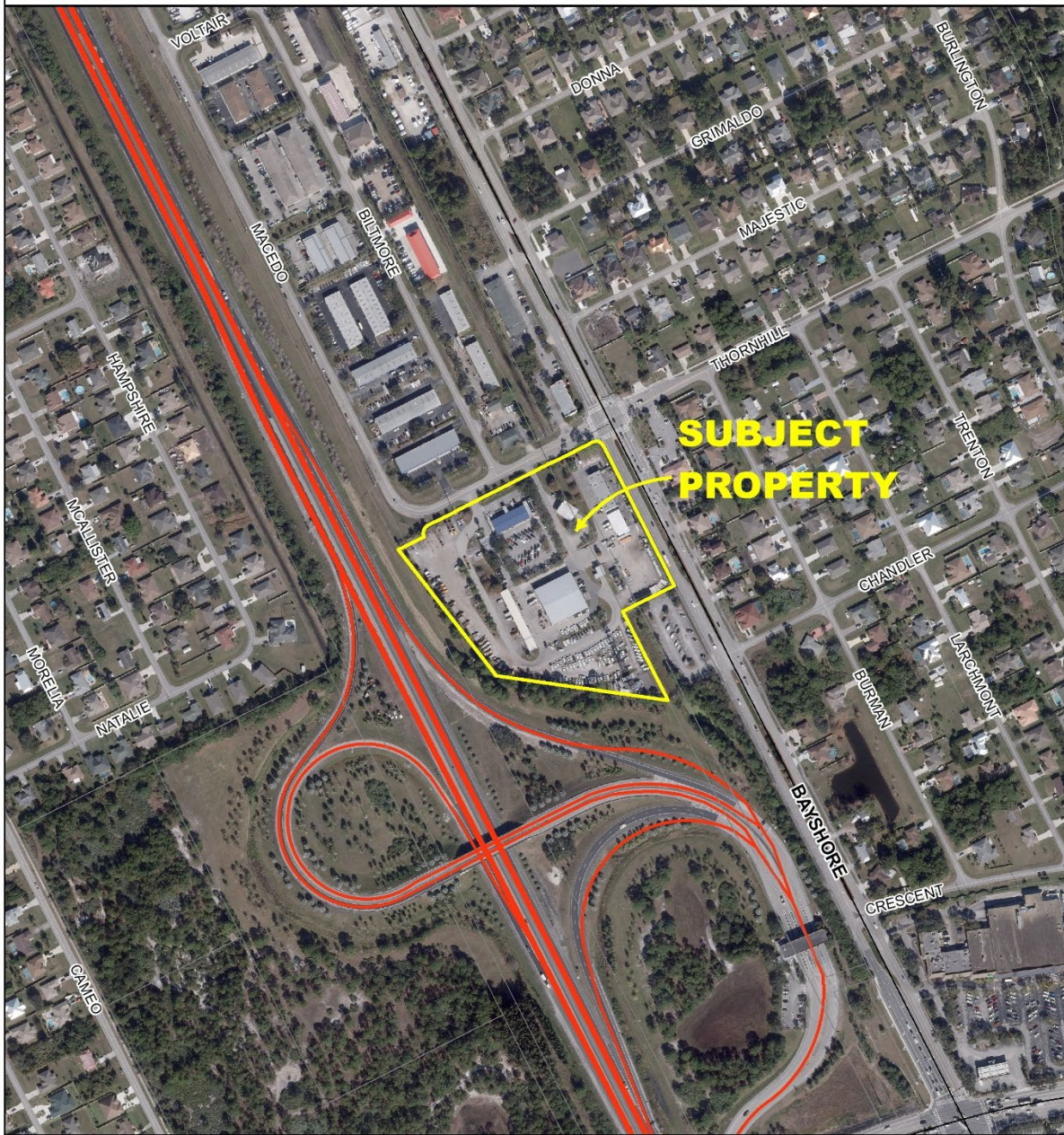




**City of Port St. Lucie Public Works Facility
Small-Scale Comprehensive Plan Amendment
P22-347**



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Commercial General (CG)/Commercial Highway (CH) to Utility (U)
Applicant:	Octavio Reis of Bowman Consulting
Property Owner:	City of Port St. Lucie
Location:	430 and 450 SW Thornhill Avenue
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 8.37 acres from a Commercial General (CG)/ Commercial Highway (CH) future land use classification to the Utility (U) future land use classification. The properties are located at 430 and 450 SW Thornhill Avenue, on the southwest corner of Bayshore Boulevard and Thornhill Avenue.

