

City of PSL – Commerce Centre Drive North
Small-Scale Comprehensive Plan Amendment
Project No. P26-096



Location Map

SUMMARY

Applicant's Request:	A small-scale future land use map amendment to change the future land use designation of approximately 2.74-acres from Recreation Open Space (OSR) to Conservation Open Space (OSC).
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Location:	The property is location southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive.
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City of Port St. Lucie proposes a Future Land Use Map amendment for two parcels totaling 2.74 acres, located southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive. The request would change the Future Land Use designation from Recreation Open Space (OSR) to Conservation Open Space (OSC) to permanently preserve the property as part of the City's Conservation Lands Program. This amendment will complete the establishment of the 97.23-acre Commerce Centre North conservation tract, envisioned for passive recreation activities such as hiking, biking, fishing, and nature observation.

The City acquired the surrounding +/- 94-acre natural area in 2009 and has since secured the remaining two carve-out parcels that are the subject of this request, including a parcel that provided access to the overall Commerce Centre North site. The properties contain the natural area which is part of the upland habitat preservation requirements of the Reserve Development of Regional Impact (DRI) and must remain in its natural state.

This request supports the Conservation Lands and Acquisition Management Plan, which was adopted in 2009 and amended in 2015 through Ordinance 15-02, which identified the site as part of the City's inventory of large natural areas. The plan states that a future land use map amendment (FLUM) to change the future land use on the Reserve parcel from the current future land use designation of OSR to OSC. Following approval of the FLUM, the property will be rezoned to the Open Space Conservation (OSC) zoning classification. A concurrent rezoning application (P26-097) is under review.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the August 4, 2026, Planning & Zoning Board meeting.

Location and Site Information

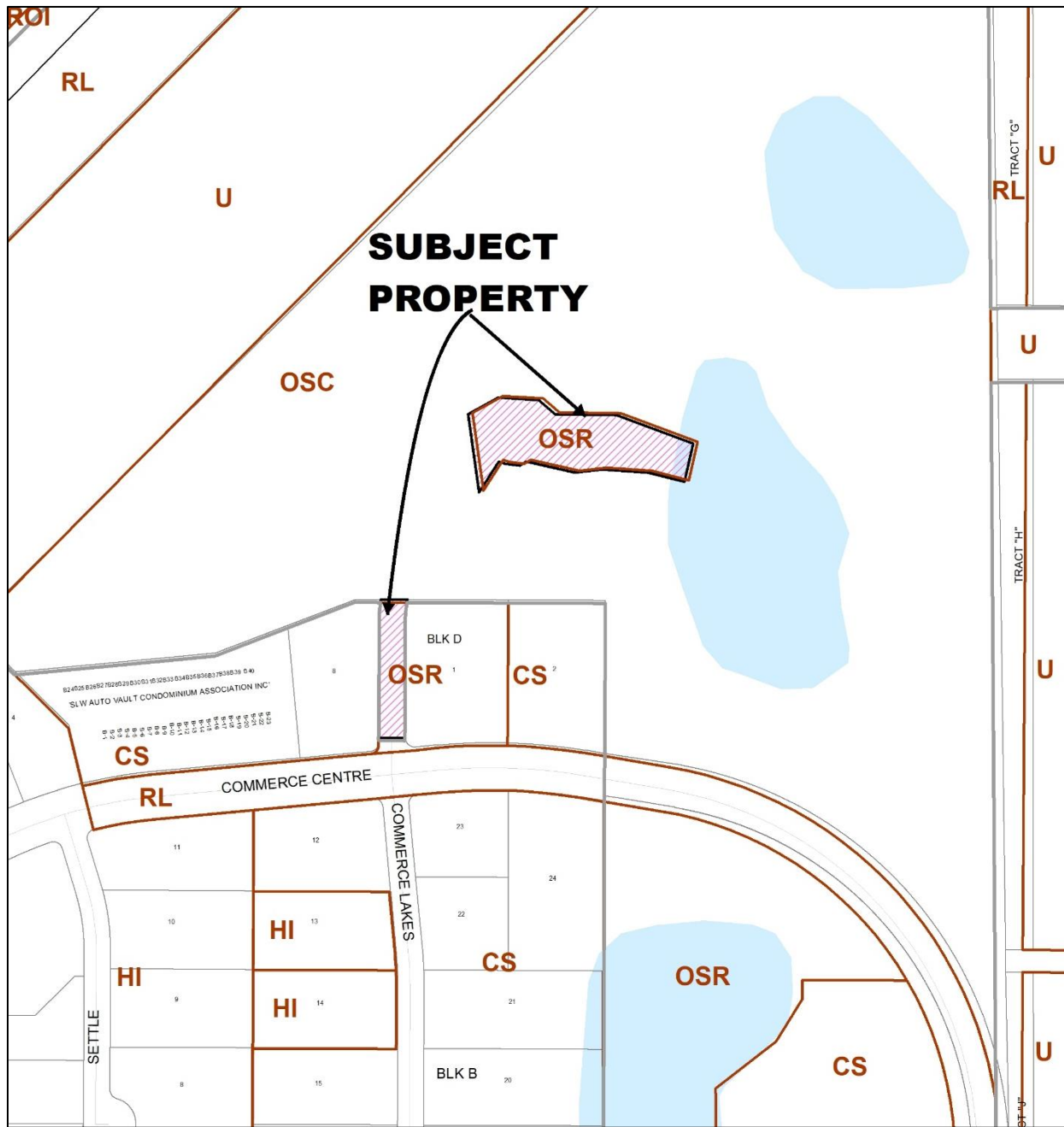
Parcel Number:	3315-424-0001-000-5, 3315-411-0001-000-5
Property Size:	2.74-acres (<i>overall</i>)
Legal Description:	See the attached deeds
Current Future Land Use:	Recreation Open Space (OSR)
Existing Zoning:	Industrial (IN) and Open Space Recreation (OSR)
Existing Use:	Vacant (undeveloped land)
Requested Future Land Use:	Conservation Open Space (OSC)
Requested Zoning:	Open Space Conservation (OSC)
Proposed Use:	Open Space

