

3771 SE Jennings Road

Comprehensive Plan Amendment (Small-Scale)

Project No. P22-335

City Council Meetings of

January 23, 2023 and February 13, 2023

Bethany Grubbs, Planner III



Requested Application:

This is an application for a small-scale comprehensive plan amendment to change the future land use designation for 3.05 acres from U (Utility) to CS (Service Commercial).



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

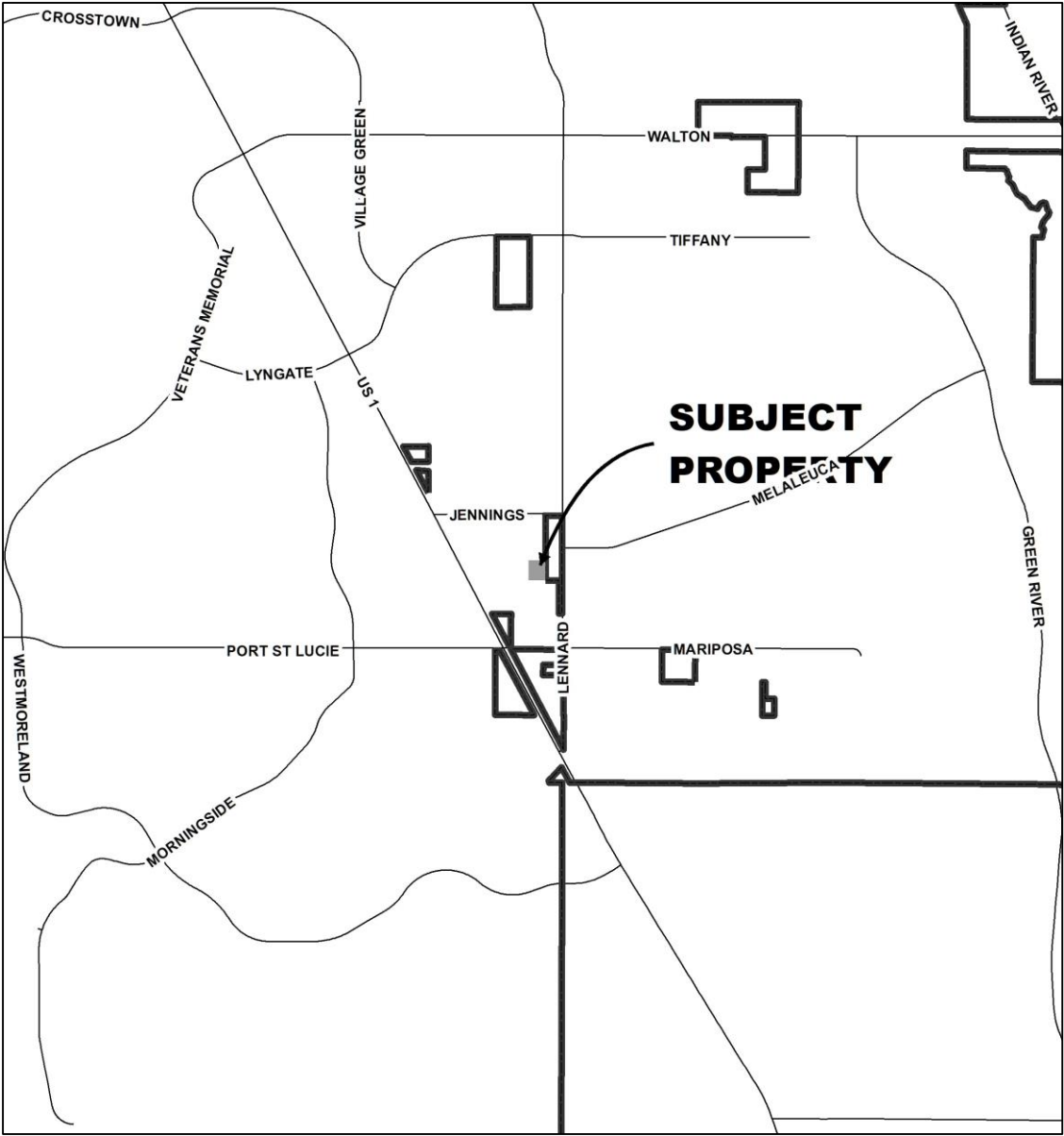
- FLU Map is part of the Comprehensive Plan
 - Provides ultimate future use of the land
 - Defines the intensity of the use (i.e., units per acre)
- Zoning
 - Prescribes specifics to a parcel (setbacks, lot coverage)
 - Prohibited and Allowable uses

