



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



**Project Location Map**

**SUMMARY**

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Residential, Office, Institutional (ROI) to Commercial General (CG)
Applicant:	Estacado Interests
Property Owner:	Brizon Investments, LLC
Location:	2773 Port St. Lucie Boulevard
Project Planner:	Stephen Mayer, Planner III

**Project Description**

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 1.06 acres from Residential, Office, Institutional (ROI) to Commercial General (CG). The subject property is located at the northeast corner of SW Aviation Avenue and SW Port St. Lucie Boulevard.

**Public Notice Requirements**

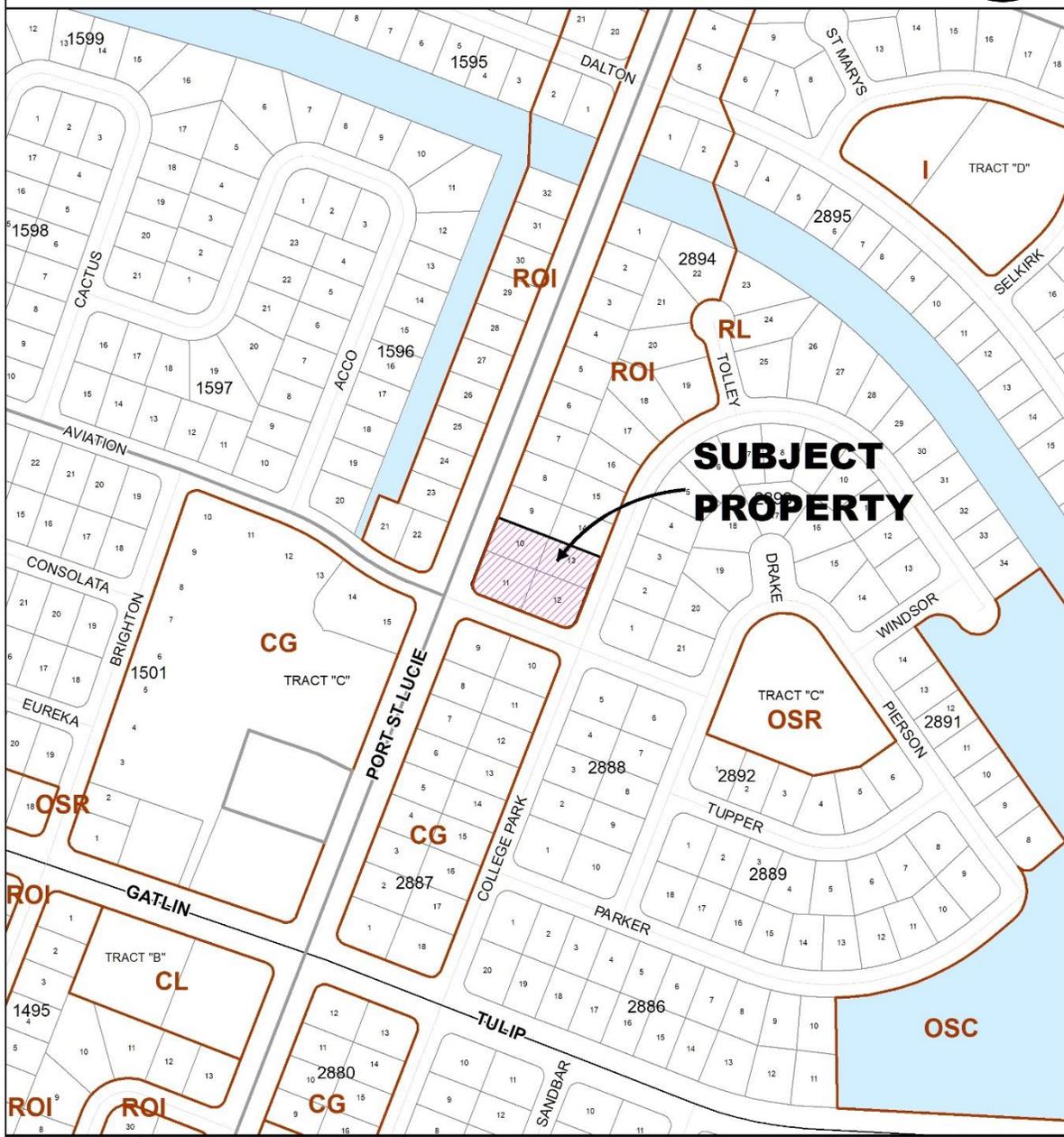
Per Sec 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

