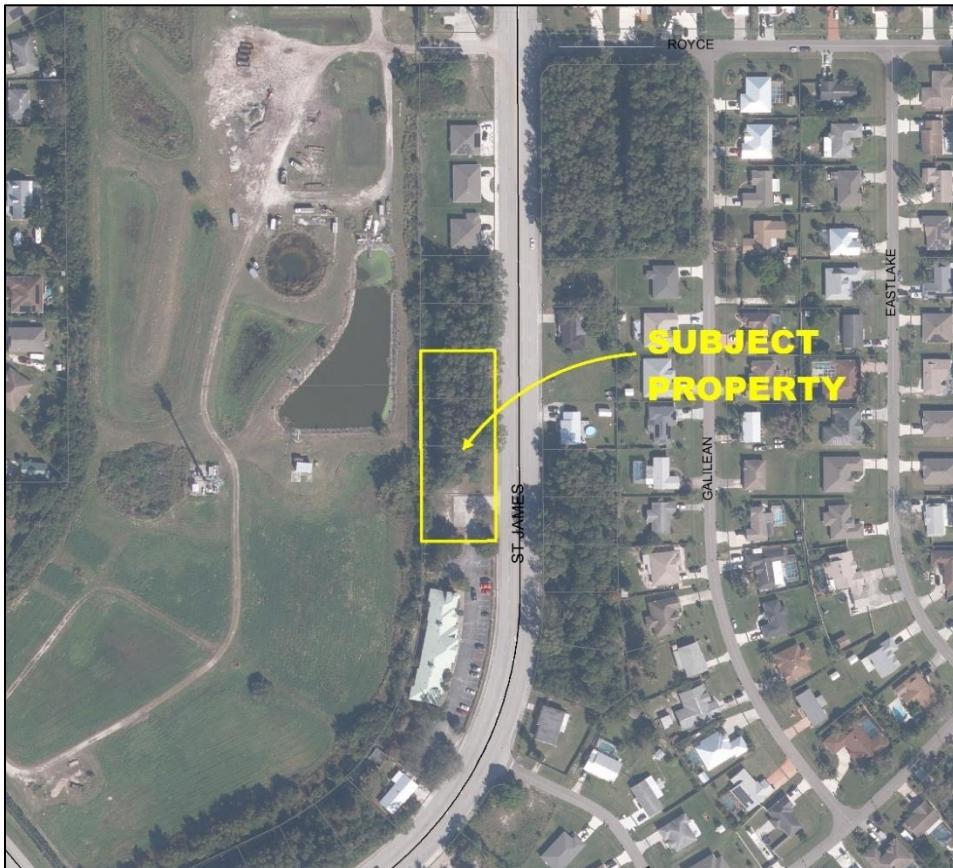


**City of PSL – Northport Utility Site
Small-Scale Comprehensive Plan Amendment
P25-177**



Project Location

SUMMARY

Applicant's Request:	A small-scale future land use map amendment to change the future land use designation of approximately 0.92 acres from Residential, Office and Institutional (ROI) to Utility (U).
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Location:	The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive
Address:	225, 231, 237 and 243 NW St. James Drive
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City is requesting a small-scale amendment to the Future Land Use Map for four parcels legally described as Lots 7, 8, 9, and 10, Block 325, Port St. Lucie Section 25, along NW St. James Drive. The proposed amendment seeks to change the land use designation of approximately 0.92 acres from Residential, Office & Institutional (ROI) to Utility (U).

In early 2025, the City acquired the subject parcels to support the planned expansion of the Northport Utility Site. The Utility Systems Department (USD) has developed a Master Plan for the Northport Utility Site, which includes the relocation of the Utility Warehouse operations from the Prineville facility to this location. The acquisition of the subject parcels will support implementation of the Master Plan by expanding the site footprint and establishing a buffer around the utility facility, thereby enhancing operational efficiency and compatibility with adjacent land uses. The project will ultimately expand the existing Northport Site Plan (P04-081) and incorporate the four parcels under the primary facility address at 281 NW St. James Drive.

