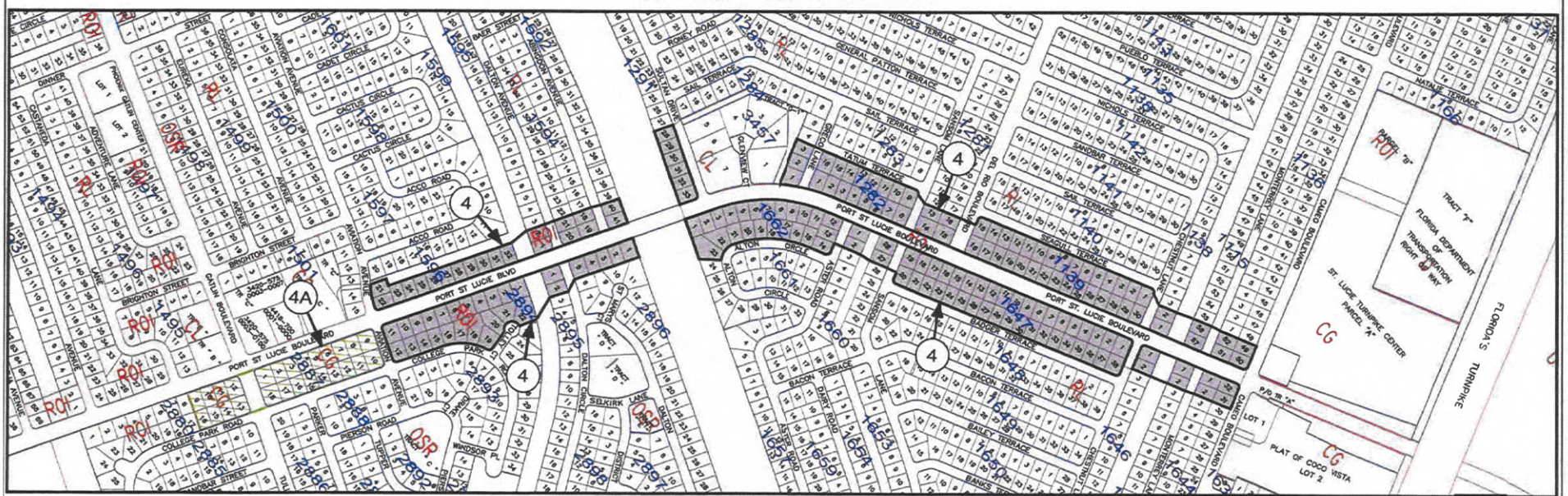
LEGEND:

- RESIDENTAL/OFFICE/INST'L (ROI)
- MEDIUM DENSITY RESIDENTAL (RM)
- GENERAL COMMERCIAL (CG)
- SERVICE COMMERCIAL (CS)
- HIGHWAY COMMERCIAL (CH)
- CONVERSION AREA NUMBER

N

MAY 1, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER~3.DWG

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS 4 AND 4A



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 RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
4	ROI[3]	160	DEPTH OF 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.	N/A	150	180	TWO STORY NCL. UNDER BLDG. PRKG.	50
4A	CG	160	SAME AS ABOVE	SAME AS ABOVE	N/A	150	180	SAME AS ABOVE	50

NOTES:

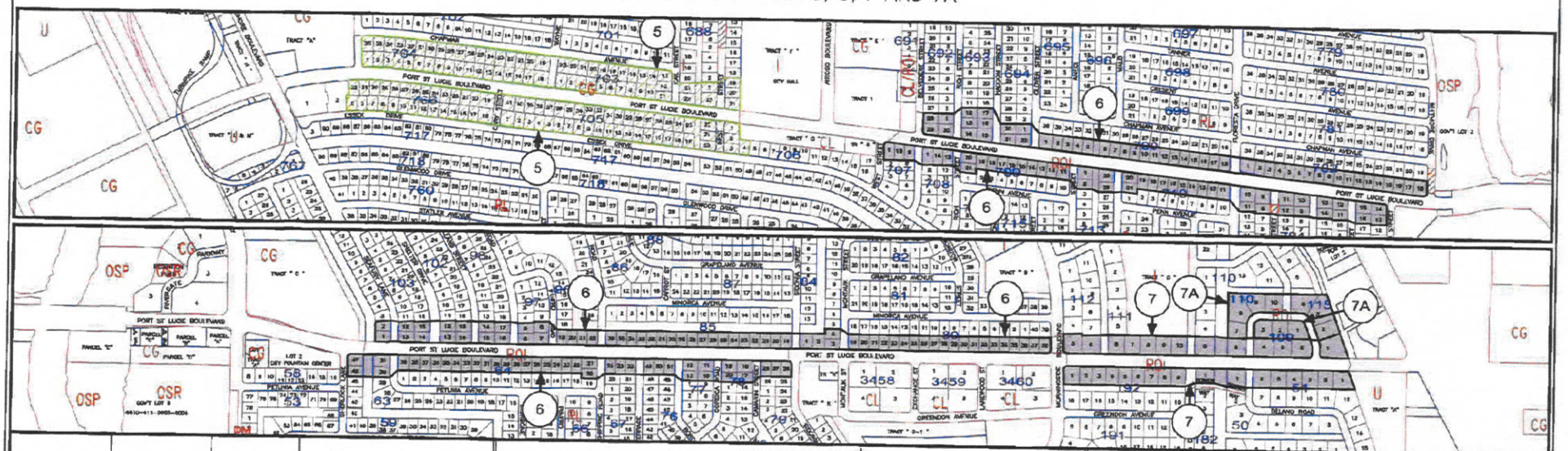
1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG THE PROPERTIES' PORT ST. LUCIE BOULEVARD FRONTAGE.
5. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

