

**Brizon Investments, LLC
Comprehensive Plan Amendment
(Small Scale)
P22-364**



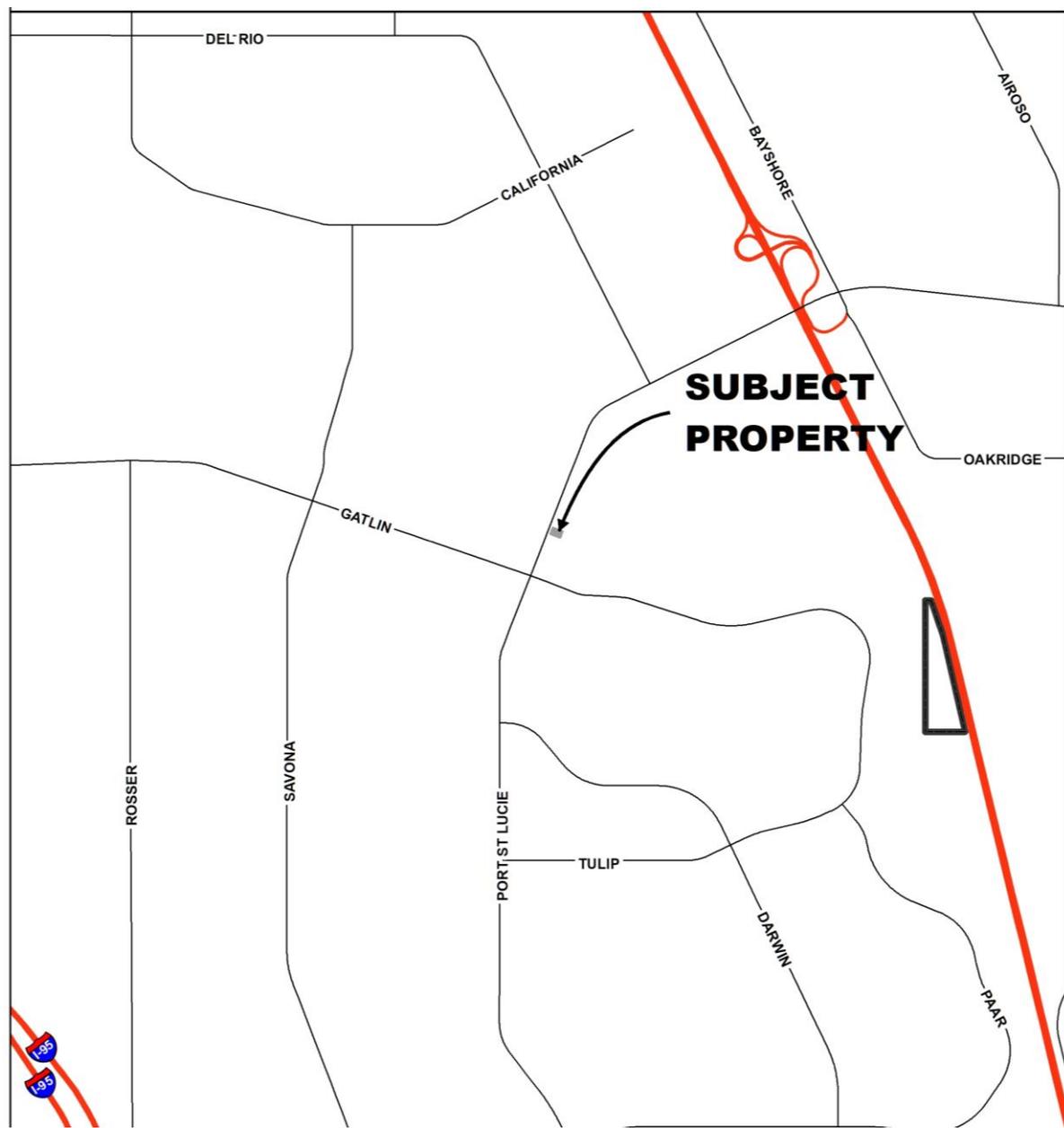
Requested Application:

This is an application for a small-scale comprehensive plan amendment to change the future land use designations for 1.06 acres from Residential, Office and Institutional (ROI) to General Commercial (CG).



What is the difference between Future Land Use (FLU) and Zoning?

