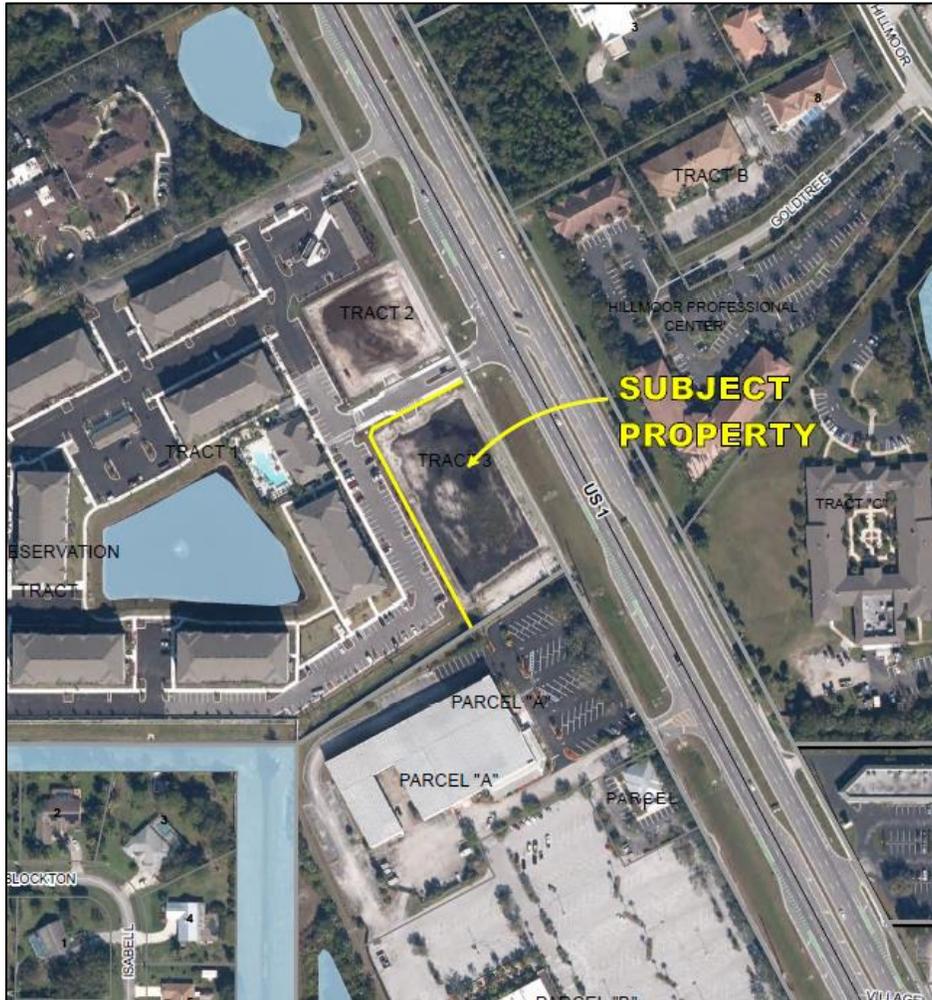




Toscana SLC, LLC
Small-Scale Comprehensive Plan Amendment
P23-134



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from High Density Residential/Commercial General/Open Space-Conservation (RH/CG/OSC) to High Density Residential/Service Commercial (RH/CS).
Agent:	Patti Tobin, HJA Design Studio, LLC
Applicant/ Property Owner:	Toscana SLC, LLC
Location:	9871 S US Highway 1
Project Planner:	Bethany Grubbs, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 1.55 acres from High Density Residential/General Commercial/Open Space-Conservation (RH/CG/OSC) to High Density Residential/Service Commercial (RH/CS). The subject property is located at 9871 S US Highway 1, south of SE Lyngate Drive, east of SE Morningside Boulevard, and on the west side of S. US Highway 1.