Currently, the property has a future land use classification of CG/CH and is zoned CG. The current future land use and zoning is inconsistent with the existing public facility use and the proposed redevelopment/expansion of the use. Therefore, the applicant is seeking a small-scale Future Land Use Map amendment to provide consistency between the land use designation and the existing and proposed public facility use. The applicant has applied for a concurrent rezoning and site plan applications.

Public Notice Requirements

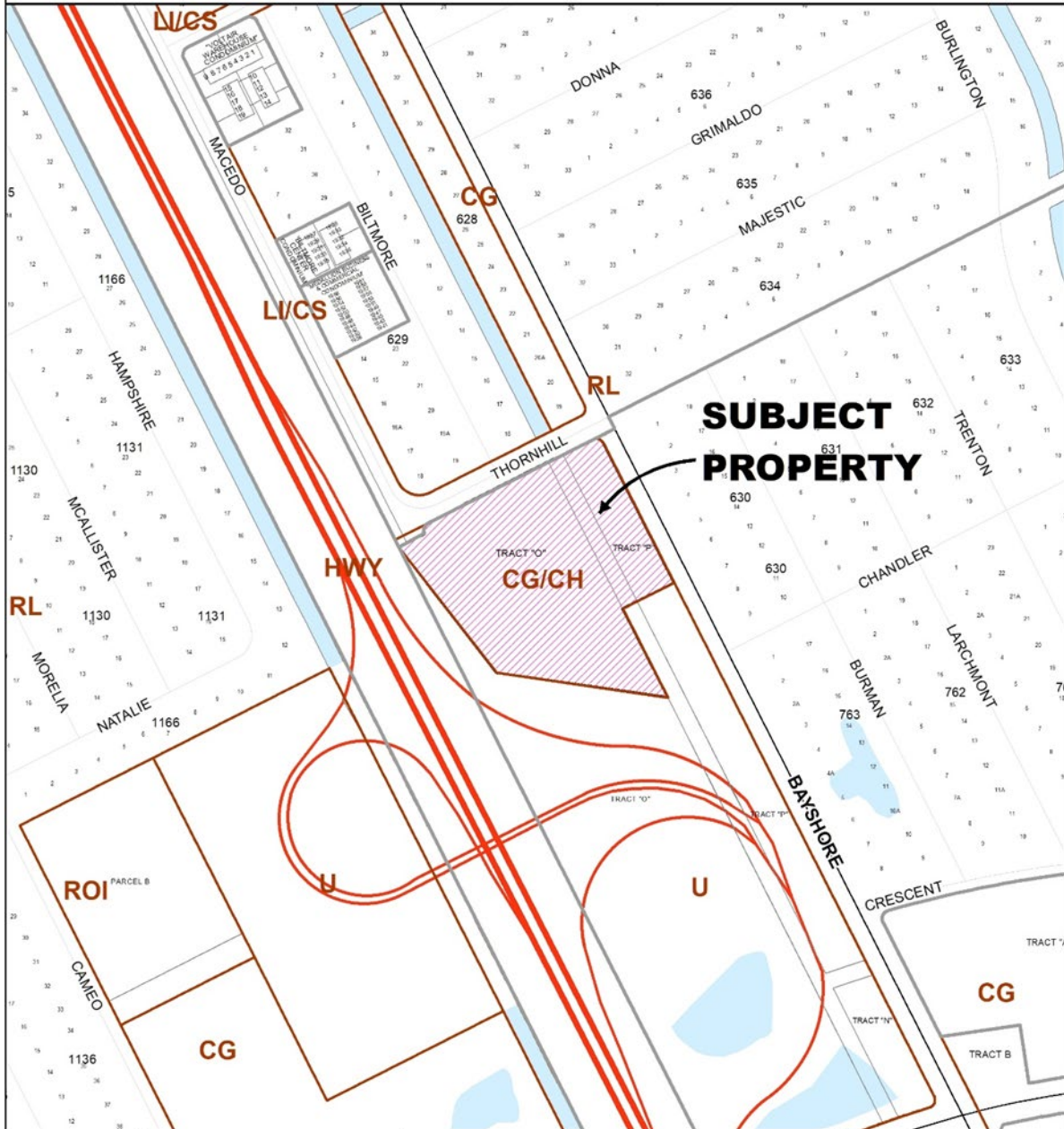
Per Sec 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

