

PSL Town Place Partners, LLC Comprehensive Plan Amendment (Large Scale) P21-089

City Council Meeting of August 23, 2021
Holly F. Price, AICP, Senior Planner



REQUESTED APPLICATION

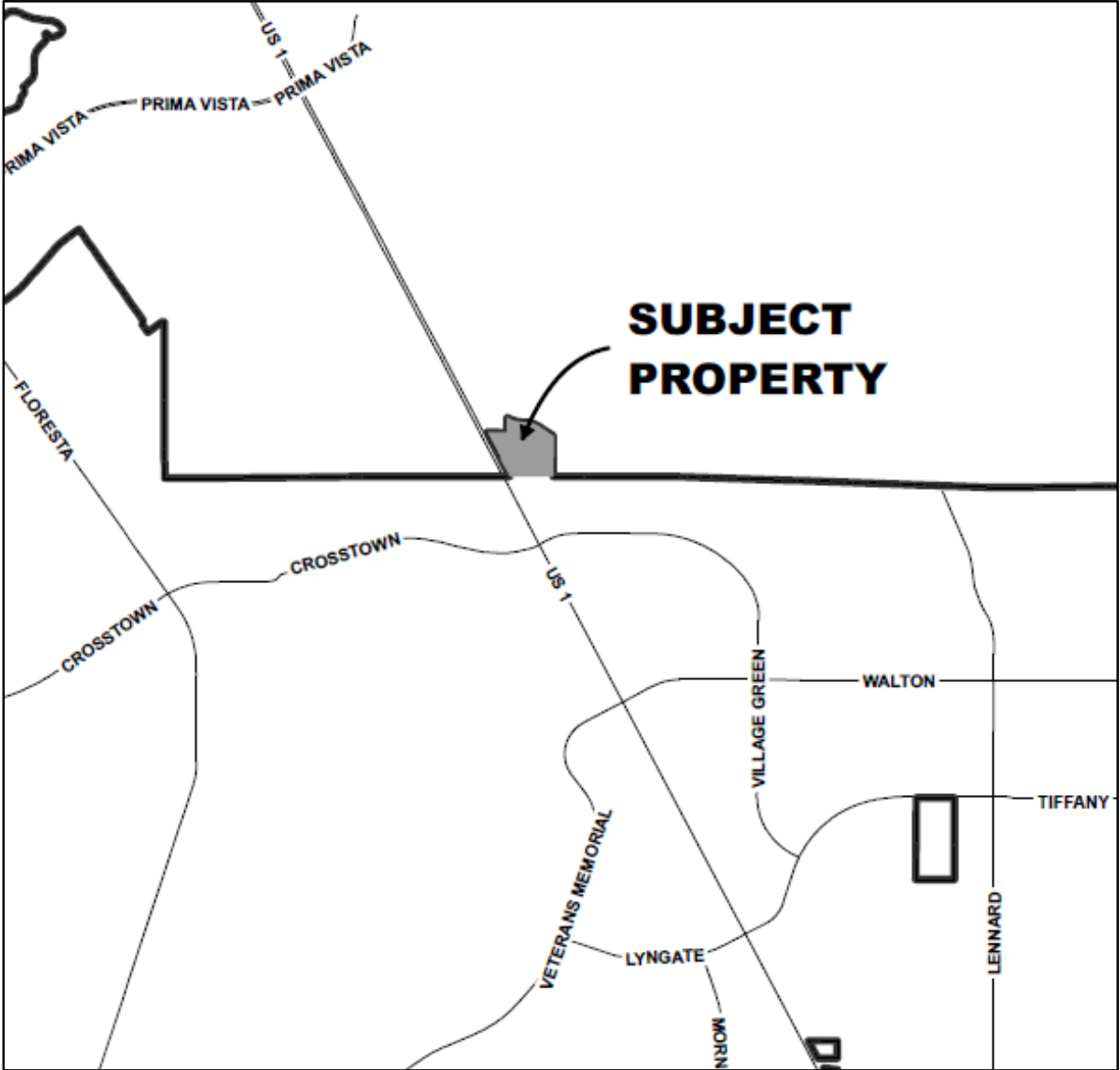
This is an application for a large-scale comprehensive plan amendment to change the future land use designation for 18.51-acres:

FROM: Commercial General (CG) on 10.84-acres and Residential Medium Density (RM) on 7.67-acres

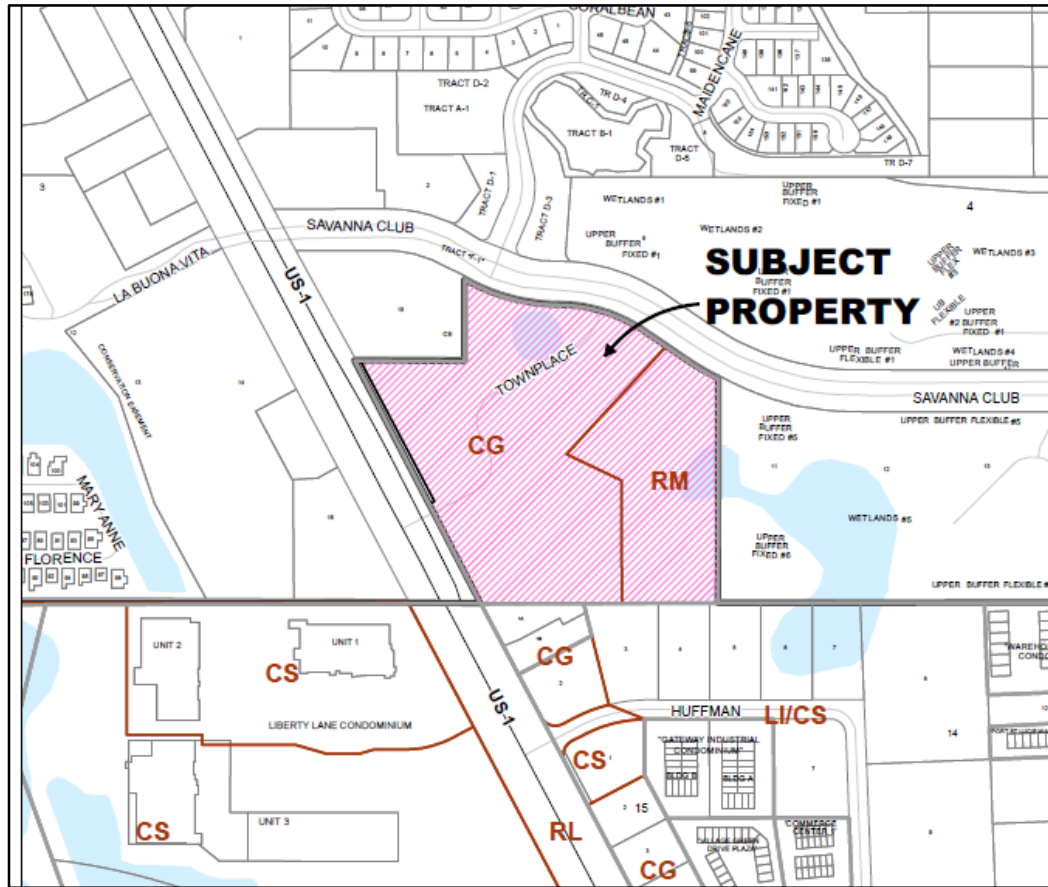
TO: Commercial General (CG)/ Residential High Density (RH) on 18.51-acres.

- The purpose of this request is to construct 277 multifamily dwelling units and 78,408 square feet of retail.

