

G. Callas Holdings, LLC

Comprehensive Plan Amendment (Small-Scale)

Project No. P23-061

City Council Meetings of
May 22, 2023 and June 12, 2023
Bethany Grubbs, Planner III



Request Summary

Agent: Michael McCarty, McCarty & Associates Land Planning and Design, LLC

Applicant / Property Owner: G. Callas Holdings, LLC

Request: This is an application for a Small-Scale Comprehensive Plan Amendment to change the future land use designation for 1.79 acres from OSR (Open Space Recreation) to RL (Low Density Residential).

What is the difference between Future Land Use (FLU) and Zoning?

- FLU Map is part of the Comprehensive Plan
 - Provides ultimate future use of the land
 - Defines the intensity of the use (i.e., units per acre)
- Zoning
 - Prescribes specifics to a parcel (setbacks, lot coverage)
 - Prohibited and Allowable uses

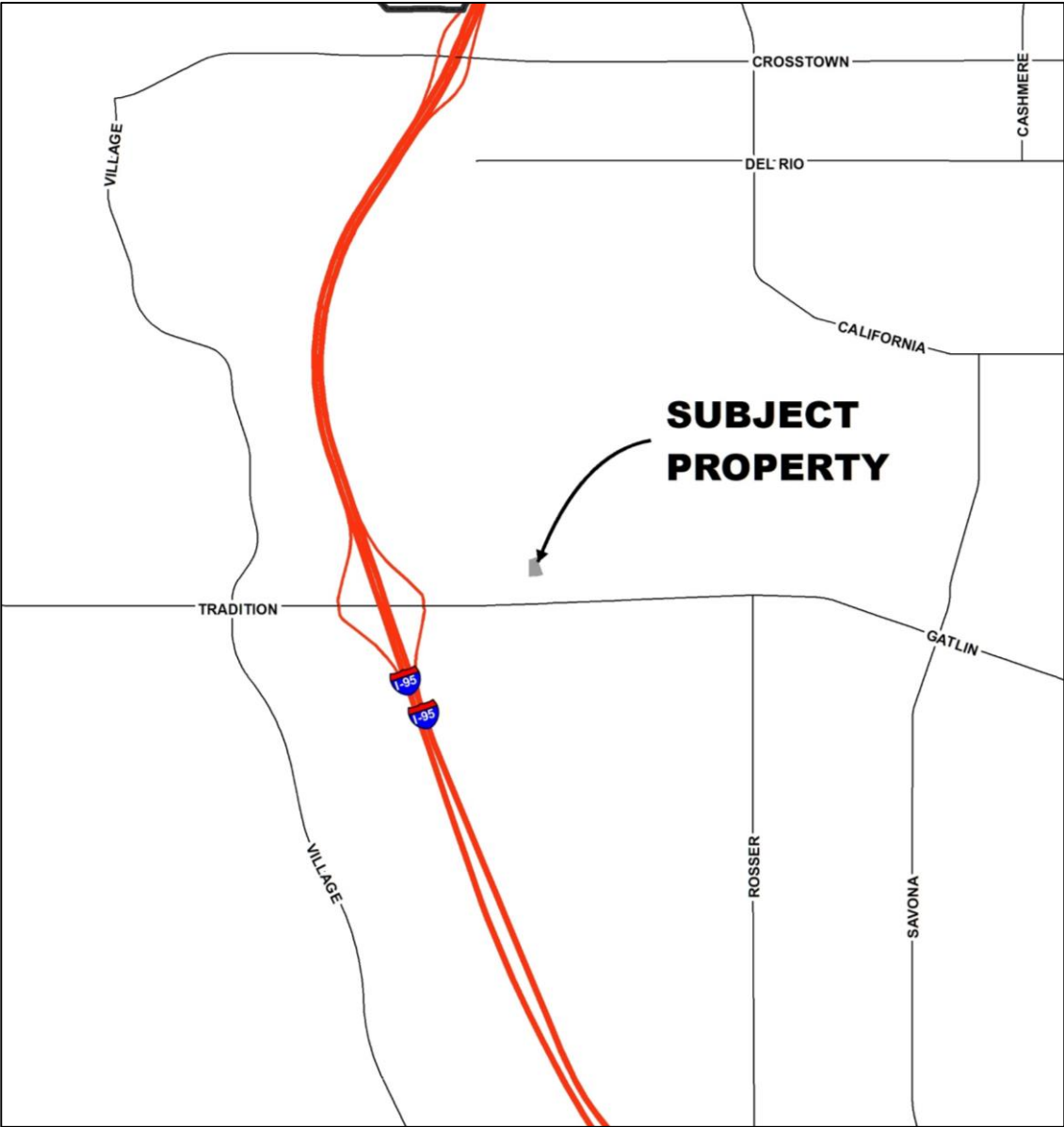


Concurrent Applications:

- The applicant has applied for a concurrent Rezoning application and the corresponding Small-Scale Comprehensive Plan Amendment.
- The rezoning to the compatible zoning district of RS-2 from OSR will be heard at this meeting.
- This request is a small-scale amendment and will be required to be heard prior to consideration of the rezoning.



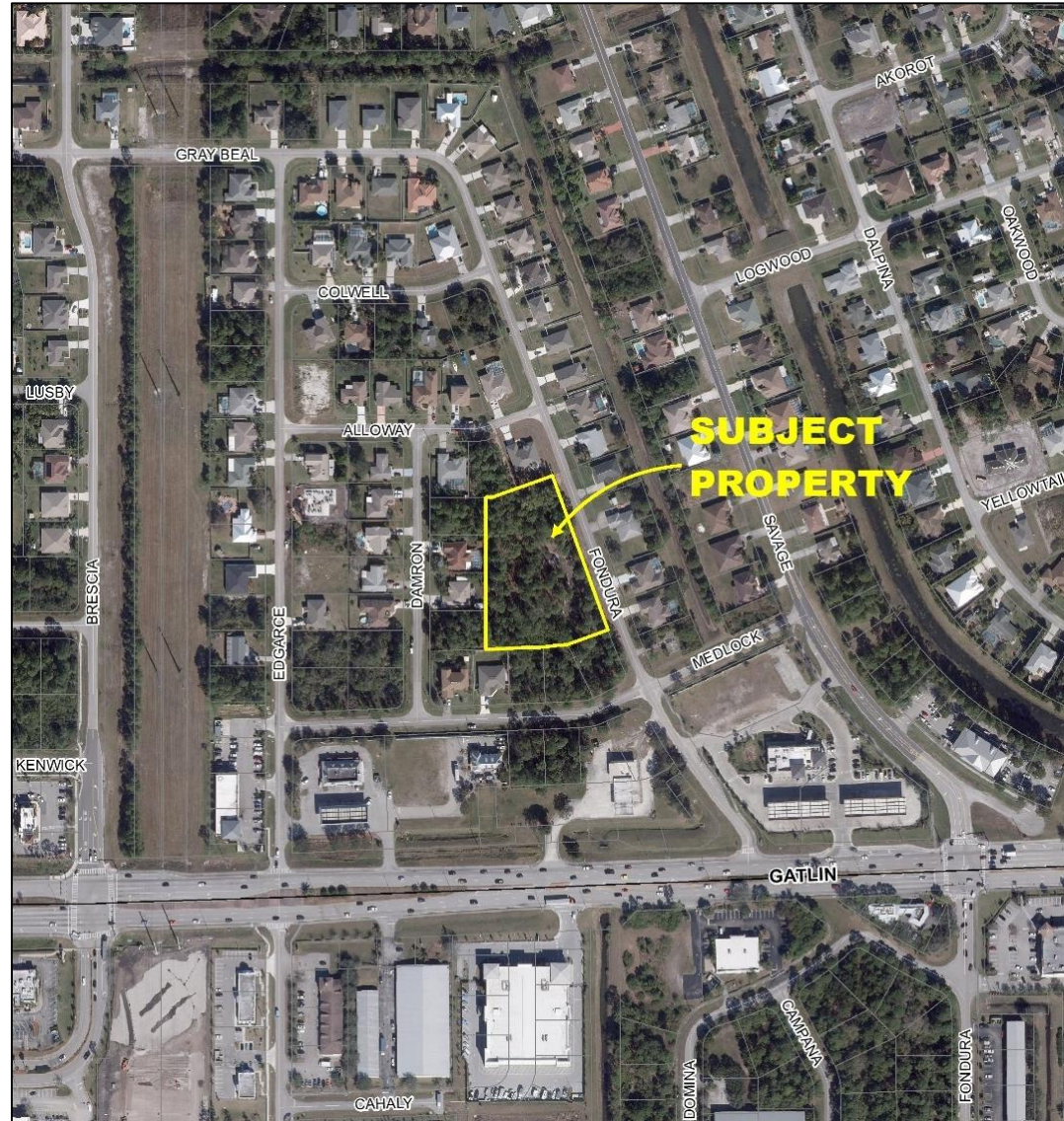
Location



Aerial

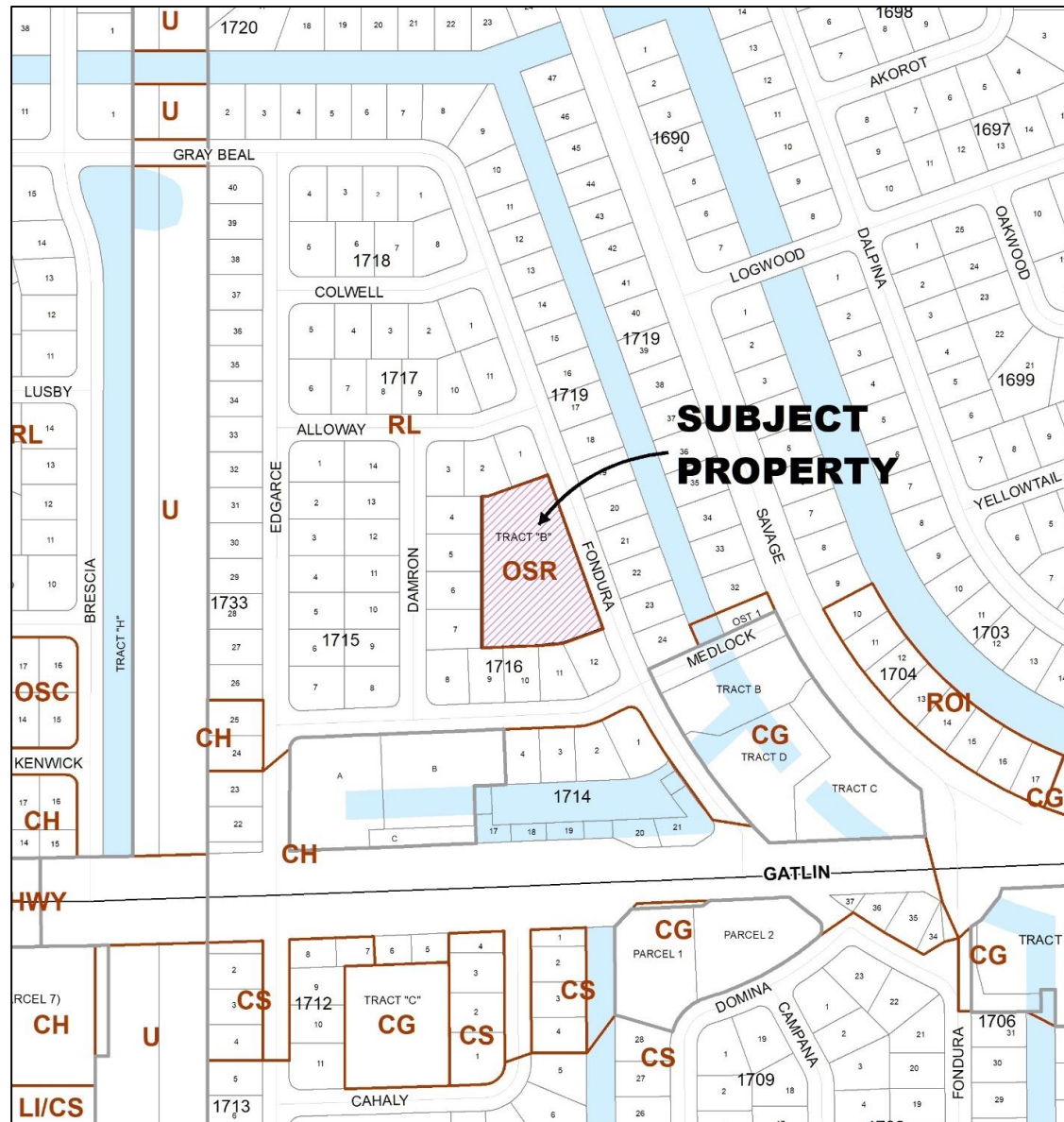
Surrounding uses

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