Location and Site Information

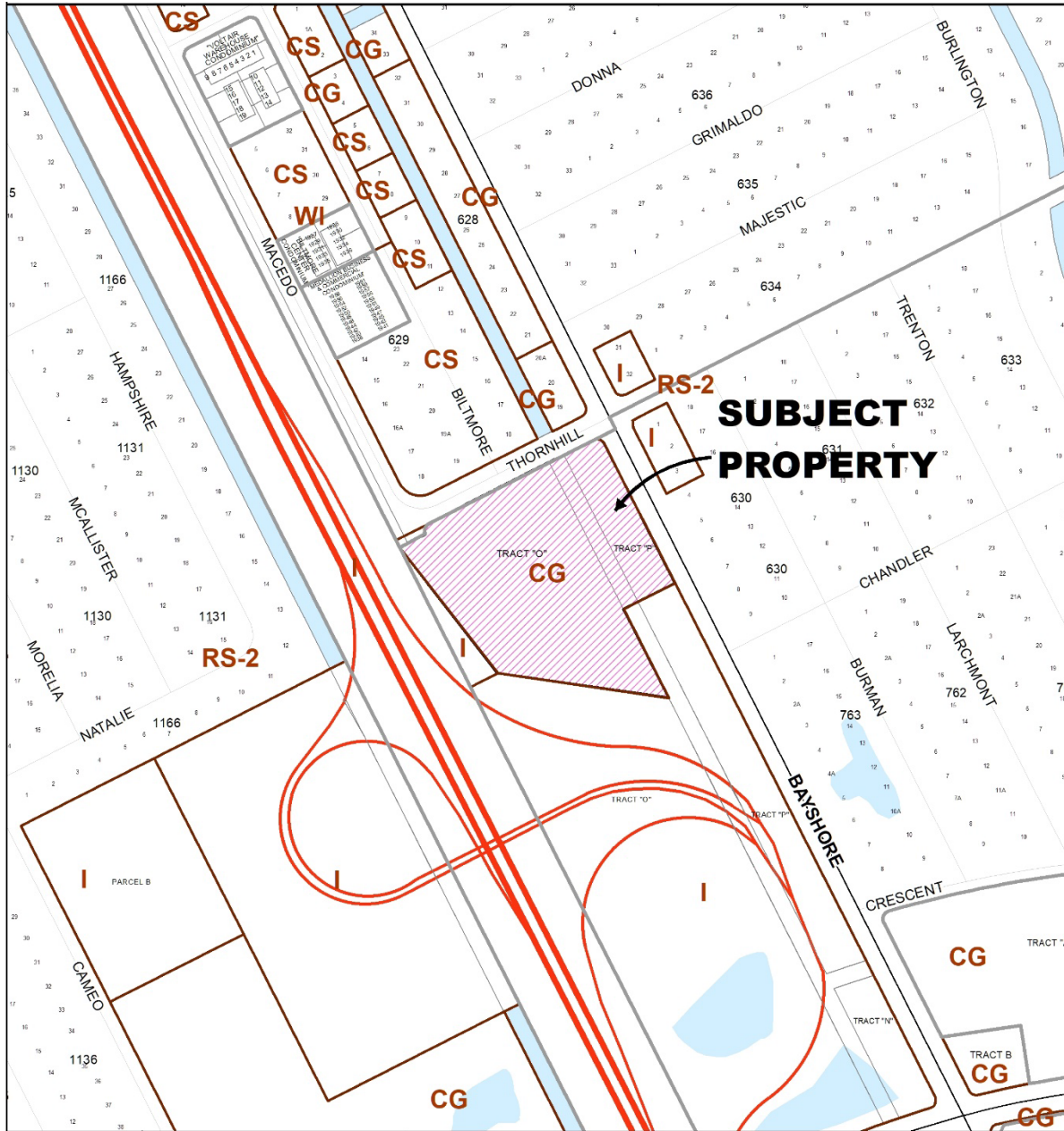
Parcel Number:	3420-585-0013-000-1; 3420-585-0014-000-8; and 3420-585-3297-000-6
Property Size:	8.37 acres
Legal Description:	A portion of Tract "O", Tract "P" and a portion of a drainage R-O-W of Port St. Lucie Section 18
Future Land Use:	CG/CH
Existing Zoning:	CG
Existing Use:	Public Use Facility
Requested Future Land Use:	Utility (U)
Proposed Use:	Public Use Facility

