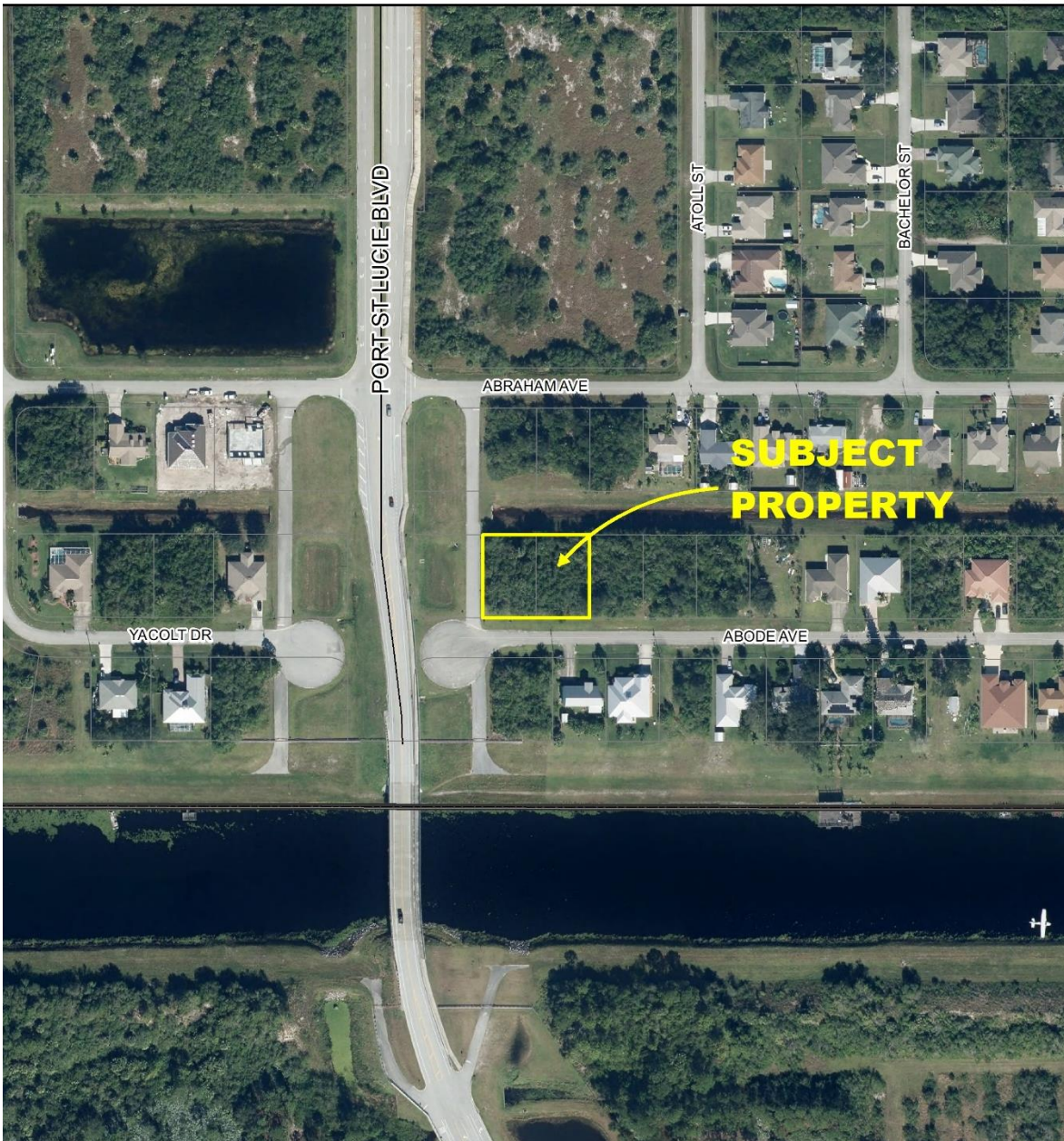




City of Port St. Lucie  
Small-Scale Comprehensive Plan Amendment  
P20-209

AERIAL



**SUMMARY**

Applicant’s Request:	ROI (Residential, Office, Institutional) to RL (Low Density Residential)
Applicant:	City of Port St. Lucie
Property Owner:	Groza Builders, Inc.
Location:	North of SW Abode Avenue and east of SW Port St. Lucie Boulevard
Address:	771 SW Abode Avenue and 785 SW Abode Avenue
Project Planner:	Patricia A. Tobin, AICP, Long Range Planning Administrator

**Project Description**

The vacant .46-acre parcel currently has future land use designation of ROI (Residential, Office, Institutional). Through this application, the applicant is requesting a future land use designation of RL (Low Density Residential); primarily to allow two (2) single family homes.

