



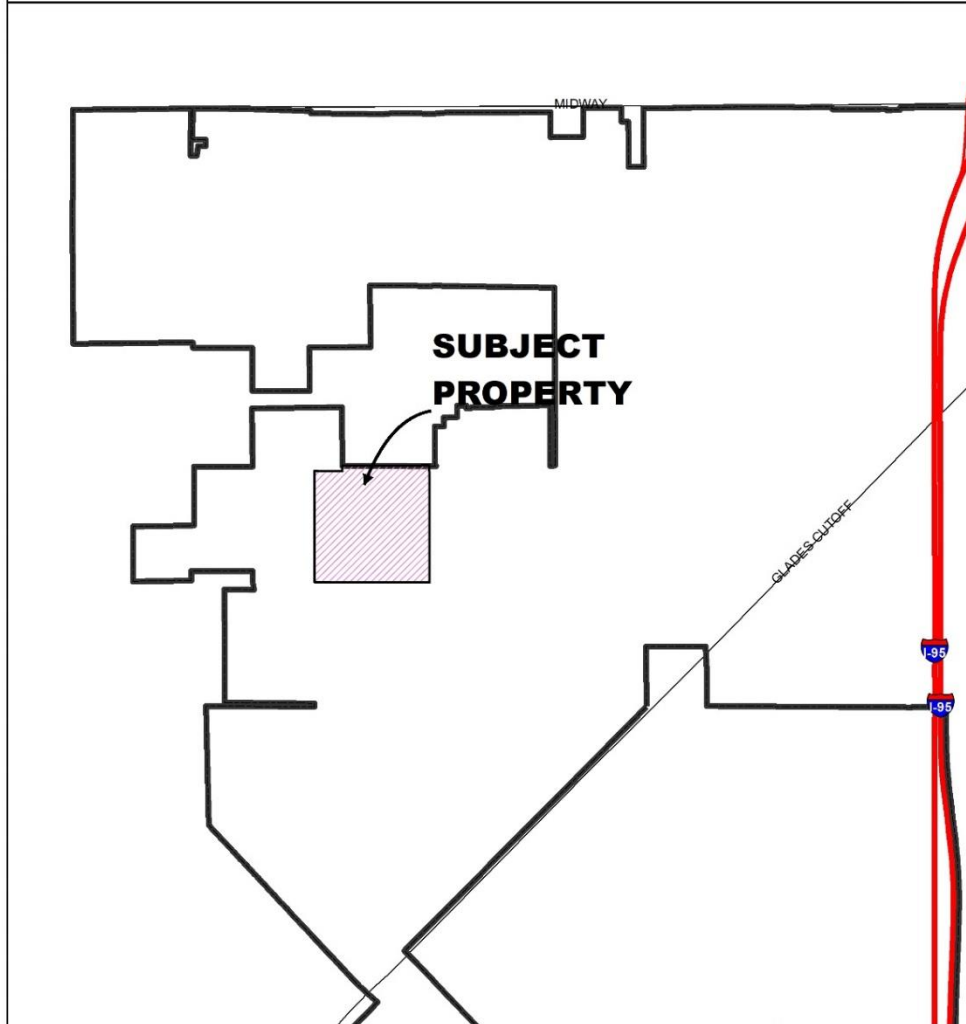
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City of Port St Lucie Glades WWTP Adjacent Lands  
Large Scale Comprehensive Plan  
Future Land Use Map Amendment  
Adoption Hearing  
October 14, 2024 City Council Meeting