- RESIDENTIAL/OFFICE/INST'L (ROI)
- GENERAL COMMERCIAL (CG)
- CONVERSION AREA NUMBER

MAY 1, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER14.DWG

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 5, 6, 7 AND 7A



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1] FRONTAGE REQUIREMENTS	EXCEPTIONS TO[1] DEPTH REQUIREMENTS	CURB CUT SEPARATION (FT.)[2] FROM ADJ. CURB CUT	CURB CUT SEPARATION (FT.)[2] FROM ADJ. STR. INTERSECTION	MAX. BUILDING HEIGHT	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
5	CG	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.	N/A	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50
6	ROI[3]	240	125[4]	SAME AS ABOVE	N/A	150	180	ONE STORY	N/A
7	ROI[3]	240	SAME AS CONVERSION AREA 5	SAME AS CONVERSION AREA 5	N/A	150	180	ONE STORY	N/A
7A	ROI[3]	SEE NOTE 6	SEE NOTE 6	SEE NOTE 6	SEE NOTE 6	50	50	ONE STORY	N/A

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. PORT ST. LUCIE BOULEVARD ROI SITES BETWEEN AIROSO TO MORNINGSIDE HAVING A DEPTH GREATER THAN 125 FT. MAY ONLY USE THE REMAINING PORTIONS OF THE CONVERSION AREA FOR LANDSCAPING, BUFFERING, OR STORM WATER RETENTION. BUILDING AND PARKING AREAS SHALL BE RESTRICTED TO LOCATIONS WITHIN THE 125 FT. DEPTH LIMITATIONS.
5. EAST OF AIROSO BOULEVARD BLOCK "END" OF FOUR LOTS MUST HAVE ALL FOUR LOTS TO REZONE.
6. LOTS IN BLOCKS 109, 110, AND 115 SHALL BE COMBINED AS FOLLOWS: LOTS 1 THRU 3 BLOCK 109
   LOTS 1 AND 2 BLOCK 115
   LOTS 3 AND 4 BLOCK 115
   LOTS 7 AND 8 BLOCK 110
   LOTS 9 AND 10 BLOCK 110
7. A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG THE PROPERTIES' PORT ST. LUCIE BOULEVARD FRONTAGE.
8. SEE SECTION VI (PAGE 5) OF MANUAL FOR VARIANCE PROCEDURES.

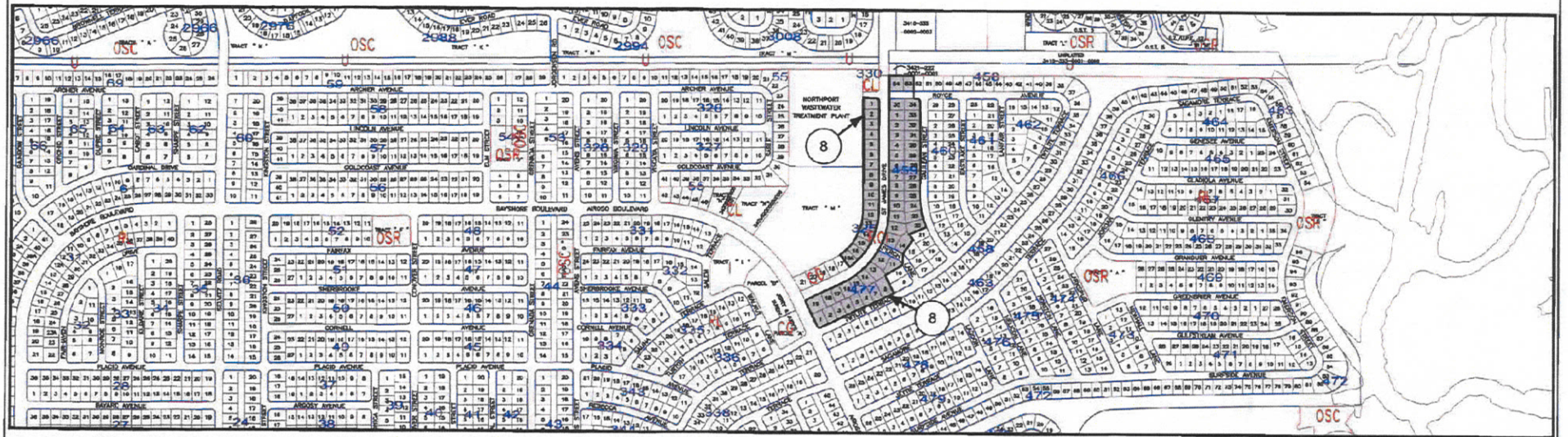
LEGEND:

- RESIDENTAL/OFFICE/INST'L (ROI)
- GENERAL COMMERCIAL (CG)
- CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
M&S Department
City of Port St. Lucie
CONVER15.DWG

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 8



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1]		CURB CUT SEPARATION (FT.)[2]		HEIGHT LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY. BLDG. (FT.)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
8	ROI[3]	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.	N/A	150	180	TWO STORY INCL. UNDER BLDG. PARKING	50

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG THE PROPERTIES' ST. JAMES BOULEVARD.
5. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

