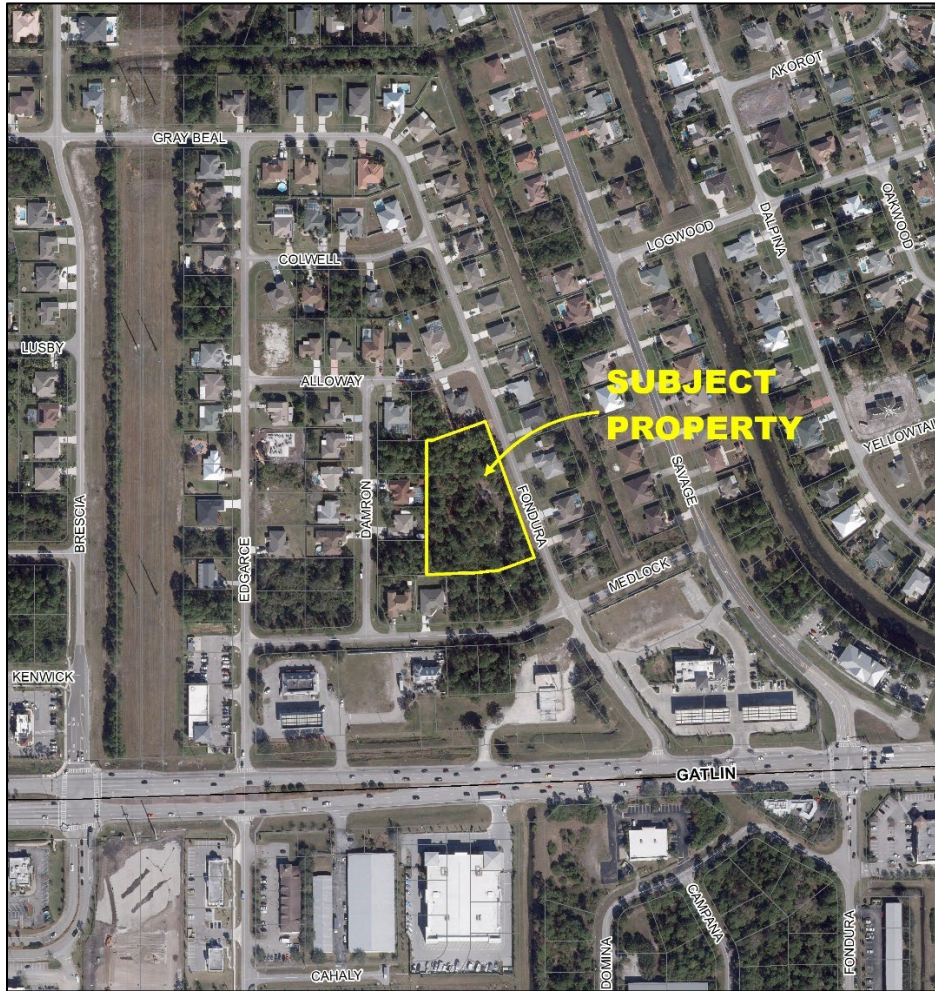




G. Callas Holdings, LLC
Small-Scale Comprehensive Plan Amendment
P23-061



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from OSR (Open Space Recreational) to RL (Low Density Residential)
Agent:	Michael McCarty, McCarty & Associates Land Planning and Design, LLC
Applicant/ Property Owner:	G. Callas Holdings, LLC
Location:	North of SW Gatlin Boulevard on the west side of SW Fondura Road
Project Planner:	Bethany Grubbs, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 1.79 acres from OSR (Open Space Recreation) to RL (Low Density Residential). The subject property is located north of SW Gatlin Boulevard and on the west side of SW Fondura Road. The site will access to SW Gatlin Boulevard via the stop-controlled intersection at SW Fondura Road.

Existing future land use map classifications adjacent to the north, south, east, and west are all RL (Low Density Residential). 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 of vacant lots peppered in between. Adjacent existing zoning categories to the north, south, east, and west are all RS-2 (Single-Family Residential).

