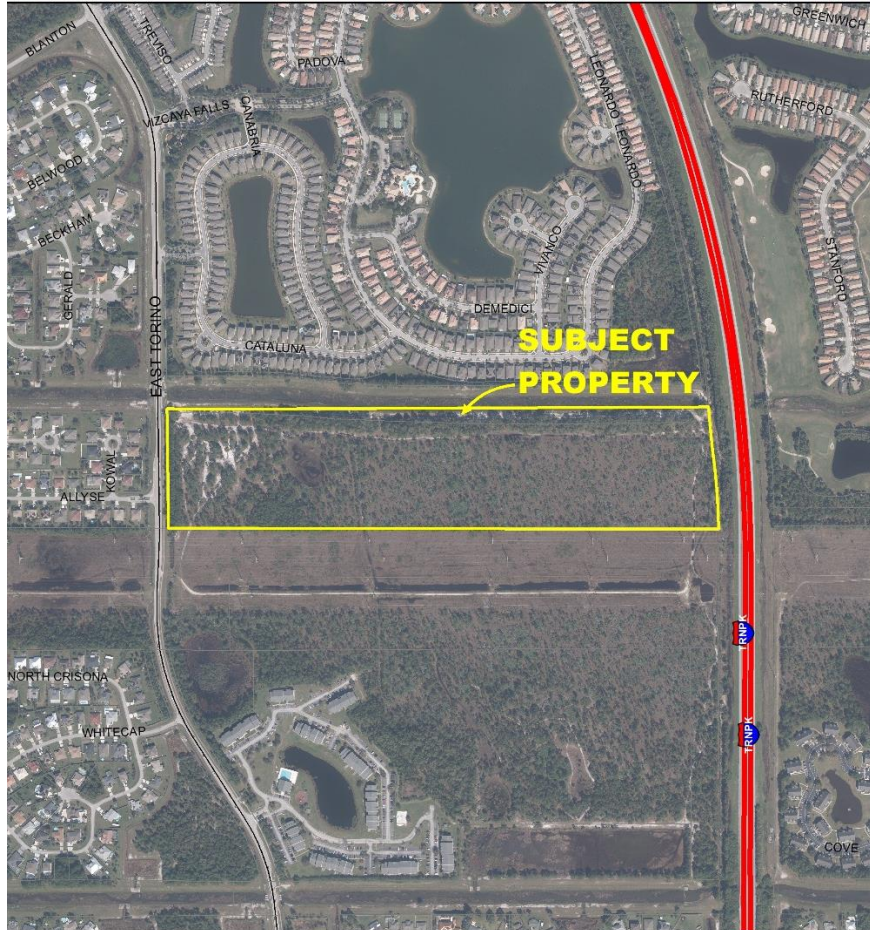


**City of PSL-Luca Bay
Small-Scale Future Land Use Map Amendment
P25-145**



SUMMARY

| | |
|-----------------------------|--|
| Applicant's Request: | Future land use map amendment for approximately 45.93 acres of property from the RL (Low Density Residential) and U (Utility) future land use designations to the OSR/I (Open Space Recreation)/(Institutional) future land use designation. |
| Applicant: | City of Port St. Lucie |
| Property Owners: | City of Port St. Lucie |
| Location: | The subject property is generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike |
| Address: | N/A |
| Project Planner: | Cody Sisk, Planner III |

Project Description

This is a city initiated small- scale future land use map amendment to amend the Future Land Use on 45.93 acres, more or less, of city owned land from the future land use designation of Low Density Residential (RL), and Utility (U) future land use classification to the Open Space Recreation (OSR)/Institutional (I) future land use designation. The subject property is generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida’s Turnpike. The subject property was acquired by the City for park and recreation purposes. The future land use is being changed to accommodate the future development of the site for park and recreation purposes.

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 December 2, 2025, Planning & Zoning Board Meeting.

