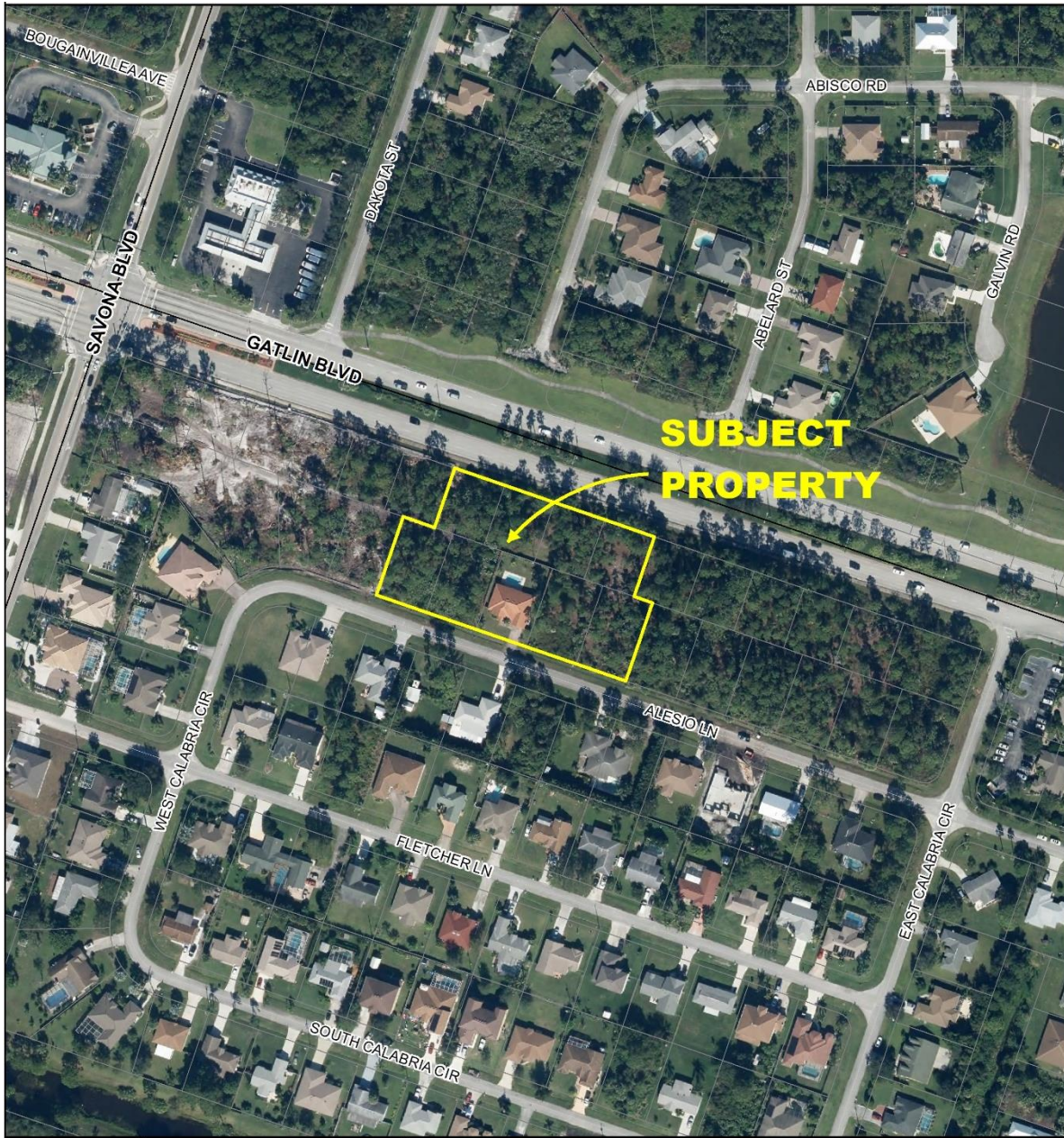




Gatlin Pointe II
Small-Scale Comprehensive Plan Amendment
P22-037



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Residential-Office-Institutional (ROI) to Commercial General (CG)
Applicant:	Jose Chavez P.E., Storybook Holdings, LLC
Property Owner:	Gatlin Pointe 18, LLC
Location:	Parcel ID # 3420-565-1126-000-1; 3420-565-1127-000-8; 3420-565-1128-000-5; 3420-565-1129-000-2; 3420-565-1130-000-2; 3420-565-1110-000-6; 3420-565-1111-000-3; 3420-565-1112-000-0
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 2.08-acres from Residential-Office-Institutional (ROI) to Commercial General (CG). The properties are located south of SW Gatlin Boulevard, North of SW Alesio Land, and between SW Savona Boulevard and SW E Calabria Circle.

