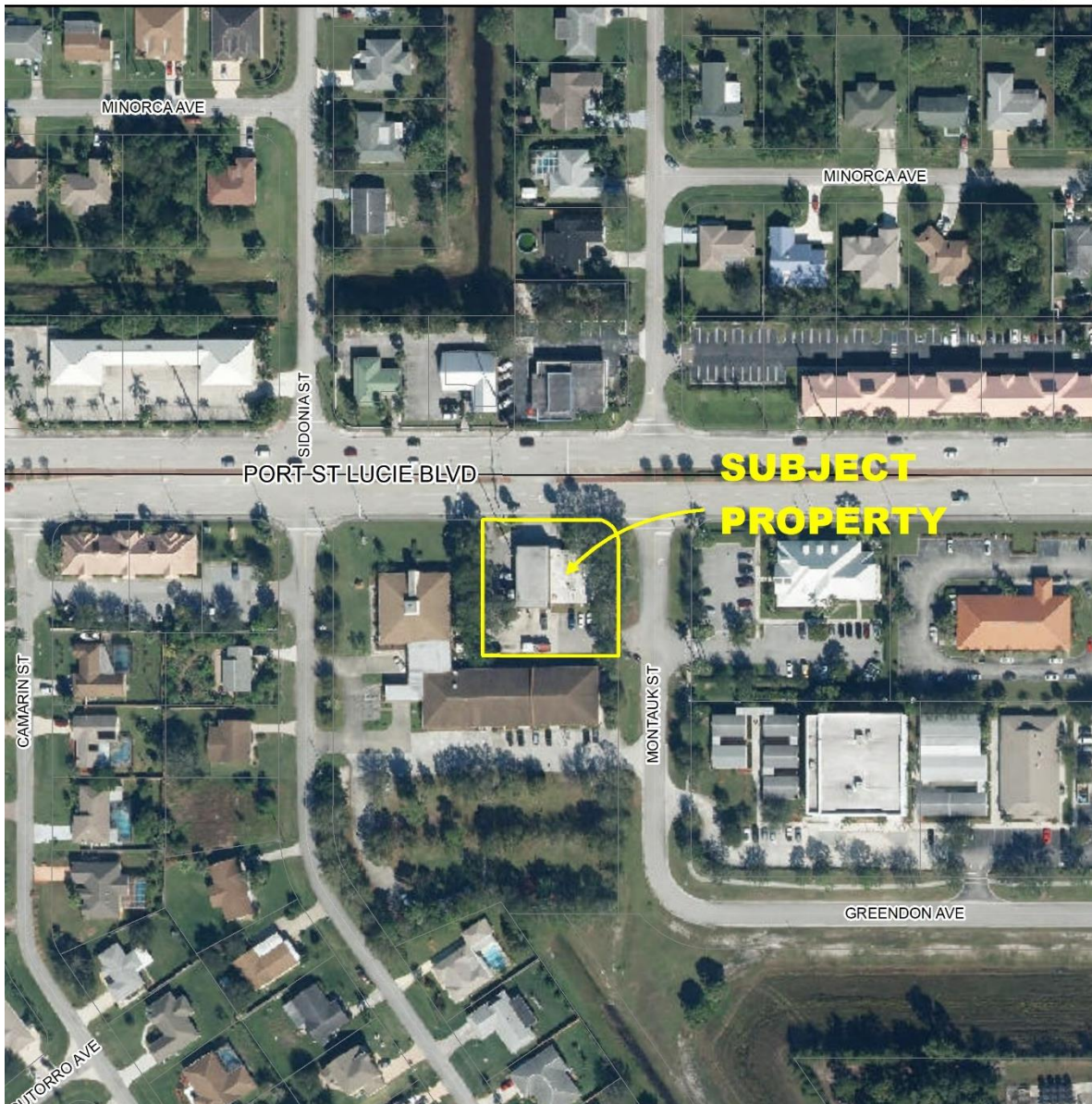




St. Lucie County Fire District.
Small-Scale Comprehensive Plan Amendment
P20-190

AERIAL



SUMMARY

| | |
|----------------------|---|
| Applicant’s Request: | I (Institutional) to ROI (Residential, Office, Institutional) |
| Applicant: | Division Chief Paul Langel, SLCFD |
| Property Owner: | St. Lucie County Fire District (SLCFD) |
| Location: | South side of SE Port St. Lucie Boulevard between SE Sidonia St. and SE Montauk St. |
| Address: | 1616 SE Port St. Lucie Boulevard |
| Project Planner: | Patricia A. Tobin, AICP, Long Range Planning Administrator |

Project Description

The developed .52-acre parcel currently has future land use designation of I (Institutional). Through this application, the applicant is requesting a future land use designation of ROI (Residential, Office, Institutional). The site is developed with a vacant 4,548 square foot fire station. The building has 2,270 square feet in area under air and a 2,278 square foot garage.

