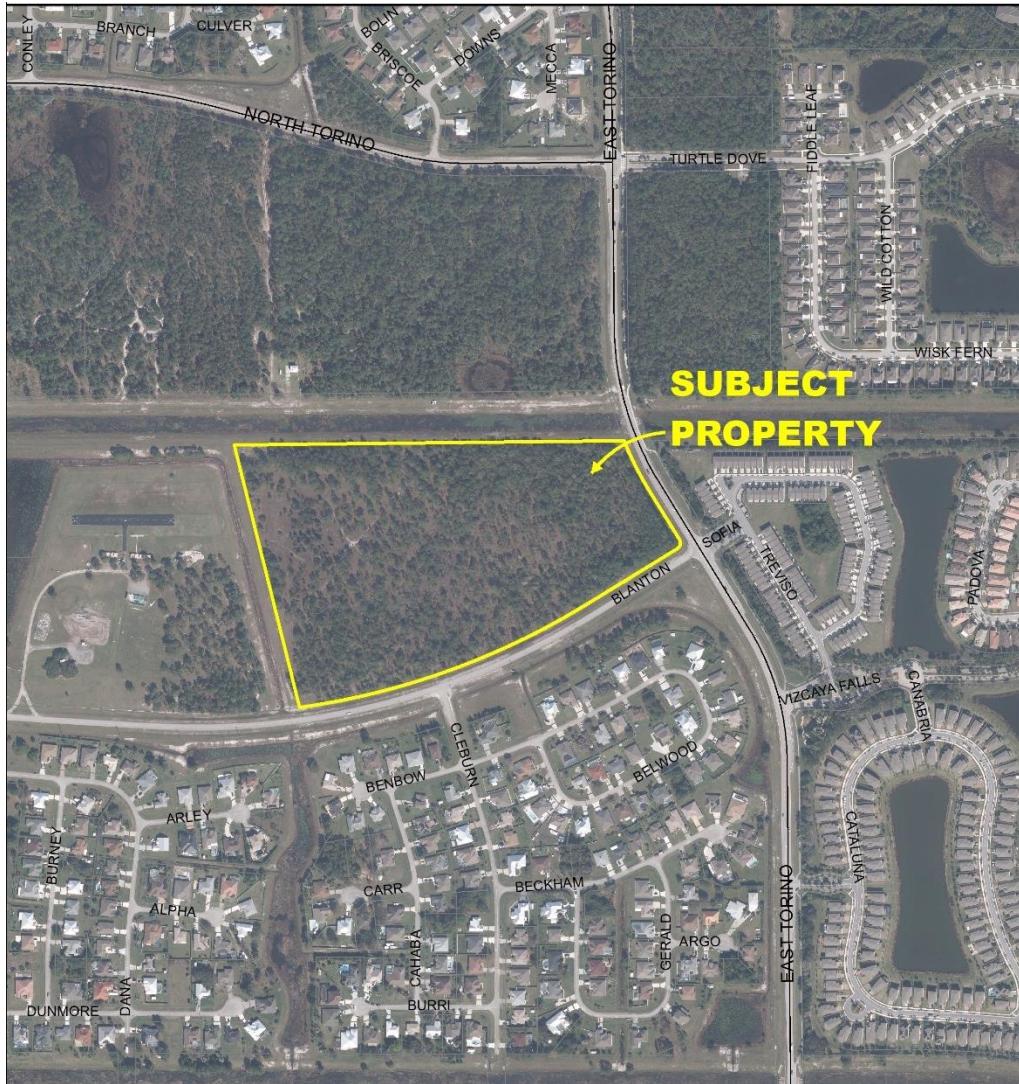


City of PSL- Torino Park
Small-Scale Future Land Use Map Amendment
P25-151



SUMMARY

| | |
|-----------------------------|---|
| Applicant's Request: | A City initiated small scale future land use map amendment for approximately 28.81 acres of land from the Medium Density Residential (RM) future land use designation to the Open Space Recreation (OSR) future land use designation. |
| Applicant: | City of Port St. Lucie |
| Property Owners: | City of Port St Lucie |

| | |
|-------------------------|---|
| Location: | The subject property is generally located on the northwest corner of W Blanton Boulevard and NW East Torino Parkway |
| Address: | N/A |
| Project Planner: | Cody Sisk, Planner III |