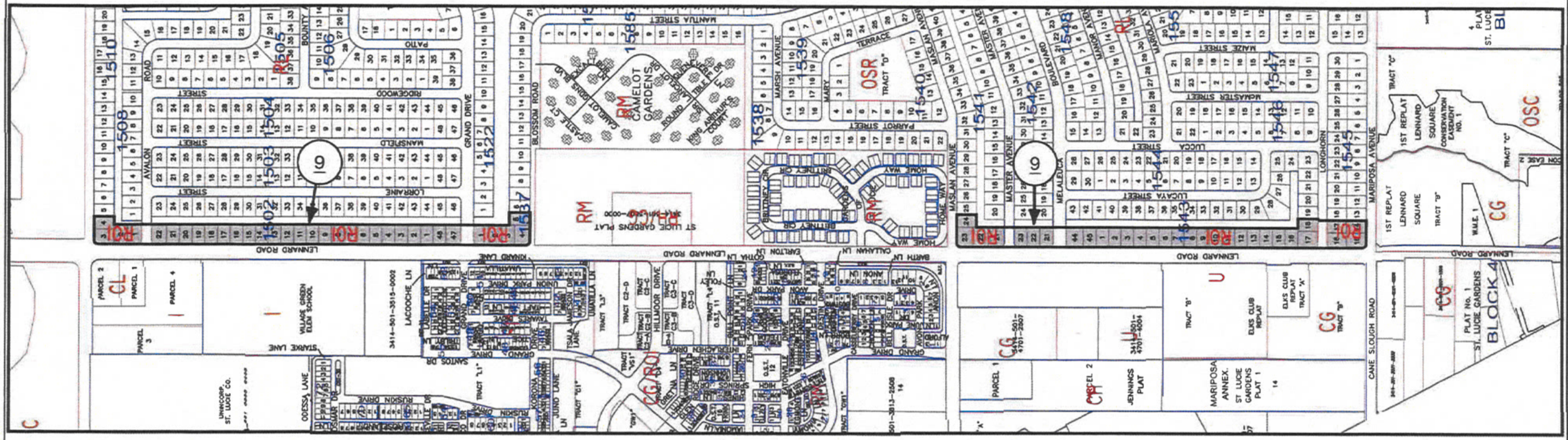
RESIDENTAL/OFFICE/INST'L (ROI)

CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
MIS Department
City of Fort St. Lucia
CONVER16.DWG

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 9



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 RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
9	ROI[3]	160	DEPTH OF 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.	N/A	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50

NOTES:

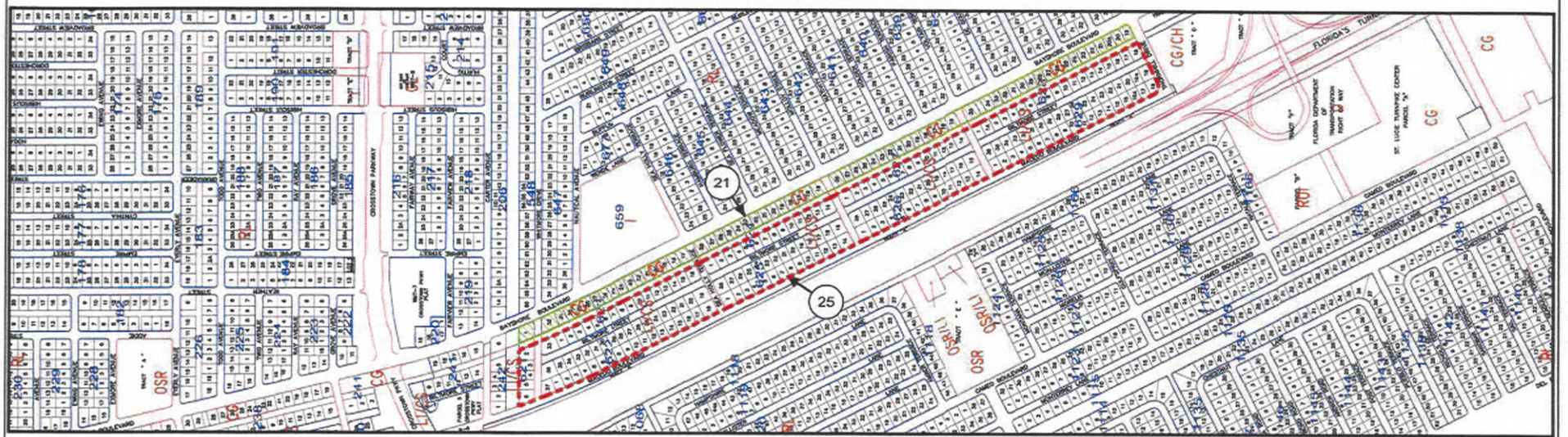
1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

- RESIDENTAL/OFFICE/INST'L (ROI)
- CONVERSION AREA NUMBER

MAY 2, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER17.DWG

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS 21 AND 25



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 RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
21	CG	240	DEPTH OF 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.	N/A	150	180	35	N/A
25	LI/CS	160	240	N/A	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	35	N/A

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

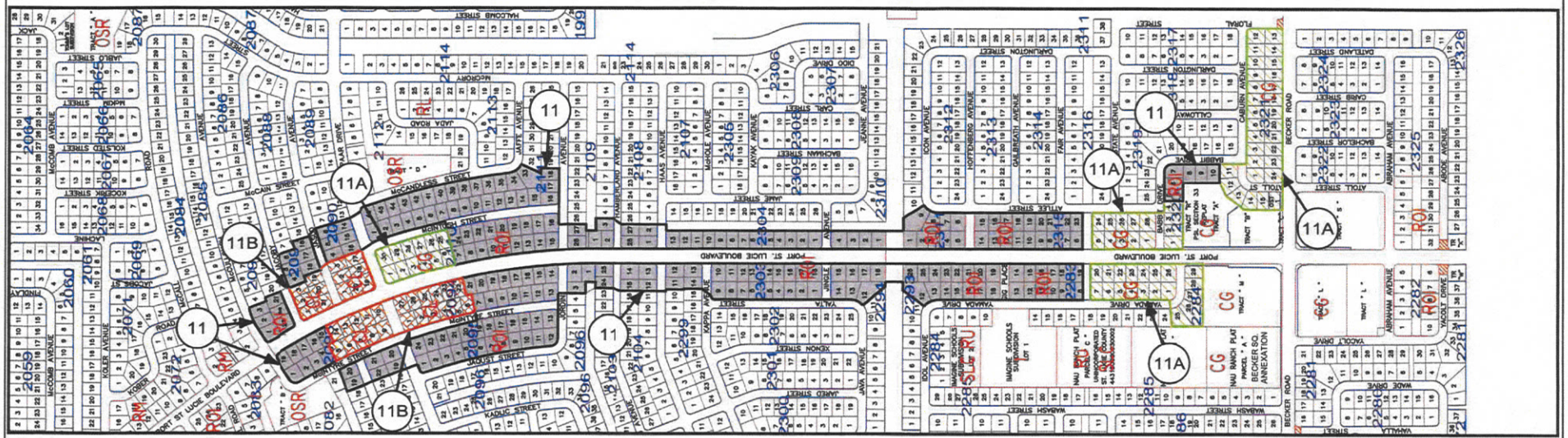
LEGEND:

- GENERAL COMMERCIAL (CG)
- LIGHT IND./SERVICE COMMERCIAL (LI/CS)
- CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER18.DWG

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS II, IIA AND IIB



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 RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
II	ROI[3]	160	DEPTH OF 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
IIA	CG	160	SAME AS ABOVE	N/A	SAME AS ABOVE	150	180	35 FT.	N/A
IIB	CL	160	SAME AS ABOVE	N/A	SAME AS ABOVE	150	180	35 FT.	N/A

NOTES:

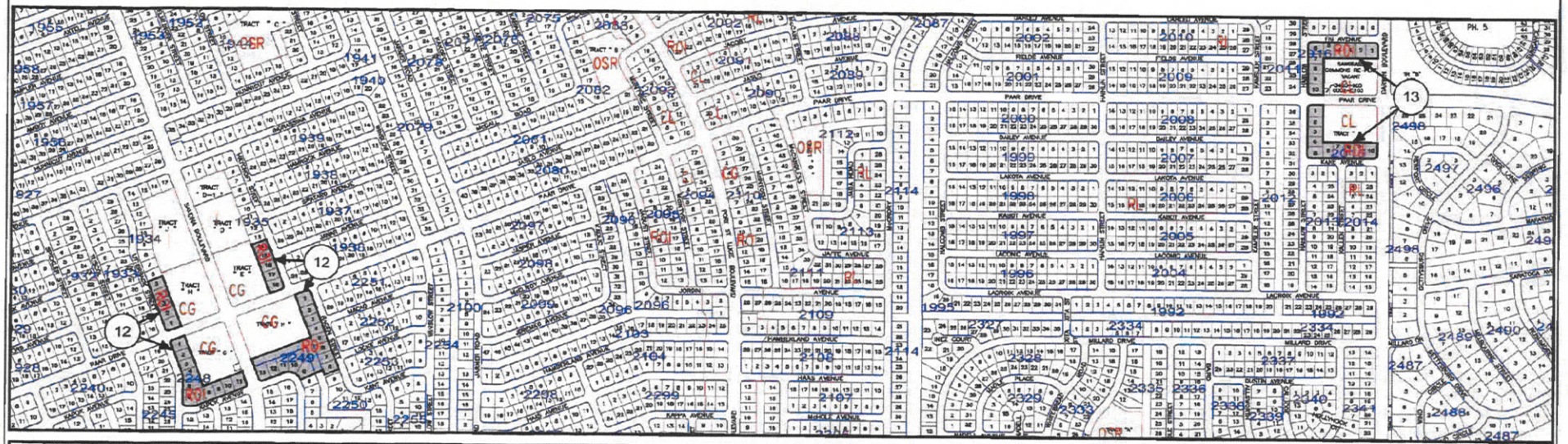
1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG THE PROPERTIES' PORT ST. LUCIE BOULEVARD FRONTAGE.
5. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

- RESIDENTAL/OFFICE/INST'L (ROI)
- GENERAL COMMERCIAL (CG)
- LIMITED COMMERCIAL (CL)
- CONVERSION AREA NUMBER

MAY 2, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER19.DWG

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS 12 AND 13



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 RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
12 & 13	ROI[3]	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

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES

LEGEND:

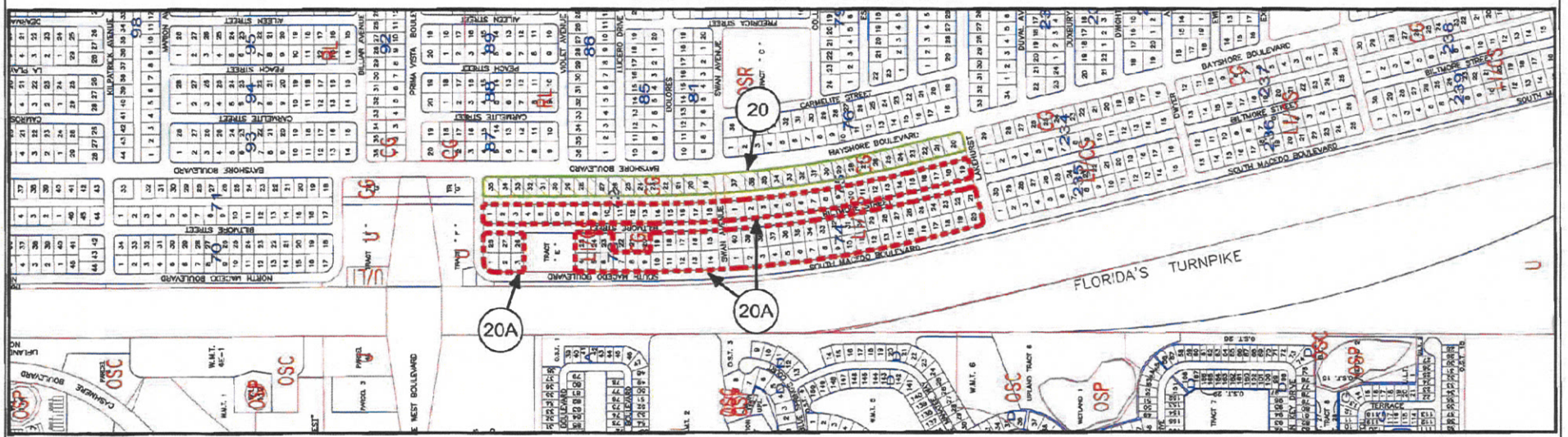
RESIDENTAL/OFFICE/INST'L (ROI)