Surrounding Uses

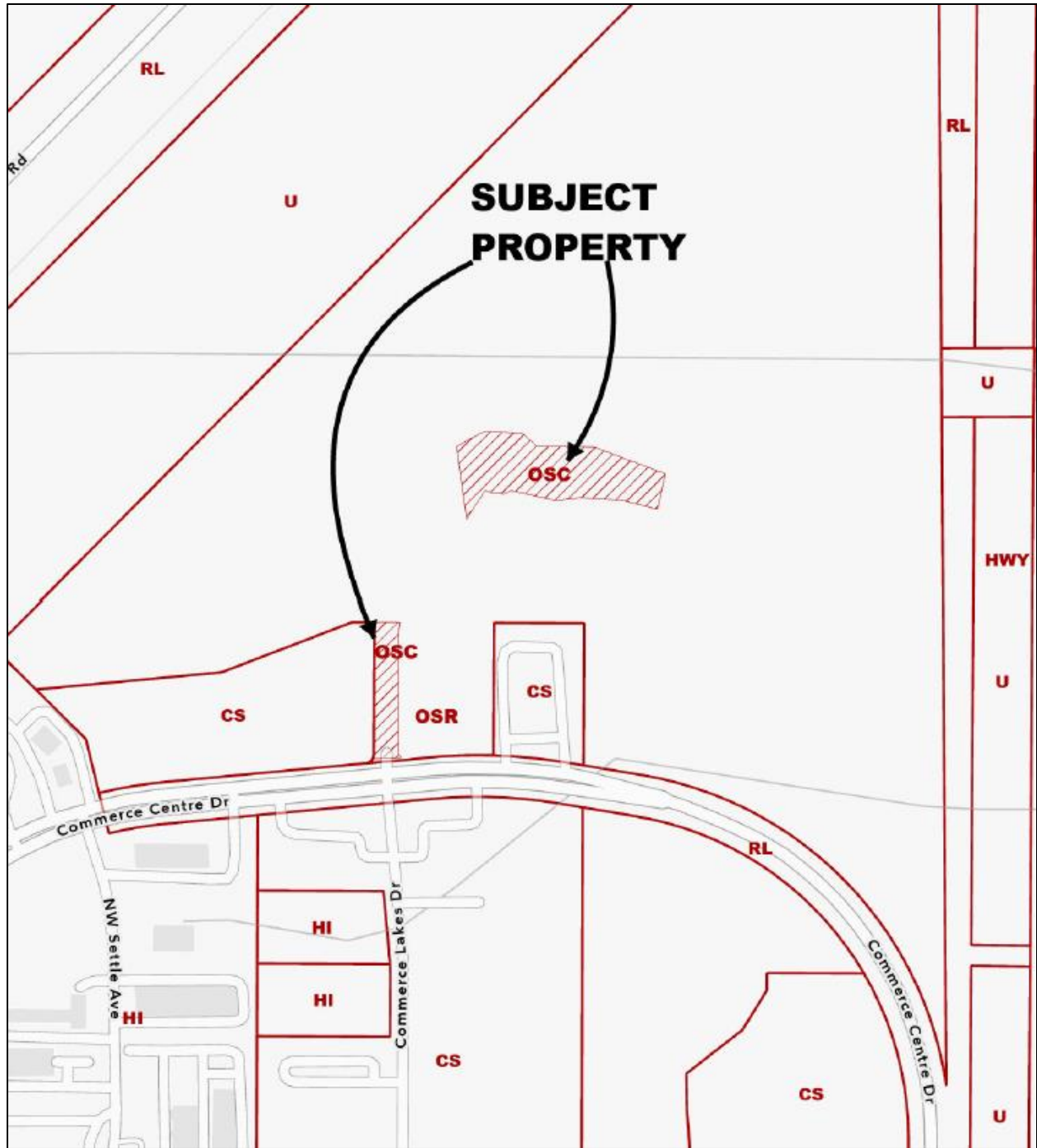
Direction	Future Land Use	Zoning	Existing Use
North	OSC	OSC	Vacant (undeveloped land)
South	CS, OSC	IN, CS	Right-of-way and Industrial buildings
East	OSR, OSC	IN, OSC	Vacant (undeveloped land)
West	CS, OSC	OSC, CS	Vacant (undeveloped land)