Project Description

The subject property is the 28.81- acre site that was acquired by the City for Torino Regional Park. The subject property was previously owned by Saint Matilda, LLC, and was rezoned to a PUD to develop the site with 263, two-story, townhouse units. Through a land swap with the Port St. Lucie Governmental Finance Corporation (GFC), Saint Matilda, LLC, acquired 13.97 acres in Southern Grove. The GFC acquired the 28.81 Torino property and deeded it the City. A site plan was approved for the 13.97- acre Matilda property in Southern Grove that provides for the development of 348 multi-family units (P24-090).

This application is the first step in preparing the 28.81-acre property for inclusion in the plans for the future Torino Regional Park. It is to amend the property's land use designation from the Medium Density Residential (RM) to the Open Space Recreation (OSR) future land use designation. Once the small scale future land use amendment is approved, the City can apply to rezone the property from a Planned Unit Development (PUD) zoning district to the Open Space Recreation (OSR) zoning district.

The proposed land use amendment helps implement the Parks and Recreation 10 Year Master Plan and Goal 6 of the City's Strategic Plan by increasing residents access to nature and recreation.

Public Notice Requirements

Public notices were mailed to landowners within 750 feet of the parcel, and the item was included in the advertisement for the December 2, 2025, Planning & Zoning Board Meeting.

Location and Site Information

| | |
|----------------------------------|---|
| Parcel Number(s): | 3420-731-0006-000-6 |
| Property Size: | 28.81 acres (1,254,963.60 square feet) |
| Legal Description: | Port St Lucie Section 46- First Replat, Tract F |
| Existing Future Land Use: | Medium Density Residential (RM) |
| Proposed Future Land Use | Open Space Recreation (OSR) |
| Existing Use: | Vacant |

Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|------------------|------------------------------|----------------------------------|---------------------------|
| North | Open Space Recreation (OSR) | Open Space Recreation (OSR) | Vacant |
| South | Low Density Residential (RL) | Single Family Residential (RS-2) | Single Family Residential |
| East | Low Density Residential (RL) | Planned Unit Development (PUD) | Residential |
| West | Open Space Recreation (OSR) | Open Space Recreation (OSR) | PSL Hobby Group |