CONVERSION AREA NUMBER

N

MAY 2, 2013
Preparec By:
MS Department
City of Port St. Lucie
CONVER20.DWG

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 20 AND 20A



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 RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
20	CG	240 BAYSHORE	240	N/A	N/A	150	180	35 FT.	N/A
20A	LI/CS	160 BILTMORE AND MACEDO	240	N/A	SINGLE LOT DEPTH MAY BE USED IF THE ENTIRE REAR LOT LINE IS BOUNDED BY A MAJOR DRAINAGE R/W OR CANAL OR NONRESIDENTIAL USE AND SUFFICENT FRONTAGE EXISTS FOR DEVELOPMENT	150	180	35 FT.	N/A

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

GENERAL COMMERCIAL (CG)

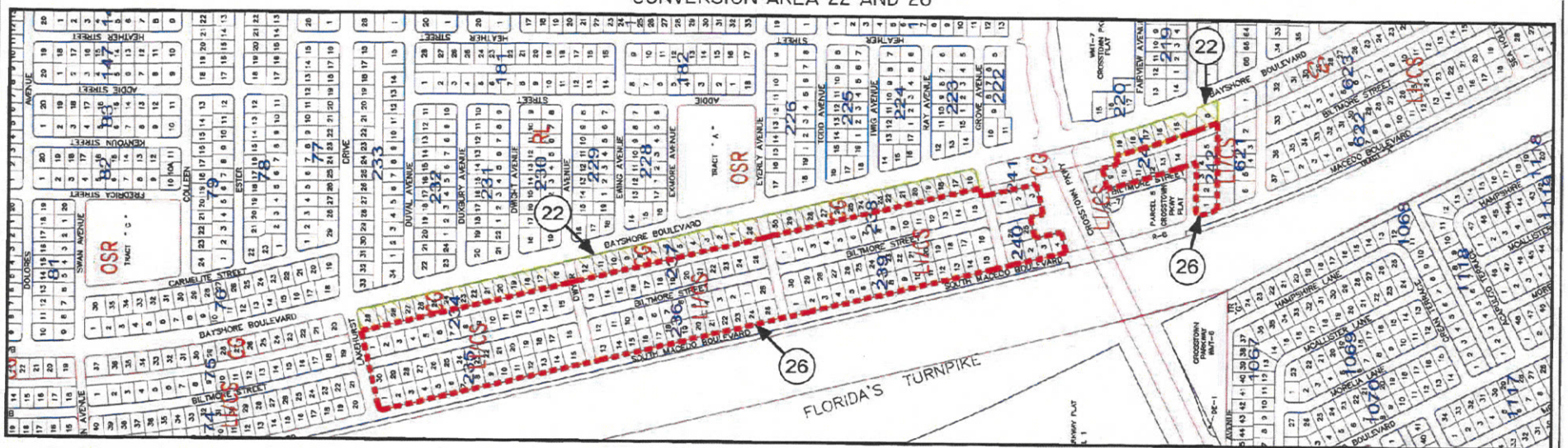
LIGHT IND./SERVICE COMMERCIAL (LI/CS)

CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER21.DWG

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 22 AND 26



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 RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
22	CG	240	ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET.	N/A	N/A	150	180	35 FT.	N/A
26	LI/CS	160	240	N/A	SINGLE LOT DEPTH MAY BE USED IF THE ENTIRE REAR LOT LINE IS BOUNDED BY A MAJOR DRAINAGE R/W OR CANAL NONRESIDENTAL USE AND SUFFICIENT FRONTAGE EXISTS FOR DEVELOPMENT	150	180	35 FT.	N/A

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

GENERAL COMMERCIAL (CG)

LIGHT IND./SERVICE COMMERCIAL (LI/CS)

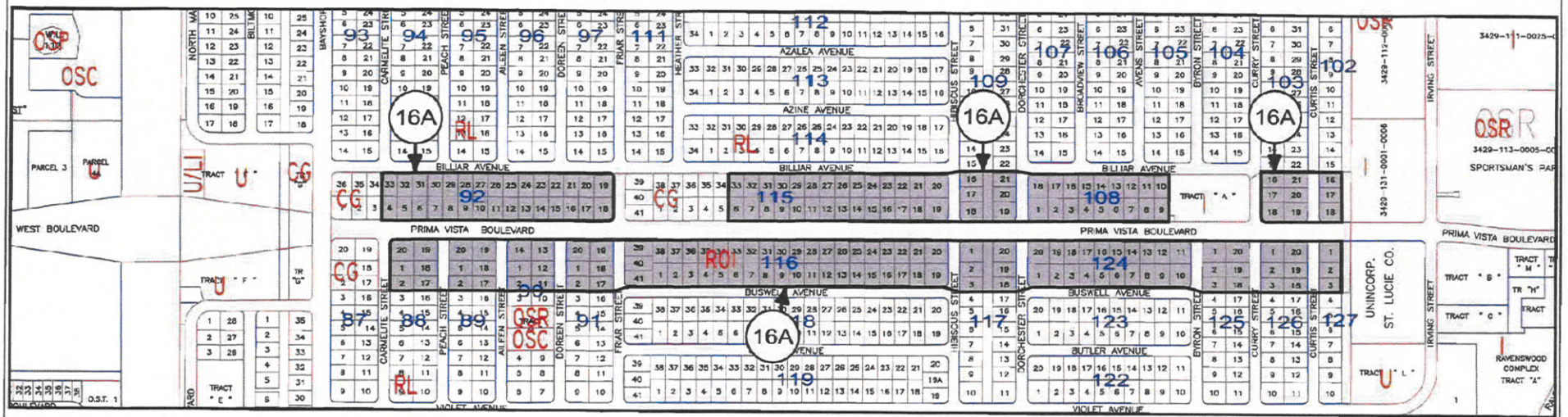
CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVERT22.DWG

