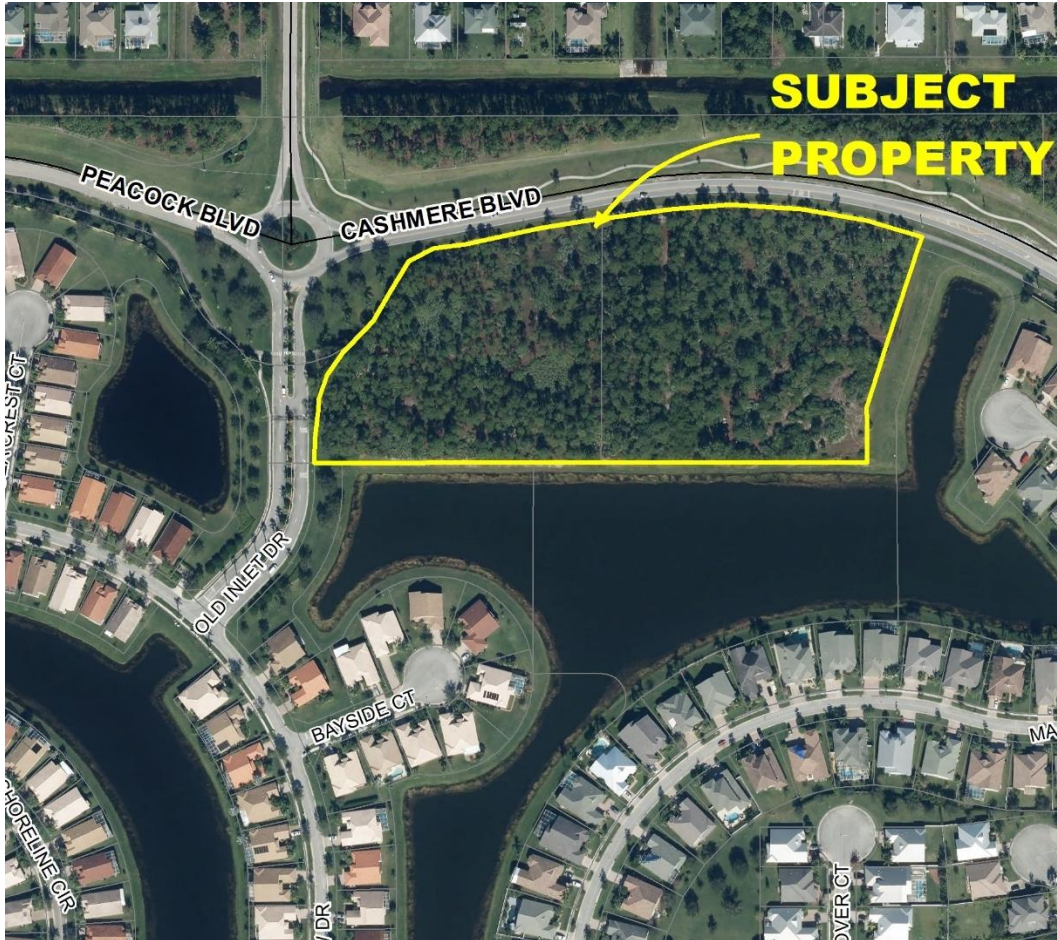




**St. Lucie West – FAR 2, LLC (Cashmere Townhomes)
 Small-Scale Comprehensive Plan Amendment
 P21-023**



SUMMARY

Applicant's Request:	General Commercial (CG) to Medium Density Residential (RM)
Applicant:	Michael Sanchez, Managed Land Entitlements
Property Owner:	FAR 2, LLC
Location:	At the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.
Project Planner:	Laura H. Dodd, AICP

Project Description

The vacant +/- 9-acre parcel currently has a future land use designation of CG (General Commercial). Through this application, the applicant is requesting a future land use designation of RM (Medium Density Residential) for the purpose of providing for a future 72-home townhouse development.

Public Notice Requirements

Public notice was sent to owners within 750 feet and the file was included in the ad for the June 7, 2022, Planning & Zoning Board.

