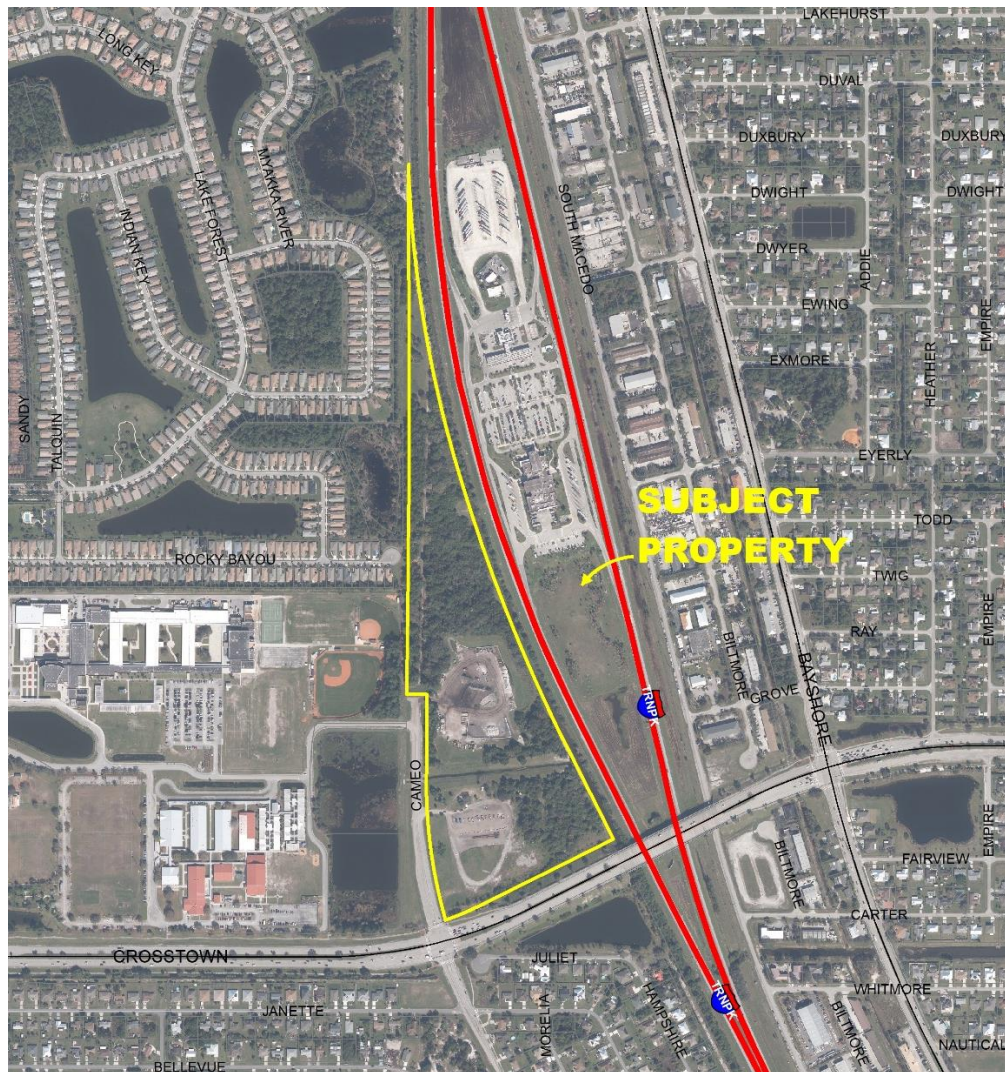


City of PSL Public Works
Small-Scale Future Land Use Map Amendment
P25-162



SUMMARY

Applicant's Request:	Future land use map amendment for approximately 38.93 acres of property from the Utility (U) future land use classification to the Institutional (I) future land use designation.
Applicant:	City of Port St Lucie
Property Owners:	City of Port St. Lucie
Location:	The subject property is generally located northeast corner of SW Crosstown Parkway and SW Cameo Boulevard.
Address:	1501 SW Cameo Boulevard
Project Planner:	Francis Forman, Planner III

Project Description

This is a city initiated small- scale future land use map amendment to amend the Future Land Use on 38.93 acres, more or less, of city owned land from the future land use designation of Utility (U) to the future land use designation of Institutional (I). The subject property consists of one parcel on the northeast corner of SW Crosstown Parkway and SW Cameo Boulevard immediately west of the Florida Turnpike. The purpose of this application is to change the future land use for the 38.93 acres to Institutional (I) so that the future land use and zoning designations are compatible. Office and warehouse buildings are proposed to be constructed on the site for the Public Works Department.

