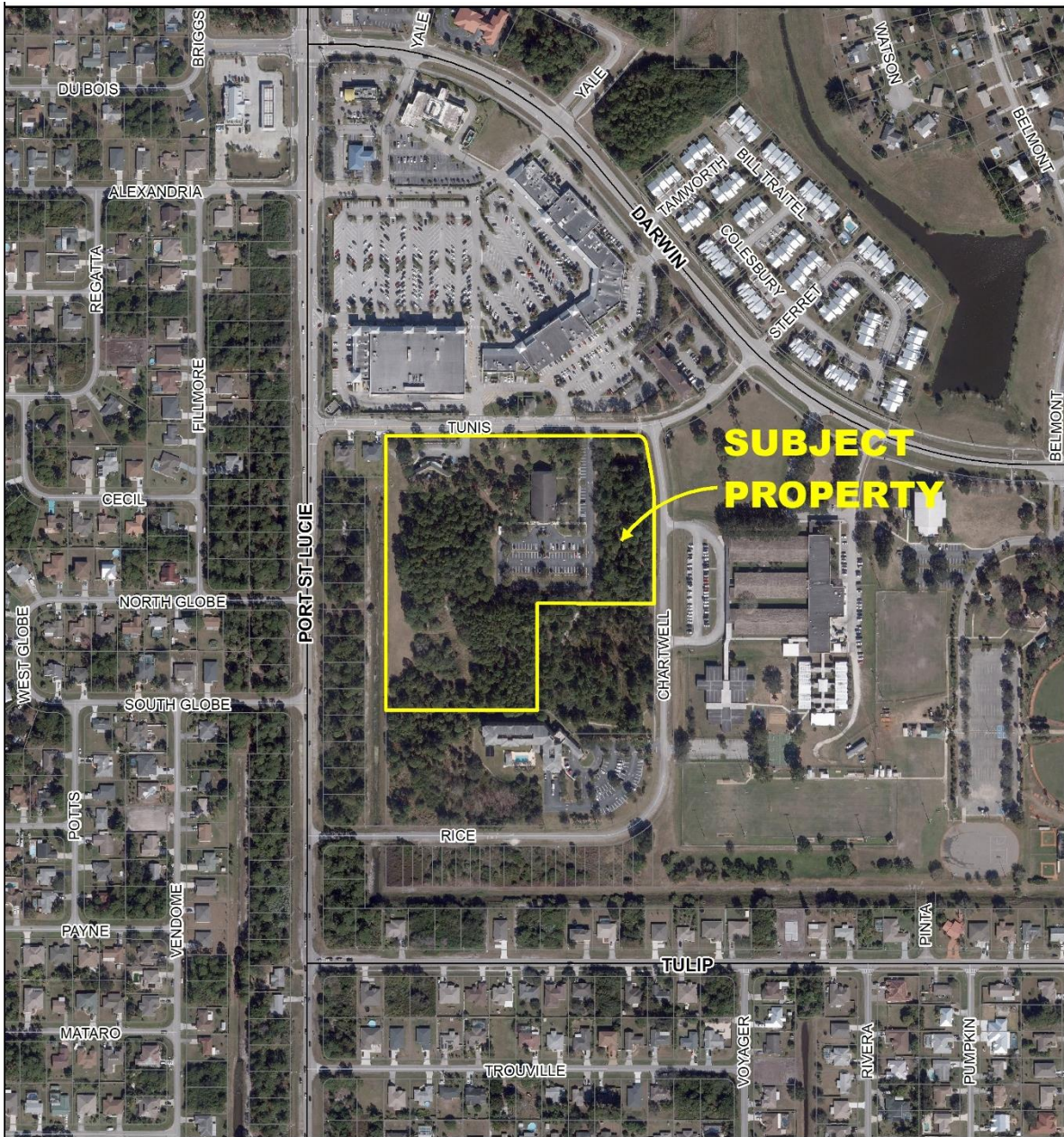




**St. Elizabeth Ann Seton
Small-Scale Comprehensive Plan Amendment
P22-125**



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Residential Medium Density (RM) to Institutional (I)
Applicant:	Elizabeth Colome, Colome and Associates, Inc
Property Owner:	Diocese of Palm Beach
Location:	Parcel ID # 3420-711-0003-000-3
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 12.76-acres from Residential Medium Density (RM) to Institutional (I). The subject property is a portion of property located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue. The applicant is proposing the future land use map amendment and a concurrent rezoning to Institutional (I) to bring the existing church facility into conformity with the current Zoning Code and to allow the construction of a new 13,226 square foot Parish Center on the property.

