

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make checks payable to the 'City of Port St. Lucie.' Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: mhouston@hjadstudio.com OR ttroxell@hjadstudio.com

PROPERTY OWNER

Name: Rich and Rubin Properties LLC k/n/a PSL Town Place Partners, LLC
Address: 2552 Peters RD, Unit Ste B Fort Pierce, FL 34945-2635
Telephone No.: 772-446-7344

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: Jerome Rich
Address: 2552 Peters RD, Unit Ste B Fort Pierce, FL 34945-2635
Telephone No.: 772-446-7344

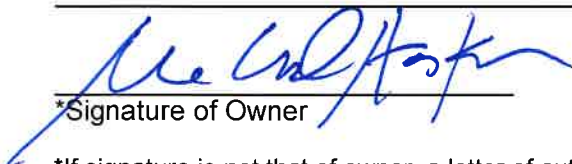
AGENT OF OWNER (if any)

Name: Michael Houston - President HJA Design Studio
Address: 50 E. Ocean Blvd., Suite 101, Stuart, Florida 34994
Telephone No.: 772-678-7200

PROPERTY INFORMATION

Boundary Description See attached
(attach map) _____
Property Tax I.D. Number 3426-341-0001-000-2
Current Land Use CG & RM Proposed Land Use CG / RH
Current Zoning PUD Acreage of Property 18.51

Reason for Comprehensive Plan Amendment: To change the CG and RM land use line configurations and acreages on the Town Place site to RH / CG to allow for an appropriate mix of residential and commercial uses that meets today's market demand for well planned horizontally mixed use projects. Also, see attached project justification statement.



Michael Houston 04/19/2021
Hand Print Name Date

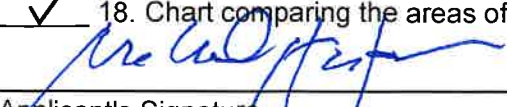
*If signature is not that of owner, a letter of authorization from the owner is needed.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 03/02/20

COMPREHENSIVE PLAN AMENDMENT CHECKLIST

The following materials are required for a complete analysis of the application. Much of this material will be forwarded to the Planning and Zoning Board, City Council, and Department of Community Affairs. Please provide material that can be copied in black and white on standard sized paper. Please note that the information must address St. Lucie County if appropriate and must consider maximum utilization of the property unless an appropriate condition is agreed to as part of the application.

- 1. Completed application and fee.
- N/A 2. Completed rezoning application and fee (optional).
- 3. Written description of area subject to application.
- 4. Copy of deed(s).
- 5. Justification for land use amendment.
- 6. List and map of adjacent future land use map classifications located to the north, south, east, and west.
- 7. List of adjacent existing land uses located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc).
- 8. List of adjacent existing zoning categories located to the north, south, east, and west.
- 9. Map and area of site included in FEMA flood plain and 100 and 500-year flood categories with map panel number.
- 10. Map and description of the location, type, and area of wetlands located on site. (An Environmental Assessment Report is required for all large scale future land use map amendments.)
- 11. Map and description of the location, type and area of existing vegetation using Florida Land Use and Cover Classification System (FLUCAS) categories. (An Environmental Assessment Report is required for all large scale future land use map amendments.)
- 12. Traffic analysis.
- N/A 13. Market study (for commercial categories only).
- 14. Capacity analysis, location, and service description for the following public services: sanitary sewer, public water, solid waste, drainage, recreation, fire and emergency services, police, education.
- 15. Location map with major streets clearly identified.
- 16. Existing future land use map.
- 17. Proposed future land use map.
- 18. Chart comparing the areas of existing and proposed future land uses.


Applicant's Signature

04/19/2021

Date

COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

Supplemental Information

1. Land Use Plan. A land use map shall be submitted which designates the proposed future land use and existing future land use designations for the area requested, and for the area surrounding the property. The land use plan shall include a map together with other appropriate media addressing the following:
 - a. Residential Development Characteristics. The land use map shall indicate the magnitude and distribution of existing and proposed residential acres.
 - b. Non-Residential Activities. The land use map plan shall indicate the general type, location, magnitude, intensity, and distribution of non-residential activities including the maximum proposed square footage of commercial, office, and industrial uses. This information shall be prepared and based on the existing Future Land Use classification and proposed Future Land Use classification. The proposed number of acres allocated to private institutional uses such as places of worship as well as civic, cultural, or educational facilities shall be included.
 - **There is an existing 11.91 acres of Commercial General (CG) and 6.60 acres of Medium Residential Density (RM) land use. The proposed land use will be a combination of CG/RH throughout the entire 18.51 acre site.**
2. Natural Features of the Environment. Significant natural features of the proposed development shall be mapped and described in the Land Use Plan Map or narrative. Potential methods of managing any major environmental impacts which are likely to be generated by the proposed development shall be identified. Natural features shall include, but not be limited to:
 - a. vegetation
 - b. soils
 - c. wetlands
 - d. shorelines
 - e. estuarine and/or riverine systems
 - f. other significant resources

A more detailed environmental assessment shall be required if environmentally sensitive areas are identified.

 - **Reference the Wetland and Wildlife Assessment (WWA) provided by Hobe Sound Environmental Consultants Inc**
3. Public Improvements. The general location and extent of existing and planned public improvements shall be incorporated in the land use plan map or narrative as applicable. Public improvements shall include, but not be limited to, traffic circulation; water and wastewater services; surface water management; parks, recreation facilities, and major open spaces; protective services, including fire, police, and emergency services; electrical utilities, including substations; schools; and other public facilities.

The following information on the status and availability of public facilities shall be provided:

a. Traffic

- i) A location map showing arterial and collector roads within a one mile radius of site.
- ii) Average Daily Trips (ADT) and Generation rates for existing land use, development based on the existing Future Land Use, and proposed Future Land Use.
- iii) A traffic analysis may be required pursuant to Section 55-4(A) of the Port St. Lucie Comprehensive Plan if the ADT's exceed 10% or 1,000 trips, whichever is greater.

- **Reference the traffic analysis report provided by MacKenzie Engineering & Planning Inc.**

b. Utilities - Water and Sewer

- i) Is location presently served by central water and/or sewer?
- ii) Is location planned for water and/or sewer service?
- iii) Nearest water/sewer main location.
- iv) Available, or planned plant capacity

- **Yes, see attached availability letter from PSLUSD**
- **The existing PSLUSD water and sewer system may need to be expanded to serve the proposed development.**
- **A public water main and a public sewer line are adjacent to the above property. Please be advised that water and sewer system extensions may be required to serve the property.**
- **Attached is the latest water/sewer plant capacity data sheet. These demonstrate the plants have capacity to serve the development.**

c. Emergency Services - Police, Fire, EMS

- i) Nearest existing fire station
- ii) Nearest planned fire station
- iii) Existing fire insurance rating/response time

- **Reference capacity letters provided by SLC FD and PSL PD**

d. Schools/Recreation

- i) Existing parks and schools within five miles
- ii) Planned park and school sites within five miles
- iii) Port St. Lucie Park Dedication requirements calculated per Section 4-4(D) of the Port St. Lucie Comprehensive Plan.

iv) Projected population and school age population, calculated for existing Future Land Use and proposed Future Land Use.

- **Reference capacity letter provided by SLC School Board and City of PSL Parks and Recreation Department**

e. Market Study - Commercial Only

Does market study indicate a current need for commercial development within next five years or within next ten years.

- **Not Applicable.**