The overall Toscana at Port Saint Lucie PUD project is comprised of three parcels which include 252 apartments on 14.59 acres and 2.3 acres of commercial development. This application is specific to Tract 3. The subject 1.55-acre commercial property is adjacent to the abovementioned apartments. The RH designation shall remain with Tract 3 as the density was included to achieve the 252-unit count for the apartments. The property has a concurrent Planned Unit Development (PUD) Amendment application to allow self-storage facilities as a permitted use on Commercial Parcel 2, which is dependent on the approval of this small-scale comprehensive plan amendment. The proposed CS land use is intended to accommodate a four-story, 94,461 gross square foot self-storage facility. The facility will have a 3,000 square foot commercial component on the first floor.

Previous Actions and Prior Reviews

N/A

Public Notice Requirements

Per Sec 151.06 of the City’s Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

Location and Site Information

Parcel Number:	4401-714-0004-000-3
Property Size:	1.55 acres
Legal Description:	Second Replat of Tract E South Port St Lucie Unit 15 Tract 3
Existing Future Land Use:	High Density Residential/Commercial General/Open Space-Conservation (RH/CG/OSC)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant
Requested Future Land Use:	High Density Residential/Service Commercial (RH/CS)
Proposed Use:	Self-Storage Facility

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG & OSC	CG & OSC	Assisted living facility, retail and office uses
South	CG	CG	Church
East	ROI	P	U. S. #1, medical and business offices
West	OSC & PUD	OSC & RH/CG/OSC	Apartment complex

OSC - Open Space Conservation

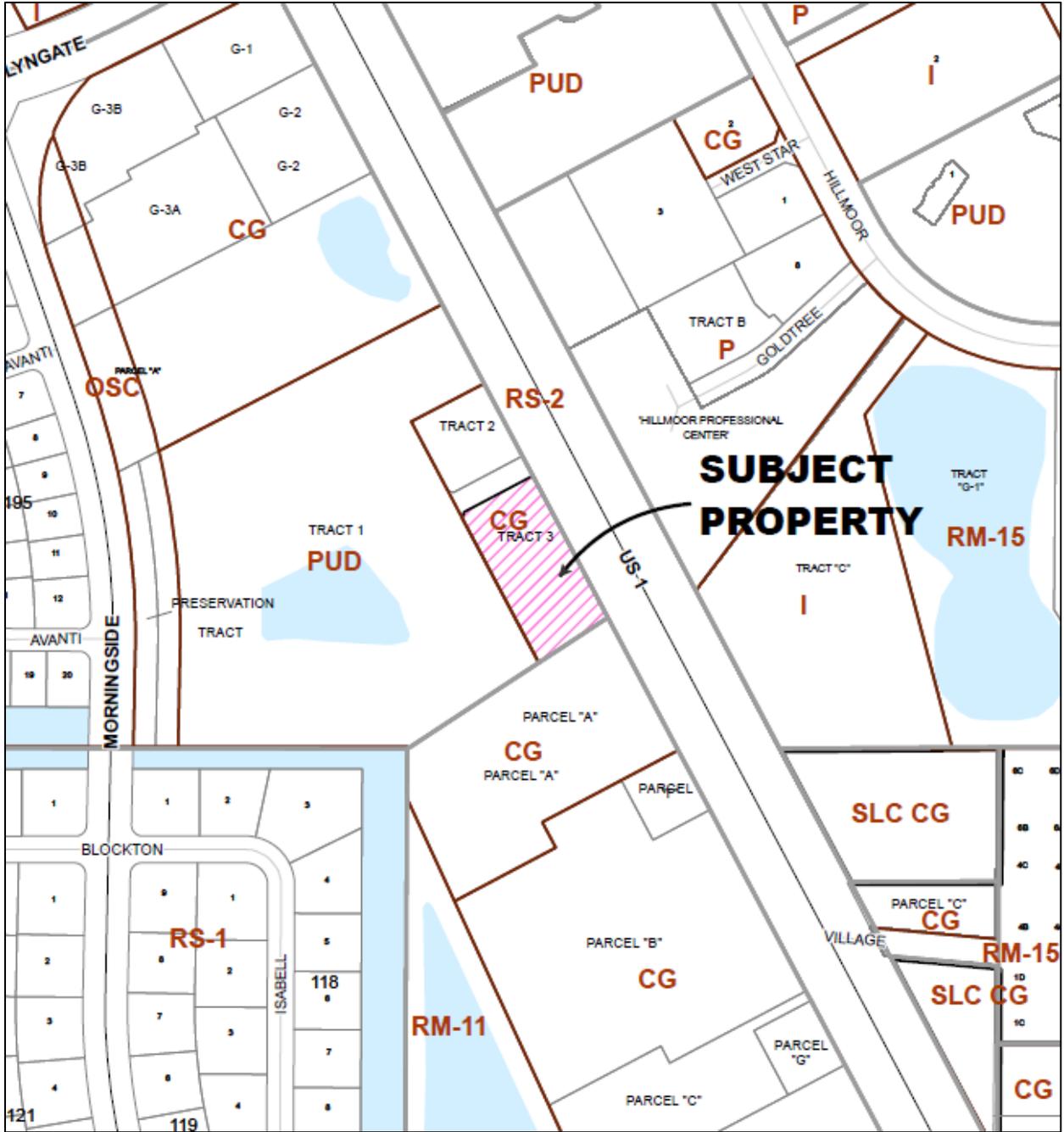
ROI - Residential, Office, Institutional