**Previous Actions and Prior Reviews**

P03-343. Rezoning from RS-2 (Single Family Residential) to P (Professional)

**Public Notice Requirements**

Public notice was sent to owners within 750 feet and the file was included in the ad for the November 17, 2020 Planning & Zoning Board.

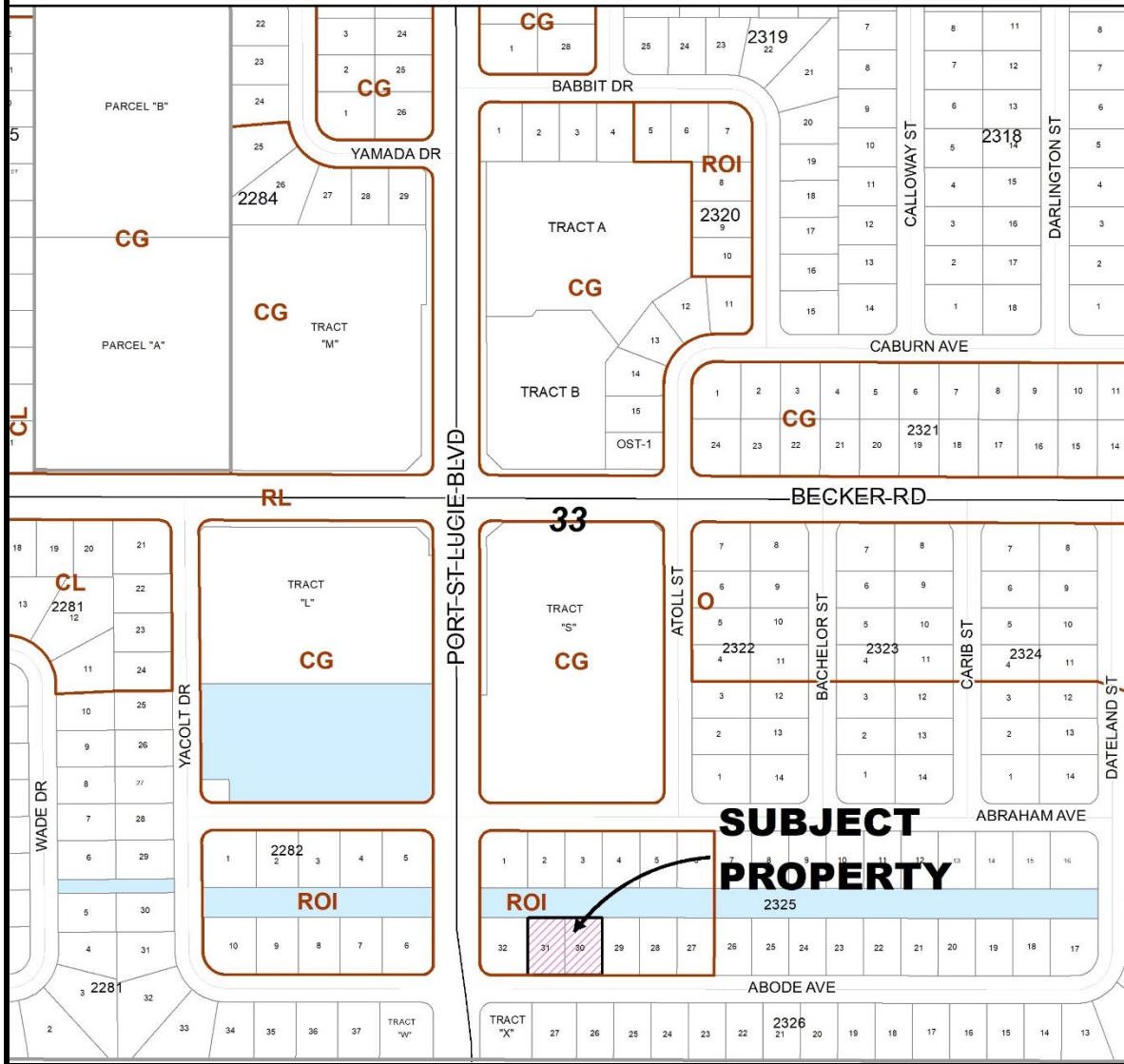
**Location and Site Information**

Parcel Number:	3420-660-3524-000-7 and 3420-660-3525-000-4
Property Size:	.46-acres (20,037.6 square feet)
Legal Description:	Lots 30 and 31, Block 2325, Port St. Lucie Section 33
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	P (Professional)
Existing Use:	Vacant