Previous Actions and Prior Reviews

N/A

Public Notice Requirements

Public notice was sent to owners within 750 feet and the file was included in the ad for the November 3, 2020 Planning & Zoning Board.

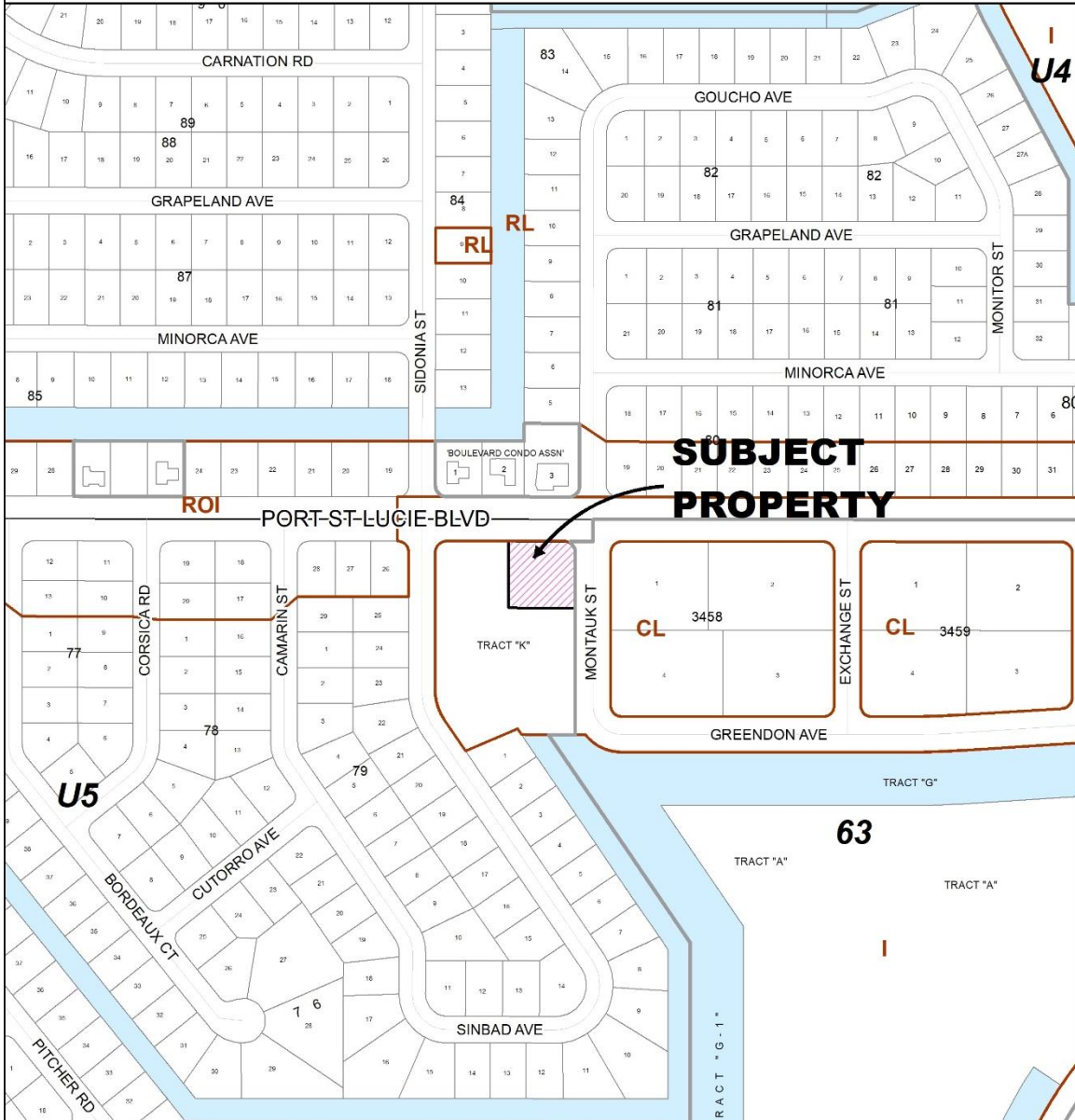
Location and Site Information

| | |
|------------------------|---|
| Parcel Number: | 3422-525-0100-010-3 |
| Property Size: | .52-acres (22,651 square feet) |
| Legal Description: | Portion of Tract K, South Port St. Lucie Unit 5 |
| Future Land Use: | I (Institutional) |
| Existing Zoning: | I (Institutional) |
| Existing Use: | Unoccupied former fire station |