Public Notice Requirements

Public notices were mailed to landowners within 750 feet of the parcel, and the item was included in the advertisement for the November 4, 2025, Planning & Zoning Board Meeting.

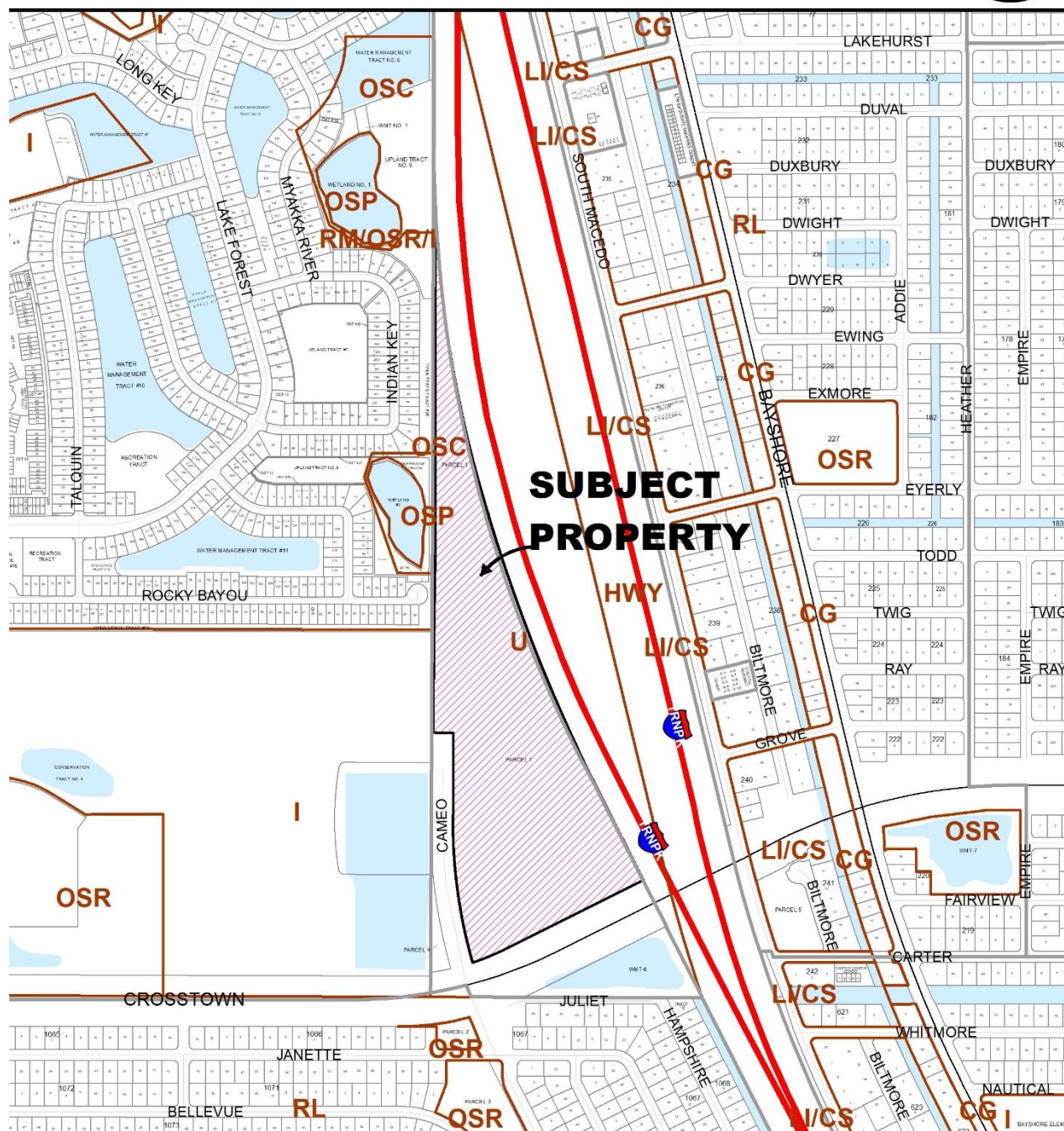
Location and Site Information

Parcel Number(s):	3335-601-0012-000-0
Property Size:	38.93 acres (1,695,965 square feet)
Legal Description:	The legal description is Crosstown Parkway, Parcel 1.
Existing Future Land Use:	Utility (U)
Proposed Future Land Use	Institutional (I)
Existing Use:	Office of Solid Waste drop-off center

