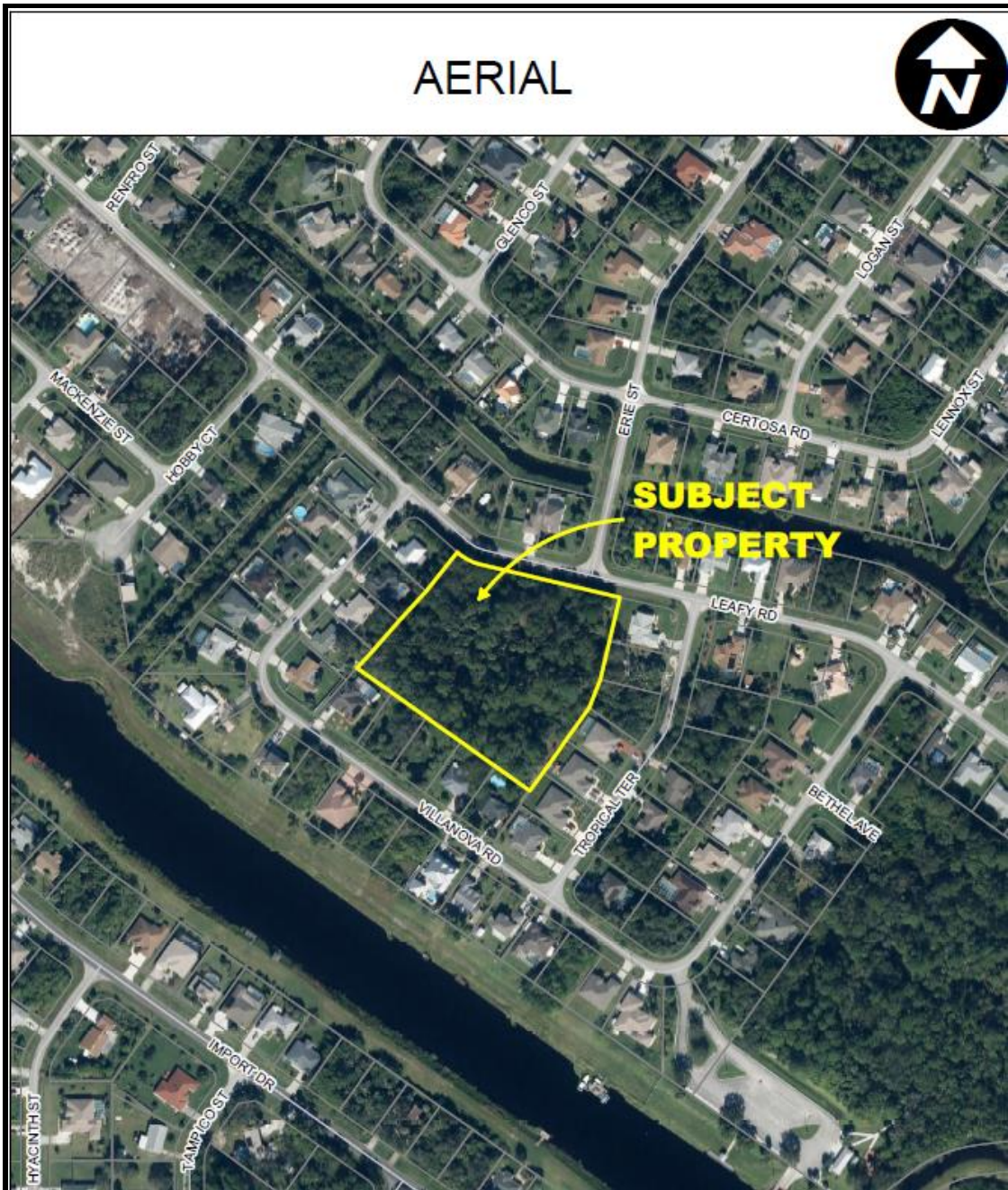




Coast to Coast Real Estate Holdings, Inc.  
Small-Scale Comprehensive Plan Amendment  
P20-148



**SUMMARY**

|                      |   |
|----------------------|---|
| Applicant’s Request: | I (Institutional) to RL (Low Density Residential)                                 |
| Applicant:           | Tod Mowery, Redtail Design Group, Inc.  |
| Property Owner:      | Coast to Coast Real Estate Holdings, LLC  |
| Location:            | Southwest side of SW Leafy Road between SW Tropical Terrace and SW Villanova Road |
| Address:             | 2000 SW Leafy Road  |
| Project Planner:     | Patricia A. Tobin, AICP, Long Range Planning Administrator                        |

**Project Description**

The vacant 3.28-acre parcel currently has future land use designation of I (Institutional). Through this application, the applicant is requesting a future land use designation of RL (Low Density Residential); primarily to allow three (3) single family homes.