**Location and Site Information**

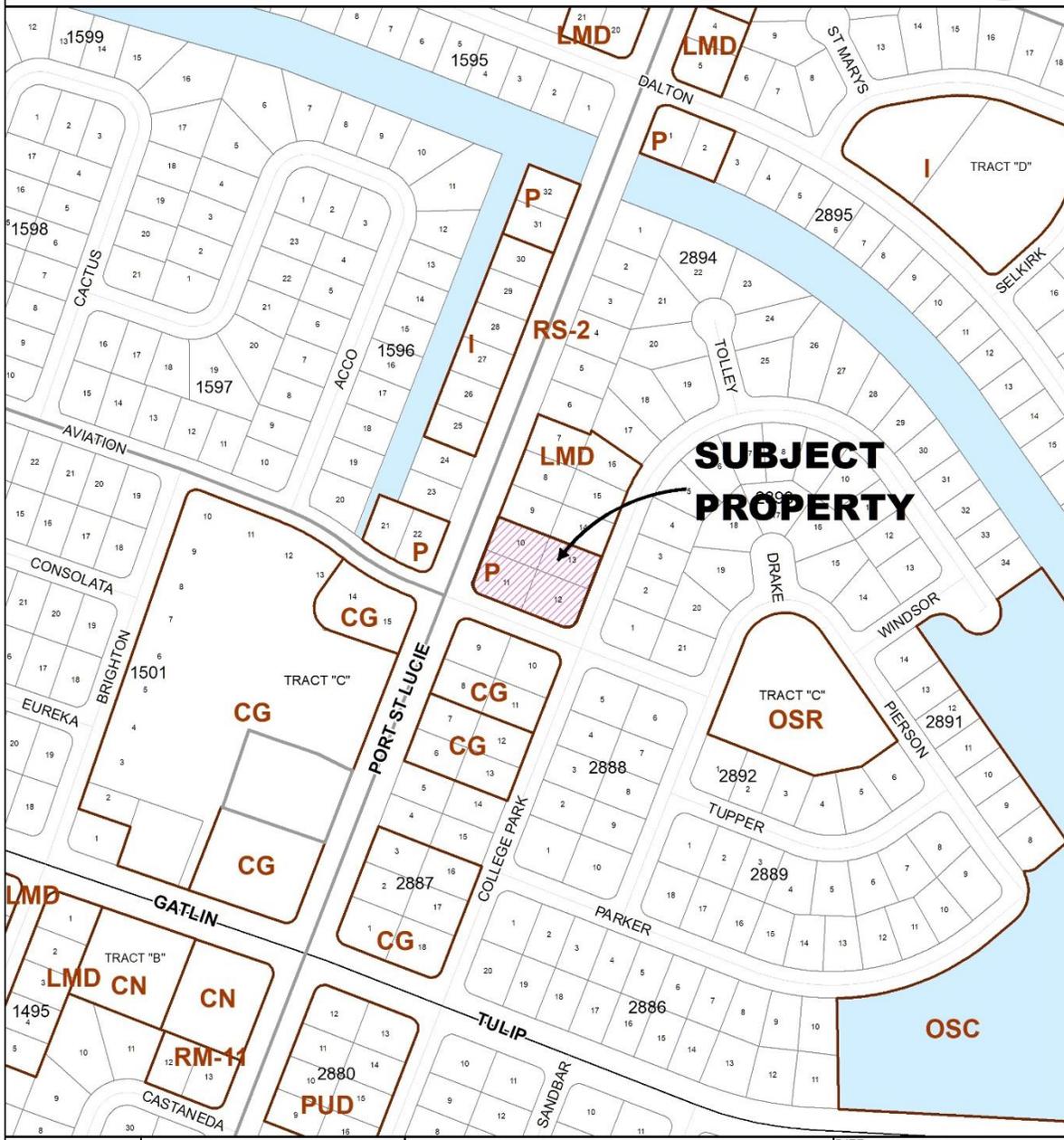
Parcel Number:	3420-705-029-000-5
Property Size:	1.06 acres
Legal Description:	Port St. Lucie Section 41, Block 2894, Lots 10,11,12 and 13
Future Land Use:	Residential, Office and Institutional (ROI)
Existing Zoning:	Limited Mixed Use (LMD)
Existing Use:	Vacant
Requested Future Land Use:	Commercial General (CG)
Proposed Use:	Coffee Shop with drive thru