A concurrent application to rezone the property to Utility (U) is under review (P25-172).

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the December 2, 2025, Planning & Zoning Board meeting.

Location and Site Information

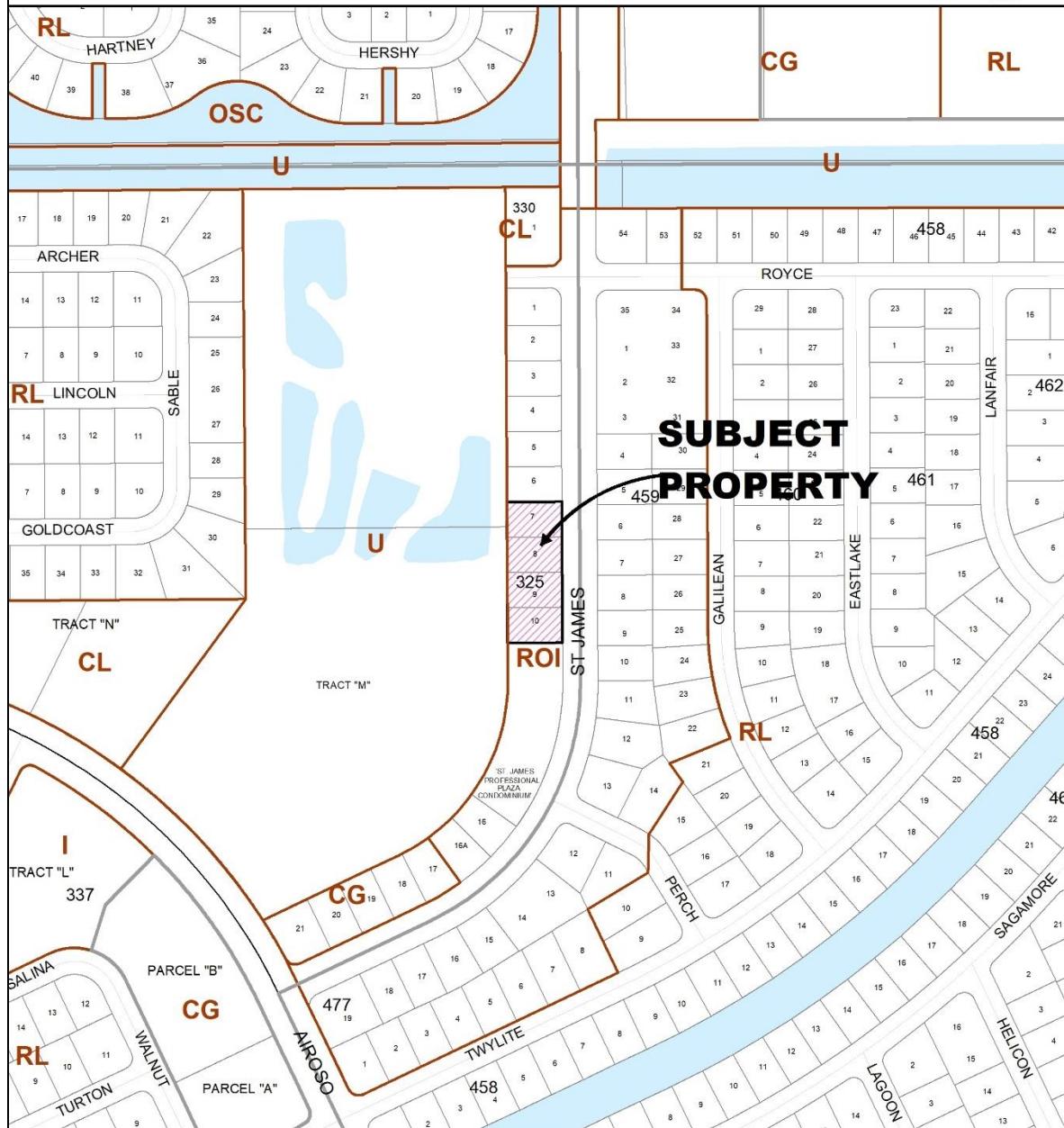
Parcel Number(s):	3420-620-1837-000-6; 3420-620-1836-000-9; 3420-620-1835-000-2; 3420-620-1834-000-5
Property Size:	0.92 acres
Legal Description:	Port St. Lucie Section 25, Block 325, Lots 7 through 10
Current Future Land Use:	Residential, Office & Institutional (ROI)
Existing Zoning:	Limited Mixed Use (LMD)
Existing Use:	Vacant
Requested Future Land Use:	Utility (U)
Proposed Use:	City Utility Site

