

**Gatlin Pointe 18, LLC
Comprehensive Plan Amendment
(Small Scale)
P22-037**



Requested Application:

This is an application for a small-scale comprehensive plan amendment to change the future land use designations for 2.08 acres from Residential-Office-Institutional (ROI) to Commercial General (CG)



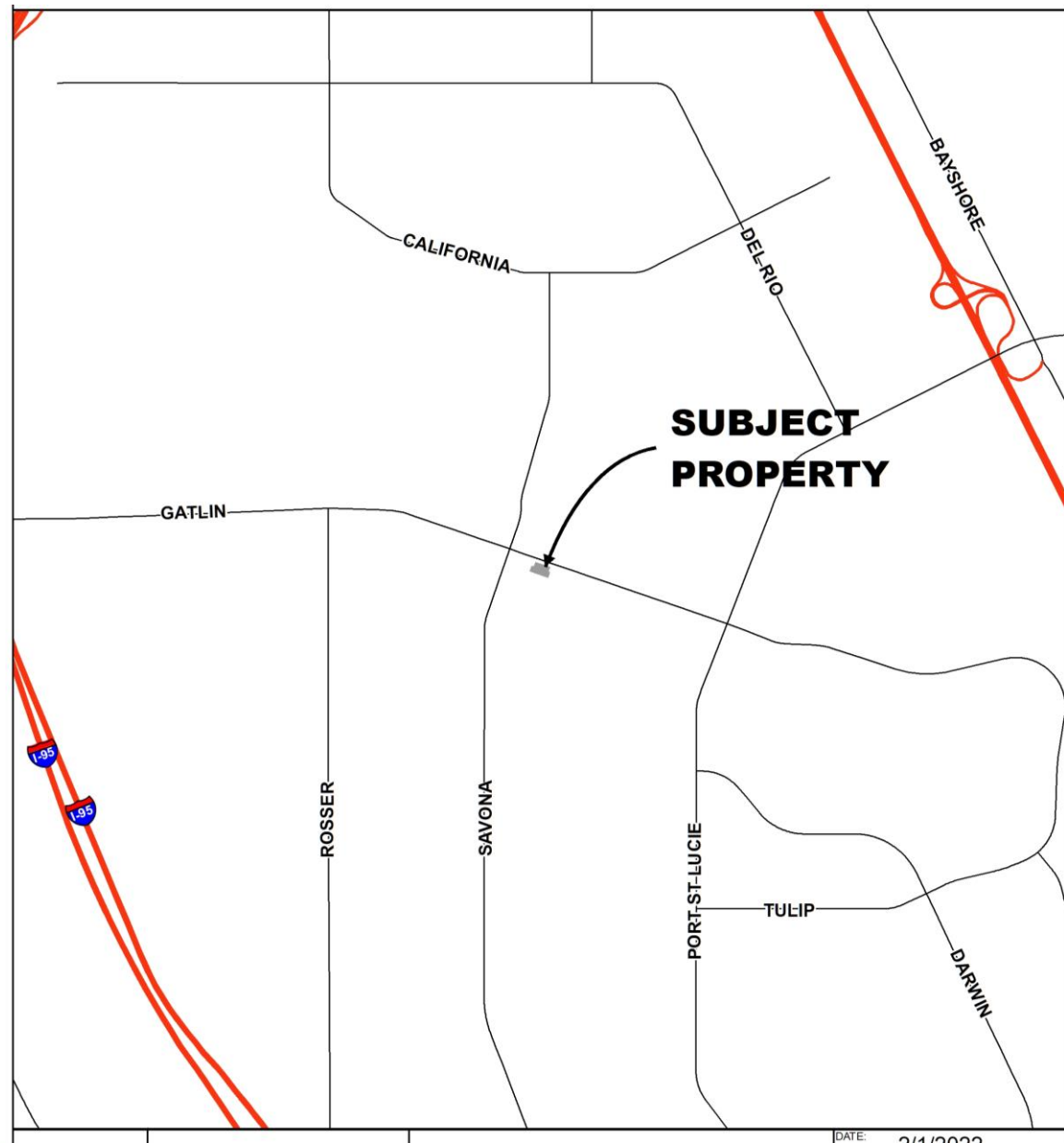
What is the difference between Future Land Use (FLU) and Zoning?

