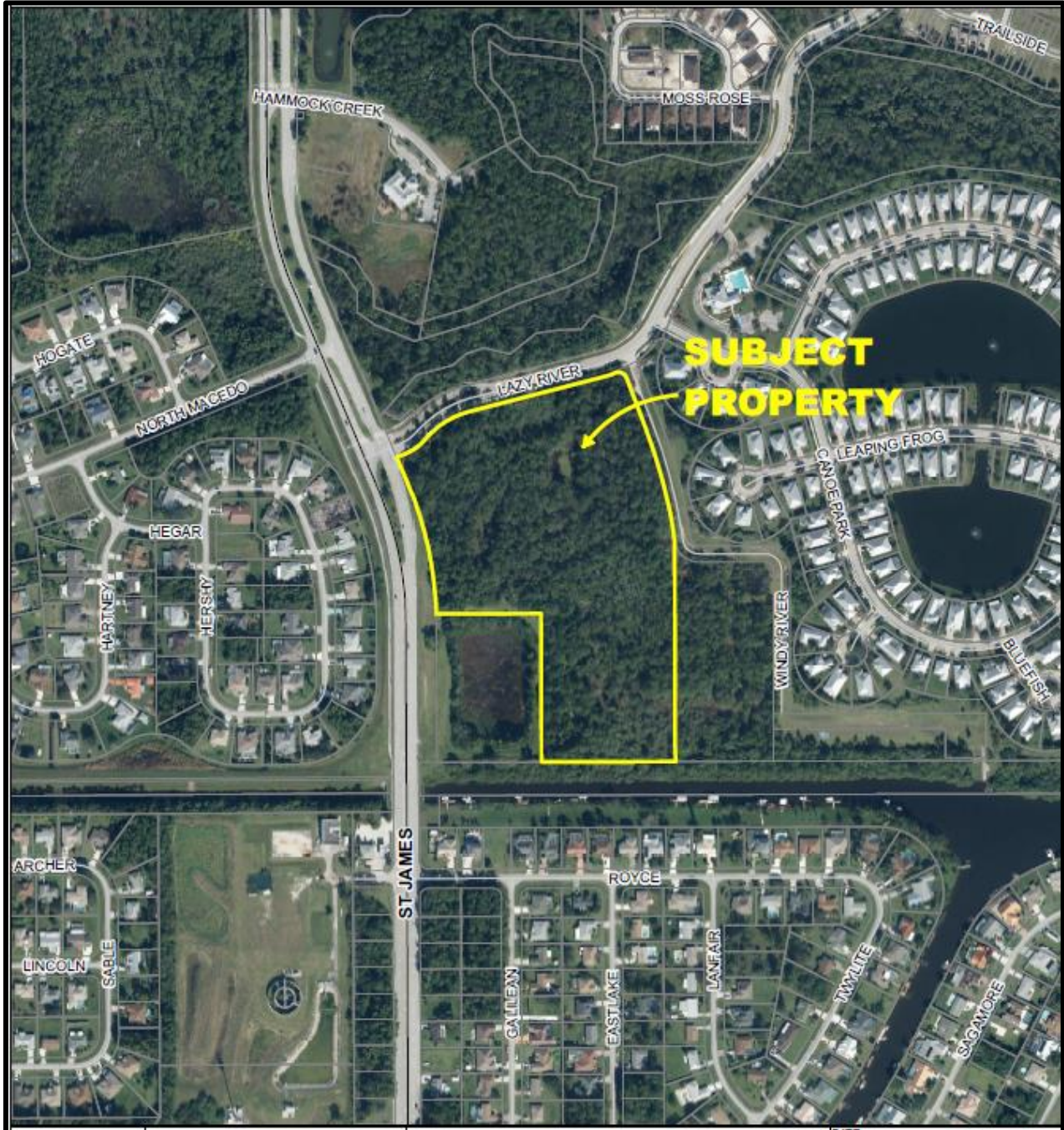




KTLC River Place, LLC
Small-Scale Comprehensive Plan Amendment
P21-025



Project Location Map

SUMMARY

Applicant's Request:	Small-scale Future Land Use Map Amendment from Commercial General (CG) to Low Density Residential (RL)
Applicant:	Michael Houston of HJA Design Studio, LLC
Property Owner:	KTLC River Place, LLC
Location:	Parcel ID # 3416-675-0034-000-7
Project Planner:	Bonnie C. Landry, AICP, Planning and Zoning

Project Description

The applicant is requesting approval of a small-scale future land use map amendment for 15.4-acres from Commercial General (CG) to Low Density Residential (RL). The property is located at the southeast corner of NE St. James Drive and NE Lazy River Parkway.