Background

The church was previously approved as a Special Exception Use in the RM-11 (Medium Density Residential) zoning district and the code was subsequently amended. A church is considered an enclosed assembly use, which is now not a permitted use in the RM-11 zoning district. Therefore, the existing church is considered a non-conforming use and the use would not be allowed to be expanded. The Future Land Use map amendment and the concurrent rezoning would allow the construction of the new building.

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.

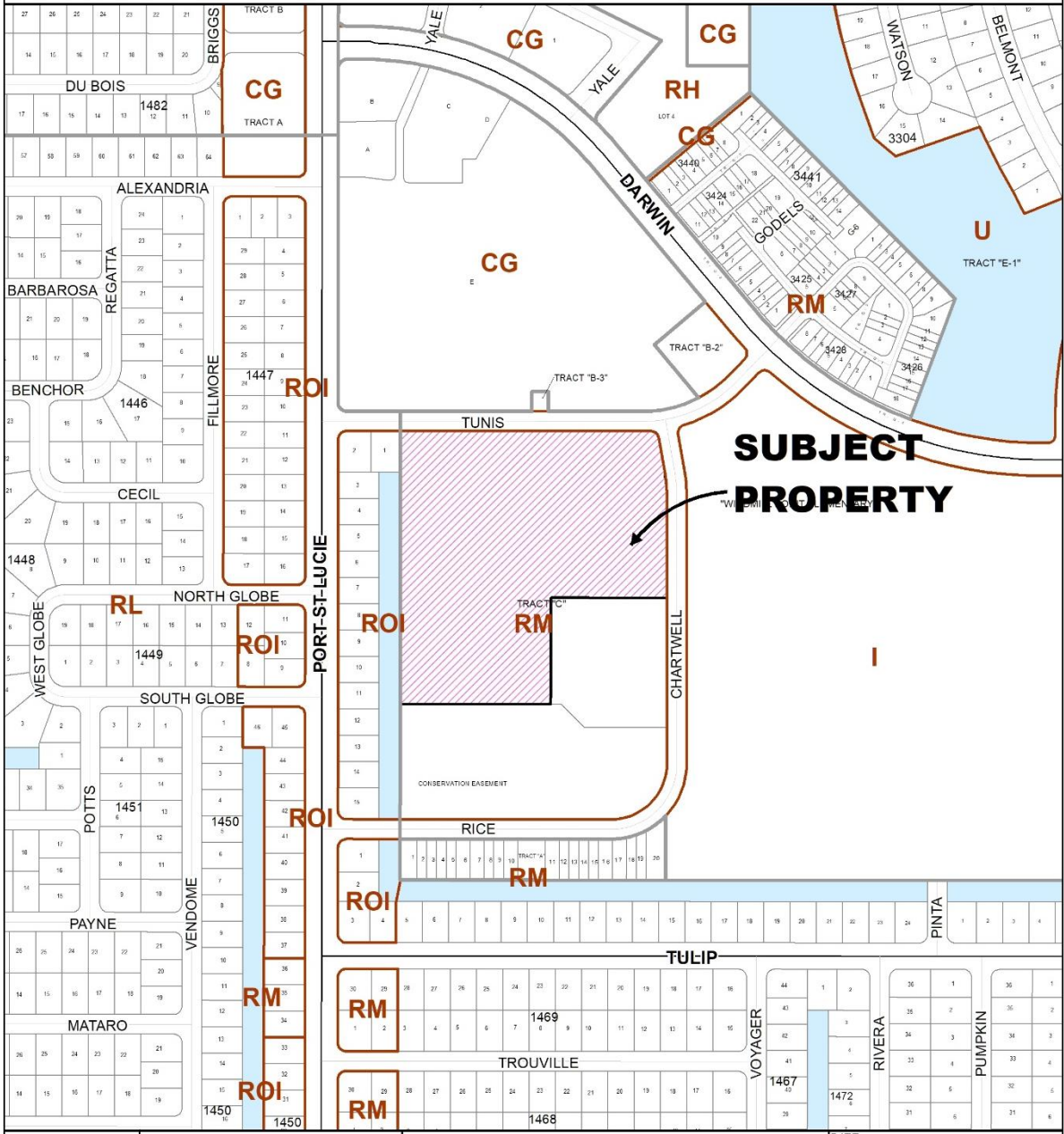
