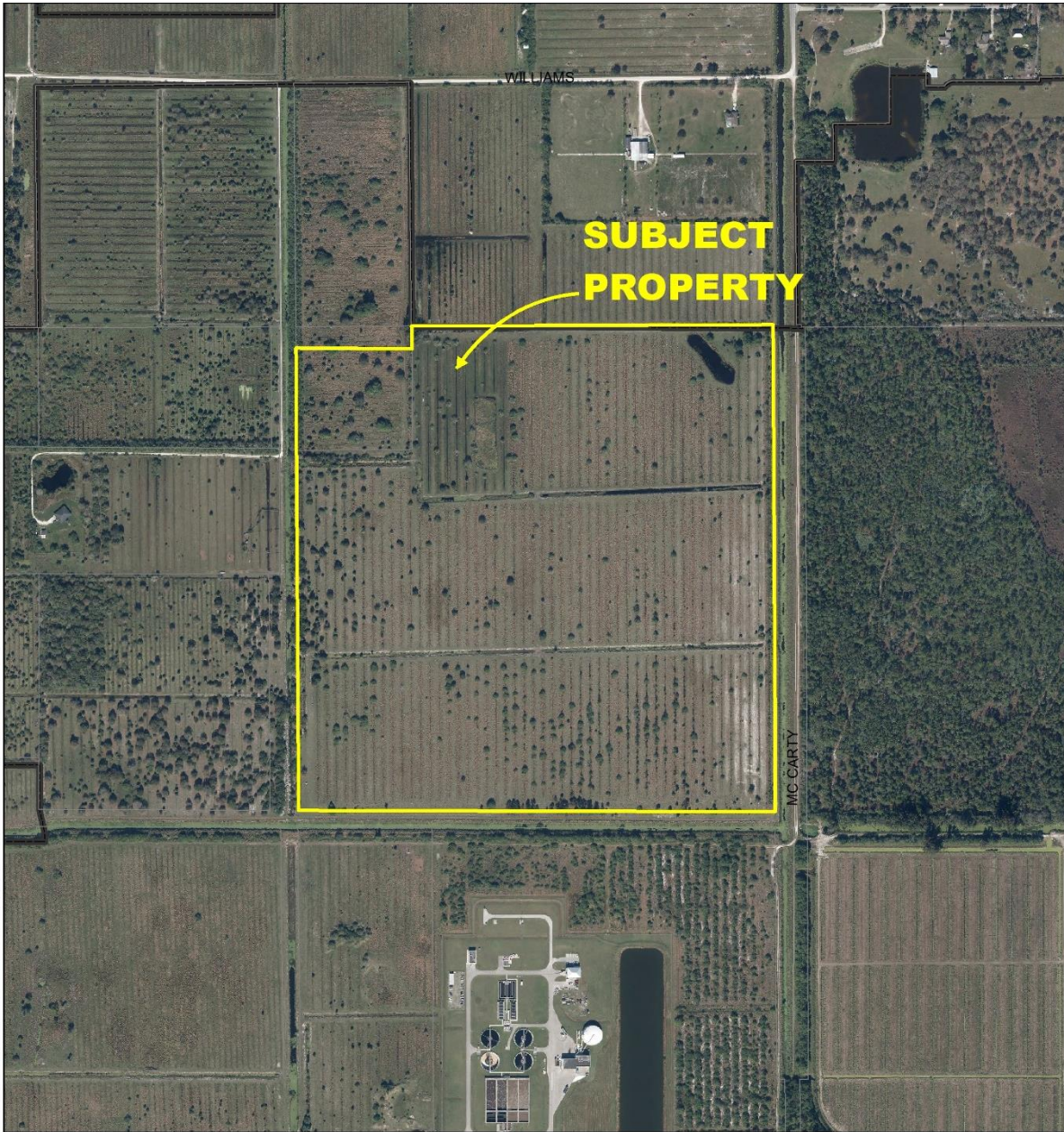


**City of PSL Glades WWTP Adjacent Lands
Large Scale Future Land Use Map Amendment
P24-057**



SUMMARY

Applicant's Request:	Future land use map amendment for approximately 150.37 acres of property from the Utility (U) future land use classification to the Light Industrial (LI) future land use designation.
Applicant:	City of Port St. Lucie
Property Owners:	City of Port St. Lucie
Location:	The subject property is generally located South of Midway Road, northwest of Glades Cut-Off Road, and immediately west of McCarty Road
Address:	TBD
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

This is a city initiated large scale future land use map amendment to amend the Future Land Use on 150.37 acres, more or less, of city owned land from the future land use designation of Utility (U) to the future land use designation of Light Industrial (LI). The subject property consists of two parcels immediately north of the City's Glades Waste Water Treatment Facility and west of McCarty Road. The subject property is currently zoned Utility Zoning District (U) for approximately 142.73 acres and St. Lucie County Agriculture (SLC AG 5) for 7.64 acres. Per Policy 1.1.4.13 of the City's Comprehensive Plan, the Light Industrial Land Use designation will provide for the property to be rezoned to the following zoning districts: PUD (Planned Unit Development), Warehouse Industrial (WI), Industrial (I), and General Use (GU).

