

# KTLC River Place, LLC Comprehensive Plan Amendment (Small Scale) P21-025

City Council Meeting  
November 22, and December 6, 2021  
Stephen Mayer, Planner III



# Requested Application:

This is an application for a small-scale comprehensive plan amendment to change the future land use designations for 15.4-acres from Commercial General (CG) to Residential, Low Density Residential (RL)



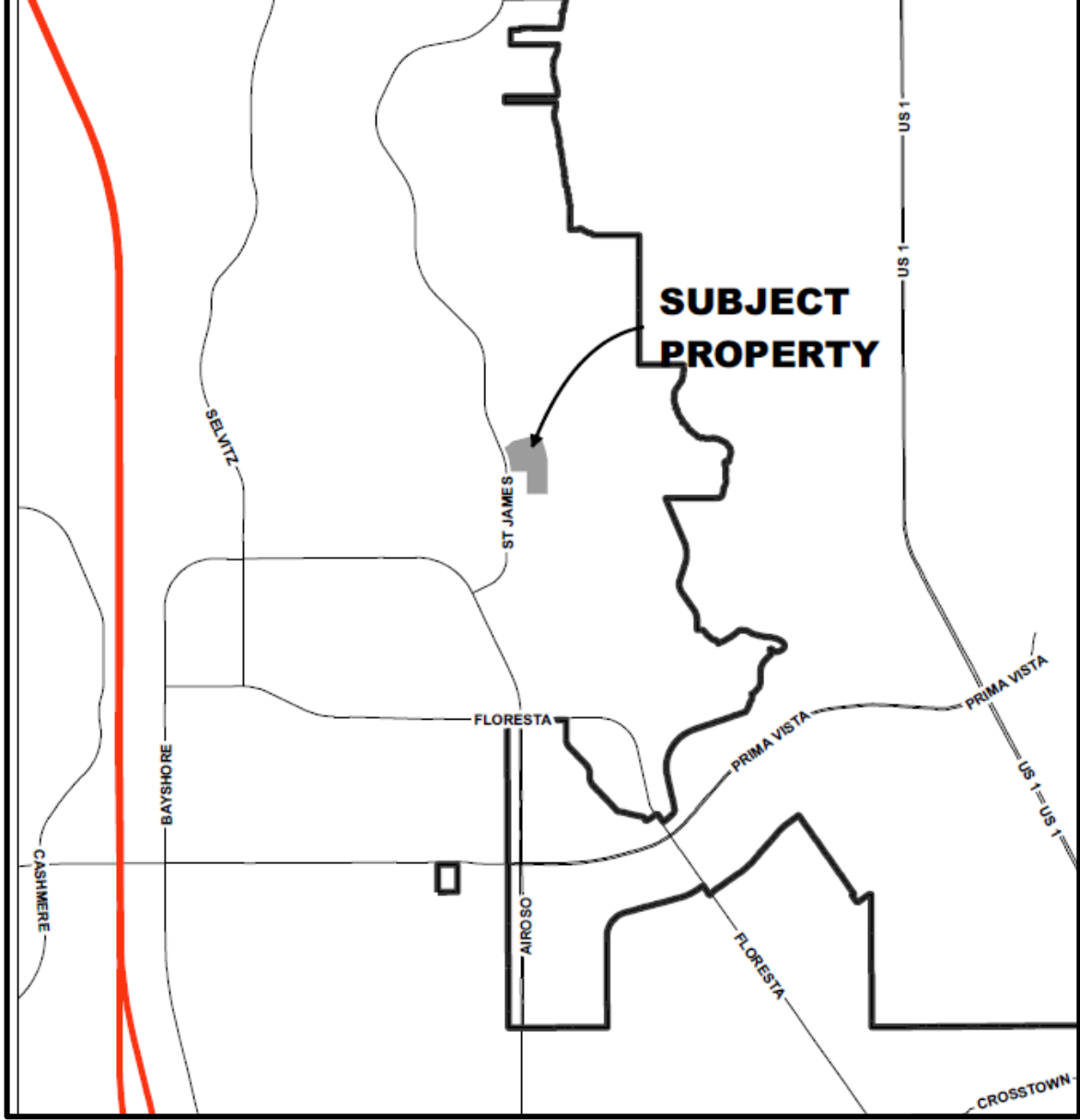
# What is the difference between Future Land Use (FLU) and Zoning?