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office, Institutional (ROI)	Limited Mixed Use (LMD)	Institutional Use
South	Commercial General (CG)	CG	Car Wash
East	Residential Low (RL)	Residential Single Family (RS-2)	Single Family Residential
West	ROI	Professional Office (P)	Vacant



Future Land Use Map



Zoning Map

**COMPREHENSIVE PLAN REVIEW AND ANALYSIS**

**Applicant’s Justification Statement:** The request is to change the future land use designation from Residential, Office, Institutional (ROI) to Commercial General (CG). The site is currently vacant.

**Land Use Consistency:** The applicant is proposing a small-scale Future Land Use Map amendment from ROI to CG for 1.06 acres.

The future land use map amendment application is supported by and furthers the following policies of the comprehensive plan:

- Goal 1.1 states “Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.”
- Objective 1.1.3 states, “Development orders and permits for development and redevelopment activities shall be issue only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development”.
- Policy 1.1.3.1 states, “The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as:
  - a. Potable water;
  - b. Sanitary sewers;
  - c. Solid waste removal;
  - d. Vehicular and pedestrian circulation;
  - e. Public safety;
  - f. Recreation;
  - g. Public schools;
  - h. Electricity; and
  - i. Drainage.”

**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:** The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the property. The level of service for potable water is 125 gallons per day per 1,000 square feet for office or commercial. Sanitary sewer is 85 percent of the potable water level of service. Projected water and wastewater demand for both existing and future land use categories are listed below:

**Water and Wastewater Calculations by Net Change of Land Use**

<i>Future Land Use</i>	<i>Maximum Development</i>	<i>Projected Demand Potable Water</i>	<i>Projected Demand Wastewater (85% of potable water rate)</i>
ROI (Existing)	18,469 SF	2,309	1,963
CG (Proposed)	18,469 SF	2,309	1,963
Projected no change in demand		0	0

The proposed future land use amendment would potentially result in no change in water and wastewater demand. Existing and planned facilities are available to serve the area.

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

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Medical Office	1.06	18,469 SF	Medical Office (720)	665 AADT	89
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	1.06	12 Pumps	Convenience Store/Gas Station (945)	3,182 AADT	230

The proposed amendment is anticipated to add up to 141 PM peak hour trips to the Port St. Lucie Boulevard, Gatlin to Del Rio segment. The segment is currently at Level of Service (LOS) C and has a capacity of 3,170 PM peak hour trips. According to the latest Transportation Planning Organization (TPO) trip counts, the segment’s trip count is at 2,221. The addition of 141 trips will not create the Level of Service failure on the impact segment and therefore, the land use change is not expected to have any adverse impacts on the transportation level of service for the adjacent roads. Access to the property is proposed to be shared with the property to the north on Port St. Lucie Boulevard and a secondary access to Aviation Avenue.

**Parks/Open Space:** The future land use amendment will not impact park and open space needs, as it is changing to a commercial only land use. There are adequate park and recreation facilities to meet the demand created.

**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:** The future land use amendment will not impact school needs, as it is changing to a commercial only land use. The St. Lucie County School district does not have any concerns since there adequate school sites or capacity in this concurrency planning area.

**Environmental:** The applicant will be required to provide for tree preservation/mitigation pursuant to the City Code. A gopher tortoise survey will be required in conjunction with a site plan application.

**Flood Zone:** The flood map for the selected area is number 12111C0288K 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 10 (777 SW Dalton Circle). 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 response time is approximately 5-7 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	The proposed amendment will allow for a retail uses in a pattern that is compatible with surrounding uses.
Accommodate projected population or economic growth of the City	Y
Diversify the housing choices in the City	N/A
Enhance or impede provision of services at adopted LOS Standards	Neither enhance nor impede adopted LOS
Compatibility with abutting and nearby land uses	Y
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 approval 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.