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Vacant
South	ROI	LMD	Office Building
East	ROI	RS-2	Single-Family Residential; Vacant
West	U	U	City Utility Site

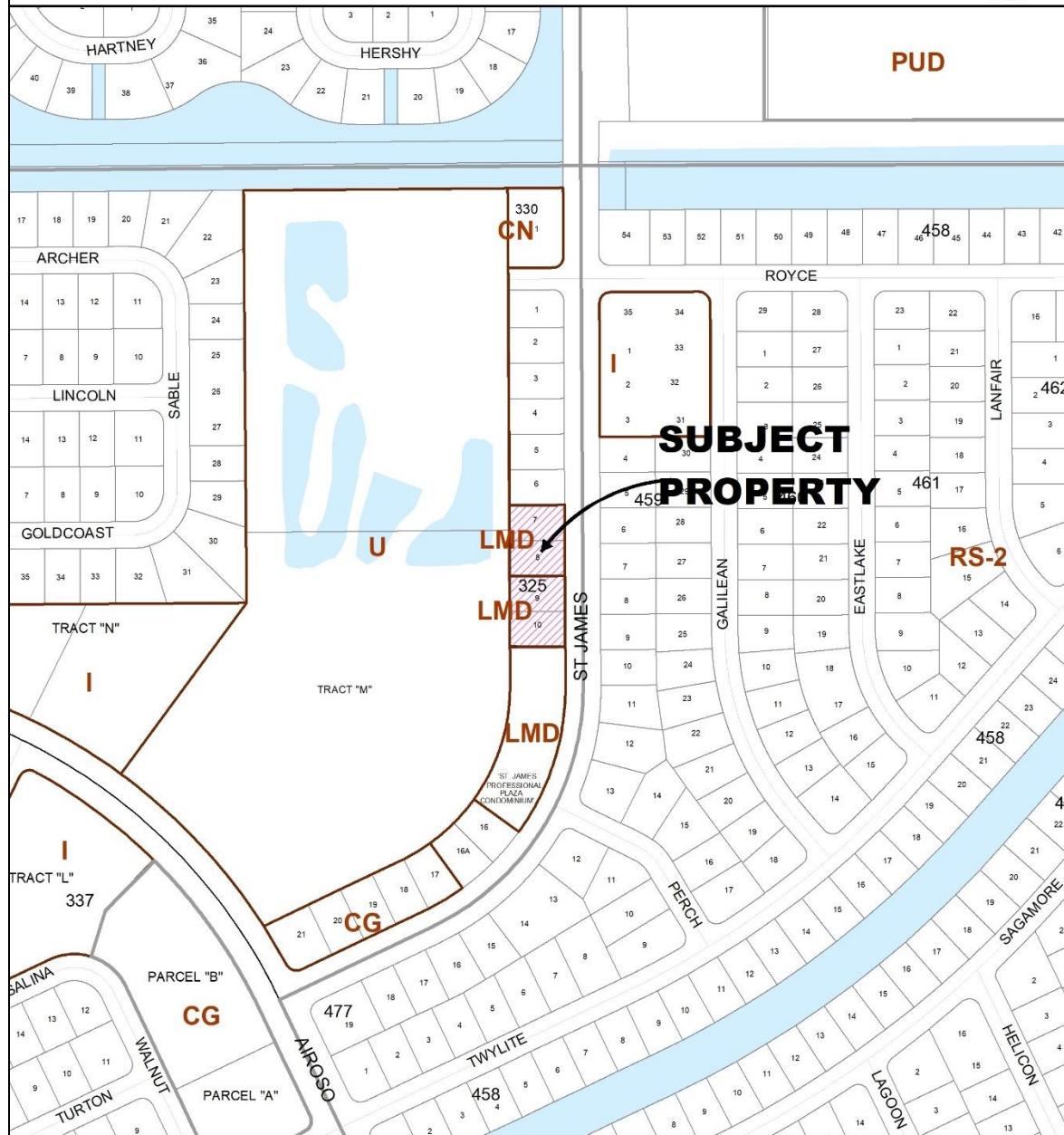
ROI-Residential, Office and Institutional, RS-2- Single-Family Residential (2du/ac), LMD, Limited Mixed Use, U-Utility