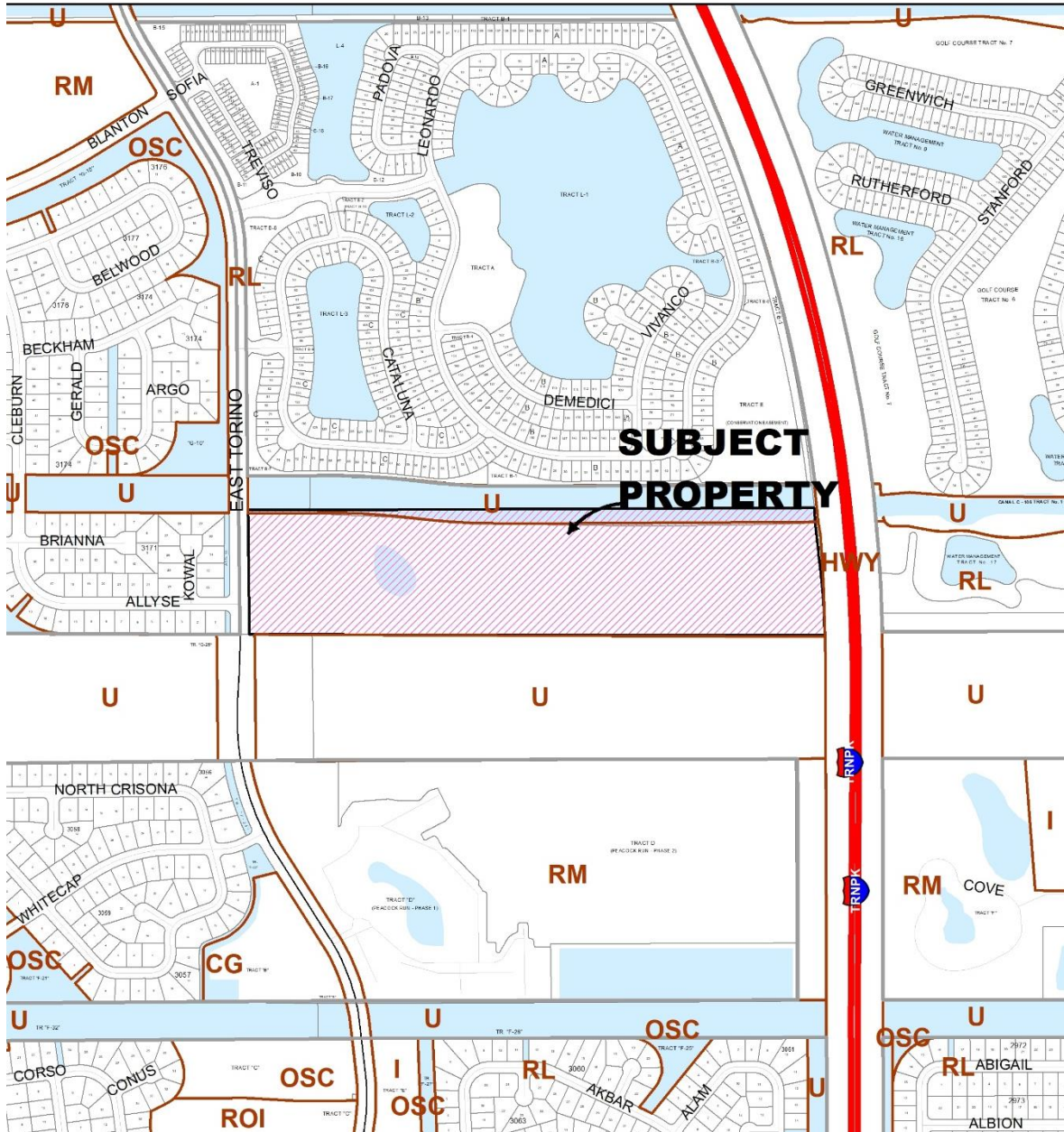
Location and Site Information

| | |
|----------------------------------|---|
| Parcel Number(s): | 3313-111-0001-010-1; 3428-211-0001-000-7; 3313-111-0001-000-8 |
| Property Size: | Approximately 45.93 acres (2,000,710.8 square feet) |
| Legal Description: | Being a portion of land lying in Section 13, Township 36 South, Range 39 East and Section 18, Township 36 South, Range 40 East, Saint Lucie County, Florida. The full legal description is attached as Exhibit A. |
| Existing Future Land Use: | Low Density Residential (RL) and Utility (U) |
