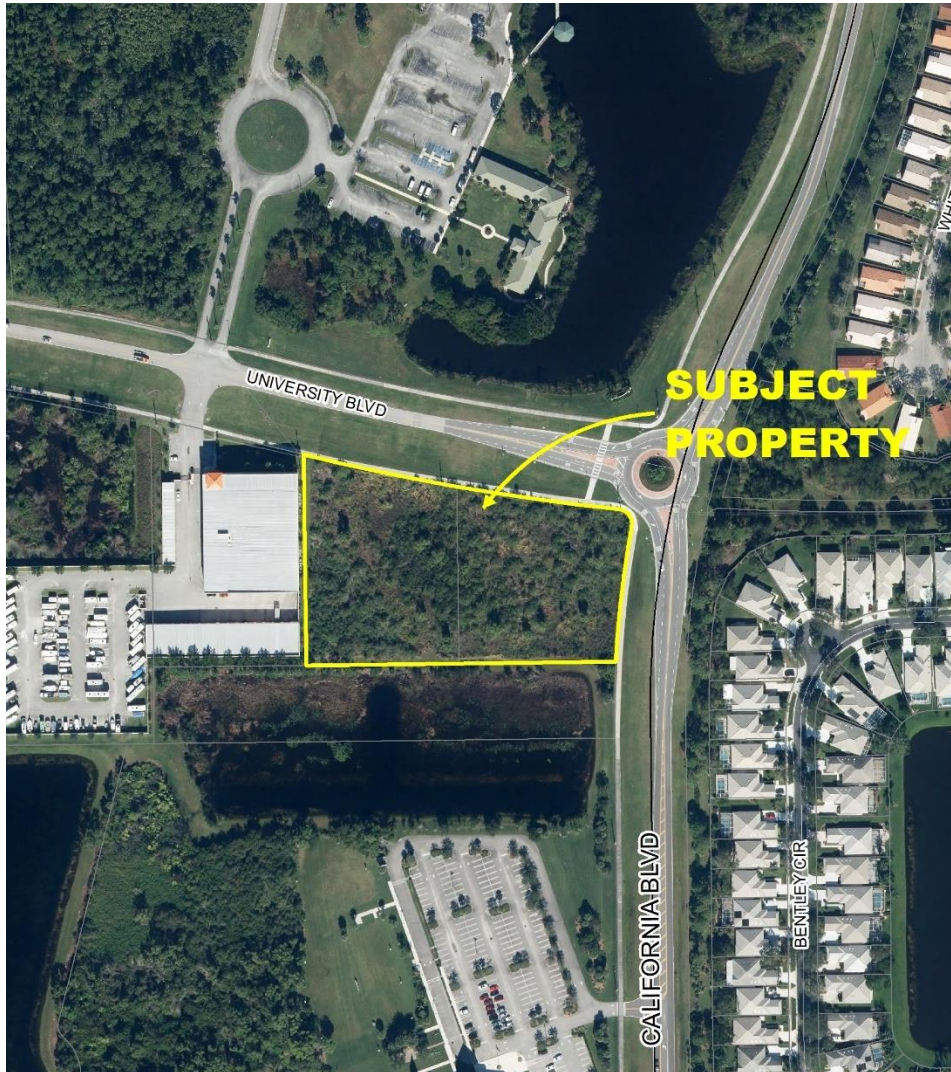




**St. Lucie West – University Boulevard Business Center  
 Small-Scale Comprehensive Plan Amendment  
 P20-159**



**SUMMARY**

Applicant's Request:	General Commercial/Institutional (CG/I) to Service Commercial (CS)
Applicant:	Brad Curry, EDC
Property Owner:	CRJH, LLC
Location:	SW Corner of NW University Boulevard and NW California Boulevard
Project Planner:	Laura H. Dodd, Planner II

**Project Description**

The vacant 3.75-acre parcel currently has A future land use designation of CG/I (General Commercial/Institutional.) Through this application, the applicant is requesting a future land use designation of CS (Service Commercial); primarily to allow flexible industrial and service commercial space.

**Previous Actions and Prior Reviews**

P98-181 – Preliminary and Final Plat for St. Lucie West Plat #107  
 P06-203 – Site plan approval for office space development.

**Public Notice Requirements**

Public notice was sent to owners within 750 feet and the file was included in the ad for the April 6, 2021 Planning & Zoning Board.

