

**Economy Self Storage
Small-Scale Comprehensive Plan Amendment
P24-094**



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Commercial General (CG) to Commercial Service (CS).
Applicant:	Lisa Reves, Becker & Poliakoff, P.A.
Property Owner:	Economy Self Storage, Inc.
Location:	1915 SW Hayworth Avenue
Project Planner:	Bethany Grubbs, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 0.24-acres from Commercial General (CG) to Commercial Service (CS). The property is located south of SW Gatlin Boulevard, north of SW Hayworth Avenue, and between SW Casella Street and SW Buckhart Street.

The 0.24-acre parcel of land currently remains undeveloped and vacant. Adjacent to this parcel is the Economy Self Storage facility, which includes a self-storage center and U-Haul rental services. The Applicant proposes to develop the vacant lot to serve as temporary storage for rental vehicles.

The applicant has concurrent rezoning (P24-050) and site plan (P24-051) applications that are under review. The rezoning application will be heard concurrently with the small-scale Future Land Use Map amendment.

Previous Actions and Prior Reviews

This application was tabled at the September 5, 2024, meeting of the Planning and Zoning Board to a date uncertain.

The City Council approved a variance by resolution on July 24, 2023 (P23-176).

The variance was to the City of Port St. Lucie Land Use Conversion Manual requirements for Conversion Area 23, for lot size and frontage requirements to allow the rezoning of one lot by Resolution 23-R74.

Public Notice Requirements

Public notices were mailed to landowners within 750 feet of the parcel, and the item was included in the advertisement for the November 6, 2024, Planning & Zoning Board Meeting.