- 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

## Previous Actions:

- The request was scheduled to be heard at the March 2, 2021, Planning and Zoning Board meeting.
- At the request of the applicant the item was tabled.
- As of July 1, 2021, the threshold for small-scale amendment was increased from 10 acres to 50 acres.
- This request is now a small-scale amendment and will follow the process of local adoption.

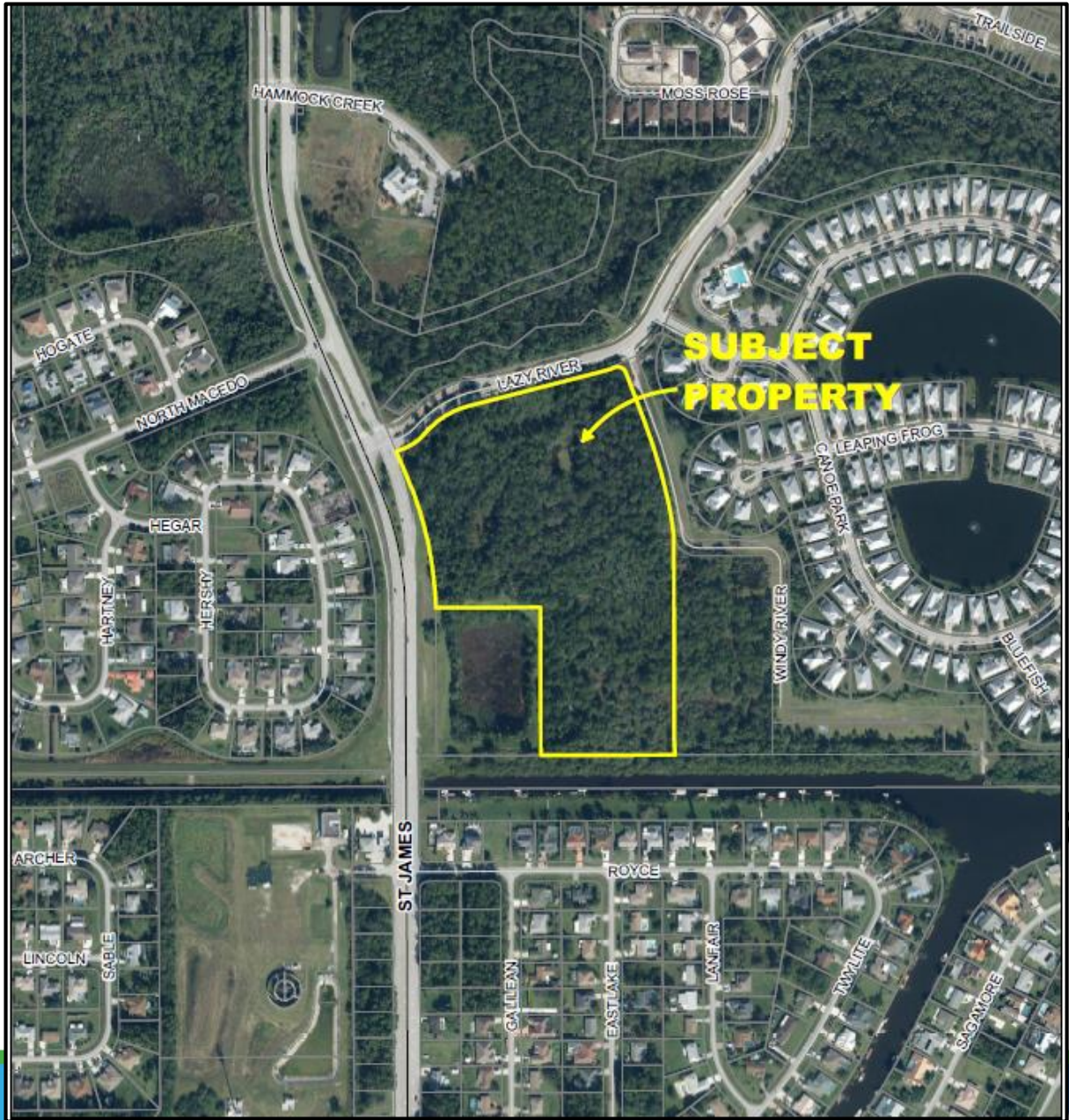


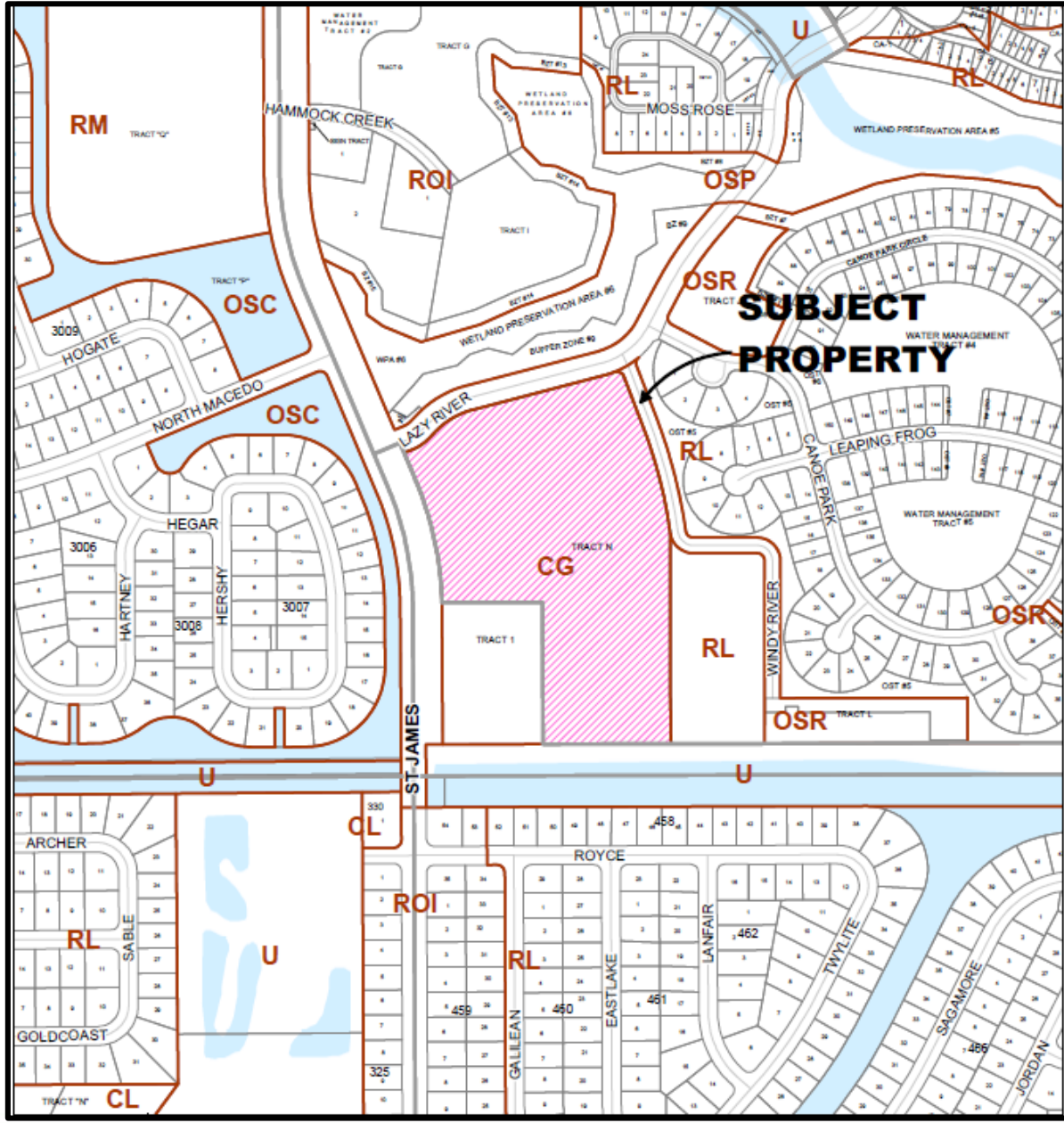


Location Map







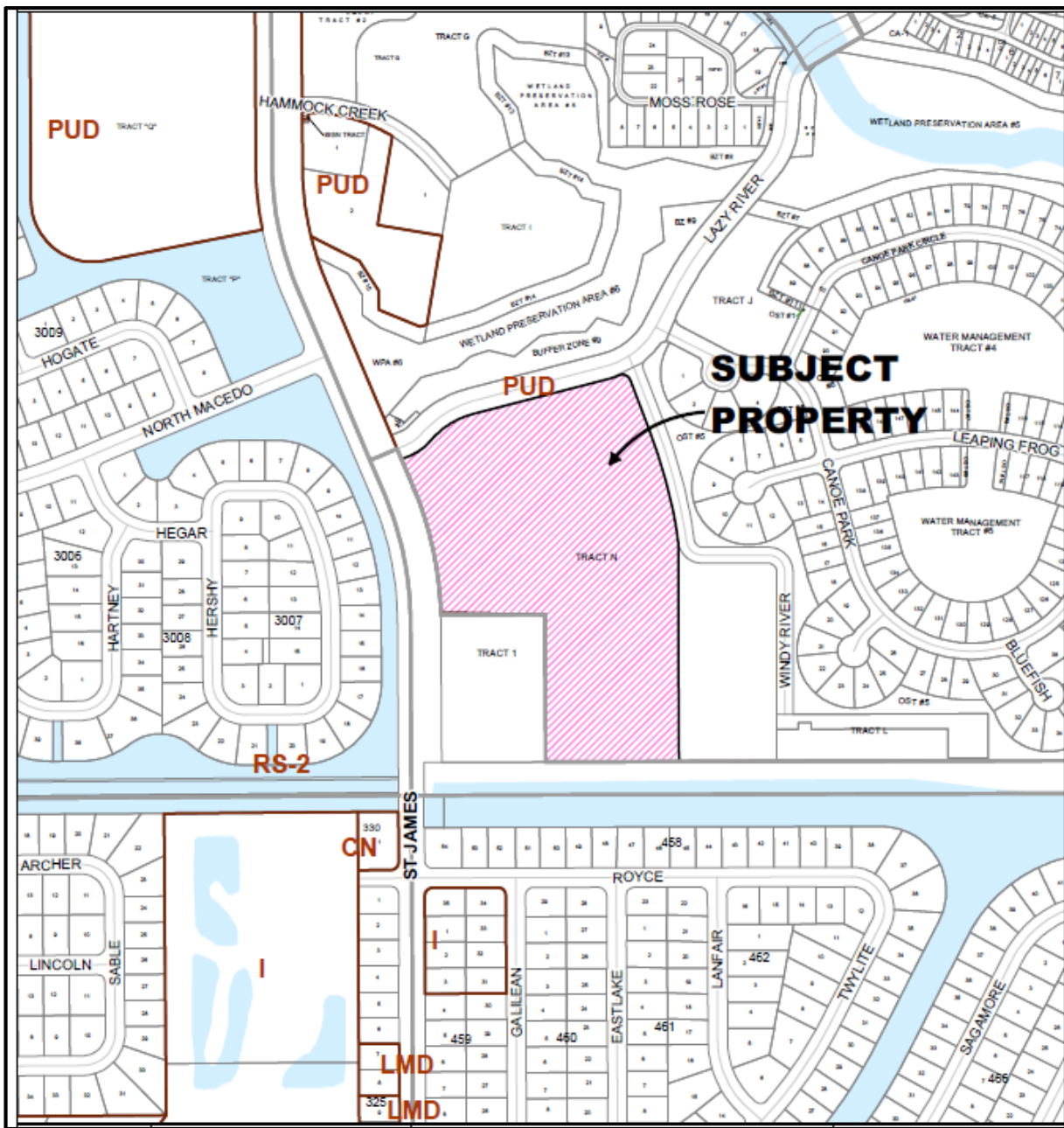


Future Land Use

CityofPSL.com









# 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 Analysis Report in January 2021 completed by O'Rourke Engineering & Planning and reviewed by City staff.
- Change in zoning designation results in a net DECREASE of 3,011 PM Peak hour Trips.

Existing Future Land Use	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	804,988 SF	Medical Office (720)	27,756 AADT	3,090
Proposed Future Land Use	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Low Density Residential (RL)	77 Dwelling Units	Single Family Detached Housing (210)	818 AADT	79



# Recommendation:

The Planning and Zoning Board recommended approval of the Small-Scale Future Land Use Amendment at their September 7, 2021 meeting.