21
~~22~~

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 16A



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 RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
16A	ROI[3]	200	ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET. (SEE NOTES 4 & 5)	PROPERTIES HAVING BOTH: (A) CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET; AND, (B) SUFFICIENT LOT FRONTAGE AND THE DEVELOPMENT IS BOUNDED BY A CANAL OR MAJOR DRAINAGEWAY ALONG THE ENTIRE REAR PROPERTY LINE.	N/A	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 30,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG PROPERTIES' PRIMA VISTA FRONTAGE.
5. NO PARKING AREAS, DRIVEWAYS, OR STRUCTURES SHALL BE PERMITTED AT A DEPTH GREATER THAN 225 FT. (BLOCKS 88-91, 102, 103, 109, 117 AND 125 THRU 127).
6. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

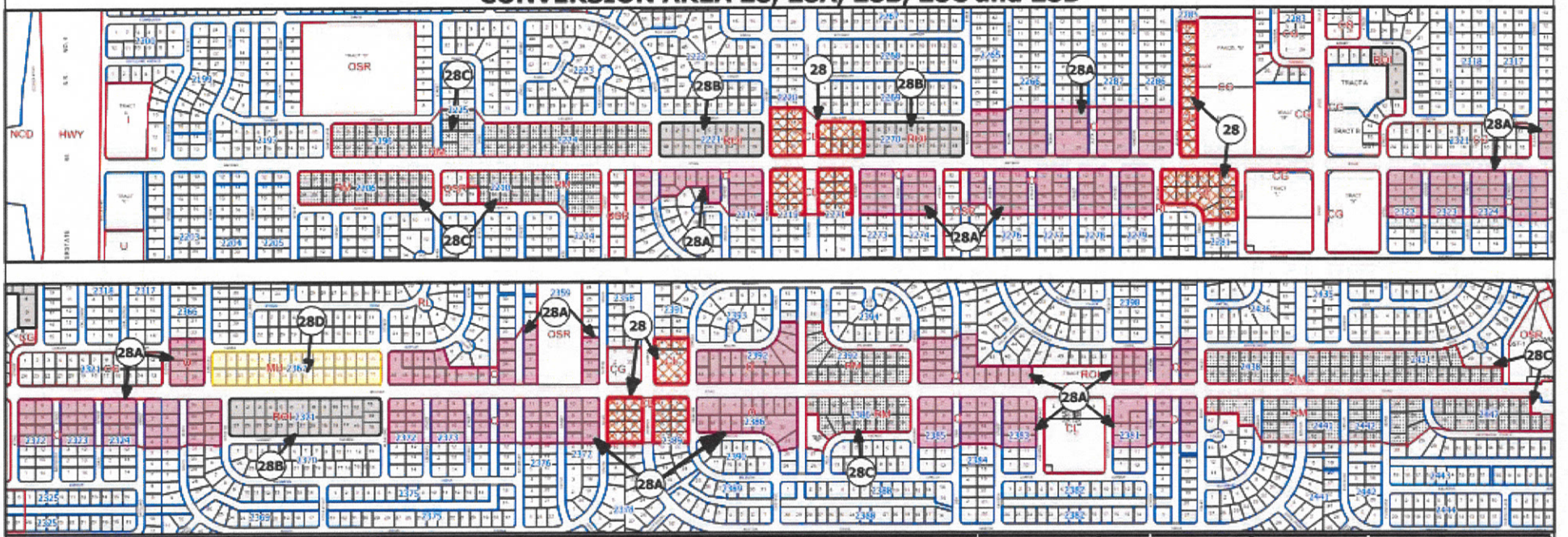
RESIDENTAL/OFFICE/INST'L (ROI)

CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
M.S Department
City of Port St. Lucie
CONVER23.DWG

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 28, 28A, 28B, 28C and 28D



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1] FRONTAGE REQUIREMENTS	EXCEPTIONS TO[1] DEPTH REQUIREMENTS	CURB CUT SEPARATION (FT.)[2] FROM ADJ. CURB CUT	CURB CUT SEPARATION (FT.)[2] FROM ADJ. STR. INTERSECTION	~~HIGHT~~ LIMITS HEIGHT	REAR YARD SETBACK FOR TWO STORY BUILDING (FT)[3]
28	CL	240	ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET.	N/A	N/A	250	250	TWO STORY INCL. UNDER BLDG. PARKG.	50
28A	O	240	~~N/A~~ SAME AS ABOVE	PROPERTIES HAVING BOTH: (A) CONVENIENT ACCESS TO A SIDE STREET AND HAVING NO CURB CUT ON THE MAJOR STREET; AND (B) SUFFICIENT LOT FRONTAGE OR (C) THE DEVELOPMENT IS BOUNDED BY A CANAL OR MAJOR DRAINAGEWAY ALONG THE ENTIRE REAR OR SIDE PROPERTY LINE.	N/A	250	250	SAME AS ABOVE	50
28B	ROI*	240	~~N/A~~ SAME AS ABOVE	SAME AS ABOVE	N/A	250	250	SAME AS ABOVE	N/A
28C	RM*	240	~~N/A~~ SAME AS ABOVE	SAME AS ABOVE	N/A	250	250	SAME AS ABOVE	N/A
28D	MU*	240	~~N/A~~ SAME AS ABOVE	N/A	N/A	250	250	SAME AS ABOVE	N/A

NOTES:
~~1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL OF 80,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATION AND PERFORMANCE REQUIREMENTS.~~
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. NO PARKING AREAS, DRIVEWAYS, OR STRUCTURES SHALL BE PERMITTED AT A DEPTH GREATER THAN 280 FT.
* MAX. RESIDENTIAL DENSITY SHALL BE 8 UNITS PER ACRE WITH THE ROI, MU AND RM CONVERSION AREAS.

