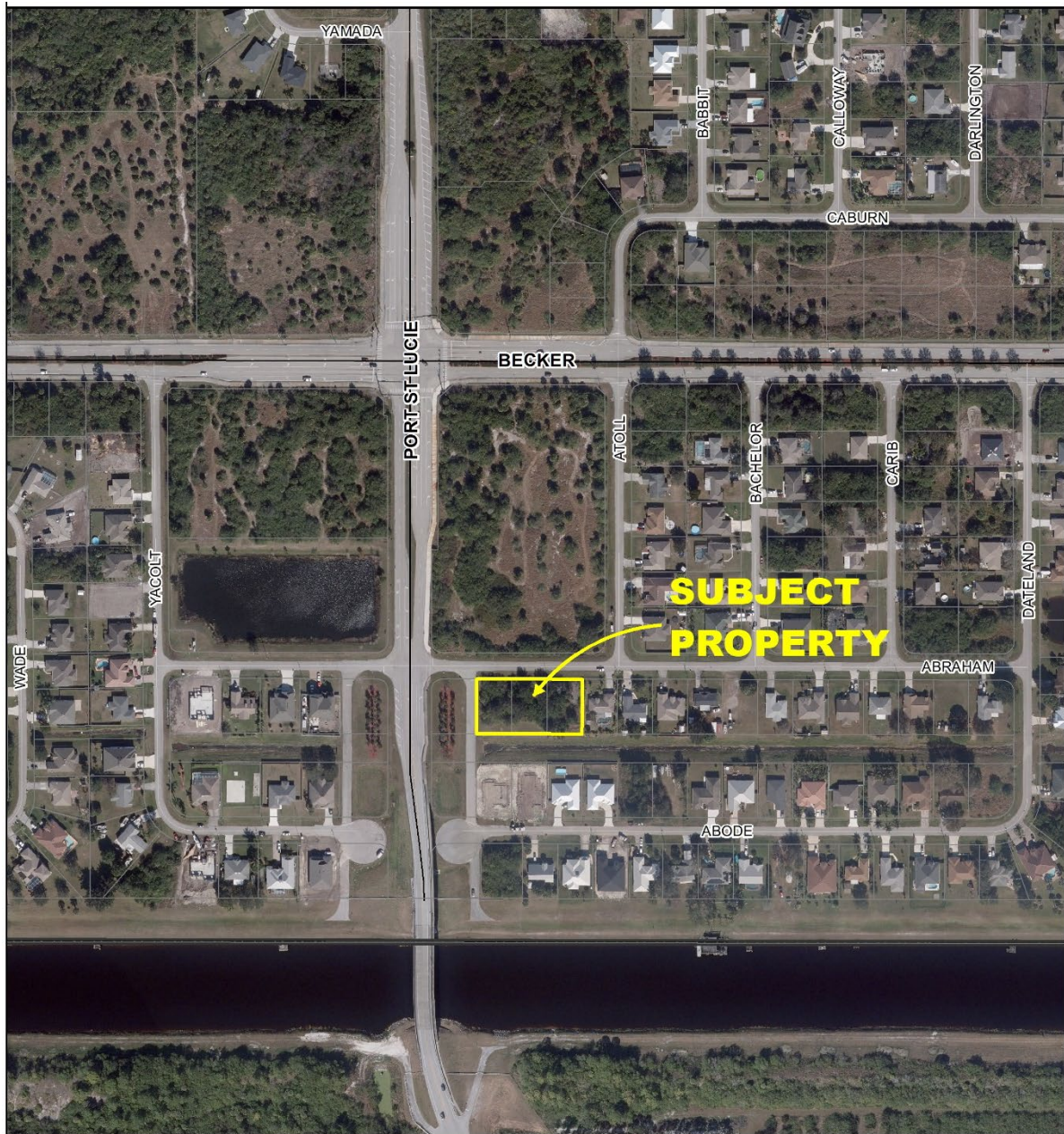




PLANNING AND ZONING STAFF REPORT
February 7, 2023 Planning and Zoning Board Meeting

City of Port St. Lucie
Small-Scale Comprehensive Plan Amendment
P23-003



SUMMARY

Applicant's Request:	Residential Single Family (RS-2)
Applicant:	City of Port St. Lucie
Property Owner:	Donald F. Defenthaler
Location:	Southeast corner of SW Abraham Avenue and SW Port St. Lucie Boulevard
Address:	736, 742 and 750 SW Abraham Avenue
Project Planner:	Stephen Mayer, Planner III

Project Description

The vacant 0.69-acre parcel currently has a future land use designation of ROI (Residential, Office, Institutional). The request is to change the future land use designation to RL (Low Density Residential); primarily to allow three (3) single family homes on the three previously platted lots. The proposed land use designation of RL will be consistent with the future land use designation of the adjacent properties.

