



**PSL Town Place Partners, LLC**  
**Large-Scale Comprehensive Plan Amendment**  
**P21-089**



Project Location Map

**SUMMARY**

Applicant's Request:	Large-Scale Future Land Use Map Amendment from Commercial General (CG) and Residential Medium Density (RM) to a combined Commercial General (CG)/Residential High Density (RH)
Applicant:	Michael Houston of HJA Design Studio, LLC
Property Owner:	PSL Town Place Partners, LLC
Location:	Southeast corner of U. S. #1 and Savanna Club Boulevard (except RaceTrac)
Project Planner:	Patricia A. Tobin, AICP, Long Range Planning Administrator

**Project Description**

The applicant is requesting approval of a large-scale future land use map amendment for 18.51-acres from Commercial General (CG) and Residential Medium Density (RM) to Commercial General (CG)/Residential High Density (RH). The property is located at the southeast corner of Savanna Club Boulevard and U. S. #1.

The purpose of this request is to construct 277 multifamily dwelling units and 78,408 square feet of retail. The property is zoned Planned Unit Development (Town Place PUD) and the PUD will be amended, if this comprehensive plan amendment is approved.

**Previous Actions and Prior Reviews**

- P03-358. Rich & Rubin Comprehensive Plan Amendment/Large Scale
- P03-353. Rich & Rubin Annexation
- P04-109. Town Place Rezoning to Planned Unit Development (PUD)
- P04-110. Town Place Site Plan
- P05-074. Town Place Site Plan
- P05-367. Town Place Subdivision
- P06-146. Town Place Site Plan
- P07-137. Town Place PUD Amendment
- P07-281. Town Place Site Plan Amendment
- P07-282. Town Place Special Exception Use
- P16-058. Town Place PUD Amendment
- P16-060. Town Place Comprehensive Plan Amendment Small Scale

**Public Notice Requirements**

Per Sec 151.06 of the City’s Comprehensive Plan, 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.

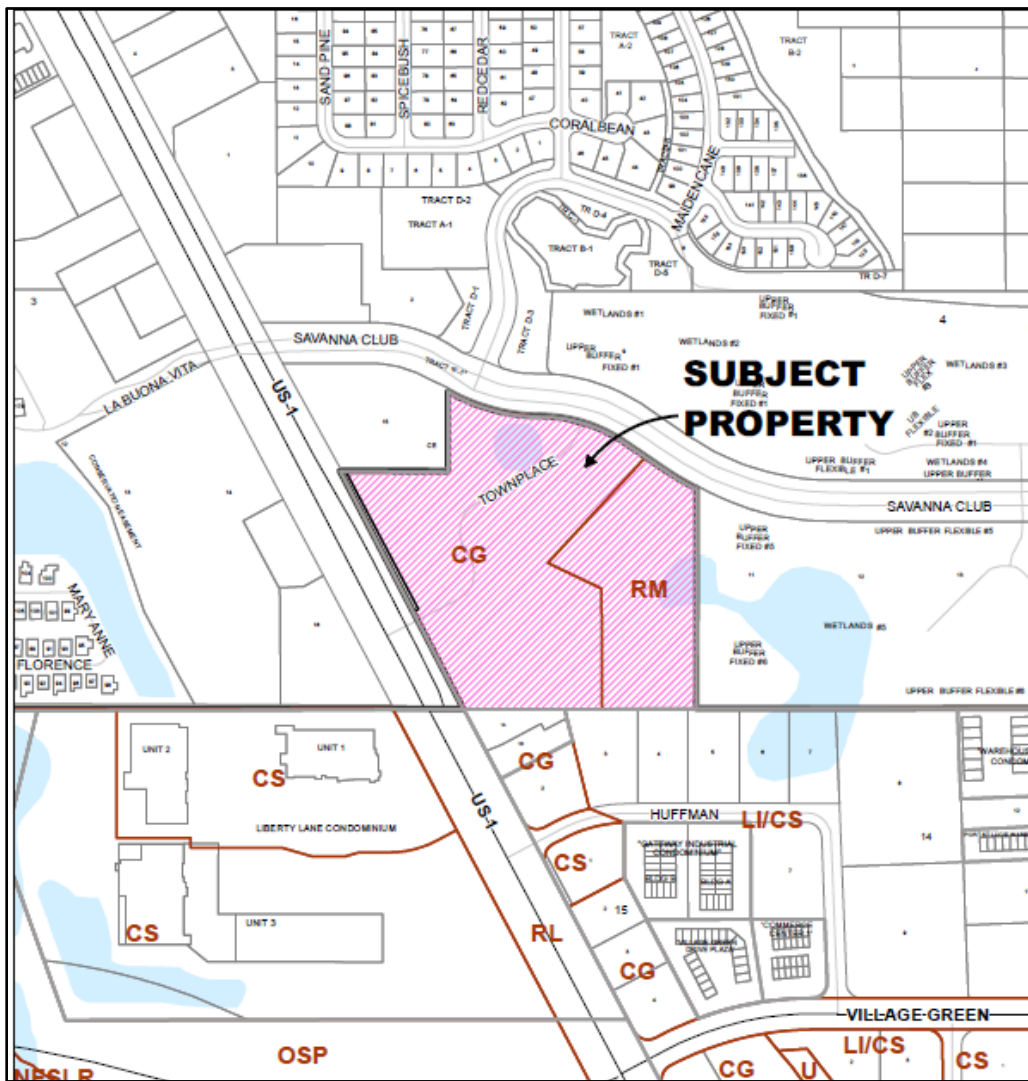
The applicant held a neighborhood meeting on April 19, 2021 at the Savanna Club clubhouse. Approximately 125 residents in the vicinity were in attendance.