| Proposed Future Land Use | Open Space Recreation (OSR)/Institutional (I) |
| Existing Use: | Vacant |

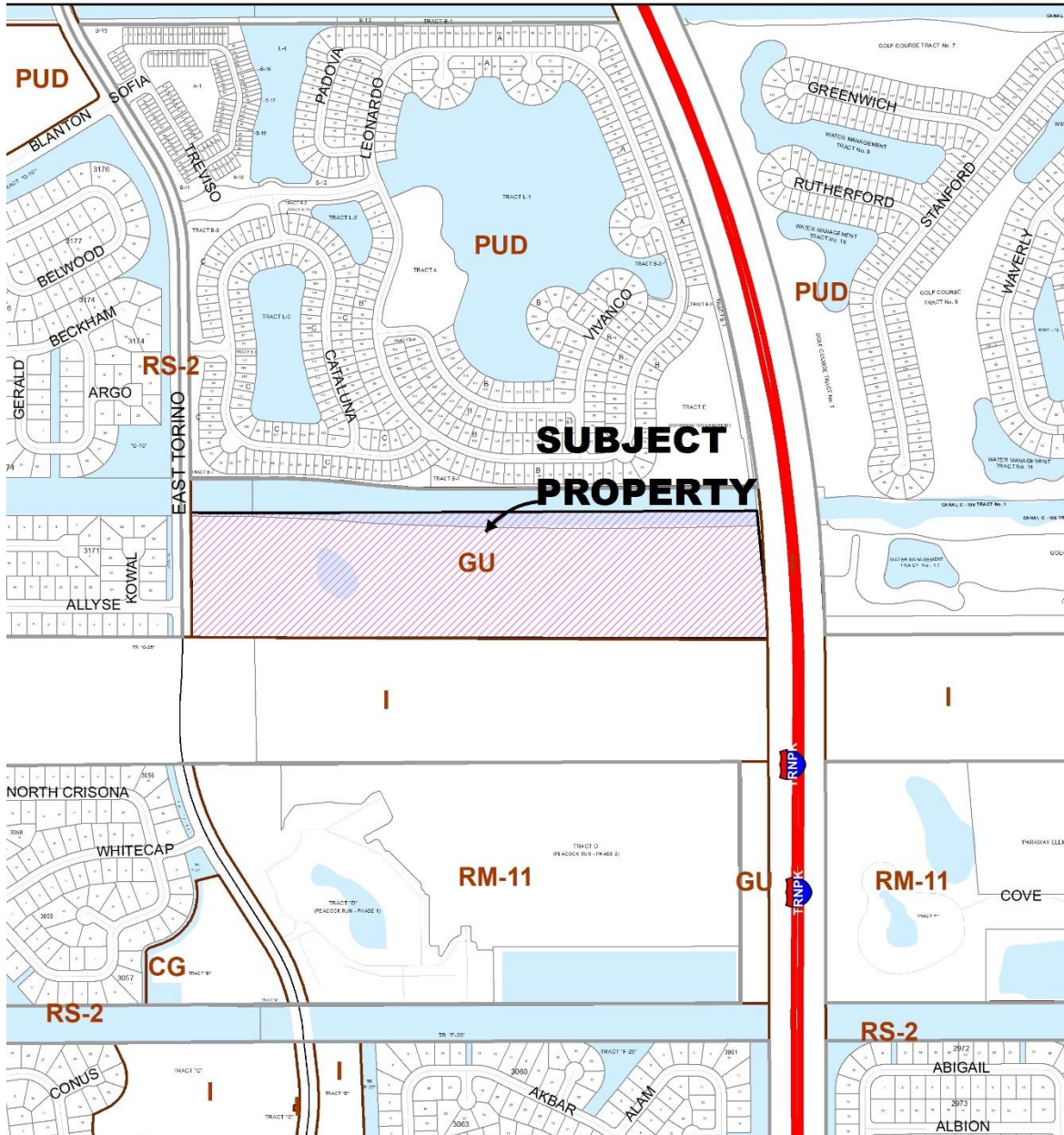
Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|------------------|---|--|---------------------------|
| North | Low Density Residential (RL) Utility (U) | General Use (GU) Planned Unit Development (PUD) | Single Family Residential |
| South | Utility (U) | Institutional (I) | FPL Powerlines |
| East | Florida Turnpike | Florida Turnpike | Florida Turnpike |
| West | Low Density Residential (RL) | Single-Family Residential (RS-2) | Single Family Residential |

