



**Treasure Coast Victory Children’s Home Site
Small-Scale Comprehensive Plan Amendment
P22-149**



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from General Commercial (CG) to Light Industrial/Service Commercial (LI/CS)
Applicant:	Engineering, Design and Construction, Inc. (EDC)
Property Owner:	Treasure Coast Victory Children's Home
Location:	638 SW Biltmore Street
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 0.689-acre portion of property from General Commercial (CG) to Light Industrial/Service Commercial (LI/CS). The subject property is a portion of property located at 638 SW Biltmore Street, generally west of Biltmore Street and north of Swan Avenue. The applicant is proposing the future land use map amendment to LI/CS, reverting the land use to its previous designation prior to the approval of the Treasure Coast Victory Children's Home school use. This change would bring the property into conformity with the surrounding area, adjunct properties and will allow the redevelopment of the site. This application does not include the southern portion of the site, which will remain LI/CS.

Previous Actions and Prior Reviews

The applicant has a rezoning application running concurrent to this application. Any redevelopment of the property will require a minor or major site plan depending on the size of the building and would be in conformance with the proposed zoning of Warehouse Industrial (WI).

Public Notice Requirements

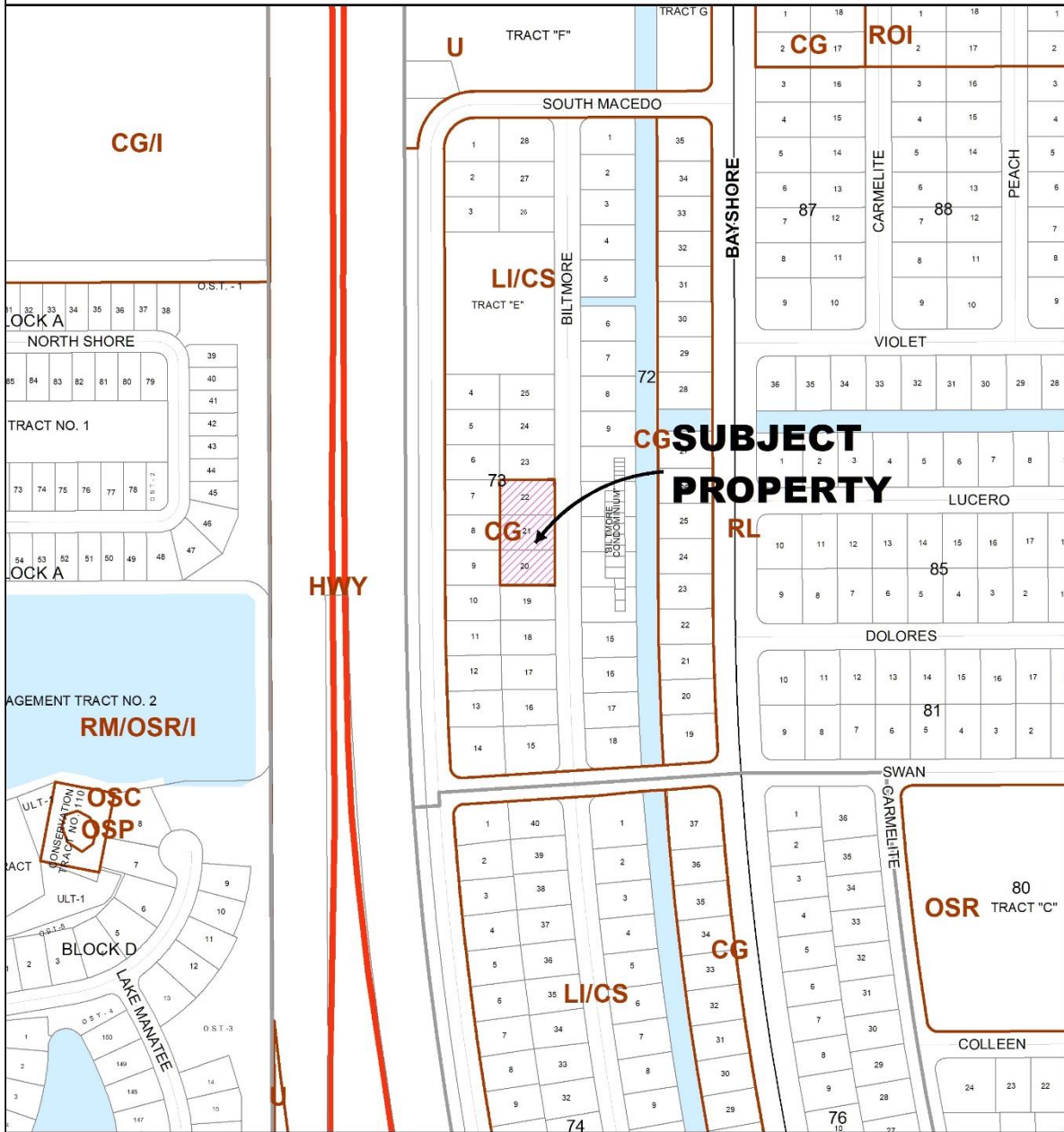
Per Sec 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