Requested Future Land:	RL (Low Density Residential)
Requested Zoning:	RS-2 (Single-Family Residential)
Proposed Use:	Two (2) single-family residences

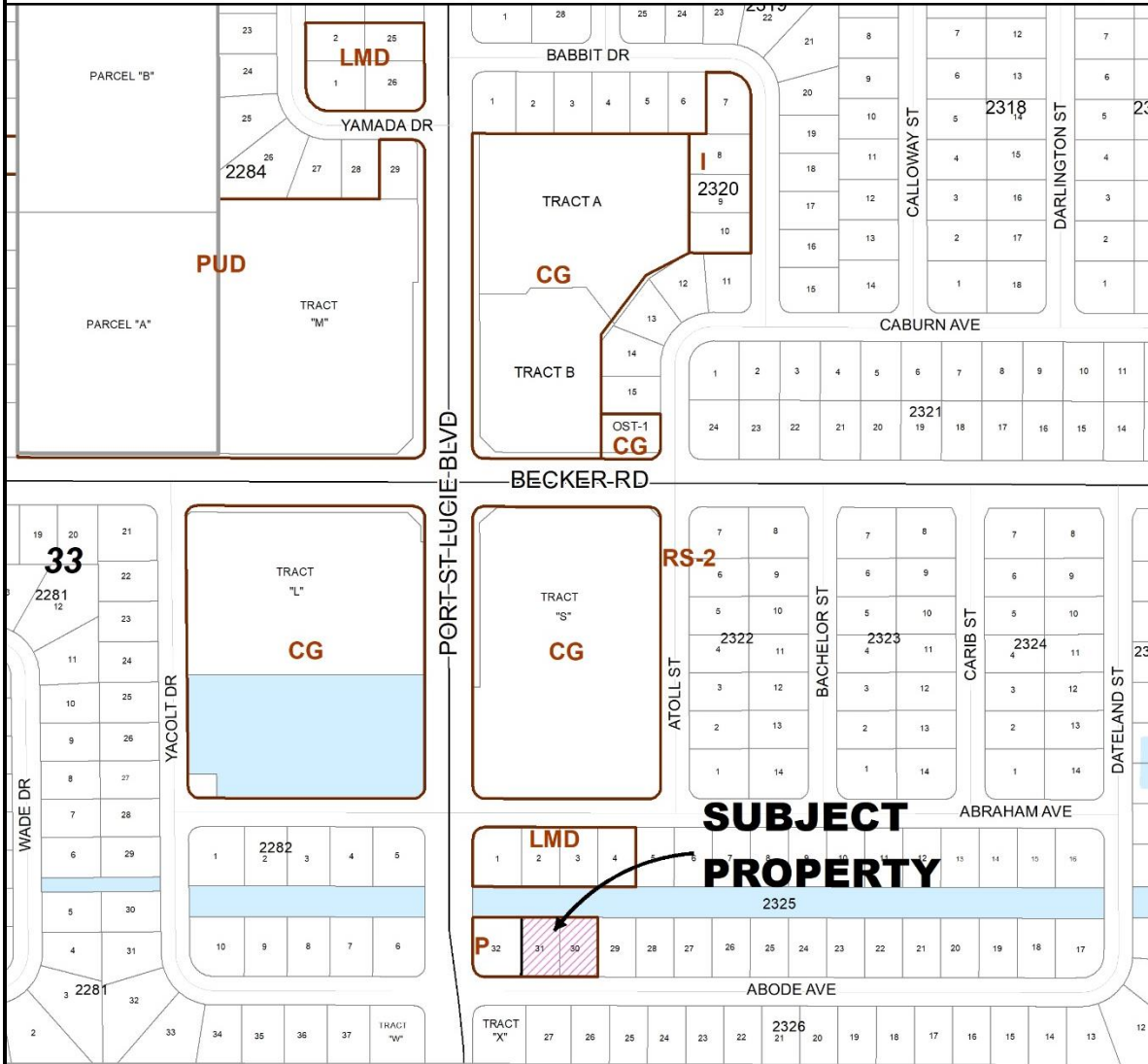
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office, Institutional (ROI)	Limited Mixed Use (LMD)	Drainage canal, single-family residences & vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family residences & vacant
East	Residential, Office, Institutional (ROI)	Single Family Residential (RS-2)	Single family residences & vacant
West	Residential, Office, Institutional (ROI)	Single Family Residential (RS-2)	Port St. Lucie Boulevard, single family residences & vacant

