

Treasure Coast Victory Children's
Home Site
Comprehensive Plan Amendment
(Small Scale)
P22-149

Requested Application:

This is an application for a small-scale comprehensive plan amendment to change the future land use designations for 0.689 acres from Commercial General (CG) to LI/CS.



What is the difference between Future Land Use (FLU) and Zoning?

FLU Map is part of the Comprehensive Plan

- Provides ultimate future use of the land
- Defines the intensity of the use (i.e., units per acre)

Zoning

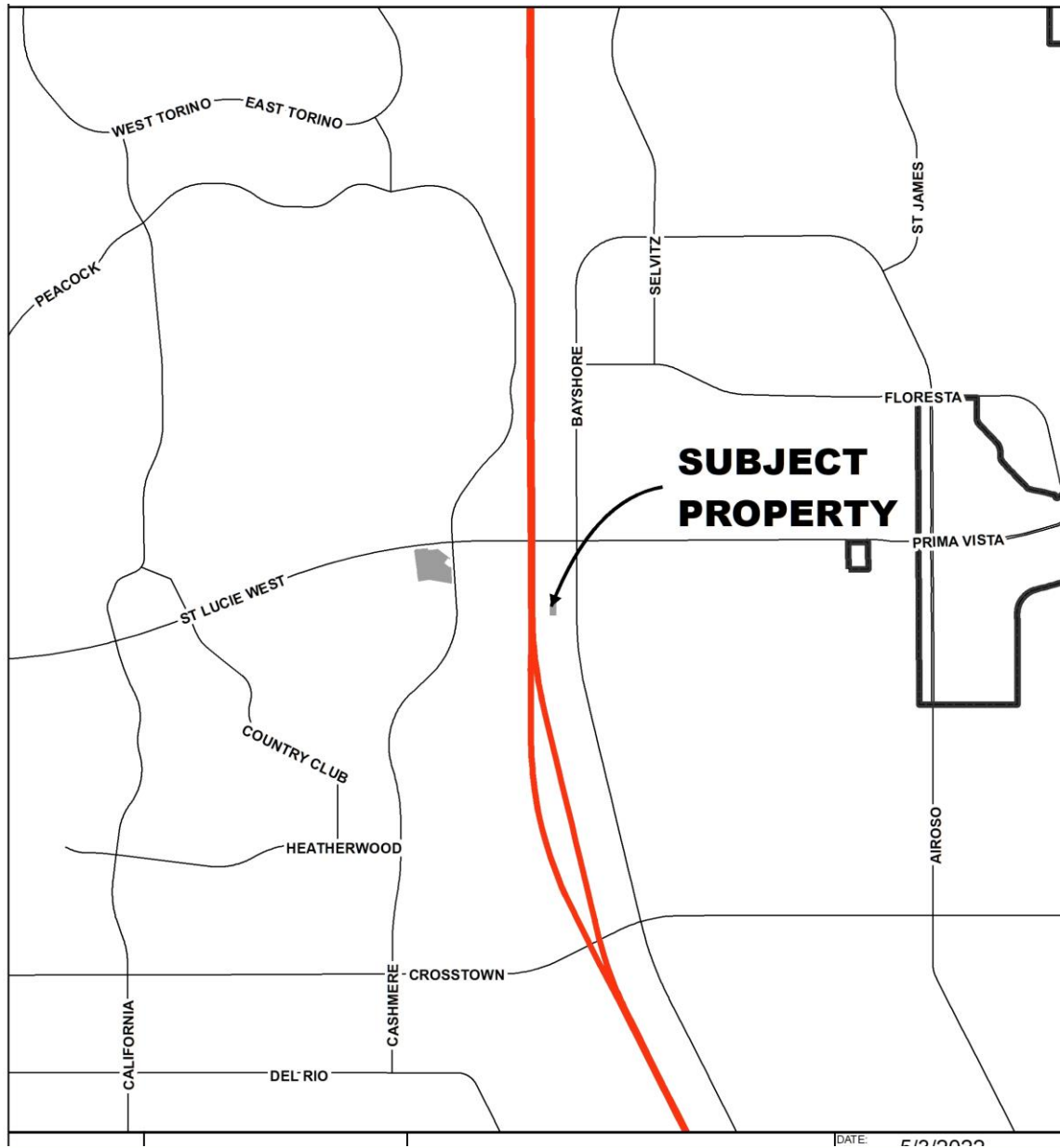
- Prescribes specifics to a parcel (setbacks, lot coverage)
- Prohibited and Allowable uses



Concurrent Applications:

- The applicant has applied for a concurrent rezoning application with this corresponding small-scale Comprehensive Plan amendment.
- The rezoning to the compatible zoning district of from Institutional to Warehouse Industrial will also be heard at this meeting.
- This request is a small-scale amendment and will be required to be heard prior to consideration of the rezoning.