Location and Site Information

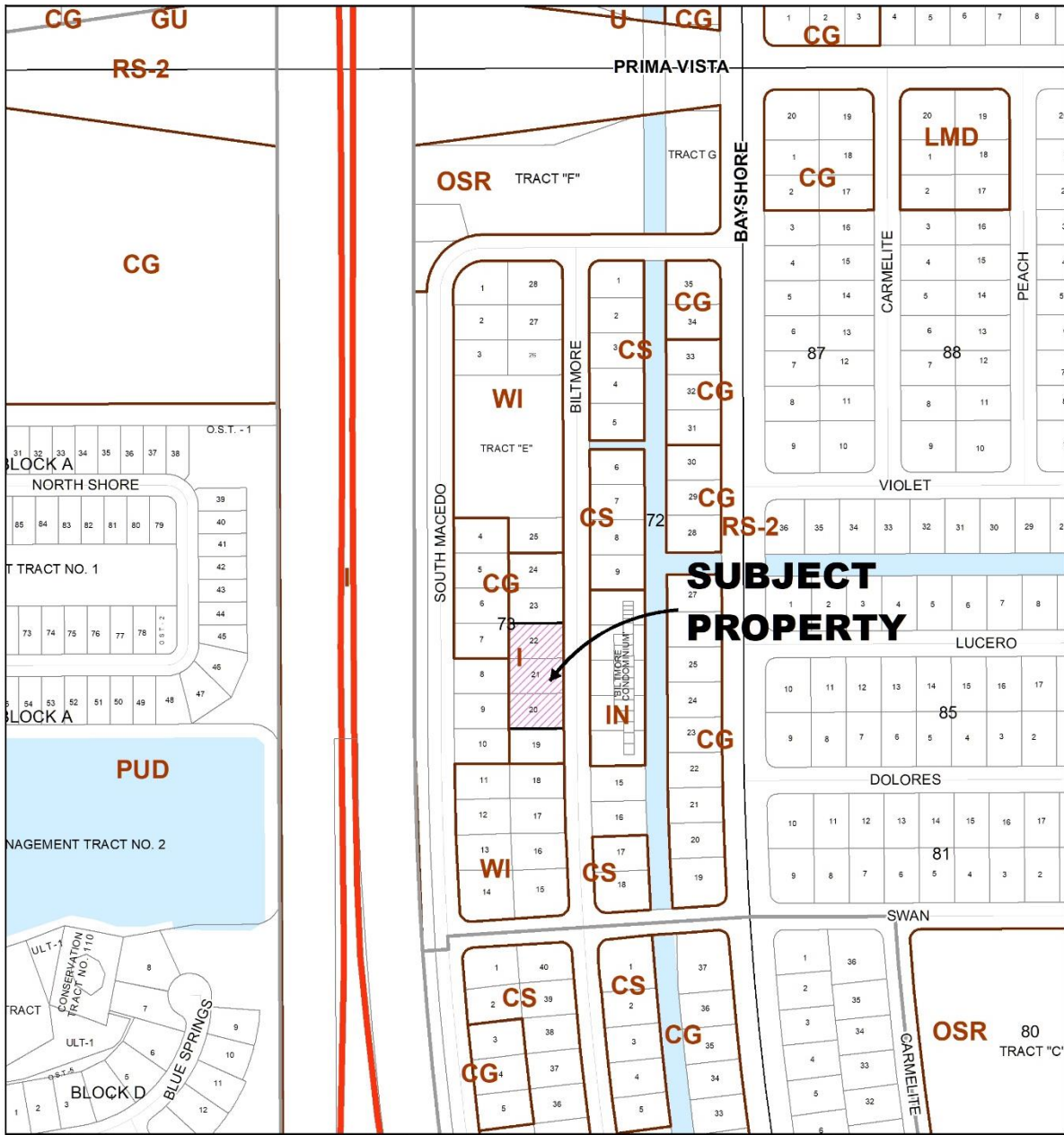
Parcel Number:	3420-630-0126-000-3
Property Size:	0.689 acres
Legal Description:	Lots 20, 21 and 22, Block 73, Port St. Lucie Section 27
Future Land Use:	CG
Existing Zoning:	I
Existing Use:	School
Requested Future Land Use:	LI/CS
Proposed Use:	Redevelopment in conformance with Warehouse Industrial district