Due to the changes in market conditions, increasing the demand of restaurant and professional services, while decreasing the demand for office space, the applicant is proposing to construct a commercial plaza that includes two restaurants with drive thru/pick up windows. Currently, the property has a future land use classification of ROI and is zoned Single Family Residential (RS-2). The current future land use and zoning does not permit restaurants with a drive thru/pick up windows. Therefore, the applicant is seeking a small-scale Future Land Use Map amendment in order to apply for CG zoning and a special exception use for the drive thru/pick up windows.

Previous Actions and Prior Reviews

The applicant has a site plan, special exception use application and rezoning currently under review. The special exception and rezoning applications will be heard concurrently with the small-scale Future Land Use Map amendment.

Public Notice Requirements

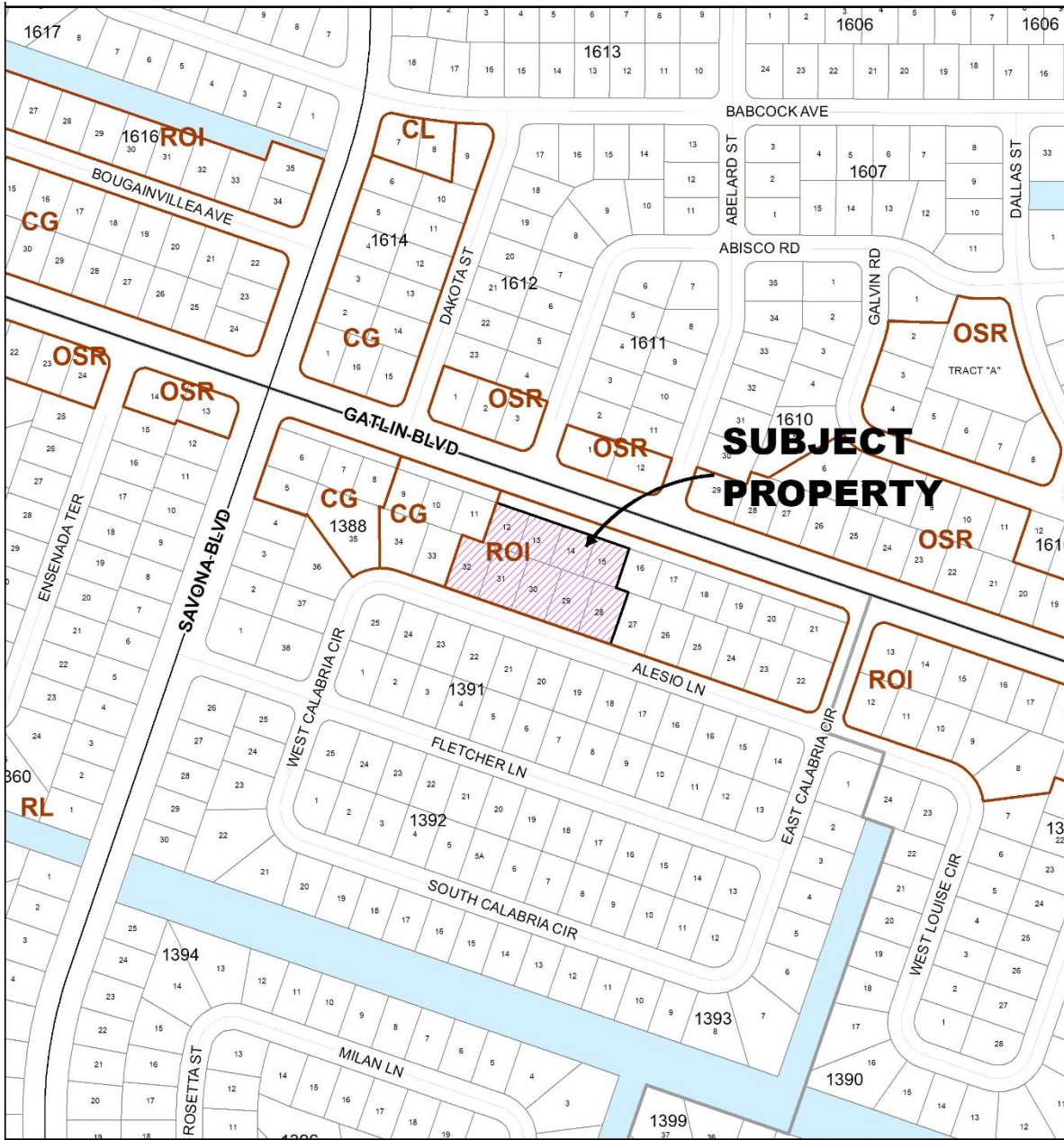
Per Sec 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