- FLU Map is part of the Comprehensive Plan
 - Provides ultimate future use of the land
 - Defines the intensity of the use (i.e., units per acre)
- Zoning
 - Prescribes specifics to a parcel (setbacks, lot coverage)
 - Prohibited and Allowable uses

Concurrent Applications:

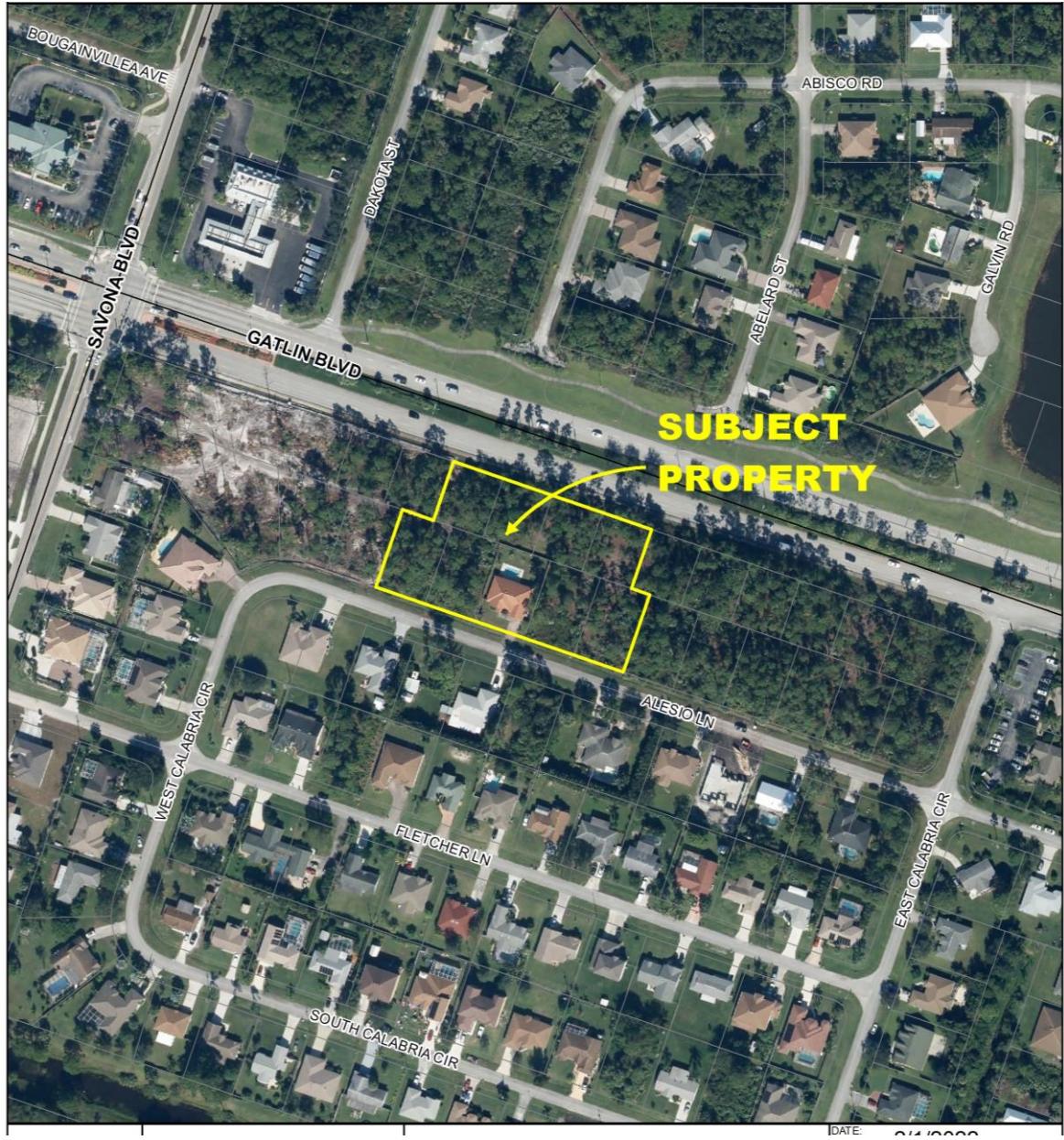
- Along with the corresponding small-scale Comprehensive Plan amendment, the applicant has applied for a rezoning, replat, special exception use and major site plan.