**Previous Actions and Prior Reviews**

N/A

**Public Notice Requirements**

Public notice was sent to owners within 750 feet and the file was included in the ad for the October 6, 2020 Planning & Zoning Board.

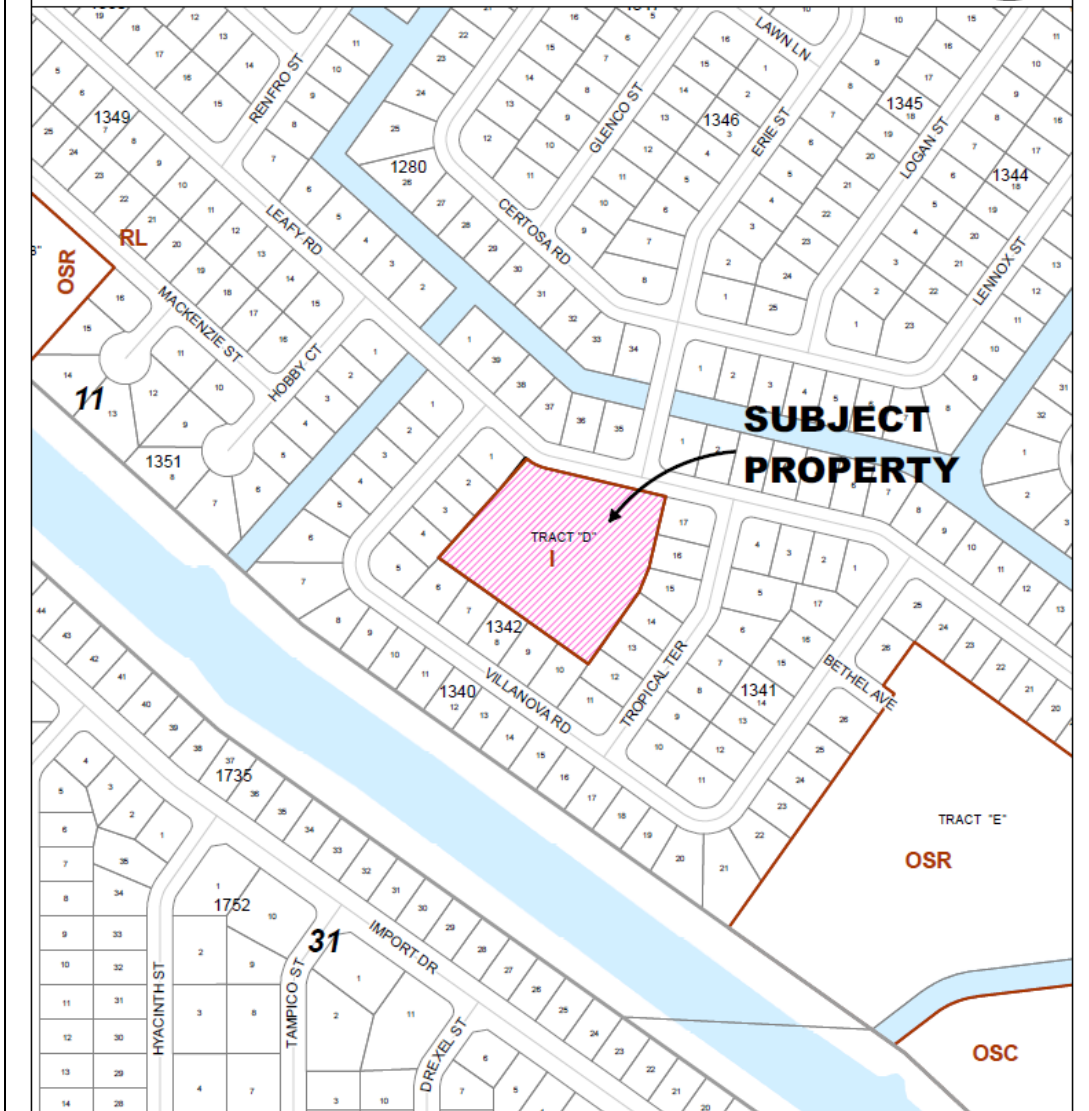
**Location and Site Information**

|                        |  |
|------------------------|--|
| Parcel Number:         | 3420-550-0005-000-4  |
| Property Size:         | 3.28 acres (142,876.8 square feet)   |
| Legal Description:     | Tract D, Port St. Lucie Section 11   |
| Future Land Use:       | I (Institutional)  |
| Existing Zoning:       | I (Institutional)  |
| Existing Use:          | Vacant   |
| Requested Future Land: | RL (Low Density Residential)   |
| Requested Zoning:      | RE (Estate Residential)  |
| Proposed Use:          | Three (3) single family lots (potentially with a guest house per lot but only allowed through a special exception use) |

