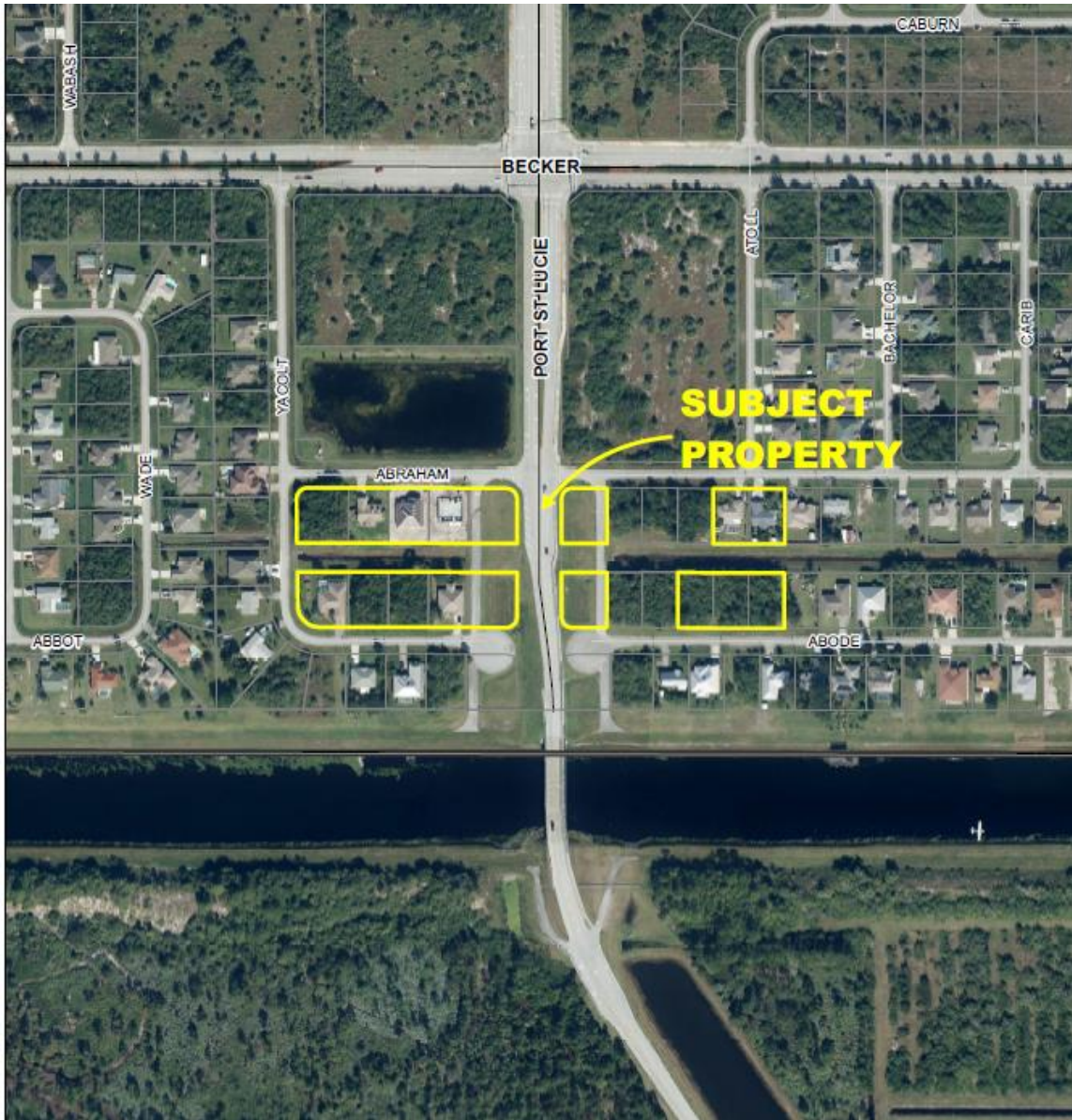




**City of Port St. Lucie
Small-Scale Comprehensive Plan Amendment
P21-010**



SUMMARY

Applicant’s Request:	ROI (Residential, Office, Institutional) to RL (Low Density Residential)
Applicant:	City of Port St. Lucie
Property Owners:	See attached Table 1
Location:	South of SW Abraham Avenue, North of SW Abode Avenue, North of SW Yacolt Drive and East and West of SW Port St. Lucie Boulevard
Addresses:	See attached Table 1
Project Planner:	Patricia A. Tobin, AICP, Long Range Planning Administrator

Project Description

The properties are about 4.6 acres total and include single family residential houses (10 total), three (3) vacant lots, and four (4) lots owned by the City and used as road right-of-way. The properties currently have future land use designation of ROI (Residential, Office, Institutional). Through this application, the City is requesting a future land use designation of RL (Low Density Residential).