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	WI	Commercial Warehouse
South	LI/CS	I	School (same owner)
East	LI/CS	IN	Business Park
West	LI/CS	CG	Vacant



Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification Statement: With the change in future land use to LI/CS, this amendment is intended to allow for the rezoning of the property from Institutional to Warehouse Industrial and redevelopment of the site in conformance with the uses in the surrounding area.

Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map amendment from CG to LI/CS for 0.689 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. Under the current CG future land designation, the most intense use would be commercial. The level or service for potable water is 125 gallons per day per 1,000 square feet for 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>Development</i>	<i>Projected Demand Potable Water</i>	<i>Projected Demand Wastewater (85% of potable water rate)</i>
CG (Existing)	10,500 SF	1,312	1,116
LI/CS (Proposed)	10,500 SF	1,312	1,116
<i>Projected change in demand</i>		<i>No change</i>	<i>No change</i>

The proposed future land use amendment would potentially result in no net change in water and wastewater demand because the development would be restricted to non-residential in both existing and proposed scenarios. Existing and planned facilities are available to serve the area.

Transportation: Comparison of existing traffic impacts and proposed based on 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
Commercial General (CG)	.0689	10,500 SF	Shopping Center (ITE 820)	389*	35*
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
LI/CS	.0689	10,500 SF	Shopping Center (ITE 820)	389*	35*

*Using an average pass-by trip reduction of 35%

Since the proposed amendment is expected to have no net change in the number of weekday and PM peak hour trips, there will not be any adverse impacts on the transportation level of service for the adjacent roads.

Parks/Open Space: Commercial development would not require additional developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan.

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 conversion from CG to LI/CS (from nonresidential-to-nonresidential uses) will not impact the public-school needs.

Environmental: No wetland habitat or upland habitat was found on the site. The applicant will be required to provide for tree mitigation pursuant to the City’s Code prior to land clearing activities. Although gopher tortoises were not found on the property, a gopher tortoise survey will be required prior to site clearing or ground disturbances.

Flood Zone: The flood map for the selected area is number 12111C0278k and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains. An approved stormwater protection plan is required prior to final site plan approval.

Fire District: The nearest St. Lucie County Fire District station is Station 3 (480 SW Ravenswood Lane). 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 the redevelopment of the site toward industrial warehouse and commercial service uses, in a manner consistent with the adjacent property.
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 approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial 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.