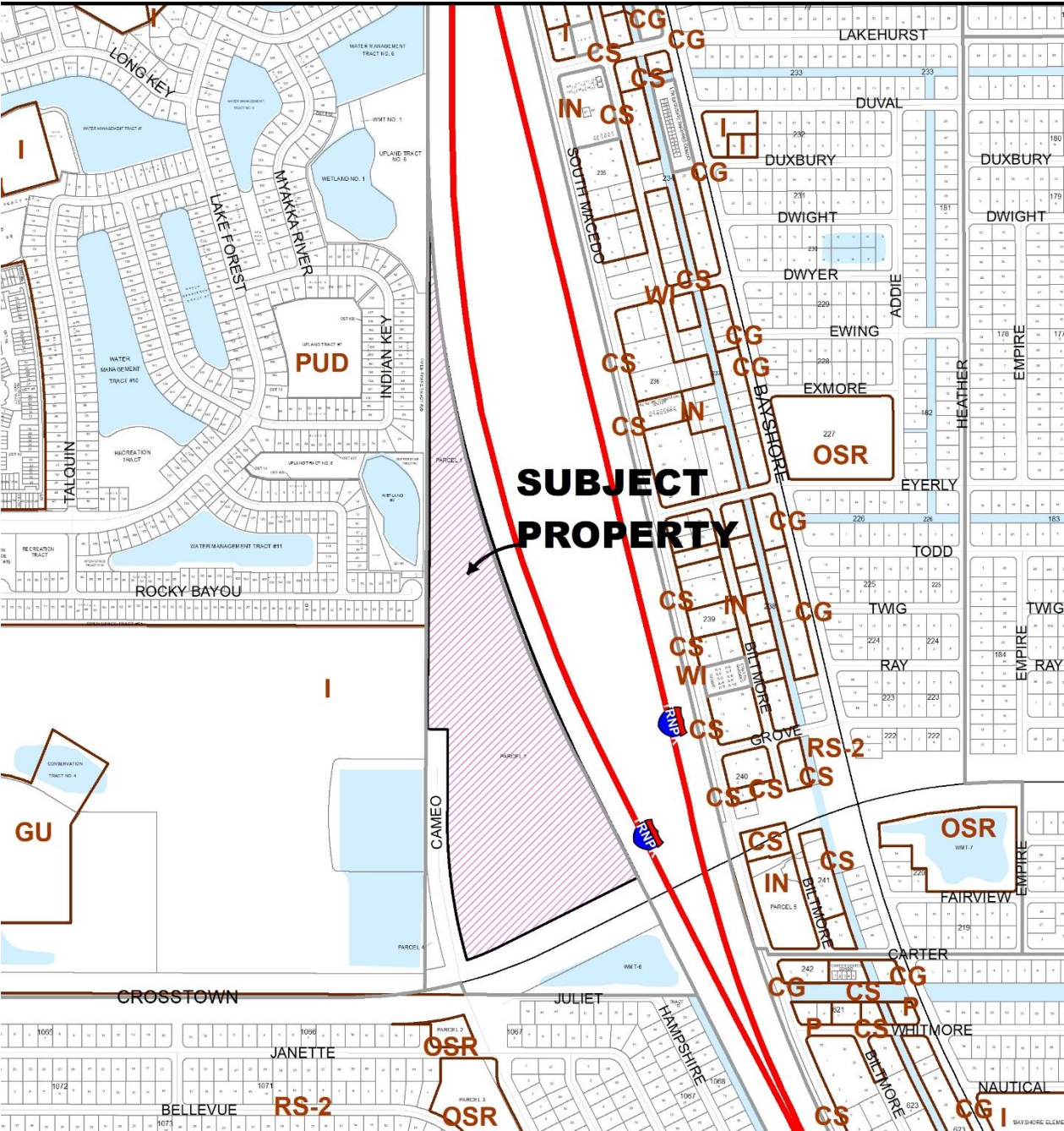
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Medium Density Residential/Open Space Recreational/Institutional (RM/OSR/I) Utility (U)	Institutional (I) Planned Unit Development (PUD)	Single-Family Residential & Florida Turnpike
South	Utility (U) Low Density Residential (RL) Open Space Recreational (OSR)	Single-Family Residential (RS-2)	Single-Family Residential
East	Utility (U) Highway (HWY)	Institutional (I)	Florida Turnpike
West	Institutional (I)	Institutional (I)	St. Lucie West K-8 St. Lucie West Centennial High School