Previous Actions and Prior Reviews

N/A

Public Notice Requirements

Notice was sent to all owners of the thirteen (13) lots on January 20, 2021 and on February 9, 2021 explaining what action the City was pursuing as it relates to their properties.

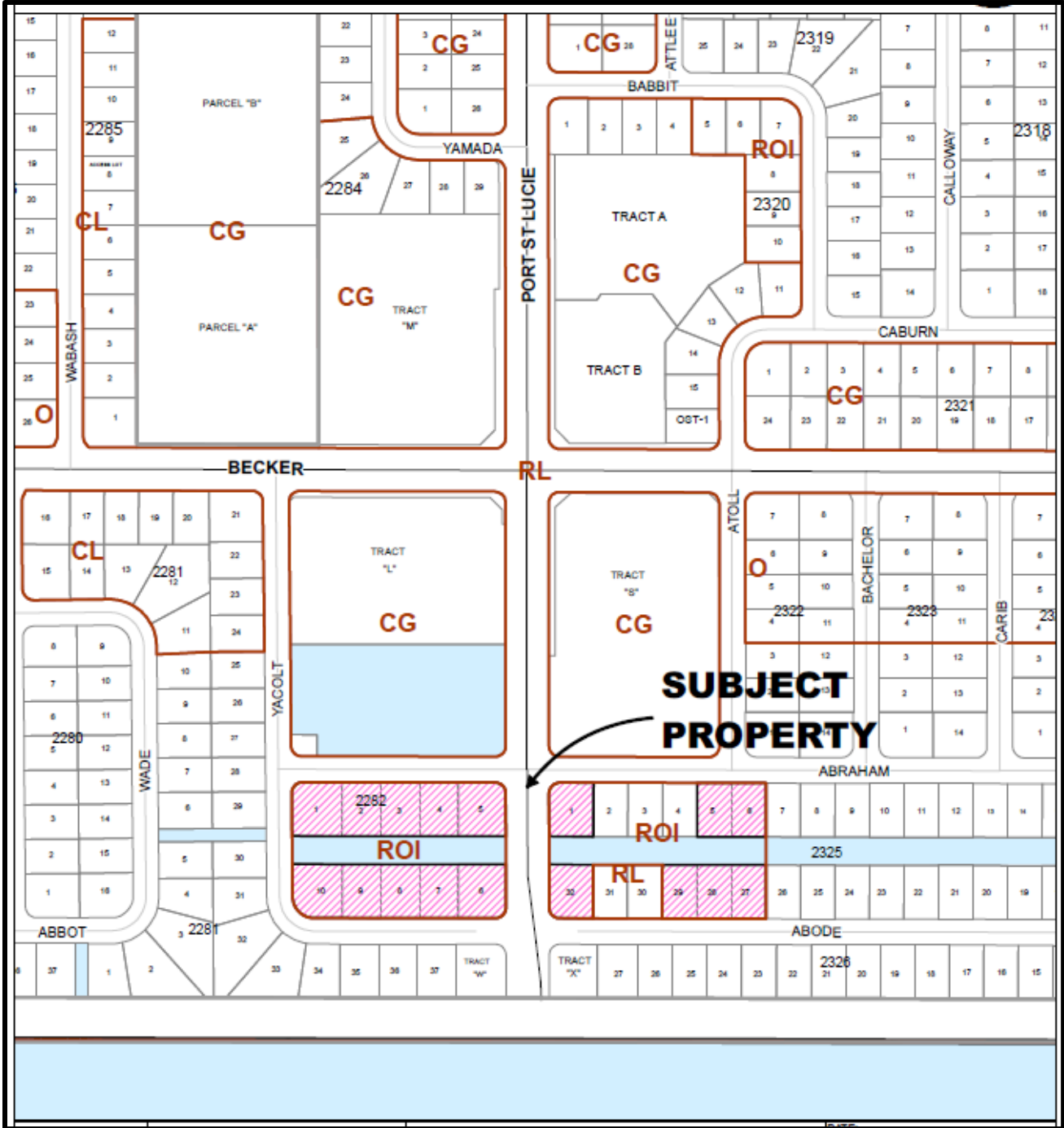
Public notice was sent to owners within 750 feet radius, including the property owners affected by this small-scale comprehensive plan amendment and the file was included in the ad for the April 6, 2021 Planning & Zoning Board.