**Location and Site Information**

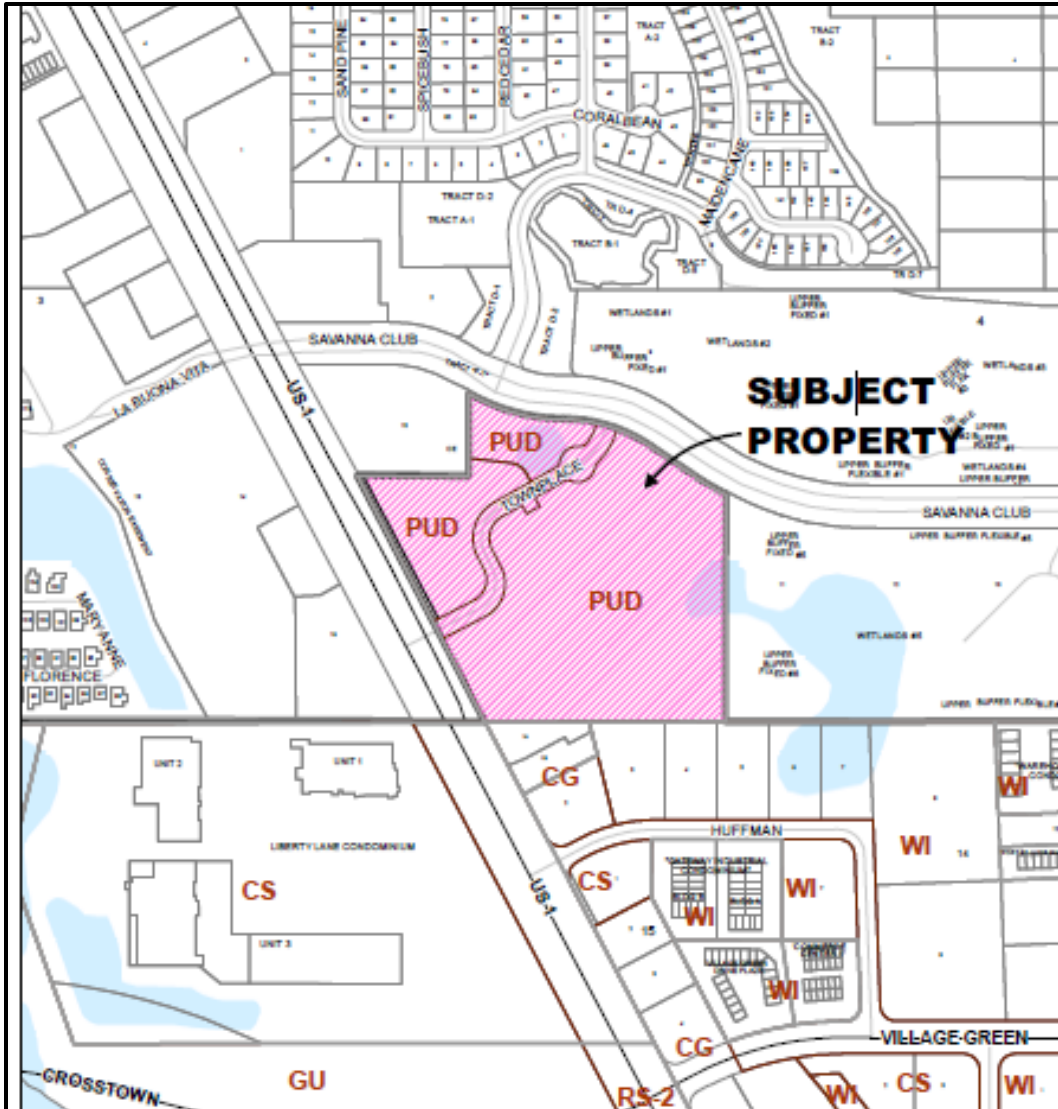
Parcel Number:	3426-341-0001-000-2
Property Size:	18.51-acres
Legal Description:	Legal description is attached to the staff report.
Future Land Use:	Commercial General (CG) on 10.84 acres/Residential Medium Density on 7.67 acres
Existing Zoning:	Town Place Planned Unit Development (PUD)
Existing Use:	Vacant
Requested Future Land Use:	Commercial General (CG)/Residential High Density (RH)
Proposed Uses:	Multifamily (277 DUs) and retail (78,408 square feet)