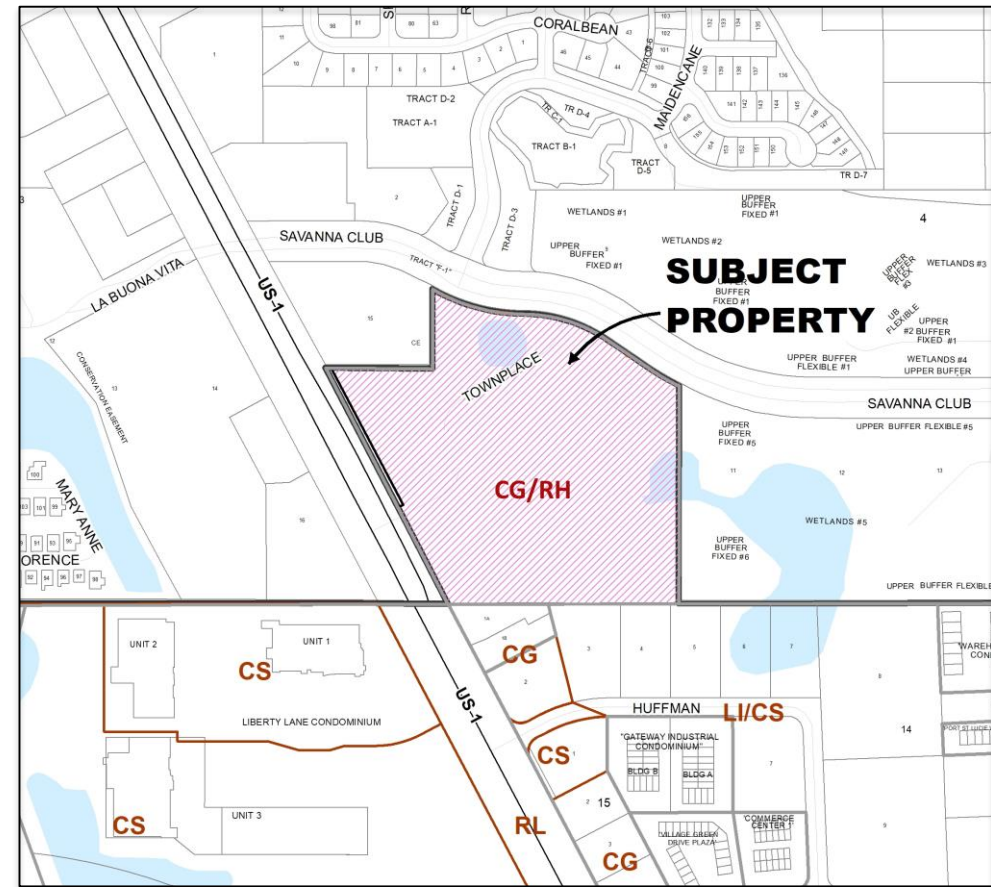
LOCATION MAP



FUTURE LAND USE



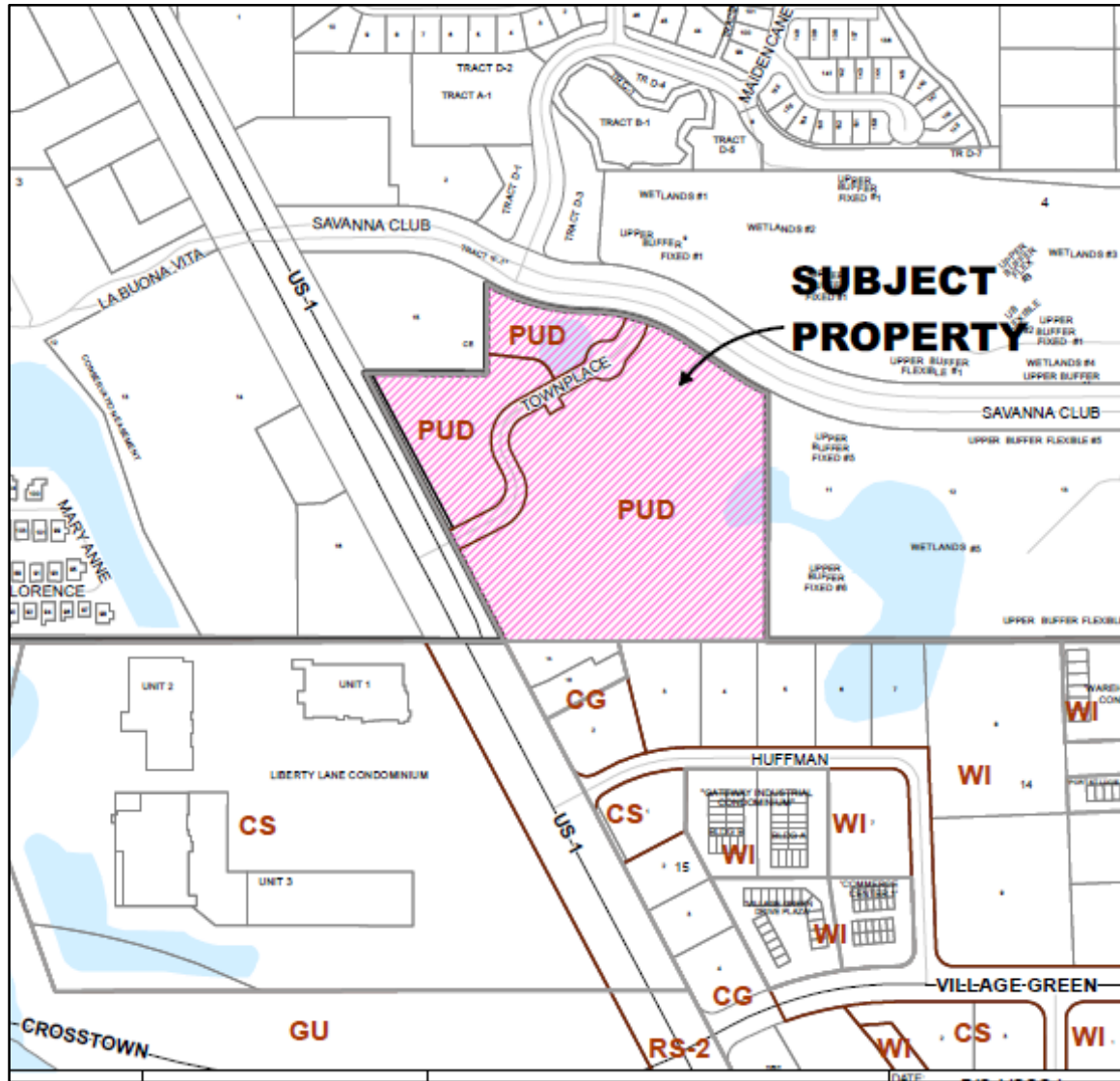
EXISTING



PROPOSED



ZONING MAP EXISTING



AERIAL MAP



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. Drainage.



TRAFFIC IMPACT ANALYSIS

- Received latest Traffic Analysis Report in April 2021 completed by MacKenzie Engineering & Planning, Inc. and reviewed by City staff.
- Change in future land use designation results in a net DECREASE of 297 PM Peak hour Trips.

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	11.9	207,520 SF	Commercial General (820)	6,663 AADT	628
Residential Medium Density (RM)	6.6	73 DUs	Medium Density Residential (220)		
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	18.51	78,408 SF	Commercial General (820)	3,820 AADT	331
Residential High Density (RH)		277 dwelling units	Residential High Density (220)		



RECOMMENDATION

The Planning and Zoning Board recommended **to approve the proposed comprehensive plan amendment at their July 6, 2021 meeting with the following conditions regarding the maximum permitted densities and intensities of development:**

- **277 dwelling units for multifamily (max.), and**
- **78,408 square feet for retail commercial (max.).**

Staff recommends sending the transmittal of the ordinance for the proposed comprehensive plan amendment to the Florida Department of Economic Opportunity and other reviewing agencies for review and comment.