Location and Site Information

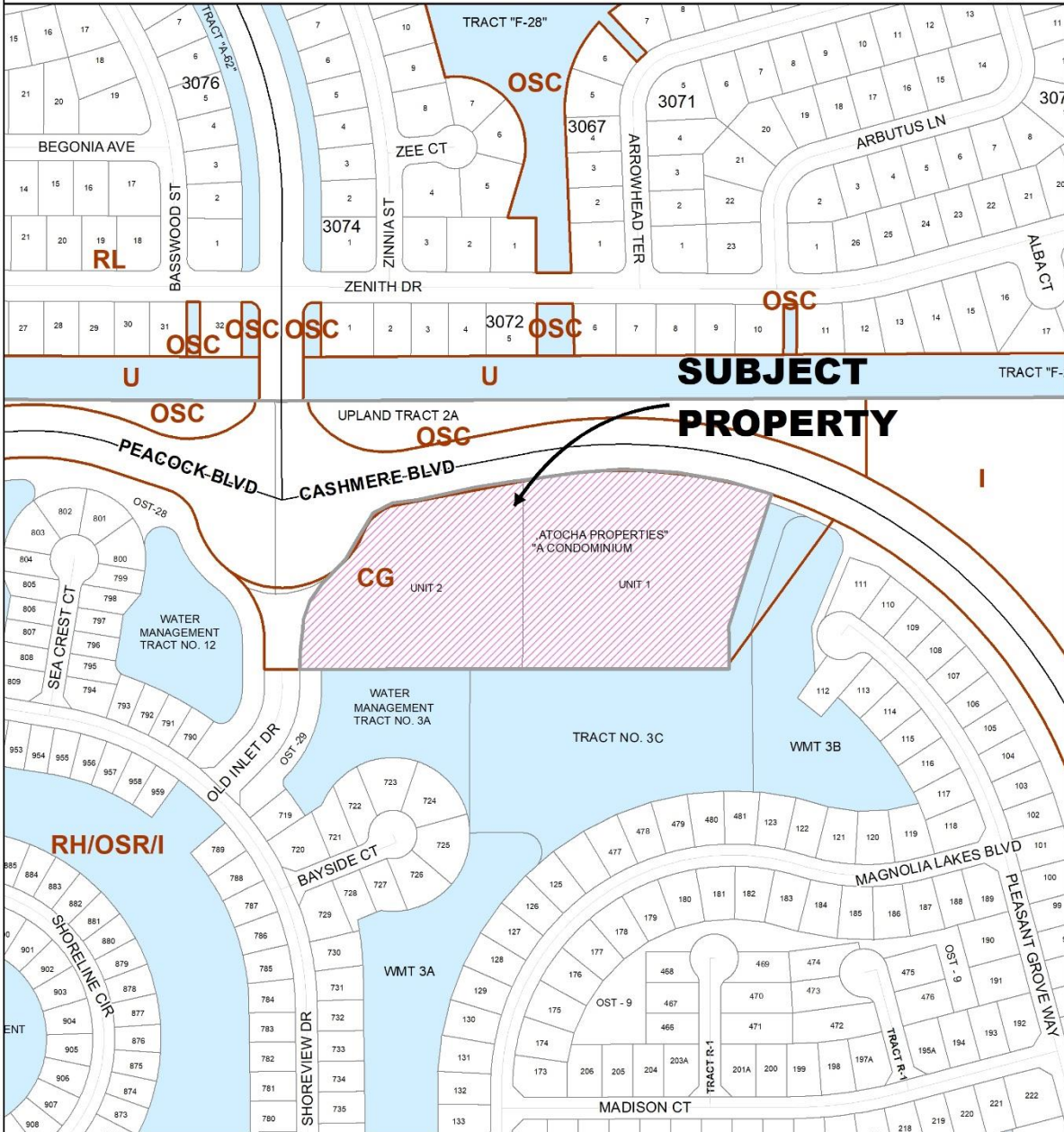
Parcel Number:	3419-576-0001-000-2 and 3419-576-0002-000-9
Property Size:	+/- 9-acres (395,960 square feet)
Legal Description:	SLW Plat No. 178.
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant
Requested Future Land:	RM (Medium Density Residential)
Requested Zoning:	PUD (Planned Unit Development)
Proposed Use:	Townhomes


Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR

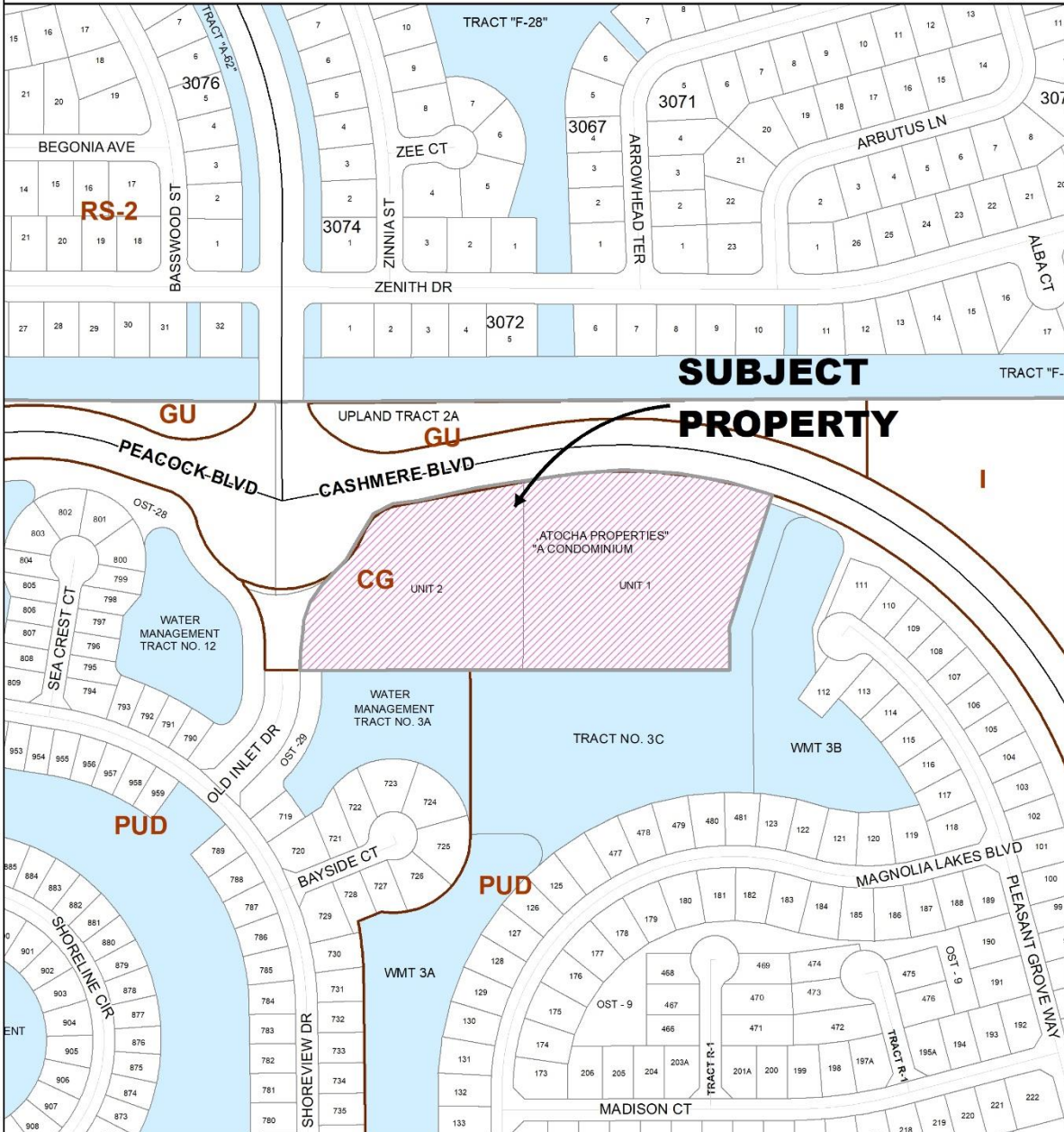
RL- Residential Low Density; RH – Residential High Density; OSR – Open Space Recreation; I – Institutional; RS-2 – Single Family Residential; PUD- Planned Unit Development


FUTURE LAND USE



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	PUD REZONING FAR 2 LLC SLW PLAT NO. 178, UNITS 1 & 2	DATE: 7/13/2021
			APPLICATION NUMBER: P21-024
			USER: patricias
			SCALE: 1 in = 300 ft

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	PUD REZONING FAR 2 LLC SLW PLAT NO. 178, UNITS 1 & 2	DATE: 7/13/2021
			APPLICATION NUMBER: P21-024
			USER: patricias
			SCALE: 1 in = 300 ft

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The small-scale future land use amendment is proposed to allow for a future townhome development.

Land Use Consistency (Objective 1.1.4): This application is consistent with Objective 1.1.4 states that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with: sound planning principles including the prevention of sprawl; energy efficiency; natural limitations; the goals, objectives and policies contained within this Comprehensive Plan; the desired community character; and to ensure availability of land for future demand and utility facilities.

Staff Analysis: The proposed future land use map amendment is consistent with the comprehensive plan objective to provide for compact development, adjacent to commercial development nodes, schools, and parks and recreation amenities.

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: St. Lucie West Services District (SLWSD) will be the service provider for the subject parcel. The proposed change will decrease water or wastewater demand as indicated below. Wastewater equates to 85% of the potable water LOS, Policy 4.A.1.1.5.

Water and Wastewater Calculations by Land Use					
Land Use	Maximum Coverage (intensity)	Potable Water Rate (gpd/1,000 sf)	Projected Water (gpd)	Wastewater Rate (gpd/1000 sf)	Projected Wastewater (gpd)
Existing CG	222,675 sf*	125 (gpd/1,000 sf)	27,834	106 (gpd/1,000 sf)	23,603
Proposed RM	72 Townhome Units	125	12,600**	N/A	12,600**
Difference			-15,234		-11,003

*Note: The 222,675 SF figure above reflects the remaining unbuilt commercial entitlements available within the DRI provided by City staff. Notwithstanding the DRI entitlements, the CG future land use designation allows for 40% lot coverage and 35' in height, and 75' feet in height with a PUD of greater than five (5) acres with demonstration of compatibility with surrounding uses. At 40% lot coverage and 35' in height (assuming three stories), the maximum development potential would be 475,152 SF.