Legend
- MIXED USE (MU)
- OFFICE (O)
- LIMITED COMMERCIAL (CL)
- RESIDENTIAL/OFFICE/INSTL. (ROI)
- MEDIUM DENSITY RESIDENTIAL (RM)
- CONVERSION AREA NUMBER

0 0.05 0.1 0.2 0.3 0.4 Miles

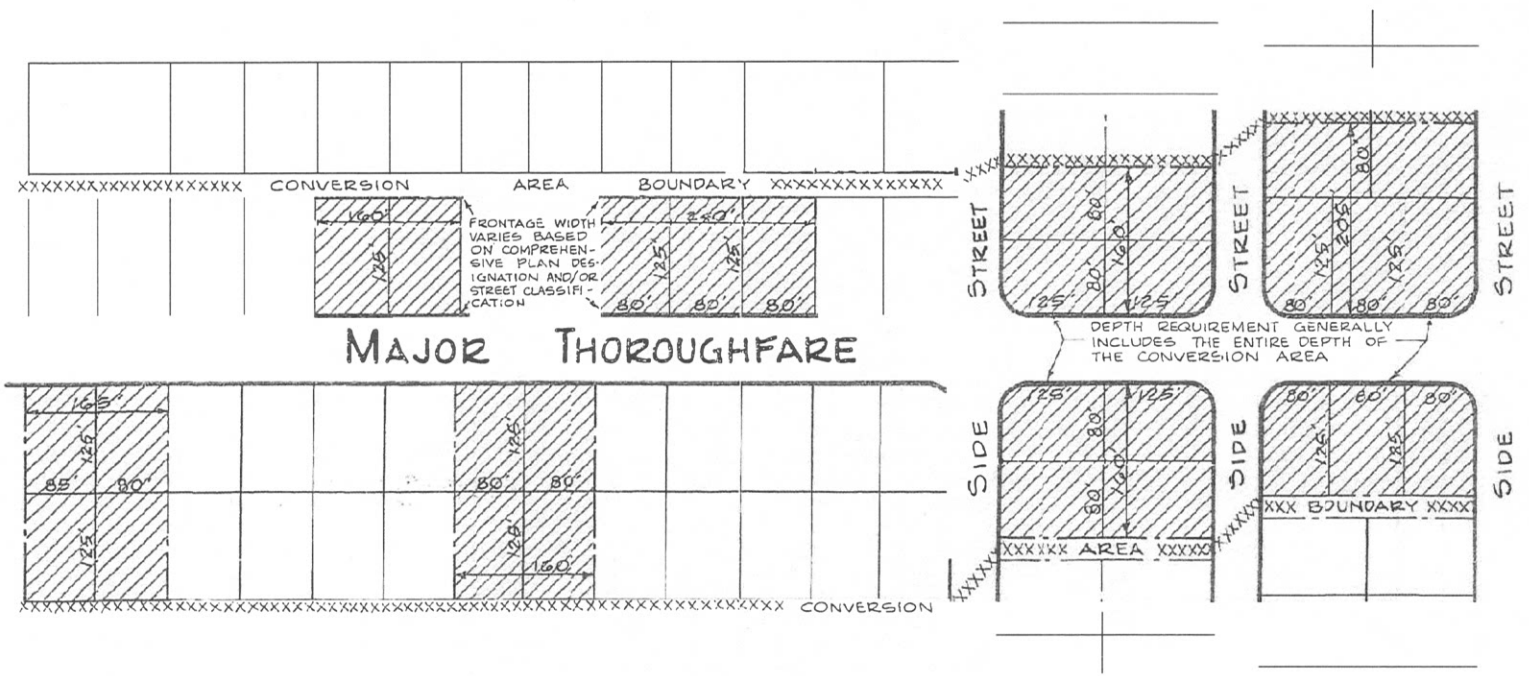
N

5/29/2019
Prepared By:
IT Department
City of Port St. Lucie
rmigs@451

FIGURE ~~4~~ 2

TYPICAL LAND ASSEMBLY REQUIRED FOR CONVERSION

CITY OF PORT ST. LUCIE

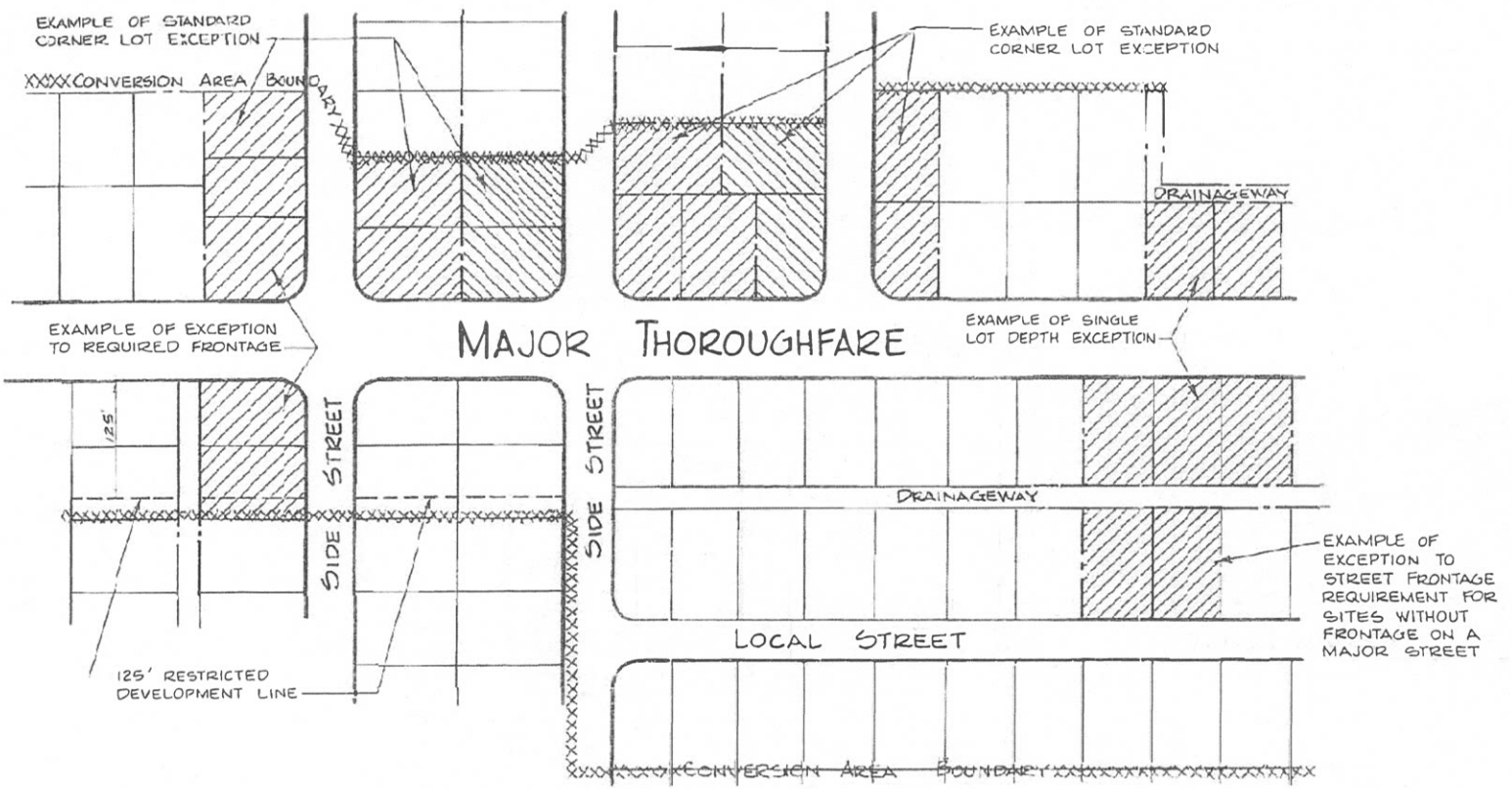


NOTE: THE TYPICAL LAND ASSEMBLY ALTERNATIVES HEREIN ILLUSTRATED DO NOT REFLECT ALL POSSIBLE PATTERNS OF FUTURE LAND CONVERSION. LAND ASSEMBLY REQUIREMENTS VARY.

FIGURE ~~5~~ 3

TYPICAL EXCEPTIONS TO FRONTAGE AND DEPTH REQUIREMENTS

CITY OF PORT ST. LUCIE



ORDINANCE 26-13

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING TITLE XV - "LAND USAGE", CHAPTER 158 - "ZONING CODE", APPENDIX B. - "CITY OF PORT ST. LUCIE LAND CONVERSION MANUAL"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE. (P25-174)

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended via Ordinance 12-19 and Ordinance 20-28; and

WHEREAS, Section 163.3202, Florida Statutes, provides for the amendment and enforcement of land development regulations that are consistent with and implement the adopted comprehensive plan; and

WHEREAS, Section 163.3174, Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make recommendations to the governing body as to the consistency of the proposed land development regulations with the adopted Comprehensive Plan; and

WHEREAS, The City of Port St. Lucie proposes a Code Amendment, P25-174, to amend Chapter 158, Appendix B, the City of Port St. Lucie Conversion Manual, as depicted in attached Exhibit A, of the City of Port St. Lucie Code of Ordinances, with additions shown as <u>underlined</u> and deletions shown as ~~strikethrough~~,; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly designated as the local planning agency pursuant to Section 