In 2001, the City initiated a future land use map amendment (P21-010) changing the future land use designation of all the adjacent properties in the block from ROI to RL via Ordinance 21-43. Lots 2,3 and 4 (subject property) remained ROI.

Public Notice Requirements

Public notice was sent to owners within 750 feet and the file was included in the ad for the February 7, 2023 Planning & Zoning Board.

Location and Site Information

Parcel Number:	342066034960001
Property Size:	.69-acres (30,061 square feet)
Legal Description:	PORT ST LUCIE-SECTION 33- BLK 2325 LOTS 2,3 AND 4 (MAP 44/31S) (OR 1914-2599: 1928-728: 2113-2130)
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	Limited Mixed-Use District (LMD)
Existing Use:	Vacant
Requested Future Land:	RL (Low Density Residential)
Requested Zoning:	RS-2 (Single-Family Residential)
Proposed Use:	Three (3) single-family residences

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Commercial General (CG)	Commercial General (CG)	Vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family residences
East	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family residences
West	Low Density Residential (RL)	Limited Mixed-Use District (LMD)	City owned parcel/ vacant/ access





Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The small-scale future land use amendment is proposed to allow for three (3) single family residences on the three platted lots.

Land Use Consistency (Objective 1.1.4): This application is consistent with Objective 1.1.4 states that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with: sound planning principles including the prevention of sprawl; energy efficiency; natural limitations; the goals, objectives and policies contained within this Comprehensive Plan; the desired community character; and to ensure availability of land for future demand and utility facilities.

Staff Analysis: The proposed future land use map amendment is not out of character with the surrounding area. The site will not significantly change the character of the surrounding area, since the character will be similar to the uses surrounding this property, that of single-family residences.

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: With the change in the future land use designation, the potable water demand is expected to increase by 706 gallons per day and wastewater demand by 565 gallons per day. This increase is because the gallons per day identified in the Comprehensive Plan per policy 4.D.1.2.1 establishes a slightly higher number for residential units (115 gallons per day per capita) versus office uses (120 gallons per day per 1,000 SF). The increase in water and wastewater will not have a negative impact on capacity.

Comparison of sewer and water use based on the existing and proposed uses based on maximum amount of development allowed and documented as follows:

Water and Wastewater Calculations by Land Use					
Future Land Use	Maximum Coverage (in S.F.)	Potable Water Rate (gallons per day - gpd - 1000 SF or per capita)	Rate	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85% of potable water rate) (gpd)
Existing (ROI)	5,330 SF	120 gpd	5.33	640	512
Proposed (RL)	3 residential units	115 gpd x 3.9 (pph)	448.5	1,346	1,077

pph = person per household
SF = square feet

Transportation: With the change in the future land use designation, the weekday trips decrease by 23 trips and at peak hour the decrease is 5 trips. The decrease will not impact levels of service in the area.

Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

Future Land Use	Maximum Coverage (SF)/dwelling units (DU)	Trip Generation Average Rate (ITE Code)	Trip Generation Calculation (weekday)	PM Peak Hour
Existing (ROI)	5,330 SF	710 (office)	52	8
Future (RL)	3 DUs	210	29	3

SF = square feet
DU = dwelling unit

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time there are adequate lands available to meet the required level of service.

Stormwater: Stormwater will be managed as provided for in the drainage plans for the plat of Section 33.

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: Per Policy PSFE 2.4.2, single family lots of record that received final plat approval prior to May 1, 2008 are exempt from school concurrency requirements.

Environmental: Pursuant to Section 154.14, platted single family lots are exempt from the tree preservation requirements. Also, pursuant to Section 157.04, parcels under two acres are exempt from native upland habitat protection.

Wildlife Protection: A gopher tortoise survey is required prior to the commencement of construction.

Flood Zone: The flood map for the selected area is number 12111C0405K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that Station 13 at 201 SW Becker Road will be the responding fire station. The 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 6-10 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Community Redevelopment: N/A

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	N
Accommodate projected population or economic growth	Y
Diversify the housing choices	N
Enhance or impede provision of services at adopted LOS Standards	N
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N/A
Job creation within the targeted industry list	N/A

RELATED PROJECTS

P22-366. City of Port St. Lucie (Defenthaler) Rezoning Application

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed small-scale 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.