- FLU Map is part of the Comprehensive Plan
 - Provides ultimate future use of the land
 - Defines the intensity of the use (i.e., units per acre)
- Zoning
 - Prescribes specifics to a parcel (setbacks, lot coverage)
 - Prohibited and Allowable uses



Location Map

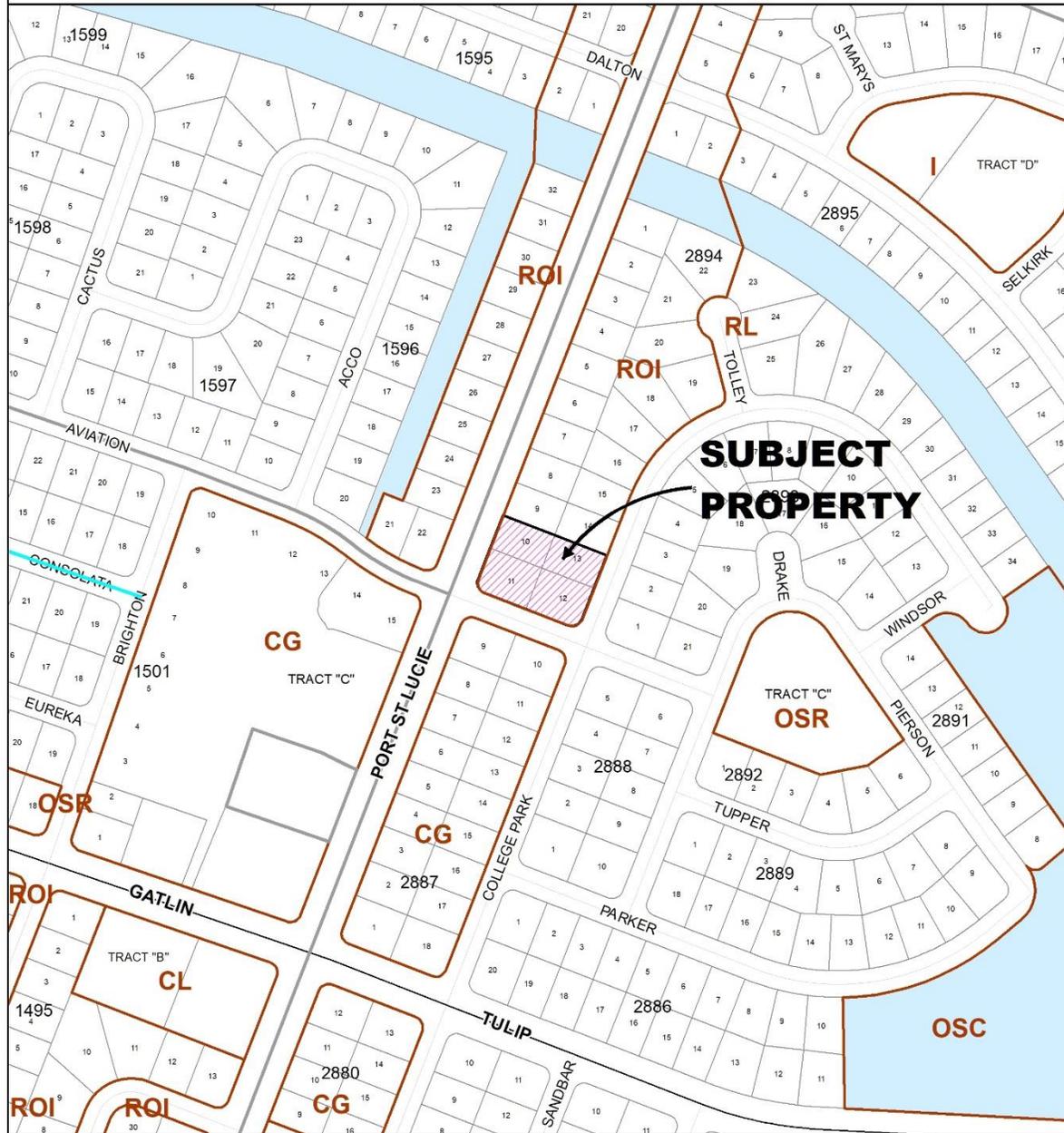


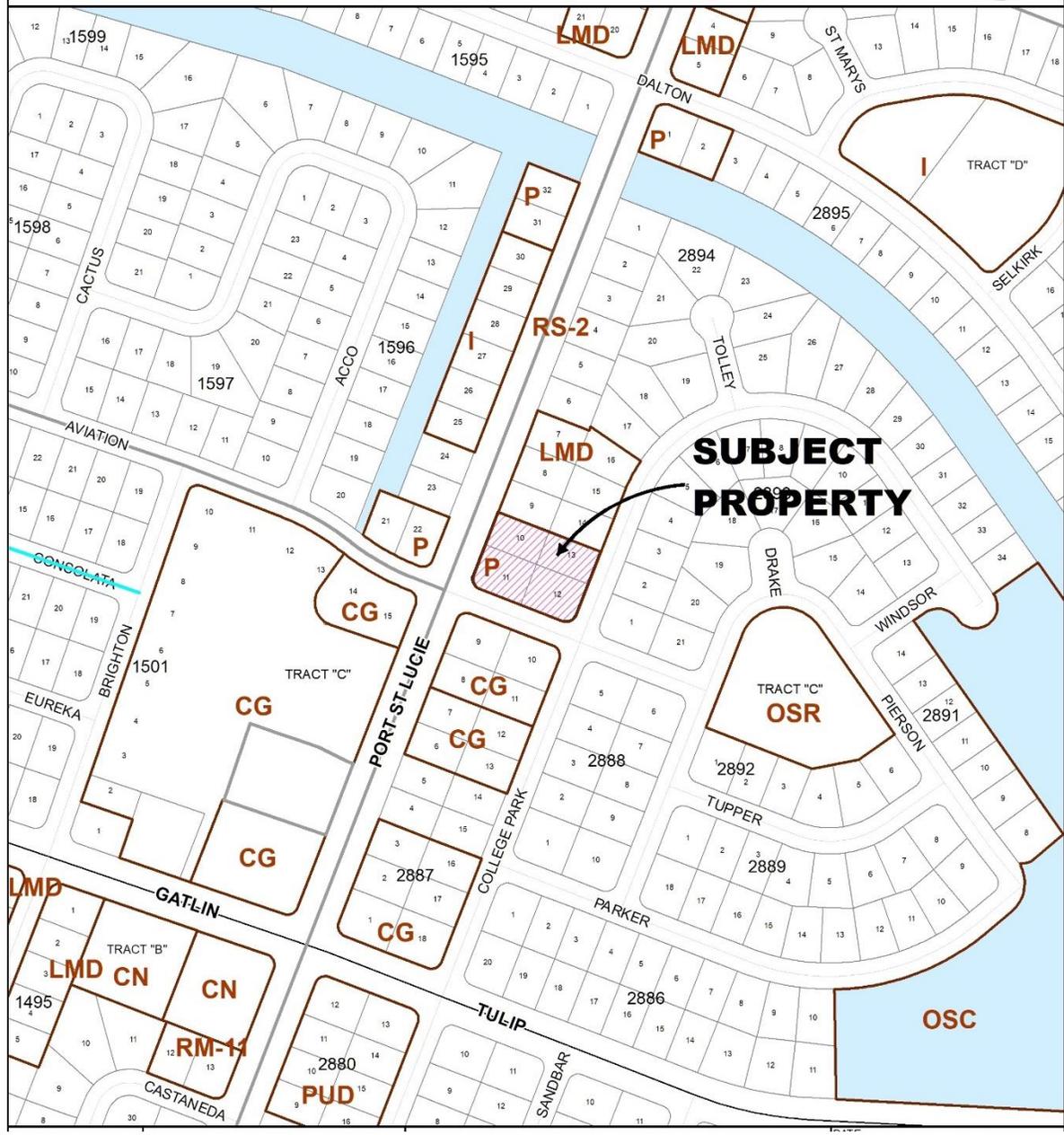


Aerial

CityofPSL.com







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”.



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. Drainage.”



Traffic Impact Analysis

- The proposed amendment is anticipated to add up to 141 PM peak hour trips to the Port St. Lucie Boulevard, Gatlin to Del Rio segment. The segment is currently at Level of Service (LOS) C and has a capacity of 3,170 PM peak hour trips. According to the latest Metropolitan Planning Organization trip counts, the segment's trip count is at 2,221.
- The addition of 141 trips will not create the Level of Service failure on the impact segment and therefore, the land use change is not expected to be any adverse impacts on the transportation level of service for the adjacent roads.

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Medical Office	1.06	18,469 SF	Medical Office (720)	665 AADT	89
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	1.06	12 Pumps	Convenience Store/Gas Station (945)	3,182 AADT	230



Staff Recommendation:

Staff recommends approval of the proposed small-scale comprehensive plan Future Land Use Map amendment.

