

**LETTER OF JUSTIFICATION
638 SW Biltmore Street
Comprehensive Plan Amendment**

April 28, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a comprehensive plan amendment for a project to be known as 638 SW Biltmore Street. The subject property totals 1.15 +/- acres. The property is located at 638 SW Biltmore Street in Port St. Lucie. The petitioner is requesting approval of to change the Future Land Use designation of the southern 0.689 acres from Commercial General (CG) to a split Future Land Use designation of Light Industrial (LI) / Service Commercial (CS).

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located on at 638 SW Biltmore Street in Port St. Lucie, Florida. The Parcel ID number associated with this application is 3420-630-0126-000-3.

The subject property has a split Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) and Commercial General (CG) and a Zoning designation of Institutional (I). The applicant is requesting approval to change the Future Land Use designation of the southern 0.683 acres to Light Industrial (LI) / Service Commercial (CS) to match the current designation at the northern portion of the parcel.

To the north of the subject property lies a developed commercial parcel. This parcel has a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) and an underlying Zoning designation of Warehouse Industrial (WI).

To the south of the subject parcel is another tract owned by the applicant. This parcel has a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) and an underlying Zoning designation of Institutional.

To the east of the subject parcel lies the Right-of-Way of SW Biltmore Street followed by a commercial building. This parcel has a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) with an underlying Zoning designation of Industrial (I).

West of the subject parcel are undeveloped commercial parcels. These parcels have a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS). The parcels to the northwest of the subject parcel have an underlying Zoning designation of General Commercial (CG). The parcels to the southwest have an underlying Zoning designation of Single Family Residential.

COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

Section 151.05 of the Port St. Lucie Land Development Code identifies the requirements for the proposal to amend the comprehensive plan map. The attached comprehensive plan amendment application meets all of the requirements of Section 158.05.

Environmental: An environmental assessment is included as part of this application. As stated in this assessment, there is no significant wetland habitat onsite. A formal tree survey will not be needed and no gopher tortoises or any other listed animal species were found onsite.

Market Study: The proposed amendment is a request for a small-scale future land use map amendment and rezone. Many of the uses currently allowed within the Commercial General Land Use Designation are similar in nature to the allowed uses within the Commercial Service Land Use Designation. Due to this, a market study is not required.

Sewer / Water Service: Port St. Lucie Utility Services District (PSLUSD) will be the service provider for the subject parcel. A developer's agreement with the PSLUSD that is consistent with the adopted level of service will be finalized prior the issuance of a building permit.

Parks / Open Space: As required by the Citywide Design Standards, upon submittal of a site plan application for this project, a minimum 0.5% of the total site will be designated as usable open space. This parcel is currently developed. This is a commercial use which would not impact local parks or recreation areas.

Traffic: The applications are requesting a change in the Future Land Use designation from General Commercial (CG) to Light Industrial (LI) / Service Commercial (CS). The uses allowed within each of the designations are similar in nature. Due to this, a traffic statement is not required as the use is similar in nature. The most intense use in the existing Future Land Use designation is the same as the proposed. No increase to the traffic impacts will occur as part of this request.

Stormwater: Upon approval of the Future Land Use and Zoning changes requested, a site plan and construction plans will be submitted for review and approval by the City of Port St. Lucie which will reflect compliance with the adopted level of service required by the City and SFWMD.

Solid Waste: Waste Pro is the current provider for solid waste removal for this area. It is our understand that the City has posted an RFP for new solid waste providers which will become effective in the fall of 2022. Upon approval of the Future Land Use and Zoning changes requested, a site plan and construction plans will be submitted for review and approval by the City of Port St. Lucie which will reflect compliance with the City's minimum level of service. The proposed change is not expected to result in a significant increase in the demand for solid waste.

Public School Concurrency: The proposed development is for commercial use. Due to this, no impacts to public schools are proposed as a residential community is not proposed.

Based on the above and attached information, the applicant respectfully requests approval of the proposed application.

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