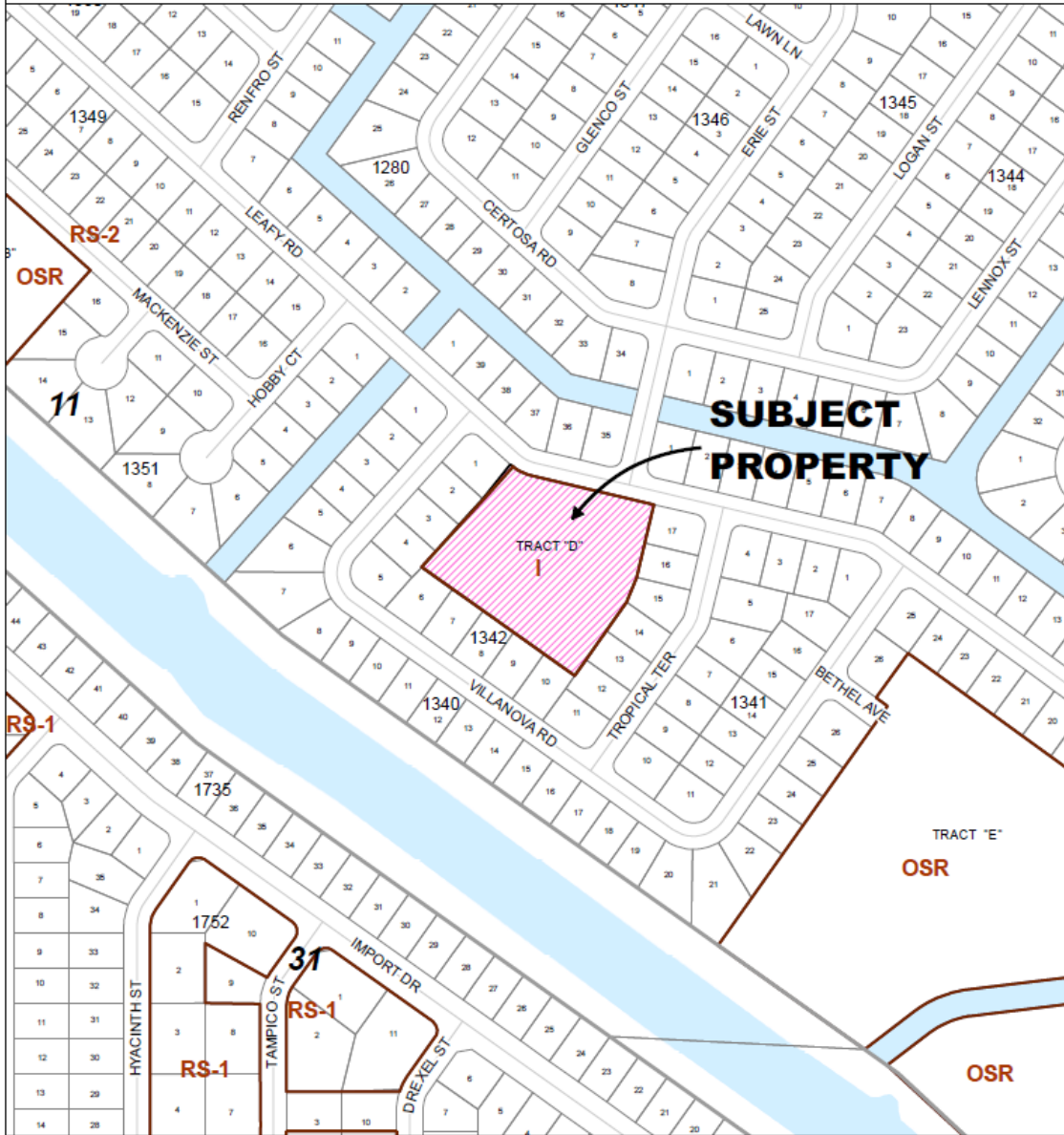
**Surrounding Uses**

| Direction | Future Land Use              | Zoning                           | Existing Use                  |
|-----------|------------------------------|----------------------------------|-------------------------------|
| North     | Low Density Residential (RL) | Single Family Residential (RS-2) | Single family houses & vacant |
| South     | Low Density Residential (RL) | Single Family Residential (RS-2) | Single family houses & vacant |
| East      | Low Density Residential (RL) | Single Family Residential (RS-2) | Single family houses & vacant |
| West      | Low Density Residential (RL) | Single Family Residential (RS-2) | Single family houses & vacant |