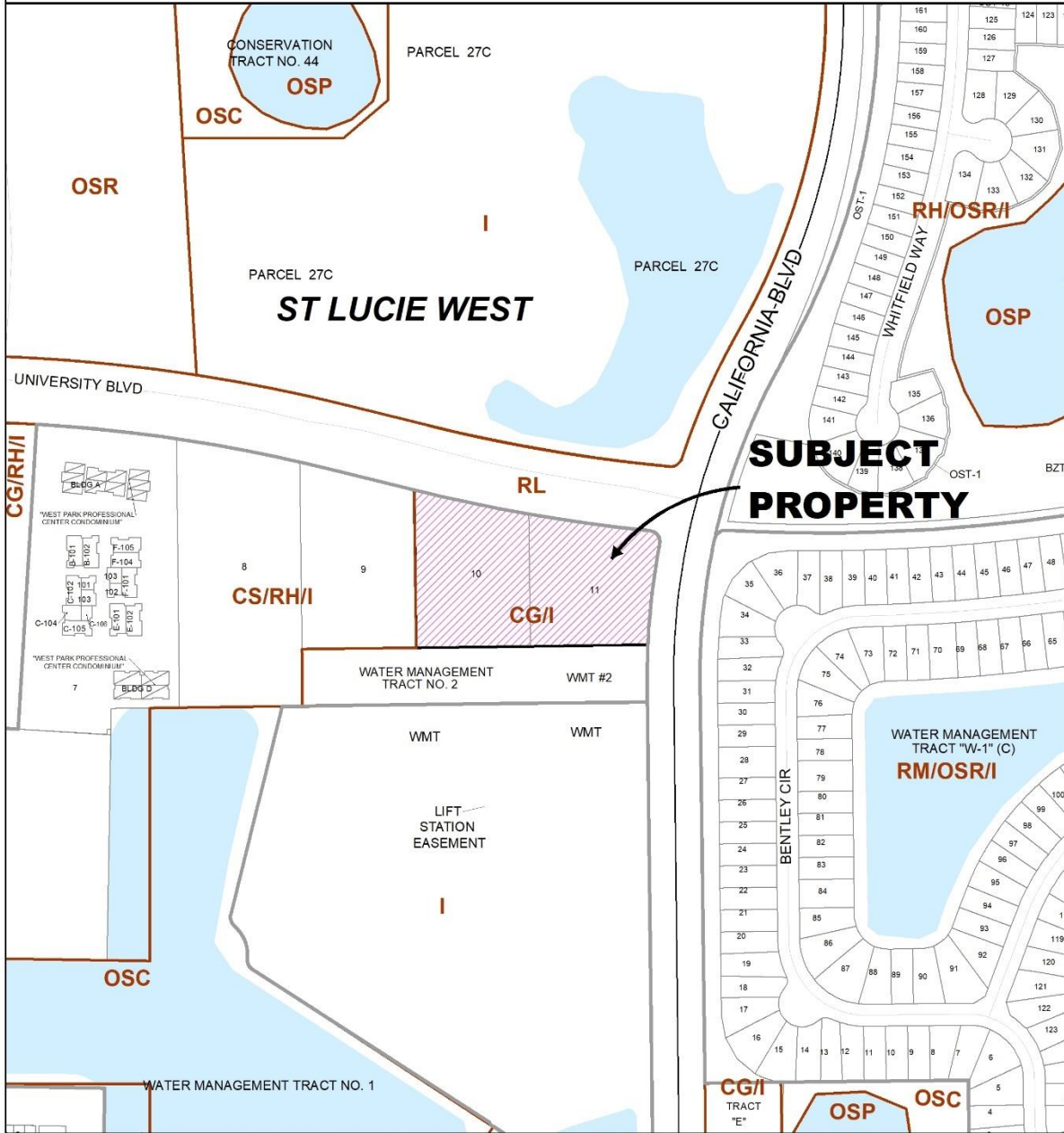
**Location and Site Information**

Parcel Number:	3325-600-0014-000-0 and 3325-600-0013-000-3
Property Size:	3.75-acres (163,350 square feet)
Legal Description:	Lots 10 and 11, St. Lucie West, Plat #143, Second Replat in Parcel 21D
Future Land Use:	CG/I (General Commercial/Institutional)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant
Requested Future Land:	CS (Commercial/Service)
Requested Zoning:	PUD (Planned Unit Development)
Proposed Use:	Office/Flex-Space/Warehouse