The legal description for the property is attached as Exhibit "A" of the staff report and the proposed land use map is attached as Exhibit "B" of the staff report.

Public Notice Requirements

Public notices were mailed to landowners within 750 feet of the parcel, and the item was included in the advertisement for the July 2, 2024, Planning & Zoning Board Meeting.

Location and Site Information

Parcel Number(s):	3317-111-0000-000-3 (142.73 acres) 3317-121-0000-000-4 (7.64 acres)
Property Size:	150.37 acres (6,550,117 square feet)
Legal Description:	The legal description is a portion of Section 17, Township 36 South, Range 39 East. The full legal description is attached as Exhibit A of the staff report.
Existing Future Land Use:	Utility (U)
Proposed Future Land Use	Light Industrial (LI)
Existing Use:	Vacant

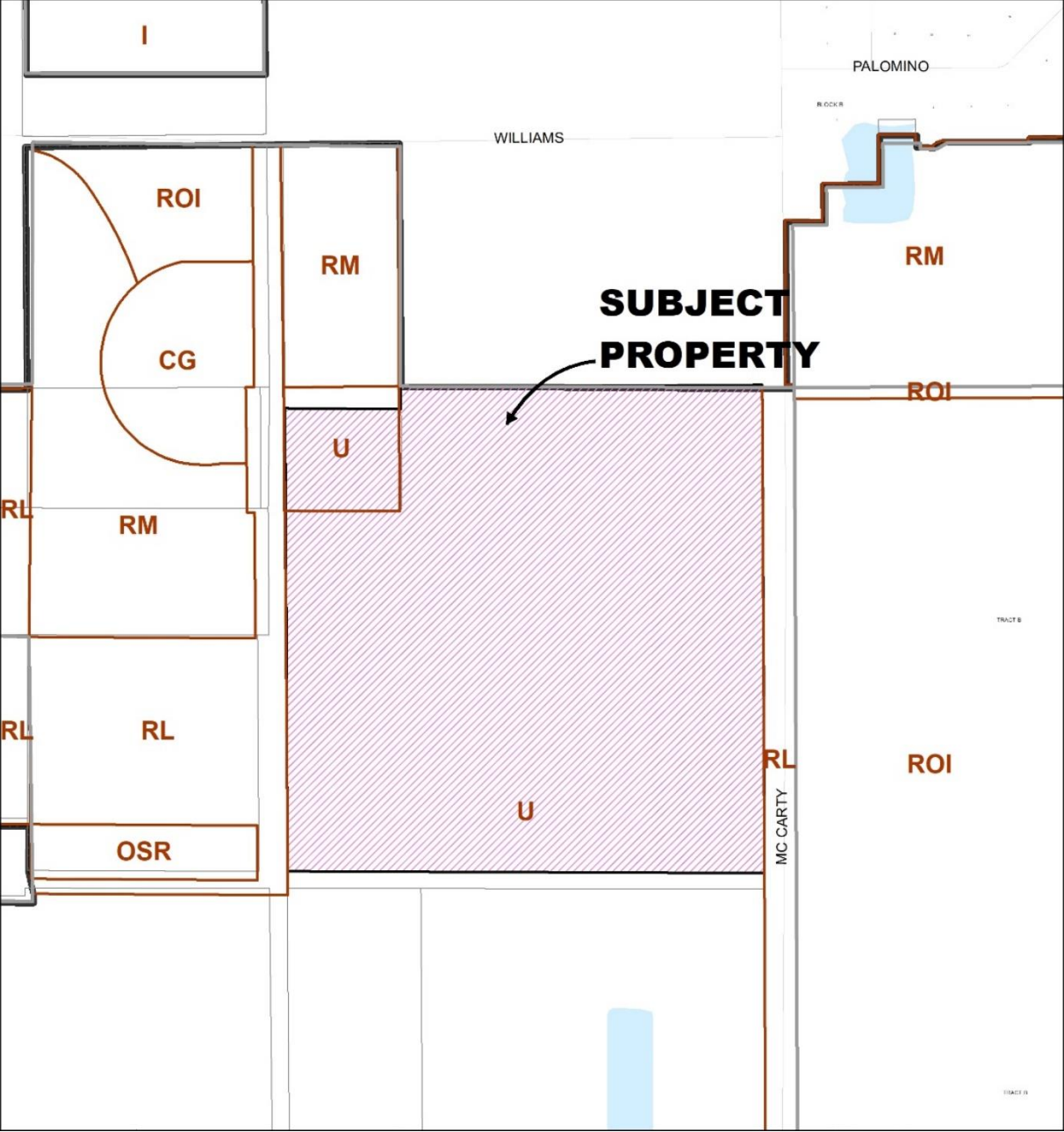
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	St. Lucie County Agriculture and City of Port St. Lucie Medium Density Residential (RM)	SLC AG 5 (1 dwelling unit per 5 acres)	Vacant land in St. Lucie County and vacant land in City of Port St. Lucie (DJG and Orange Lakes Crossing annexations)
South	Utility (U)	Utility (I)	Glades Wastewater Treatment Plant
East	Residential-Office-Institutional (ROI)	PUD	Vacant land in the Wylder PUD (LTC Ranch DRI)
West	Low Density Residential (RL), Medium Density Residential (RM), Recreation Open Space (OSR) and General Commercial (CG)	SLC AG-5	Vacant land (DJG Annexation and Orange Lakes Crossing)