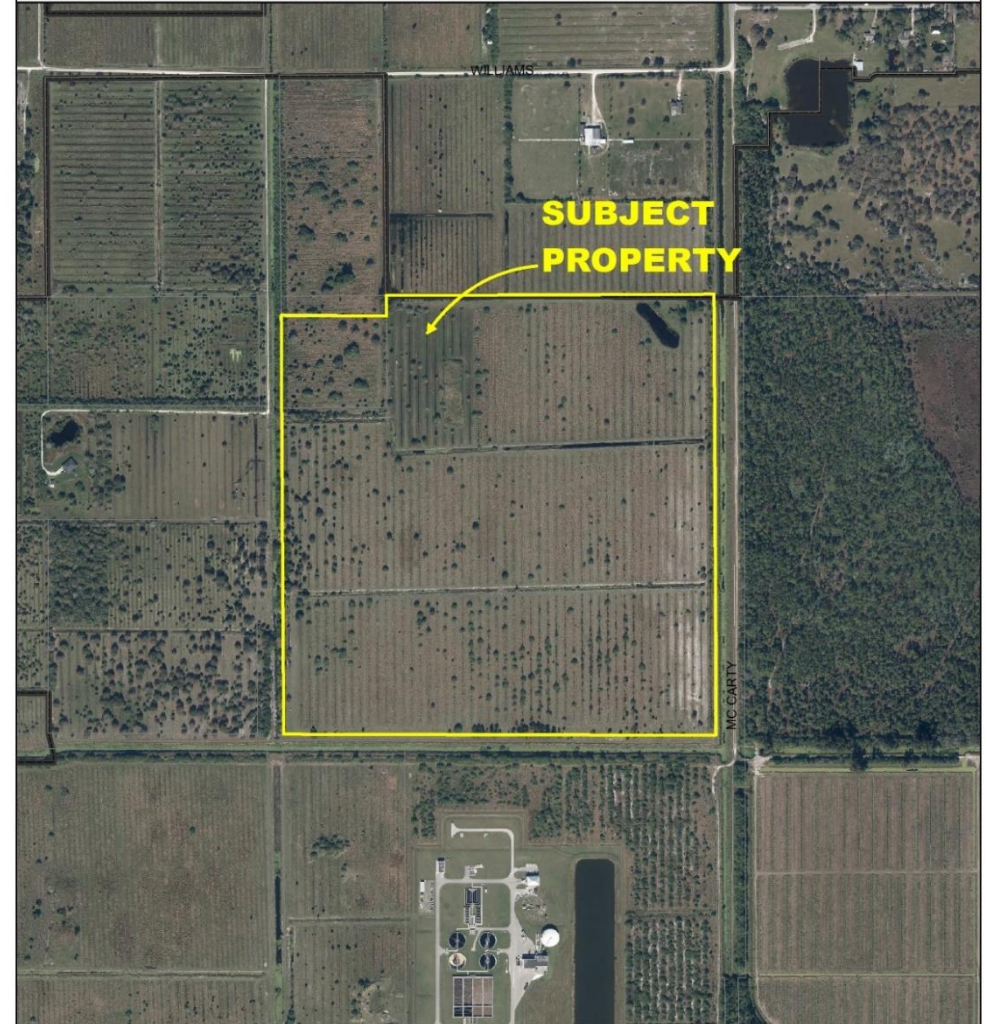
# Request Summary

|                                  |  |
|----------------------------------|--|
| <b>Applicant's Request:</b>      | This application is the adoption hearing for a city initiated large scale future land use map amendment to amend the Future Land Use for approximately 150 acres of City owned land from the future land use designation of Utility (U) to the future land use designation of Light Industrial (LI). |
| <b>Applicant/Property Owner:</b> | City of Port St. Lucie   |
| <b>Location:</b>                 | The property is generally located south of Midway Road, northwest of Glades Cut-Off Road, immediately west of McCarty Road, and immediately north of the Glades Wastewater Treatment Facility.   |