FUTURE LAND USE



EXISTING ZONING



| | | | |
|--|---|--|-----------------------------|
| | CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT. | COMPREHENSIVE PLAN AMENDMENT CITY OF PSL - LUCA BAY | DATE: 11/5/2025 |
| | | | APPLICATION NUMBER: P25-145 |
| | | | USER: patricias |
| | | | SCALE: 1 in = 700 ft |

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Land Use Consistency: 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 | <i>y</i> |
| Accommodate projected population or economic growth | <i>y</i> |
| Diversify the housing choices | <i>N</i> |
| Enhance or impede provision of services at adopted LOS Standards | <i>Enhance</i> |
| Compatibility with abutting and nearby land uses | <i>Y</i> |
| Enhance or degrade environmental resources | <i>N/A</i> |
| Job creation within the targeted industry list | <i>N/A</i> |

Policy 1.1.4.6 of the Future Land Use Element identifies the Open Space Recreation (OSR) as the future land use designation for existing or future parks. Policy 1.1.4.4 identifies the Institutional (I) land use to accommodate both public and private institutional sites such as school, hospitals, and government buildings.

Policy 7.1.1.1 of the Recreation and Open Space Element states that the City shall achieve the level of service standards for parks and recreation by utilizing parks impact fees, grant funds or other sources for purchase and/or development of park sites through an equitable and systematic land acquisition program.

Policy 7.1.2.6 of the Recreation and Open Space Element states that the City shall provide and promote a balanced recreation system which offers a variety of high quality recreational opportunities for all residents.

The combination of these two land uses is supported by Goal 1.1 of the Future Land Use Element which is to provide an appropriate mix of land uses which meet the needs of current and future residents of the City and Goal 7.1 of the Recreation and Open Space Element, which identifies a need for the City to provide adequate recreation and open space facilities and areas offering a broad range of activities with convenient access, appropriate improvements, and sound management to provide all citizens of Port St. Lucie with active and passive recreation opportunities in the interests of personal health, entertainment, and constructive use of leisure time.

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 comparison is based on the highest density/intensity that could occur on the site based on the existing and proposed land uses. The level of service for the Utility land use designation is based on 150 gallons per day per 1,000 square feet for potable water since that is the standard for industrial uses. The City does not have a level of service standard for the Utility land use designation. The level of service for the Low Density Residential land use is 115 gallons per capita per day for potable water. The level of service for the proposed OSR/I future land use is based on 120

gallons per day per 1,000 square feet for potable water for institutional uses. The City does not have a level of service for the OSR land use. The level of service for wastewater for all uses is 85 percent of the level of service for potable water.