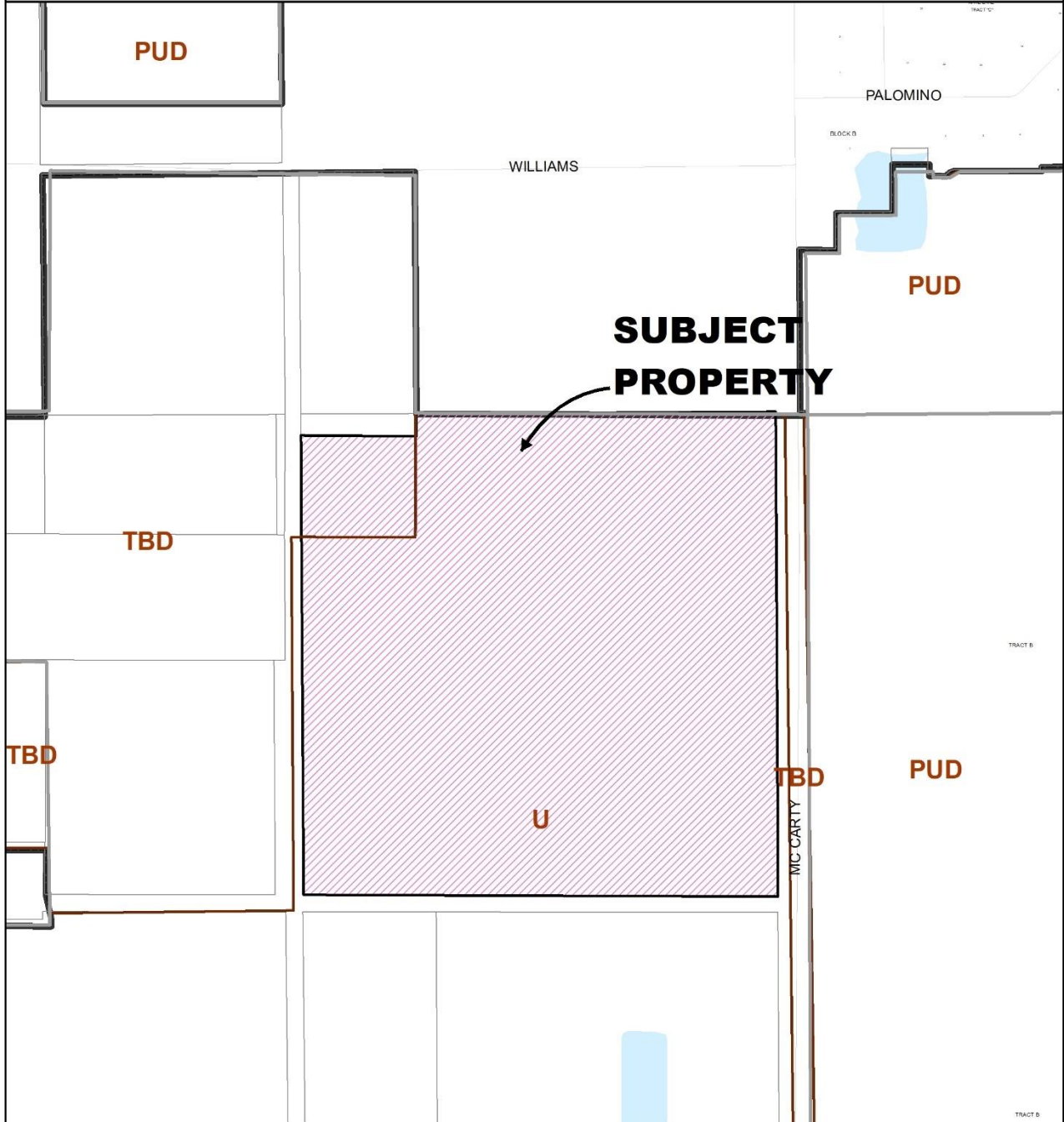
SLC AG-5 (1 dwelling unit per 5 acres)

PUD (Planned Unit Development)

FUTURE LAND USE



EXISTING ZONING



COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Land Use Consistency (Policy 1.1.7.1): Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.