| Requested Future Land: | ROI (Residential, Office, Institutional) |
| Requested Zoning: | P (Professional) |
| Proposed Use: | Office |

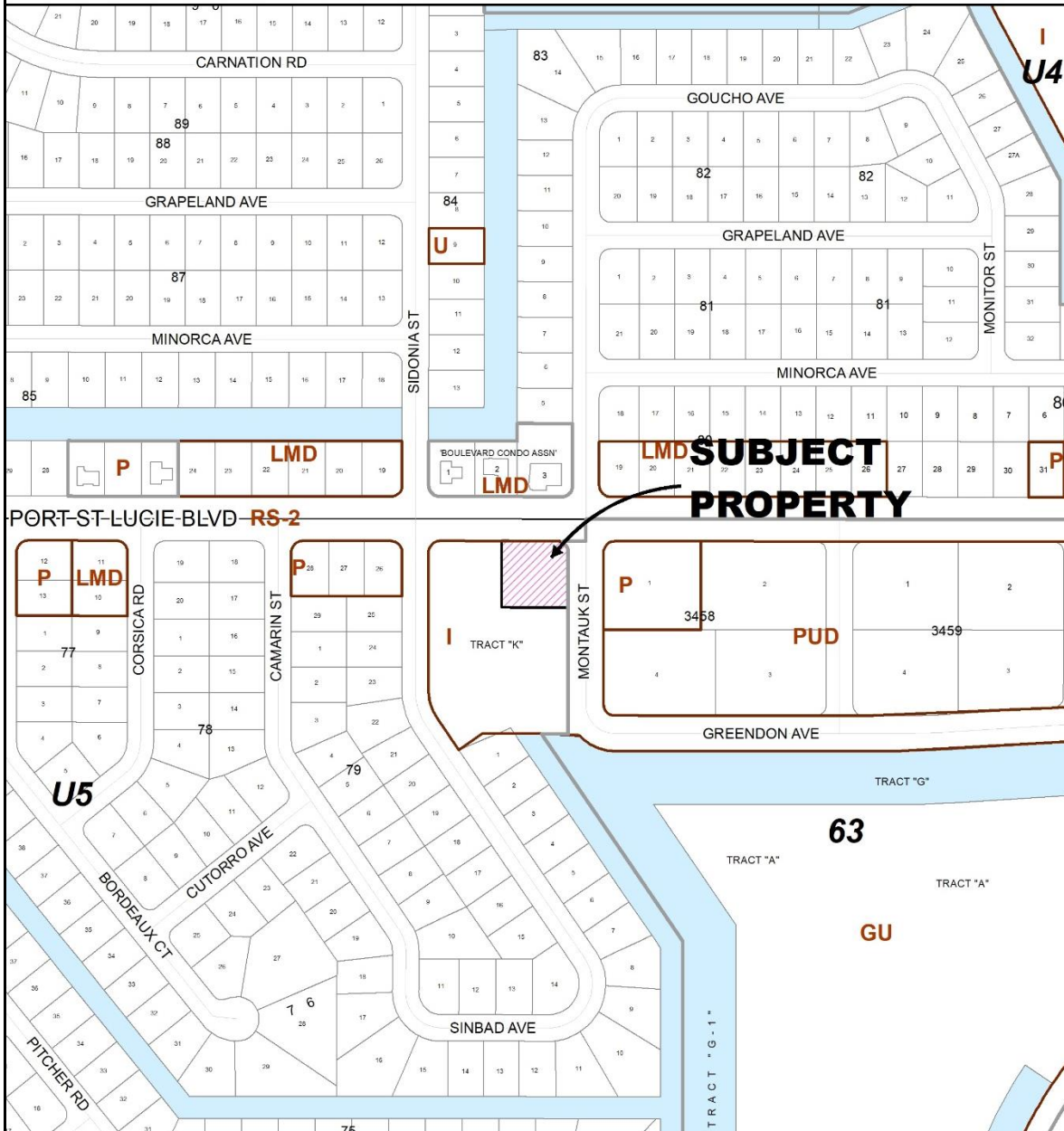
Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|--|-------------------------|------------------|
| North | Residential, Office, Institutional (ROI) | Limited Mixed Use (LMD) | Office buildings |
| South | Institutional (I) | Institutional (I) | Church |
| East | Commercial Limited (CL) | Professional (P) | Office building |
| West | Institutional (I) | Institutional (I) | Church |