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS and CG	CS/CG	Industrial
South	I	I	Florida's Turnpike
East	RL	RS-2 and I	Industrial and Single Family Residential
West	I	I	Florida's Turnpike



Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant’s Justification Statement: Due to the City’s growth and future demands, the existing Public Works facility requires expansion. The property is currently designated with a commercial land use and zoning, which is inconsistent with the current and future use. This amendment is intended to bring the land use into consistency with the current use and allow for the expansion. The adjacent use to the north is commercial service in nature and the Florida Turnpike interchange is adjacent to the property to the west and south. Only the property to the east is residential in nature. The proposed expansion will demolish the buildings currently along the eastern side of the property and replace them with water features, art and a landscape buffer.

Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map amendment from CG/CH to U for 8.37 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/CH future land designation, pursuant to Policy 1.1.4.10, the most intense use would be general commercial at the highest intensity of 40% building coverage of a shopping center use (145,839 SF). 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. The highest intensity for the proposed land use is 30% building coverage. 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/CH (Existing)	145,839 SF	18,225	15,491
U (Proposed)	109,379 SF	13,672	11,622
<i>Projected change in demand</i>		<i>(4,553 gallons)</i>	<i>(3,869 gallons)</i>

The proposed future land use amendment would potentially result in a decrease in water and wastewater demand since the maximum use of the property would be less for the proposed versus the existing land uses (as CG/CH and U allows for non-residential uses). 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)	Average Daily Trips	PM Peak Hour
Commercial General/ Commercial Highway (U)	8.37	145,839 SF	Shopping Plaza (ITE 821)	12,637	1,418
<hr/>					
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
Utilities (U)	8.37	109,379 SF	Utility (ITE 170)	495	222

The proposed amendment is not expected to have an adverse impact on traffic impact, since the Public Use facility would have less traffic impact than the maximum intensity for a commercial property. There is not expected to be any adverse impacts on the transportation level of service for the adjacent roads. Access to the property will not change from the existing conditions.

Parks/Open Space: Public Use 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 U (both non-residential land uses) will not impact the school needs.

Environmental: The site does not contain any State or Federal jurisdictional wetlands. Prior to site plan or any development approval for the redevelopment/expansion, because there are no uplands on

the site, the applicant will be required to provide for tree mitigation pursuant to the City’s Code. Prior to land clearing activities a Gopher Tortoise Survey will be required.

Flood Zone: The flood map for the selected area is number 12111C0288K 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 10 (777 SW Dalton Cir). 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 continuation of the public use facility in a pattern that is supported by the market and compatible with surrounding uses.
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 small-scale map amendment.

Planning and Zoning Board Action Options:

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