Criteria	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	N/A
Enhance or impede provision of services at adopted LOS Standards	N/A
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N/A
Job creation within the targeted industry list	Y

The subject property is already designated for Utility purposes and located within the City’s northwest annexation area and the City’s Utility Services area. There are several projects within the immediate vicinity that have been approved for future residential and commercial development. Per Policy 1.1.4.13 of the City’s Comprehensive Plan, the Light Industrial Land Use designation will provide for the property to be rezoned to the following zoning districts: PUD (Planned Unit Development), Warehouse Industrial (WI), Industrial (I), and General Use (GU).

Land Use Consistency (Policy 1.1.4.3): Policy 1.1.4.3 of the Future Land Use Element identifies the Light Industrial (LI) Future Land Use Designation as intended primarily for light manufacturing and assembling warehousing and storage. Adequate buffering may be required based on subsequent site plan reviews.

The proposed land use amendment supports the following policies of the Comprehensive Plan’s Economic Development Element:

- **Policy 8.2.1.1:** The City should ensure the application of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City.
- **Policy 8.3.1.6:** The City should encourage the expansion of existing business and industry and/or development of new business and industry in appropriate locations, as feasible and applicable, to maximize the use of existing public services and infrastructure.

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 following table provides a comparison of the potable water and wastewater demand for the existing and proposed land uses. The level of service of 150 gallons per day per 1000 square feet for industrial use was used for both land use categories since the City does not have level of service standards for the Utility land use. As shown in the following table, the change in the future land use designation is expected to increase the demand for potable water by 196,504 gallons per day and wastewater demand by 167,028 gallons per day. Comparisons of sewer and water use are based on the maximum amount of development allowed per the comprehensive plan. There is adequate capacity to accommodate the proposed land use amendment.

Water and Wastewater Calculations by Land Use					
<i>Future Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Level of Service¹</i>	<i>Projected Demand Potable Water (gpd)</i>	<i>Projected Demand Wastewater (gpd)</i>
Utility (Existing)*	150.37	1,965,035 SF (30% coverage)	150 gpd	294,755	250,542
Light Industrial (Proposed)**	150.37	3,275,059 SF (50% coverage)	150 gpd	491,259	417,570

*Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 30 percent under Utility Land Use

** Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 50 percent under Light Industrial Land Use

¹Per Policy 4.D.1.2.1, level of service for potable water is 150 gallons per day per 1000 square feet for Industrial Uses and level of service for wastewater is 85% of potable water rate.

Transportation: A trip generation analysis was prepared by Kittelson and Associates for the proposed land use amendment and is attached as Exhibit “C” of the staff report. The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 11th Edition for the existing and proposed future land uses. Based on the allowable intensities and densities of the currently assigned Utility future land use, a maximum development program of approximately 1,965,035 square feet of utility space is possible (Utility Land Use Code 170). Based on ITE average rates, there will potentially be 24,150 daily trips, 4,578 a.m. peak-hour trips, and 4,244 p.m. peak-hour trips.

Based on the allowable intensities and densities of the proposed Light Industrial future land use, a maximum development program of approximately 3,275,059 square feet of building space is possible (Light Industrial Land Use Code 140). Based on ITE average rates, there will potentially be 15,556 daily trips, 2,227 a.m. peak-hour trips, and 2,424 p.m. peak-hour trips. This results in a potential trip decrease of 8,594 daily trips, 2,351 a.m. peak-hour trips, and 1,820 p.m. peak-hour trips as shown in the table below:

Summary of Trip Generation Rates				
Glades Wastewater Treatment Plant Future Land Use Amendment				
Land Use Code	ITE Code	Intensity	Daily Trip Ends	P.M. Peak Hour
Utility (U)				
(Utilities)	170	1,965 KSF	24,150	4,244
Light Industrial				
(Manufacturing)	140	3,275 KSF	15,556	2,424
Net Difference			-8594	-1,820

Source: ITE Trip Generation 11th Edition

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis and applicable to residential development. Since the proposal is to change the future land use from Utility (U) to Light Industrial (LI), no assessment of level of service for parks is required with this application.

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: Not applicable to non-residential land uses.

Environmental: An environmental assessment report was prepared. No listed species were found on site and the site does not contain any wetlands. The site is a former citrus grove that is currently used for cattle grazing.

Wildlife Protection: A gopher tortoise survey is required prior to any clearing of the site.

Flood Zone: The flood map for the selected area is number 12111C0252J and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains. The flood map is attached as Exhibit "D".

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council - with conditions
- Motion to recommend denial to the City Council
- Motion to table

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.