The purpose of this request is to construct single family houses. Currently, the property has a future land use classification of Commercial General (CG) and is zoned Planned Unit Development (PUD). The property is in the River Place PUD, and the PUD will be amended at a future meeting following the FLU Map Amendment.

Previous Actions and Prior Reviews

This Future Land Use Map Amendment was scheduled for the March 2, 2021 Planning and Zoning Board meeting. At the request of the applicant, the item was tabled indefinitely. Recently, Florida State Statute 163.3187, the threshold for small-scale amendments, was amended. The change of law, effective July 1, 2021, increased the threshold for small-scale amendments from 10 acres to 50 acres. Therefore, this Future Land Use Map amendment is now classified as a small-scale amendment and is adopted by the local government. It does not require review by the State.

Public Notice Requirements

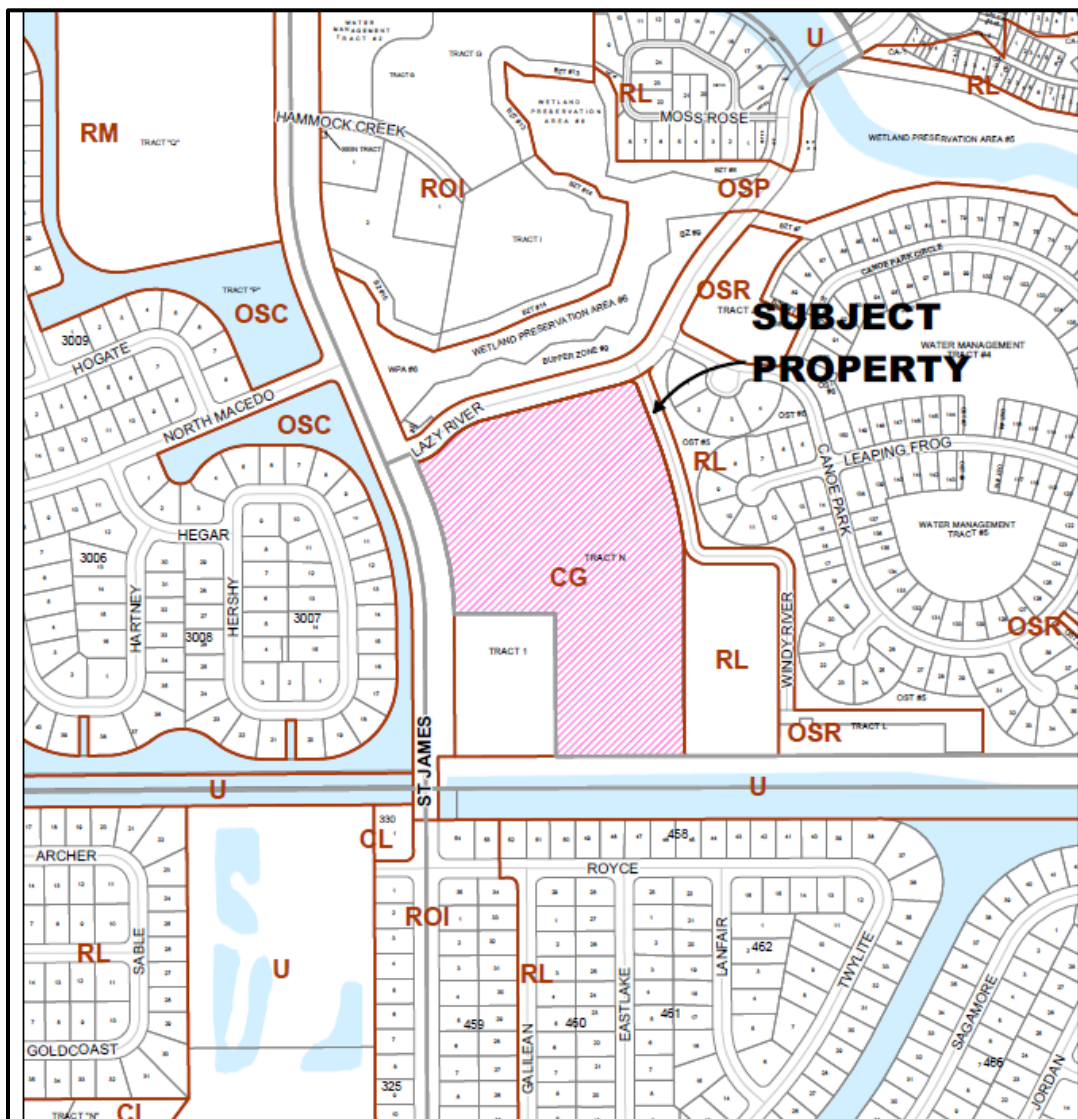
Per Sec 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

