



PLANNING AND ZONING BOARD STAFF REPORT  
April 2, 2024, Meeting

**City of Port St. Lucie**  
**Small-Scale Comprehensive Plan Amendment**  
**P24-021**



## **SUMMARY**

|                             |   |
|-----------------------------|---|
| <b>Applicant's Request:</b> | Change the future land use from Residential Office Institutional (ROI) to Institutional (I) |
| <b>Applicant:</b>           | Cotleur & Hearing, LLC  |
| <b>Property Owner(s):</b>   | Calvary Port St. Lucie Ministries, Inc. / St Andrews Park Commercial LLC                    |
| <b>Location:</b>            | On the north side of NW St. James Blvd and west of NW St. James Drive                       |
| <b>Address:</b>             | NW Helmsdale Way  |
| <b>Project Planner:</b>     | Noël P. Comeaux, Senior Planner   |

### **Project Description**

This application requests a future land use designation of Institutional (I) for a vacant 13.244-acre parcel just south of the existing school. The parcel is located at or near 5505-5515 St. James Boulevard which has future land use designation of ROI (Residential, Office, Institutional). The proposed land use designation of I will continue to support the provision of new educational resources for the City's population.

### **Public Notice Requirements**

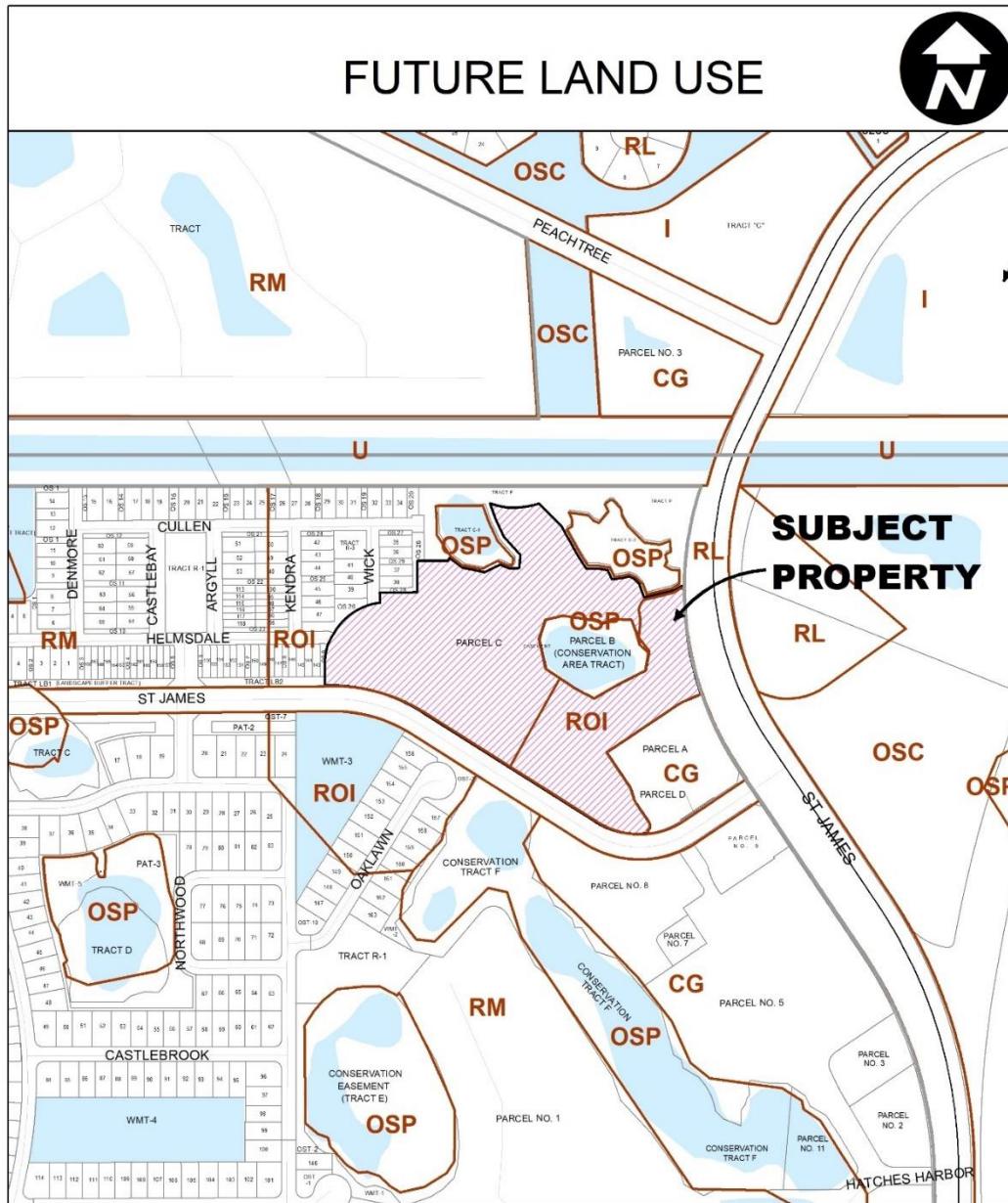
Public notice was sent to owners within 750 feet; and the file was included in the advertisement for the April 2, 2024, Planning & Zoning Board.