CG - Commercial General

PUD - Planned Unit Development

P – Professional

RH/CG/OSC - High Density Residential/Commercial General/Open Space-Conservation



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification Statement: The existing future land use designations of the entire Toscana PUD project site (16.89 acres) are High Density Residential/Commercial General/Open Space Conservation (RH/CG/OSC). This application proposes to amend the future land use map amendment for the 1.55 acres to include High Density Residential/Commercial Service (RH/CS). The proposed land use will allow for a self-storage facility. The zoning is Planned Unit Development (PUD) and that PUD will be amended to reference the proposed use and architecture of the building.

Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map Amendment from High Density Residential/General Commercial/Open Space-Conservation (RH/CG/OSC) to High Density Residential/Service Commercial (RH/CS) for 1.55 acres. The intent of the land use change is to accommodate a 94,461 gross square foot self-storage facility with a 3,000 square foot commercial component on the first floor.

The project is located within the Community Redevelopment Area (CRA) US 1 Corridor. As originally proposed, the overall Toscana development was in line with CRA Master Plan Goals and Objectives by promoting business investment and economic development within the CRA US 1 Corridor, and the residential portion addressed the Plan's suggestion of allowing for a greater diversity of residential types within this area. However, the recently requested changes to the PUD are not in line with the Plan's Goals and Objectives. With the pending redevelopment of City Center, commercial uses along the US 1 Corridor would be best suited as restaurants/retail to compliment the revitalized corridor and provide additional entertainment options for adjacent residents. In fact, the City Center redevelopment will likely generate an increased demand for retail uses along this important corridor. The PUD amendment application mentions creating a project that promotes walkability, however a self-storage facility does not promote walkability. In fact, self-storage facilities are often associated with additional truck traffic and/or other vehicles that are needed to move items to and from the storage facility. CRA staff believes self-storage/warehouse uses such as the one proposed would be best situated off the main US 1 Corridor. Therefore, the CRA cannot support the applications, as proposed (see attached memo).

In the city limits, the CS land use is generally found in more industrial locations, tucked away on collector roads, and not on the city's main corridor where redevelopment is occurring. The current land use of CG is more appropriate for this location. According to Policy 1.1.4.2 of the City's Comprehensive Plan, the difference between the two commercial land uses is that *Commercial General (CG) is designated to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses, and Commercial Service (CS) is intended for the most intensive commercial development including wholesale, warehouses, vehicle sales, lumber yards, etc. Adequate buffering is required based on site plan reviews.*

Furthermore, the land use change is not aligned with the Toscana PUD project vision, which states, ".....*The retail areas may offer new choices and direct access to shopping, dining, and entertainment for nearby residents.*" The commercial tract will not offer the above referenced services if it is constructed with a self-storage facility.

The future land use map amendment application is not supported by and does not further the following policies of the comprehensive plan:

- **Policy 1.1.7.3:** Encourage commercial and mixed-use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.

- **Policy 1.1.10.2:** The City may continue implementation of the Community Redevelopment Area (CRA) Master Plan including support for City Center and development of a variety of mixed use, commercial, office, residential and recreational uses in the CRA.
- **Policy 1.1.11.1:** Transit supportive development and redevelopment may be encouraged along existing and proposed transit routes. Site design guidelines may be developed in the City’s update to the land development regulations.