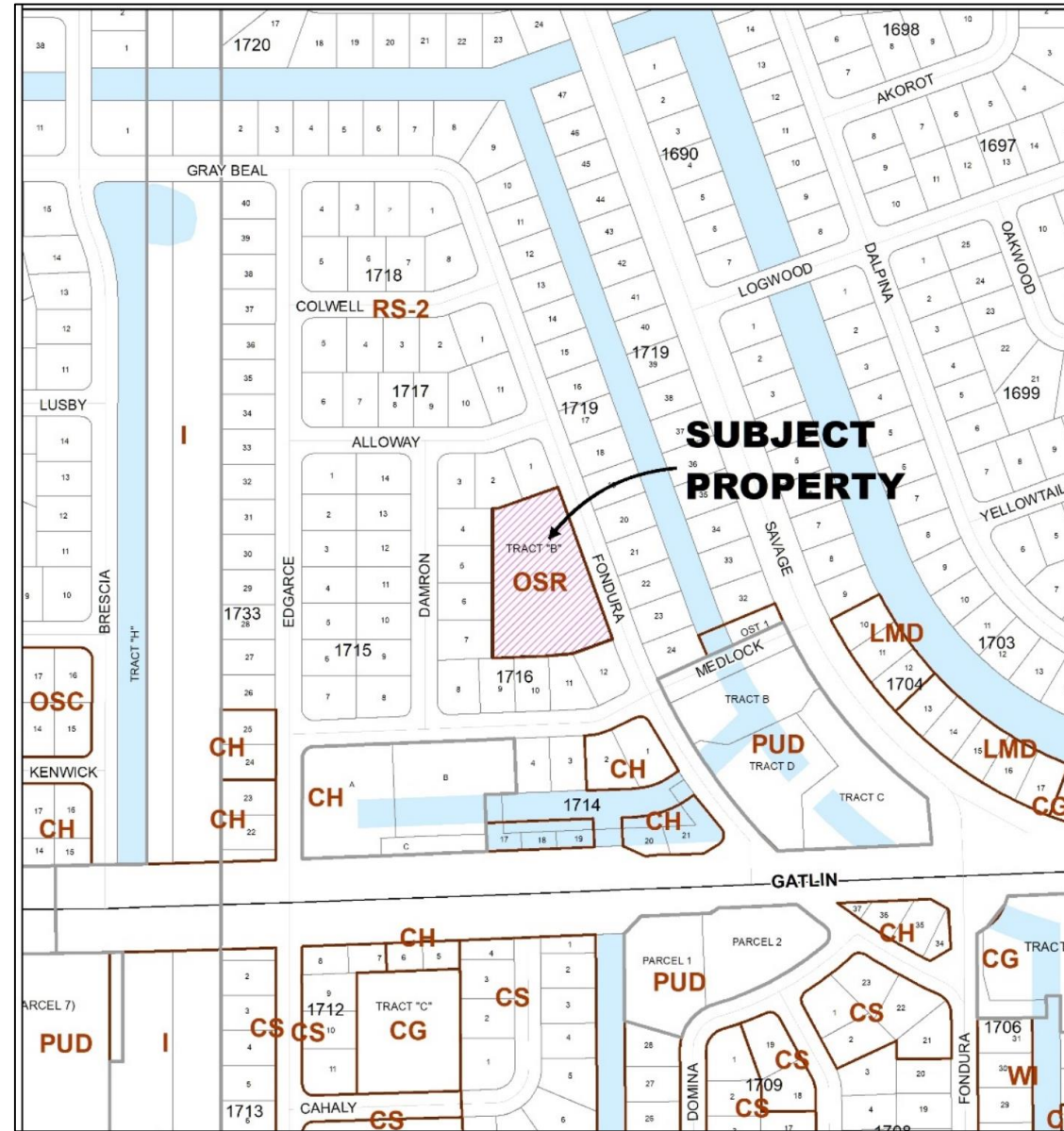
Land Use

OSR (Open Space Recreational)



Zoning

OSR (Open Space Recreational)



Justification

The proposed future land use amendment is supported by goals, objectives and policies of the Comprehensive Plan.

- ✓ Specifically: 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 issued 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 provisions of supporting community facilities and services identified as being required such as:

- a. Potable water;
- b. Sanitary sewers;
- c. Solid waste disposal;
- d. Vehicular and pedestrian circulation;
- e. Public safety;
- f. Recreation;
- g. Public schools;
- h. Electricity; and
- i. Drain



Traffic Impact Analysis

- Change in Future Land Use designation results in an INCREASE of Average Daily and PM Peak hour trips.

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



Recommendation

- On May 2, 2023, the Planning and Zoning Board recommended approval of the small-scale future land use map amendment.

