

# Jennings Road Comprehensive Plan Amendment (Small Scale) P22-103



# Requested Application:

This is an application for a small-scale comprehensive plan amendment to change the future land use designations for a total of 6.67 acres from Commercial General (CG) (4.646 acres) and Utilities (U) (2.024 acres) to Commercial Service (CS).



# What is the difference between Future Land Use (FLU) and Zoning?

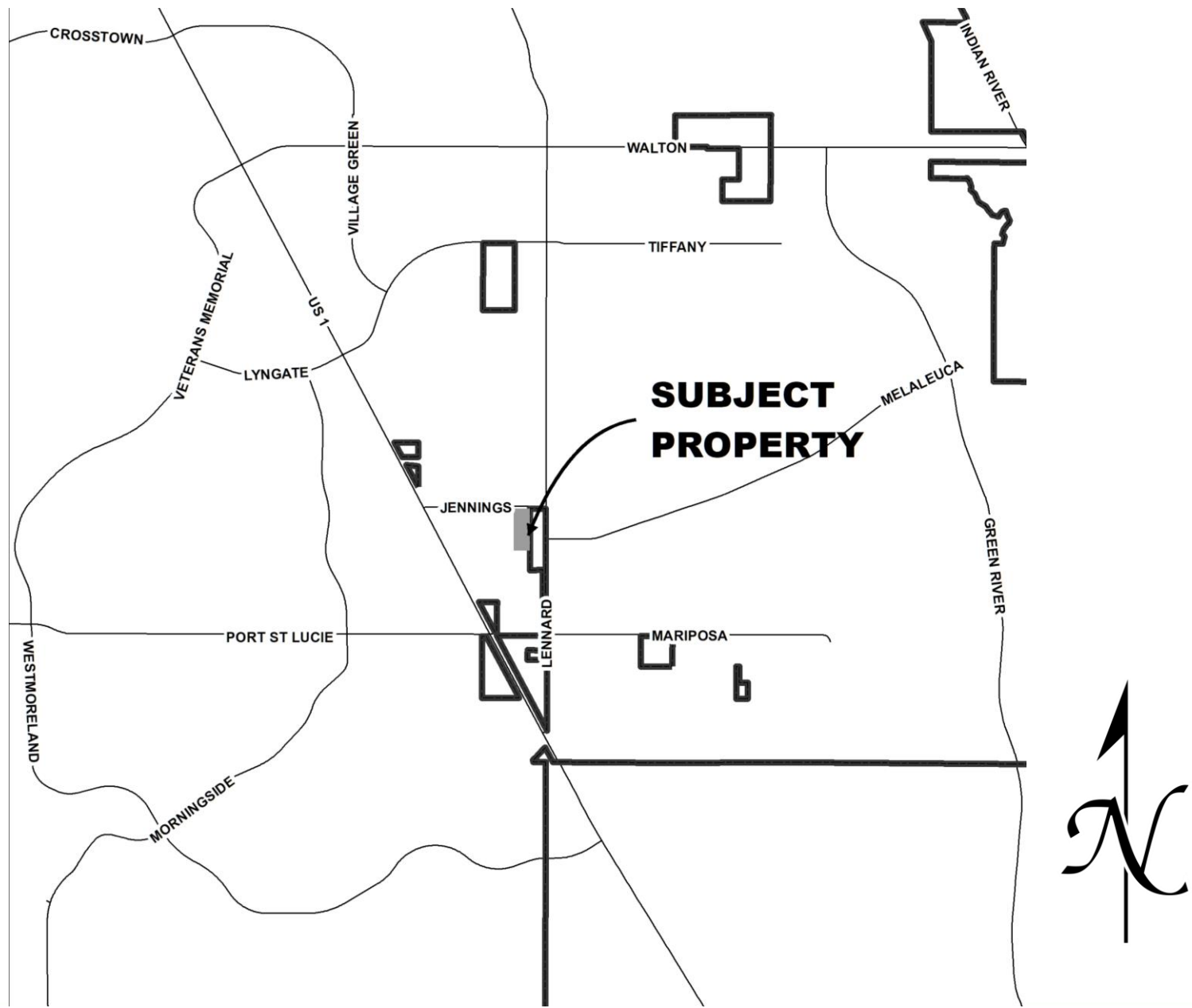
- FLU Map is part of the Comprehensive Plan
  - Provides ultimate future use of the land
  - Defines the intensity of the use (i.e., units per acre)
- Zoning
  - Prescribes specifics to a parcel (setbacks, lot coverage)
  - Prohibited and Allowable uses



# Concurrent Applications:

- The applicant has applied for a concurrent rezoning application and the corresponding small-scale Comprehensive Plan amendment.
- The rezoning to the compatible zoning district of from CG and GU to CS will be heard at this meeting
- This request is a small-scale amendment and will be required to be heard prior to consideration of the rezoning.