# GENERAL LOCATION



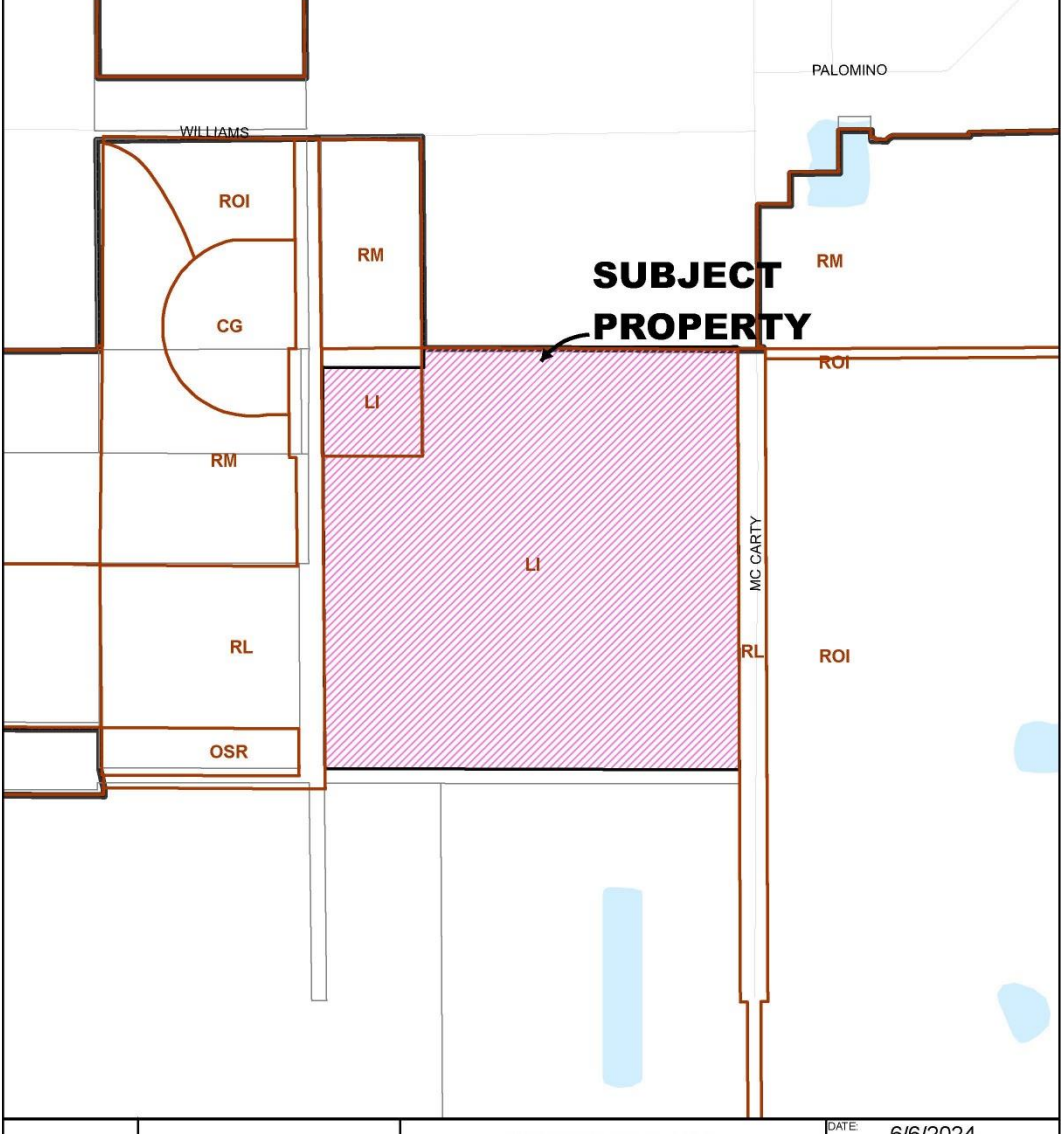
# AERIAL



# Surrounding FLU & Zoning

| Direction    | Future Land Use  | Zoning                                 | Existing Use  |
|--------------|--|--|---|
| <b>North</b> | St. Lucie County Agriculture and City of Port St. Lucie Medium Density Residential | SLC AG 5 (1 dwelling unit per 5 acres) | Vacant land in St. Lucie County and the City of Port St. Lucie (DJG Annexation/Orange Lakes Crossing) |
| <b>South</b> | Utility  | Utility                                | Glades Wastewater Treatment Plant   |
| <b>East</b>  | Residential-Office-Institutional   | Planned Unit Development (PUD)         | Vacant land in LTC Ranch DRI  |
| <b>West</b>  | Low & Medium Density Residential / Recreation Open Space / General Commercial      | SLC AG-5 (1 dwelling unit per 5 acres) | Vacant land (DJG Annexation/Orange Lakes Crossing)  |

# PROPOSED FUTURE LAND USE



DATE: 6/6/2024

# Background & Justification

- The subject property consists of two parcels immediately north of City's Glades Waste Water Treatment Facility and west of McCarty Road.
- The parcels are currently zone Utility (U) for approximately 142.73 acres and St. Lucie County Agriculture (SLC AG 5) for 7.64 acres.
- The proposed future land map amendment will allow the property to be rezoned to the following zoning districts:
  - PUD (Planned Unit Development)
  - Warehouse Industrial (WI)
  - Industrial (I)
  - General Use (GU)

# Adequate Public Facilities Analysis

- Based on the City's level of service requirements, 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.
- A traffic analysis was prepared. Additional analyses will be required at rezoning and/or site plan stage.
- No impacts to parks or public schools.
- 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.

# Findings

- **Land Use Consistency (Policy 1.1.7.1):** Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.
- **Economic Development (Policy 8.2.1.1):** The City should ensure the application of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City.
- **Economic Development (Policy 8.3.1.6):** The City should encourage the expansion of existing business and industry and/or development of new business and industry in appropriate locations, as feasible and applicable, to maximize the use of existing public services and infrastructure.



# Project Review

- The Planning and Zoning Board recommended approval at their meeting on July 2, 2024.
- The City Council held a transmittal hearing on July 8, 2024.
- The submittal packet was sent to the Florida Department of Commerce, the Treasure Coast Regional Planning Council, St. Lucie County, and reviewing agencies on July 9, 2024.
- The Florida Department of Commerce issued their comment letter on August 8, 2024.
- There were no objections to the proposed amendment from the Florida Department of Commerce or any of the reviewing agencies.

# Staff Recommendation

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