The property has a concurrent rezoning application to change the zoning designation from OSR (Open Space Recreational) to RS-2 (Single Family Residential). Due to the minimum size requirements of the RS-2 zoning district, it appears that a maximum of five (5) residential lots could be created from this parcel. The rezoning application will be heard concurrently with the small-scale Future Land Use Map amendment.

Previous Actions and Prior Reviews

N/A

Public Notice Requirements

Per Section 151.06 of the City’s Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

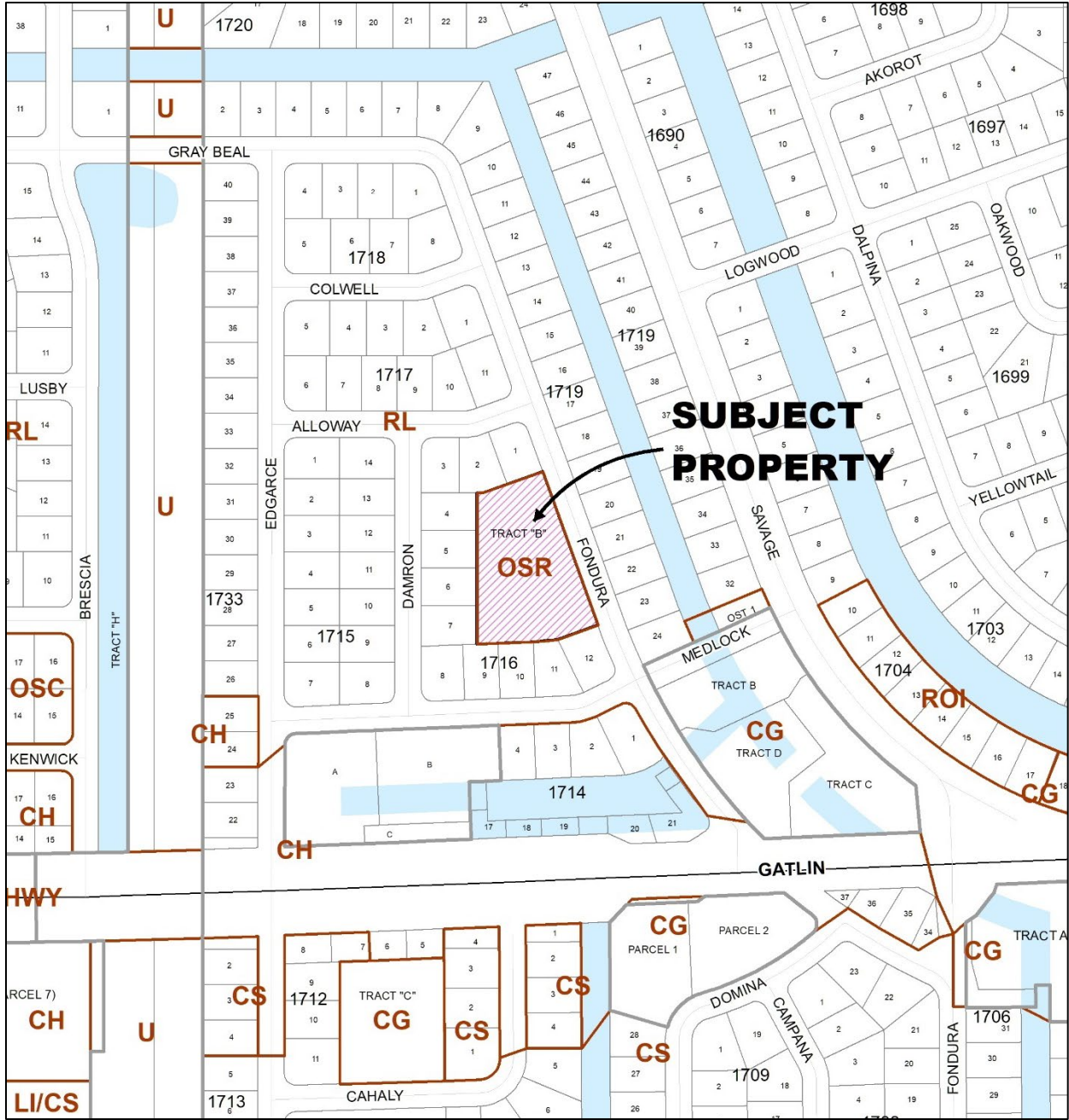
Location and Site Information

Parcel Number:	3420-650-0002-000-0
Property Size:	1.79 acres
Legal Description:	Port St. Lucie – Section 31, Tract B
Future Land Use:	OSR (Open Space Recreational)
Existing Zoning:	OSR (Open Space Recreational)
Existing Use:	Vacant
Requested Future Land Use:	RL (Low Density Residential)
Proposed Use:	Single-family residential

