

**Brizon Investments, LLC
Comprehensive Plan Amendment
(Small Scale)
P22-364**



Request Summary

Applicant's Request:	This is an application for a small-scale comprehensive plan amendment to change the future land use designations for 1.06 acres from Residential, Office and Institutional (ROI) to General Commercial (CG).
Agent:	Estacado Interests
Applicant /Property Owner:	Brizon Investments, LLC
Location:	This property is located at the northeast corner of the intersection of SW Port St. Lucie Blvd and SW Aviation Ave.



- The application before you tonight is a Small-Scale Comprehensive Plan Future Land Use Map Amendment.
- This is one of the applications for which the Council has broad discretion on because it is a Legislative action.
- This means that the new proposal is just that – a proposal. It is not vested and this is one of the applications that the Council has broad discretion to deny if the City Council determines that it is not in the best interests of the city to approve as proposed.



Associated Applications

- There is an associated application to rezone the subject property to the General Commercial Zoning District (CG) (P22-365) that is dependent of the approval of the small scale comprehensive amendment.
- In addition, the applicant has submitted an application for a special exception use for drive through service in General Commercial Zoning District (CG) (P22-331).
- The proposed use is a coffee shop with drive through service (Starbucks).



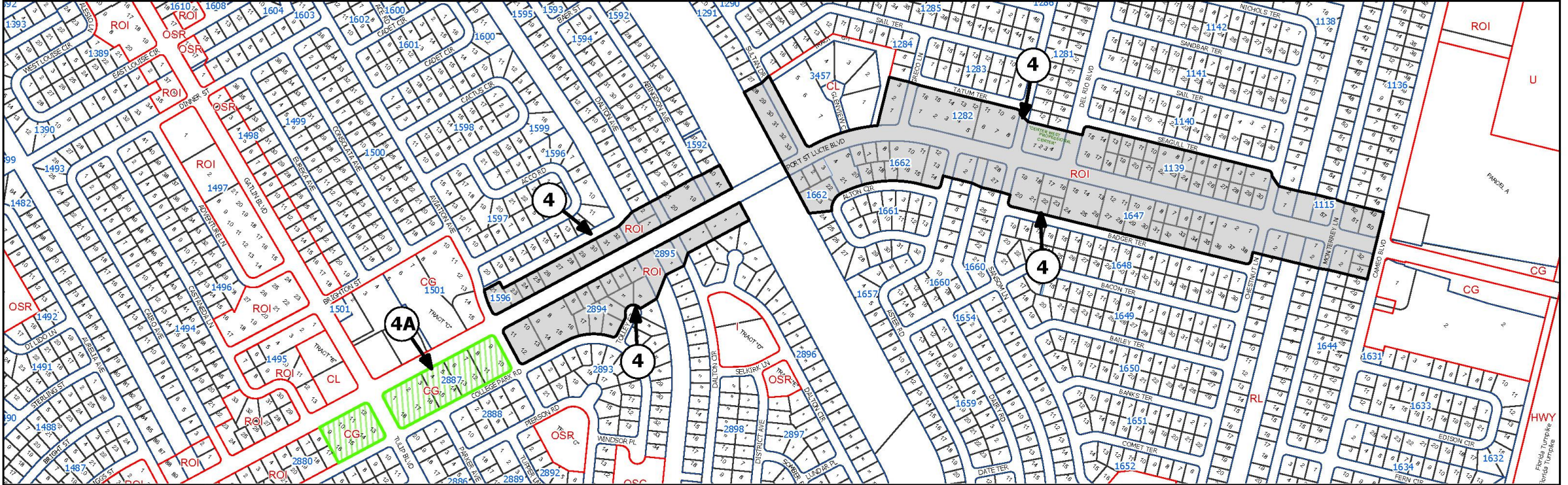
Background Information

- The subject property is 4 formerly residential lots that are within Conversion Area 4.
- Properties within Conversion Area 4 have a ROI (Residential, Office, and Institutional) future land use designation.
- The subject property was rezoned to the Professional Zoning District in 2002.
- Conversion Area 4 runs from SW Cameo Boulevard south to the north side of SW Aviation Ave.
- The properties on the south side of SW Port St. Lucie Blvd and SW Aviation Ave are within Conversion Area 4A.
- Properties within Conversion Area 4A have a CG (General Commercial) future land use designation.
- Conversion Area 4A runs from the intersection of SW Gatlin Boulevard and SW Port St. Lucie Boulevard north to SW Aviation Avenue.