163.3174, Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the City of Port St. Lucie Code of Ordinances (P25-174) and submitted its recommendations thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the Port St. Lucie City Council has found and determined that the adoption of an amendment to Chapter 158, Appendix B, the City of Port St. Lucie Conversion Manual, as depicted in attached Exhibit A, of the City of Port St. Lucie Code of Ordinances will foster and preserve the public health, safety, and welfare; improve and protect the environment and value and character of the

ORDINANCE 26-13

community; and implement the adopted comprehensive plan.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. Chapter 158, Appendix B, the City of Port St. Lucie Conversion Manual, of the City of Port St. Lucie Code of Ordinances is amended only as specifically shown as attached as Exhibit A.

Section 3. All remaining provisions of Chapter 158 shall remain in full force and effect.

Section 4. Conflict. If any ordinances, or parts of ordinances, are in conflict herewith this Ordinance shall control to the extent of the conflicting provisions.

Section 5. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Codification. The provisions of this Ordinance shall be made a part of the Code of Ordinances of the City of Port St. Lucie, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; the word "ordinance" may be changed to "section" or other appropriate word as may be necessary.

Section 7. Effective Date. This Ordinance shall become effective ten (10) days after final adoption on second reading.

1st Reading
Item: 10B
Date: 1/26/26

2nd Reading
Item: 8B
Date: 2/9/26

ORDINANCE 26-13

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 9th day of February 2026.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____

Shannon M. Martin, Mayor

ATTEST:

_____

Calleigh Nazario, Acting City Clerk

APPROVED AS TO FORM:

_____

Richard Berrios, City Attorney