### **Location and Site Information**

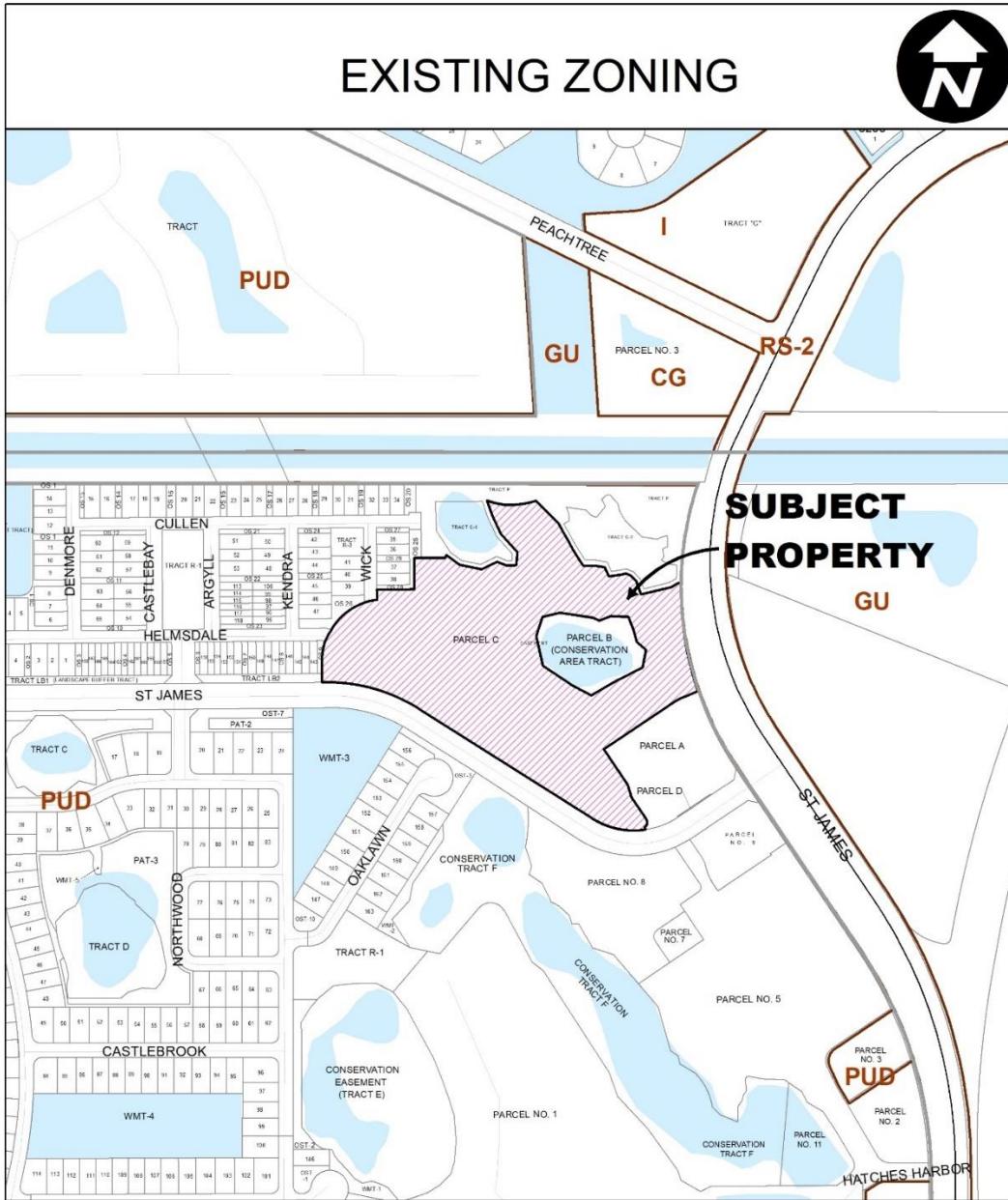
|                                     |   |
|-------------------------------------|---|
| <b>Parcel Number:</b>               | 3408-703-0003-000-0   |
| <b>Property Size:</b>               | 13.244 acres (576,909 square feet)                              |
| <b>Legal Description:</b>           | St. Andrews Park Commercial (PB 59-9) - Parcel C (13.244 acres) |
| <b>Current "Future Land Use:"</b>   | ROI (Residential, Office, Institutional)                        |
| <b>Existing Zoning:</b>             | Planned Unit Development (PUD)                                  |
| <b>Existing Use:</b>                | Vacant  |
| <b>Requested "Future Land Use:"</b> | I (Institutional)   |
| <b>Requested Zoning:</b>            | I (Institutional)   |
| <b>Proposed Use:</b>                | School  |