As shown in the following table, the change in the future land use designation is expected to result in a decrease in the demand for both potable water or wastewater. 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 | | | | | |
|--|----------------|-------------------------------|-------------------------------------|---|--|
| Future Land Use | Acreage | Maximum Development | Level of Service¹ | Projected Demand Potable Water (gpd) | Projected Demand Wastewater (gpd) |
| Utility (Existing)* | 4.20 | 56,061.72 SF (30% coverage) | 150 gpd | 8,232.84 | 6997.91 |
| Low Density Residential (Existing)* | 41.73 | 210 Units (5 units per acre) | 115 gpd | 65,205 | 55,424.25 |
| Total Demand of Existing Land Use | | | | 73,127.34 | 62,158.24 |
| Open Space Recreational/ Institutional (Proposed)** | 45.93 | 2,000,710.8 SF (30% coverage) | 120 gpd | 70,025.59 | 61,221.75 |

*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 dwelling units per acre is 5 units per acre under Low Density Residential Land Use

** Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 30 percent under Open Space Recreational/Institutional Land Use

¹Per Policy 4.D.1.2.1, level of service for potable water is 120 gallons per day per 1000 square feet for Institutional 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 to the staff report. The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 12th Edition for the existing and proposed future land uses. Based on ITE average rates, there will potentially be 2,681 daily trips, 276 a.m. peak-hour trips, and 320 p.m. peak-hour trips.

Based on the allowable intensities and densities of the proposed Institutional future land use there will potentially be 118 daily trips, 1 a.m. peak-hour trips, and 5 p.m. peak-hour trips. This results in a potential trip decrease of 2,563 daily trips, 275 a.m. peak-hour trips, and 315 p.m. peak-hour trips as shown in the table below:

Summary of Trip Generation Rates

| Land Use | ITE Code | FAR | Acres | Intensity (KSF) | Intensity (DU) | Daily Trip Ends | AM Peak Period | | | | | PM Peak Period | | | | |
|---------------------|---|-----|-------|-----------------|----------------|-----------------|----------------|-------|-----|-------|-------|----------------|-------|-----|-------|-------|
| | | | | | | | In | | Out | | Total | In | | Out | | Total |
| | | | | | | | % | Trips | % | Trips | | % | Trips | % | Trips | |
| Current Land Use | Residential Low | 210 | 42.0 | - | 210 | 1,997 | 25% | 37 | 75% | 110 | 146 | 63% | 126 | 37% | 74 | 200 |
| | Utility | 0.3 | 0.2 | 2.1 | | 684 | 87% | 113 | 13% | 17 | 130 | 18% | 22 | 82% | 99 | 120 |
| | | 170 | 0.3 | 4.1 | 53.6 | | | | | | | | | | | |
| Total | | | | 55.7 | | 2,681 | | | | | 276 | | | | | 320 |
| Proposed Land Use | OSR/I Open Space Recreation and Institutional | 411 | - | - | - | 118 | 59% | 1 | 41% | 0 | 1 | 45% | 2 | 55% | 3 | 5 |
| | | | - | - | - | | | | | | | | | | | |
| | | | - | - | - | | | | | | | | | | | |
| Net Decrease | | | | | | 2,563 | | | | | 275 | | | | | 315 |

Parks/Open Space: N/A

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: N/A.

Environmental: An Environmental Assessment Report was prepared for the subject property by Hobe Sound Environmental Consultants, Inc. As identified in the report, the subject property contains approximately 40 acres of upland habitat and an estimated 1.23- acre wetland. The site is subject to the City’s upland habitat requirements which requires upland habitat preservation and/or mitigation if the property is development. Per Policy 5.2.5.13 of the Comprehensive Plan, 25 percent of the native upland habitat has to be preserved on site or mitigated.

Wildlife Protection: The Environmental Assessment Report identified twelve (12) potential gopher tortoise burrows on the site. The estimated gopher tortoise population is six (6). Prior to the site being developed for active recreation and institutional uses, a conservation permit must be obtained from FFWCC to relocate the tortoises to an off-site mitigation bank.

Flood Zone: The flood map for the selected area is number 12111C0260J and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

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.