**Surrounding Uses**

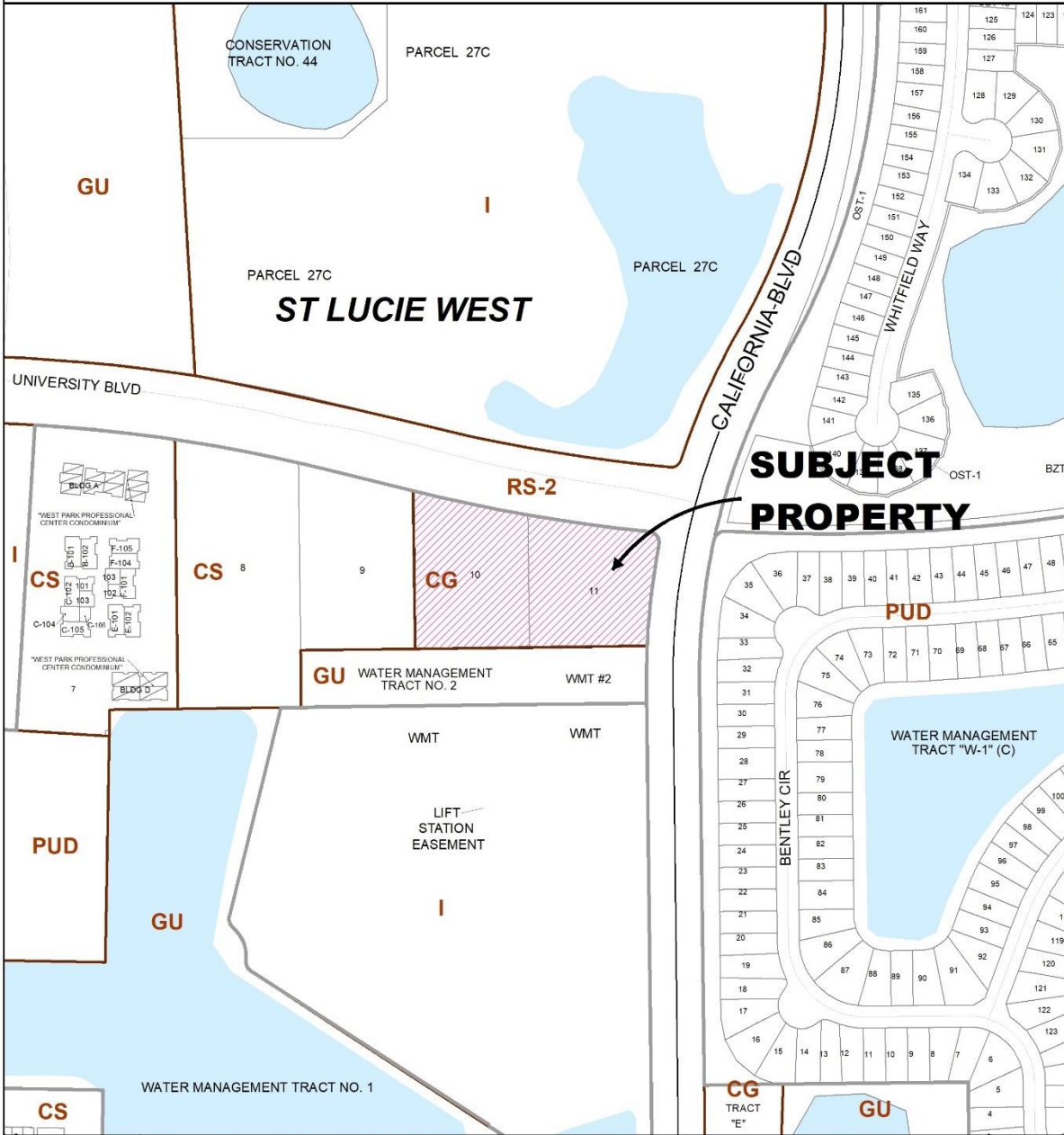
Direction	Future Land Use	Zoning	Existing Use
North	Institutional (I)	Institutional (I)	Indian River State College Pruitt Campus
South	Institutional (I)	Institutional (I)	Stormwater Retention; St. Bernadette Catholic Church
East	Multifamily Residential/ Open Space Recreational/Institutional (RM/OSR/I)	Planned Unit Development (PUD)	Single family Residential
West	Commercial-Service/High-Density Residential/Institutional (CS/RH/I)	Commercial-Service (CS)	Public Storage


# FUTURE LAND USE



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	COMPREHENSIVE PLAN AMENDMENT UNIVERSITY PARK BUSINESS CENTER SLW PLAT 143, UNIVERSITY PK., LOTS 10 & 11	DATE: 9/9/2020
			APPLICATION NUMBER: P20-159
			USER: patricias
			SCALE: 1 in = 300 ft

# EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	COMPREHENSIVE PLAN AMENDMENT UNIVERSITY PARK BUSINESS CENTER SLW PLAT 143, UNIVERSITY PK., LOTS 10 & 11	DATE: 9/9/2020
			APPLICATION NUMBER: P20-159
			USER: patricias
			SCALE: 1 in = 300 ft

## COMPREHENSIVE PLAN REVIEW AND ANALYSIS

**Justification:** The small-scale future land use amendment is proposed to allow for office/flex-space/warehousing.

**Land Use Consistency (Objective 1.1.4):** This application is consistent with Objective 1.1.4 states that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with: sound planning principles including the prevention of sprawl; energy efficiency; natural limitations; the goals, objectives and policies contained within this Comprehensive Plan; the desired community character; and to ensure availability of land for future demand and utility facilities.