Location and Site Information

Parcel Number:	3420-711-0003-000-3
Property Size:	12.76 acres
Legal Description:	A portion of Tract C, First Replat in Port St. Lucie, Section 42
Future Land Use:	RM
Existing Zoning:	RM-11
Existing Use:	Church
Requested Future Land Use:	Institutional (I)
Proposed Use:	Expansion of Church with new parish hall, incorporating Sunday School into the new structure

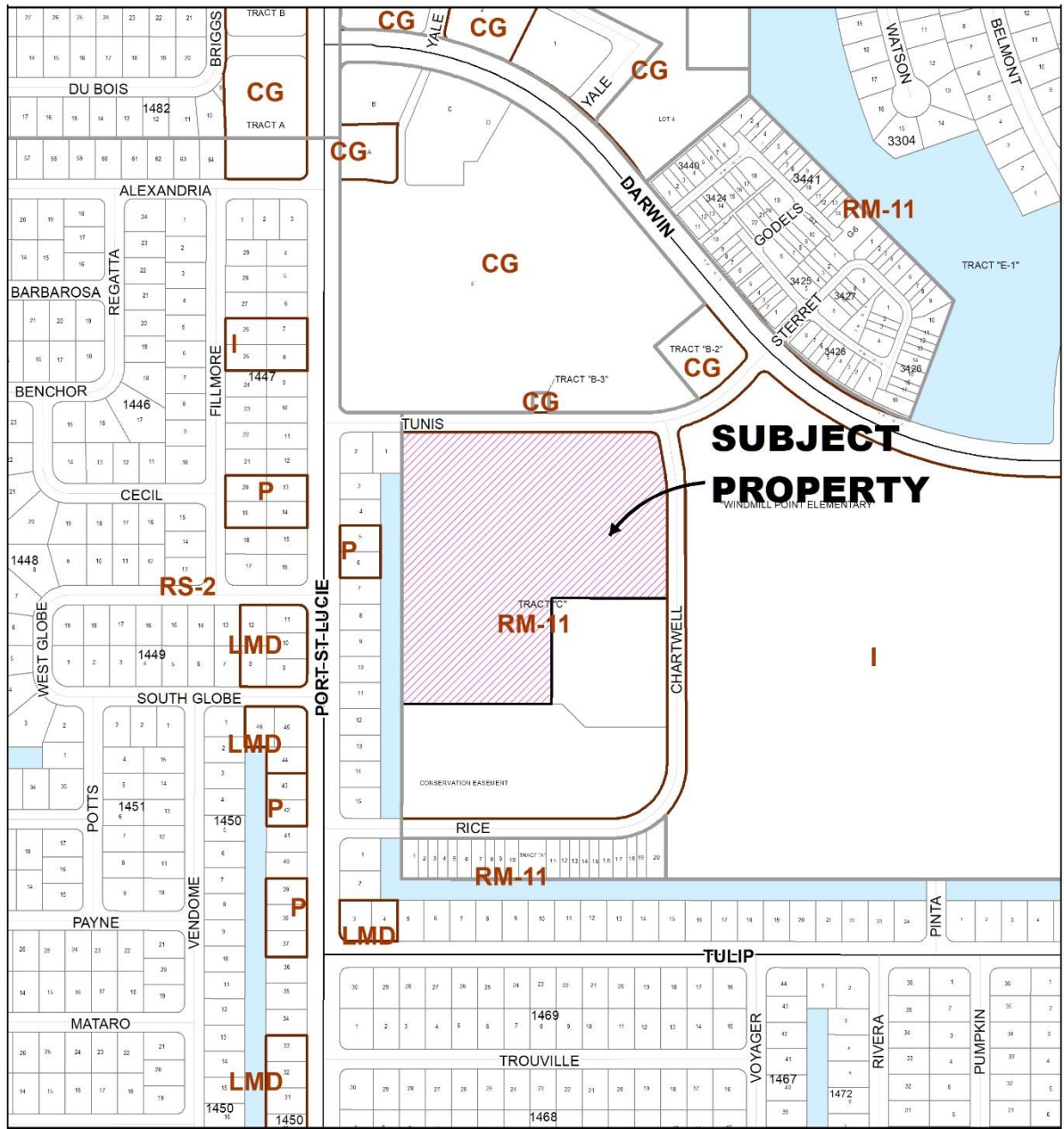
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Darwin Plaza (retail shopping center)
South	RM	RM-11	Villa Seton Apartments
East	I	I	Windmill Point Elementary School