**Note: The 12,600 gpd figure is taken from the Water and Wastewater Capacity Fee Worksheet provided by SLWSD specifically for this project on 02/07/22, a copy of which is included with this submittal files.

Transportation: This 9.09-acre (395,897.31 sf) parcel is located within the St. Lucie West Development of Regional Impact (DRI). The existing Future Land Use designation for the site is Commercial General (CG), and it is requested to change this Future Land Use designation to Medium-Density Residential (RM).

To determine the net change in trip potential due to the requested Future Land Use Map change for the 9.09-acre site, the theoretical maximum intensities for the existing designation, remaining commercial entitlement, and proposed designations were identified and are summarized below.

Scenario	FLU Designation	Size (acres)	Max Development Intensity	Total Maximum Intensity
Existing FLU	Commercial General (CG)	9.09	40% Lot Coverage & 3 Story Height	475,152 sf
Remaining DRI Entitlement	Commercial General (CG)	9.09	Based on DRI Entitlements and Development to Date	222,675 sf
Previously Approved Site Plan	Commercial General (CG)	9.09	Based upon prior site plan approvals.	107,922 sf
Proposed FLU	Medium-Density Residential (RM)	9.09	11 DU/acre	99 DU

Existing FLU: Commercial General (CG)

Under the existing Commercial General (CG) Future Land Use designation, commercial retail use is the permitted use. Using information provided by the Future Land Use Plan for the City of Port St. Lucie, it was noted that the maximum permitted commercial intensity is 40% lot coverage with the potential to build three stories in height. Therefore, a maximum intensity of 475,152 sf of general commercial is assumed to be allowed under the existing Future Land Use designation.

Remaining DRI Entitlement: Commercial General (CG)

The amendment site is located within the St. Lucie West DRI. Based upon information available, approximately 222,675 square feet of unbuilt commercial entitlements are available within the DRI. Therefore, this represents the maximum that could be built on site within the current DRI entitlements. It should be noted that this calculation is a limitation of intensity, without necessity for incorporation of the conversion matrix.

Proposed FLU: Medium-Density Residential (RM)

Under the proposed Medium-Density Residential (RM) Future Land Use designation, residential development is the permitted use. Using the thresholds contained in Policy 1.1.4.10 in the Future Land Use Element of the City of Port St. Lucie Comprehensive Plan, it was noted that a maximum residential density of 11 DU/acre is permitted within the RM FLU designation. Therefore, a maximum total of 99 DU would be allowed under the proposed Future Land Use designation.

Traffic Impact Comparison Analysis

The actual transportation impacts shall be based upon the maximum development impacts permissible under current entitlement and proposed conditions. Those impacts are identified below.

**SHOPPING CENTER (820)
SINGLE FAMILY ATTACHED (215)
(AVERAGE RATES UTILIZED)**

	AVERAGE RATE	PROJECT S.F. DWELLING UNITS	TRIPS
WEEKDAY DAILY TRIPS:			
SHOPPING CENTER (820)	37.01/1,000 S.F.	222,675 S.F.	= 7,707
SINGLE FAMILY ATTACHED (215)	7.2/DU	99 DU	= 704
TOTAL TRIPS			= -7,003

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time there are adequate lands available to meet the required level of service.

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

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available to accommodate this project.

Public School Concurrency Analysis: As noted in the email from the St. Lucie County School District dated January 4, 2021, included within the application submittal, the School District has confirmed that the Project will not cause an impact to the school capacity in the area.

Environmental: The Property is general comprised of native upland habitat. In order to provide for a viable project and since the Property does not abut any other native upland areas, the Applicant is proposing to mitigate for the native upland preservation requirements as per Section 157.06(E) of the City’s Zoning and Land Development Regulations.

An Environmental Site Assessment was recently performed on the Property by Ecological Consulting of Florida, the results of which are summarized in the Environmental Assessment Report dated May 9, 2021, included within the Applicant’s submittal. The report found that (1) the Property exhibits natural wooded areas; (2) no wetlands or surface waters were observed; (3) habitat for gopher tortoises was identified, but no burrows were present; and (4) no evidence of other listed species were observed on site. Any listed species found as part of an updated environmental site assessment prior to construction will be relocated in accordance with all federal, state and local regulations including permitting.

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.

Fire District: The subject property is located approximately 2.5 miles from St. Lucie County Fire District Station 14 at 300 NW California Boulevard, which 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 6-10 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

	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	Y
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

RELATED PROJECTS

- P21-022. SLW FAR 2, LLC DRI Amendment
- P21-024. SLW PUD Rezoning

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed small-scale comprehensive plan amendment.