Concurrent Applications:

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



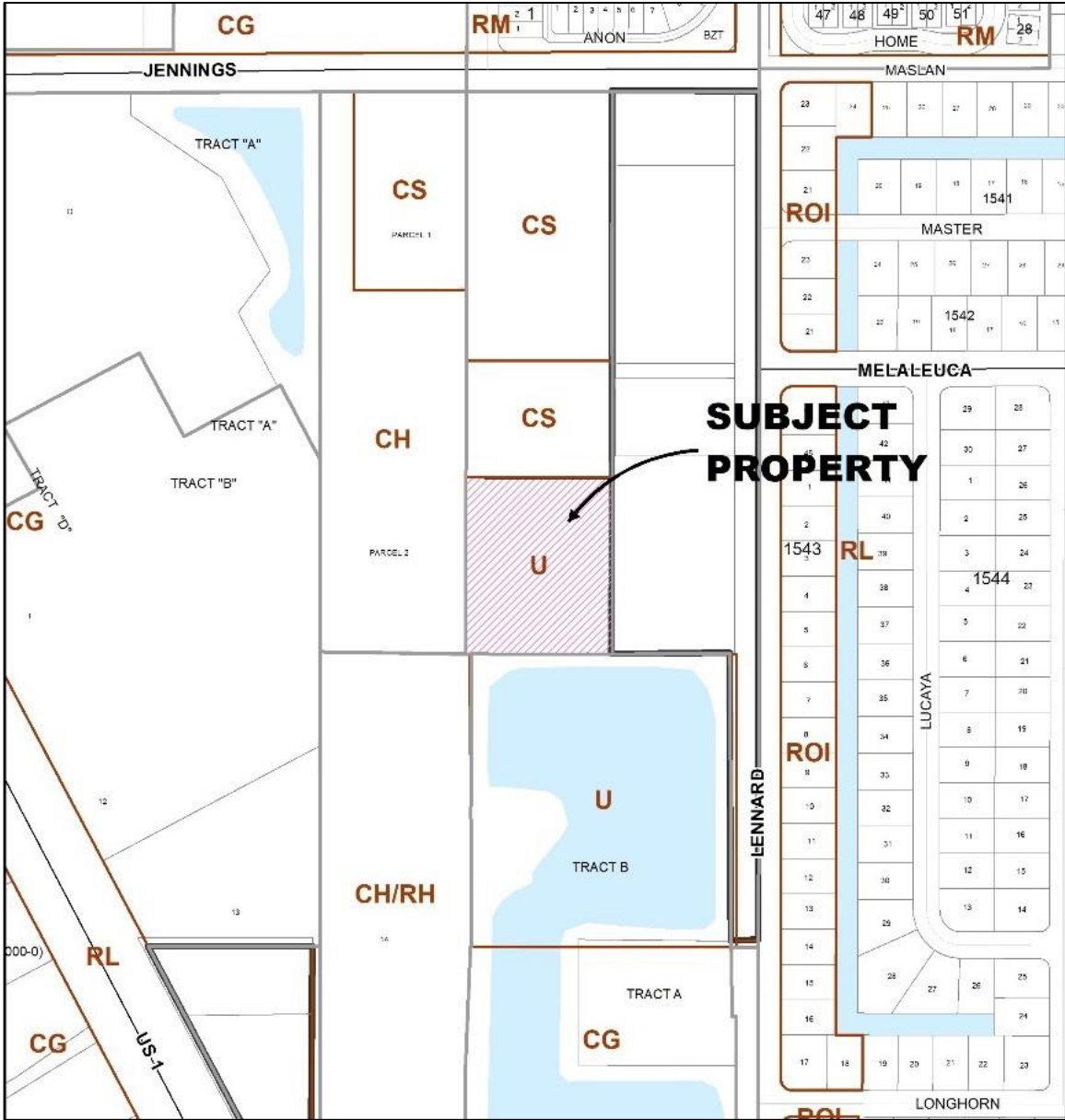
Location



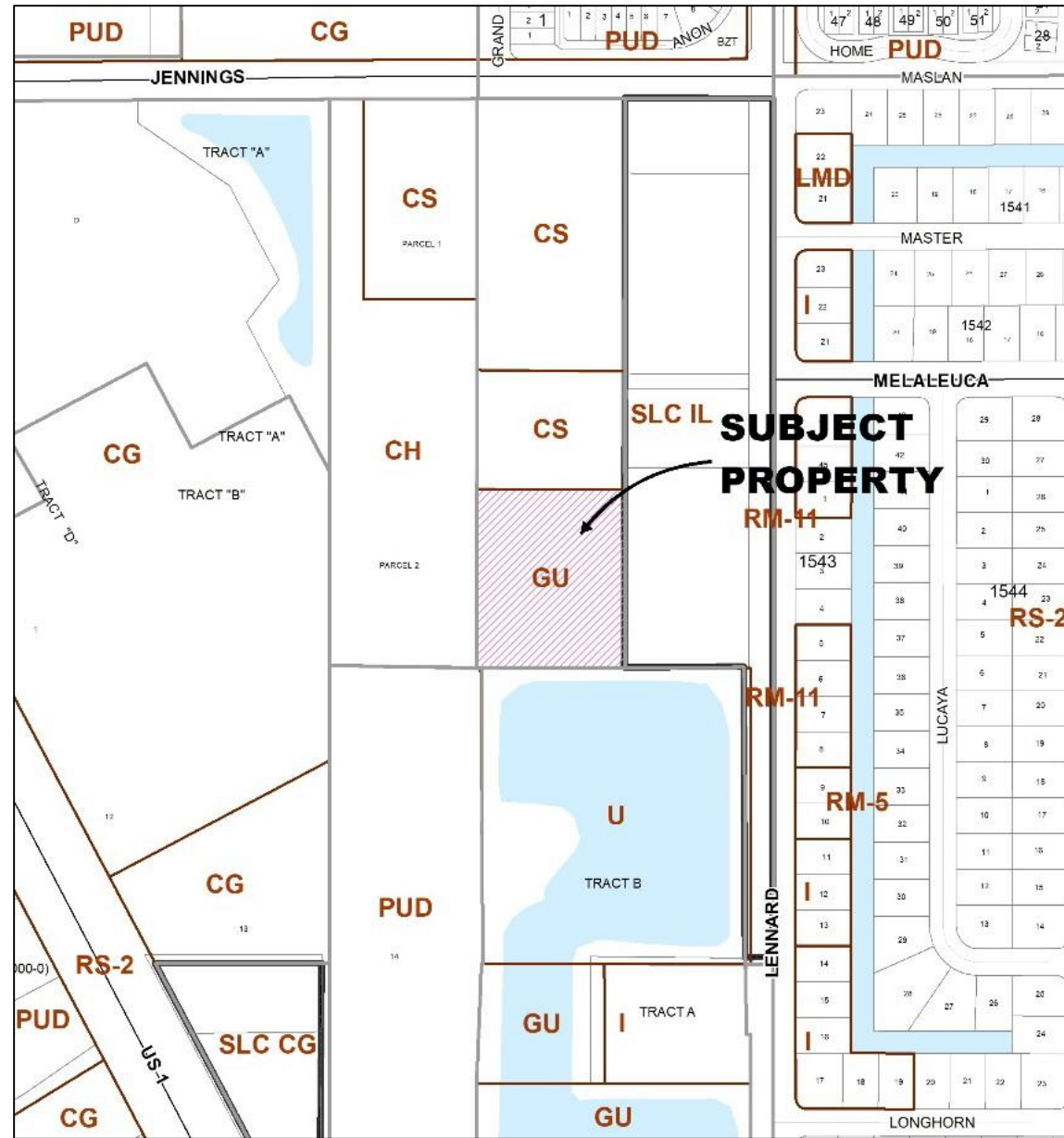
Aerial



Land Use



Zoning



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

- Change in Future Land Use designation results in a DECREASE of Average Daily and PM Peak hour trips.

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
Utility (U)	3.05	39,857 SF	Utility (ITE 170)	490	91
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
Service Commercial (CS)	3.05	53,143 SF	Manufacturing (ITE 140)	252	43



Recommendation:

- On January 3, 2022, the Planning and Zoning Board recommended approval of the proposed small-scale comprehensive plan Future Land Use Map amendment.

