

**LETTER OF JUSTIFICATION  
University Blvd. Business Center  
Comprehensive Plan Amendment & PUD Rezone**

October 22, 2020

**REQUEST**

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a comprehensive plan amendment and PUD rezone application for a project to be known as University Blvd. Business Center. The subject property totals 3.75 +/- acres. The property is generally located on the south side of NW University Boulevard and west of NW California Boulevard in St. Lucie West. The petitioner is requesting approval of to change the future land use designation from General Commercial / Institutional (CG/I) to Service Commercial (CS) and the zoning from General Commercial (CG) to Planned Unit Development (PUD).

**SITE CHARACTERISTICS & PROJECT HISTORY**

The subject properties are located on the south side of NW University Boulevard and west of California Boulevard in St. Lucie West. The Parcel ID numbers associated with this application are 3325-600-0014-000-0 and 3325-600-0013-000-3.

The subject properties have a Future Land Use designation of General Commercial / Institutional (CG/I) and are located in the Commercial General (CG) Zoning district. The applicant is requesting approval of a change to the future land use designation from General Commercial (CG) to Service Commercial (CS). Concurrently with the comprehensive plan amendment application, the applicant is proposing a change to the zoning designation from General Commercial (CG) to Planned Unit Development (PUD). The proposed PUD will outline much of the same uses that are allowed within the Service Commercial (CS) zoning district while restricting some of the uses that do not seem to meet the City's current vision.

To the north of the subject property is the Right-of-Way of NW University Drive. North of the Right-of-Way is a developed institutional parcel (Indian River State College). This parcel has a Future Land Use designation of Institutional (I) and an underlying Zoning category of Institutional (I).

To the south of the subject property an undeveloped tract which has a Future Land Use designation of General Commercial (CG) and an underlying Zoning category of General Use (GU).

To the east of the subject parcel is the Right-of-Way of NW California Boulevard followed by a residential community. The residential parcels have a Future Land Use designation of Medium Density Residential / Open Space - Recreation / Institutional (RM/OSR/I) and an underlying Zoning designation of Planned Unit Development (PUD).

To the west of the subject property is a developed commercial facility (self-storage facility). This parcel has a Future Land Use designation of Commercial Service / High Density Residential / Institutional (CS/RH/I) and an underlying Zoning category of Service Commercial (CS).

**COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS**

Section 151.05 of the Port St. Lucie Land Development Code identifies the requirements for the proposal to amend the comprehensive plan map. The attached comprehensive plan amendment application meets all of the requirements of Section 158.05.

**Environmental:** An environmental assessment is included as part of this application. As stated in this assessment, there is no significant wetland habitat onsite. A formal tree survey will not be needed and no gopher tortoises or any other listed animal species were found onsite.

**Market Study:** The proposed amendment is a request for a small-scale future land use map amendment and rezone. Many of the uses currently allowed within the Commercial General Land Use Designation are similar in nature to the allowed uses within the Commercial Service Land Use Designation. Due to this, a market study is not required.

**Sewer / Water Service:** St. Lucie West Services District (SLWSD) will be the service provider for the subject parcel. A developer’s agreement with the SLWSD that is consistent with the adopted level of service will be finalized prior the issuance of a building permit.

**Parks / Open Space:** As required by the Citywide Design Standards, upon submittal of a site plan application for this project, a minimum 0.5% of the total site will be designated as usable open space. This is a proposed commercial development which would not increase impacts to local parks or recreation areas.

**Traffic:** The applications are requesting a change in the future land use designation from General Commercial to Service Commercial, both a commercial use. Due to this, a traffic statement is not required as the use is similar in nature. The most intense use in the existing Future Land Use designation is the same as the proposed. No increase to the traffic impacts will occur as part of this request.

**TRAFFIC STATEMENT  
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10th EDITION**

**WAREHOUSING (150)  
GENERAL OFFICE (710)  
(AVERAGE RATES UTILIZED)**

	AVERAGE RATE	PROJECT S.F.	TRIPS
<b>WEEKDAY DAILY TRIPS:</b>			
WAREHOUSING (150)	1.74/1,000 S.F.	26,254 S.F.	= 46
GENERAL OFFICE (710)	11.03/1,000 S.F.	10,036 S.F.	= 111
<b>TOTAL TRIPS</b>			<b>= 157</b>

	AVERAGE RATE	PROJECT S.F.	TRIPS
<b>A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC TRIPS:</b>			
WAREHOUSING (150)	0.17/1,000 S.F.	26,254 S.F.	= 4
GENERAL OFFICE (710)	1.56/1,000 S.F.	10,036 S.F.	= 16
<b>TOTAL TRIPS</b>			<b>= 20</b>

	AVERAGE RATE	PROJECT S.F.	TRIPS
<b>P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC TRIPS:</b>			
WAREHOUSING (150)	0.19/1,000 S.F.	26,254 S.F.	= 5
GENERAL OFFICE (710)	1.49/1,000 S.F.	10,036 S.F.	= 15
<b>TOTAL TRIPS</b>			<b>= 20</b>

**Stormwater:** Upon approval of the future land use and zoning changes requested, a site plan and construction plans will be submitted for review and approval by the CDD and the City of Port St. Lucie which will reflect compliance with the adopted level of service required by the CDD, the City and SFWMD.

**Solid Waste:** Waste Pro is the provider for solid waste removal for this area. Upon approval of the future land use and zoning changes requested, a site plan and construction plans will be submitted for review and approval by the City of Port St. Lucie which will reflect compliance with the City's minimum level of service. The proposed change is not expected to result in a significant increase in the demand for solid waste.

**Public School Concurrency:** The proposed development is for commercial office / flex space use. Due to this, no impacts to public schools is proposed as a residential community is not proposed.

### **REZONE REQUIREMENTS**

Section 158.316 of the Port St. Lucie Zoning Code identifies the requirements for the proposal to amend the zoning map. The attached rezone application meets all of the requirements of Section 158.316.

Included with the application, please find two (2) copies of the warranty deed as required. A unit of title is not required as this request is in reference to a single parcel.

***Based on the above and attached information, the applicant respectfully requests approval of the proposed applications.***

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