



Economy Self Storage

Small Scale Comprehensive Plan Future Land Use Map Amendment

Planning and Zoning Board

September 5, 2024

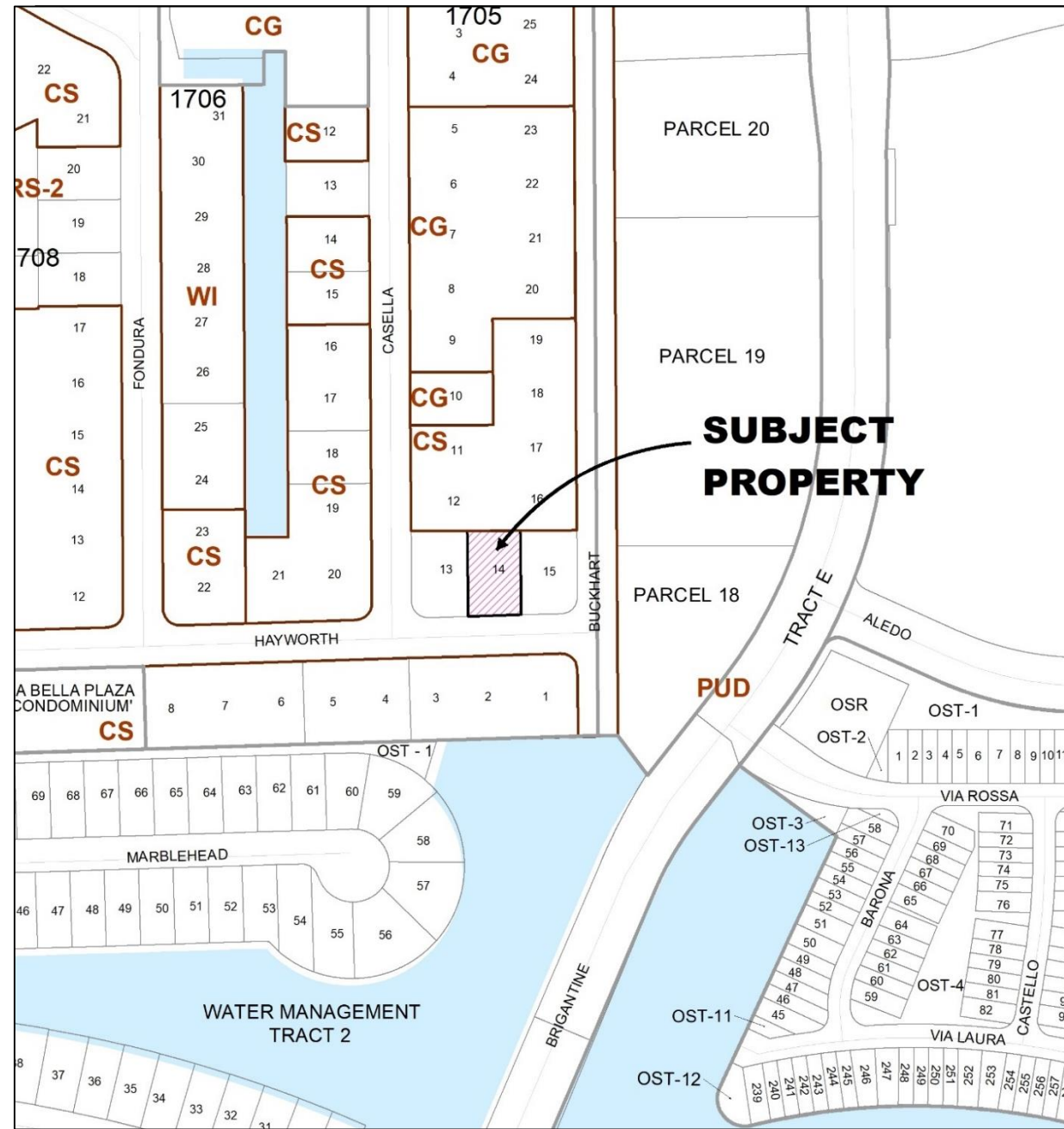
Bethany Grubbs, Planner III

Request Summary

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Commercial General (CG) to Commercial Service (CS).
Applicant/Property Owner:	Ekonomy Self Storage, Inc.
Agent:	Lisa Reves, Becker & Poliakoff, P.A.
Location:	The 0.24-acre property is generally located south of SW Gatlin Boulevard, north of SW Hayworth Avenue, and between SW Casella Street and SW Buckhart Street.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Self-Storage Facility
South	CS	CS	Vacant
East	CG	RS-2	Vacant
West	CG	RS-2	Vacant



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”.

Adequate Public Facilities

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. Drain

Adequate Public Facilities Analysis

- The proposed future land use amendment is expected to increase the demand for potable water by 196,504 gallons per day and wastewater demand by 167,028 gallons per day based on the maximum amount of development allowed per the comprehensive plan. There is adequate capacity to accommodate the proposed land use amendment.
- The proposed future land use amendment is expected to result in a decrease in average daily trips by 8,594 daily trips and p.m. peak hour trips 1,820 p.m. peak-hour trips based on the ITE Codes for Utility and Light Industrial.
- No impacts to parks or public schools from the proposed amendment.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- An Environmental Assessment Report was provided, and the site does not contain any wetlands or listed species.

Traffic Impact Analysis

- Change in Future Land Use designation results in NO Net Change of Average Daily and PM Peak hour trips.

Existing Future Land Use	Acreage	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
Open Space Recreational (OSR)	0.24	4,182 SF (40%)	Shopping Center (ITE Code 820)	155	17
Proposed Future Land Use					
Low Density Residential (RL)	0.24	4,182 SF (40%)	Shopping Center (ITE Code 820)	155	17

Staff Recommendation

The Planning & Zoning (P&Z) Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.