FUTURE LAND USE



EXISTING ZONING



COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Land Use Consistency (Policy 1.1.7.1): Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	Y
Accommodate projected population or economic growth	Y
Diversify the housing choices	N/A
Enhance or impede provision of services at adopted LOS Standards	N/A
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N/A
Job creation within the targeted industry list	Y

The subject property is already designated for Institutional purposes per the current zoning designation. The Institutional future land use designation will allow for compatibility of the future land use and zoning designation and for the property to be used for publicly owned buildings or for uses permitted under the City's Institutional (I) zoning district. Per Policy 1.1.4.13, Institutional (I) and General Use (GU) are the zoning districts that are compatible with the Institutional (I) future land use classification.

Land Use Consistency (Policy 1.1.4.4): Policy 1.1.4.4 of the Future Land Use Element states the City shall provide the Institutional (I) Future Land Use Designation intended to accommodate both public and private institutional sites such as school, hospitals, and government buildings. Adequate buffering may be required based on subsequent site plan reviews.

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 following table provides a comparison of the potable water and wastewater demand for the existing and proposed land uses. The level of service of 120 gallons per day per 1000 square feet for institutional use was used for both land use categories since the City does not have level of service standards for the Utility land use. As shown in the following table, the change in the future land use designation is expected to not increase the demand for either potable water or wastewater. Comparisons of sewer and water use are based on the maximum amount of development allowed per the comprehensive plan. There is adequate capacity to accommodate the proposed land use amendment.

Water and Wastewater Calculations by Land Use					
Future Land Use	Acreage	Maximum Development	Level of Service ¹	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (gpd)
Utility (Existing)*	38.93	508,790 SF (30% coverage)	120 gpd	61,055	51,897
Institutional (Proposed)**	38.93	508,790 SF (30% coverage)	120 gpd	61,055	51,897

*Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 30 percent under Utility Land Use

**** Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 30 percent under Institutional Land Use**

¹Per Policy 4.D.1.2.1, level of service for potable water is 120 gallons per day per 1000 square feet for Institutional Uses and level of service for wastewater is 85% of potable water rate.

Transportation: A trip generation analysis was prepared by Traffic & mobility Consultants for the proposed land use amendment and is attached as Exhibit “B” of the staff report. The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 12th Edition for the existing and proposed future land uses. Based on the allowable intensities and densities of the currently assigned Utility future land use, a maximum development program of approximately 508,737 square feet of utility space is possible (Utility Land Use Code 170). Based on ITE average rates, there will potentially be 6,252 daily trips, 1,185 a.m. peak-hour trips, and 1,099 p.m. peak-hour trips.

Based on the allowable intensities and densities of the proposed Institutional future land use, a maximum development program of approximately 508,737 square feet of building space is possible (Utility Land Use Code 170). Based on ITE average rates, there will potentially be 3,352 daily trips, 590 a.m. peak-hour trips, and 535 p.m. peak-hour trips. This results in a potential trip decrease of 2,900 daily trips, 595 a.m. peak-hour trips, and 564 p.m. peak-hour trips as shown in the table below:

Summary of Trip Generation Rates City of PSL Public Works Future Land Use Amendment				
Land Use Code	ITE Code	Intensity	Daily Trip Ends	P.M. Peak Hour
Utility (U)				
(Utilities)	170	508,737 SF	6,252	1,185
General Office				
(Utilities)	170	508,737 SF	3,352	590
Net Difference			-2,900	-595

Source: ITE Trip Generation 12th Edition

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis and applicable to residential development. Since the proposal is to change the future land use from Utility (U) to Institutional (I), no assessment of level of service for parks is required with this application.

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: Not applicable to non-residential land uses.

Environmental: The property contains approximately 15.6 acres of native upland habitat. Per Policy 5.2.5.13 of the Comprehensive Plan, 25 percent of the native upland habitat shall be preserved on site or mitigation provided for.

Wildlife Protection: Twenty-nine (29) potential gopher tortoise burrows were located during an on site survey and will be relocated to a gopher tortoise mitigation bank prior to any clearing of the site.

Flood Zone: The flood map for the selected area is number 12111C0286K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains. The flood map is attached as Exhibit “C”.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City’s comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council - with conditions
- Motion to recommend denial to the City Council
- Motion to table

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.