Adequate Public Facilities Review (Objective 1.1.3) The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan based on the most intense use that would be allowed for the land use classification and documented as follows:

Potable Water/Sanitary Sewer: The City of Port St. Lucie Utility Systems Department will be the provider of water and sewer service to the property. With a change in the future land use designation, potable water and wastewater demand by is not expected to change. The Comprehensive Plan Policy 4.D.1.2.1 establishes 125 gallons per day per 1,000 square feet for commercial uses.

Projected water and wastewater demand for both existing and future land use categories are listed below:

Water and Wastewater Calculations by Land Use					
<i>Future Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Level of Service</i>	<i>Projected Demand Potable Water (gpd)</i>	<i>Projected Demand Wastewater (85% of potable water rate) (gpd)</i>
CG (Existing)	1.55	27,007 (40%)	125 gpd/1,000 SF	3,376	2,870
CS (Proposed)	1.55	27,007 (40%)	125 gpd/1,000 SF	3,376	2,870
<i>Projected No NET CHANGE in demand</i>				(-/+) 0 gallons	(-/+) 0 gallons

The proposed future land use amendment would potentially result in not net change in water and wastewater demand. Existing and planned facilities will be available to serve the area.

Transportation: To determine the net change in trip potential due to the requested Future Land Use Map change for the 1.55-acre site, the theoretical maximum intensities/densities for the existing designations and proposed designations were identified and documented as follows:

<i>Existing Future Land Use</i>	<i>Acreage</i>	<i>Maximum Coverage</i>	<i>Trip Generation Average Rate (ITE Code)</i>	<i>Average Daily Trips</i>	<i>PM Peak Hour</i>
CG	1.55	27,007 (40%)	Strip Retail Plaza (ITE Code 822)	1,369	158
<i>Proposed Future Land Use</i>	<i>Acre</i>	<i>Maximum Coverage</i>	<i>Trip Generation Average Rate (ITE Code)</i>	<i>Average Daily Trips</i>	<i>PM Peak Hour</i>
CS	1.55	27,007 (40%)	Strip Retail Plaza (ITE Code 822)	1,369	158

The proposed project is not expected to have an adverse impact on traffic impact, since the proposed land use will have no net change in the Average Annual Daily Traffic (AADT). There are not expected to be any adverse impacts on the transportation level of service for the adjacent roads. The commercial parcel shall have one access point off the 50 foot shared access easement which provides ingress and egress to S. US Highway 1.

Parks/Open Space: Not applicable. The property is not entitled for any additional residential density.

Stormwater: The project will include a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: Not applicable. The property is not entitled for any additional residential density.

Environmental: The subject property has been cleared. The overall Toscana PUD project had 9.3 acres of native upland habitat. Chapter 157, Natural Resources Protection Ordinance requires the protection of 25% of native upland habitat. 2.3 acres of upland habitat was required to be preserved or mitigated. There is 0.64 acres of upland habitat in the Open Space Conservation (OSC) tract that was preserved with a 50-foot buffer along Morningside Boulevard and was used for part of the mitigation requirement. 1.68 acres was mitigated by contributing to the Conservation Trust Fund.

Flood Zone: The flood map for the selected area is number 12111C0291K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: The nearest St. Lucie County Fire District station is Station 5 (2288 SE Delano Road). The St. Lucie Fire District does not list response times for each individual station because of the necessity of responding with another station.

Police: The department’s general response time to an emergency call for service within the city limits is approximately 6-7 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	N
Accommodate projected population or economic growth of the City	N
Diversify the housing choices in the City	N
Enhance or impede provision of services at adopted LOS Standards	Neither enhance nor impede adopted LOS
Compatibility with abutting and nearby land uses	N
Enhance or degrade environmental resources	Neither enhance nor degrade environmental resources
Job creation within the targeted industry list	N

STAFF RECOMMENDATION

The Planning and Zoning Department recommends **denial** of the proposed comprehensive plan amendment.

Planning and Zoning Board Action Options:

- Motion to recommend denial to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend approval to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.