



City of Port St. Lucie Planning and Zoning Department A City for All Ages

TO: PLANNING & ZONING BOARD - MEETING OF JULY 2, 2019

FROM: PATRICIA A. TOBIN, AICP LONG RANGE PLANNING ADMINISTRATOR

RE: SIX DIAMONDS REALTY, LLC
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
PROJECT NO. P19-053

DATE: JUNE 21, 2019

PROPOSED PROJECT: This is an application for a large-scale comprehensive plan amendment to change the Future Land Use designation for 16.89 acres from Commercial General (CG) and OSC (Open Space Conservation) to High Density Residential (RH)/Commercial General (CG)/Open Space Conservation (OSC). The density of the proposed residential development would be based on the 16.89-acre parcel and allow up to 253 dwelling units.

APPLICANT: Michael Houston of HJA Design Studio, LLC. The authorization letter is attached to the staff report.

OWNER: Six Diamonds Realty, LLC

LOCATION: The property is located about 840 feet south of Lyngate Drive and lies between U.S. Highway No.1 and Morningside Boulevard. This property is located in the U. S. Highway No. 1 Community Development Area.

LEGAL DESCRIPTION: Parcel B, First Replat of Tract E, South Port St. Lucie Unit Fifteen

EXISTING ZONING: Commercial General (CG) and OSC (Open Space Conservation)

EXISTING USE: Vacant land

SURROUNDING USES:

Direction	Future Land Use	Zoning	Existing Use
N	CG & OSC	CG & OSC	Assisted living facility, retail and office uses
S	RL, CG & RM	RS-1, CG & RM-11	Church, retail strip center and vacant
E	ROI	I, P, and PUD	U. S. #1, nursing home, medical and business offices
W	OSC and RL	OSC & RS-2	Vacant and single family residential

OSC - Open Space Conservation
 ROI - Residential, Office, Institutional
 CG - Commercial General
 PUD - Planned Unit Development
 RL - Low Density Residential
 RM - Medium Density Residential
 RS-1 - Single Family Residential
 RS-2 - Single Family Residential
 P - Professional
 I - Institutional

IMPACTS AND FINDINGS:

Sewer/Water Service: 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 uses. The level of service for potable water is 115 gallons per capita per day for residential and 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 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)	474,629 SF	59,329 gallons	50,429 gallons
RH (Proposed)	253 DUs	29,095 gallons	24,731 gallons
CG (Proposed)	14,701 SF	1,838 gallons	1,562 gallons
Projected decrease in demand		28,396 gallons	24,136 gallons

The proposed future land use amendment would potentially result in a decrease in water and wastewater demand of approximately 28,396 gallons per day of potable water usage and approximately 24,136 gallons per day wastewater usage. Existing and planned facilities will be available to serve the area.

Transportation: The number of vehicle trip ends projected to be generated due to the net change in land use is estimated to decrease by 15,404 daily trips and 1,396 PM peak hour trips as identified in the attached traffic analysis prepared by O'Rourke Engineering & Planning dated June 10, 2019. According to the report, the proposed change in the future land use designation will not adversely impact the adopted levels of service.

Parks/Open Space: Residential development at 253 dwelling units would require 3.50 acres of developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan.

The property is located close to Lyngate Park, Woodstork Trail, Rotary Park and the Port St. Lucie Civic Center. The residential development would be required to pay parks and recreation impact fees.

Schools: The residential development will be required to meet Public School Facilities Element (PSFE) Policy 1.1.7. This policy requires concurrency review with the final development plan.

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards.

Environmental: According to the Ecological Site Assessment prepared by J.J. Goldasich and Associates, Inc., the site is a mix of impacted wetlands, mesic and xeric pine flatwoods. A wetland determination from the US Army Corps of Engineers (ACOE) determined that the site contained approximately 2.27 acres of federally jurisdictional wetlands. It is estimated that 9.3 acres of the total 16.89 is viable native vegetated habitat. Chapter 157, Natural Resources Protection Ordinance requires the protection of 25% of native upland habitat. Chapter 157 also

requires the protection of wetlands unless impacts to the wetlands cannot be avoided, mitigation can occur. The developer intends to preserve the 50-foot buffer along Morningside that once cleared of any exotics will go towards the 25% upland vegetated habitat.

Flood Zone: The flood map for the property is panel number 12111C0291K. The property is located in Zone X, an area of minimal flood hazard. Zone X is determined to be outside the 0.2% annual chance of flooding.

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.

Fire/EMS: The nearest St. Lucie County Fire District station is District 5. The St. Lucie County Fire District does not list response times for each individual station because of the necessity of responding with another station.

Compatibility Analysis: Changing the future land use designations to multiple land use designations allows the Open Space Conservation (OSC) and Commercial General (CG) to be used for the density calculation on the entire property.

JUSTIFICATION/MITIGATION: 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 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."

In addition, the Housing Element's Goal 3.1 states, "The provision of an adequate mix of safe and sanitary housing which meets the needs of existing and future Port St. Lucie residents."

OTHER: The property is in the U.S. Highway No.1 Community Redevelopment Area and the developer and their agents have met with the CRA Director.

HJA Design Studio, LLC had a neighborhood meeting to discuss the project (comprehensive plan amendment, rezoning to PUD and site plan) on February 27, 2019 from 6:30 PM to 8 PM at the City's Community Center. Nine residents were in attendance.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends transmittal of the proposed comprehensive plan amendment to the Florida Department of Economic Opportunity and the reviewing agencies for review and comment. Staff also recommends the following condition:

1. The .72 acres (50-foot-wide strip along Morningside Boulevard) shall remain in its natural state and credit will apply towards the upland preservation requirements of Chapter 157. This part of the site will also be cleared of all exotics. A pedestrian access will traverse the 50 foot for access to the sidewalk along Morningside Boulevard.

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.