Location Map

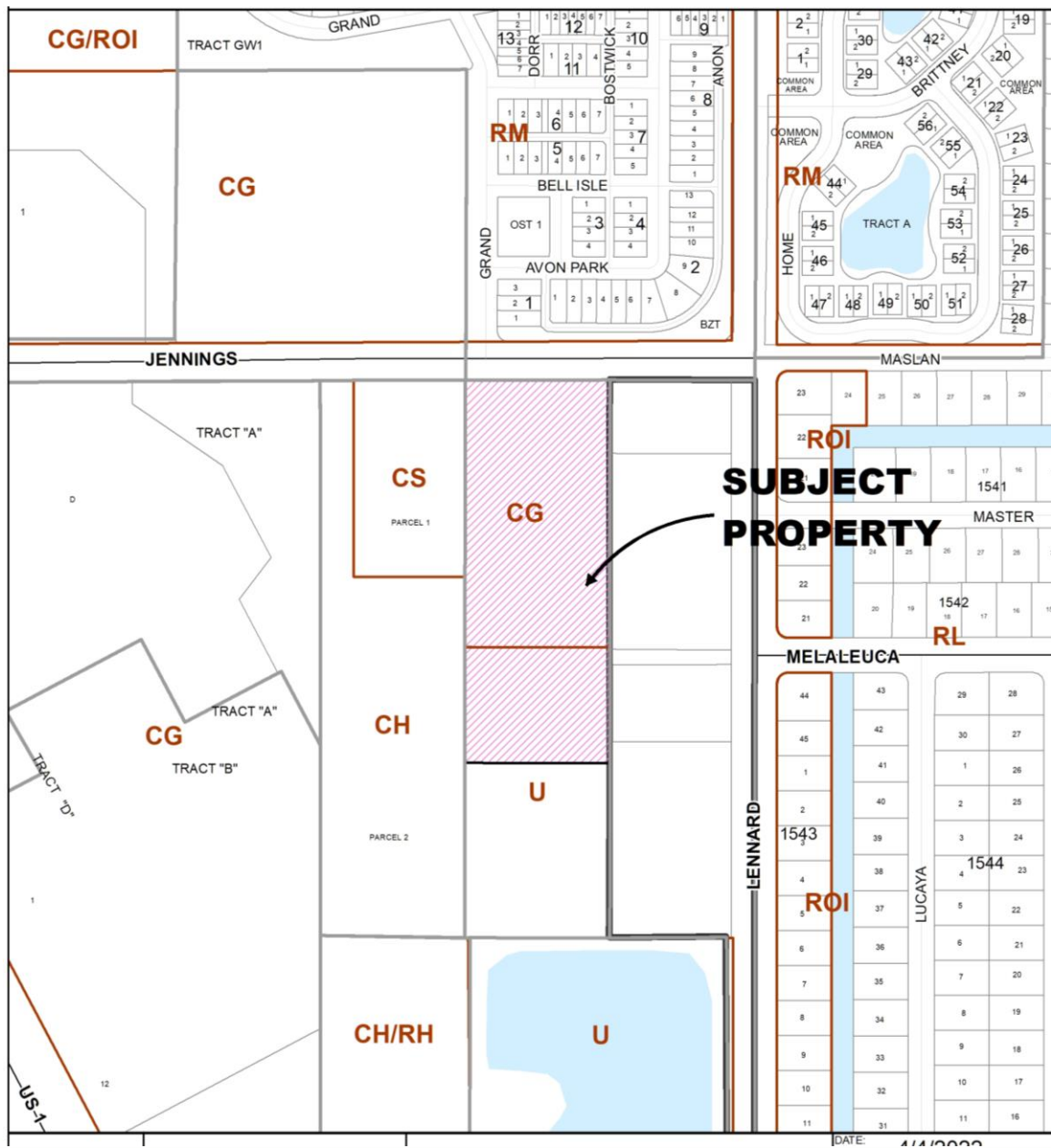




Aerial

CityofPSL.com

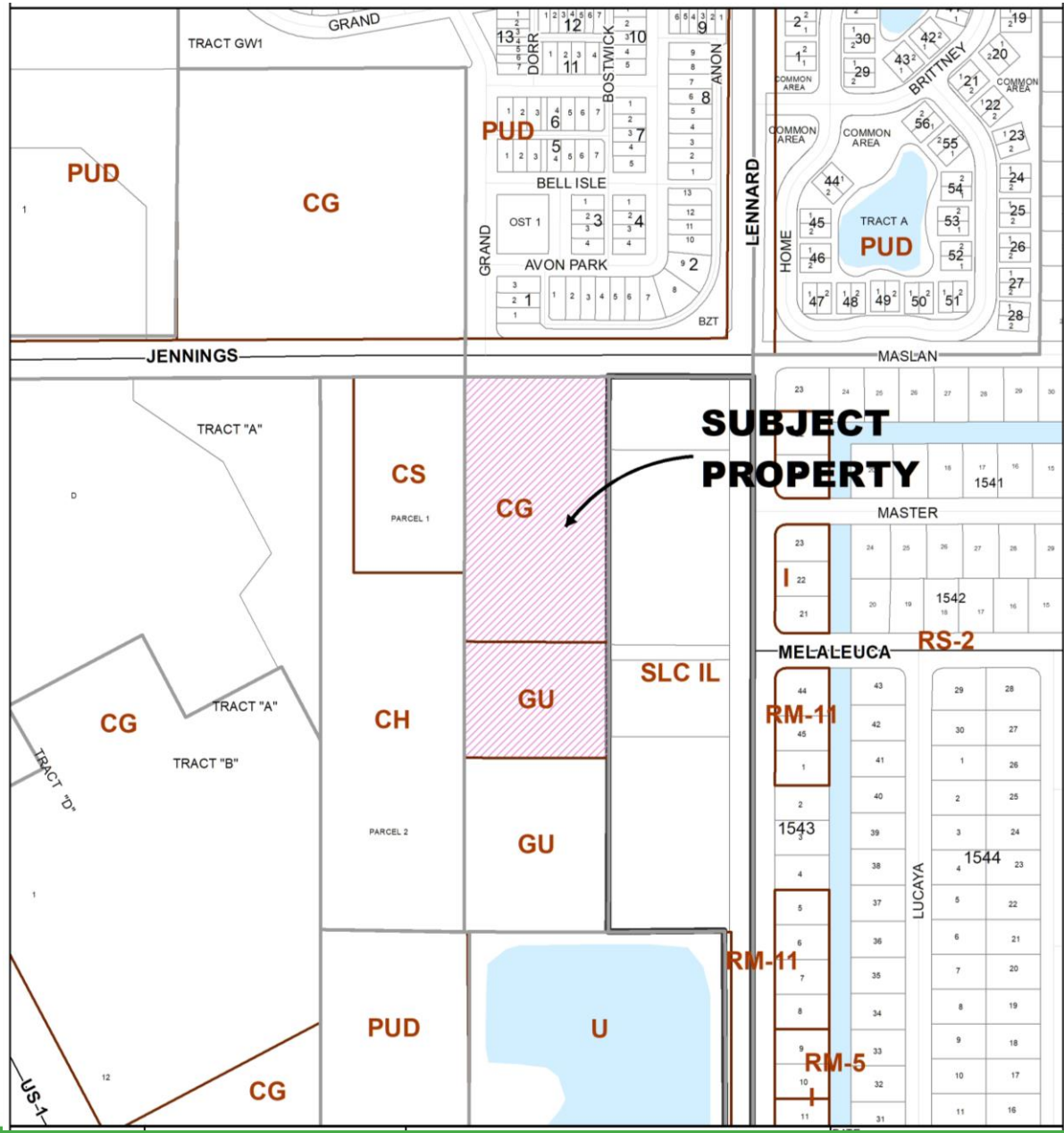




Future Land Use

CityofPSL.com





**SUBJECT  
PROPERTY**



# JUSTIFICATION:

The proposed future land use amendment is supported by goals, objectives and policies of the Comprehensive Plan.

- Specifically: 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 issued 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 provisions of supporting community facilities and services identified as being required such as:

- a. Potable water;
- b. Sanitary sewers;
- c. Solid waste disposal;
- d. Vehicular and pedestrian circulation;
- e. Public safety;
- f. Recreation;
- g. Public schools;
- h. Electricity; and
- i. Drainage.”



# Traffic Impact Analysis

- Received latest Traffic impact statement completed by Roberts Civil Engineering and reviewed by City staff.
- Change in Future Land Use designation results in 131 PM Peak hour Trips.
- LOS Standard on Jennings Road Between US1 and Lennard is LOS C
- 2,100 PM Peak hour capacity. Existing PM peak hour trips is 248.

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	4.646	80,952 SF	Shopping Center (ITE 820)	2,109*	129*
Utility (U)	2.024	35,266 SF	Utilities (ITE 170)	N/A	28
<b>Total</b>	<b>6.67</b>	<b>116,218 SF</b>		<b>N/A</b>	<b>157</b>
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial Service (CS)	6.67	116,218 SF	Shopping Center (ITE 820)	3,243*	288*
<b>Total</b>	<b>6.67</b>	<b>116,218 SF</b>		<b>3,243</b>	<b>288</b>

\*Using a 35% pass-by trip reduction



# Staff Recommendation:

Staff recommends approval of the proposed small-scale comprehensive plan Future Land Use Map amendment.