Location Map

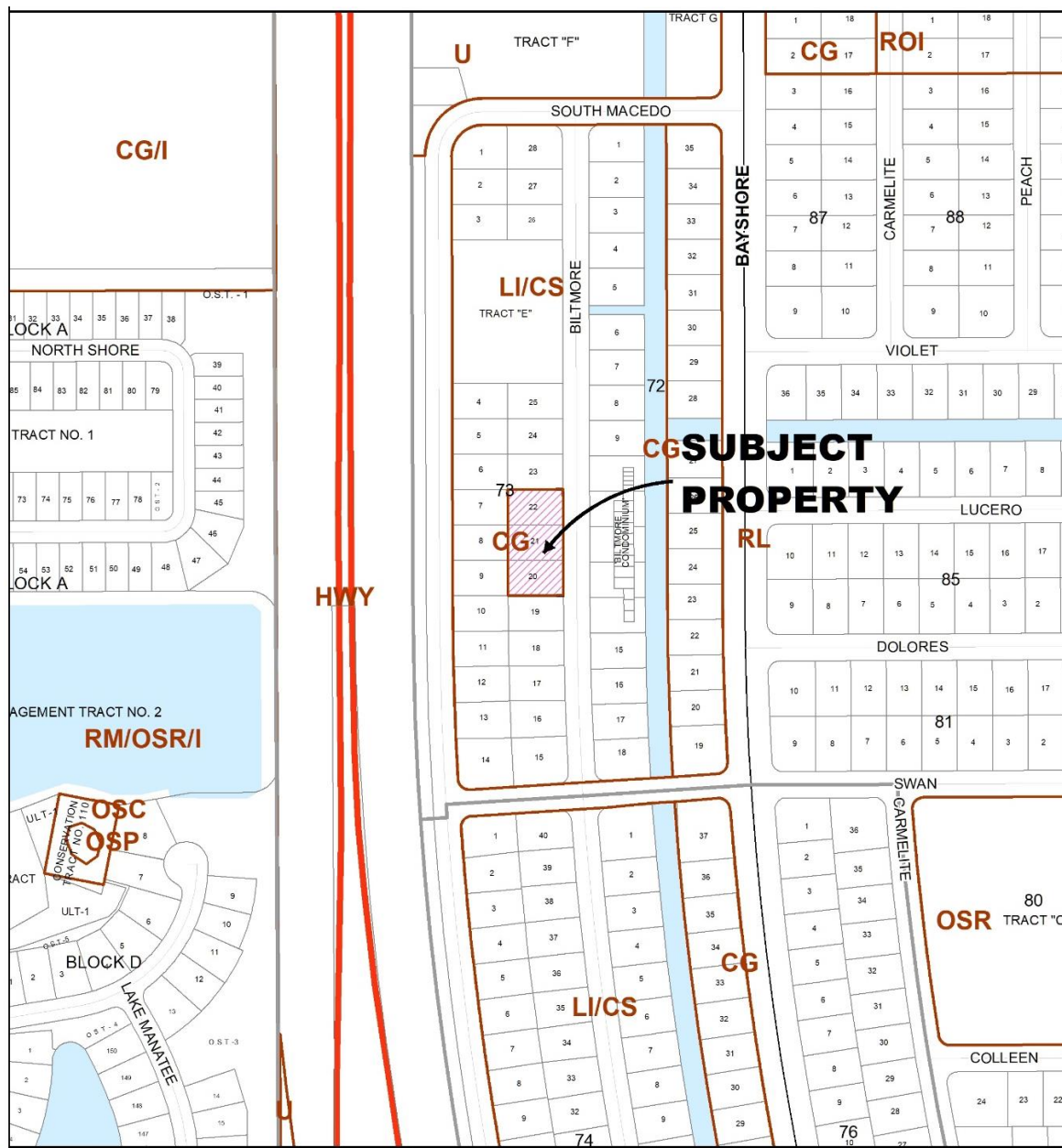




Aerial

CityofPSL.com





Future Land Use

CityofPSL.com



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	WI	Commercial Warehouse
South	LI/CS	I	School (same owner)
East	LI/CS	IN	Commercial (Business Park)
West	LI/CS	CG	Vacant



JUSTIFICATION:

The proposed future land use amendment is supported by goals, objectives and policies of the Comprehensive Plan.

- Specifically: 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 issued 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 provisions of supporting community facilities and services identified as being required such as:

- a. Potable water;
- b. Sanitary sewers;
- c. Solid waste disposal;
- d. Vehicular and pedestrian circulation;
- e. Public safety;
- f. Recreation;
- g. Public schools;
- h. Electricity; and
- i. Drainage.”



Traffic Impact Analysis

- Staff analyzed the potential change in Future Land Use designation using professional standards. The analysis results in NO NET CHANGE in PM Peak hour Trips.

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	.0689	10,500 SF	Shopping Center (ITE 820)	389*	35*
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
LI/CS	.0689	10,500 SF	Shopping Center (ITE 820)	389*	35*



Staff Recommendation:

Staff recommends approval of the proposed small-scale comprehensive plan Future Land Use Map amendment.

