



City of Port St. Lucie Planning and Zoning Department A City for All Ages

TO: PLANNING & ZONING BOARD - MEETING OF ~~SEPTEMBER 3~~ OCTOBER 1, 2019

FROM: PATRICIA A. TOBIN, AICP, LONG RANGE PLANNING ADMINISTRATOR

RE: VF II, LLC
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
PROJECT NO. P19-103

DATE: ~~AUGUST 21, 2019~~ SEPTEMBER 20, 2019

PROPOSED PROJECT: This is an application for a small-scale comprehensive plan amendment to change the Future Land Use designation for 2.90 acres from Commercial Highway (CH)/Commercial General (CG)/Residential/Office/Institutional (ROI) to Commercial Service (CS).

APPLICANT: James P. Terpening, Jr., PE of Culpepper and Terpening, Inc. The authorization letter is attached to the staff report.

OWNER: VF II, LLC

LOCATION: The property is located on the south side of Becker Road between the Florida's Turnpike and SE Via Tesoro, just west of the existing shopping center.

LEGAL DESCRIPTION: All of Tract B, WMT-1, WMT-2, WMT-3, WMT-4, Tracts R-1 and R-2, and a portion of Tract A, of Veranda Plat No. 1.

EXISTING ZONING: St. Lucie Lands PUD (Planned Unit Development)

EXISTING USE: Vacant

SURROUNDING USES:

Direction	Future Land Use	Zoning	Existing Use
N	CG, RGC & I	PUD	Fire station, office building and residential
S	CG, CH, CS & ROI	PUD	Vacant, C-23 and Martin County
E	RGC	PUD	Shopping center, convenience store with gas service and car wash, bank and restaurant with drive throughs.
W	U and RL	RS-2	Florida's Turnpike and single family residential

ROI - Residential, Office, Institutional
CG - Commercial General
CH - Commercial Highway
CS - Commercial Service
PUD - Planned Unit Development

RS-2 - Single Family Residential
RGC - Residential Golf Course
I - Institutional
U - Utility
RL - Low Density Residential

IMPACTS AND FINDINGS:

SewerWater Service: The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the property. The impact of this change to the 2.90 acres will not impact the provision of water and sewer since the property is limited to 457,057 square feet of non-residential development. This limitation is placed on the property via the Development Agreement between the property owners and the City approved in August of 2004 and the Planned Unit Development (PUD), which is subject to an amendment as well (P19-104).

Transportation: Anticipated trip generation for both the Commercial Service (CS) and Commercial General (CG) future land use designations will use the same highest trip generator rate; thereby not adversely impacting the ultimate trips generated. Traffic impacts have been addressed through the Development Agreement approved in 2004. The 2004 Development Agreement limits the property to 457,057 square feet of non-residential development.

Parks/Open Space: Not applicable to non-residential development.

Schools: Not applicable to non-residential development.

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards.

Environmental: Conservation and habitat preservation is also addressed in the Development Agreement approved in 2004. This property is not subject to any preservation or conservation requirements under the 2004 Development Agreement or its subsequent amendments.

Flood Zone: The flood map for the property is panel number 12111C0405K. The property is located in Zone X, an area of minimal flood hazard. Zone X is determined to be outside the 0.2% annual chance of flooding.

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.

Fire/EMS: The nearest St. Lucie County Fire District facility is Station 13, which is located on the north side of Becker Road, immediately north of the subject property. The St. Lucie County Fire District does not list response times for each individual station because of the necessity of responding with another station.

Compatibility Analysis: Changing the future land use designations from Commercial Highway (CH)/Commercial General (CG)/Residential/Office/Institutional (ROI) to Commercial Services (CS) is not significantly changing the impacts or compatibility. The property to the southwest has future land use designations of Commercial Service (CS), Commercial Highway (CH), Commercial General (CG) and Residential, Office, Institutional (ROI). The surrounding property already has a future land use designation of Commercial Service (CS) and this proposed amendment abuts this property.

Given the location of this change, directly on Becker Road, staff is recommending that the design requirements of the Commercial General (CG) future land use designation be applied to all sides of any proposed development.

JUSTIFICATION/MITIGATION: 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 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.”

STAFF RECOMMENDATION:

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the future land use map and policies of the City’s Comprehensive Plan and recommends approval of the proposed small-scale comprehensive plan amendment with the following condition:

1. Any proposed development will be required to meet the Citywide Design Standards for the Commercial General future land use designation, specifically sections IVA and IVB. All sides of the building shall be treated as required by this section.

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.