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	SLC Commercial/SLC Residential Urban	SLC CG (General Commercial) & SLC PUDs (Bella Vista Apartments & Lake Lucie subdivision)	Convenience stores with gas, preserve area, and single and multifamily residential developments
South	CG (General Commercial) & LI/CS (Light Industrial/Service Commercial)	CG (Commercial General) and WI (Warehouse Industrial)	Retail, industrial & vacant land
East	SLC RU (Residential Urban)	SLC RM-5 (Medium Density Residential)	Preserve area of adjacent multifamily development
West	SLC Commercial	SLC Commercial General	Retail developments



**Future Land Use Map**



Zoning Map

**COMPREHENSIVE PLAN REVIEW AND ANALYSIS**

**Applicant’s Justification Statement:** The request is to change the future land use designations from Commercial General (CG) on 11.91 acres and Residential Medium Density (RM) on 6.6 acres to CG/RH (Commercial General/Residential High Density) on the total acreage of 18.51. This amendment will allow a horizontally mixed-use project with apartments and commercial uses.

**Land Use Consistency:** The applicant is proposing a large-scale future land use map amendment from Commercial General (CG) and Residential High Density (RH) to Commercial General (CG)/Residential High Density (RH) for the 18.51-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.”
- Policy 1.1.4.10 defines the densities and intensities that shall apply to future land use classifications such as RH. If approved, the applicant’s proposed future land use will allow up to fifteen (15) dwelling units per acre.

**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. The level or 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/RM (Existing)	207,520 SF 73 DUs	25,940 gallons 8,395 gallons	22,049 gallons 7,136 gallons
Total (Existing)		34,335 gallons	29,185 gallons
CG/RH (Proposed)	78,408 SF 277 DUs	9,801 gallons 31,855 gallons	8,331 gallons 27,077 gallons
Total (Proposed)		41,656 gallons	35,408 gallons
Projected <u>increase</u> in demand		7,321 gallons	6,223 gallons

The proposed future land use amendment would potentially result in an increase in water and wastewater demand of approximately 7,321 gallons per day of potable water usage and approximately 6,223 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:

<b>Existing Future Land Use</b>	<b>Acre</b>	<b>Maximum Coverage</b>	<b>Trip Generation Average Rate (ITE Code)</b>	<b>Trip Generation</b>	<b>PM Peak Hour</b>
Commercial General (CG)	11.9	207,520 SF	Commercial General (820)	6,663 AADT	628
Residential Medium Density (RM)	6.6	73 DUs	Medium Density Residential (220)		
<b>Proposed Future Land Use</b>	<b>Acre</b>	<b>Maximum Coverage</b>	<b>Trip Generation Average Rate (ITE Code)</b>	<b>Trip Generation</b>	<b>PM Peak Hour</b>
Commercial General (CG)	18.51	78,408 SF	Commercial General (820)	3,820 AADT	331
Residential High Density (RH)		277 dwelling units	Residential High Density (220)		

The proposed amendment will reduce daily trips by 2,843 and PM peak hour trips by 297. Since the proposed amendment is expected to decrease the number of trips, there will not be any adversely impacts on the transportation level of service for the adjacent roads. Access to the property will be off U. S. #1 and Savanna Club Boulevard.

**Parks/Open Space:** Residential development at 204 (277 dwelling units proposed minus 73 dwelling units previously approved) would require 2.65-acres of developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan. There are adequate park and recreation facilities to meet the demand created.

**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 future land use amendment will impact school needs with the increase in multifamily dwelling units of 204. According to Marty Sanders, PE, with the St. Lucie County School District, the district does not have any concerns since there adequate school sites or capacity in this concurrency planning area.

**Environmental:** The Town Place PUD includes two wetland areas encompassing approximately 1.52-acres. The wetlands will be required to be re-evaluated by the appropriate agencies prior to any development. Three (3) potentially occupied gopher tortoises burrows were located on the property. A permit will be need and the tortoises relocated prior to development. Approximately 2.03-acres of pine flatwoods exist on the site and the Code will require 25% or .51-acres of that area be preserved or mitigated for through fees in lieu of their preservation.

**Flood Zone:** The flood map for the selected area is number 12111C0291K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

**Fire District:** The nearest St. Lucie County Fire District station is Station 12 (1850 SE Village Green Drive). 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:

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

**Community Redevelopment Agency Comment:** The CRA staff is in support of the large-scale plan amendment, since it would further the goals and objectives of the CRA Plan. Staff also supports the inclusion of this property in the boundaries of the CRA U. S. #1 since it is contiguous to the existing boundary on the south. See attached memo from Jenifer Davis, CRA Project Manager.

**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.

Staff also recommends conditions on the ordinance that will be presented to the City Council that will include maximum intensities of development – 277 dwelling units and 78,408 square feet of retail commercial.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council with conditions; specifically, to limit development to 277 dwelling units and 78,408 square feet of commercial/retail space.
- Motion to recommend approval to the City Council.
- Motion to recommend denial 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.