FUTURE LAND USE



CG

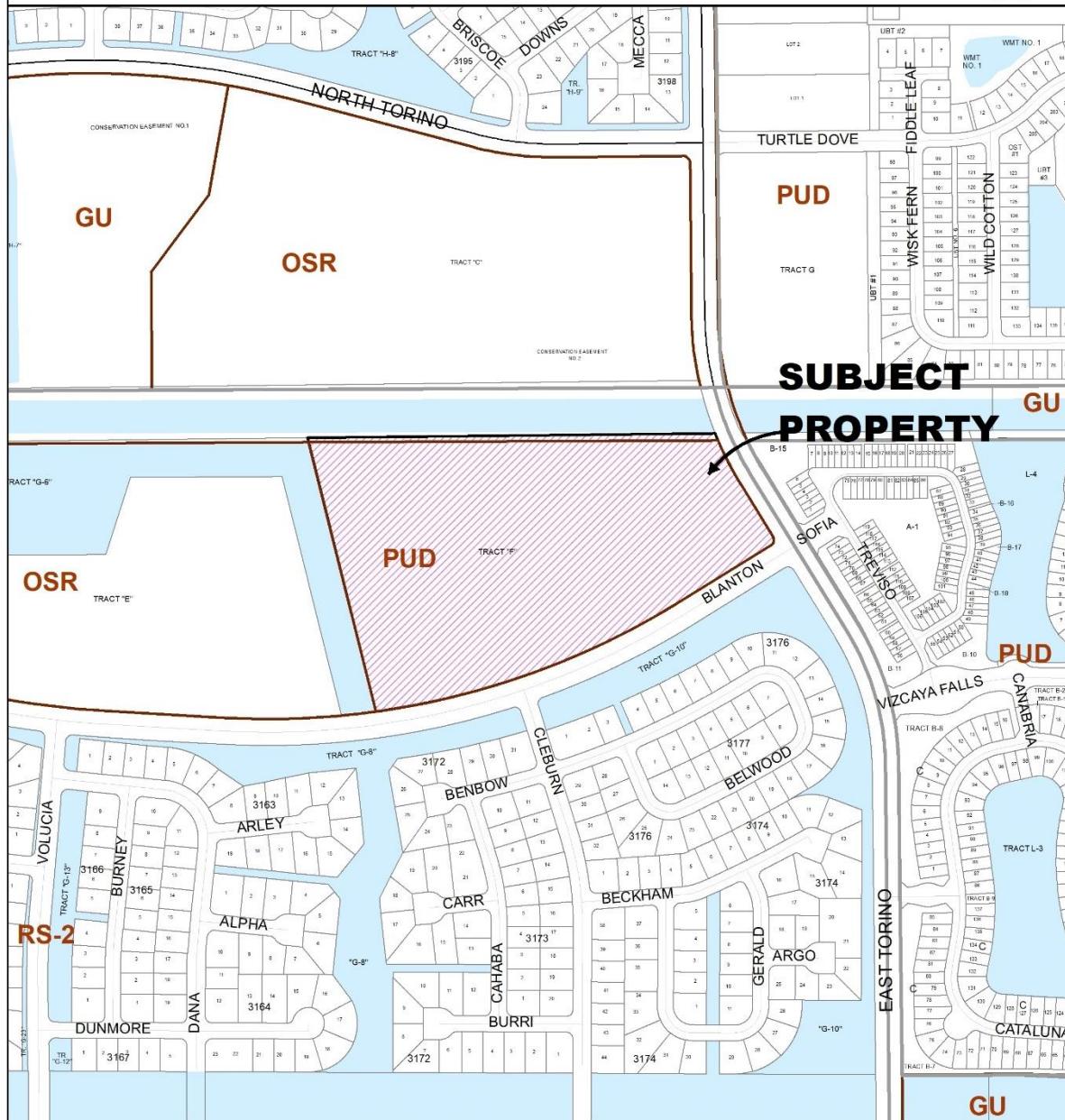
TRACT C

SUBJECT PROPERTY

11

SUBJECT PROPERTY

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 | Enhance |
| Compatibility with abutting and nearby land uses | Y |
| Enhance or degrade environmental resources | Enhance |
| Job creation within the targeted industry list | N/A |

The proposed land use amendment will increase the amount of land the City has available for parks and recreational uses. Goal 7.1: of the Recreation and Open Element of the City's Comprehensive Plan states that the City should provide adequate recreation and open space facilities and areas offering a broad range of activities, convenient access, appropriate improvements, and sound management to provide all citizens of Port St. Lucie with active and passive recreation opportunities.

Policy 1.1.4.6 of the Future Land Use Element identifies the Open Space Recreational (OSR)-Future Land Use Designation for existing or future park sites.

Policy 7.1.1.1 of the Recreation and Open Space Element states that the City shall achieve the level of service standards for parks and recreation by utilizing parks impact fees, grant funds or other sources for purchase and/or development of park sites through an equitable and systematic land acquisition program.

Policy 7.1.2.6 of the Recreation and Open Space Element states that the City shall provide and promote a balanced recreation system which offers a variety of high quality recreational opportunities for all residents.

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: The subject property is served by the City of Port St. Lucie Utility Systems Department. The existing RM land use allows a maximum density of 11 units per acre. It is estimated that the existing land use would require approximately 98,118 gallons per day based on the City's level of service of 115 gallons per day per capita per day and 83,400 gallons per day of wastewater as shown in the table below. The City does not have a level of service calculation for the OSR land use since the OSR land use limits development to parks, playgrounds and other recreational uses. Per the Utility Systems Department, plans for city parks are reviewed based on a case by case basis at the time of site plan review. It is anticipated that the park will create less demand on city water and sewer services compared to the existing RM land use.

| 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) |
| Medium Density Residential (Existing)* | 28.81 | 316 Units (11 units per acre) | 115 gpd | 98,118 | 83,400.3 |
| Open Space Recreational(Proposed)** | 28.81 | N/A | N/A | N/A | N/A |

*Per Policy 1.1.4.10 of the Comprehensive Plan, maximum dwelling units per acre is 11 units per acre under Medium Density Residential Land Use

** Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 30 percent under Open Space Recreational Land Use

¹Per Policy 4.D.1.2.1, level of service for potable water is 115 gallons per day per capita per day for Residential Uses and level of service for wastewater is 85% of potable water rate.