Location and Site Information

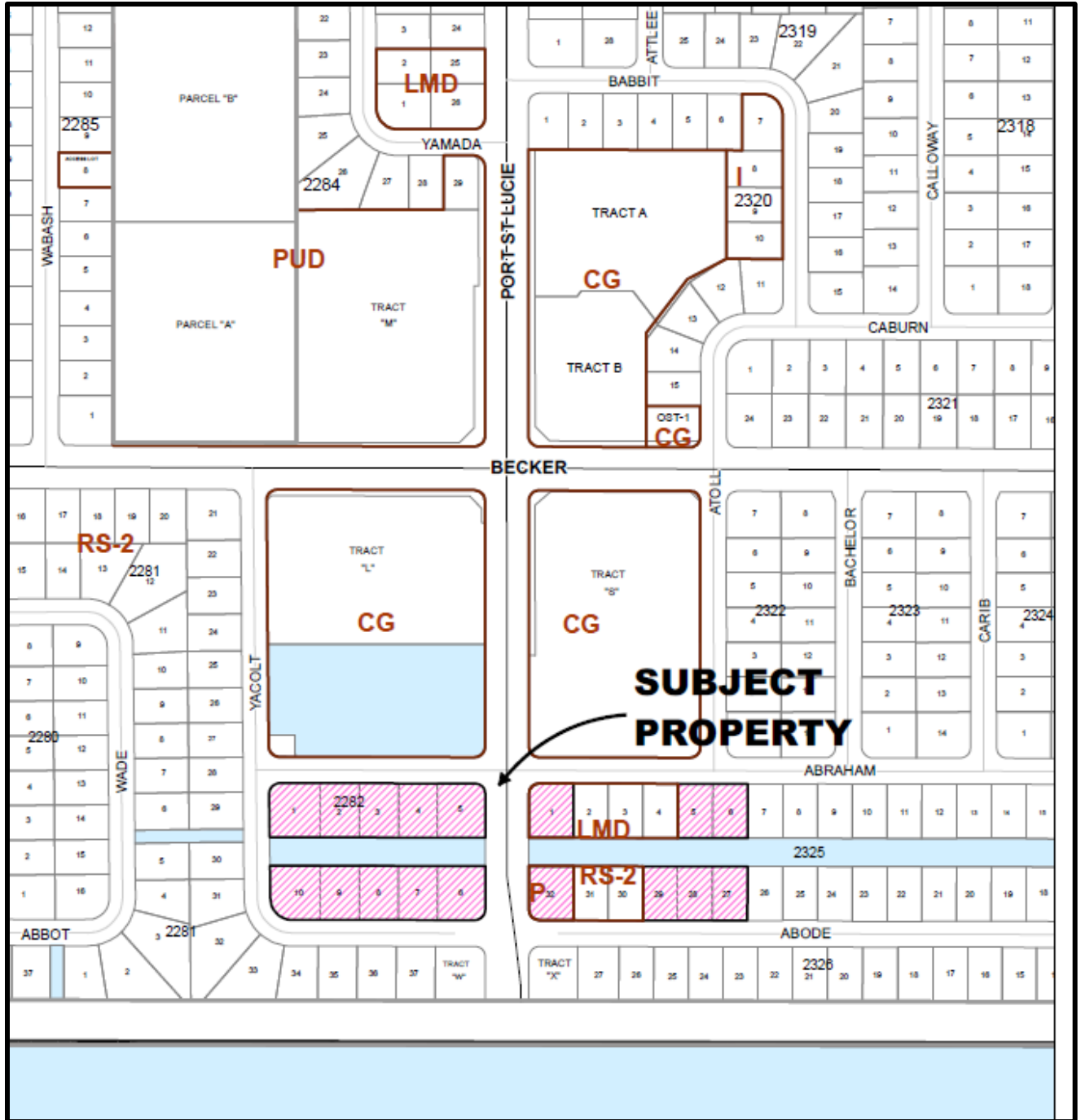
Parcel Number:	See attached Table 1
Property Size:	4.6-acres (199,722.6 square feet)
Legal Description:	See attached Table 1
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	RS-2 – Single-Family Residential & one City owned lot is zoned Professional (P)
Existing Use:	Single-family residences and vacant
Requested Future Land:	RL (Low Density Residential)
Proposed Use:	Three (3) vacant properties may be developed as single-family residences

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
South of SW Abraham Ave	Commercial General (CG) & Limited Mixed Use (LMD)	Commercial General (CG) & Limited Mixed Use (LMD)	Vacant & stormwater area (west side of PSL Blvd.)
North of SW Abode Avenue & SW Yacolt Drive	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family residences & vacant
East	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family residences, vacant & SW Port St. Lucie Boulevard
West	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family residences, vacant & SW Port St. Lucie Boulevard



Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The small-scale future land use amendment is proposed to allow for the area to develop as it currently is, with single family residences.

