

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make checks payable to the 'City of Port St. Lucie.' Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: MIKE@mccartylandplanning.com

PROPERTY OWNER

Name: G. Callas Holdings LLC
Address: 3720 NE 209th Ter
Aventura, FL 33180
Telephone No.: _____

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: _____
Address: _____
Telephone No.: _____

AGENT OF OWNER (if any)

Name: Mike McCarty, McCarty Associates
Address: 309 SE Osceola Ave, Suite 104
Stuart, FL 34994
Telephone No.: 772-341-9322

PROPERTY INFORMATION

Boundary Description Port St. Lucie - Section 31, Tract B
(attach map) _____
Property Tax I.D. Number 3420-650-0002-000-0
Current Land Use OSR Proposed Land Use RM
Current Zoning OSR Acreage of Property 1.79 ac

Reason for Comprehensive Plan Amendment: See attached project
NARRATIVE with justifications

George J. Callas GEORGE J, CALLAS 2-24-2023
*Signature of Owner Hand Print Name Date

*If signature is not that of owner, a letter of authorization from the owner is needed.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Ave, Suite 104
Stuart FL 34994
772-341-9322

SW FONDURA RD PROJECT NARRATIVE

The 1.79-acre site is located 600-feet north of SW Gatlin Boulevard on the west side of SW Fondura Road in Port St Lucie, Florida. The Parcel Identification Number is 3420-650-0002-000-0.

Legal description is attached as well for your information. The 1.79-acre property has an OSR (Open Space Recreation) future land use designation as well as an OSR (Open Space Recreation) zoning district. The subject property as well as surrounding properties are all in the FEMA X - flood zone.

The subject property is surrounded to the north, south, east and west by residential zoning. We are requesting a future land use change to RL (Residential Low Density)

We have also concurrently applied for rezoning from OSR (Open Space Recreation) zoning to the RS-2 (Single Family Residential) zoning district.

Existing future land use map classifications adjacent to the north, south, east and west are all RL (Residential Low Density). The existing uses of the land surrounding the subject property are all single-family residences on an average ¼ acre lot. There are a couple vacant lots peppered in between. Adjacent existing zoning categories to the north, south, east & west are all RS-2 (Residential, Single-Family 2du/ac).

The site will access to SW Gatlin Boulevard via the stop-controlled intersection at SW Fondura Road. The distribution of trips expects that 50% of the traffic generated from the project will exit the site via SW Fondura Road south to SW Gatlin Boulevard to the west and the other 50% to the east.

Saint Lucie County traffic criteria provides the basis for distribution and impact which occurs for

the site onto the arterial road, SW Gatlin Boulevard. With an impact being below 1%, the impact is known to be *de minimis* according to the Saint Lucie County land development regulation Sec. 5.03.04 criteria for traffic analysis. Included in the regulations are specific requirements for determining the extent of the study area and the links impacted by the development. Project trips have been added to the 2022 growth trips to determine build-out trips. Concurrency has been satisfied as the road segments will be below capacity in the 2026 buildout year.

Based on this traffic analysis, concurrency is requested, as the projected volumes generated by the anticipated use indicate that the adjacent roadway links will operate below capacity at an acceptable Level of Service.

COMPREHENSIVE PLAN
FUTURE LAND USE MAP AMENDMENT
Supplemental Information

1. Land Use Plan. A land use map shall be submitted which designates the proposed future land use and existing future land use designations for the area requested, and for the area surrounding the property. The land use plan shall include a map together with other appropriate media addressing the following:

Response: Please find attached exhibit demonstrating the proposed future land use and the existing future land use designations. The properties surrounding the proposed project are all single-family residential on an average ¼ lot size with a few vacant lots peppered in the mix. We are asking for a future land use change from OSR (Open Space Recreation) to RL (Residential Low) which is the existing surrounding future land use designations to the north, south, east, and west.

a. Residential Development Characteristics. The land use map shall indicate the magnitude and distribution of existing and proposed residential acres.

Response: The properties surrounding the proposed project are all single-family residential on an average ¼ lot size with a few vacant lots peppered in the mix. We are requesting this change from OSR zoning and future land use to make the property consistent with all the other surrounding properties to the north, south, east, and west in this area.

b. Non-Residential Activities. The land use map plan shall indicate the general type, location, magnitude, intensity, and distribution of non-residential activities including the maximum proposed square footage of commercial, office, and industrial uses. This information shall be prepared and based on the existing Future Land Use classification and proposed Future Land Use classification. The proposed number of acres allocated to private institutional uses such as places of worship as well as civic, cultural, or educational facilities shall be included.