Location and Site Information

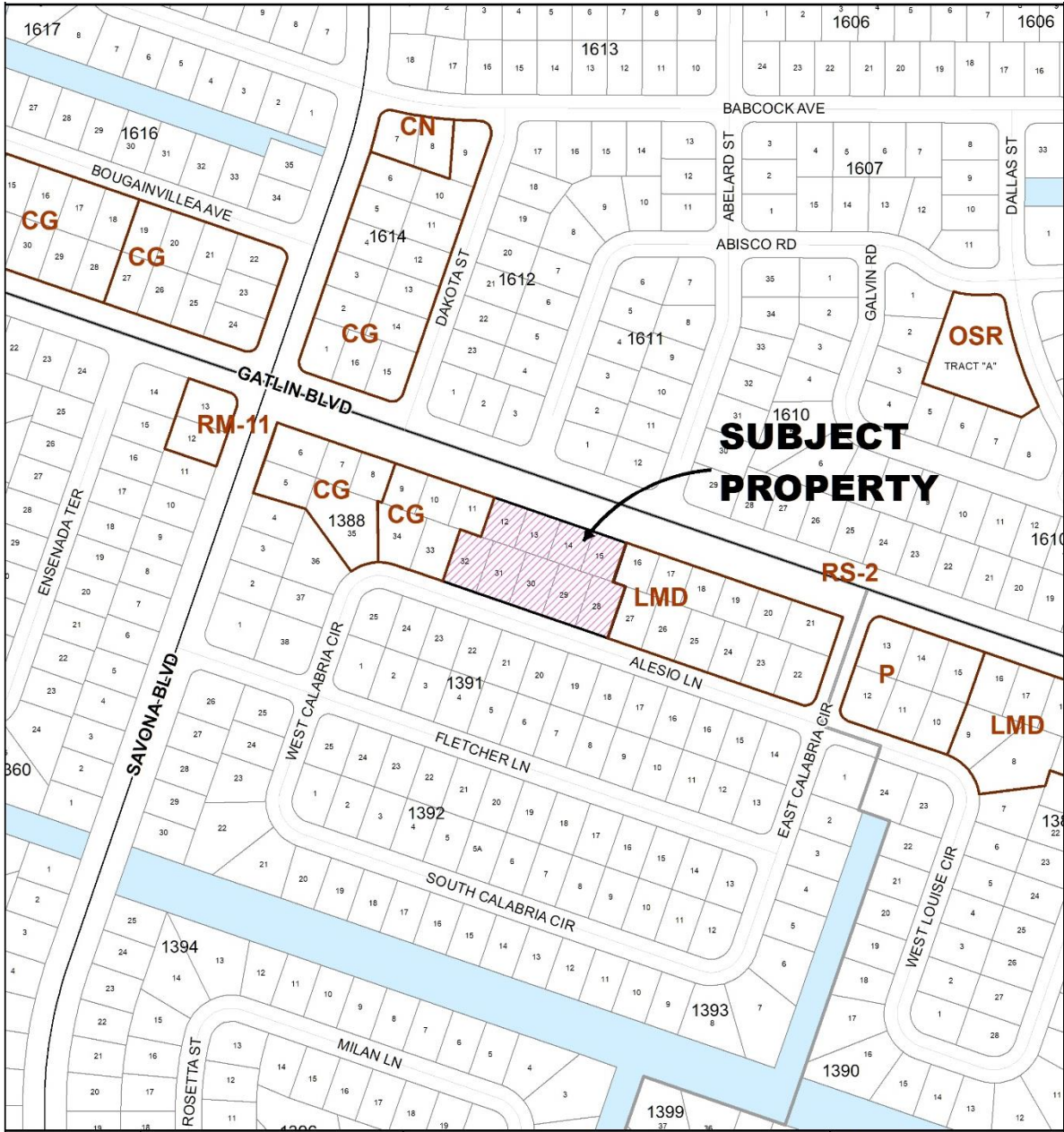
Parcel Number:	3420-565-1126-000-1; 3420-565-1127-000-8; 3420-565-1128-000-5; 3420-565-1129-000-2; 3420-565-1130-000-2; 3420-565-1110-000-6; 3420-565-1111-000-3; 3420-565-1112-000-0; 3420-565-1114-000-4; and 3420-565-1125-000-4
Property Size:	2.08 acres
Legal Description:	Portions of Lots 12, 13, 14, 15, 16 and 27 and all of Lots 28, 29, 30, 31, and 32 of Block 1388, Section 14
Future Land Use:	ROI
Existing Zoning:	RS-2
Existing Use:	Vacant/ single family house
Requested Future Land Use:	Commercial general (CG)
Proposed Use:	Commercial Plaza including a restaurant with drive thru