Location Map

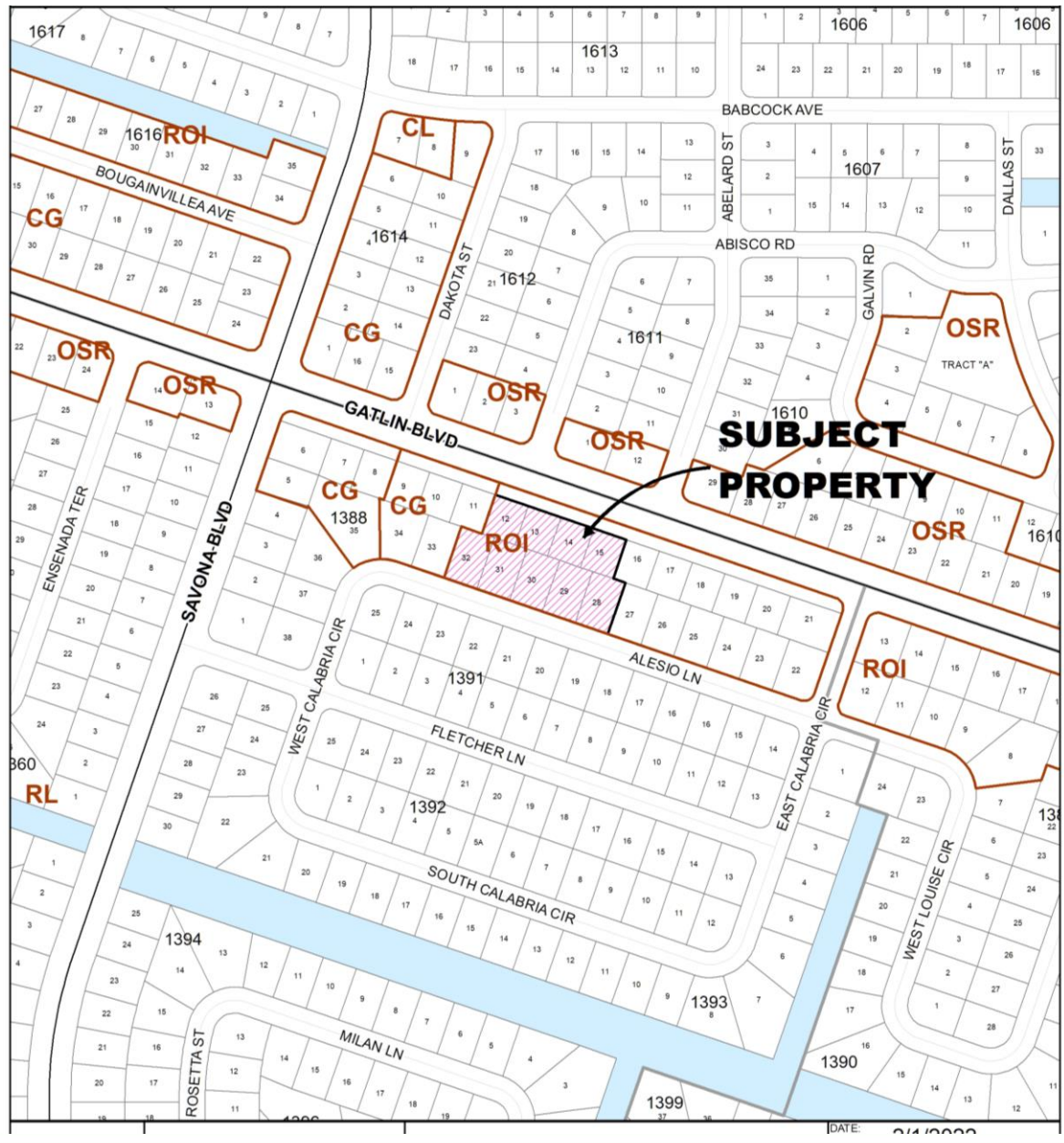


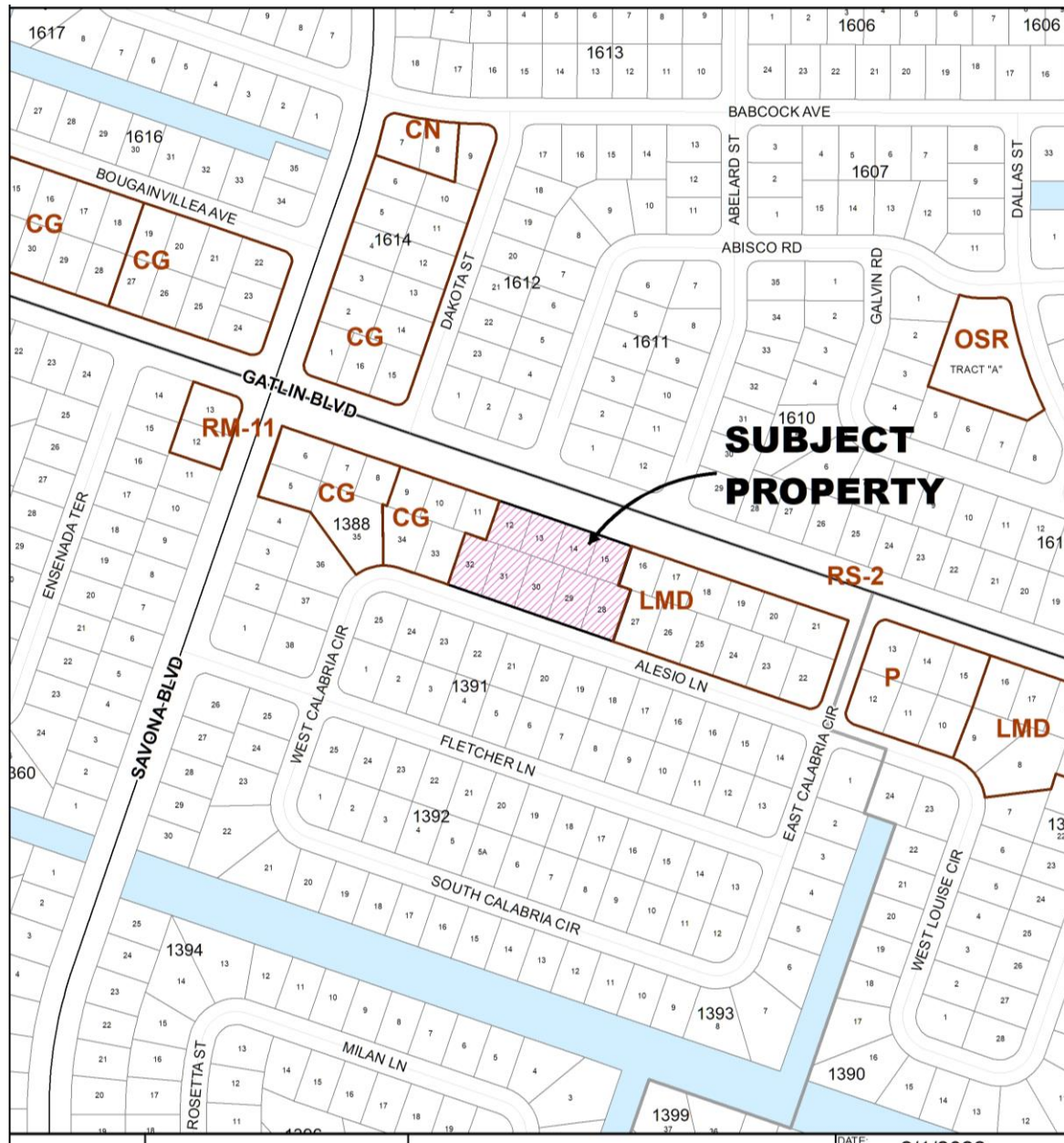


Aerial

CityofPSL.com







JUSTIFICATION:

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 issued 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 provisions of supporting community facilities and services identified as being required such as:

- a. Potable water;
- b. Sanitary sewers;
- c. Solid waste disposal;
- d. Vehicular and pedestrian circulation;
- e. Public safety;
- f. Recreation;
- g. Public schools;
- h. Electricity; and
- i. Drainage.”



Traffic Impact Analysis

- Received latest Traffic Analysis Report completed by Mackenzie Engineering and Planning, Inc. and reviewed by City staff.
- Change in Future Land Use designation results in a net INCREASE of 38 PM Peak hour Trips.

Existing Future Land Use	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Residential-Office-Institutional (ROI)	16,450 SF	Medical Office (720)	458 AADT	73
Proposed Future Land Use	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	16,450 SF	General Commercial (820)	924 AADT	111



Planning and Zoning Recommendation:

On March 1, 2022, the Planning and Zoning Board recommended approval of the proposed small-scale comprehensive plan Future Land Use Map amendment.