Location and Site Information

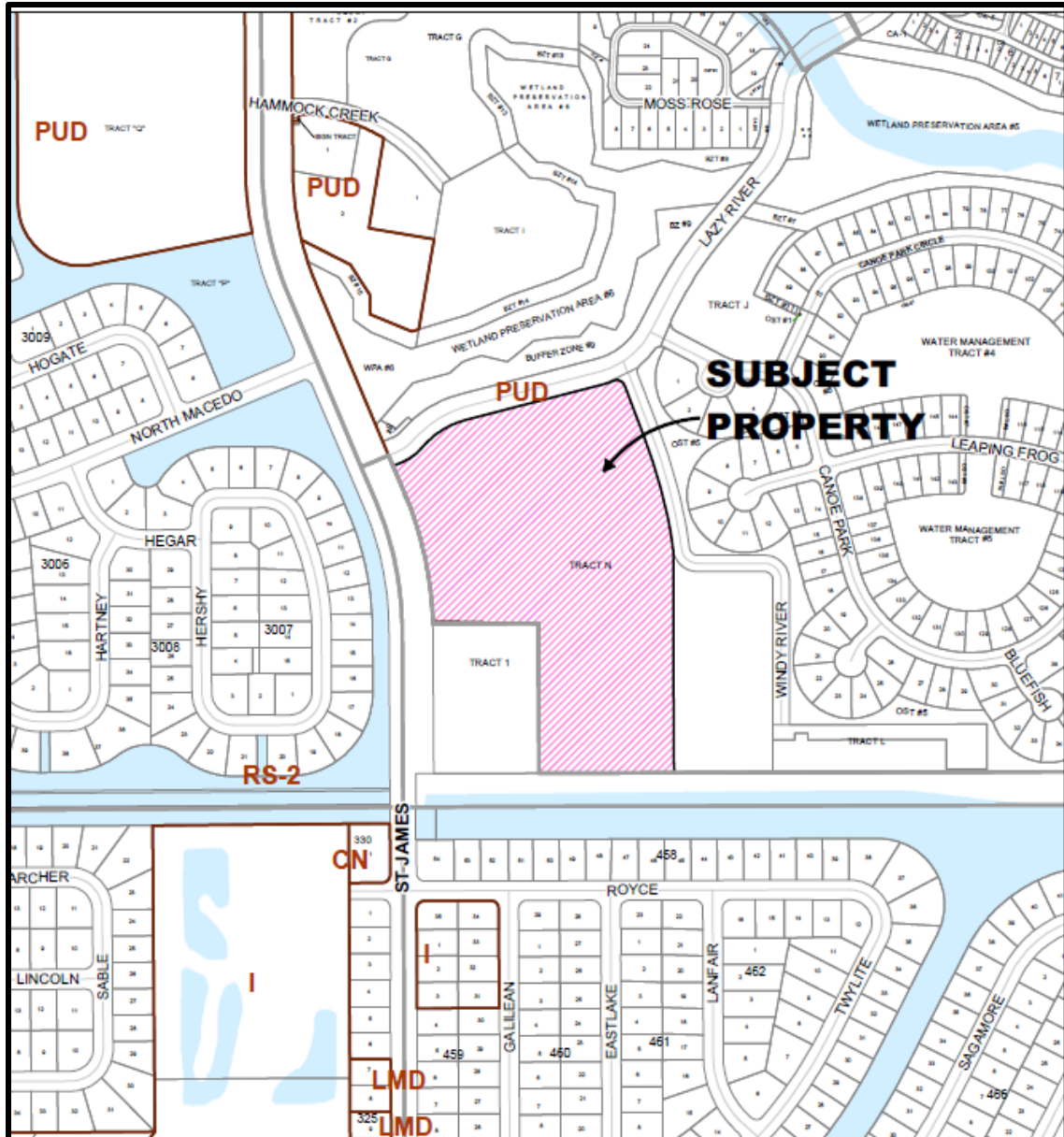
Parcel Number:	3416-675-0034-000-7
Property Size:	15.4-acres
Legal Description:	Part of Tract N, River Place
Future Land Use:	Commercial General (CG)
Existing Zoning:	River Place Planned Unit Development (PUD)
Existing Use:	Vacant
Requested Future Land Use:	Residential, Low Density (RL)
Proposed Use:	Single family residential subdivision