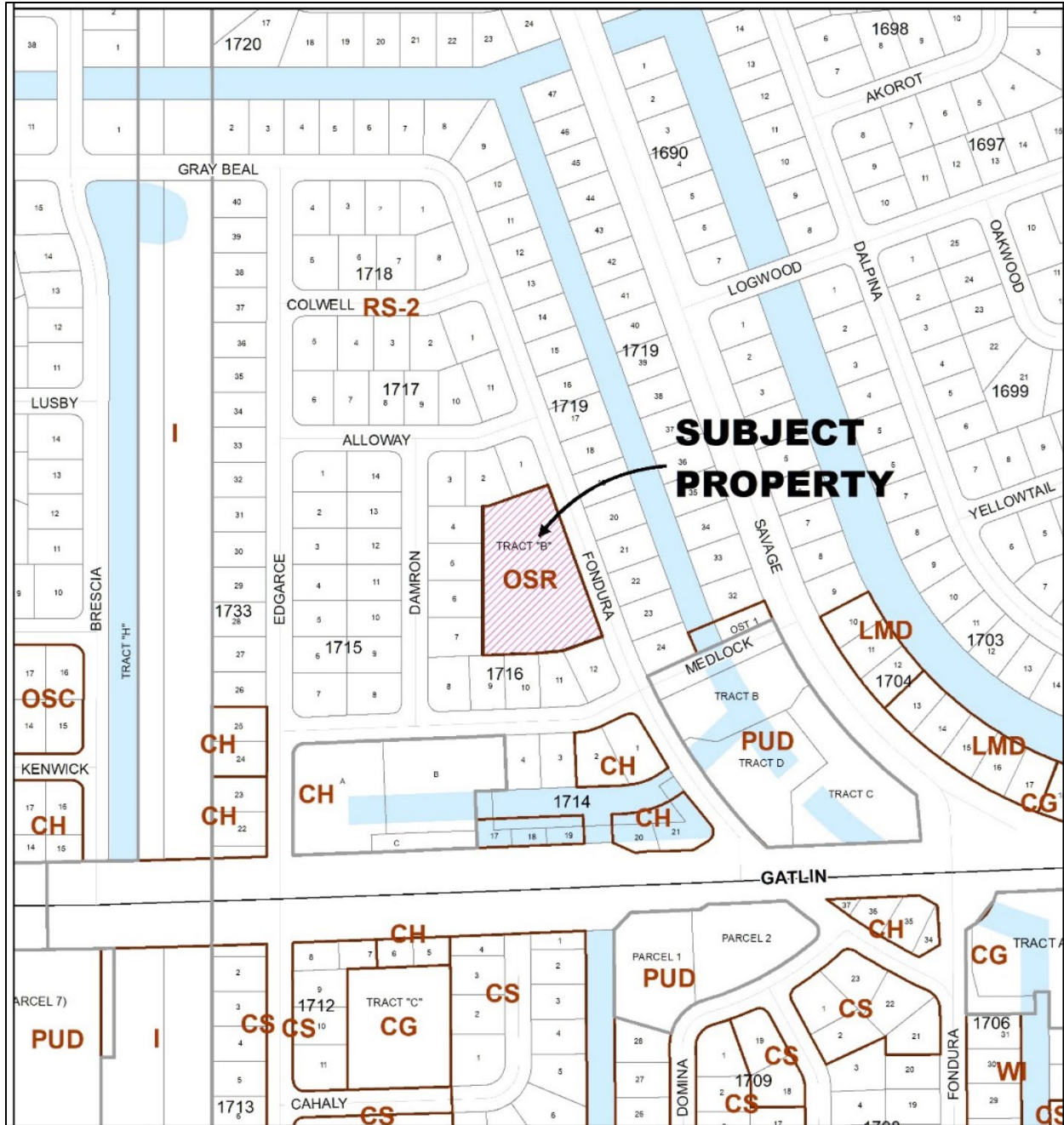
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
South	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
East	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences
West	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences

RL - Low Density Residential, RS-2 – Single-Family Residential



Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification Statement: The request is to change the future land use designation from OSR (Open Space Recreational) to RL (Low Density Residential). The site is undeveloped.

Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map amendment from OSR to RL for 1.79 acres.

The future land use map amendment application is supported by and furthers the following policies of the comprehensive plan:

- Goal 1.1 states “Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.”
- Objective 1.1.3 states, “Development orders and permits for development and redevelopment activities shall be issue only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development”.
- Policy 1.1.3.1 states, “The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as:
 - a. Potable water;
 - b. Sanitary sewers;
 - c. Solid waste removal;
 - d. Vehicular and pedestrian circulation;
 - e. Public safety;
 - f. Recreation;
 - g. Public schools;
 - h. Electricity; and
 - i. Drainage.”

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 City of Port St. Lucie Utility Systems Department will be the provider of water and sewer service to the property. With a change in the future land use designation, potable water demand is expected to decrease by 1,312 gallons per day and wastewater demand by 757 gallons per day. Existing and planned facilities are available to serve the area.

The Comprehensive Plan Policy 4.D.1.2.1 establishes 115 gallons per day per 1,000 square feet for residential uses and 120 gallons per day per 1,000 square feet for institutional uses. Projected water and wastewater demand for both existing and future land use categories are listed below:

Water and Wastewater Calculations by Land Use					
<i>Future Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Level of Service</i>	<i>Projected Demand Potable Water (gpd)</i>	<i>Projected Demand Wastewater (85% of potable water rate) (gpd)</i>
OSR (Existing)	1.79	23,392 SF	120 gpd/1,000 SF	2,807	2,028
RL (Proposed)	1.79	5 DU	115 gpd x 2.6 (pph)	1,495	1,271
<i>Projected DECREASE in demand</i>				- 1,312 gallons	- 757 gallons

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

Existing Future Land Use	Acreage	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
OSR	1.79	23,392 SF (30%)	Public Park (ITE Code 411)	4	1
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
RL	1.79	5 DU	Single-Family Detached Housing (ITE Code 210)	48	5

The proposed amendment will increase the daily trips by 44 AADT and PM peak hour trips by 4 trips. Since the proposed amendment is expected to increase the number of trips, staff has evaluated the adverse impacts on the transportation level of service for the adjacent roads. The distribution expects that 100% of the trips will exit site via SW Fondura Road heading south to SW Gatlin Boulevard. From there, 66% of the trips will distribute to the west and the other 33% to the east. Since the value of distributed trips are found to be insignificant, they are not expected to impact traffic operations. The increase in traffic due to the Future Land Use Map amendment represents a minimal impact and does not cause road segments to fail the Level of Service standards in the Transportation Element of the Comprehensive Plan

Parks/Open Space: Since this property is privately owned, the acreage is not included in the City’s Park inventory in the Comprehensive Plan. The City-owned land is used to determine the short and long-term level of service for parks. Residential development at 5 dwelling units (2 DUPA x 1.79 acres) would require 0.01 acres of developed park and recreation land per Policy 7.1.1.3 of the Comprehensive Plan: 5 acres per 1,000 population. There are adequate park and recreation facilities to meet the demand created.

Stormwater: The project will include a paving and drainage plan that is 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: The project can generate no more than four single-family residential lots. The increase is de minimus. The amendment will not have a significant impact on school capacity.

Environmental: The site does not contain any State and Federal jurisdictional wetlands; therefore, there are not any environmental impacts proposed by this project.

Flood Zone: The flood map for the selected area is number 12111C0275K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: The nearest St. Lucie County Fire District station is Station 17 (10240 SW Village Parkway). The St. Lucie 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 5-7 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	N
Accommodate projected population or economic growth of the City	N/A
Diversify the housing choices in the City	N/A
Enhance or impede provision of services at adopted LOS Standards	Neither enhance nor impede adopted LOS
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	Neither enhance nor degrade environmental resources
Job creation within the targeted industry list	N

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed 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.