## Surrounding Uses

| Direction | Future Land Use                                   | Zoning  | Existing Use                                  |
|-----------|---|---|---|
| North     | Commercial General (CG)                           | Commercial General (CG)                           | Calvary Christian Academy                     |
| South     | Residential-Office-Institutional                  | Planned Unit Development (PUD)                    | Residential Townhouses                        |
| East      | Low Density Residential & Open Space Conservation | General Use (GU)                                  | Oxbow Eco-Center & Conservation Lane (SFWMD)  |
| West      | Medium Density Residential                        | General Use (GU) & Planned Unit Development (PUD) | Calvary PSL Admin Offices & St. Andrew Villas |



## EXISTING ZONING



## COMPREHENSIVE PLAN REVIEW AND ANALYSIS

**Justification:** The small-scale future land use amendment is proposed to develop a school on two parcels.

**Land Use Consistency (Objective 1.1.4.4):** This application is consistent with Objective 1.1.4.4 which states that the City shall provide the following designation for institutional land uses:

- a. **Institutional (I).** This category combines both public and private institutional land uses from previous plans into one category. It is designed to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code.

**Staff Analysis:** The proposed future land use map amendment is Institutional which supports the intended development of the school and is consistent with the character of nearby land uses including the school to the north. In addition, the land use will support the nearby residential land uses.

**Public School Facilities Element (Policy PSFE 1.2.1):** This application is consistent with Policy PSFE 1.2.1 which states that the City will consider the following:

- b. Providing incentives to the private sector to identify and implement creative solutions to development adequate school facilities in residential developments.

**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, potable water demand is expected to decrease by 21,206 gallons per day (gpd) and wastewater demand by 18,025 gpd. Further, the former purpose of the parcel's development was townhomes in contrast to now a school. Comparison of sewer and water use based on the existing and proposed uses based on the maximum amount of development allowed and documented as follows:

| Water and Wastewater Calculations by Land Use |                |                            |                                     |   |  |
|---|----------------|----------------------------|-------------------------------------|---|--|
| <i>Future Land Use</i>                        | <i>Acreage</i> | <i>Maximum Development</i> | <i>Level of Service</i>             | <i>Projected Demand Potable Water (gpd)</i> | <i>Projected Demand Wastewater (85% of potable water rate) (gpd)</i> |
| ROI (Existing)                                | 13.244         | 146 units*                 | 115 gpd x 2.5 (pph)                 | 41,975                                      | 35,679   |
| I (Proposed)                                  | 13.244         | 173,073 SF (30% coverage)  | 120 gpd (per 1000 ft <sup>2</sup> ) | 20,769                                      | 17,653   |

\* Based on medium density residential (11 units/acre) and 2.5 persons per unit.

**Transportation:** With the change in the future land use designation, the average daily trips are anticipated to decrease by 3,419 trips and the PM peak hour trips to decrease by 365 trips. Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed is documented as follows:

| Existing Future Land Use | Acreage | Maximum Coverage | Trip Generation Average Rate (ITE Code) | Average Daily Trips | PM Peak Hour |
|--------------------------|---------|------------------|---|---------------------|--------------|
| ROI                      | 13.244  | 173,073 SF (30%) | 720 (Office)                            | 7,329               | 917          |
| <hr/>                    |         |                  |   |                     |              |
| Proposed Future Land Use | Acre    | Maximum Coverage | Trip Generation Average Rate (ITE Code) | Average Daily Trips | PM Peak Hour |
| I                        | 13.244  | 173,073 SF (30%) | 730 (Gov't Office Bldg)                 | 3,910               | 552          |

**Parks/Open Space:** The level of service for parks is measured and planned in conjunction with population growth on an annual basis. Given the land is currently vacant and not safely usable, there is not anticipated to be any impact on parks/open space levels of service.

**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:** N/A

**Environmental:** The site surrounds a wetland that is platted as a conservation tract. Any additional wetlands or native upland habitat onsite will need to be preserved or impacts to mitigated per Chapter 157, Natural Resources Protection of the City Code.

**Wildlife Protection:** A gopher tortoise survey is required prior to any clearing of the site.

**Flood Zone:** The flood map for the selected area is number 12111C0276J 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 6 at 350 E. Midway 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 seven (7) 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:

| 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                                     |
| 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                                     |
| Job creation within the targeted industry list                   | Y                                     |

## **RELATED PROJECTS**

P23-230. Calvary Port St. Lucie Ministries – Rezoning

## **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 approval to the City Council
- Motion to recommend approval to the City Council - with conditions
- Motion to recommend denial to the City Council
- Motion to table

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.