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Open Space Preservation (OSP) & ROI (Residential, Office, Institutional)	Planned Unit Development (PUD)	School, preserve area & vacant land
South	Utility (U), ROI (Residential, Office, Institutional) & Low Density Residential (RL)	Single Family Residential (RS-2)	C-108 (Ocean Breeze Waterway) & single-family residential
East	Low Density Residential (RL) & Open Space Recreation (OSR)	Planned Unit Development (PUD)	Single-family residential
West	Open Space Conservation (OSC) & Low Density Residential (RL)	Single Family Residential (RS-2)	Single-family residential



Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant’s Justification Statement: With the change in land use to RL, this amendment is intended to allow for the development of single-family subdivision, consistent with the neighboring subdivision to the east. The property has been vacant since it was approved in 1997 and there is an existing commercial development just north that is meeting the needs of the surrounding area.

Land Use Consistency: The applicant is proposing a small-scale future land use map amendment from Commercial General (CG) to Low Density Residential (RL) for 15.4-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.”
- Policy 1.1.4.10 defines the densities and intensities that shall apply to future land use classifications such as RL. If approved, the applicant’s proposed future land use will allow up to five (5) dwelling units per acre.

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 future land designation, the most intense use would be commercial uses. The level or 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)	804,988 SF	100,625 gallons	85,531 gallons

RL (Proposed)	77 DUs	22,138 gallons	18,817 gallons
Projected decrease in demand		98,487 gallons	66,714 gallons

The proposed future land use amendment would potentially result in a decrease in water and wastewater demand of approximately 98,487 gallons per day of potable water usage and approximately 66,714 gallons per day wastewater usage. 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)	Trip Generation	PM Peak Hour
Commercial General (CG)	15.4	804,988 SF (40%)	Medical Offices (720)	27,756 AADT	3,090
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Low Density Residential (RL)	15.4	77 dwelling units	Single Family – Detached (210)	818 AADT	79

The proposed amendment will reduce daily trips by 26,938 and PM peak hour trips by 3,011. Since the proposed amendment is expected to decrease the number of trips, there will not be any adversely impacts on the transportation level of service for the adjacent roads. Access to the property will be off NE Lazy River Parkway.

Parks/Open Space: Residential development at 77 dwelling units would require .96-acres of developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan. There are adequate park and recreation facilities to meet the demand created, including parks in River Place.

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 of the 15.4-acres from Commercial General (CG) to Residential, Low Density (RL) will impact the school needs. However overall, the River Place PUD is only developed at about 50% of the original planned residential units. PUD approval and the development, even with the addition of 77 new residential units falls below what was approved with the proposed for the PUD.

Environmental: The River Place PUD (total of 293-acres) through the PUD approval and platting processes has provided for the preservation of wetlands and uplands. Approximately 113-acres is devoted to preservation of wetlands and uplands. No additional environmental preservation would be required since the project has met its obligation for protection of the wetlands and uplands.

Flood Zone: The flood map for the selected area is number 12111C0278K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: The nearest St. Lucie County Fire District station is Station 3 (480 NW Ravenswood Lane). 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 correct a conflict with the future land use classification and the zoning classification.
Accommodate projected population or economic growth of the City	Y
Diversify the housing choices in the City	Y
Enhance or impede provision of services at adopted LOS Standards	N
Compatibility with abutting and nearby land uses	Yes
Enhance or degrade environmental resources	Enhance
Job creation within the targeted industry list	N/A

STAFF RECOMMENDATION

The Planning and Zoning Department recommends that the Planning and Zoning Board recommend adoption of this Future Land Use Map amendment by the City Council.

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.