# FUTURE LAND USE



# EXISTING ZONING



## COMPREHENSIVE PLAN REVIEW AND ANALYSIS

**Justification:** The small-scale future land use amendment is proposed to allow for two (2) single family residences on the two lots.

**Land Use Consistency (Objective 1.1.4):** This application is consistent with Objective 1.1.4 states that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with: sound planning principles including the prevention of sprawl; energy efficiency; natural limitations; the goals, objectives and policies contained within this Comprehensive Plan; the desired community character; and to ensure availability of land for future demand and utility facilities.

**Staff Analysis:** The proposed future land use map amendment is not out of character with the surrounding area. The site will not significantly change the character of the surrounding area, since the character will be similar to the uses surrounding this property, that of single-family residences.

**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 the future land use designation, the potable water demand is expected to increase by 118 gallons per day and wastewater demand by 100 gallons per day. This increase is because the gallons per day identified in the Comprehensive Plan per policy 4.D.1.2.1 establishes a slightly higher number for residential units (115 gallons per day per capita) versus office uses (120 gallons per day per 1,000 SF). The increase in water and wastewater will not have a negative impact on capacity.

Comparison of sewer and water use based on the existing and proposed uses based on maximum amount of development allowed and documented as follows:

Water and Wastewater Calculations by Land Use					
Future Land Use	Maximum Coverage (in S.F.)	Potable Water Rate (gallons per day - gpd - 1000 SF or per capita)	Rate	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85% of potable water rate) (gpd)
Existing (ROI)	4,008 SF	120 gpd	4	480	408
Proposed (RL)	2 residential units	115 gpd x 2.6 (pph)	299	598	508

pph = person per household  
SF = square feet

**Transportation:** With the change in the future land use designation, the weekday trips decrease by 20 trips and at peak hour the decrease is 4 trips. The decrease will not impact levels of service in the area.

Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

Future Land Use	Maximum Coverage (SF)/dwelling units (DU)	Trip Generation Average Rate (ITE Code)	Trip Generation Calculation (weekday)	PM Peak Hour
Existing (ROI)	4,008 SF	710 (office)	39	6
Future (RL)	2 DUs	210	19	2

SF = square feet  
DU = dwelling unit

**Parks/Open Space:** The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time there are adequate lands available to meet the required level of service.

**Stormwater:** Stormwater will be managed as provided for in the drainage plans for the plat of Section 33.

**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:** Per Policy PSFE 2.4.2, single family lots of record that received final plat approval prior to May 1, 2008 are exempt from school concurrency requirements.

**Environmental:** The two (2) lots are cleared.

**Wildlife Protection:** N/A

**Flood Zone:** The flood map for the selected area is number 12111C0405K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

**Fire District:** St. Lucie County Fire District stated that Station 13 at 201 SW Becker Road will be the responding fire station. 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 6-10 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

**Community Redevelopment:** N/A

**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	<b>N</b>
Accommodate projected population or economic growth	<b>Y</b>
Diversify the housing choices	<b>N</b>
Enhance or impede provision of services at adopted LOS Standards	<b>N</b>
Compatibility with abutting and nearby land uses	<b>Y</b>
Enhance or degrade environmental resources	<b>N/A</b>
Job creation within the targeted industry list	<b>N/A</b>

**RELATED PROJECTS**

P20-210. City of Port St. Lucie Rezoning Application

## STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed small-scale comprehensive plan 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.