Land Use Designation: OSC – Conservation Open Space, CS – Commercial Service, OSR – Recreation Open Space

Zoning District: Open Space Conservation (OSC), IN – Industrial, CS – Service Commercial



Existing Land Use Map



Proposed Land Use Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Land Use Consistency (Policy 1.1.7.1): 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	Y
Accommodate projected population or economic growth	N
Diversify the housing choices	N
Enhance or impede provision of services at adopted LOS Standards	Y
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	Y
Job creation within the targeted industry list	N

Policy 1.1.4.6 – Open Space Designations:

- **Open Space Conservation (OSC).** Conservation areas are comprised of lands that should, to the maximum reasonable extent, maintain the natural character of the land.
- **Open Space Recreation (OSR).** These areas are designated for existing or future parks.

Policy 5.2.5.2: Implement guidelines and recommendations in the adopted City of Port St. Lucie Conservation Lands Management and Acquisition Plan to allow for the purchase and management of preservation areas in the City.

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: With the change in Future Land Use designation from OSR to OSC, potable water demand is anticipated to result in a decrease in gallons per day (gpd), along with a corresponding decrease net change in wastewater demand. This evaluation is based on the most intensive potential use scenarios, comparing both existing and proposed land use categories and considering the total building coverage permitted under each designation.

Summary of Water Demand Rates:

Existing Future Land Use	Acreage	Maximum Development	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
OSR	2.74	35,806 SF (30% Coverage)	120 gpd (1,000 SF)	4,297 gpd	3,652 gpd
Total Existing FLU					
Proposed Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)

OSC	2.74	11,935 SF (10% Coverage)	120 gpd (1,000 SF)	1,432 gpd	1,217 gpd
Net Change in gpd (Decrease)				- 2,865	- 2,735

Transportation: Trip generation was evaluated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, for both the existing OSR designation and the proposed OSC designation. Under OSR, the maximum allowable development is approximately 35,806 square feet, compared to 11,935 square feet under OSC. Based on ITE average rates, the site would generate 1 daily trip and 0 p.m. peak-hour trips, resulting in an overall decrease in potential trips with the proposed Conservation Open Space designation.

Summary of Trip Generation Rates:

Existing Future Land Use	Acreage	Maximum Lot Coverage & Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
OSR	2.74	Public Park (Playground) 35,806 SF (30%)	411	1	0
Proposed Future Land Use	Acreage	Maximum Coverage & Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
OSC	2.74	Public Park (Passive) 11,935 SF (10%)	411	0	0
Net Difference				(-) 1	(+/-) 0

Source: ITE Trip Generation 12th Edition

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. This application is not expected to have any impact on the level of service for parks since the application is for non-residential land use.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. The proposed Conservation designation has no impact on solid waste capacity. There is adequate capacity available.

Public School Concurrency Analysis: Not applicable to non-residential land uses.

Environmental: Mesic Flatwoods are the predominant vegetation type on the site, along with wiregrass as groundcover. Also present are slash pine and saw palmetto. The site contains wetlands and two retention

ponds that were excavated as borrow pits during the construction of Interstate-95. Invasive vegetation has been removed and the area be restored with native plant communities and maintained to ensure the property remains in its natural condition.

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

Fire District: St. Lucie County Fire District Station 14 (300 NW California Boulevard) will provide service. The 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 seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

RELATED PROJECTS

P26-097 - Commerce Centre Drive North Rezoning

P15-001 - City of PSL Conservation Lands Management and Acquisition Plan

STAFF RECOMMENDATION

The proposed Small-Scale Comprehensive Plan Amendment has been reviewed for consistency with the intent and direction of the City of Port St. Lucie Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- 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.