# FUTURE LAND USE



# EXISTING ZONING



## COMPREHENSIVE PLAN REVIEW AND ANALYSIS

**Justification:** According to the applicant, the small-scale future land use amendment is proposed to allow for three (3) single family lots.

**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, that of single-family residences.

**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:** With the change in the future land use designation, the potable water demand is expected to decrease by 2,535 gallons per day and wastewater demand by 2,155 gallons per day. This decrease is because the gallons per day identified in the Comprehensive Plan per policy 4.D.1.2.1 establishes a slightly lower number for residential units (115 gallons per day per capita) versus institutional (115 gallons per day per 1,000 SF). The decrease in water and wastewater will not have a negative impact on capacity.

Comparison of sewer and water use based on the existing and proposed uses based on maximum amount of development allowed and documented as follows:

| Water and Wastewater Calculations by Land Use |                            |  |      |                                      |   |
|---|----------------------------|--|------|--------------------------------------|---|
| Future Land Use                               | Maximum Coverage (in S.F.) | Potable Water Rate (gallons per day - gpd - 1000 SF or per capita) | Rate | Projected Demand Potable Water (gpd) | Projected Demand Wastewater (85% of potable water rate) (gpd) |
| Existing (I)                                  | 28,600 SF                  | 120 gpd  | 28.6 | 3,432                                | 2,917   |
| Proposed (RL)                                 | 3 residential units        | 115 gpd x 2.6 (pph)  | 299  | 897                                  | 762   |

pph = person per household  
SF = square feet

**Transportation:** With the change in the future land use designation, the weekday trips decrease by 152 trips and at peak hour the decrease is 10 trips. The decrease will not impact levels of service in the area.

Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

| Future Land Use | Maximum Coverage (SF)/dwelling units (DU) | Trip Generation Average Rate (ITE Code) | Trip Generation Calculation (weekday) | PM Peak Hour |
|-----------------|---|---|---------------------------------------|--------------|
| Existing (I)    | 28,600 SF                                 | 560 (church)                            | 193                                   | 14           |
| Future (RL)     | 3 DUs                                     | 210                                     | 41                                    | 4            |

SF = square feet  
DU = dwelling unit

**Parks/Open Space:** Residential development at 3 dwelling units would require less than 1,700 square feet or .039 acres of developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan.

**Stormwater:** The project will be required to address stormwater at the time of plat approval that will be 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:** The residential development will be required to meet the Public School Facilities Element (PSFE) Policy 1.1.7. This policy requires concurrency review with the final development plan.

**Environmental:** Site is heavily vegetated. Approximately 1.07 acres of the 3.28 acres is covered with Brazilian peppers and approximately 2.21 acres is identified as upland mixed coniferous and hardwoods. Chapter 157, Natural Resources Protection Ordinance requires the protection of 25% of the native upland habitat or the Upland Mixed Coniferous and Hardwood area on this site. This equates to the preservation of .55 acres of the 2.21 acres of Upland Mixed Coniferous and Hardwood area.

**Wildlife Protection:** The site shall be evaluated for any resident wildlife prior to building.

**Flood Zone:** The flood map for the selected area is number 12111C0275J and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

**Fire District:** St. Lucie County Fire District stated that Station 10 at 777 SW Dalton Circle 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.

**Community Redevelopment:** N/A

**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              | Y                                     |
| Accommodate projected population or economic growth              | Y                                     |
| Diversify the housing choices                                    | Y                                     |
| Enhance or impede provision of services at adopted LOS Standards | N                                     |
| Compatibility with abutting and nearby land uses                 | Y                                     |
| Enhance or degrade environmental resources                       | N/A                                   |
| Job creation within the targeted industry list                   | N/A                                   |

**RELATED PROJECTS**

P20-149. Coast to Coast Real Estate Land Holdings, Inc. Rezoning Application

## 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.