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 proposed future land use map amendment is more consistent with the existing character of the areas since 10 of the 13 lots already have single-family residences. 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 single-family residences.

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 407 gallons per day and wastewater demand by 326 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 residential units (115 gallons per day per capita) versus office uses (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 SF or DUs)	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 (ROI)	29,316 SF	120 gpd	29	3,480	2,784
Proposed (RL)	13 DUs	115 gpd x 2.6 (pph)	299	3,887	3,110

pph = person per household
 SF = square feet
 DUs = dwelling units

Transportation: With the change in the future land use designation, the weekday trips decrease by 160 trips and at PM peak hour the decrease is 28 trips. The decrease 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 (ROI)	29,316 SF	710 (office)	283	41
Future (RL)	13 DUs	210	123	13

SF = square feet
DU = dwelling unit

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time there are adequate lands available to meet the required level of service.

Stormwater: Stormwater will be managed as provided for in the drainage plans for the plat of Section 33.

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: Per Policy PSFE 2.4.2, single family lots of record that received final plat approval prior to May 1, 2008 are exempt from school concurrency requirements.

Environmental: Of the 13 lots, 10 have existing single-family residences and 4 are currently vacant.

Wildlife Protection: N/A

Flood Zone: The flood map for the selected area is number 12111C0405K 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 Station 13 at 201 SW Becker 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.

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	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

N/A

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.

TABLE 1 – Owners, Legal Descriptions, Addresses, Parcel ID #s, Use & Acreage

	Owner	Legal Description	Address	Parcel ID #	Use	Acreage
1	Maronda Homes, LLC	Lot 1, Block 2282, Section 33	798 SW Abraham Ave	3420-660-2576-000-9	Vacant	.337
2	Nibley, S. & Jenkins, M.	Lot 2, Block 2282, Section 33	790 SW Abraham Ave	3420-660-2577-000-6	House	.258
3	Protected	Lot 3, Block 2282, Section 33	N/A	N/A	House	.258
4	Hepburn, M.	Lot 4, Block 2282, Section 33	774 SW Abraham Ave	3420-660-2579-000-0	House	.258
5	Edge, J. & M.	Lot 10, Block 2282, Section 33	4725 SW Yacolt Dr	3420-660-2585-000-6	House	.33
6	Edge, J. & M.	Lot 9, Block 2282, Section 33	4743 SW Yacolt Dr	3420-660-2584-000-8	Vacant	.258
7	Saffomilla, J.	Lot 8, Block 2282, Section 33	4761 SW Yacolt Ave	3420-660-2583-000-1	House	.258
8	SRP SUB, LLC	Lot 7, Block 2282, Section 33	4779 SW Yacolt Ave	3420-660-2582-000-4	House	.258
9	Baker, B.	Lot 5, Block 2325, Section 33	726 SW Abraham Ave	3420-660-3499-000-2	House	.23
10	Kirwan, L.	Lot 6, Block 2325, Section 33	718 SW Abraham Ave	3420-660-3500-000-3	House	.23
11	Vega, Y. & Perez, M.	Lot 29, Block 2325, Section 33	757 SW Abode Ave	3420-660-3523-000-0	House	.23
12	Kampff, J. & J.	Lot 28, Block 2325, Section 33	742 SW Abode Ave	3420-660-3522-000-3	House	.23
13	Peters, D. & H.	Lot 27, Block 2325, Section 33	729 SW Abode Ave	3420-660-3521-000-6	Vacant	.23
14-17	City of PSL	Lot 1, Block 2325, Section 33 Lot 32, Block 2325, Section 33 Lot 5, Block 2282, Section 33 Lot 6, Block 2282, Section 33	N/A	3420-660-3495-000-4 3420-660-3526-000-1 3420-660-0200-000-3 3420-660-2581-000-7	Road right of way	1.22
						4.585