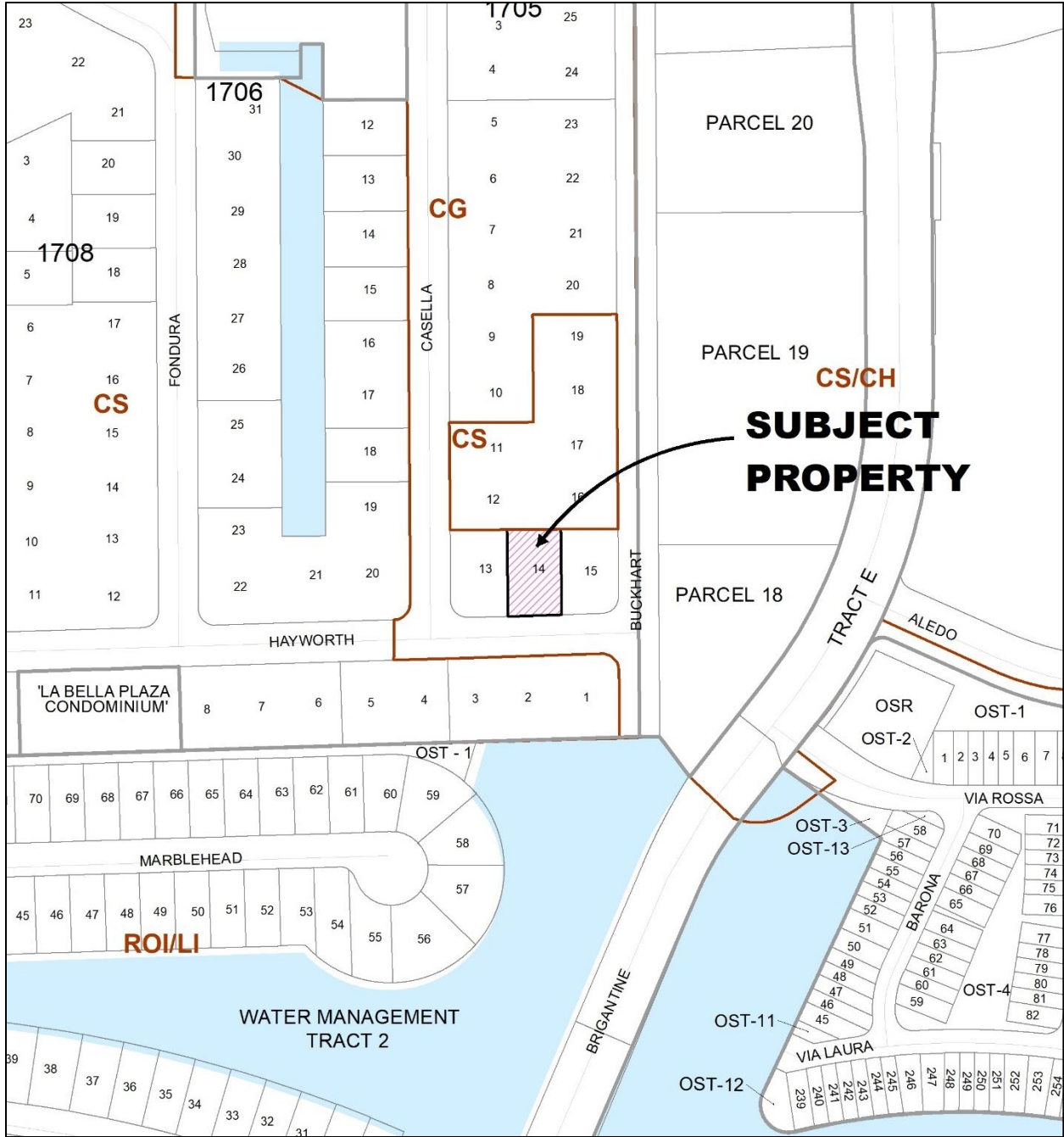
Location and Site Information

Parcel Number:	3420-650-1001-000-0
Property Size:	0.24-acres
Legal Description:	Port St. Lucie Section 31, Block 1705, Lot 14
Existing Future Land Use:	Commercial General (CG)
Existing Zoning:	Single-Family Residential (RS-2), proposed Commercial Service (CS)
Existing Use:	Vacant
Requested Future Land Use:	Commercial Service (CS)
Proposed Use:	Vehicle storage yard

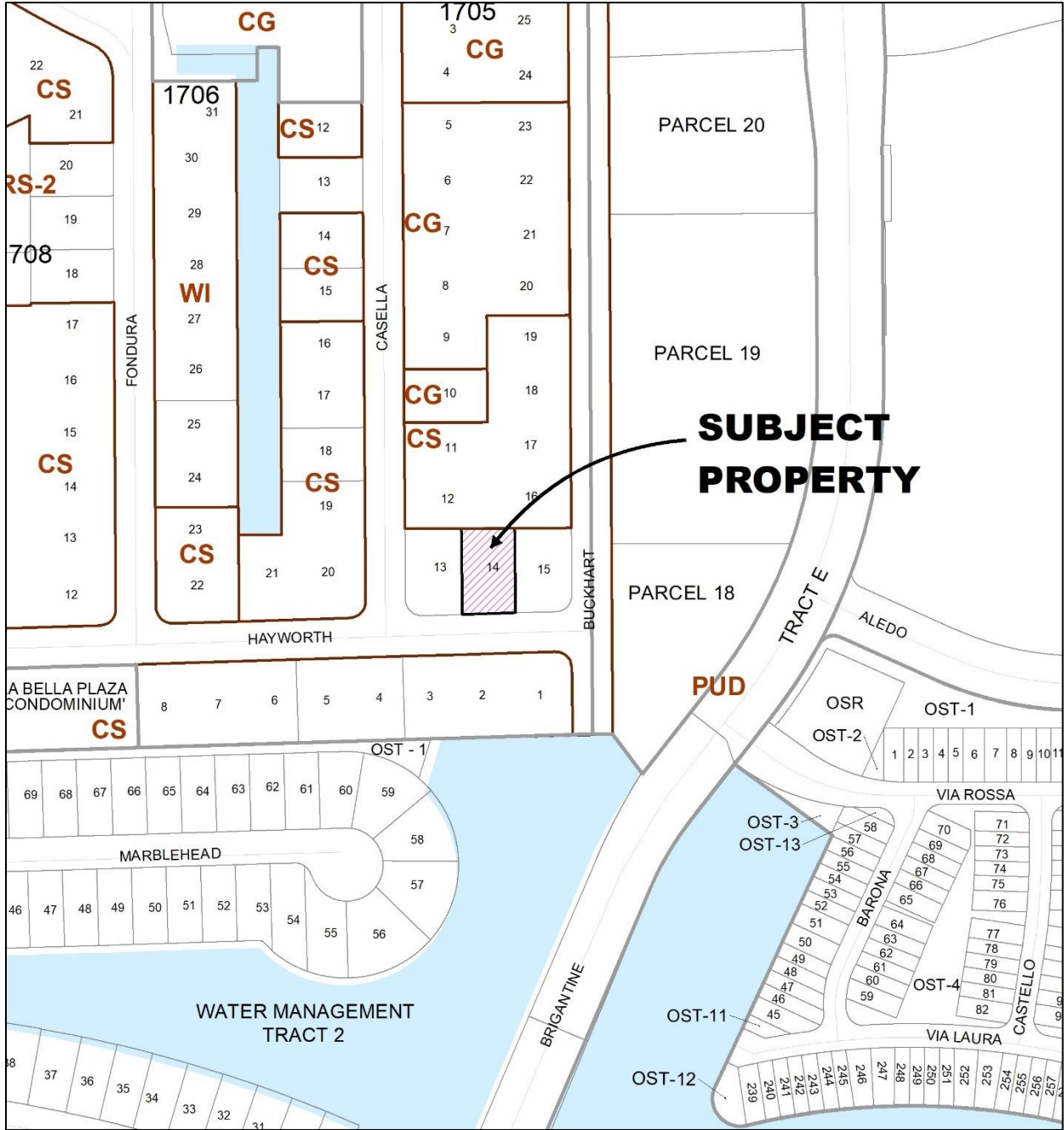
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Self-Storage Facility
South	CS	CS	Vacant
East	CG	RS-2	Vacant
West	CG	RS-2	Vacant