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSR	RS-2	Vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single Family
East	ROI	LMD	Vacant (Approved Gatlin Point Phase I)
West	CG	CG	Commercial (Gatlin Palms)



Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant’s Justification Statement: With the change in land use to CG, this amendment is intended to allow for the development of a commercial center, consistent with the adjacent Gatlin Palms to the west, which includes a restaurant with a drive thru at the intersection of Gatlin Boulevard and Savona Boulevard, and similar to the approved Gatlin Pointe project to the east. The second phase of the Gatlin Pointe project is conceptually designed to have vehicular connections to the adjacent properties. The eight properties are all vacant except for 1265 SW Alesio LN, which has a single-family house built in 2007.

Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map amendment from ROI to CG for 2.08 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.”

The proposed comprehensive plan amendment is compatible with the existing commercial development located to the west and the proposed commercial development to the east. The residential lots to the south will be buffered by an architectural wall and landscaping per the requirements of Chapter 152 Landscaping of the City Code.

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 ROI future land designation, the most intense

use would be multi-family at the highest density (11 DUs/Acres) or 20 units. The level of 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 existing and 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>
ROI (Existing)	22 DUs	2,530 gallons	2,150 gallons
CG (Proposed)	16,450 SF	2,056 gallons	1,748 gallons
<i>Projected DECREASE in demand</i>		<i>474 gallons</i>	<i>402 gallons</i>

The proposed future land use amendment would potentially result in a decrease in water and wastewater demand of approximately 474 gallons per day of potable water usage and approximately 402 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	Acres	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Residential-Office - Institutional (ROI)	2.08	16,450 SF	Medical Office (ITE Code 720)	458	73
Proposed Future Land Use	Acres	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	2.08	16,450 SF	Shopping Center (ITE Code 820)	924	111

The proposed amendment will increase the daily trips by 466 AADT and PM peak hour trips by 38 trips. Since the proposed amendment is expected to increase the number of trips, staff has evaluated the adverse impacts on the transportation level of service for the adjacent roads. The AADT capacity on Gatlin Boulevard is 40,641 daily and 3,170 peak hour trips. The current Level of Service on PM and AM peak hour is LOS C, with a 0.9 and 0.8 volume to capacity ratio. The increase in traffic due to the Future Land Use Map amendment represents a minimal impact and does not cause road segment to fail the Level of Service standards in the Transportation Element of the Comprehensive Plan

Parks/Open Space: Commercial development would not require additional developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan.

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 from ROI to CG (both commercial land uses) will not impact the school needs.

Environmental: Based on the environmental assessment prepared by EDC, Inc., the property consists of native upland habitat. The site does not contain any State and Federal jurisdictional wetlands, nor any presence of state or federally listed plant or animal species were found. Pursuant to Section 157.06c, a minimum of 25% of existing native upland habitat shall be preserved or mitigation provided for off-site. The applicant will be required to provide for the mitigation pursuant to the City’s Code, prior to land clearing activities. A Gopher Tortoise Survey will also be required.

Flood Zone: The flood map for the selected area is number 12111C0275J and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains. An approved stormwater protection plan is required prior to final site plan approval.

Fire District: The nearest St. Lucie County Fire District station is Station 10 (777 SW Dalton Circle). 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 allow for the continuation of commercial development along Gatlin Boulevard, in a manner consistent with the adjacent property to the west.
Accommodate projected population or economic growth of the City	Y
Diversify the housing choices in the City	N/A
Enhance or impede provision of services at adopted LOS Standards	Neither enhance nor impede adopted LOS
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	Neither enhance nor degrade environmental resources
Job creation within the targeted industry list	N

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed 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.