**Staff Analysis:** The proposed future land use map amendment is not out of character with the surrounding area. The site will not significantly change the character of the surrounding area, since the character will be similar to the uses surrounding this property, commercial uses. Lesser intensive uses are buffered from the proposed development by thoroughfares and/or stormwater retention tracts.

**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 and documented as follows:

**Potable Water/Sanitary Sewer:** St. Lucie West Services District (SLWSD) will be the service provider for the subject parcel. The proposed change will not increase or decrease water or wastewater demand as indicated below. Wastewater equates to 85% of the potable water LOS, Policy 4.A.1.1.5.

<b>Water and Wastewater Calculations by Land Use</b>					
Land Use	Maximum Coverage (intensity)	Potable Water Rate (gpd/1,000 sf)	Projected Water (gpd)	Wastewater Rate (gpd/1000 sf)	Projected Wastewater (gpd)
Existing CG/I	65,340 (40%)	125	<b>8,162</b>	106	<b>6,937</b>
Proposed CS	65,340 (40%)	125	<b>8,162</b>	106	<b>6,937</b>
Difference			<b>0</b>		<b>0</b>

**Transportation:** A comparison of existing and proposed traffic impacts is based on maximum amount of development allowed and documented as follows:

The existing land is CG/I (General Commercial/Institutional). The General Commercial land use would include the most intensive traffic generating use. As such, the highest traffic generators permitted in CG may be interpreted as a commercial shopping center. Comparatively, the proposed CS (Commercial Service) land use allows for the incorporation of higher intensity uses but also includes general

commercial land uses. Therefore, changing the land use from CG/I to CS would equate to the same transportation impacts as what is entitled in its existing land use.

The actual transportation impacts shall be based upon the applicant’s proposed uses: warehousing and general office. Those impacts are identified below.

**WAREHOUSING (150)  
GENERAL OFFICE (710)  
(AVERAGE RATES UTILIZED)**

	AVERAGE RATE	PROJECT S.F.	TRIPS
<b>WEEKDAY DAILY TRIPS:</b>			
WAREHOUSING (150)	1.74/1,000 S.F.	26,254 S.F.	= 46
GENERAL OFFICE (710)	11.03/1,000 S.F.	10,036 S.F.	= 111
<b>TOTAL TRIPS</b>			<b>= 157</b>

**Parks/Open Space:** This is a proposed commercial development which would not increase impacts to local parks or recreation areas.

**Stormwater:** The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards.

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

**Public School Concurrency Analysis:** The proposed development is for commercial office / flex space use. Due to this, no impacts to public schools is proposed as a residential community is not proposed.

**Environmental:** An environmental assessment is included as part of the application. As stated in this assessment, there is no significant wetland habitat onsite. A formal tree survey will not be needed, and no gopher tortoises or any other listed animal species were found onsite. The subject property was previously approved for an office park site plan under project P06-203. Native Upland mitigation in the amount of \$147,656 was paid at that time.

**Flood Zone:** The flood map for the selected area is number 12111C0260J and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

**Fire District:** The subject property is located approximately ¼ mile from St. Lucie County Fire District Station 14 at 300 NW California Boulevard, which will be the responding fire station. The fire district does not list response times for each individual station because of the necessity of responding with another station.

**Police:** The department’s response time is approximately 6-10 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	<b>Y</b>
Accommodate projected population or economic growth	<b>Y</b>
Diversify the housing choices	<b>N/A</b>
Enhance or impede provision of services at adopted LOS Standards	<b>N</b>
Compatibility with abutting and nearby land uses	<b>Y</b>
Enhance or degrade environmental resources	<b>N</b>
Job creation within the targeted industry list	<b>Y</b>

**RELATED PROJECTS**

- P20-160. SLW University Boulevard Business Center PUD
- P20-182. SLW University Boulevard Business Center DRI Amendment

**STAFF RECOMMENDATION**

The Planning and Zoning Department recommends approval of the proposed small-scale 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.