FUTURE LAND USE



Existing Land Use Map

EXISTING ZONING



COMPREHENSIVE PLAN REVIEW AND ANALYSIS

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
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	N

This amendment is consistent with the Comprehensive Plan by supporting the expansion of public utility infrastructure. It facilitates the implementation of the Northport Utility Site Master Plan and enhances compatibility with adjacent land uses. The amendment does not negatively impact level of service standards or environmental resources and supports the delivery of essential municipal services.

Land Use Consistency (Policy 1.1.4.5): Policy 1.1.4.5 of the Future Land Use Element states the City shall provide the Utility (U) Future Land Use Designation to lands accommodating major public and private utilities generally requiring two or more acres of land.

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 land use designation from commercial to utility, potable water demand is expected to be no net change in gallons per day (gpd) or wastewater demand. This comparison considers the most intense proposed land use based on the existing and proposed land uses and the total building coverage permitted per use as shown below:

Water and Wastewater Calculations by Land Use					
Future Land Use	Acreage	Maximum Development	Level of Service ¹	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (gpd)
Residential, Office and Institutional (Existing)*	0.92	16,030 SF (40% coverage)	125 gpd	2,004	1,703
Utility (Proposed)**	0.92	12,023 SF (30% coverage)	150 gpd	1,803	1,533

*Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 40 percent under ROI (Commercial) Land Use

** Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 30 percent under Utility (Industrial) Land Use

¹Per Policy 4.D.1.2.1, level of service for potable water is 125 gallons per day per 1000 square feet for Commercial Uses and level of service for wastewater is 85% of potable water rate.

Transportation: The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 12th Edition for the existing and proposed future land uses. Based on the allowable intensities and densities of the currently assigned Residential, Office and Institutional future land use, a maximum development program of approximately 16,030 square feet of commercial space is possible (Strip Retail Plaza (<40k) Land Use Code 822). Based on ITE average rates, there would potentially be 873 daily trips and 212 p.m. peak-hour trips.

Based on the allowable intensities and densities of the proposed Utility future land use, a maximum development program of approximately 12,023 square feet of building space is possible (Utility Land Use Code 170). Based on ITE average rates, there will potentially be 148 daily trips and 28 p.m. peak-hour trips. This results in a potential trip decrease of 725 daily trips and 184 p.m. peak-hour trips as shown in the table below:

Summary of Trip Generation Rates				
Existing Land Use	ITE Code	Intensity	Daily Trip Ends	P.M. Peak Hour
ROI Strip Retail Plaza (<40k)	822	16,030 SF	873	212
U Utility	170	12,023 SF	148	28
Net Difference			-725	-184

Source: ITE Trip Generation 12th Edition

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis and is applicable to residential development. This application is not anticipated to have any impact on the level of service for parks since the application is for a non-residential land use.

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: Not applicable to non-residential land uses.

Environmental: An Environmental Assessment Report is not required, as the site is under two (2) acres in size. However, prior to any land clearing, a gopher tortoise inspection must be conducted in accordance with state and local environmental regulations. If gopher tortoises or their burrows are identified, appropriate relocation procedures must be followed before clearing can proceed.

Flood Zone: The flood map for the selected area is number 121111CO278K and is located in Zone X and 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 14 at 300 NW California Boulevard 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.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- 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.