FUTURE LAND USE



EXISTING ZONING



COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: According to the applicant, the small-scale future land use amendment is proposed to allow for offices uses.

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 not out of character with the surrounding area. The site will not significantly change the character of the surrounding area, since the character will be similar to the uses surrounding this property, that of office and institutional uses.

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: With the change in the future land use designation, the potable water demand is expected to increase by 22.7 gallons per day and wastewater demand by 19.3 gallons per day. This increase is because the gallons per day identified in the Comprehensive Plan per policy 4.D.1.2.1 establishes a slightly higher number for office uses (125 gallons per day per capita) versus institutional (120 gallons per day per 1,000 SF). The increase in water and wastewater will not have a negative impact on capacity.

Comparison of sewer and water use based on the existing and proposed uses based on maximum amount of development allowed and documented as follows:

| Water and Wastewater Calculations by Land Use | | | | | |
|--|----------------------------|--|-------|--------------------------------------|---|
| Future Land Use | Maximum Coverage (in S.F.) | Potable Water Rate (gallons per day - gpd - 1000 SF or per capita) | Rate | Projected Demand Potable Water (gpd) | Projected Demand Wastewater (85% of potable water rate) (gpd) |
| Existing (I) | 4,548 SF | 120 gpd | 4.548 | 545.8 | 463.9 |
| Proposed (ROI) | 4,548 SF | 125 gpd | 4.548 | 568.5 | 483.2 |

pph = person per household
SF = square feet

Transportation: With the change in the future land use designation, the weekday trips increase by 42 trips and at peak hour the increase is 4.5 trips. The increase will not impact levels of service in the area.

Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

| Future Land Use | Maximum Coverage (SF)/dwelling units (DU) | Trip Generation Average Rate (ITE Code) | Trip Generation Calculation (weekday) | PM Peak Hour |
|-----------------|---|---|---------------------------------------|--------------|
| Existing (I) | 4,548 SF | 575 | 2.18 | 2 |
| Proposed (ROI) | 4,548 SF | 710 | 44.3 | 6.5 |

SF = square feet
DU = dwelling unit

Parks/Open Space: N/A

Stormwater: The project will be required to address stormwater at the time of plat approval that will be in compliance with the adopted level of service standard.

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: N/A

Environmental: Site is developed with a 4,548 square foot building, related parking and access areas.

Wildlife Protection: N/A

Flood Zone: The flood map for the selected area is number 12111C0293K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that the new Station 5 at 2288 SE Delano Road 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.

Community Redevelopment: The City of Port St. Lucie Community Redevelopment Agency (CRA) staff is in support of the St. Lucie County Fire District Rezoning Application since it is consistent with the CRA Expansion Master Plan's Goals and Objectives. Specifically cited in the Master Plan it states that if Fire Station #5 is relocated, the City should work closely with a developer to transform this intersection into a vibrant mix of residential, office, commercial or institutional uses. Support of this rezoning request and its related small-scale comprehensive plan amendment will encourage redevelopment and enhance the corridor. See attached memo from Jennifer Davis, Project Manager for the CRA.

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 | N |
| 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/A |
| Job creation within the targeted industry list | N/A |

RELATED PROJECTS

P20-191. St. Lucie County Fire District Rezoning Application

STAFF RECOMMENDATION

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

Planning and Zoning Board Action Options:

- Motion to recommend denial to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend approval to the City Council

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.