Response: Not applicable. We are not proposing any non-residential activities on the subject property.

2. Natural Features of the Environment. Significant natural features of the proposed development shall be mapped and described in the Land Use Plan Map or narrative. Potential methods of managing any major environmental impacts which are likely to be generated by the proposed development shall be identified. Natural features shall include, but not be limited to:

- a. vegetation
- b. soils
- c. wetlands
- d. shorelines
- e. estuarine and/or riverine systems
- f. other significant resources

A more detailed environmental assessment shall be required if environmentally sensitive areas are identified.

Response: The subject property does not have any environmentally sensitive areas. There are not any environmental impacts proposed by this project.

3. Public Improvements. The general location and extent of existing and planned public improvements shall be incorporated in the land use plan map or narrative as applicable. Public improvements shall include, but not be limited to, traffic circulation; water and wastewater services; surface water management; parks, recreation facilities, and major open spaces; protective services, including fire, police, and emergency services; electrical utilities, including substations; schools; and other public facilities.

The following information on the status and availability of public facilities shall be provided:

a. Traffic

- i) A location map showing arterial and collector roads within a one-mile radius of site.

Response: See enclosed Traffic Analysis showing arterial and collector roads.

- ii) Average Daily Trips (ADT) and Generation rates for existing land use, development based on the existing Future Land Use and proposed Future Land Use.

Response: See enclosed Traffic Analysis

- iii) A traffic analysis may be required pursuant to Section 55-4(A) of the Port St. Lucie Comprehensive Plan if the ADT's exceed 10% or 1,000 trips, whichever is greater.

Response: See enclosed Traffic Analysis. Saint Lucie County traffic criteria provides the basis for distribution and impact which occurs for the site onto the arterial road, SW Gatlin Boulevard. With an impact being below 1%, the impact is known to be de minimis according to the Saint Lucie County land development regulation Sec. 5.03.04 criteria for traffic analysis. Included in the regulations are specific requirements for determining the extent of the study area and the links impacted by the development. Project trips have been added to the 2022 growth trips to determine build-out trips. Concurrency has been satisfied as the road segments will be below capacity in the 2026 buildout year.

Based on this traffic analysis, concurrency is requested, as the projected volumes generated by the anticipated use indicate that the adjacent roadway links will operate below capacity at an

acceptable Level of Service.

b. Utilities - Water and Sewer

i) Is location presently served by central water and/or sewer?

Response: Port St Lucie Utilities has central water and sewer in this area.

ii) Is location planned for water and/or sewer service?

Response: Once the property can be developed for single-family residential we propose to request services from Port St Lucie Utilities.

iii) Nearest water/sewer main location.

Response: Water and sewer lines are along the subject property's frontage.

iv) Available, or planned plant capacity

Response: As per discussion with the PSL utilities department amp capacity is available to serve the subject property.

c. Emergency Services - Police, Fire, EMS

i) Nearest existing fire station

Response: There are two nearby fire stations. St Lucie County Fire District Station 17 and Station 10.

ii) Nearest planned fire station

Response: Not applicable.

iii) Existing fire insurance rating/response time

Response: Due to the proximity of the fire stations in the area the response time to service the subject property is more than adequate.

d. Schools/Recreation

i) Existing parks and schools within five miles

Response: There are 5 parks (at a minimum) within five miles of the subject property. They are Peacock Park, Whispering Pines Park, Oak Hammock Park, Woodland Trails Park, and Jessica Clinton Park. The existing schools in the area are Oak Hammock K-8 School, Palm Pointe, Windmill Point Elementary School, Treasure Coast Prep, and Treasure Coast High School.

ii) Planned park and school sites within five miles

Response: Not applicable.

iii) Port St. Lucie Park Dedication requirements calculated per Section 4-4(D) of the Port St. Lucie Comprehensive Plan.

Response: The existing park facilities in the area have the capacity to accommodate the subject project. Given the size of the subject property a dedication of a park facility is not applicable.

iv) Projected population and school age population, calculated for existing Future Land Use and proposed Future Land Use.

Response: The proposed future land use and zoning we are requesting would only allow for 2du/acre and on this 1.79-acre parcel. Therefore, this property would not have any significant impact on the projected population and school age population.

e. Market Study - Commercial Only

Does market study indicate a current need for commercial development within next five years or within next ten years.

Response: Not applicable.

Fondura Rd- Callas Holdings

3420-650-0002-000-0
SW Fondura Road
Port St. Lucie, Florida

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

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Current FLU Map

OSR



Fondura Rd- Callas Holdings

3420-650-0002-000-0
SW Fondura Road
Port St. Lucie, Florida

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Proposed FLU Map

RL