CS-Commercial Service, CG- Commercial General, RS-2, Single-Family Residential



Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant’s Justification Statement: The Applicant does not intend to build any structures on Lot 14 at this time. Economy Self Storage is located to the north of Lot 14 and is a self-storage facility which rents U-Haul vehicles. The Applicant intends to use Lot 14 as temporary storage for rental vehicles.

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.

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	Y
Accommodate projected population or economic growth	Y
Diversify the housing choices	N/A
Enhance or impede provision of services at adopted LOS Standards	N/A
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N/A
Job creation within the targeted industry list	N

The future land use map amendment application is supported by and furthers the following policies of the comprehensive plan:

- **Policy 1.1.3.1:** 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.
- **Policy 1.1.4.2:** The City shall provide the following commercial land use designation for commercial development. Commercial Service (CS) intended for the most intensive commercial development including wholesale, warehouses, vehicle sales, lumber yards, etc. Adequate buffering is required based on site plan reviews.
- **Policy 1.1.4.12:** A manual shall be established to implement conversion areas of the Future Land Use Map. It shall include development of performance standards to allow conversions and include variance procedures for exception to such standards only in appropriate locations.
- **Policy 1.1.7.6:** Discourage the issuance of single-family building permits in land use conversion areas with a non-residential land use designation.

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 CG future land designation, the most intense use would be a shopping center. 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>
CG (Existing)	4,182 SF	523 gallons	445 gallons
CS (Proposed)	4,182 SF	523 gallons	445 gallons
<i>Projected NO NET CHANGE in demand</i>		<i>0 gallons</i>	<i>0 gallons</i>

The proposed future land use amendment would not result in a net change in demand in water and 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	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	0.24	4,182 SF	Shopping Center (ITE Code 820)	155	17
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial Service (CS)	0.24	4,182 SF	Shopping Center (ITE Code 820)	155	17

The proposed amendment is anticipated to result in no net increase in Average Annual Daily Traffic (AADT) or Peak Hourly Traffic volumes during the PM peak period. Given this absence of additional trip generation, the amendment is projected to have no adverse effects on traffic operations or roadway performance. Consequently, there will be no detrimental impacts on Level of Service (LOS) standards as specified 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 CG to CS (both non-residential land uses) will not impact the school needs.

Environmental: The property is cleared.

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 14 (300 NW California Boulevard). 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.

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.