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 RM'T. 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 INCL. UNDER BLDG. PRKG.	50
4A	CG	160	SAME AS ABOVE	SAME AS ABOVE	N/A	150	180	SAME AS ABOVE	50

NOTES:

LEGEND:



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	LMD	Institutional Use
South	CG	CG	Car Wash
East	RL	RS-2	Single-family residential neighborhood
West	CG	CG	Advance Auto Parts Store



Applicant's Justification

- As justification for the proposed amendment, the applicant has pointed to the two commercial developments on the southeast and southwest corners of the intersection of SW Aviation Ave and SW Port St. Lucie Boulevard.



Staff's Analysis

- The subject property has an ROI (Residential, Office, and Institutional) future land use. The comprehensive plan describes ROI as a mixed-use category to serve development along major corridors as transitional land uses between more intensive commercial areas.
- The General Commercial (CG) land uses is described as a land use designated to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, and warehouse uses.
- In general, the City's conversion areas are designed such that the properties that abut major signalized intersections are designated for general commercial uses or other high intensity uses.
- The mid-block areas in between the major intersections are generally designated for less intense ROI use or RM (Medium Density Residential) use since mid-block areas are less suited for high volume traffic generating uses due to limited access, limited signalization, and other constraints.



Staff Analysis

- The subject property is located at the intersection of SW Port St. Lucie Boulevard and SW Aviation Avenue.
- The Port St. Lucie Blvd and SW Aviation Ave intersection is a full access intersection (left-in/left-out/right-in/right-out) and unsignalized.
- As the applicant's traffic study shows, the intersection currently operates with delays at current conditions.
- There is an existing residential neighborhood east of the subject property and the only access in and out of this neighborhood is via SW Aviation Ave to Port St. Lucie Blvd or via SW College Park Road to SW Tulip Boulevard.





Traffic Impact Analysis

- Received latest Traffic Analysis Report in June 2023 completed by Traffic & Mobility Consultants and reviewed by City staff.
- Change in future land use designation results in potential for an increase of 107 PM Peak hour trips between the existing and proposed Future Land Use.



Traffic Concerns

- Analysis provided shows failing Level of Service (LOS) for existing eastbound traffic at the intersection of Port St. Lucie Blvd and Aviation Ave during the PM Peak hour
- Also shows with the addition of proposed traffic, westbound traffic at this intersection will also be failing LOS during the PM Peak hour
- Without mitigation, the existing roadways for this site do not have capacity for the potential increase of trips proposed by this site.
- Further review of the actual trip counts for the specific proposed site and any applicable stacking counts if drive-through service is proposed will be analyzed at the time of Special Exception Use and Site plan submittals.



Traffic Concerns

- City Code Section 160.80(C)(2)b states: Proposed development seeking the issuance of COC shall be evaluated in terms of potential development generated traffic impacts on the roadways serving the development. A determination shall be made as to whether or not sufficient service volume is available to support the development at or above the level of service for the roadways.



Recommendation:

- The Planning and Zoning Board recommended approval of the proposed future land use amendment at the March 7, 2023 Planning and Zoning Board meeting.
- The Public Works Department does recommend that any motion for approval of the future land use map amendment include a condition to require any application for a special exception use be subject to transportation mitigation measures.
- The transportation mitigation measures will be negotiated by Staff as part of the review of the Special Exception Use application.
- The purpose of this condition is to formalize for the applicant, staff's concerns about traffic impacts so the applicant is aware that future mitigation measures will be required and that staff may not support future Special Exception Uses that result in a further reduction of LOS.