Transportation: A trip generation analysis was prepared by Traffic & mobility Consultants for the proposed land use amendment and is attached as Exhibit "B" of the staff report. The trip generation calculations are based on the trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Handbook, 12th Edition*. Trip generation for Land Use Code (LUC) 221: Multifamily Housing (Mid-Rise) and LUC 411: Public Park were utilized. The analysis compared the maximum density allowed by the existing future land use for a total of 316 multi-family residential dwelling units, the 263 multi-family residential units approved in the PUD and a potential 28.81- acre park site. Based on the trip generation analysis, the amendment would result in net decrease in trip generation of approximately 1,072 daily trips and 99 p.m. peak hour trips as shown in the table below:

Table 1: Trip Generation Calculations Summary

| Land Use | Intensity | | Average Weekday Daily Trips | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | | | |
|---|-----------|-------|--|----------------------|------------|---|----------------------|------------|------------|--|--|
| | | | | Total | In | Out | Total | In | Out | | |
| Existing Approval | | | | | | | | | | | |
| Multifamily Mid-Rise | 263 | DU | 1179 | 82 | 16 | 66 | 104 | 66 | 38 | | |
| | Subtotal | | 1179 | 82 | 16 | 66 | 104 | 66 | 38 | | |
| Net New External Trips | | | 1179 | 82 | 16 | 66 | 104 | 66 | 38 | | |
| Maximum Development Intensity Under Existing Future Land Use (FLU) Designation | | | | | | | | | | | |
| Multifamily Mid-Rise | 316 | DU | 1420 | 98 | 20 | 78 | 122 | 77 | 45 | | |
| | Subtotal | | 1420 | 98 | 20 | 78 | 122 | 77 | 45 | | |
| Net New External Trips | | | 1420 | 98 | 20 | 78 | 122 | 77 | 45 | | |
| Maximum Development Intensity Under Proposed Future Land Use (FLU) Designation | | | | | | | | | | | |
| Public Park | 28.81 | Acres | 107 | 3 | 2 | 1 | 5 | 2 | 3 | | |
| | Subtotal | | 107 | 3 | 2 | 1 | 5 | 2 | 3 | | |
| Net New External Trips | | | 107 | 3 | 2 | 1 | 5 | 2 | 3 | | |
| Trip Differential (Proposed FLU - Existing FLU) | | | -1313 | -95 | -18 | -77 | -117 | -75 | -42 | | |
| Trip Differential (Proposed FLU - Existing Approval) | | | -1072 | -79 | -14 | -65 | -99 | -64 | -35 | | |
| <u>Scenario</u> | | | <u>LUC 411 - Public Park</u> | | | <u>LUC 221 - Multifamily Housing (Mid-Rise)</u> | | | | | |
| Weekday Daily Trip Rate | | | $T = 0.64 (X) + 88.46$ (50% in, 50% out) | | | $T = 4.55 (X) - 17.52$ (50% in, 50% out) | | | | | |
| Weekday AMPeak Hour of Generator Trip Rate | | | 0.11 trips / acre (59% in, 41% out) | | | $\ln (T) = 0.99 \ln (X) - 1.11$ (20% in, 80% out) | | | | | |
| Weekday PMPeak Hour of Generator Trip Rate | | | 0.17 trips / acre (42% in, 58% out) | | | $\ln (T) = 0.85 \ln (X) - 0.09$ (63% in, 37% out) | | | | | |

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis and applicable to residential development. Since the proposal is to change the future land use from Medium Density Residential (RM) to Open Space Recreational (OSR), no assessment of level of service for parks is required with this application.

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 was provided for the future land use amendment. It did identify the site did contain some upland habitat but the site had been previously cleared. Future surveys and habitat assessments will be required at the time of site plan submittal for phase of development of Torino Regional that includes the subject property.

Wildlife Protection: No active or inactive gopher tortoise burrows or any other state or federally listed animal species were found on site. A gopher tortoise survey will be required prior to any clearing of the site.

Flood Zone: The flood map for the selected area is number 12111C0260J and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

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 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.