West	ROI	P/RM-11	Vacant
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Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant’s Justification Statement: With the change in land use to I, this amendment is intended to allow for the expansion of an existing church site.

Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map amendment from RM to I for 12.76 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.”

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 RM future land designation, the most intense use would be multi-family at the highest density (11 DUs/Acres) or 140 units, or 350 persons (2.5 persons per living unit). 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. Even though the applicant only proposes a 13,226 SF Parish Hall, by using a factor of .25 FAR for 12.76 acres, taking into consideration parking and open space calculations, a total of 138,956 SF of church use is the maximum use of the property. 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>
RM (Existing)	140 MF Dwelling Units	40,250	34,212
I (Proposed)	138,956 SF Church	17,369	14,764
<i>Projected decrease in demand</i>		22,881	19,448

Although much less intense than the proposed site plan, the proposed future land use amendment would potentially result under the maximum impact, a decrease in water and wastewater demand of approximately 22,881 gallons per day of potable water usage and approximately 19,448 gallons per day wastewater usage. Existing and planned facilities are available to serve the area under this maximum impact scenario.

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
Residential Medium (RM)	12.76	140 DUs	Low-Rise Apartment (ITE 221)	924	86
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Institutional (I)	12.76	138,956 SF Church	Church (ITE 560)	1,273	124

Although much less intense than the proposed site plan, the proposed amendment would potentially increase the daily trips by 349 and PM peak hour trips by 38 on weekdays. It is important to note that the analysis is based on the maximum development of the property as a 138,956 SF church campus. The applicant is proposing to add a 13,226 SF Parish Hall to their 10,000 SF existing church. Since the proposed amendment is expected to increase the number of weekday and PM peak hour trips, the transportation level of service for the adjacent roads must be analyzed. The Level of Service along Port St Lucie Boulevard in this segment is LOS C for both AADT and PM peak hour trips. The capacity for PM Peak hour trips before road failure is over 188 PM Peak hour trips, therefore, the land use change is not expected to make the segment of the road fail. Access to the property will continue to be off Tunis Avenue.

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 RM to I (from residential to nonresidential uses) will decrease the impact of public-school needs.

Environmental: The northern portion of the site does not contain any State and Federal jurisdictional wetlands. The existing wetlands are located on the southern portion, which will remain unchanged. Staff has reviewed the Environmental Assessment Report prepared by EW Consultants. Pursuant to Section 157.06c, a minimum of 25% of existing native upland habitat shall be preserved. Prior approvals required 6.12 acres of upland preservation and .61 acre of wetland preservation. The applicant will be required to provide for native upland habitat preservation area pursuant to the City’s Code on the site plan. Gopher tortoises were found on the property and a gopher tortoise survey will be required prior to site clearing or ground disturbances.

Flood Zone: The flood map for the selected area is number 12111C0400J and 12111C0405K 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) and Station 16 (3910 SW Port St Lucie Blvd). 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 transmittal of the proposed comprehensive plan amendment to the Florida Department of Economic Opportunity and the reviewing agencies for review and comment.

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.